



## **MINUTES OF THE LANDMARKS COMMISSION**

**WEDNESDAY, JANUARY 19, 2022, 4:30 PM**  
**Virtual Meeting. Public may join via Zoom.**

### **A. ZOOM MEETING INFORMATION.**

I. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

### **B. ROLL CALL.**

I. Members: Chair Ron Dehn, Vice Chair Paul Martzke, Ald. Mark Steuer, Ian Griffiths, Susan Ley, David Siegel, and Rebecca Derenne

Present: Mark Steuer, Susan Ley, Ron Dehn, Paul Martzke, David Siegel (joined at 4:43 pm), Rebecca Derenne (joined at 4:39 pm), Excused:

### **C. APPROVAL OF THE AGENDA.**

I. Approval of the agenda for the January 19, 2022, meeting of the Landmarks Commission.

Moved by Susan Ley, seconded by Ald. Mark Steuer to approve the agenda. Motion Passed.  
Yes- Paul Martzke, Ron Dehn, Susan Ley, Mark Steuer, No- None, Abstain- None.

### **D. APPROVAL OF MINUTES.**

I. Approval of the minutes from the December 15, 2021, meeting of the Landmarks Commission.

Moved by Susan Ley, seconded by Ald. Mark Steuer to approve the minutes. Motion Passed.  
Yes- Paul Martzke, Ron Dehn, Susan Ley, Mark Steuer, No- None, Abstain- None.

### **E. REGULAR BUSINESS.**

I. (COA 22-01) Consideration with possible action on a design review for replacement windows located at 310 Pine Street.

Moved by Ald. Mark Steuer, seconded by Susan Ley to approve the replacement windows as requested. Motion Passed.

Yes- Paul Martzke, Ron Dehn, Susan Ley, Mark Steuer, No- None, Abstain- None.

## **F. INFORMATIONAL.**

1. Staff-Level COA Applications.

2. Review City Raze/Repair Orders and Demolitions.

3. Staff Update.

4. Date of next meeting: Wednesday, February 16, 2022

The next meeting will be on January 31st at 5:00 pm.

## **G. ADJOURNMENT.**

Moved by Ald. Mark Steuer, seconded by Ron Dehn to adjourn. Motion Passed.

Yes- David Siegel, Paul Martzke, Ron Dehn, Susan Ley, Mark Steuer, Rebecca Derenne, No- None, Abstain- None.

## **VERBATIM MINUTES**

- Went perfectly. Item B, roll call, I think you said pretty much everyone is gonna be here, right? Rebecca is gonna call in, and Ian is the guy. So, everybody will be here today. Okay, Item C, do we have a motion to approve tonight's agenda?

- So moved

- So moved.

- Second.

- Second.

- Okay, all in favor, Aye?

- [Members] Aye.

- Any nays? Okay, the ayes have it. Approval of the minutes from the December 15th meeting. Motion to approve, anyone?

- So moved.

- Second.

- Okay, all in favor?

- [Members] Aye.

- Okay, any nays? All right, the ayes have that. Regular business, Mr. Jason, we have a certificate of appropriateness 22-01, consideration with possible action on a design review for replacement windows located at 310 Pine Street.

- This is effectively a continuation of a COA from 2019. So, there is a three phase plan for replacement of windows on the architects building. Phase one took place prior to the ordinance revision in Green Bay involving some replacement of windows. Phase two in 2019 involved the third story window replacements. And now phase three in 2022 is the second story window replacement. I'm colorblind, but I believe there is a really faint red line around the second story windows in this picture, maybe.

- There is.

- Okay.

- Sure, there is.

- Yeah.

- If you say so.

- Lets visual reference the Pella Architect Series Traditional windows specked out below is that which we presented in 2019. I have no real comments here. In 2019, we recommended approval. In 2022, we recommend approval. And that's really the end of the story.

- Is that the building that is right behind the YMCA and there's a wine bar in there and stuff like that?

- Yeah, yeah.

- Yeah.

- Pretty close, yeah.

- Yeah, that's a really a cool building. Looking at it just the other day, it's really cool. Any questions, comments, anyone?

- I feel pretty confident about this as well. You know, Ian works in that building, he's an architect. You know, some of this project was done before the Landmarks Commission came on board, or at least the ordinance. But I feel that they're doing a fine job with this. And I concur with Jason.

