



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, DECEMBER 21, 2022, 4:30 PM
In person at City Hall, Room 604 - The Harry Maier Room.
Virtual attendance also available 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. Brian Johnson, Ian Griffiths, Susan Ley, David Siegel, and Rebecca Derenne

C. Approval of the Agenda.

- I. Approval of the agenda for the December 21, 2022, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the November 16, 2022, meeting of the Landmarks Commission.

E. Regular Business.

- I. (COA 22-50) Consideration with possible action on a design review for a new cement staircase located at 736 S. Madison Street.
2. (COA 22-51) Consideration with possible action on a design review for rear porch and door removal, and partial window replacement located at 625 S. Quincy Street.

F. Informational.

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

3. Staff Update.
4. Date of next meeting: Wednesday, January 18, 2023.

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=azA0c1hWd3kxaklnCjZlRXJQUW5qZz09>

Meeting ID: 896 9253 8356

Passcode: 973532

One tap mobile

+16468769923,,89692538356# US (New York)

+13017158592,,89692538356# US (Washington DC)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+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

Passcode: 973532

Find your local number: <https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklnCjZlRXJQUW5qZz09>

Public Comments

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting.

Additional Information

1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must state their name and address for the minutes.
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order Newly Revised 12th edition*.
2. Please log into the Zoom meeting at least 10 minutes before the meeting begins to ensure a proper connection and that your technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
3. Once you are in the meeting please mute yourself.
 - a. You may unmute yourself when you are called upon to speak.
4. Waiting room
 - a. When you call in or connect via web or Zoom app, you will be placed in a “waiting room.”
 - b. The meeting host will then admit you to the meeting, and mute you upon entrance (you will still be able to hear and or otherwise observe the meeting).
5. 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 be tied to an email.
6. Raising your hand
 - a. Committee/Commission/Board members—you can either use CivicClerk and request to speak or you can also utilize the “raise your hand” tool in the Zoom platform (you'd need to use a computer or tablet) to let the host know you would like to speak. You can also un-mute yourself and start speaking.
 - b. Persons with items on the agenda or other interested parties—you can also utilize the “raise your hand” tool on the Zoom platform via computer or mobile device. You will be allowed to speak once the committee, commission, or board has moved to “open the floor for interested parties to speak.” Once discussion on your agenda item has concluded, the host will mute you, unless the committee opens the floor again.
7. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—in advance of the meeting, please download the Zoom Meeting app by using either the Apple Store or the Play Store. You will be asked to input your name, to identify you for the meeting.
 - d. Computer—you can access the meeting through a web browser by clicking on the meeting link, or through the Zoom Meeting app. If using the app, please download it in advance of the meeting. You will be asked to input your name, to identify yourself for the meeting.
 - e. For tablet and computer users--if you download the app you may be asked to verify your email.

8. Zoom etiquette
 - a. Muting yourself when you're not speaking 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 state your name and address before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourself.
9. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee/commission/board meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching a Common Council meeting live on YouTube will see a gray screen with the City logo during closed session.
10. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number in the Zoom Meeting Information box.

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





Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

December 21, 2022

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 22-50) Consideration with possible action on a design review for a new cement staircase located at 736 S. Madison Street.

BACKGROUND

736 S. Madison is a contributing property in the Astor district, a neoclassical Queen Anne style house, identified as a “priority” property in the 1979/1980 NRHP nomination. The house sits on a corner lot, with the front (east) façade towards Madison Street and a side (south) façade facing Lawe Street. The COA application calls for replacing deteriorated wooden steps with cast concrete steps at a rear/side porch facing Lawe Street.

Some of the more relevant portions of the Secretary of the Interior’s Standards for Rehabilitation are as follows (note particularly #6).

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Per the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (page 50):

“RECOMMENDED – Replacing in kind...extensively deteriorated or missing components of wood features...when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish.

NOT RECOMMENDED – Using replacement material that does not match the historic wood feature.”

Additionally, Preservation Brief 45 “Preserving Historic Wood Porches” stresses the importance of the appearance of historic porches and their link to the character of a building.

