



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, FEBRUARY 19, 2025, 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, Ald. Jim Hutchison, Stephen Srubas, Susan Ley, David Siegel, Rebecca Derenne, Al Gonzalez Valentin.

C. Approval of the Agenda.

- I. Approval of the agenda for the Wednesday, February 19, 2025, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the December 18, 2024, meeting.

E. Regular Business.

- I. Election of Vice Chair.

2. (COA 25-01) Consideration with possible action on a design review for a cell tower at 1424 Admiral Court.
3. (COA 25-02) Consideration with possible action on a design review for soffit replacement at 412-414 N Maple Avenue.
4. (COA 25-03) Consideration with possible action on a design review for cornice replacement at 235-241 N Broadway.
5. (COA 25-04) Consideration with possible action on a design review for front and rear facade remodel at 133 N Broadway.

F. Informational.

1. Staff-level COA applications.
2. Staff update.
3. Date of next meeting: March 19, 2025.

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.



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

February 19, 2025

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 25-01) Consideration with possible action on a design review for a cell tower at 1424 Admiral Court.

BACKGROUND

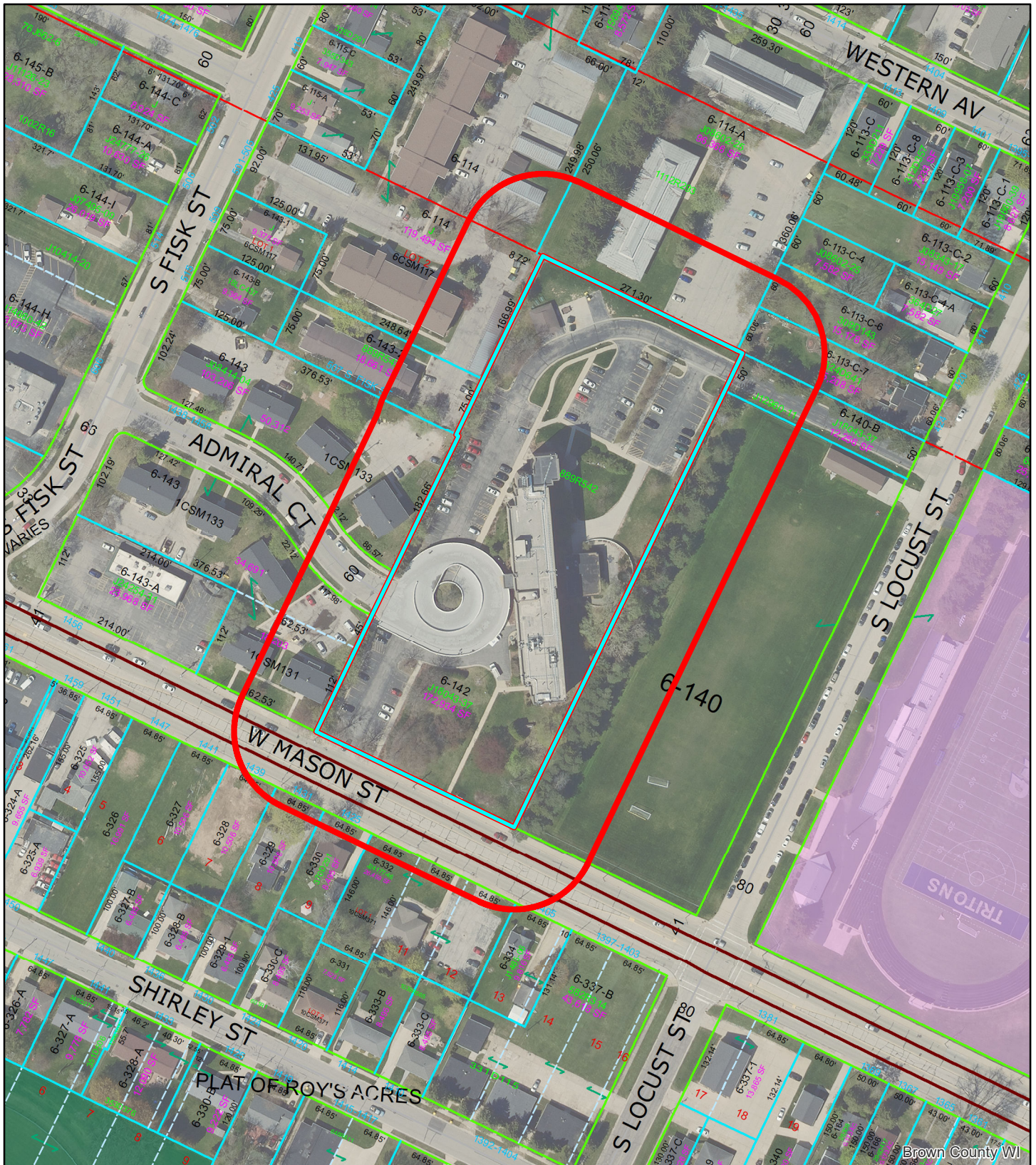
1465 Admiral ("Mason Manor") is individually listed in the NRHP under Criterion A for its importance in the Social History of Green Bay. This COA proposes to remove six (6) antennas and install nine (9) antennas at a top height of 82-feet on a 70.33-foot (83.833-foot-overall) building rooftop. Associated equipment will be located in the on the rooftop.

RECOMMENDATION

LC staff recommends approval of the proposed antenna changes.

FISCAL IMPACT**ATTACHMENTS**

1. COA 25-01 Map
2. COA 25-01 Project Details
3. COA 25-01 Application



(COA 25-01) Cell Tower at 1424 Admiral Court (Mason Manor)



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. 11 Feb 2025 X:\Planning\Basemaps\template_8.5x11.mxd

- 1424 Admiral Court
- 100' Notification Area

APPROVALS

REAL ESTATE:

RF:

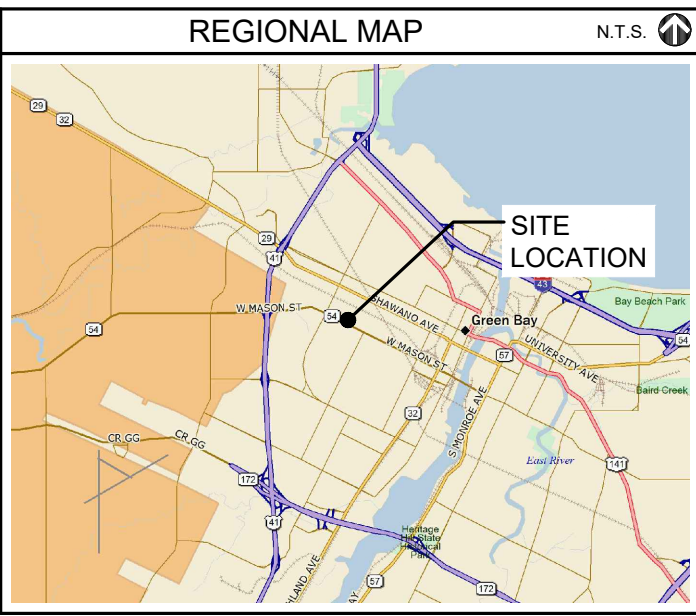
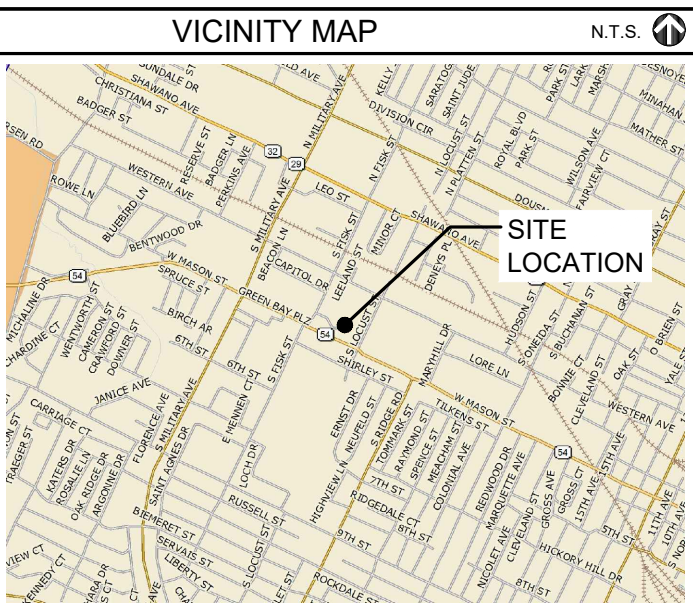
CONSTRUCTION:

EQUIPMENT ENGINEERING:

OPERATIONS:

PROJECT TYPE

PROPOSED ANTENNA MODIFICATION ON AN EXISTING WIRELESS SITE



CONSULTANT TEAM

PROJECT CONSULTANT:	TERRA CONSULTING GROUP, LTD. 600 BUSSE HIGHWAY PARK RIDGE, IL 60068 (847) 698-6400
STRUCTURAL CONSULTANT: (TOWER ANALYSIS)	HUTTER TRANKINA ENGINEERING 32 W 273 ARMY TRAIL RD, SUITE #100 WAYNE, IL 60184 (630) 513-6711
STRUCTURAL CONSULTANT: (MOUNT ANALYSIS)	HUTTER TRANKINA ENGINEERING 32 W 273 ARMY TRAIL RD, SUITE #100 WAYNE, IL 60184 (630) 513-6711
MOUNT ANALYSIS STATUS:	COMPLETE
MOUNT ANALYSIS RESULTS:	PASS
MOUNT ANALYSIS DATE:	08/28/2024
STRUCTURAL ANALYSIS DATE:	08/28/2024

GENERAL CONTRACTOR TO FOLLOW
ALL APPLICABLE BUILDING CODES
OBSERVED BY LOCAL JURISDICTION

verizon

1701 GOLF ROAD, TOWER 2, SUITE 400
ROLLING MEADOWS, ILLINOIS 60008
PHONE: (847) 619-5397 FAX: (847) 706-7415

MDG LOCATION NUMBER: 5000238742

SITE NAME: MASON AND MILITARY

1424 ADMIRAL COURT
GREEN BAY, WI 54303

DIGGERS HOTLINE

"Call 3 Work Days
Before You Dig!"

TOLL FREE 1-800-242-8511
MILW. AREA (414) 259-1181
TDD 1-800-542-2289

OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY
DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED

WISCONSIN
JOHN J. ZIMMERMANN
E29548
PARK RIDGE, IL
PROFESSIONAL ENGINEER

12/15/2024

PROJECT INFORMATION

OCCUPANCY:	UNINHABITED
SITE ADDRESS:	1424 ADMIRAL COURT GREEN BAY, WI 54303
LATITUDE:	44° 31' 20.0604" N (APPROXIMATE)
LONGITUDE:	88° 3' 25.56" W (APPROXIMATE)
STRUCTURE OWNER:	GREEN BAY HOUSING AUTHORITY JAYME VALENTINE (920) 492-3733 JAYME.VALENTINE@GREENBAYWI.GOV
APPLICANT:	VERIZON WIRELESS 1701 GOLF ROAD, TOWER 2 SUITE 400 ROLLING MEADOWS, IL 60008
REAL ESTATE MANAGER:	ADAM CASTELLO (630) 488-7529

SHEET	DRAWING INDEX	REVISION
T-1	TITLE SHEET	-
C-1	SITE LAYOUT	-
A-1	SHELTER LAYOUT	-
ANT-1	SITE ELEVATION	-
ANT-2	ANTENNA LAYOUT	-
ANT-2A	PROPOSED ANTENNA LAYOUT	-
ANT-3	ANTENNA INFORMATION	-
ANT-3A	COMBINER CABLE DATA & CABLE DIAGRAM	-
ANT-4	DETAILS	-
ANT-5	DETAILS	-
ANT-6	DETAILS	-
ANT-7	DETAILS	-
ANT-8	DETAILS	-
ANT-9	DETAILS	-
EX-1	PHOTO EXHIBIT	-
EX-2	PHOTO EXHIBIT	-
	ATTACHMENTS	
	RFE FCC COMPLIANCE ASSESSMENT	
	22" x 34" IS FULL SCALE 11" x 17" IS HALF SCALE	

verizon

1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA

CONSULTING GROUP
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

NO.	DESCRIPTION	DATE	BY	AMW	AMW	AMW			
1.	ISSUED FOR REVIEW	09/19/2024							
2.	ADDITION OF EQUIPMENT HEIGHTS	11/15/2024							
	ISSUED FOR FINAL	12/05/2024							

MDG #
5000238742

MASON AND
MILITARY

1424 ADMIRAL COURT
GREEN BAY, WI 54303

DRAWN BY: AMW

CHECKED BY: AU

DATE: 09/17/24

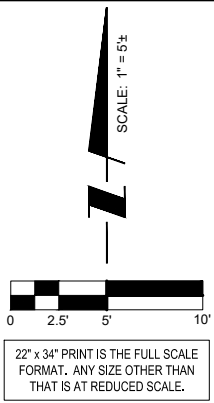
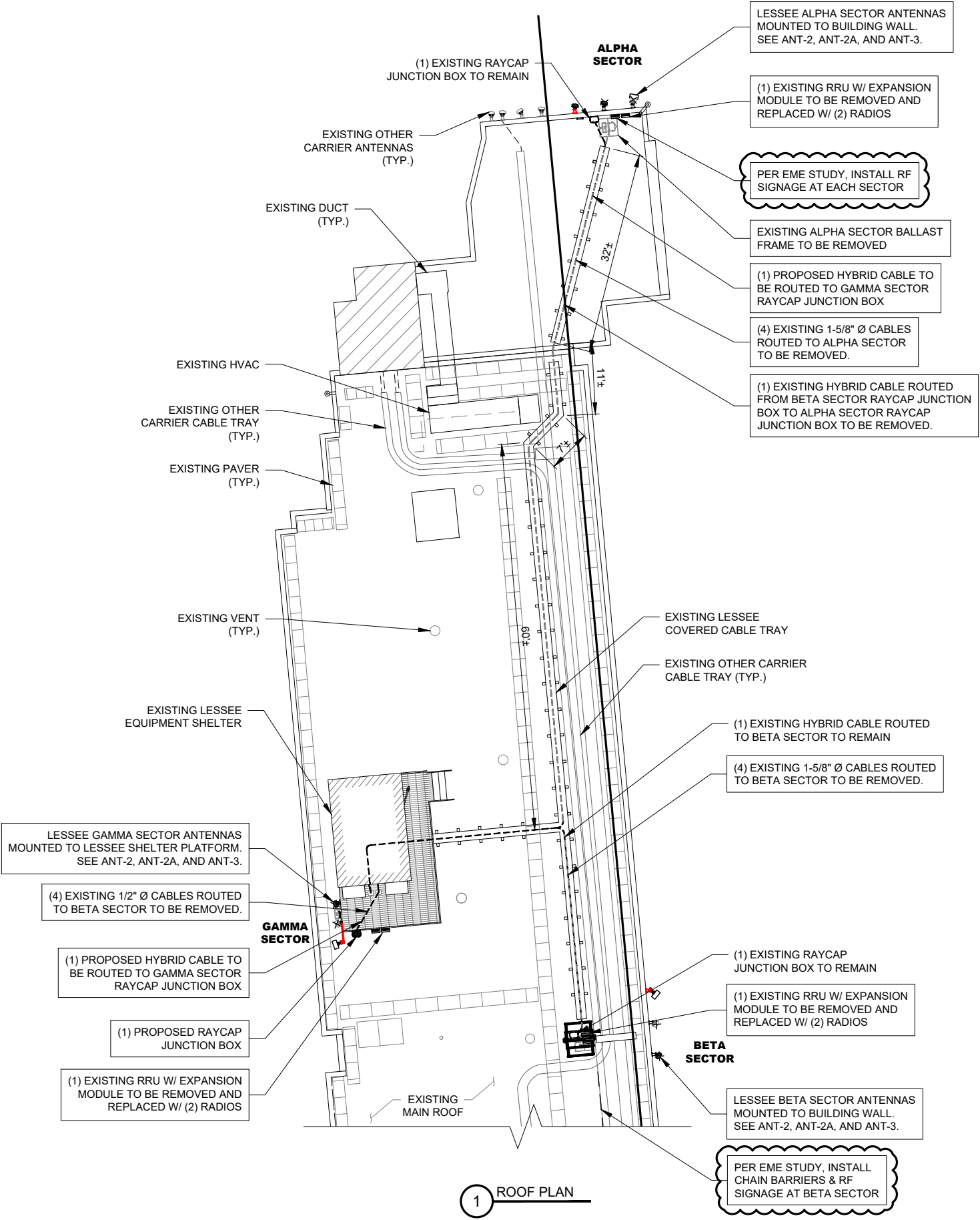
PROJECT #: 124-2578

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

G.C. TO COORDINATE W/ LESSEE COMPLIANCE, CONSTRUCTION & RF MANAGER FOR PROPER INSTALLATION OF RF SIGNAGE & CHAIN BARRIERS

PROPOSED RF BARRIER ANCHORED TO NON-PENETRATING CONCRETE BLOCKS ON RUBBER MATS. NEW BARRIER TO BE RATED TO WITHSTAND 90MPH WINDS.



verizon
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				12/05/2024	AMW

MDG #
5000238742

MASON AND
MILITARY

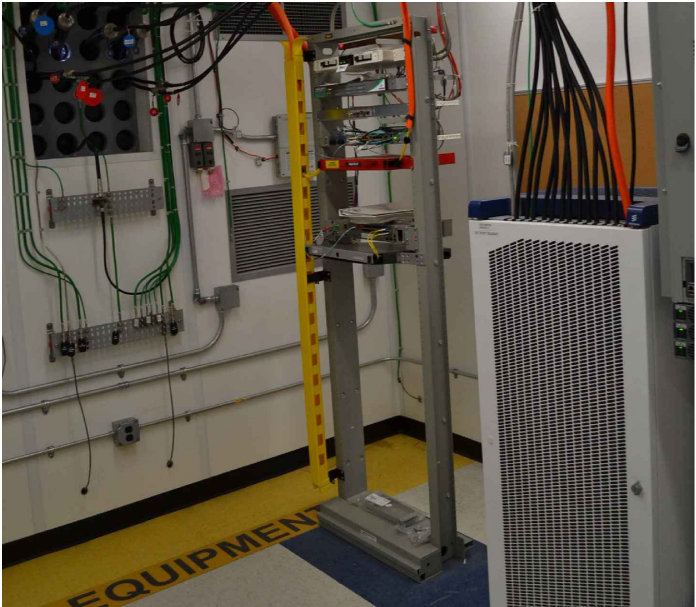
1424 ADMIRAL COURT
GREEN BAY, WI 54303

DRAWN BY:	AMW
CHECKED BY:	AU
DATE:	09/17/24
PROJECT #:	124-2578

SHEET TITLE
ROOF PLAN
SHEET NUMBER
A-1



A EXISTING RAYCAP JUNCTION BOX IN SHELTER
SCALE: N.T.S.