- Sure, I would add that if you look at page 18 of the notes, these are not cheap windows. It's pretty amazing what they're actually putting into this building.

- Yeah.

- Yeah.

- So Mark, would you like to make a motion?

- I would make a motion to approve.
- And do we have a second?
- Second.
- Okay. Do we have to vote or are we just gonna vote by voice?
- Pretty used to an eyeball.
- Okay, all in favor? Aye.
- [Members] Aye.
- It sounds like no nays. So, the ayes have it. Motion carries. Let's see, informational. Go ahead and take it away, Steph.
- So we included a report from our revolving loan fund in your packet this month. I'm assuming that I'll be able to do that going forward annually in January. So we just have an idea of where we're at with our funding. On there, it did show that we had one that was delinquent. They did pay up, so everything is in good form right now. We are hoping to get at least two more loans this year. We had originally planned to do two a year, and that would kind of be a self-sufficient revolving loan at that point. Last year, we didn't have any applicant. Well, we had one application that fell through. So we have plenty of money to give away this year. So I'm hoping that we can do some more outreach to get people to apply for those funds.
- That was gonna be my comment. And I talked to Jason last night at city council about the fact that we have this money in this fund. And there seemed to be a number of folks that aren't aware of it or that is out there. So I think it's a good thing. And Stephanie, do you think that there will come a time where we might ask for a little bit more money in that fund if it starts picking up? Or I don't know what your feeling is on that?
- Well, that was allocated from the excess stadium tax dollars, so it's not through our general fund.
- Okay, all right.
- And, so it would be a different funding pot. However, if people start picking this up and they're really excited about it, I will always ask for our money, I'm not shy about it. So, I guess we'll see if we do get a lot of interest, we're gonna start sending out annual COA letters basically saying, "Hey, you own a historic property, see what is required, here are the funding sources available, here's the staff contacts." So that way we have less of this, "Well, I didn't know." You know, we're trying to keep it more consistent with our messaging, we're just trying to figure out how much cost is gonna be associated with that, because mass mailings are not cheap. So, we're working on that right now.
- Well, things will get a little bit better or bigger too. As you know, with this intensive survey, we'll probably have more historic properties and historic districts out there. So, we got to keep an eye on that too, make sure that we're doing everything correct on all that. Thanks for all your work.
- Yeah.
- Yeah, excellent. Number two is review city raise for repair orders and demolitions.
- Oh, we didn't have any.
- Okay. Number three, staff update.

- As part of the stuff updated, I'd like to let you know, the last night at city council, the denial of the COA at 137 North Oakland was upheld, unanimously. So that's great to hear on our end that we were fully supported by the city council in our decision making, the applicant did not show up to their hearing, which I think played a part in why was unanimous. So we'll be working with them going forward to remove the deck structure and to come up with a solution for what would be appropriate for the house there. So we will be following up with the COA application. I am working with our inspection department to make sure that we're giving them ample time to do those things. I'm trying to follow suit with what they normally do when they send out a citation, and then how much time they use for follow-up. So I'm still getting some guidance on that from them.

- I think you know sitting through that hour and 15 minute long item, it was quite interesting, and we had a closed session, et cetera. But I think it was good. It was good for the city council to see our Landmarks Commission being there, front and center. And I think moving forward, if we have more situations like this, the council will be a little more in tune with our commission and well, what our purview is. So, I thought it was good that way. But boy, it was a long hour and 15, but that's just my own take.

- Wow.

- Wow, Mark I just commented that it was a long hour for those of us that were locked out of the closed session.

- Yeah, I suppose, well, you can always play video games or something, but yeah, we were kind of imprisoned. And part of it too, is that with the Zoom meeting, and also, the more of us in a different room, and we couldn't ... It was difficult to really navigate through everything, but I thought we came up with the right solution, so.

- I just wanna add a note of thanks to Stephanie and Jason for the effort you guys put in the proposal that went before the council last night. The information and statistics were very thorough. And quite honestly, I think that that's very helpful in, for lack of a better term educating or bringing up to speed the council with the events that took place before last night's appeals. So thank you for putting that all together. It was very professional.

- Yeah.

- Great, thank you.

- Yeah, I agree, definitely.

