



# **AGENDA OF THE LANDMARKS COMMISSION**

**WEDNESDAY, APRIL 17, 2024, 4:30 PM**  
**City Hall, Room 604 - The Harry Maier Room.**  
**Virtual attendance is also available via Zoom.**

**A. Zoom Meeting Information.**

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklnGjzRXJQUW5qZz09>

Or call in by phone: +1 312 626 6799

Meeting ID: 896 9253 8356

Passcode: 973532

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

**B. Roll Call.**

- I. Members: Chair Ron Dehn, Vice-Chair Paul Martzke, Ald. Brian Johnson, Stephen Srubas, Susan Ley, David Siegel, and Rebecca Derenne.

**C. Approval of the Agenda.**

- I. Approval of the agenda for the Wednesday, April 17, 2024, meeting of the Landmarks Commission.

**D. Approval of Minutes.**

- I. Approval of the minutes from the March 20, 2024, meeting.

**E. Regular Business.**

- I. (COA 24-15) Consideration with possible action on a design review for an addition at 943 S Madison Street.

**F. Informational.**

1. Staff-level COA applications.
2. Staff update.
3. Date of next meeting: May 15, 2024.

**G. Adjournment.**

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



Report to the  
**Landmarks Commission**  
of the City of Green Bay

## MEETING DATE

April 17, 2024

## PREPARED BY

Jason Flatt, Staff

## AGENDA ITEM # E.I

(COA 24-15) Consideration with possible action on a design review for an addition at 943 S Madison Street.

## BACKGROUND

943 S Madison, built c. 1952, is a non-contributing property in the Astor NRHP Historic District. The building currently maintains a good degree of historic integrity, including its integrity of setting, location, association, design, materials, feeling, and workmanship; however, the 'non-contributing' status of this property within the district prioritizes avoiding negative impacts to the surrounding 'contributing' properties.

This COA application proposes to add an attached garage and extensively alter the fenestration (arrangement of windows & doors) of the building. These changes will impact the historic design, materials, feeling, and workmanship of the property. These changes may have a relatively minimal impact on the integrity of the district as these changes are distinctly separate from neighboring properties and do not make the subject property any more or less 'non-contributing' than its current status.

LC staff notes that the subject 'non-contributing' property has not recently been re-evaluated to determine if it is eligible for historic recognition as an individual property in its own right. Nonetheless, the likelihood that this property is individually NRHP-eligible is low.

## RECOMMENDATION

LC staff notes that the proposed changes for this 'non-contributing' property do not appear to have a direct negative impact on the historic integrity of the surrounding properties or the district at large. Other non-contributing properties in the district have attached garages and altered fenestration.

## FISCAL IMPACT

## ATTACHMENTS

1. COA 24-15 Map
2. 943 S Madison 2019
3. COA 24-15 Application and Exhibits
4. COA 24-15 Newspaper Article
5. 943 S Madison Property Detail Sheet







## 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: 943 Madison St., Green Bay WI

2. Parcel #: 16-62A

3. Owner of record: Van Beaver Phone: 920-366-4339

943 Madison St. Green Bay WI 54301  
(Address) (City) (State) (Zip)

4. Applicant's Name: Jeff and Tammy Van Beaver

943 Madison St. Green Bay WI 54301  
(Address) (City) (State) (Zip)

920-366-4339 jeffvanbeaver@acts18.org  
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: residential

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.)

sheets are attached, see Title sheet for complete description

This mid-century modern style home has an identity crisis that will be fixed.

It is the owner's intent to add a garage along with increasing living space in the existing garage area

Windows, bathrooms, kitchen will be updated. Improve / finish the historical exterior.

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): cost estimates not obtained as yet