B LOCATION OF PROPOSED RAYCAP JUNCTION BOX IN SHELTER
SCALE: N.T.S.

(1) PROPOSED PB-19-SYS-16-BB,
(6) PROPOSED PB-PSU-162-BB, AND
(2) PROPOSED PB-PSU-COV-BB.
LOCATION TO BE DETERMINED BY G.C.

(1) PROPOSED LESSEE RACK
RAYCAP JUNCTION BOX
MOUNTED TO EXISTING FIF RACK

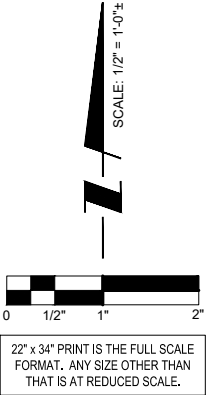
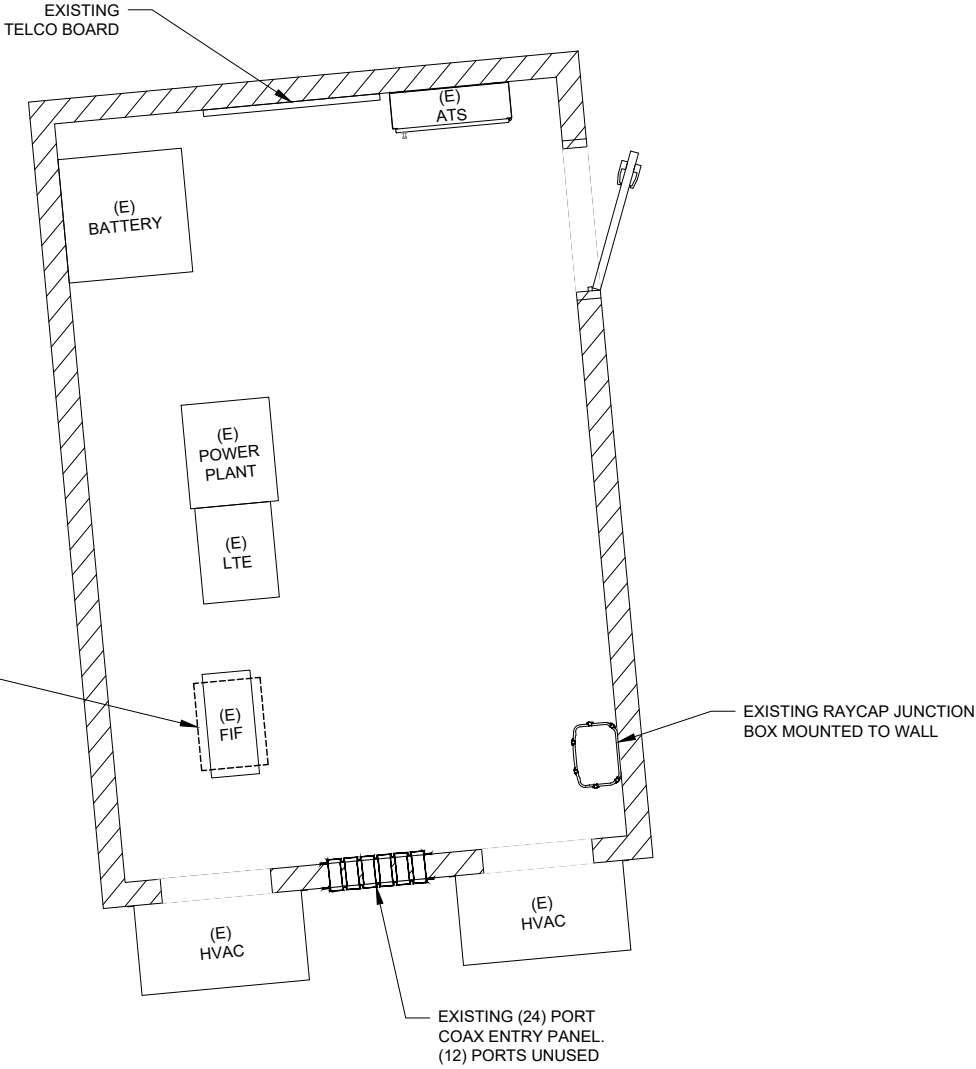
EXISTING SITE CONDITIONS SUPPLIED
BY LESSEE. SITE VISIT WAS NOT
PERFORMED FOR THIS UPGRADE.

NOTES:
RAYCAP JUNCTION BOX WILL HAVE 24" OF VERTICAL
CLEARANCE TO ALLOW FOR THE COVER TO SLIDE OFF.

MAXIMUM CABLE LENGTH OF 30' BETWEEN LTE CABINET
AND RAYCAP JUNCTION BOX.

G.C. TO GROUND ALL NEW COMPONENTS TO EXISTING
GROUND SYSTEM.

ALL LESSEE PORTS TO BE WEATHERPROOFED AND
SEALED W/ APPROPRIATE BOOTS.



1 SHELTER LAYOUT

verizon
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
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FAX: (847) 706-7415

TERRA
COMMUNICATIONS GROUP
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS			BY	DATE
NO.	DESCRIPTION	AMW		
1.	ISSUED FOR REVIEW	AMW		09/19/2024
2.	ADDITION OF EQUIPMENT HEIGHTS	AMW		11/15/2024
	ISSUED FOR FINAL	AMW		12/05/2024

MDG #
5000238742

MASON AND
MILITARY

1424 ADMIRAL COURT
GREEN BAY, WI 54303

DRAWN BY: AMW

CHECKED BY: AU

DATE: 09/17/24

PROJECT #: 124-2578

SHEET TITLE

SHELTER LAYOUT

SHEET NUMBER

A-2

MOUNT MODIFICATIONS REQUIRED.
NO ANTENNA WORK TO BEGIN PRIOR
TO COMPLETION OF
REINFORCEMENT INSTALLATION.

FULL SCALE PRINT IS ON 22"x34" MEDIA
HALF SCALE PRINT IS ON 11"x17" MEDIA



REVISIONS			
NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	09/19/2024	AMW
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MASON AND MILITARY

1424 ADMIRAL COURT
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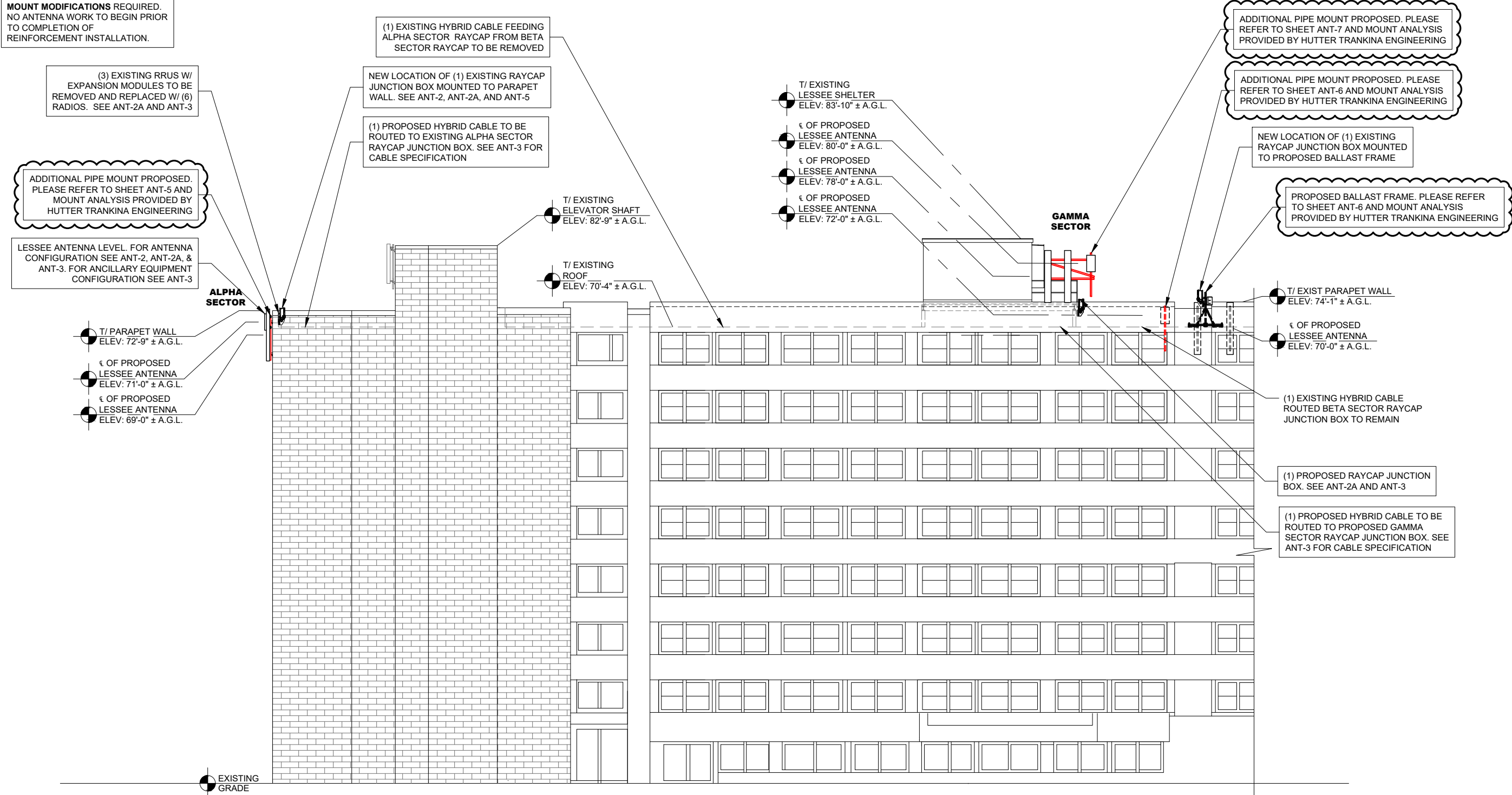
PROJECT #:	124-2578
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SHEET TITLE

SITE
ELEVATION

SHEET NUMBER

ANT-1



1 WEST ELEVATION
SCALE: 1/8" = 1'-0" ±

NOTES:

1. THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY.
2. NO ANTENNA OR LINE WORK TO BEGIN PRIOR TO CONFIRMATION OF ADEQUATE TOWER AND MOUNT CAPACITY.
3. G.C. TO VERIFY ANTENNA TECHNOLOGIES PRIOR TO REMOVAL OF ANY ANTENNAS.
4. REFER TO ANT-3 & ANT-3A FOR DETAIL ON EXISTING & PROPOSED RF CONFIGURATION.

NOTES:

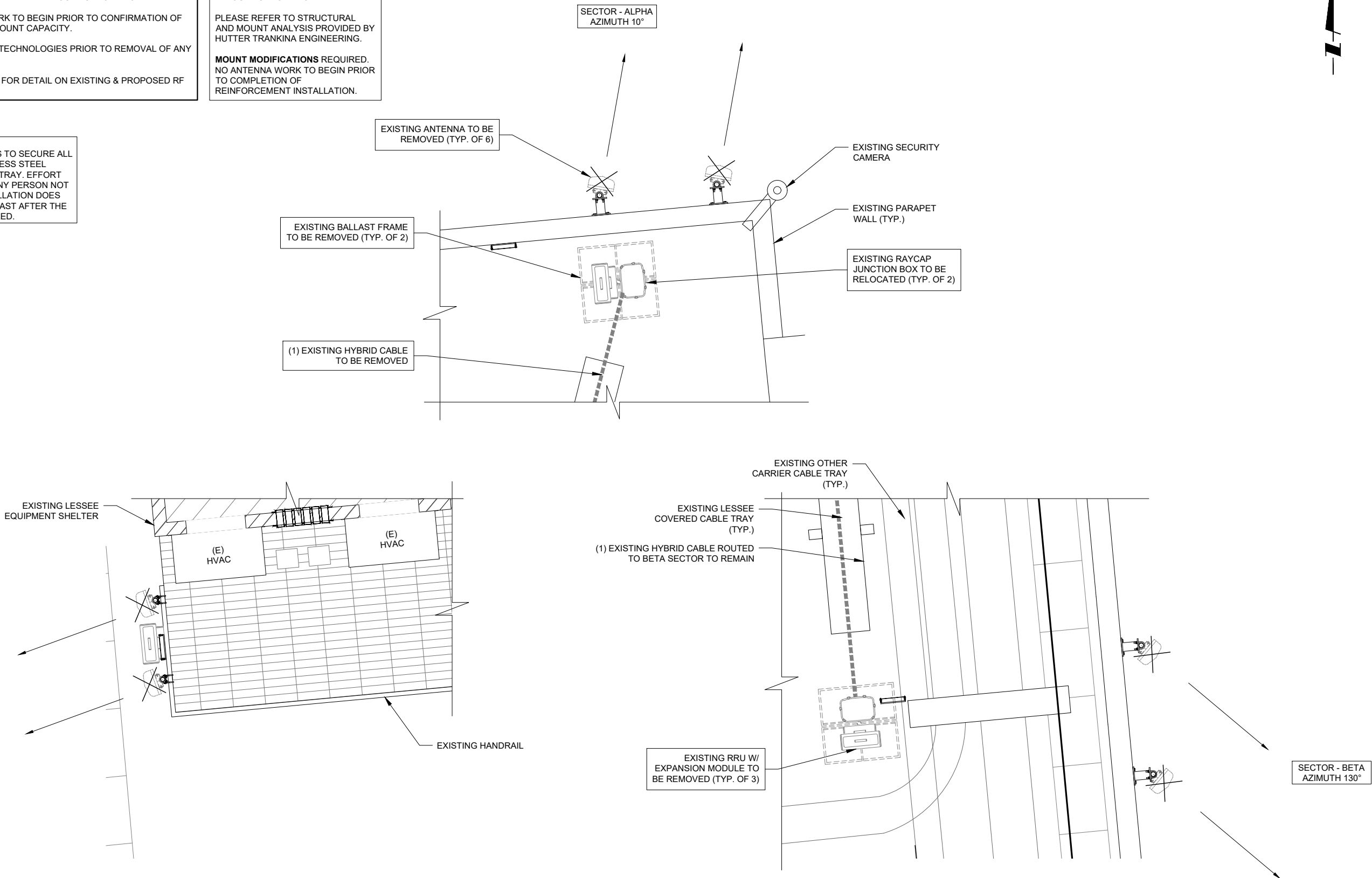
THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY.

PLEASE REFER TO STRUCTURAL AND MOUNT ANALYSIS PROVIDED BY HUTTER TRANKINA ENGINEERING.

MOUNT MODIFICATIONS REQUIRED.
NO ANTENNA WORK TO BEGIN PRIOR TO COMPLETION OF REINFORCEMENT INSTALLATION.

NOTE:

THE GENERAL CONTRACTOR IS TO SECURE ALL BALLAST BLOCKS WITH STAINLESS STEEL STRAPPING TO BALLAST SLED TRAY. EFFORT MUST BE TAKEN TO ENSURE ANY PERSON NOT ASSOCIATED WITH THIS INSTALLATION DOES NOT REMOVE OR ADJUST BALLAST AFTER THE REQUIRED BALLAST IS INSTALLED.



EXISTING SITE CONDITIONS SUPPLIED BY LESSEE. SITE VISIT WAS NOT PERFORMED FOR THIS UPGRADE.