LC staff notes that the existing rear/side porch steps are largely blocked from view by shrubs lining the walkway that connects the sidewalk to this rear porch. No pictures of the existing porch steps have been provided – it is unclear if the existing steps are historic; however, the steps for the front porch facing S. Madison are made of concrete. LC staff notes that replacing the rear/side porch steps will have very little impact on the integrity of this house. Specifically, integrity of location, setting, feeling, and association will not be affected. Integrity of design, materials, and workmanship may be slightly impacted, but, as noted, the existing wooden steps may not be historic and this area of the house is largely hidden from view by vegetation. Furthermore, precast concrete steps could be replaced with wooden steps in the future with no

detrimental impact to the house.

LC staff notes that no information has been provided on the replacement roof materials and presumes that this will be the subject of a separate staff-level COA.

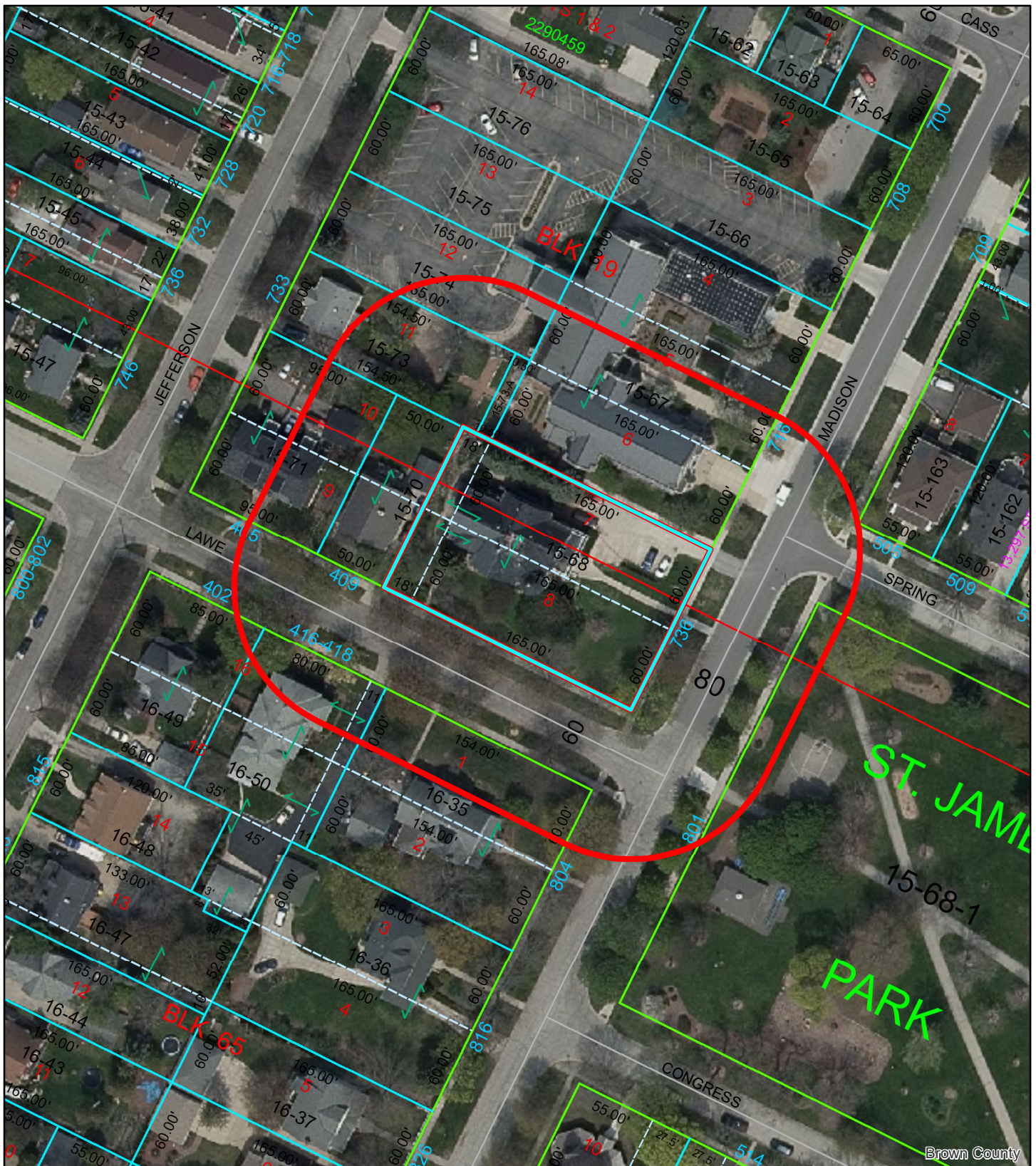
RECOMMENDATION

LC staff recommends approval of the proposed step replacement for this rear/side porch facing Lawe Street.