- Thank you.

- And for the record, Rebecca just entered. She's in chambers right now.

- There we go.

- I'll also state that Ian texted me he was having trouble logging in. Well, he had technical difficulties. I just let him know that we rejected his COA.

- Great that'll be a council for another two hour session.

- Okay, I'd like to motion change number four and make this, Stephanie updating us about the upcoming meeting on January 31st.

- Yes.

- Wait, we have a date for that one? Okay.

- Yes, I just sent out an email confirming that the date will be Monday the 31st, we'll be at five o'clock instead of our normal 4:30, that's the highest chance for us to get a quorum. So far, we only have the one item that was requested for the special meeting, so it should be fairly short. However, if anything else comes in before that timeframe, I'm gonna add it on to that meeting in hopes of not having a meeting in February then, so fingers crossed. Also, I think that Jason had a staff update for you.

- Yep.

- Yeah, If I could just interject. The current phase two, three, four portion of the intensive level survey and report update, all of the survey work is done, we had a drive around with Dinah from Shippo. And, it seems like we can anticipate quite a few of eligible properties being identified as part of this past year's work. For example, you know, I'm jumping the gun, I can't give it all away yet. But like all of the church campuses, if you will, where there's a church, a parsonage of school, most of those are found to be eligible. That's maybe not terribly exciting, but what is a little more exciting is that there's two residential districts, we're working on defining the boundaries. One of them is an Astor Park east of Webster, east of the hospital corridor. You may call it little Astor, I guess. But it's the blocks that immediately surround the Astor Park, park. I don't know exactly what those boundaries will look like yet, but we think there's a district there. There was in 1988 when the first survey was done. We weren't sure if there still was, there is, it's smaller.

- It is Astor East River, right there.

- Astor East River?

- Yeah.

- Yeah.

- That's another neighborhood association?

- Yes.

- Yeah.

- Yes.

- Okay.

- I believe they're not in operation right now, but I don't think they have anybody running up.

- I don't know if that's the same thing, but you know, I mean, I know we'll say Astor East River area, but I think Jason is saying that it might be a different name, correct Jason?

- It maybe Astor Park.

- Yeah, well, we'll wait to see how that goes, I guess.

- Okay.

- Yeah, whatever the district name should be, I guess probably won't necessarily line up with the neighborhood name. Another district that I'm kind of excited about is residential district of ranch houses, kind of along the 1300 Block of Kellogg.
- That's in my district, yeah, very cool. Very cool stuff.
- So what we're seeing there is, somewhere between 20 and 40 houses being eligible. If we want to pursue district nominations-
- Oh, you want her off your patio.
- We'll have to have some meetings with the homeowners in these districts. Try to tell people what a wonderful thing this is.
- When we meet with them or would that be with staff? How would they call?
- I think we do it staff level.
- Okay.
- Outreach. And then a Shippo is also quite excited about the Riverside Ballroom, they were unaware of its existence.
- Really?
- It's not even in the database, it's new to them.
- Cool.
- Eligible.
- That hurts, that hurts.
- Well, some of these things we knew about long ago, but now we're just getting to share it with everybody else.
- No, good.
- All the fire stations are probably eligible, in particular fire station. number two, that's a real gem.
- David agrees, David agrees.
- I'm in that fire station right now.
- Now, how is it?
- I believe we're first into Jason's home, so we'll see what happens tonight.
- Yeah.
- So funny thing about municipally owned buildings that are eligible, anybody can nominate them, and the city has no right to object to a nomination. So if you know, John Doe writes a nomination for fire station number two, it will go through the Shippo process regardless of any city input on that sort of thing so.