1 EXISTING ANTENNA LAYOUT
N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

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CONSULTING GROUP
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PARK RIDGE, IL 60068
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	ISSUED FOR FINAL	2.		11/15/2024	AMW
				12/05/2024	AMW

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MASON AND
MILITARY

1424 ADMIRAL COURT
GREEN BAY, WI 54303

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SHEET TITLE

ANTENNA
LAYOUT

SHEET NUMBER

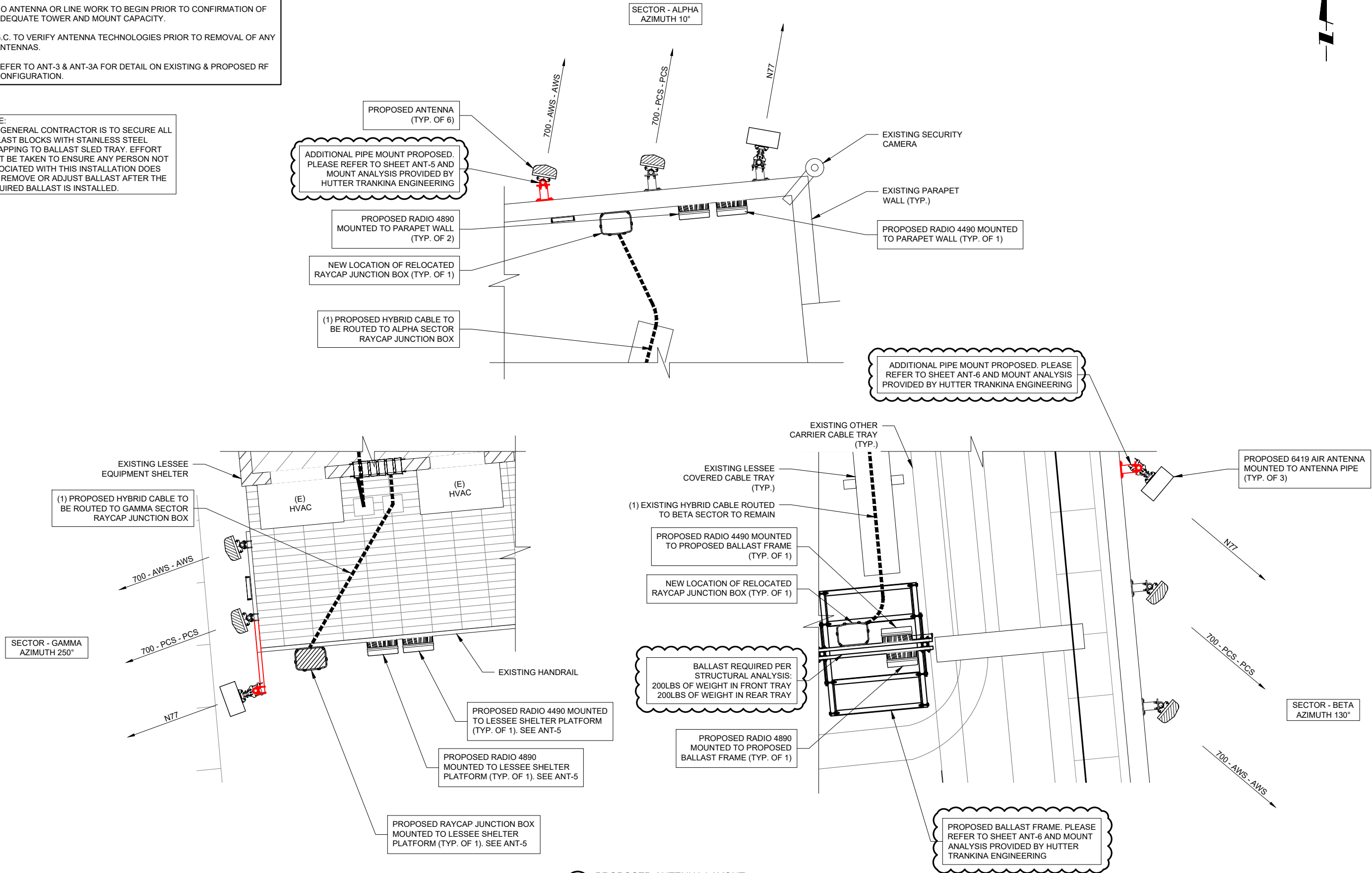
ANT-2

NOTES:

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NOTE:

THE GENERAL CONTRACTOR IS TO SECURE ALL BALLAST BLOCKS WITH STAINLESS STEEL STRAPPING TO BALLAST SLED TRAY. EFFORT MUST BE TAKEN TO ENSURE ANY PERSON NOT ASSOCIATED WITH THIS INSTALLATION DOES NOT REMOVE OR ADJUST BALLAST AFTER THE REQUIRED BALLAST IS INSTALLED.



EXISTING SITE CONDITIONS SUPPLIED BY LESSEE. SITE VISIT WAS NOT PERFORMED FOR THIS UPGRADE.

1 PROPOSED ANTENNA LAYOUT
N.T.S.

verizon
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TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
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MDG #
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MASON AND
MILITARY

1424 ADMIRAL COURT
GREEN BAY, WI 54303

DRAWN BY: AMW
CHECKED BY: AU
DATE: 09/17/24
PROJECT #: 124-2578

SHEET TITLE
PROPOSED ANTENNA
LAYOUT

SHEET NUMBER

ANT-2A

Antenna Summary

Added													
700	1900	AWS	AWS3	Make	Atoll Model	Item Description	Centerline	Tip Height	Azimuth	Inst. Type	Quantity	Item ID	
				Ericsson	AIR6419		71	72.2	10(1)	PHYSICAL	1		
				Ericsson	AIR6419		72	73.2	130(2)	PHYSICAL	1		
				Ericsson	AIR6419		80	81.2	250(3)	PHYSICAL	1		
LTE	LTE	LTE	LTE	JMA Wireless	MX06FIT865-02E		69	73	10(1)	PHYSICAL	2		
LTE	LTE	LTE	LTE	JMA Wireless	MX06FIT865-02E		70	74	130(2)	PHYSICAL	2		
LTE	LTE	LTE	LTE	JMA Wireless	MX06FIT865-02E		78	82	250(3)	PHYSICAL	2		
Removed													
700	1900	AWS	AWS3	Make	Atoll Model	Item Description	Centerline	Tip Height	Azimuth	Inst. Type	Quantity	Item ID	
LTE		LTE		AMPHENOL	CWWX063X25X00		69	73.1	10(1)	PHYSICAL	2		
LTE		LTE		AMPHENOL	CWWX063X25X00		70	74.1	130(2)	PHYSICAL	2		
LTE		LTE		AMPHENOL	CWWX063X25X00		78	82.1	250(3)	PHYSICAL	2		
Retained													
700	1900	AWS	AWS3	Make	Atoll Model	Item Description	Centerline	Tip Height	Azimuth	Inst. Type	Quantity	Item ID	
No data available.													

Added: 9 Removed: 6 Retained: 0

1 ANTENNA SUMMARY
N.T.S.

Equipment Summary

Added													
Equipment Type	Location	700	1900	AWS	AWS3	Make	Atoll Model	Item Description	Cable Length	Cable Size	Install Type	Quantity	Item ID
RRU	Tower					ERICSSON INC	AIR6419-B77D	AIR 6419 B77D Radio Unit			PHYSICAL	0	1900483699
RRU	Tower	LTE				ERICSSON INC	4490	DB Radio 4490HP B5+B13- Rem Radio Unit			PHYSICAL	3	1900483084
RRU	Tower		LTE	LTE		ERICSSON INC	4890	DB Radio 4890HP B2+B66- Rem Radio Unit			PHYSICAL	3	1900483775
OVP Box	Tower					RAYCAPINC-001	RC3DC-3315-PF-48	Wall Mount 6 OVP w/o Alarm Board			PHYSICAL	2	0000000019000005
Upconverter	Shelter					JOHNMEZZAL-002	PB-19-SYS-16-BB	19IN 16 OUTPUT DC BOOST SHELF WOMM			PHYSICAL	1	0000000019000400
Alarm	Tower					RAYCAPINC-001	3315-ALM-RS485	RETROFIT KIT RVZDC-3300-PF-48			PHYSICAL	4	0000000019000070
Hybrid Cable	Tower					COMMSCOPE T-001	HFT1206-24SV2-xxx	HELIAX FIBERFEED LI TRUNK 6 PR 6 AWG 12 PR SM FIBER			PHYSICAL	2	
OVP Box	Shelter					RAYCAPINC-001	RVZDC-4520-RM-48	Rack Mount 12 OVP with Alarm Board			PHYSICAL	1	0000000019000490
Upconverter	Shelter					JOHNMEZZAL-002	PB-PSU-COV-BB	SLOT BLANK COVER, PSU			PHYSICAL	2	0000000019000400
Upconverter	Shelter					JOHNMEZZAL-002	PB-PSU-162-BB	BOOST MODULE 2 CH 1600 A			PHYSICAL	6	0000000019000400
Removed													
Equipment Type	Location	700	1900	AWS	AWS3	Make	Atoll Model	Item Description	Cable Length	Cable Size	Install Type	Quantity	Item ID
RRU	Shelter	LTE				ERICSSON INC	2xRUL01 B13	RUL B13 700 MHZ			PHYSICAL	6	1900136490
RRU	Tower			LTE		Ericsson	RRUS12 B4+A2				PHYSICAL	3	
Coaxial Cables	Tower					CommScope	1/2"				PHYSICAL	4	
TMA	Tower	LTE				Westell	BWC-TTMA-700C				PHYSICAL	3	
Coaxial Cables	Tower					Andrew	15/8"				PHYSICAL	8	
Retained													
Equipment Type	Location	700	1900	AWS	AWS3	Make	Atoll Model	Item Description	Cable Length	Cable Size	Install Type	Quantity	Item ID
Hybrid Cable	Tower					CommScope	HTC-24SM-1206-1618-APV				PHYSICAL	1	
OVP Box	Shelter					Raycap	RC3DC-3315-PF-48				PHYSICAL	1	0000000019000005
OVP Box	Tower					Raycap	RC3DC-3315-PF-48				PHYSICAL	2	0000000019000005

2 EQUIPMENT SUMMARY
N.T.S.



REVISIONS		BY	DATE	AMW	AMW			
			09/19/2024		11/15/2024	12/05/2024		
		DESCRIPTION		ISSUED FOR REVIEW		ADDITION OF EQUIPMENT HEIGHTS		
		NO.		1.		2.		

MDG #
5000238742

MASON AND
MILITARY

1424 ADMIRAL COURT
GREEN BAY, WI 54303

DRAWN BY: AMW

CHECKED BY: AU

DATE: 09/17/24

PROJECT #: 124-2578

SHEET TITLE
ANTENNA
INFORMATION

SHEET NUMBER

ANT-3

RF EMISSIONS REPORT PROVIDED

☒ YES

☐ NO

DATE OF REPORT: 11/22/2024

SIGNAGE/BARRIERS REQUIRED

☒ YES

☐ NO

ESTIMATED MAIN LINE HYBRID LENGTH

SECTOR	VERTICAL LENGTH (±)	HORIZONTAL LENGTH (±)	EQUIPMENT ROOM (±)	TOTAL (±)
ALPHA	16'	160'	14'	190'
GAMMA	16'	10'	14'	40'

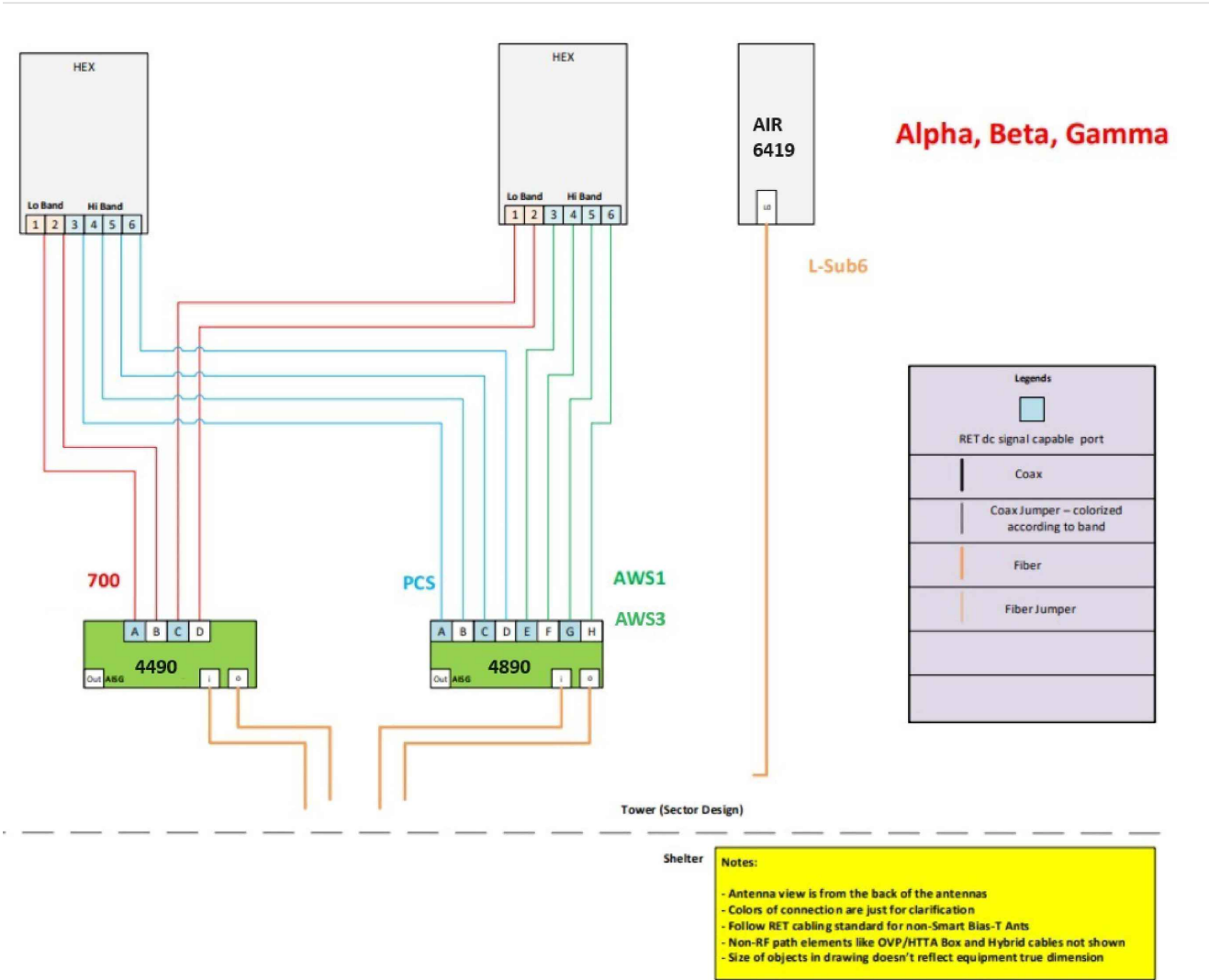
POWER SHIFT OR POWER BOOST NEEDED DUE TO HYBRID LENGTH OVER 175 FEET

EXISTING EQUIPMENT TO BE REUSED

LOCATION	COMPONENT	COUNT
TOP	MAIN RAYCAP	2
BOTTOM	MAIN RAYCAP	1

EXISTING CABLING TO BE REUSED

TYPE	SIZE	COUNT
HYBRID	MAIN TRUNK	1
COAX	N/A	N/A



REVISIONS		BY	DATE	DESCRIPTION	NO.
		AMW	09/19/2024	ISSUED FOR REVIEW	1.
		AMW	11/15/2024	ADDITION OF EQUIPMENT HEIGHTS	2.
		AMW	12/05/2024	ISSUED FOR FINAL	

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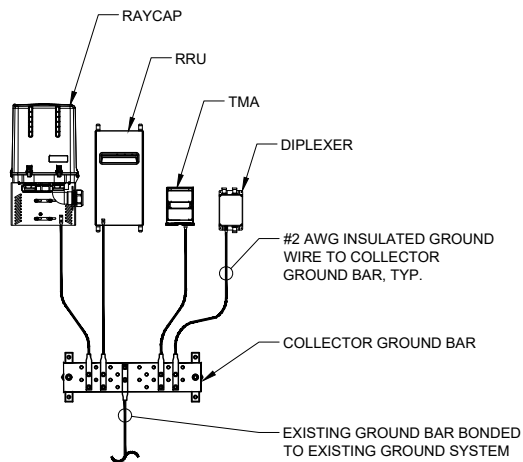
MASON AND
MILITARY

1424 ADMIRAL COURT
GREEN BAY, WI 54303

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SHEET TITLE
COMBINER CABLE DATA
& CABLE DIAGRAM

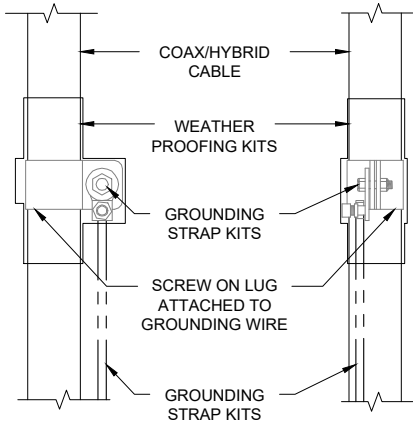
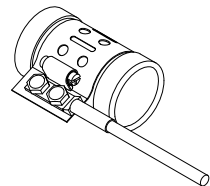
SHEET NUMBER
ANT-3A



- NOTES:
1. DETAIL IS CONCEPTUAL ONLY. PLEASE SEE ECR AND LAYOUT SHEETS FOR ACTUAL EQUIPMENT CONFIGURATION.
 2. GROUND CONNECTIONS MUST BE DOUBLE HOLE CONNECTION. SPECIAL EXCEPTION ONLY TO EQUIPMENT THAT WILL NOT ALLOW FOR A DOUBLE HOLE CONNECTION.