FISCAL IMPACT

ATTACHMENTS

1. COA 22-50 Map
2. 736 S Madison 01 2019
3. 736 S Madison 02 2019
4. COA 22-50 Site Plan and Details
5. 736 S Madison Property Detail Sheet
6. COA 22-50 Application



Brown County



(COA 22-50) New Cement Staircase 736 S Madison Street



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. E.R. 13 Dec 2022 X:\Planning\Basemaps\template_8.5x11.mxd

- 736 S Madison Street
- 100-ft. Notification Area



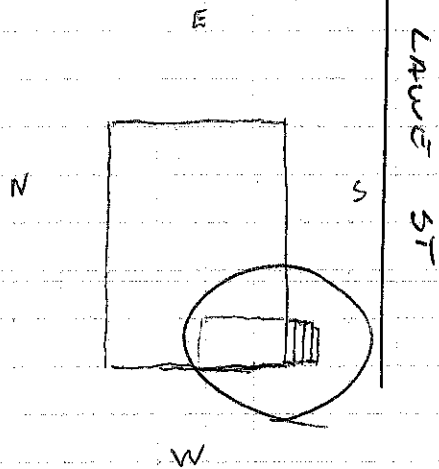


OUR PLAN FOR REPAIRS AT 736 S.
MADISON ST. GREEN BAY WI 54301

Project 1

Replace wooden steps on the South West corner of structure with a pre fab unit steps. This would more closely duplicate the cement steps on the main entrance on Madison St. As well as

SOUTH MADISON ST



provide a more maintenance free solution to a problem that we have dealt with for many years. Another advantage is that the step mounted railings no longer have to be attached to 120 year old pillar, and house trim boards. which in the past has caused serious damage

Project 2

Roof replacement.

The roof replacement is currently being done by Security / Luebke Roofing. We have been told that they will handle all historical and city permitting required. when that process ends and the roof is completed is up to the schedule and material availability of

Security LUEBKE roofing. our contact person there is James Steffanos phone number 920 766-3464

Thank you
Kevin Reel
[Signature]

Address: 736 S Madison St
Parcel No.: 15-68
WI AHI No.: 2268

Historic Name: Patrick H Martin House

Built: 1899
Historic Use: house
Architectural Style: Neoclassical "Queen Anne Revival" per NRHP nomination
Wall Material: wood shingle
Architect:

National Register: 2/27/1980
State Register: 1/1/1989
Other:

NRHP nomination link:

<http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf>
(district nomination)

Notes:

"The largest home in Astor in the Queen Anne Revival style, this house contains all the essential features: round turret, variety of surface textures, many gables, bay windows, a steep and multiple roofline, tall thin chimneys of brick with unusual and intricate design patterns. It is frame with shingled trim and classical details.

It was publicized as the "first" home to take advantage of "modern features" including gas and electric [sic] lights and hot water heat. It cost the magnificent sum of \$12,000!

Built by Joseph Servotte for Patrick H. Martin, a popular trial lawyer in the Fox River Valley. He served six years as district attorney of Brown County. In February of 1926 the Pope elevated him to the Order of St. Gregory. The home was dedicated at a gala celebration January 1, 1900 by Patrick H. Martin.

reference: Property abstract.

Owner: Patrick Reed"

HIGHLY PICTURESQUE PROFILE, LARGEST HOUSE IN DISTRICT
LARGE BALUSTRADED
PORCH
MARTIN A BROWN CO DISTRICT ATTORNEY IN 1926 THE POPE ELEVATED
MARTIN TO ORDER OF ST. GREGORY
POLYCHROMATIC FACADE
CIRCULAR CNR
TOWER W/ CONICAL ROOF*** [Date Cnst:1900]
- WI AHI

Stewardship:

- Character - Overall form & fenestration. Central hipped roof with flat top & cross gables (w/ flared eaves) extending from all sides. Queen Anne form with extensive neoclassical embellishments & stylings. Round corner turret at southeast corner with steep, conical roof. Clapboard & square shingle siding.
- Features - Original windows & siding. Most elements/features appear to be original, except as noted under alterations. Treat all as features unless noted.
- Alterations - Porch balusters replaced (1st & 2nd story). Newels replaced on 2nd story above porch. Some fluted porch columns are replacements (those without necking above astragal). 1st story porch railing, balusters, newels.
- Misc - A "priority" property on a corner lot. All alterations appear to have been done after 1980.



www.greenbaywi.gov

CERTIFICATE OF APPROPRIATENESS APPLICATION

All fields must be completed before application will be processed.