## 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: \_\_\_\_\_

*James R LaPlant*

Owner Signature: \_\_\_\_\_

*Jeffrey M. Beave*

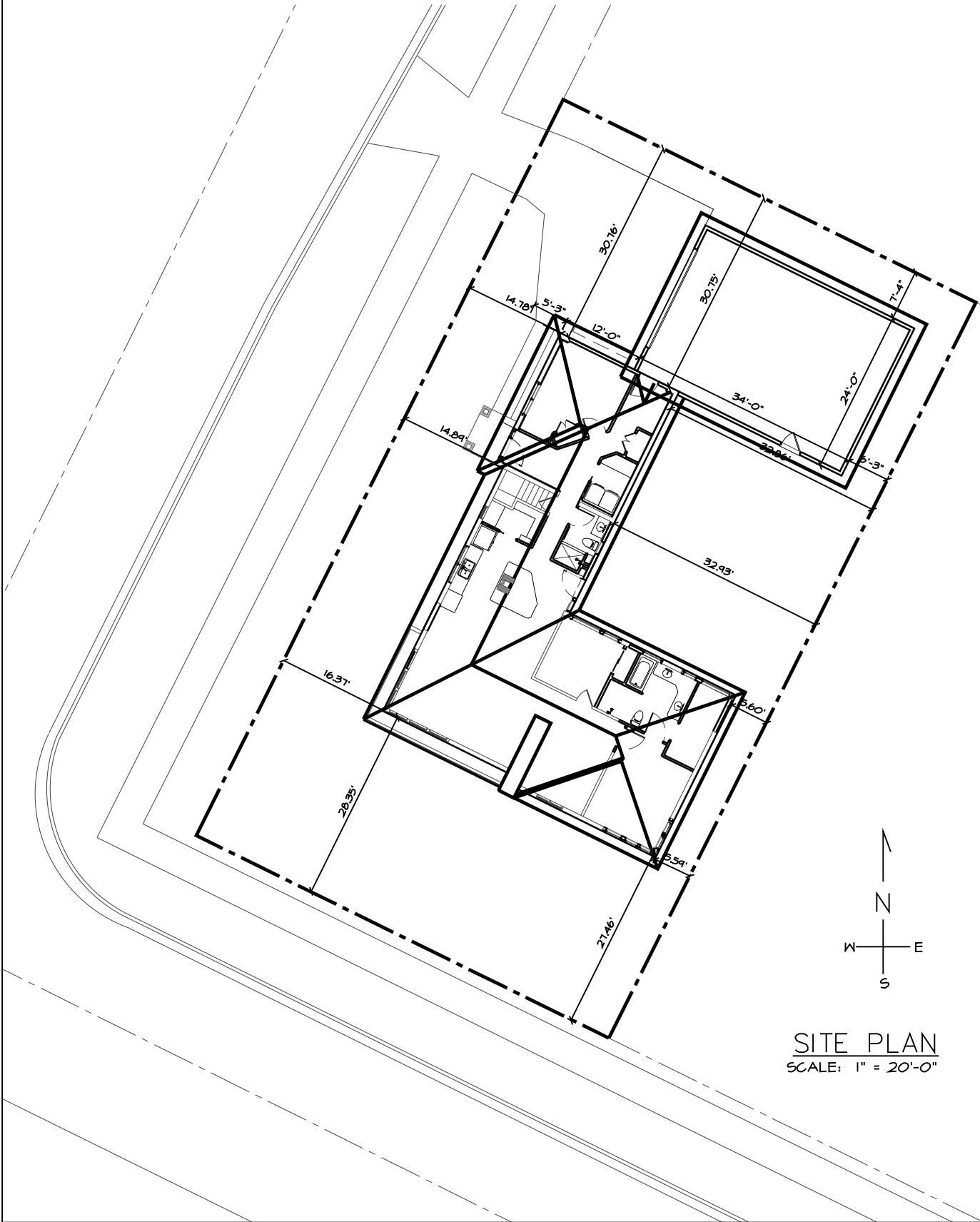
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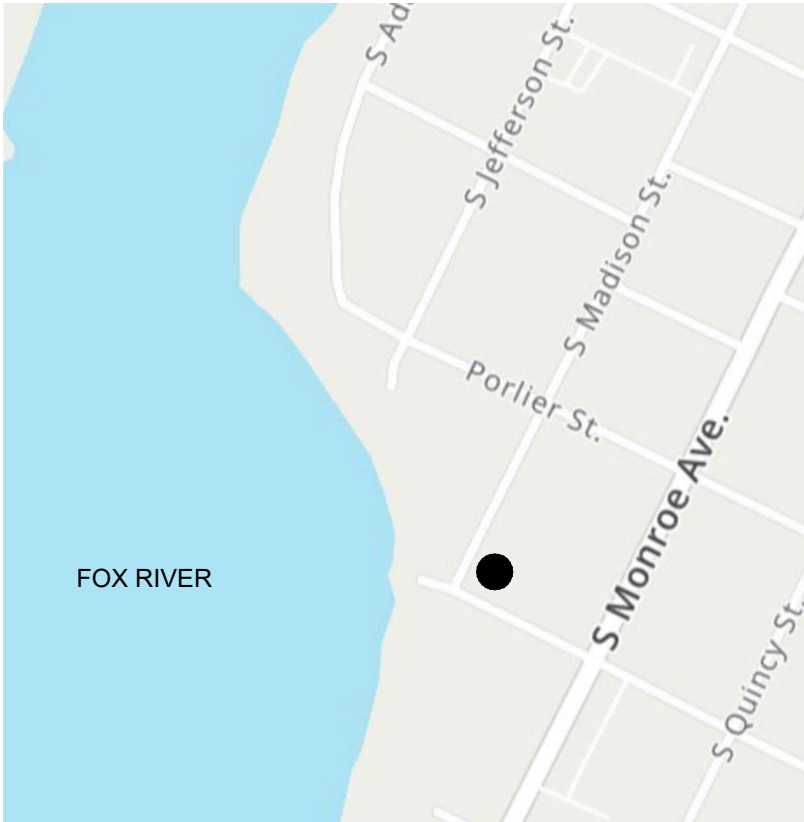
Staff: \_\_\_\_\_

Interior Renovation and Garage Addition

VanBeaver Residence  
943 Madison St, Green Bay, WI



SITE PLAN  
SCALE: 1" = 20'-0"



LOCATION MAP  
NOT TO SCALE

PROJECT DESCRIPTION

THE EXISTING HOUSE IS A CONCRETE HOME WITH A STUCCO FINISH, A TILE ROOF, AND AN IDENTITY CRISIS. IT IS BUILT WITH A MID-CENTURY MODERN FEEL BUT LACKS THE DETAILS TO DEFINE IT AS MID-CENTURY MODERN. IT IS THE HOME OWNERS INTENT TO ADD MORE LINEAR ELEMENTS, INCLUDING A SLOPED GARAGE ROOF, TRANSOM WINDOWS, AND WOOD ELEMENTS, TO MAKE THE HOME LOOK LIKE THE MID-CENTURY MODERN THAT IT WAS MEANT TO BE.