1 TYPICAL APPURTENANCE GROUNDING
SCALE: N.T.S.

- NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 2. THIS DETAIL IS TYPICAL FOR EACH COAX CABLE WHERE IT IS SPECIFIED TO BE GROUNDED
 3. CABLE TO BE GROUNDED AT ANTENNA LEVEL AND PRIOR TO ENTERING SHELTER ENTRY PANEL.
 4. CABLE ALSO TO BE GROUNDED TO GROUND BAR AT TOWER BASE IF APPLICABLE.
 5. USE ONLY TIN PLATED GROUNDING KITS.



2 COAX / HYBRID CABLE GROUND KIT DETAIL
N.T.S.

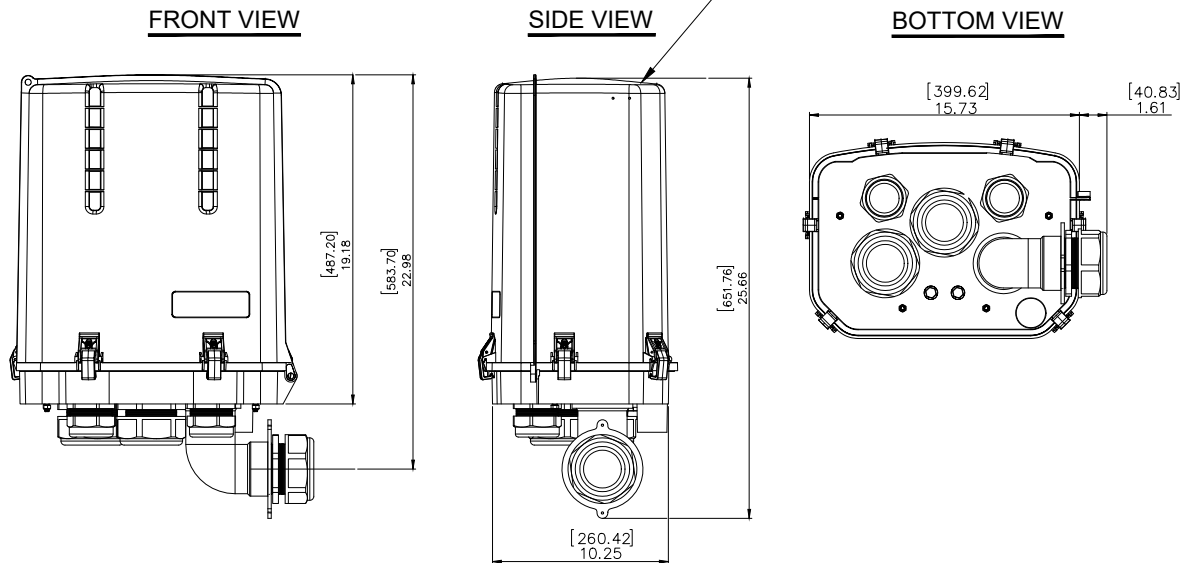
SPECIFICATIONS DC SURGE PROTECTION FOR RRU/INTEGRATED ANTENNA RADIO HEAD

APPLICATION: TOWER / BASE / ROOFTOP / ROOFTOP DISTRIBUTION MODELS

WEIGHT: 32LBS (14.51 KG)

[mm]
INCHES

PROPOSED RAYCAP JUNCTION BOX MODEL#
RCMDC-3315-PF-48 OR RCMDC-3300-PF-48
OR APPROVED EQUAL



3 RAYCAP JUNCTION BOX DETAIL
SCALE: N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
COMMERCIAL GROUP
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS		NO.	DESCRIPTION	DATE	BY
	ISSUED FOR REVIEW	1.	ADDITION OF EQUIPMENT HEIGHTS	09/19/2024	AMW
	ISSUED FOR FINAL	2.		11/15/2024	AMW
				12/05/2024	AMW

MDG #
5000238742

MASON AND
MILITARY

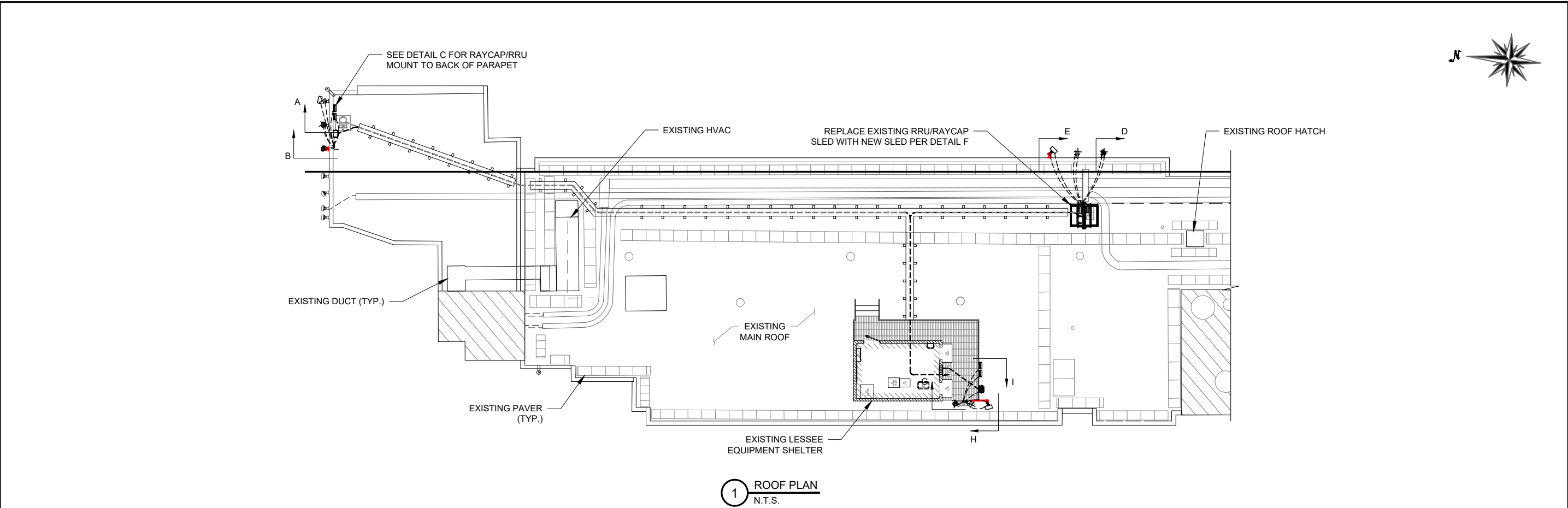
1424 ADMIRAL COURT
GREEN BAY, WI 54303

DRAWN BY:	AMW
CHECKED BY:	AU
DATE:	09/17/24
PROJECT #:	124-2578

SHEET TITLE
DETAILS

SHEET NUMBER

ANT-4



verizon
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING GROUP
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

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3.	ISSUED FOR FINAL	12/05/2024	AMW

MDG #
5000238742

MASON AND
MILITARY

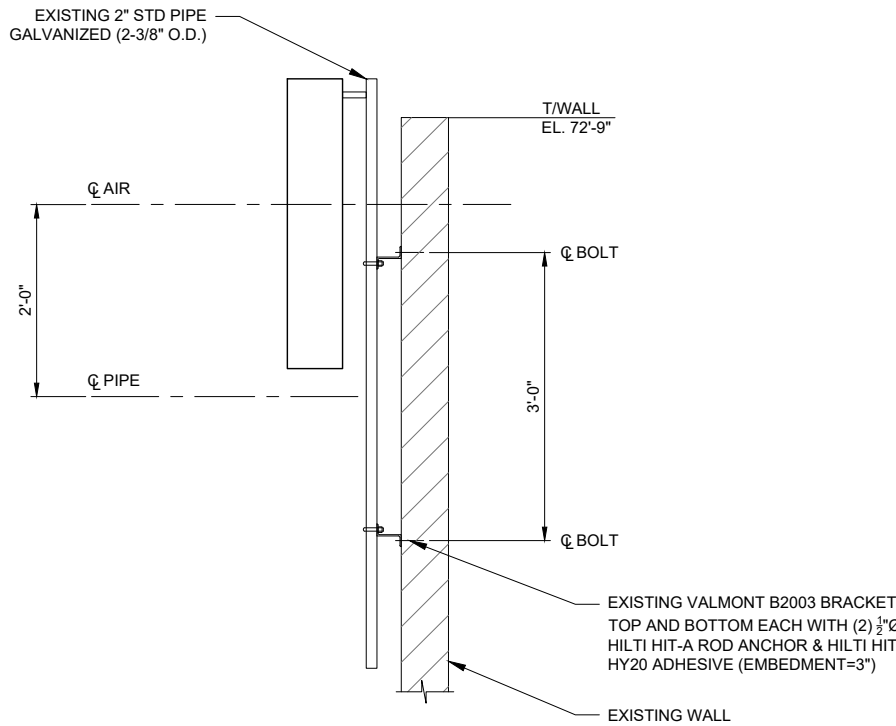
1424 ADMIRAL COURT
GREEN BAY, WI 54303

DRAWN BY:	AMW
CHECKED BY:	AU
DATE:	09/17/24
PROJECT #:	124-2578

SHEET TITLE
DETAILS

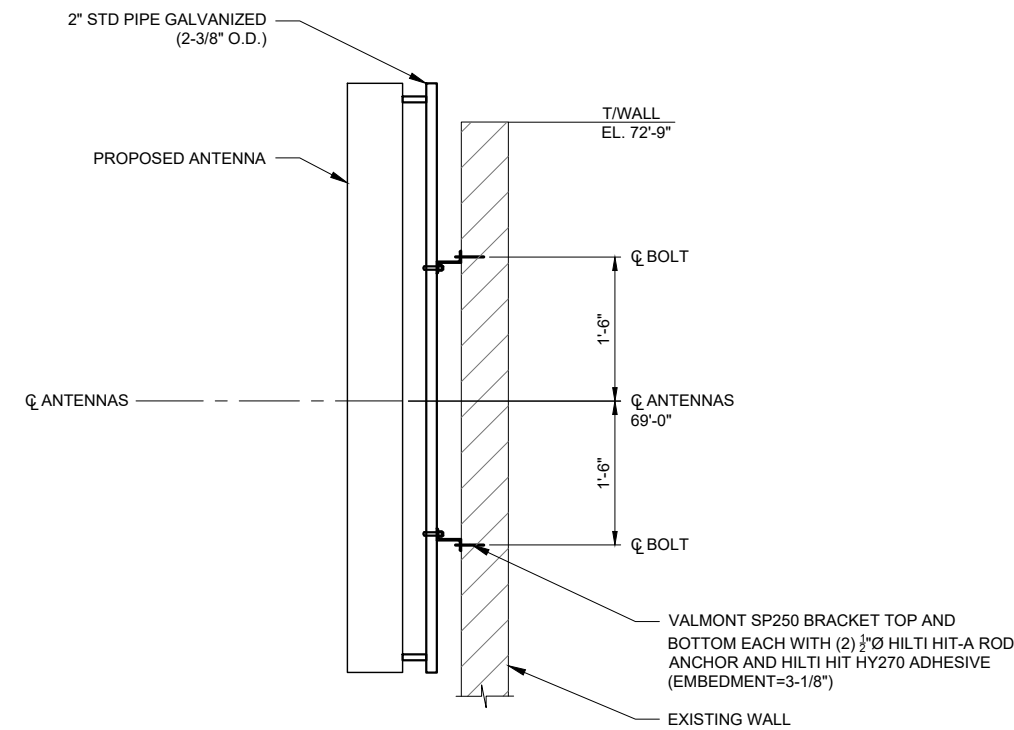
SHEET NUMBER

ANT-5



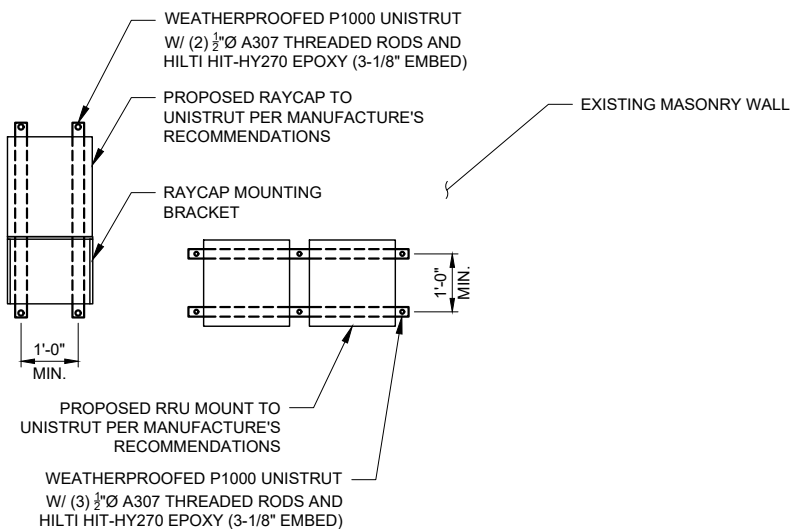
PLEASE REFER TO STRUCTURAL ANALYSIS PROVIDED BY HUTTER TRANKINA ENGINEERING

G.C. TO CONTACT ENGINEER FOR ANY DEVIATION IN INSTALLATION



PLEASE REFER TO STRUCTURAL ANALYSIS PROVIDED BY HUTTER TRANKINA ENGINEERING

G.C. TO CONTACT ENGINEER FOR ANY DEVIATION IN INSTALLATION

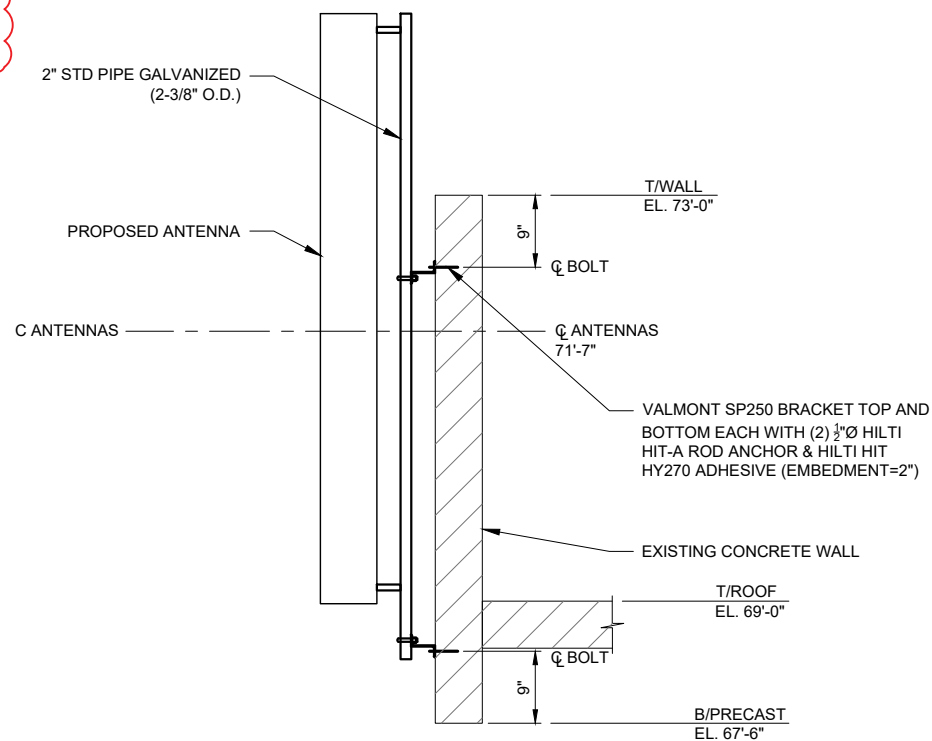


C TYPICAL RRU/RAYCAP MOUNT
TO MASONRY WALL AT ALPHA
N.T.S.

PLEASE REFER TO STRUCTURAL
ANALYSIS PROVIDED BY HUTTER
TRANKINA ENGINEERING

G.C. TO CONTACT ENGINEER FOR
ANY DEVIATION IN INSTALLATION

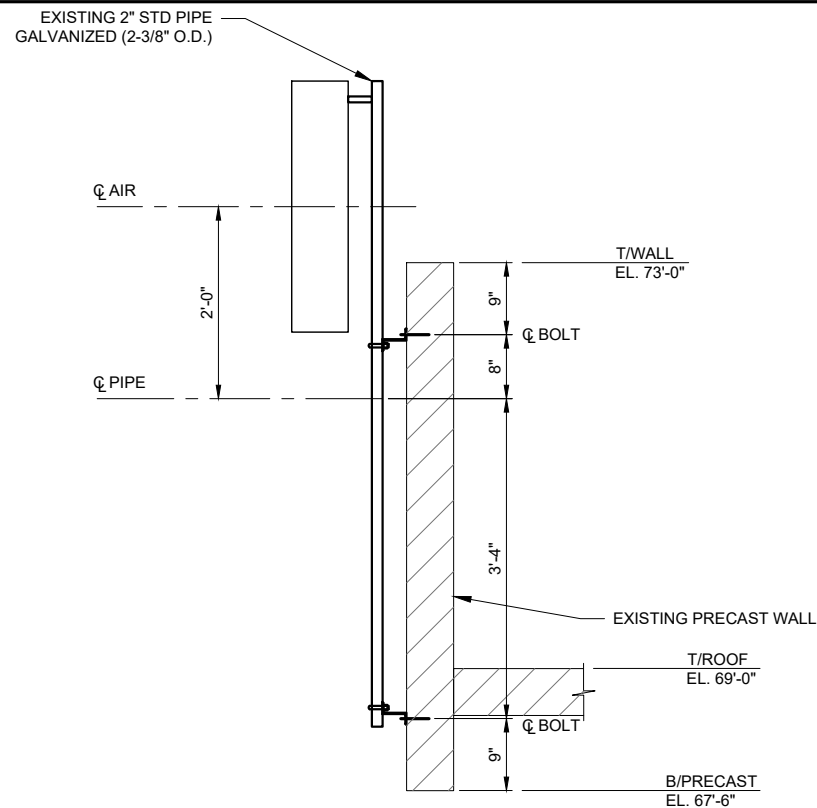
GENERAL CONTRACTOR TO
LOCATE REINFORCEMENT IN
WALL IN ORDER TO AVOID HITTING
REINFORCEMENT WHEN DRILLING
CONCRETE FOR ANCHOR BOLTS



E PROPOSED ANTENNA MOUNT
AT BETA FOR JMA ANTENNA
N.T.S.