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

File Number: COA 22-50

1. Address: 736 S. MADISON ST

2. Parcel #: _____

3. Owner of record: PATRICK REED Phone: _____

736 S. MADISON ST Green Bay WI 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: Kevin Reed

213 W. Prospect Ave Appleton WI 54911
(Address) (City) (State) (Zip)

1424-202-4559 _____
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: MULTI - FAMILY

6. Description of Project: Describe each item of the project separately.
Include existing condition(s) when describing item. Also, describe the proposed work, material(s) to be used
and the impact the item would have on existing historic or architectural features of the property. (Attach
additional sheets if necessary.)

Replaced ^{WOODEN} V STEPS that have been repaired for 53 years
with cement unit STEPS. ~~1 each~~ That are SOLID,
STABLE, AND MAINTENANCE free; Porch located on
SOUTH WEST CORNER OF STRUCTURE

7. Attachments:

- ☒ Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- ☒ Sketches, drawings, building and streetscape elevations, and/or annotated photos
- ☐ Exterior photos
- ☒ Specifications (materials) for the project
- ☐ Phased development plan for the project (if proposed in phases)
- ☐ Inspection report (required for demolition requests only)
- ☐ Cost estimates for all the proposed work
- ☐ Other (please explain): _____

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

☐ Approval of COA by Landmarks Commission (projects not listed below)

☐ Approval of COA by staff: (Check all that apply)

- ☒ Roof repair/replacement
- ☒ Gutter repair/replacement
- ☐ Private sidewalk and driveway repair/replacement of the same dimensions and orientation
- ☐ Chimney repair and tuckpointing according to the Secretary of the Interior standards and in appropriate color and design
- ☐ Installation of fences
- ☐ Storm window or storm door installation, repair, or replacement
- ☐ Installation of glass blocks in basement window openings
- ☐ Painting of existing unpainted brick
- ☐ Unattached nonvisible accessory structures
- ☐ Replacement of identical siding
- ☒ Replacement or repair to porches identical to existing style and materials
- ☐ Commercial sign replacement of identical dimensions

Petitioner Signature: _____

Owner Signature: _____

Date Received: _____ Staff: _____



Report to the Landmarks Commission of the City of Green Bay

MEETING DATE

December 21, 2022

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 22-51) Consideration with possible action on a design review for rear porch and door removal, and partial window replacement located at 625 S. Quincy Street.

BACKGROUND

625 S. Quincy is a contributing property in the Astor NRHP District, built c. 1900. The house is a Queen Anne style and maintains a relatively low degree of material integrity – windows, siding, and porch elements have been replaced, and the enclosed second story porch has altered the design of the house.

The request for COA calls for:

1. Replace all vinyl siding with new vinyl siding.
2. Replace a kitchen (and possibly a bathroom) window with a new window(s) of same shape and size.
3. Remove rear jump porch and exterior door; replace with diamond-shape window.

LC staff notes that the Secretary of the Interior's Standards for Rehabilitation states:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

LC staff notes that the proposed work will not require the removal of any historic materials and will not substantially impact the integrity of this particular house. Specifically, aspects of location, setting, workmanship, feeling, and association are unaffected. Because historic materials have already been replaced, integrity of materials is not further impacted by replacing non-historic materials with like non-historic materials. Integrity of design is impacted slightly with the substitution of the conjectural diamond-shaped window on the rear of the house, but this is not visible from a public vantage point.