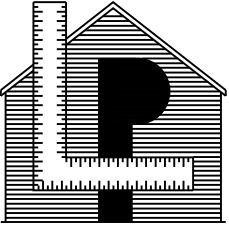
PROJECT WILL INCREASE THE EXISTING LIVING SPACE, ADD ON A NEW GARAGE ADDITION, AND UPDATE THE EXISTING WINDOWS, DOORS AND EXTERIOR FINISHES, WHILE IMPROVING THE HISTORICAL ASPECTS OF THE HOME.

| INDEX TO DRAWINGS |                                             |
|-------------------|---------------------------------------------|
| TI                | TITLE SHEET, PROJECT INFORMATION, SITE PLAN |
| A1.0              | PROJECT RENDERING                           |
| A1.1              | PHOTOS FOR EXISTING HOME                    |
| A1.2              | ELEVATIONS                                  |
| A1.3              | ELEVATIONS                                  |
| A2.0              | EXISTING FLOOR PLAN                         |
| A2.1              | NEW FLOOR PLAN, PLAN NOTES                  |
|                   |                                             |

PROJECT INFORMATION

|                              |                                                                                                          |                |  |
|------------------------------|----------------------------------------------------------------------------------------------------------|----------------|--|
| PROJECT:                     | VAN BEAVER RESIDENCE<br>INTERIOR RENOVATION AND GARAGE ADDITION                                          |                |  |
| PARCEL ADDRESS:              | 943 South Madison Street<br>Green Bay WI 54301                                                           |                |  |
| MUNICIPALITY:                | 231 - CITY OF GREEN BAY                                                                                  |                |  |
| CITY ZONING:                 | R1- LOW DENSITY RESIDENTIAL<br>ASTOR PARK HISTORICAL DISTRICT                                            |                |  |
| PARCEL NUMBER:               | 16-62A                                                                                                   |                |  |
| PARCEL LEGAL DESCRIPTION:    | 8,066 SQ. FT.<br>Plat of Astor W 67.0875 Ft. of Lots 9 & 10 Blk 67                                       |                |  |
| CURRENT R1 LOT REQUIREMENTS: | Square Feet:                                                                                             | 7,500.00       |  |
|                              | Minimum Lot Width:                                                                                       | 75 Ft.         |  |
|                              | Maximum Height:                                                                                          | 35 Ft./2.5     |  |
|                              | Front Yard:                                                                                              | 15 Ft.         |  |
|                              | Side Yard:                                                                                               | 6/8 Ft.        |  |
|                              | Rear Yard:                                                                                               | 25 Ft.         |  |
|                              | Attached Garage:                                                                                         | 20 Ft.         |  |
| F.A.R. (R1=50% Max)          | Impervious Surfaces (Including Existing Structure, New Addition, Driveway and Sidewalk)                  | 3,907.50 sq ft |  |
|                              | Lot Size                                                                                                 | 8,066.00 sq ft |  |
|                              | Surface Coverage                                                                                         | 0.48 %         |  |
| CONTACT/OWNER:               | Jeff and Tammy VanBeaver<br>943 South Madison Street<br>Green Bay, WI 54301<br>Jeff's Cell: 920-366-4339 |                |  |
| ARCHITECT:                   | JIM LaPLANT<br>LaPlant Architecture LLC<br>926 Willard Drive<br>Green Bay, WI<br>920-737-9769            |                |  |
| DESIGNER:                    | CINDY SIEGEL<br>Laridae Design Services LLC<br>N1571 County Road J<br>Kaukauna, WI 54956<br>920-427-6254 |                |  |
| GENERAL CONTRACTOR:          | TBD                                                                                                      |                |  |

Van Beaver Renovation  
943 S. Madison St. Green Bay



LaPlant  
Architecture, LLC

EMAIL: [laplantarchitecture@yahoo.com](mailto:laplantarchitecture@yahoo.com)

OFFICE: 926 WILLARD DRIVE  
GREEN BAY, WISCONSIN  
MAILING: 1592 RUSTIC WAY  
GREEN BAY, WISCONSIN 54313  
Telephone: (920) 737-9769

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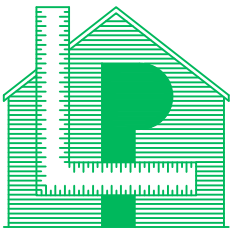


RENDERING –FRONT ELEVATION  
NOT TO SCALE MADISON ST



RENDERING –FRONT ELEVATION  
NOT TO SCALE ELIZA ST

Van Beaver Renovation  
943 S. Madison St. Green Bay



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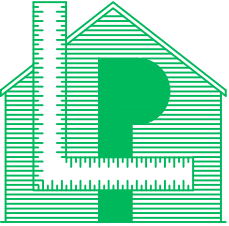
EXISTING FRONT ELEVATION  
SCALE: 3/16" = 1'-0" MADISON ST