PLEASE REFER TO STRUCTURAL
ANALYSIS PROVIDED BY HUTTER
TRANKINA ENGINEERING

G.C. TO CONTACT ENGINEER FOR
ANY DEVIATION IN INSTALLATION

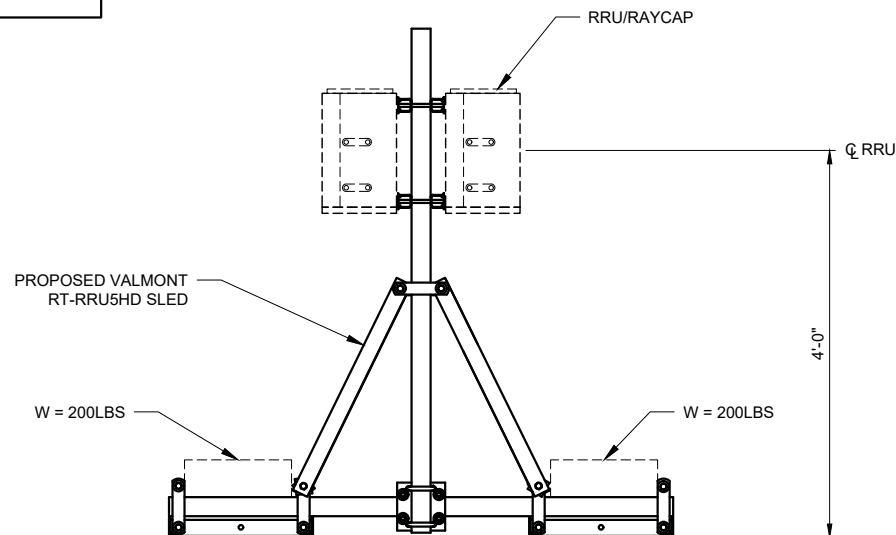


D EXISTING ANTENNA MOUNT AT
BETA FOR AIR ANTENNA
N.T.S.

PLEASE REFER TO STRUCTURAL
ANALYSIS PROVIDED BY HUTTER
TRANKINA ENGINEERING

G.C. TO CONTACT ENGINEER FOR
ANY DEVIATION IN INSTALLATION

NOTE:
THE GENERAL CONTRACTOR IS TO SECURE ALL
BALLAST BLOCKS WITH STAINLESS STEEL
STRAPPING TO BALLAST SLED TRAY. EFFORT
MUST BE TAKEN TO ENSURE ANY PERSON NOT
ASSOCIATED WITH THIS INSTALLATION DOES NOT
REMOVE OR ADJUST BALLAST AFTER THE
REQUIRED BALLAST IS INSTALLED.



F PROPOSED RRU/RAYCAP SLED AT BETA
N.T.S.

PLEASE REFER TO STRUCTURAL
ANALYSIS PROVIDED BY HUTTER
TRANKINA ENGINEERING

G.C. TO CONTACT ENGINEER FOR
ANY DEVIATION IN INSTALLATION

verizon
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING GROUP
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS			
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2.	ADDITION OF EQUIPMENT HEIGHTS	11/15/2024	AMW
	ISSUED FOR FINAL	12/05/2024	AMW

MDG #
5000238742

MASON AND
MILITARY

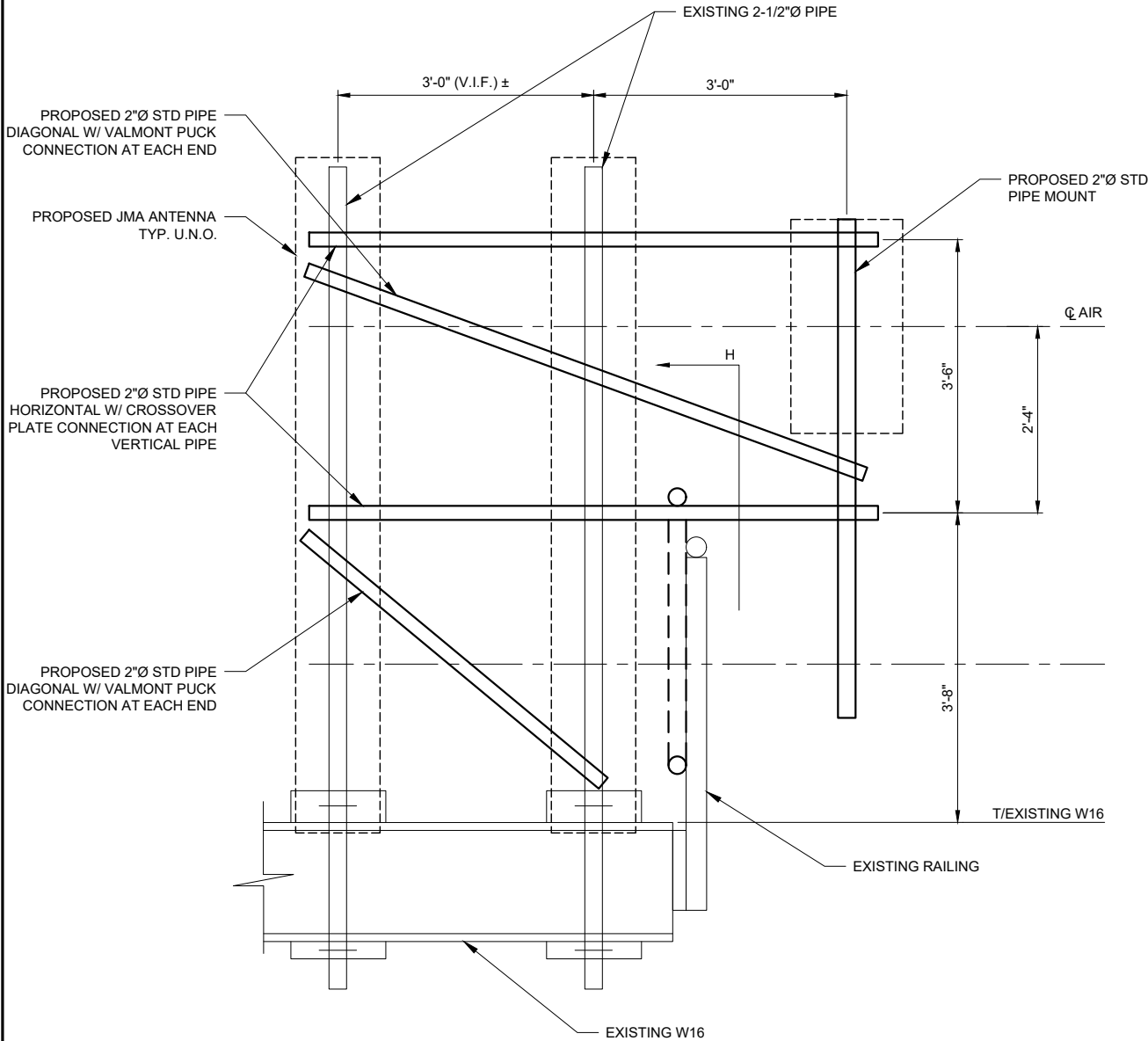
1424 ADMIRAL COURT
GREEN BAY, WI 54303

DRAWN BY:	AMW
CHECKED BY:	AU
DATE:	09/17/24
PROJECT #:	124-2578

SHEET TITLE
DETAILS

SHEET NUMBER

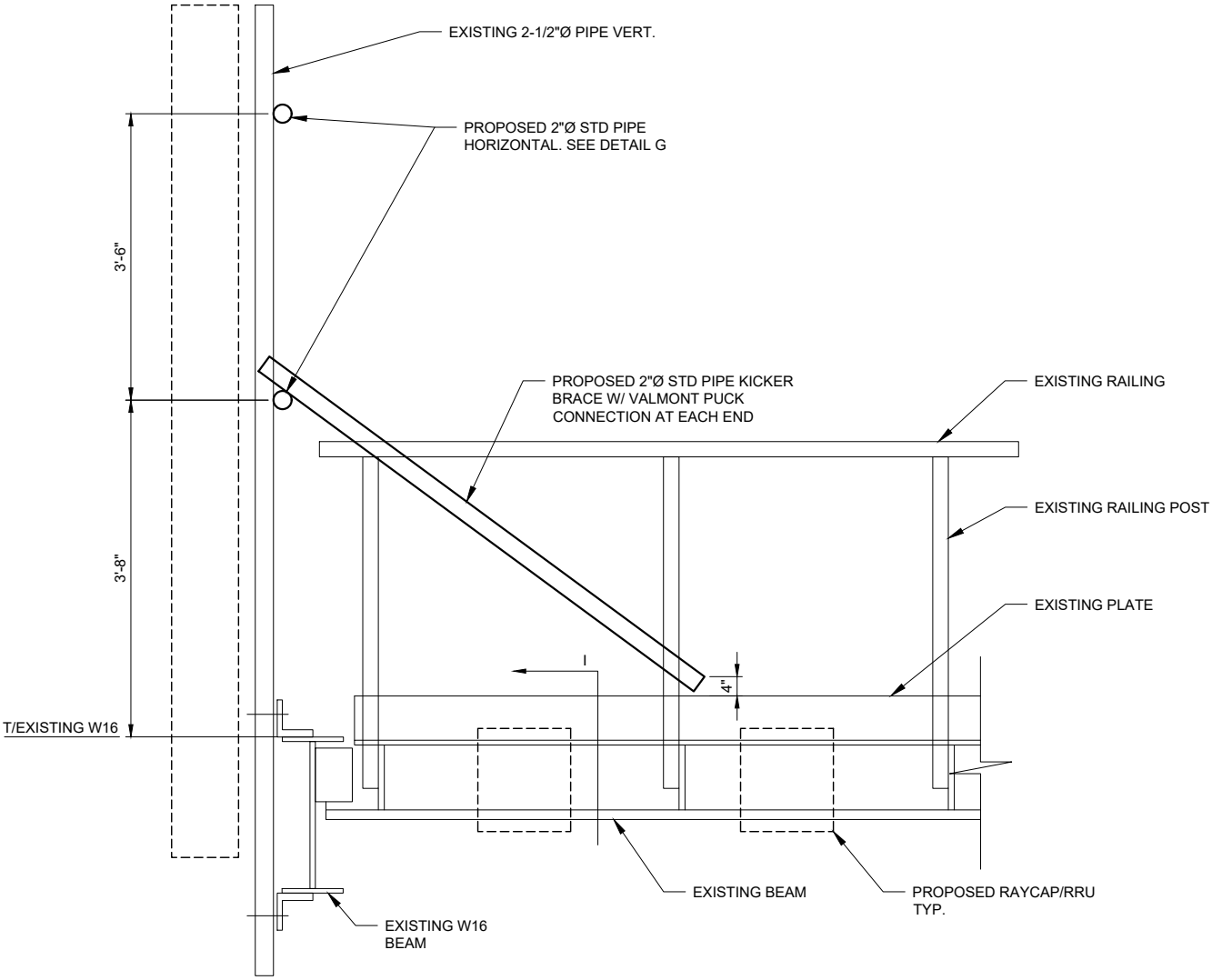
ANT-6



PLEASE REFER TO STRUCTURAL ANALYSIS PROVIDED BY HUTTER TRANKINA ENGINEERING

G.C. TO CONTACT ENGINEER FOR ANY DEVIATION IN INSTALLATION

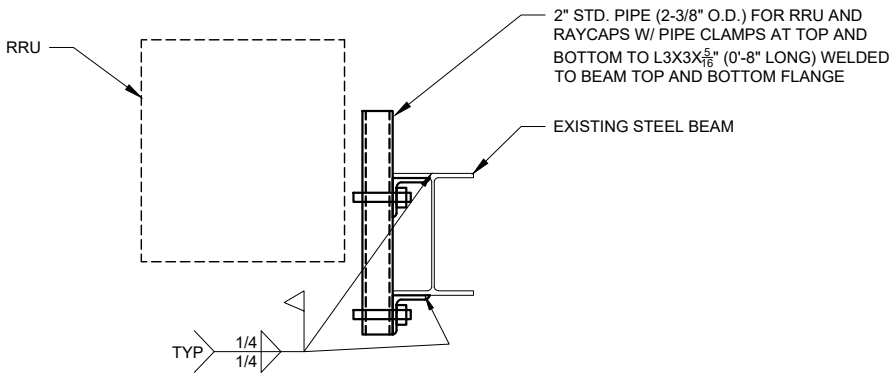
G GAMMA MOUNT ELEVATION
N.T.S.



PLEASE REFER TO STRUCTURAL ANALYSIS PROVIDED BY HUTTER TRANKINA ENGINEERING

G.C. TO CONTACT ENGINEER FOR ANY DEVIATION IN INSTALLATION

H GAMMA MOUNT SECTION
N.T.S.



PLEASE REFER TO STRUCTURAL ANALYSIS PROVIDED BY HUTTER TRANKINA ENGINEERING

G.C. TO CONTACT ENGINEER FOR ANY DEVIATION IN INSTALLATION

I RRU/RAYCAP MOUNT AT GAMMA
N.T.S.

verizon

1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
COMMERCIAL GROUP
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
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MDG #
5000238742

MASON AND
MILITARY

1424 ADMIRAL COURT
GREEN BAY, WI 54303

DRAWN BY:	AMW
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DATE:	09/17/24
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DETAILS

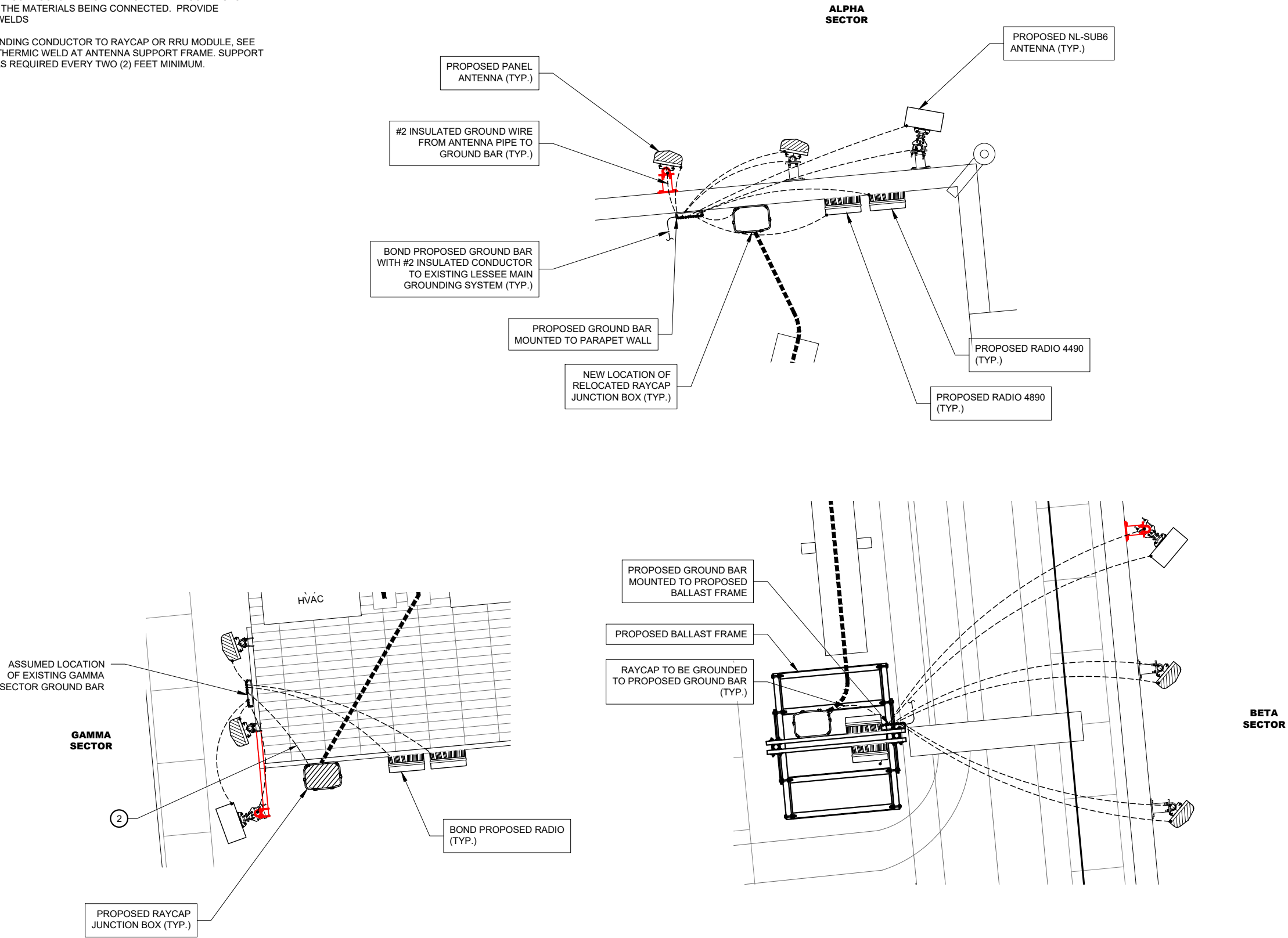
SHEET NUMBER

ANT-7

GROUNDING REFERENCE NOTES

- 1
- PROVIDE ANTENNA SECTOR GROUND BAR (AGB) (HARGER 1/4"X4"X8").
BOND ANTENNA CABLE GROUNDING KITS TO GROUND BAR. CONNECTION
SHALL BE THE RESPONSIBILITY OF THE ANTENNA CABLE INSTALLER.
BOND ANTENNA GROUND BAR TO NEAREST USING ONE(1) #2 AWG SOLID
TINNED COPPER CONDUCTOR. PROVIDE A U.L. LISTED CONNECTOR
SUITABLE FOR THE MATERIALS BEING CONNECTED. PROVIDE
EXOTHERMIC WELDS

- 2
- EXTEND GROUNDING CONDUCTOR TO RAYCAP OR RRU MODULE, SEE
DETAIL 2. EXOTHERMIC WELD AT ANTENNA SUPPORT FRAME. SUPPORT
CONDUCTOR AS REQUIRED EVERY TWO (2) FEET MINIMUM.