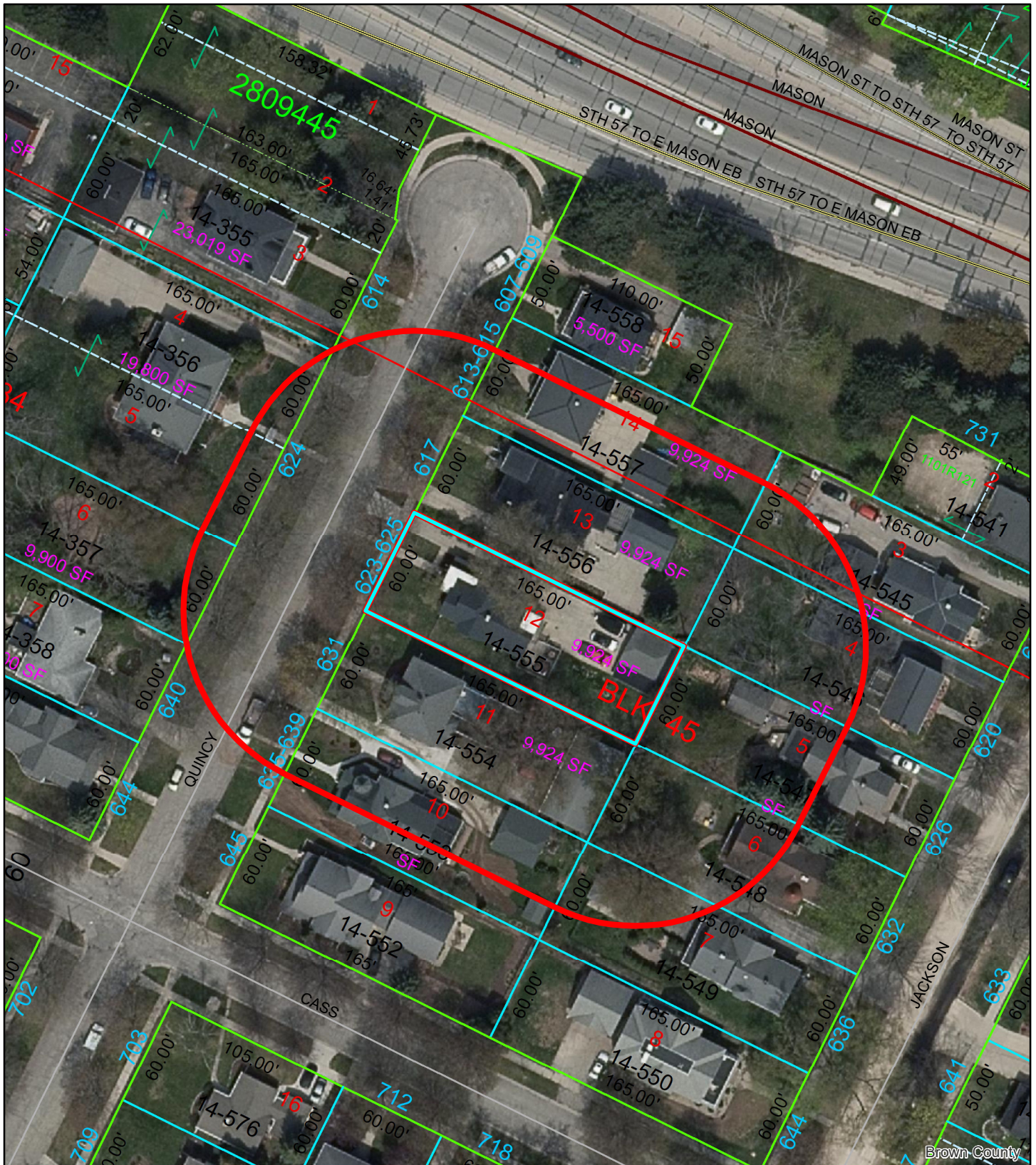
RECOMMENDATION

LC staff recommends approval of the COA application. None of the proposed work has a significant impact on the historic integrity of this house owing to earlier replacement of historic materials.

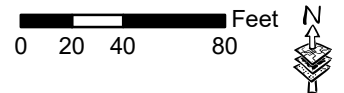
FISCAL IMPACT

ATTACHMENTS

1. COA 22-51 Map
2. 625 S Quincy 2019
3. 625 S Quincy 02 2019
4. COA 22-51 Project Details and Photos
5. 625 S Quincy Property Detail Sheet
6. COA 22-51 Application



(COA 22-50) Rear Porch & Door Removal
and Replacement Window at
625 S Quincy Street



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- 625 S Quincy Street
- 100-ft. Notification Area





We would like to complete the following projects on our house. Our siding is worn out and needs replacing. It was registered with vinyl siding. I have attached the document from the registry for our property. We would like to replace the siding with new vinyl siding explained below. The back upper deck was put on when the property was a multi-family residence. We would like to get that porch removed and replace the doors with a window described below.