- What's the process for that if somebody wants to nominate, who do they go to?
- So somebody has to take a lot of time and write a nomination package, and then that gets submitted to Shippo. Well, the city would have an opportunity to comment because you're a CLG community, but the city's comments, you don't have really any right to object to listing because it's a municipally-owned building so. Anyway, fun stuff like that.
- Yeah.
- Probably no real benefit to having it listed from the municipalities perspective, it comes with some red tape. Like you can't tear it down, you can't sell it to somebody who's going to tear it down, got to take care of it. But the general benefit there of actually doing a nomination and a listing for a municipally-owned building is to show that the municipality plays by the rules that they set for everybody else. And kind of use it as a teaching moment, and a Goodwill ambassador type thing say, "Look, we are serious about this." So, it's something to think about. I think similarly Brown County Cental Library is eligible, and I don't think they have any right to object to nomination should someone prepare that to.
- Is that a recommendation?
- No.
- you're gonna get us in trouble.
- It's a fact.
- It's somewhere between a fact and a threat, I guess.
- There you go.
- I agree
- Oh, also something else that we've been talking about on sixth floor, the Arby's on military and Mason is going to be relocating, but just across the street on Mason. The first thing that came to everyone's mind was what's gonna happen to the sign. And then we got discussing other cool historic signs. And you know, if they're eligible, if they're designated already. So we were taking a look at some of the most prominent commercial signs in town, including the McDonald's sign, that's also on military. And SHAUNA?
- Yes.
- Yes.
- SHAUNA.
- SHAUNA, yeah.
- So, we're taking a look at to see if we want to do something with it. You know, these signs are fairly unique. They're very cool for our area. So we're toying around with that. So I don't know if you guys have any input, or if you think that that's something worthwhile for staff to be spending time on. I like the idea of it because I love those kinds of old signs like that they're like lit up, and I think that that adds a lot of character, especially to that district, so.
- I think so.

- Yeah, I think-
- Yeah, go ahead.
- spot sign, I know some of these-
- Yeah, the museum-
- .
- The museum that ...
- Yeah, it's in the Brown County in the Neville Museum.
- Yeah.
- And I think somebody was-
- I knew somebody happened in safekeeping, I just kind of recall who.
- Yeah, Wallace spot and then the Packer City motel, I think that's what it was called on main street. I don't know where that sign ended up, do you remember?
- No.
- It's still there, I think.
- Oh, is it? I thought someone took it down already.
- You know what? I think it might be, I drove past there a couple of days ago and I think that sign is still there.
- Okay.
- Yeah, I just saw it the other day. I drove by in that Packer City motel, it's still open.
- , we should do something.
- Well, I think that's what we wanna discuss. 'Cause some signs are cool just because they're cool locally, but some signs are like nationally cool. You know, like the McDonald's sign is nationally cool.
- Yeah.
- So I think we wanna discuss, is there some sort of program we wanna do for these larger signs that as businesses move, or close, what's gonna happen to them? Because they probably don't fit in with our sign code anymore. So they would be against our normal regulations, but we understand there's some historic value in them, so.
- Just to object too, as part of this intensive survey, we're coming up with a pretty big list of eligible properties. The Landmarks Commission does have the purview to initiate designation locally of these eligible properties. You may want to look into that. The McDonald's sign in particular Shippo says, "Yes, that sign itself is eligible for the national register."

- Oh.
- Okay.
- Stephanie, do you know what the intentions are with the Arby sign?
- Not yet. They go to our plan commission on Monday. So I'm assuming that it'll come up at that point.
- Okay.
- Anything else on staff update or in this area?
- I think that's it.
- No.
- David and Rebecca, I don't see Rebecca anymore.
- She's still here.
- Okay. Well you both joined us for an item F4 now, which is the announcement of next month's meeting. So either if you'd like to add anything to the meeting at the very end?
- Did you guys discuss what transpired yesterday with the appeal that a common council?
- Yes.
- We did.
- Yeah.
- It was upheld.
- That was .
- I already knew about it.
- Saga, if you will.
- .
- You know, we had closed session too, so we can't really speak about some of the things that were spoken about in both session. But in effect, Stephanie mentioned it, and she can mention it again. They upheld our decision, they denied.
- Well, what I would like to share and I wanna commend Jason and particularly Stephanie for a phenomenal presentation that I think made it very easy for the common council to sustain our position. So, the two of you well done, nice job.
- Yep.

- Excellent. All right, well, the date of our next meeting is Wednesday, February 16th. Oh no, actually we have that ... Oh, we have to log in on January 31st at 5:00 PM on the Zoom. And you're gonna send us the link, right Stephanie?

- Yep, whenever it gets set up, I'm waiting for someone to .

- Yeah, gotcha.

- Motion to adjourn.

- I'll second. Okay, all in favor?

- [Members] Aye.

- Any nays? Okay, the ayes have it. Bye-bye.