1 PROPOSED GROUNDING LAYOUT
N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
COMMUNICATIONS GROUP
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS			BY	DATE
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2.	ISSUED FOR FINAL	ISSUED FOR FINAL	AMW	12/05/2024

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MASON AND
MILITARY

1424 ADMIRAL COURT
GREEN BAY, WI 54303

DRAWN BY: AMW

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DATE: 09/17/24

PROJECT #: 124-2578

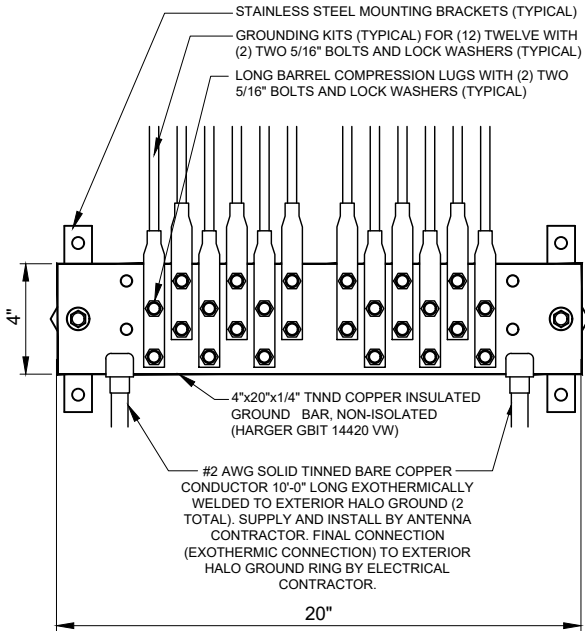
SHEET TITLE
DETAILS

SHEET NUMBER

ANT-8

GROUNDING ELECTRODE SYSTEM NOTES:

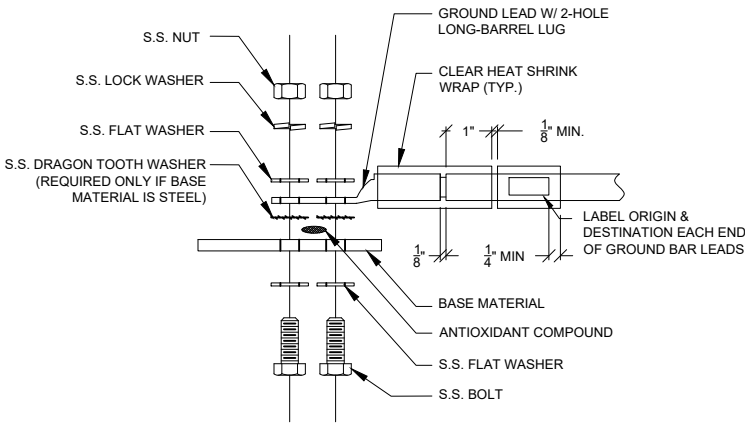
1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN- WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION
4. FENCE/GATE: GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
5. AFTER INSTALLATION OF THE CANOPY AT THE DOOR, GC/EC IS TO BOND THE CANOPY TO THE DOOR FRAME WITH A #2 CONDUCTOR. USE DOUBLE-LUG CONNECTION. PREP AND PAINT SURFACE TO MATCH AFTER INSTALLATION.
6. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
7. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.
8. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
 1. ONE (1) COPY TO OWNER REPRESENTATIVE
 2. ONE (1) COPY TO ENGINEER
 3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE



1 EXTERIOR GROUND BAR DETAIL
N.T.S.

NOTES:

1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH KOPR-SHIELD.
3. GROUND BARS, INSTALL BOLT HEAD TOWARD WALL
4. ENCLOSURES, INSTALL BOLT HEAD ON OUTSIDE OF ENCLOSURE



2 GROUND LUG INSTALLATION DETAIL
N.T.S.



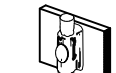
Type GT
THROUGH CABLE TO TOP OF GROUND ROD.



Type TA
TEE OF HORIZONTAL RUN AND TAP CABLES.



Type HS
HORIZONTAL CABLE TAP TO HORIZONTAL STEEL SURFACE OR PIPE. CABLE OFF SURFACE.



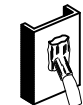
Type VV
THROUGH VERTICAL CABLE TO VERTICAL STEEL SURFACE OR TO THE SIDE OF EITHER HORIZONTAL OR VERTICAL PIPE



Type XB
CROSS OF HORIZONTAL CABLES. LAPPED AND NOT CUT



Type VN
HORIZONTAL CABLE TAP TO VERTICAL STEEL SURFACE OR THE SIDE OF HORIZONTAL PIPE



Type VS
CABLE TAP DOWN AT 45° TO VERTICAL STEEL SURFACE OR SIDE OF HORIZONTAL OR VERTICAL PIPE.



Type GY
THROUGH CABLE TO SIDE OF GROUND ROD



Type GR
CABLE TAP TO TOP OF GROUND ROD



Type NC
THROUGH AND TAP CABLES TO GROUND ROD

3 EXOTHERMIC WELD DETAILS
EXOTHERMIC AND HARGER ULTRAWELD OR APPROVED EQUAL

4 NOT USED
SCALE: N.T.S.

5 NOT USED
SCALE: N.T.S.

verizon
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
COMMERCIAL UTILITY GROUP
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

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5000238742

MASON AND
MILITARY

1424 ADMIRAL COURT
GREEN BAY, WI 54303

DRAWN BY: AMW

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DATE: 09/17/24

PROJECT #: 124-2578

SHEET TITLE
DETAILS

SHEET NUMBER

ANT-9

EXISTING SITE CONDITIONS SUPPLIED
BY LESSEE. SITE VISIT WAS NOT
PERFORMED FOR THIS UPGRADE.



1 OVERALL BUILDING PHOTO



ALPHA SECTOR ANTENNAS



BETA SECTOR ANTENNAS



GAMMA SECTOR ANTENNAS

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
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MASON AND
MILITARY

1424 ADMIRAL COURT
GREEN BAY, WI 54303

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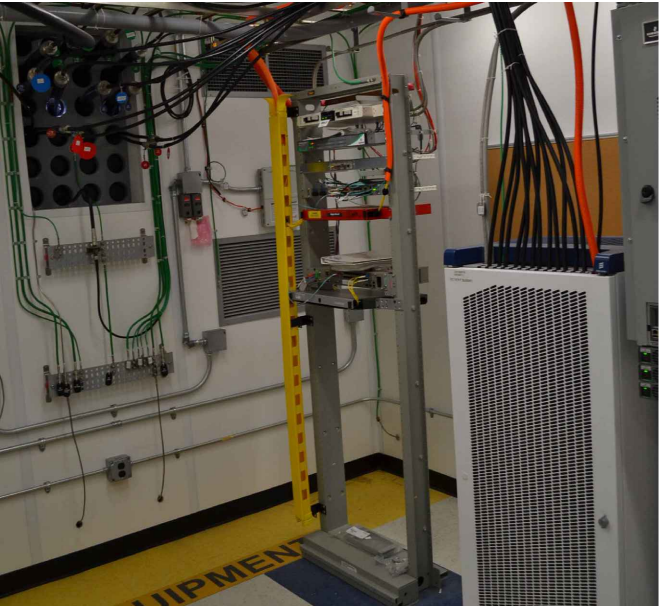
PROJECT #: 124-2578

SHEET TITLE
PHOTO EXHIBIT

SHEET NUMBER

EX-1

EXISTING SITE CONDITIONS SUPPLIED
BY LESSEE. SITE VISIT WAS NOT
PERFORMED FOR THIS UPGRADE.



1 PROPOSED EQUIPMENT ROOM JUNCTION BOX LOCATION
SCALE: N.T.S.



2 LESSEE ENTRY PANEL
SCALE: N.T.S.



3 LESSEE COAX ROUTE ON BUILDING
SCALE: N.T.S.



4 COAX ROUTE TO BETA
SCALE: N.T.S.



5 COAX ROUTE TO ALPHA
SCALE: N.T.S.



6 COAX ROUTE TO ALPHA
SCALE: N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

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600 BUSSE HIGHWAY
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MASON AND
MILITARY

1424 ADMIRAL COURT
GREEN BAY, WI 54303

DRAWN BY: AMW

CHECKED BY: AU

DATE: 09/17/24

PROJECT #: 124-2578

SHEET TITLE
PHOTO EXHIBIT

SHEET NUMBER

EX-2



Radio Frequency Exposure FCC Compliance Assessment

☒ Pre-Activation ☐ Post-Activation

SITE INFORMATION			
Site Name	MASON AND MILITARY	Multi-Licensee/Carrier Facility	☒ YES ☐ NO
Street Address	1424 Admiral Court	Is Verizon a Significant RFE Contributor in <u>Co-Locator</u> Areas Requiring Mitigation?	☐ YES ☒ NO
City, State, Zip	Green Bay, WI, 54303		☐ N/A
Verizon's Max % MPE (Measured - General Population (GP))	NA	Verizon's Max % MPE (Predictive – GP)	414.7% GP MPE Predictive (Main Roof Level)
Structure Type	Rooftop	Assessment Date	11/22/24
Broadcast (AM/FM/TV) Co-Locators	☐ YES ☒ NO	Assessment Purpose	MODIFICATION
Total # Access Points	0	# Total Report Revisions	NA
Original Report Date	11/22/24	Report Revision Date	11/22/24
RFE Compliance Status	☐ SITE COMPLIANT AS DESIGNED (no additional mitigation required)		
	☒ SITE MITIGATION IS REQUIRED (see requirements below) (barriers, signs, etc.)		
	☐ SITE will be COMPLIANT with REQUIRED SITE REDESIGN (incl power changes)		

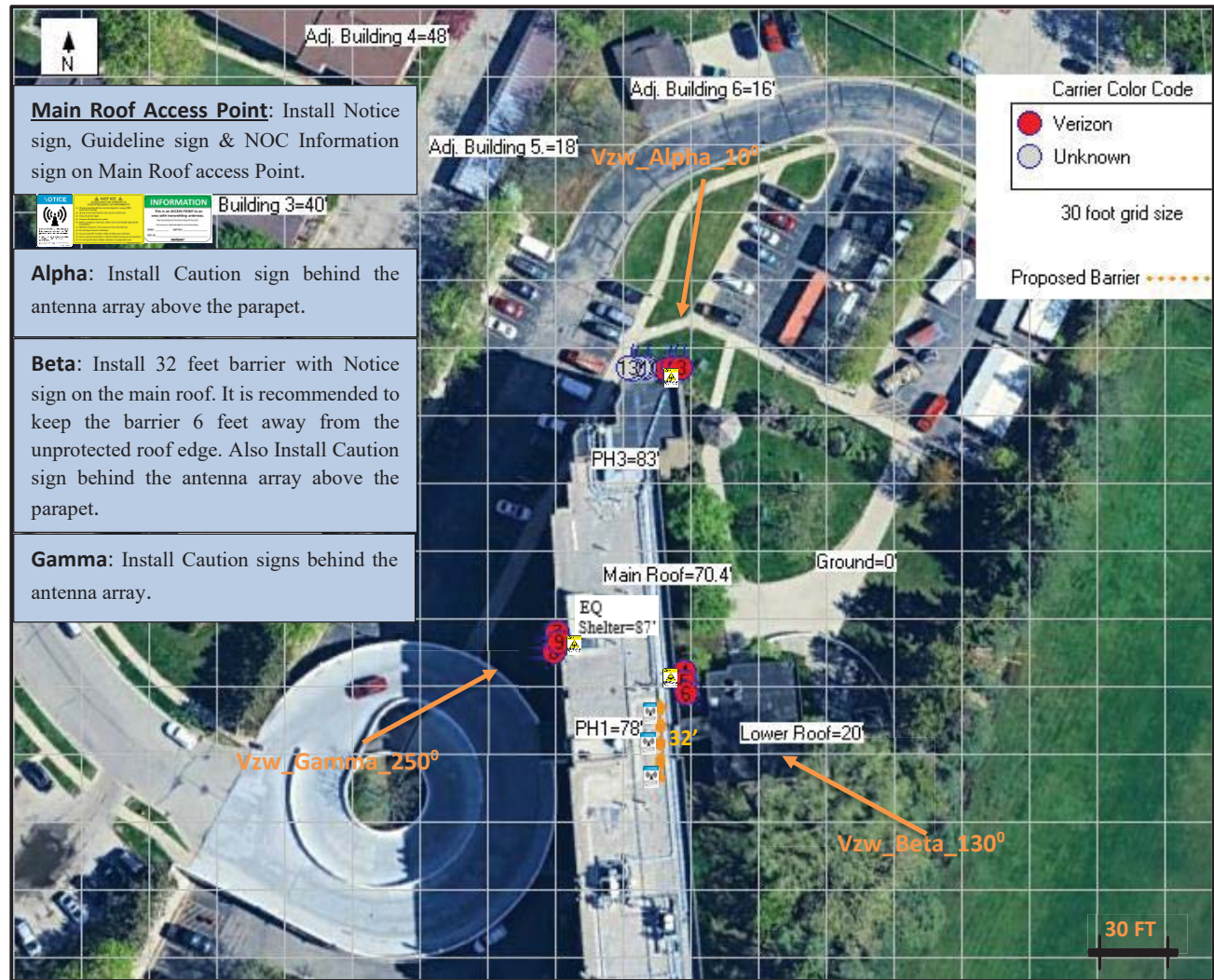
VERIZON'S HIGHEST (WORST) RF EMISSIONS IN ACCESSIBLE AREAS FOR THIS SITE	
☐	BELOW the General Population MPE limit
☒	ABOVE the General Population MPE limit and BELOW the Occupational MPE limit
☐	ABOVE the Occupational MPE limit and BELOW 10x the Occupational MPE limit
☐	ABOVE 10x the Occupational MPE limit



Potentially Non-Compliant Collocator Areas: Verizon Responsibility
The following table represents potentially non-compliant co-locators for which Verizon is a 5% General Population MPE (1% Occupational MPE) contributor (5% ring).

AT&T	T-Mobile	Dish	Other (name)	Unknown	Other
☐	☐	☐	☐	☐	

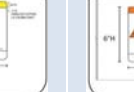
b. Site Mitigation Diagram (Signage/Barriers)



Final Compliant Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Main Roof Access Point(s)	☒ [1]	☒ [1]	☐ [#]	☐ [#]	☒ [1]	☐
Alpha	☐ [#]	☐ [#]	☒ [1]	☐ [#]	☐ [#]	☐
Beta	☐ [#]	☒ [3]	☒ [1]	☐ [#]	☐ [#]	☒
Gamma	☐ [#]	☐ [#]	☒ [1]	☐ [#]	☐ [#]	☐

NOTE: The table above represents EVERY RFE Mitigation requirement that MUST be implemented at this location (except the RF Safety Plan letter, if required).

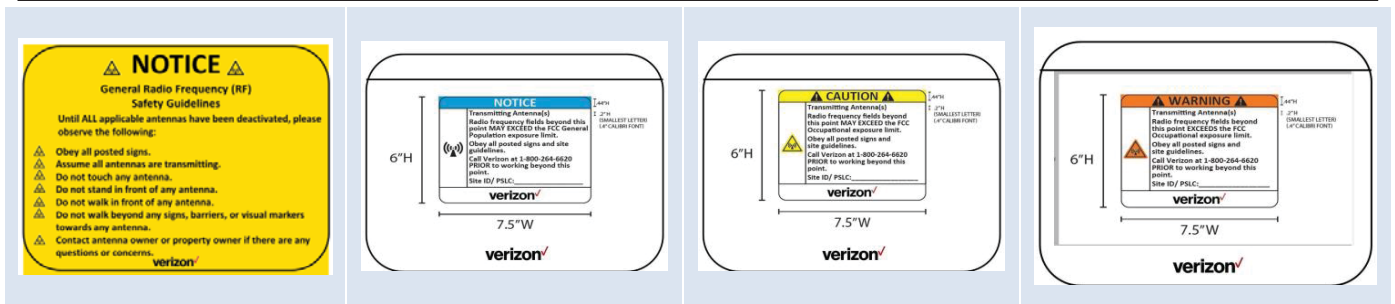
c. Signage/Barrier Installation Detail

Mitigation Actions Required/Taken						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Main Roof Access Point(s)	☒ [1] ☐ [#]	☒ [1] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☒ [1] ☐ [#]	☐
Alpha	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☒ [1] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐
Beta	☐ [#] ☐ [#]	☒ [3] ☐ [#]	☒ [1] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☒
Gamma	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☒ [1] ☐ [#]	☐ [#] ☐ [#]	☐ [#] ☐ [#]	☐
	ADD REM	ADD REM	ADD REM	ADD REM	ADD REM	ADD ONLY

NOTE: The above table describes the signage/barriers that were installed or removed by the consultant/vendor. If NOT installed by the consultant/vendor what actions are required.