1. Replace the current yellow vinyl siding with Midnight Blue vinyl siding (picture attached) from Monogram. Along with replacing the fascia same style keeping with white.



2. Replace the old kitchen window with a new window of the same shape and size.



3. In the rear of the house, tear down the upper back porch and remove the door. Drywall/plaster and add a diamond shaped window with white trim to replace the door. (examples below)





Address: 623 S Quincy St
Parcel No.: 14-555
WI AHI No.: 53312

Historic Name:

Built: 1900 c. 1900
Historic Use:
Architectural Style:
Wall Material:
Architect:

National Register: 2/27/1980
State Register: 1/1/1989
Other:

NRHP nomination link:

<http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf>
(district nomination)

Notes:

"The siding of this two story frame home was added at a later date. A full porch extends across the façade at both the first and second stories. The upper level is enclosed.
Owner: Henry Heironimczak"
- per NRHP nomination

Stewardship:

- Character - Overall form & fenestration. Cross gabled form with a hipped corner above porch. Clapboard profile siding with decorative shingles in gables. South wing has windows in chamfered corners. 1/1 windows. Queen Anne style. L-shaped front porch.
- Features - Corbels on south wing at chamfered corners. Other features appear to have been covered, removed, or replaced.
- Alterations - Replacement siding & windows. All porch elements (columns, balusters, railing, brackets, running trim, etc) replaced. 2nd story porch enclosure not original per 1907 Sanborn Map. Likely some slightly altered fenestration (window sizes).
- Misc -



CERTIFICATE OF APPROPRIATENESS APPLICATION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

All fields must be completed before application will be processed.

File Number: _____

1. Address: 625 S Quincy St Green Bay WI, 54301

2. Parcel #: _____

3. Owner of record: Jenny Jeffers Phone: 920-810-2149

<u>625 S Quincy St</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Jenny Jeffers

<u>625 S Quincy St</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

<u>920-810-2149</u>	<u>jpthelma@yahoo.com</u>
(Office Phone #)	(E-mail Address)

5. Present use of Property: Dwelling

6. Description of Project: Describe each item of the project separately. Include existing condition(s) when describing item. Also, describe the proposed work, material(s) to be used and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

See attached

7. Attachments:

- ☐ Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- ☐ Sketches, drawings, building and streetscape elevations, and/or annotated photos
- ☒ Exterior photos
- ☒ Specifications (materials) for the project
- ☐ Phased development plan for the project (if proposed in phases)
- ☐ Inspection report (required for demolition requests only)
- ☐ Cost estimates for all the proposed work
- ☐ Other (please explain): _____

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

☐ **Approval of COA by Landmarks Commission** (projects not listed below)

☐ **Approval of COA by staff:** (Check all that apply)

- ☐ Roof repair/replacement
- ☐ Gutter repair/replacement
- ☐ Private sidewalk and driveway repair/replacement of the same dimensions and orientation
- ☐ Chimney repair and tuckpointing according to the Secretary of the interior standards and in appropriate color and design
- ☐ Installation of fences
- ☒ Storm window or storm door installation, repair, or replacement
- ☐ Installation of glass blocks in basement window openings
- ☐ Painting of existing unpainted brick
- ☐ Unattached nonvisible accessory structures
- ☒ Replacement of identical siding
- ☐ Replacement or repair to porches identical to existing style and materials
- ☐ Commercial sign replacement of identical dimensions

Petitioner Signature: _____

Owner Signature: _____

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

December 21, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.2

Review City Raze/Repair Orders and Demolitions.

BACKGROUND

Beginning in 2023, Raze/Repair Orders will only be brought before the Landmarks Commission if review is needed, as determined by Staff. Staff will review all Raze/Repair orders **before** they are issued instead of having the Commission review them after the fact.