EXISTING SIDE ELEVATION  
SCALE: 3/16" = 1'-0" ELIZA ST

Van Beaver Renovation

943 S. Madison St. Green Bay



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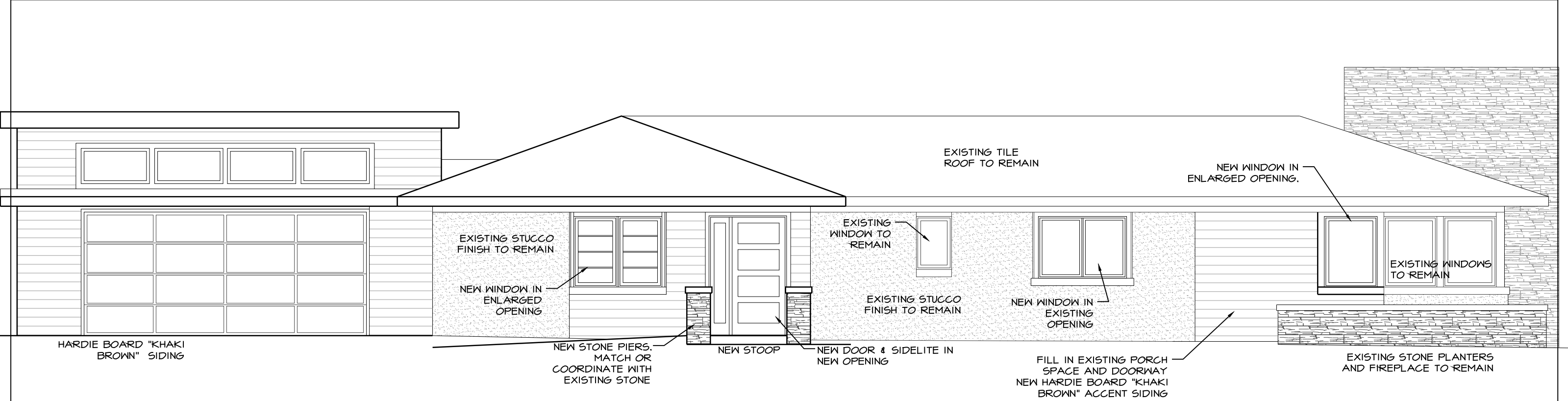
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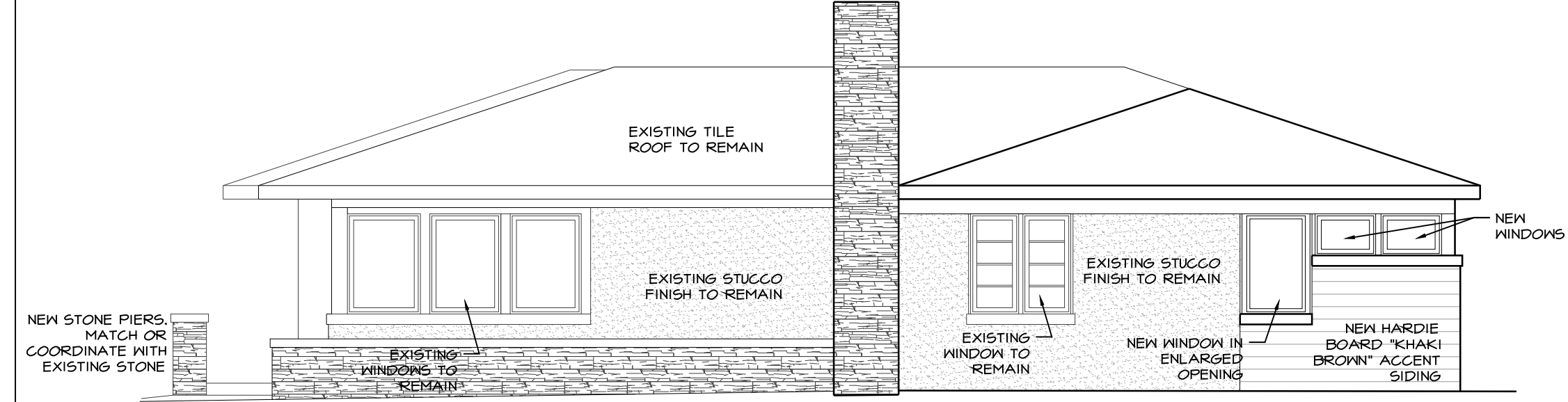
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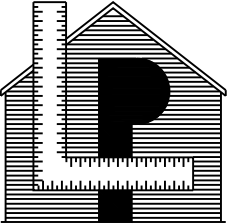