The table below describes any site mitigation to be installed by the Submarket (if applicable).

SPECIAL MITIGATION INSTRUCTIONS	
Items to be Installed	
Items to be Removed	
Items to be Repaired/Replaced	



Category One - Information

Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.

- Sign Color Green
- Sign Signal Word “Information”



Signs for Category Two through Four must have the following:

- Appropriate signal word, associated color {i.e., {DANGER” (red), “WARNING” (orange), “CAUTION,” (yellow) “NOTICE” (blue)};
- RF energy advisory symbol;
- An explanation of the RF source;
- Behavior necessary to comply with the exposure limits; and
- Up-to-date contact information.

d. Physical Barriers

Physical barriers are human-made structural obstacles installed at a Site that:

- demarcate RFE Category boundaries; are installed above ground;
- possess enough structural integrity to withstand normal environmental forces (e.g., wind, rain, snow, ice); and
- are typically 39 to 42 inches in height so as not to pose a tripping hazard.
- **Example:** chain-connected stanchions

e. Indicative Markers

Indicative Markers are another type of barrier that Verizon uses. Indicative markers are:

- objects that indicate a position, place, or route; are typically placed on the ground;
- and demarcate RFE Category boundaries.

Verizon frequently uses Indicative Markers in warmer climates where there is little snow or debris accumulation that would impede their visibility.

Example: paint stripes



MIDWEST > Upper Midwest > Illinois/Wisconsin > Wisconsin > **MASON AND MILITARY**

RF Submit by: Litz, Jeremy - jeremy.litz@verizonwireless.com - 4/11/2024, 1:16:30 PM

EE Submit by: Critchlow, Garry M. - garry.m.critchlow@verizonwireless.com - 5/21/2024, 7:09:47 AM

Project Details

FUZE Project ID: 16830384
Project Name: 5G L-Sub6 - Carrier Add
Project Alt Name: Ciena5164+6648(4G)+CADD+CBRS+alarm+ESS+BB Up+DB
Project Type: Modification
Modification Type: RF
Designed Sector Carrier 4G: 24
Designed Sector Carrier 5G: 3
Additional Sector Carrier 4G: N/A
Additional Sector Carrier 5G: N/A
FP Solution Type & Tech Type: MODIFICATION;4G_AWS3,4G_PCS,5G_L-Sub6,5G_L-Sub6-Prep,5G_PCS,5G_Radio Swap
Carrier Aggregation: false
MPT Id:
eCIP-O: false
Suffix:

Location Information

Site ID: 2253507
E-NodeB ID: 2099816,209816
MDG Location ID: 5000238742
PSLC: 282640
Switch Name: New Berlin
Tower Owner:
Tower Type:
Site Type: MACRO
Site Sub Type: TRADITIONAL
Street Address: 1424 Admiral Court
City: Green Bay
State: WI
Zip Code: 54303
County: Brown
Latitude: 44.522239 / 44° 31' 20.0604" N
Longitude: -88.0571 / 88° 3' 25.56" W

RFDS Project Scope:

Antenna Summary

Added												
700	1900	AWS	AWS3	Make	Atoll Model	Item Description	Centerline	Tip Height	Azimuth	Inst. Type	Quantity	Item ID
				Ericsson	AIR6419		71	72.2	10(1)	PHYSICAL	1	
				Ericsson	AIR6419		72	73.2	130(2)	PHYSICAL	1	
				Ericsson	AIR6419		80	81.2	250(3)	PHYSICAL	1	
LTE	LTE	LTE	LTE	JMA Wireless	MX06FIT865-02E		69	73	10(1)	PHYSICAL	2	
LTE	LTE	LTE	LTE	JMA Wireless	MX06FIT865-02E		70	74	130(2)	PHYSICAL	2	
LTE	LTE	LTE	LTE	JMA Wireless	MX06FIT865-02E		78	82	250(3)	PHYSICAL	2	
Removed												
700	1900	AWS	AWS3	Make	Atoll Model	Item Description	Centerline	Tip Height	Azimuth	Inst. Type	Quantity	Item ID
LTE		LTE		AMPHENOL	CWWX063X25X00		69	73.1	10(1)	PHYSICAL	2	
LTE		LTE		AMPHENOL	CWWX063X25X00		70	74.1	130(2)	PHYSICAL	2	
LTE		LTE		AMPHENOL	CWWX063X25X00		78	82.1	250(3)	PHYSICAL	2	
Retained												
700	1900	AWS	AWS3	Make	Atoll Model	Item Description	Centerline	Tip Height	Azimuth	Inst. Type	Quantity	Item ID

No data available.

Added: 9 Removed: 6 Retained: 0

Equipment Summary

Added

Equipment Type	Location	700	1900	AWS	AWS3	Make	Atoll Model	Item Description	Cable Length	Cable Size	Install Type	Quantity	Item ID
RRU	Tower					ERICSSON INC	AIR6419_B77D	AIR 6419 B77D Radio Unit			PHYSICAL	0	1900483699
RRU	Tower	LTE				ERICSSON INC	4490	DB Radio 4490HP B5+B13- Rem Radio Unit			PHYSICAL	3	1900483084
RRU	Tower		LTE	LTE		ERICSSON INC	4890	DB Radio 4890HP B2+B66- Rem Radio Unit			PHYSICAL	3	1900483775
OVP Box	Tower					RAYCAPINC-001	RC3DC-3315-PF-48	Wall Mount 6 OVP w/o Alarm Board			PHYSICAL	2	000000001900005
Upconverter	Shelter					JOHNMEZZAL-002	PB-19-SYS-16-BB	19IN 16 OUTPUT DC BOOST SHELF WOMM			PHYSICAL	1	000000001900400
Alarm	Tower					RAYCAPINC-001	3315-ALM-RS485	RETROFIT KIT RVZDC-3300-PF-48			PHYSICAL	4	000000001900070
Hybrid Cable	Tower					COMMSCOPET-001	HFT1206-24SV2-xxx	HELIAX FIBERFEED LI TRUNK 6 PR 6 AWG 12 PR SM FIBER			PHYSICAL	2	
OVP Box	Shelter					RAYCAPINC-001	RVZDC-4520-RM-48	Rack Mount 12 OVP with Alarm Board			PHYSICAL	1	000000001900410
Upconverter	Shelter					JOHNMEZZAL-002	PB-PSU-COV-BB	SLOT BLANK COVER, PSU			PHYSICAL	2	000000001900400
Upconverter	Shelter					JOHNMEZZAL-002	PB-PSU-162-BB	BOOST MODULE 2 CH 1600 A			PHYSICAL	6	000000001900400
Removed													
Equipment Type	Location	700	1900	AWS	AWS3	Make	Atoll Model	Item Description	Cable Length	Cable Size	Install Type	Quantity	Item ID
RRU	Shelter	LTE				ERICSSON INC	2xRUL01 B13	RUL B13 700 MHZ			PHYSICAL	6	1900136490
RRU	Tower			LTE		Ericsson	RRUS12 B4+A2				PHYSICAL	3	
Coaxial Cables	Tower					CommScope	1/2"				PHYSICAL	4	
TMA	Tower	LTE				Westell	BWC-TTMA-700C				PHYSICAL	3	
Coaxial Cables	Tower					Andrew	15/8"				PHYSICAL	8	
Retained													
Equipment Type	Location	700	1900	AWS	AWS3	Make	Atoll Model	Item Description	Cable Length	Cable Size	Install Type	Quantity	Item ID
Hybrid Cable	Tower					Commscope	HTC-24SM-1206-1818-APV				PHYSICAL	1	
OVP Box	Shelter					Raycap	RC3DC-3315-PF-48				PHYSICAL	1	000000001900005
OVP Box	Tower					Raycap	RC3DC-3315-PF-48				PHYSICAL	2	000000001900005

Service Info

AWS3 LTE				SGLS			
Sector				01	02	03	
Azimuth				10	130	250	
Cell / ENode B ID				209816	209816	209816	
Antenna Model				MX06FIT865-02E	MX06FIT865-02E	MX06FIT865-02E	
Antenna Make				JMA Wireless	JMA Wireless	JMA Wireless	
Antenna Centerline(Ft)				69	70	78	
Mechanical Down-Tilt(Deg.)				0	0	0	
Electrical Down-Tilt				3	2	2	
Tip Height				73	74	82	
Regulatory Power				450.57	440.31	440.31	
DLEARFCN				66986	66986	66986	
Channel Bandwidth(MHz)				10	10	10	
Total ERP (W)				2471.72	2415.46	2415.46	
TMA Make							
RRU Make				Ericsson	Ericsson	Ericsson	
Number of Tx, Rx Lines				4890	4890	4890	
Position				4.8	4.8	4.8	
Transmitter Id				12870618	12870619	12870620	
Source				ATOLL_API	ATOLL_API	ATOLL_API	
700 MHz LTE				SGLS			
Sector				01	02	03	
Azimuth				10	130	250	
Cell / ENode B ID				209816	209816	209816	
Antenna Model				CWWX063X25X00	CWWX063X25X00	CWWX063X25X00	
Antenna Make				AMPHENOL	AMPHENOL	AMPHENOL	
Antenna Centerline(Ft)				69	70	78	
Mechanical Down-Tilt(Deg.)				0	0	0	
Electrical Down-Tilt				8	3	4	
Tip Height				73.1	74.1	82.1	
Regulatory Power				139.11	138.93	137.51	
DLEARFCN				5230	5230	5230	
Channel Bandwidth(MHz)				10	10	10	
Total ERP (W)				1252.02	1250.41	1237.55	
TMA Make				Westell	Westell	Westell	
TMA Model				BWC-TTMA-700C	BWC-TTMA-700C	BWC-TTMA-700C	
RRU Make				Ericsson	Ericsson	Ericsson	
RRU Model				2xRUL01 B13	2xRUL01 B13	2xRUL01 B13	
Number of Tx, Rx Lines				2.4	2.4	2.4	
Position							
Transmitter Id				1678927	1678745	1678749	
Source				ATOLL_API	ATOLL_API	ATOLL_API	

1900 MHz LTE				5GLS			
Sector				01			
Azimuth				10			
Cell / ENode B ID				209816			
Antenna Model				MX06FTT865-02E			
Antenna Make				JMA Wireless			
Antenna Centerline(Ft)				69			
Mechanical Down-Tilt(Deg.)				0			
Electrical Down-Tilt				3			
Tip Height				73			
Regulatory Power				293.54			
DLEARFCN				875			
Channel Bandwidth(MHz)				15			
Total ERP (W)				2415.46			
TMA Make							
TMA Model							
RRU Make				Ericsson			
RRU Model				4890			
Number of Tx, Rx Lines				4.8			
Position							
Transmitter Id				12870526			
Source				ATOLL_API			
				02			
				130			
				209816			
				MX06FTT865-02E			
				JMA Wireless			
				70			
				0			
				2			
				74			
				860.57			
				975			
				5			
				2360.48			
				Ericsson			
				4890			
				4.8			
				12870530			
				ATOLL_API			

1900 MHz 5GNR				5GLS			
Sector				0001			
Azimuth				10			
Cell / ENode B ID				209816			
Antenna Model				MX06FTT865-02E			
Antenna Make				JMA Wireless			
Antenna Centerline(Ft)				69			
Mechanical Down-Tilt(Deg.)				0			
Electrical Down-Tilt				3			
Tip Height				73			
Regulatory Power				293.54			
DLEARFCN				875			
Channel Bandwidth(MHz)				15			
Total ERP (W)				2415.46			
TMA Make							
TMA Model							
RRU Make				Ericsson			
RRU Model				4890			
Number of Tx, Rx Lines				4.8			
Position							
Transmitter Id				12870526			
Source				ATOLL_API			

2100 MHz LTE				5GLS			
Sector				01			
Azimuth				10			
Cell / ENode B ID				209816			
Antenna Model				CWWX063X25X00			
Antenna Make				AMPHENOL			
Antenna Centerline(Ft)				69			
Mechanical Down-Tilt(Deg.)				0			
Electrical Down-Tilt				3			
Tip Height				73.1			
Regulatory Power				213.04			
DLEARFCN				2225			
Channel Bandwidth(MHz)				5			
Total ERP (W)				584.34			
TMA Make							
TMA Model							
RRU Make				Ericsson			
RRU Model				RRUS12 B4+A2			
Number of Tx, Rx Lines				2.4			
Position							
Transmitter Id				1679930			
Source				ATOLL_API			
				02			
				130			
				209816			
				CWWX063X25X00			
				AMPHENOL			
				70			
				0			
				0			
				74.1			
				216.26			
				2001			
				10			
				1186.39			
				Ericsson			
				RRUS12 B4+A2			
				2.4			
				1678746			
				ATOLL_API			

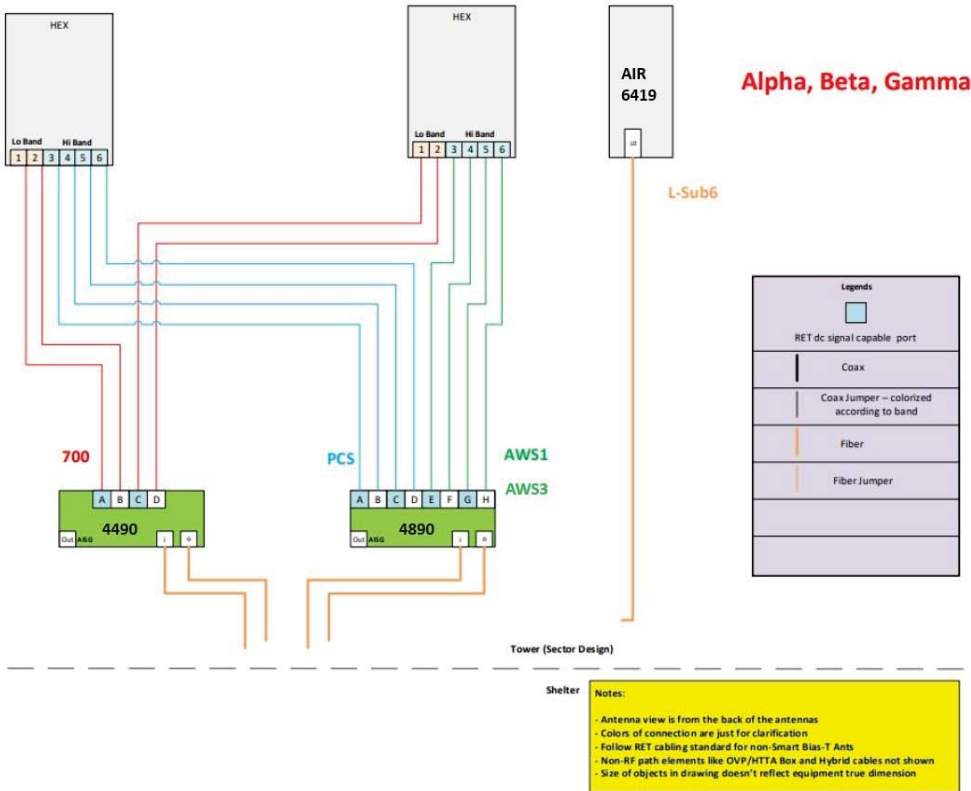
CBAND				5GLS			
Sector				0001			
Azimuth				10			
Cell / ENode B ID				AIR6419			
Antenna Model				AIR6419			
Antenna Make				Ericsson			
Antenna Centerline(Ft)				71			
Mechanical Down-Tilt(Deg.)				0			
Electrical Down-Tilt				3			
Tip Height				72.2			
Regulatory Power				918.71			
DLEARFCN				650006, 654652			
Channel Bandwidth(MHz)				40,100			
Total ERP (W)				37239.17			
TMA Make							
TMA Model							
RRU Make				Ericsson			
RRU Model				AIR6419_B77D			
Number of Tx, Rx Lines				2.2			
Position							
Transmitter Id				12094400			
Source				ATOLL_API			