- 1119 Gross
- 712 S Ashland
- 515 S Roosevelt
- 1137 S Maple

RECOMMENDATION

No Action Required

FISCAL IMPACT

ATTACHMENTS

1. 1119 Gross Ave Raze Repair Order
2. 712 S Ashland Ave Raze Repair Order
3. 515 S Roosevelt Raze Repair Order
4. 1137 S Maple Raze Repair Order

NOTICE AND ORDER TO RAZE OR REPAIR
A BUILDING LOCATED AT
1119 GROSS AVENUE
GREEN BAY, BROWN COUNTY, WISCONSIN

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

Dominic S. White and
Megan M. White
450 W. St. Joseph Street, Unit 12
Green Bay, WI 54301

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 1119 Gross Avenue, Green Bay, Brown County, Wisconsin, parcel number 1-115, more particularly described as follows:

Lot 50, Block B, according to the recorded Plat of Warren & Cady's Subdivision of Lot 41 of Tank's Subdivision of Private Claims 2-9, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin.

and determined that the building on such premises is 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 Wis. Stats. § 66.0413(1)(b), that the following reasonable repairs be made to make said building safe and sanitary:

1. Repair or replace damaged structural systems;
2. Structural analysis will be required if intent is to retain structural building components affected by prolonged exposure to trapped moisture, or otherwise deemed compromised by the assigned building inspector;
3. Repair or replace damaged plumbing systems. Hire a licensed plumbing contractor to evaluate the plumbing equipment/system to ensure all components are installed and functioning to a code compliant condition;
4. Repair or replace damaged HVAC systems. Hire a licensed heating contractor to evaluate the heating system and ensure that all components are installed and functioning to a code compliant condition and capable of adequately heating all habitable rooms, bathrooms, and toilet rooms to the minimum temperature listed in the City code;

5. Repair or replace damaged electrical systems. Hire a licensed electrical contractor to evaluate the electrical system and ensure that all components are installed and functioning to a code compliant condition;
6. All electrical fixtures, outlets, and switches shall function properly and shall be replaced if they do not;
7. Install smoke and carbon monoxide detectors on each level in accordance with manufacturer instructions;
8. Hire a mold remediation specialist to rid the entire residence of mold;
9. Remove all water damaged materials, garbage, trash, and clutter from interior. Clean and sanitize the entire interior of the house;
10. Repair or replace all damaged or deteriorated doors, windows, floors, ceilings, walls, and paint;
11. Repair or remove the wooden fence. If repaired, the fence must be upright and structurally sound;
12. Permits will be required prior to conducting any repair or renovations on plumbing, electrical, HVAC, or structural systems. All repairs shall comply with state and municipal building codes.

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

NOTICE IS GIVEN that upon your failure to repair or raze the building and fill and level any excavation caused thereby and restore the site 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.

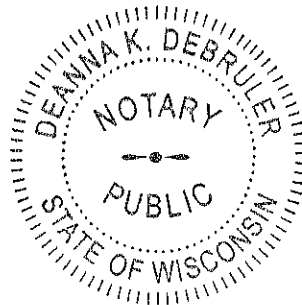
Dated this 6th day of December, 2022.

Donna Rosenthal
Donna Rosenthal
Housing Inspector

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)

Personally came before me this 6th day of December, 2022, the above named, Donna Rosenthal, 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



NOTICE AND ORDER TO RAZE OR REPAIR
A BUILDING LOCATED AT
712 S. ASHLAND AVENUE
GREEN BAY, BROWN COUNTY, WISCONSIN

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

Siyado A. Ahmed
712 S. Ashland Avenue
Green Bay, WI 54304

The undersigned, a duly appointed Building Inspector for the City of Green Bay, Brown County, Wisconsin, recently caused to be inspected the premises located at 712 S. Ashland Avenue, Green Bay, Brown County, Wisconsin, parcel number 2-306, more particularly described as follows:

Lot 2, Block 7, Plat of C.L.A. Tank's Third Addition to Fort Howard, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin.

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

THEREFORE, IT IS ORDERED, pursuant to the authority set forth in Wis. Stats. § 66.0413(1)(b), that the following reasonable repairs be made to make said building safe and sanitary:

1. Repair or replace all damaged or deteriorated doors and windows.
2. Repair or replace all damaged or deteriorated floors.
3. Repair or replace all damaged or deteriorated ceilings.
4. Repair or replace all damaged or deteriorated walls.
5. Repair or replace the damaged electrical systems.
6. Repair or replace the damaged plumbing systems.
7. Repair or replace the damaged structural systems.
8. Structural analysis will be required if you intend to retain structural building components affected by fire or otherwise deemed compromised by the undersigned building inspector.
9. Permits will be required prior to conducting any repair or renovations on plumbing, electrical, HVAC, or structural systems. All repairs shall comply with state and municipal building codes.