FRONT ELEVATION  
SCALE: 3/16" = 1'-0" MADISON ST



SIDE ELEVATION  
SCALE: 3/16" = 1'-0" ELIZA ST

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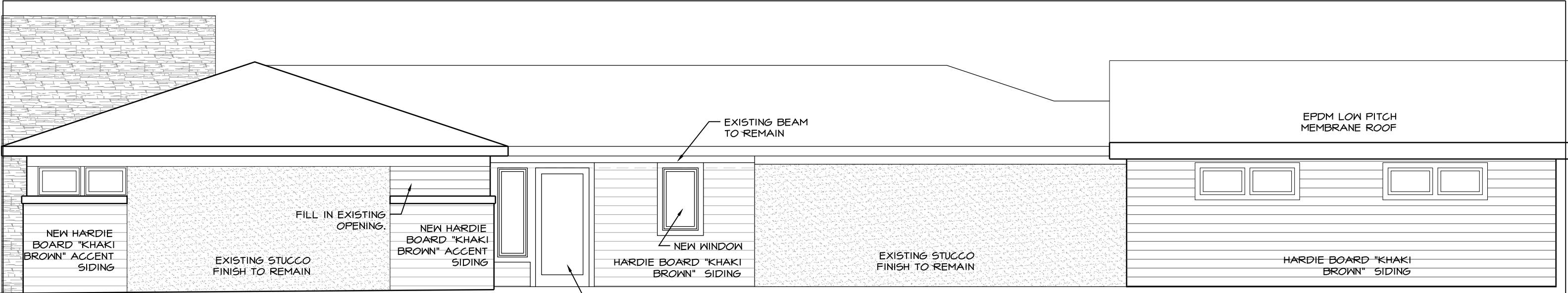
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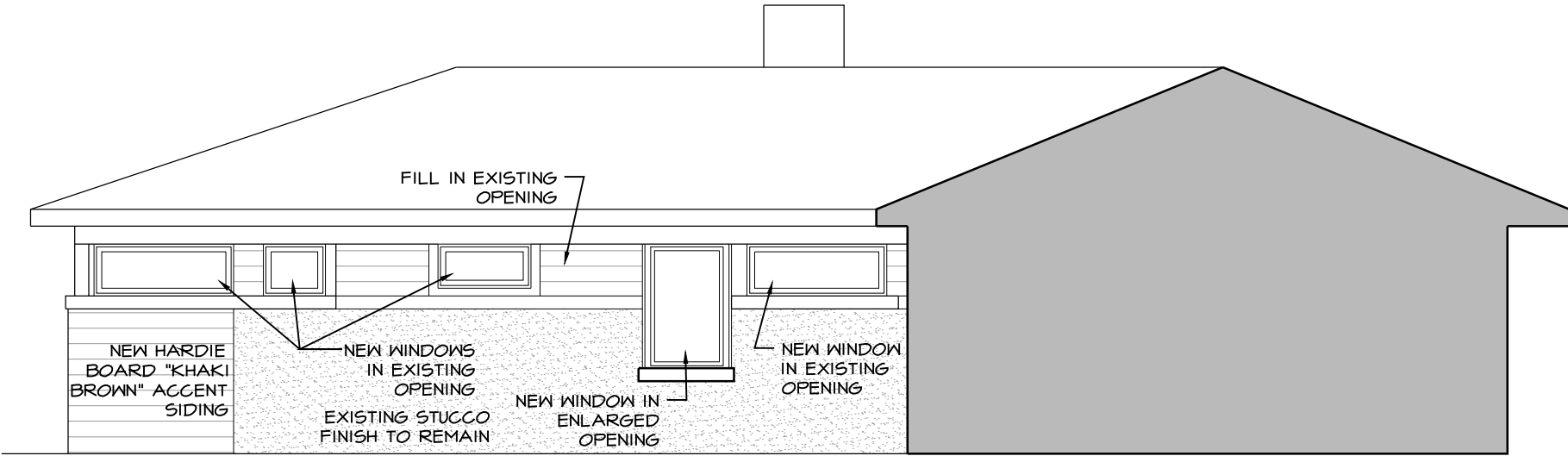
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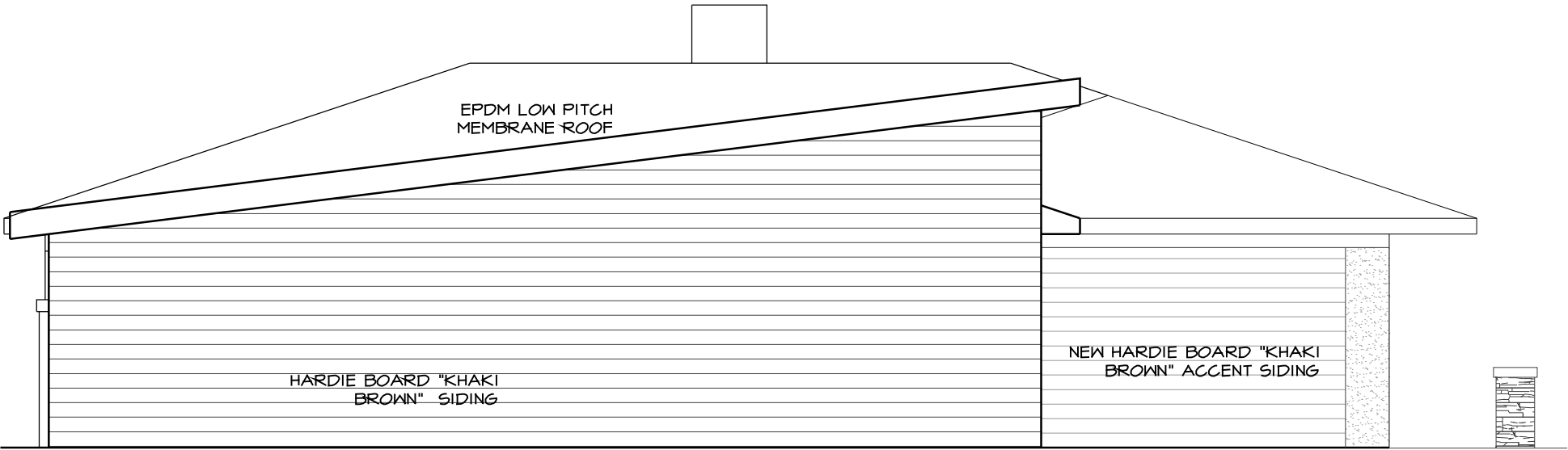
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BACK ELEVATION  
SCALE: 3/16" = 1'-0" MADISON ST

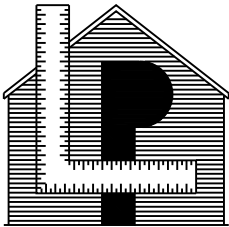


COURTYARD ELEVATION  
SCALE: 3/16" = 1'-0"



GARAGE SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

Van Beaver Renovation  
943 S. Madison St. Green Bay



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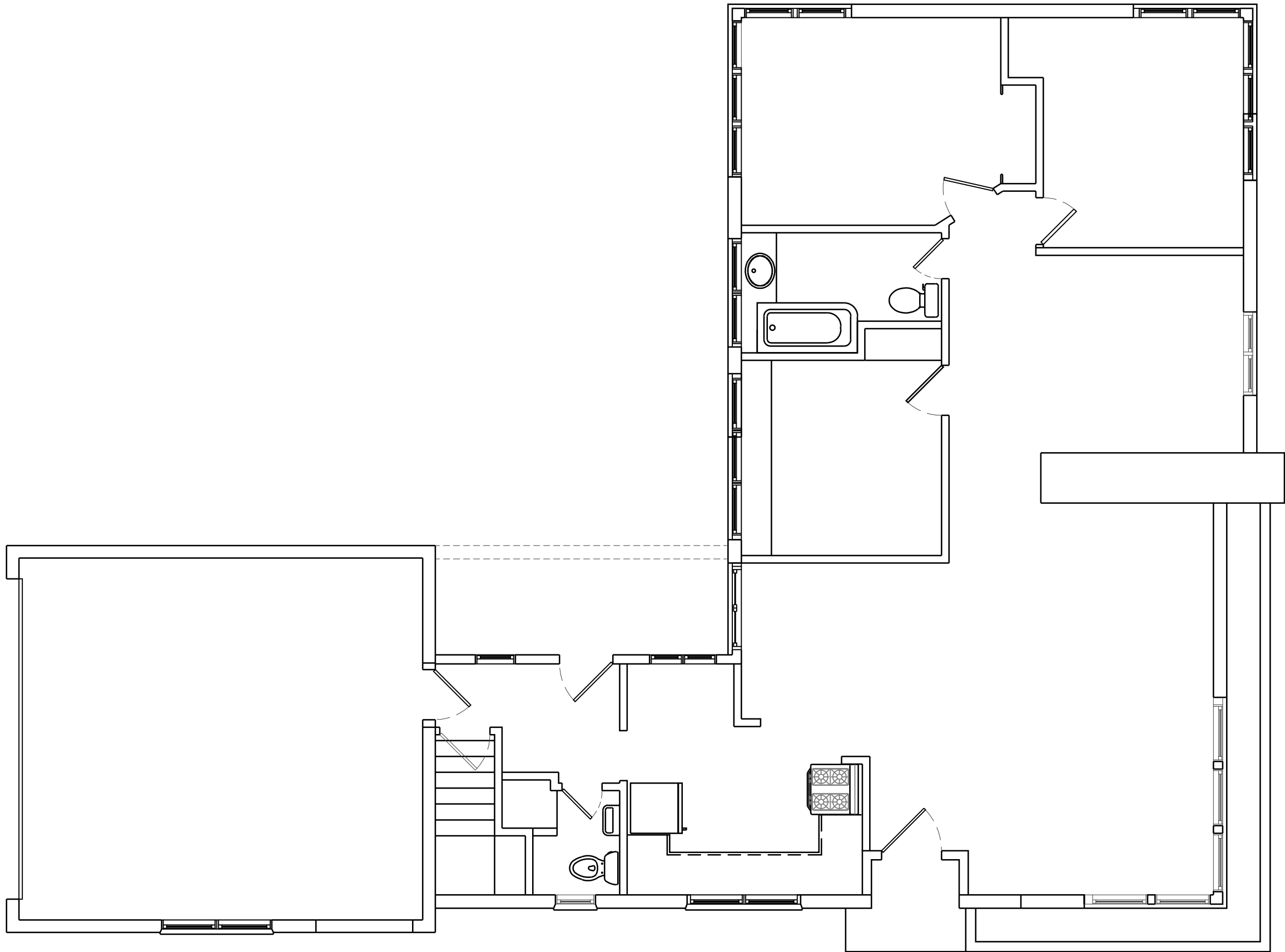
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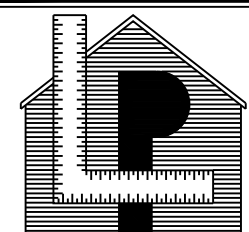
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EXISTING FLOOR PLAN  
SCALE: 3/16" = 1'-0"