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

NOTICE IS GIVEN that upon your failure to repair or raze building and fill and level any excavation caused thereby and restore the site 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 razing and removing the condemned structure, all out buildings, accessory structures, flatwork, driveway aprons, and fill at the specified address, and 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 _____ day of _____, 2022.

Matt Bablitch
Building Inspector

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)

Personally came before me this _____ day of _____, 2022, the above named, Matt Bablitch, 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 OR REPAIR
A BUILDING LOCATED AT
515 S. ROOSEVELT STREET
GREEN BAY, BROWN COUNTY, WISCONSIN

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

Debra A. Parent
1331 Bellevue, Lot 111
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 515 S. Roosevelt Street, Green Bay, Brown County, Wisconsin, parcel number 14-1248, more particularly described as follows:

The South 45 feet of the North 180 feet of Lots 13 and 14, Block 121, according to the recorded Plat of Astor, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.

and determined that the building on such premises is 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 Wis. Stats. § 66.0413(1)(b), that the following reasonable repairs be made to make said building safe and sanitary:

1. Clean and sanitize the entire building, which is unsafe, unsanitary, and unfit for human habitation due to the presence of extreme clutter, food waste, human waste, water damage, mold, and rodent infestation;
2. Repair or replace the open porch at the North side of the residence which is structurally unsound due to deterioration of the deck surface and floor joists resulting in a dangerous condition for passage;
3. Repair or replace the damaged and partially detached overhead door on the garage;
4. Repair or replace the holes in the walls of the garage;
5. Permits will be required prior to conducting any repair or renovations on plumbing, electrical, HVAC, or structural systems. All repairs shall comply with state and municipal building codes.

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

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

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

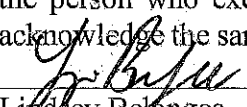
Dated this 8th day of December, 2022.



Tim Meves
Housing Inspector

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)

Personally came before me this 8th day of December, 2022, the above named, Tim Meves, to me known to be the person who executed the foregoing instrument and acknowledge the same.



Lindsey Belongea
Notary Public, State of Wisconsin
My Commission Expires: 1-17-23

NOTICE AND ORDER TO RAZE OR REPAIR
A BUILDING LOCATED AT
1137 S. MAPLE AVENUE
GREEN BAY, BROWN COUNTY, WISCONSIN

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

Brett A. Davis
917 Gail Avenue
Neenah, WI 54956

The undersigned, a duly appointed Building Inspector for the City of Green Bay, Brown County, Wisconsin, recently caused to be inspected the premises located at 1137 S. Maple Avenue, Green Bay, Brown County, Wisconsin, parcel number 1-828, more particularly described as follows:

Lot 3, Block 16, Tank's Fourth Addition to Fort Howard, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin.

and determined that the building on such premises is 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 Wis. Stats. § 66.0413(1)(b), that the following reasonable repairs be made to make said building safe and sanitary:

1. Repair or replace all damaged or deteriorated doors and windows;
2. Repair or replace all damaged or deteriorated floors;
3. Repair or replace all damaged or deteriorated ceilings;
4. Repair or replace all damaged or deteriorated walls;
5. Repair or replace all damaged or deteriorated electrical systems;
6. Repair or replace all damaged or deteriorated plumbing systems;
7. Repair or replace all damaged or deteriorated structural systems;
8. Structural analysis will be required on the foundation to determine the severity of the deficiency which is causing the structure to lean to the north;
9. Permits will be required prior to conducting any repair or renovations on plumbing, electrical, HVAC, or structural systems. All repairs shall comply with state and municipal building codes.

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

NOTICE IS GIVEN that upon your failure to repair or raze building and fill and level any excavation caused thereby and the site restored to a dust-free and erosion-free condition within the thirty (30) day period prescribed, the City of Green Bay, Brown County, Wisconsin, may cause such building or part thereof to be razed and removed and the site restored to a dust-free and erosion-free condition. The work shall consist of the razing and removing the condemned structure, all out buildings, accessory structures, flatwork, driveway aprons and fill at the specified address, and 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 8th day of December, 2022.


Matt Bablitch
Building Inspector

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)

Personally came before me this 8th day of December, 2022, the above named, Matt Bablitch, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Lindsey Belongea
Notary Public, State of Wisconsin
My Commission Expires: 1-17-23