Van Beaver Renovation  
943 S. Madison St. Green Bay



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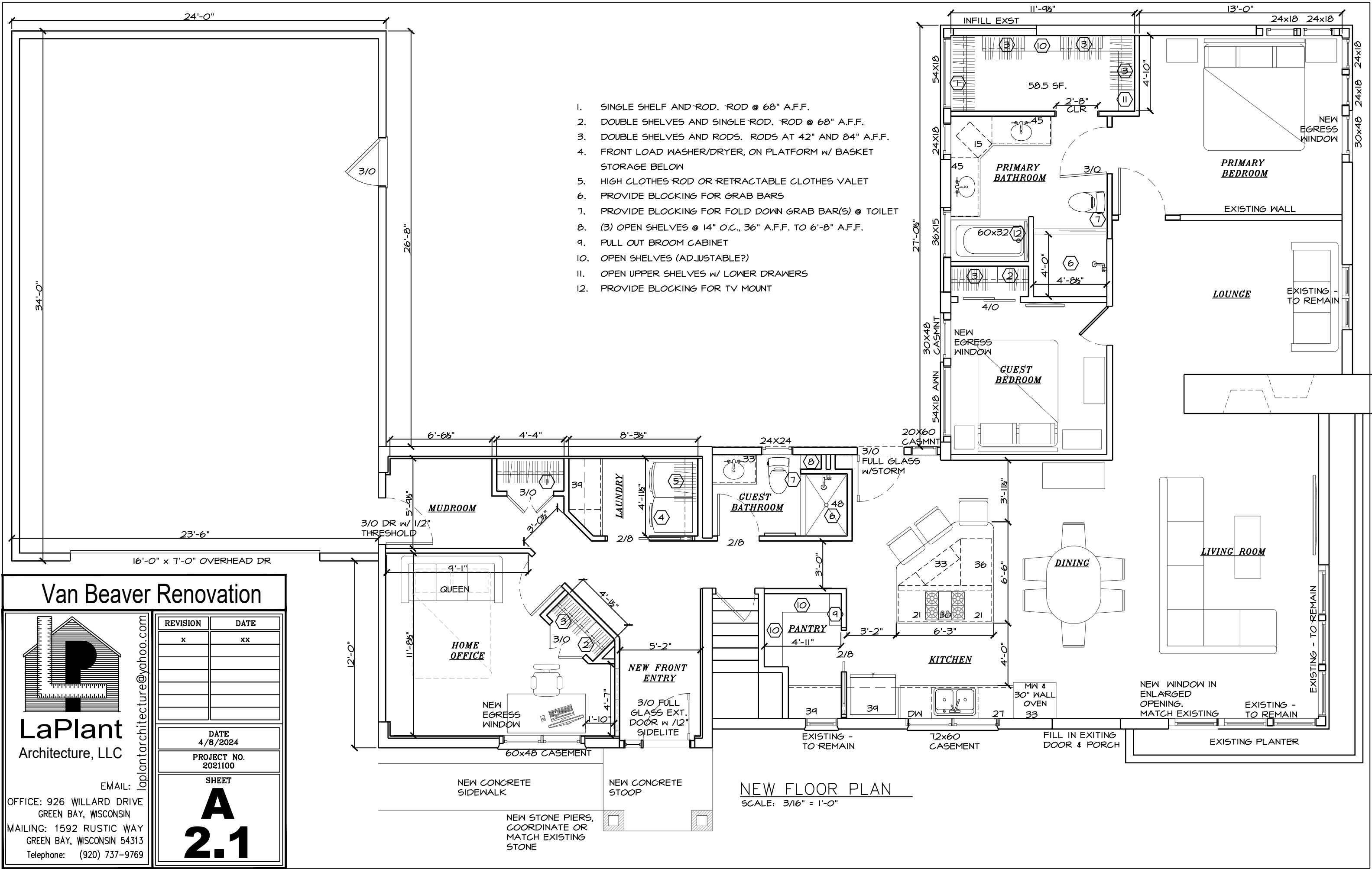
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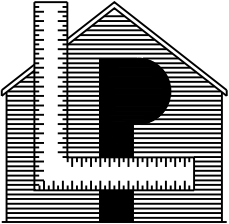
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- 1. SINGLE SHELF AND ROD. ROD @ 68" A.F.F.
- 2. DOUBLE SHELVES AND SINGLE ROD. ROD @ 68" A.F.F.
- 3. DOUBLE SHELVES AND RODS. RODS AT 42" AND 84" A.F.F.
- 4. FRONT LOAD WASHER/DRYER, ON PLATFORM w/ BASKET STORAGE BELOW
- 5. HIGH CLOTHES ROD OR RETRACTABLE CLOTHES VALET
- 6. PROVIDE BLOCKING FOR GRAB BARS
- 7. PROVIDE BLOCKING FOR FOLD DOWN GRAB BAR(S) @ TOILET
- 8. (3) OPEN SHELVES @ 14" O.C., 36" A.F.F. TO 6'-8" A.F.F.
- 9. PULL OUT BROOM CABINET
- 10. OPEN SHELVES (ADJUSTABLE?)
- 11. OPEN UPPER SHELVES w/ LOWER DRAWERS
- 12. PROVIDE BLOCKING FOR TV MOUNT

Van Beaver Renovation



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NEW FLOOR PLAN  
SCALE: 3/16" = 1'-0"

## Ends Eyesores

# ● Extensive Use Of Cabinets Adds to Home

Utility, Beauty Are  
Found by Raymakers

(11th in a Series) N

By DON POH

Mr. and Mrs. Robert Raymakers wanted a home.

Not just any kind of home, but one loaded with liveability and storage space.

They have it.

And the Raymakers home at 943 S. Madison street is one of easy spacious living which belies its moderate cost. The use of built-in cabinets and wardrobes is one of the most striking features of this home, which, incidentally, had Mrs. Raymakers as both its architect and contractor.

The cabinets make the home extremely compact and neat, with nothing jutting out from the wall to take up valuable floor space. At the front door is a large wardrobe facing the door, unusual in that it is not built to the ceiling. Instead, the wardrobe is only as high as is practical, but short about 18 inches from the ceiling and covered with green plants

which match the green element in the living-dining room color scheme.

### Made of Mahogany

This wardrobe, on its other side, is the Philippine mahogany dining room wall. Extended, it becomes a broom closet at the dining room-

kitchen d  
kitchen is  
at stove t

covers the entire east wall, while the north wall is built up in wood to form a chest of drawers and ample room to store playthings, clothing and all miscellaneous items youngsters consider valuable.

The two bedrooms at the east



P-6 PHOTO

**Features Built-In Cabinets**—The home of Mr. and Mrs. Robert Raymakers, 943 S. Madison street, is an example of what can be done to an interior with built-in wooden cabinet work. With three bedrooms, living room, dining room, den, kitchen, bath and powder room, the home has a built-in cabinet of Philippine mahogany in almost every room. You have to look to find them, but there are nine closets. Also featured is a wall fireplace between living room and den with four flues in use.

## Albert Liebel, 77, First Luxemburg Postmaster, Dies

Special to Press-Gazette

Albert  
of  
ukee



extremely compact and neat, with nothing jutting out from the wall to take up valuable floor space. At the front door is a large wardrobe facing the door, unusual in that it is not built to the ceiling. Instead, the wardrobe is only as high as is practical, but short about 18 inches from the ceiling and covered with green plants

in the living-dining room color scheme.

#### Made of Mahogany

This wardrobe, on its other side, is the Philippine mahogany dining room wall. Extended, it becomes a broom closet at the dining room-kitchen door. Everything in the kitchen is built-in, with cabinets at stove top level. The only separate item is the refrigerator. A breakfast nook for four is built with storage space under the seats.

At the rear entrance is another wardrobe for wraps and in the powder room off the back entrance and kitchen is another built-in linen closet and storage space.

The 12-by-20 living room has a wall fireplace at one end, adjoined by the entrance to a passageway running past the den entrance and doors to three bedrooms and bath. The fireplace also is the west wall of the den, and has four flues in use, including one for the fireplace opening into the den.

The den and passageway are separated by another built-in cabinet. On the den side is a sewing machine storage space, with a retractable segment used as a sewing chair. The back of this cabinet forms the passageway wall and encloses a linen closet at its east end.

#### Answer To Problem

A children's bedroom has only one free piece of furniture—the bed. Wardrobe and storage space

the north wall is built up in wood to form a chest of drawers and ample room to store playthings, clothing and all miscellaneous items youngsters consider valuable.

The two bedrooms at the east end of the house are separated by a large cabinet which forms the wall, with staggered wardrobe entrances.

And, of course, there are floor-to-ceiling built-in bookshelves in the den.

Such extensive use of cabinets and wardrobes might seem uncanny in story form. But when seen by the eye and put to use in a practical manner, here is an answer to the old, old problem of where to put those things worth saving but seldom used without creating 101 eyesores. And, as is brought out in the Raymakers home, the use of handsome wood in the cabinets lends variety to interior decoration.

## Edgar Bornemann, Holland, Succumbs

Special to Press-Gazette  
WRIGHTSTOWN, Wis. — Edgar Bornemann, 80, town of Holland, died Friday afternoon in a Green Bay hospital after an illness of several months.

He was born in the town of Morrison Sept. 4, 1872, and was married to Elizabeth Schmitt Nov. 4, 1897. They lived in Morrison three years before they moved to Holland in 1906.

## First Luxemburg Postmaster, Dies

Special to Press-Gazette  
LUXEMBURG, Wis. — Albert Liebl, 77, first postmaster of Luxemburg, died in Milwaukee Friday. He had been a lifelong resident here until a little over two years ago when he moved to Milwaukee. He had served as postmaster here from 1902 until 1935, and had also served as supervisor from the town of Luxemburg on the Keweenaw county board for many years.

The body will be brought to the McMahon Funeral home here, and may be viewed beginning at 1 o'clock Sunday afternoon. The rosary will be said at 8 o'clock Sunday night.

Funeral services will be held at 9:30 Monday morning in St. Mary's church in Luxemburg. Msgr. John Huhn will offer the requiem mass and burial will be in the church cemetery.

Survivors are five daughters and a son: Mrs. Hebert Retneour and Mrs. Clarence Welkner, the Ja Misses Lorna and Madonna Liebl, and Adelbert, all of Milwaukee, and Mrs. Ray Drury, Casco. There are also five grandchildren.

## Schultz in Bid For Farm Vote



Address: 943 S Madison St  
Parcel No.: 16-62-A  
WI AHI No.: 53590

Historic Name:

Built: 1950 c. 1950  
Historic Use: house  
Architectural Style: contemporary  
Wall Material: stucco  
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:

**NON-CONTRIBUTING**

"This two story stucco home is built in a modern ranc [sic] style.  
Owner: Robert Raymakers"  
- per NRHP nomination

Stewardship:

Character - Non-contributing. Overall form & fenestration. Shallow hipped roof and stucco siding on this 1-story ranch. Random course stone planter and chimney. Pronounced corner windows. Recessed entry door.

Features - unknown.

Alterations - unknown.

Misc - Changes should not detract from surrounding properties.

Now historic in its own right, changes could be sympathetic to the original design.



Report to the  
**Landmarks Commission**  
of the City of Green Bay

**MEETING DATE**

April 17, 2024

**PREPARED BY**

Stephanie Hummel, Staff

**AGENDA ITEM # F.I**

Staff-level COA applications.

**BACKGROUND**

- COA 24-14, 115 S Jefferson, Roof

**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

None