Service Comments

Callsigns Per Antenna

Sector	Antenna Make	Antenna Model	Ant Cl Height AGL	Tip Height	Azimuth (TN)	Elec Tilt	Mech Tilt	Gain	Beam Width	Regulatory Power	Callsigns										CBRS	CBAND	
											700	850		1900	2100	28 GHz	31 GHz	39 GHz					
03	JMA Wireless	MX06FIT865-02E	78	82	250	2	0	16.55	67.3	440.31					WQVN954 WQVN955								
02	JMA Wireless	MX06FIT865-02E	70	74	130	2	0	16.45	67.7	860.57				KNLG975									
01	JMA Wireless	MX06FIT865-02E	69	73	10	3	0	16.65	67.6	450.57					WQGB323								
03	JMA Wireless	MX06FIT865-02E	78	82	250	4	0	13.95	68.7	147.49	WQJQ691												
02	JMA Wireless	MX06FIT865-02E	70	74	130	2	0	16.45	67.7	286.86				KNLF240									
0001	JMA Wireless	MX06FIT865-02E	69	73	10	3	0	16.55	67.5	293.54				KNLF240									
03	JMA Wireless	MX06FIT865-02E	78	82	250	2	0	16.55	67.3	880.62					WQPW449								
0002	Ericsson	AIR6419	72	73.2	130	3	0	23.44	102.22	918.71												WRNG712 WRNG713 WRNG714	
0002	Ericsson	AIR6419	72	73.2	130	3	0	23.44	102.22	918.71												WRNG708 WRNG709 WRNG710 WRNG711 WRNG712	
0001	Ericsson	AIR6419	71	72.2	10	3	0	23.44	102.22	918.71												WRNG712 WRNG713 WRNG714	
0002	JMA Wireless	MX06FIT865-02E	70	74	130	2	0	16.45	67.7	286.86				KNLF240									
01	JMA Wireless	MX06FIT865-02E	69	73	10	3	0	16.55	67.5	293.54				KNLF240									
03	JMA Wireless	MX06FIT865-02E	78	82	250	2	0	16.55	67.3	440.31					WQGB323								
01	JMA Wireless	MX06FIT865-02E	69	73	10	3	0	16.65	67.6	450.57					WQVN954 WQVN955								
0003	Ericsson	AIR6419	80	81.2	250	3	0	23.44	102.22	918.71												WRNG712 WRNG713 WRNG714	
0003	Ericsson	AIR6419	80	81.2	250	3	0	23.44	102.22	918.71												WRNG708 WRNG709 WRNG710 WRNG711 WRNG712	
01	JMA Wireless	MX06FIT865-02E	69	73	10	8	0	13.85	67.9	144.13	WQJQ691												
02	JMA Wireless	MX06FIT865-02E	70	74	130	2	0	16.55	67.3	880.62					WQPW449								
03	JMA Wireless	MX06FIT865-02E	78	82	250	2	0	16.45	67.7	286.86				KNLF240									
01	JMA Wireless	MX06FIT865-02E	69	73	10	3	0	16.65	67.6	901.13					WQPW449								
0001	Ericsson	AIR6419	71	72.2	10	3	0	23.44	102.22	918.71												WRNG708 WRNG709 WRNG710 WRNG711 WRNG712	
0003	JMA Wireless	MX06FIT865-02E	78	82	250	2	0	16.45	67.7	286.86				KNLF240									
02	JMA Wireless	MX06FIT865-02E	70	74	130	3	0	13.95	68.3	147.49	WQJQ691												

02	JMA Wireless	MX06FIT865-02E	70	74	130	2	0	16.55	67.3	440.31												
03	JMA Wireless	MX06FIT865-02E	78	82	250	2	0	16.45	67.7	860.57												
01	JMA Wireless	MX06FIT865-02E	69	73	10	3	0	16.55	67.5	880.62												
02	JMA Wireless	MX06FIT865-02E	70	74	130	2	0	16.55	67.3	440.31												





32 W 273 Army Trail Road, Suite # 100, Wayne, IL 60184

HUTTER TRANKINA ENGINEERING
CONSULTING STRUCTURAL ENGINEERS

Phone: 630-513-6711
htedesign.com

August 28, 2024

Mr. Ary Utomo
Terra Consulting Group, Ltd.
600 Busse Highway
2nd Floor
Park Ridge, IL 60068-2568

Re: VZN: Mason and Military
MDG # 5000238742 / Terra # 1242578
Hutter Trankina # 15075D

Dear Mr. Utomo:

Per your request, we have reviewed the structural impact of the proposed Verizon Wireless equipment (shown below) on the above-referenced site, which is located at 1424 Admiral Court in Green Bay, Wisconsin.

Equipment List

<u>Equipment</u>	<u>Quantity</u>	<u>Status</u>
Ericsson AIR 6419	3 (1 per sector)	Proposed
JMA MX06FIT865-02	6 (2 per sector)	Proposed
Ericsson RRU 4490	3 (1 per sector)	Proposed
Ericsson RRU 4890	3 (1 per sector)	Proposed
Raycap RC3DC-3315-PF-48	2	Proposed
Raycap RC3DC-3315-PF-48	1	Existing

The existing antennas will be removed at each sector and the proposed antennas shall be located on the existing pipe mounts per the attached details. One new mount is proposed at each sector and shall be constructed per the attached details. See Plan 1 for the mount locations. The RRUs and Raycaps shall be attached to new mounts at each sector per the attached respective details.

From our analysis, the following capacity ratings were determined:

Mounts:	PASS
Anchors:	PASS
Existing Supporting Framing:	PASS

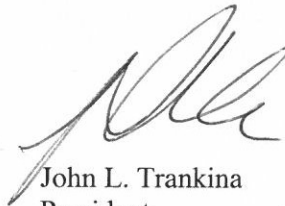
Page 2
August 28, 2024
VZN: Mason and Military
MDG # 5000238742 / Terra # 1242578
Hutter Trankina # 15075D

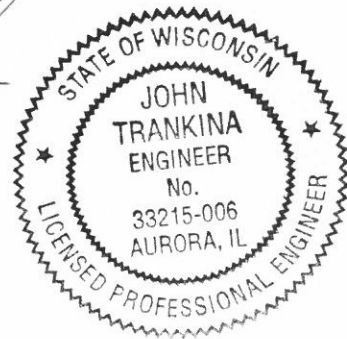
Based on the performed calculations, the mount, the mount anchorage, and the supporting structure are **structurally acceptable** to resist the wind loads imposed by the proposed equipment.

Should you have any questions regarding this report, or require further analysis, please do not hesitate to contact our office.

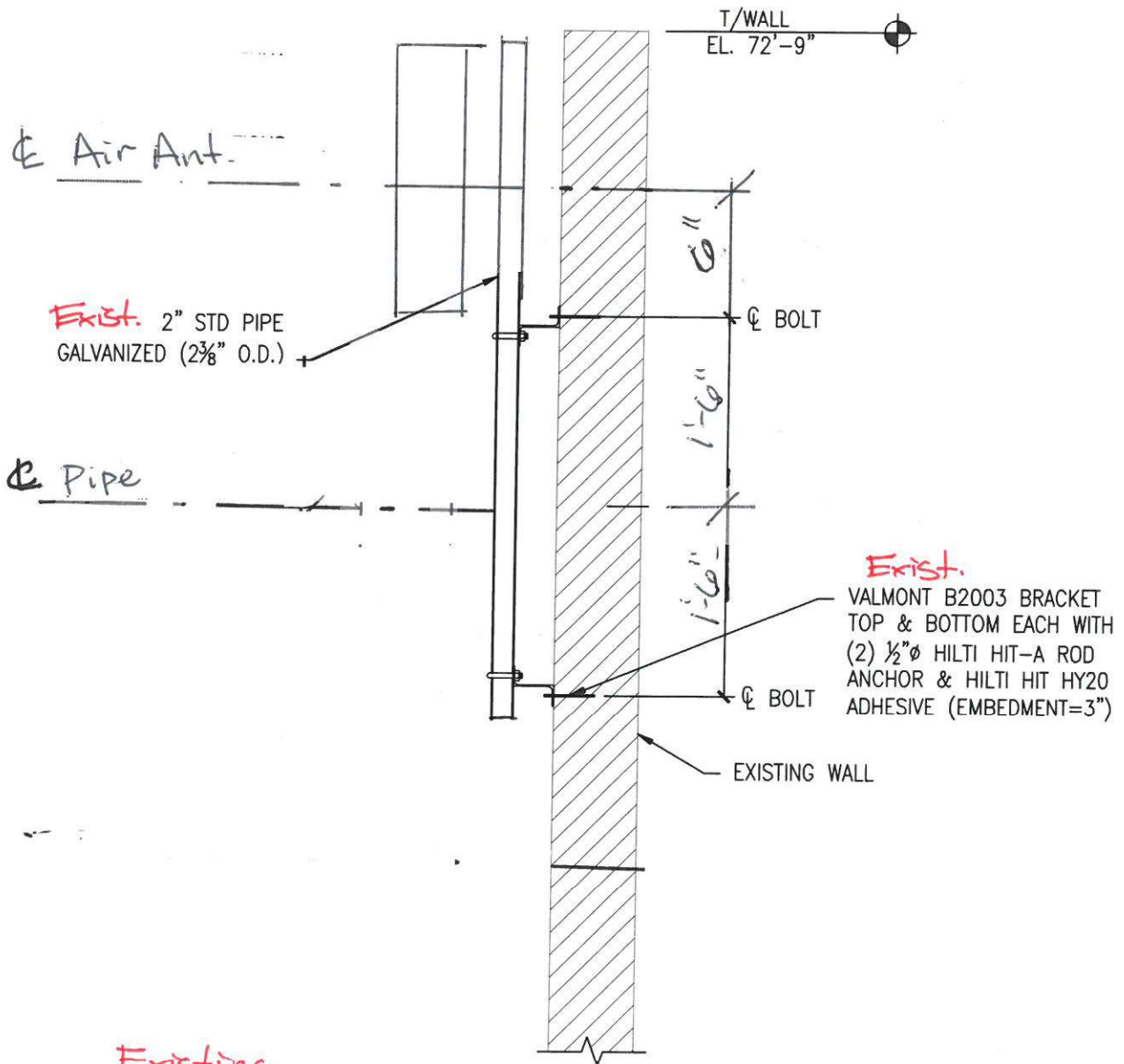
Sincerely,


John Matzke
Project Engineer

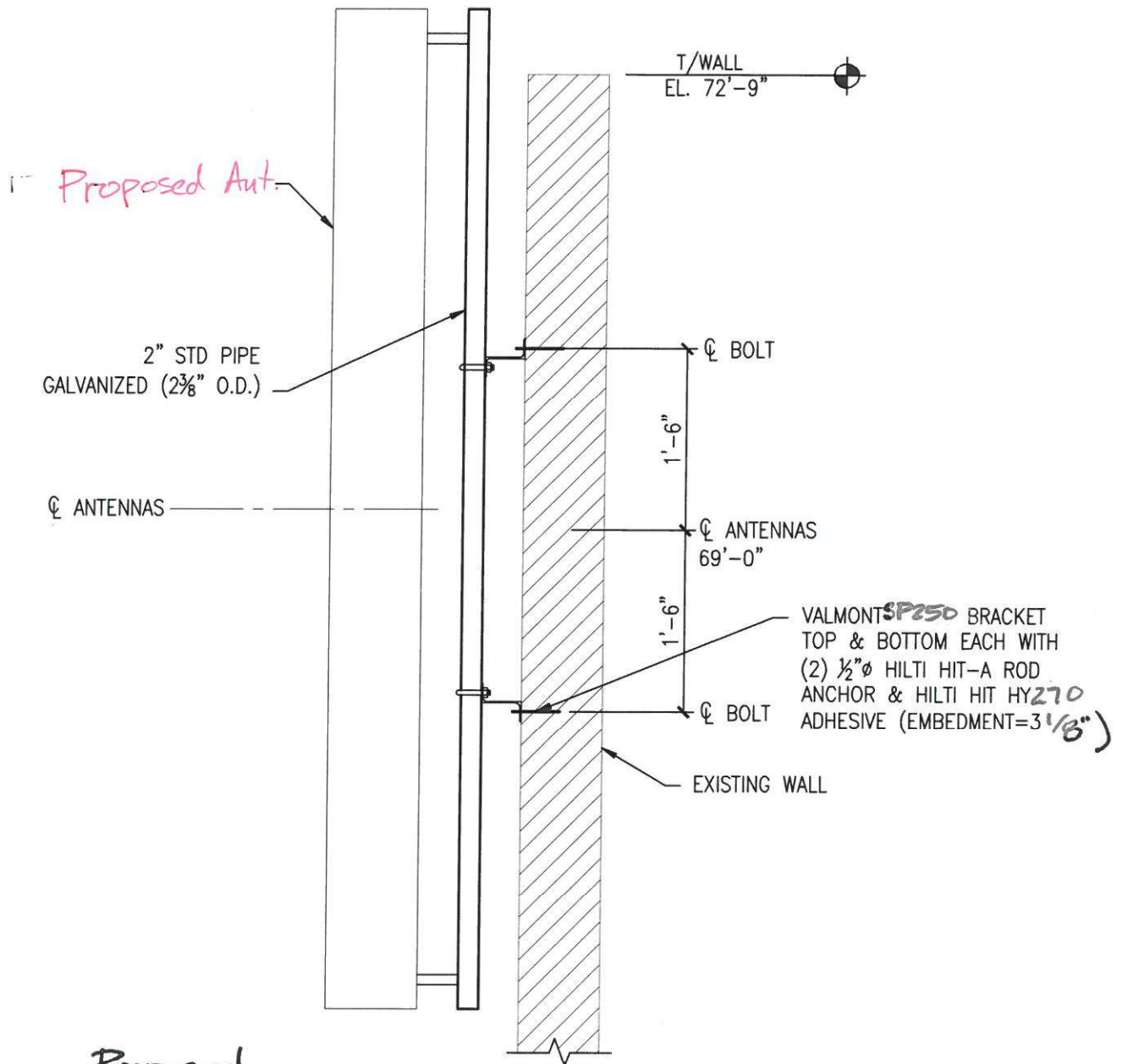

John L. Trankina
President



Attachments: Plan 1 & Details A thru I



Existing
ANTENNA MOUNT @ Alpha For AIR Antennas
 SCALE: 3/4"=1'-0"

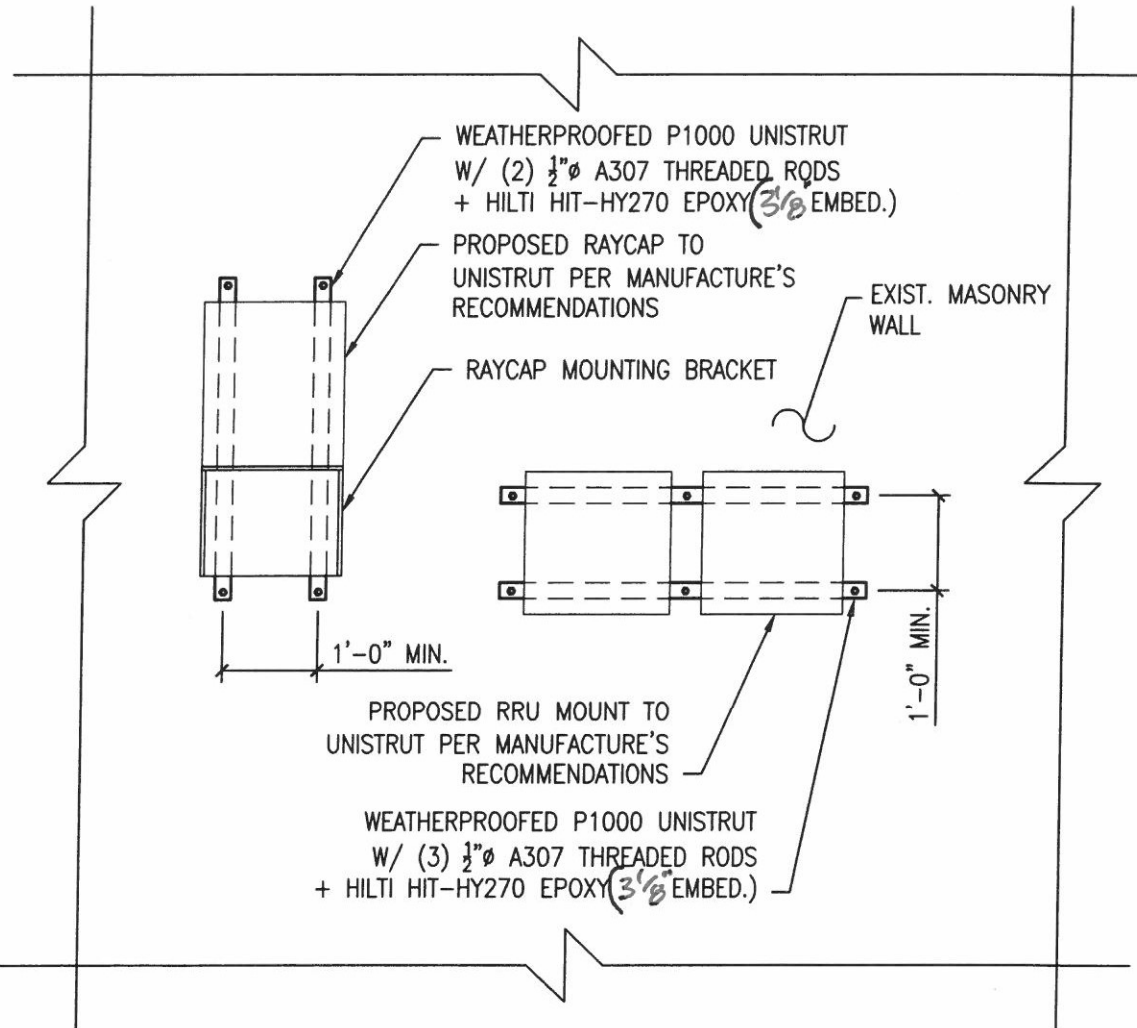


Proposed

ANTENNA MOUNT

@ Alpha For JMA Antenna

SCALE: 3/4"=1'-0"



C

TYPICAL RRU/RAYCAP MOUNT TO MASONRY WALL

SCALE: 1/2"=1'-0"

@ Alpha

drilling conc. for anchor

2" STD PIPE
GALVANIZED (2 $\frac{3}{8}$ " O.D.)

2'-0"

CL AIR

CL PIPE

T/WALL
EL. 73'-0"

9"

CL BOLT

8"

3'-4"

9"

T/ROOF
EL. 69'-0"

CL BOLT

9"

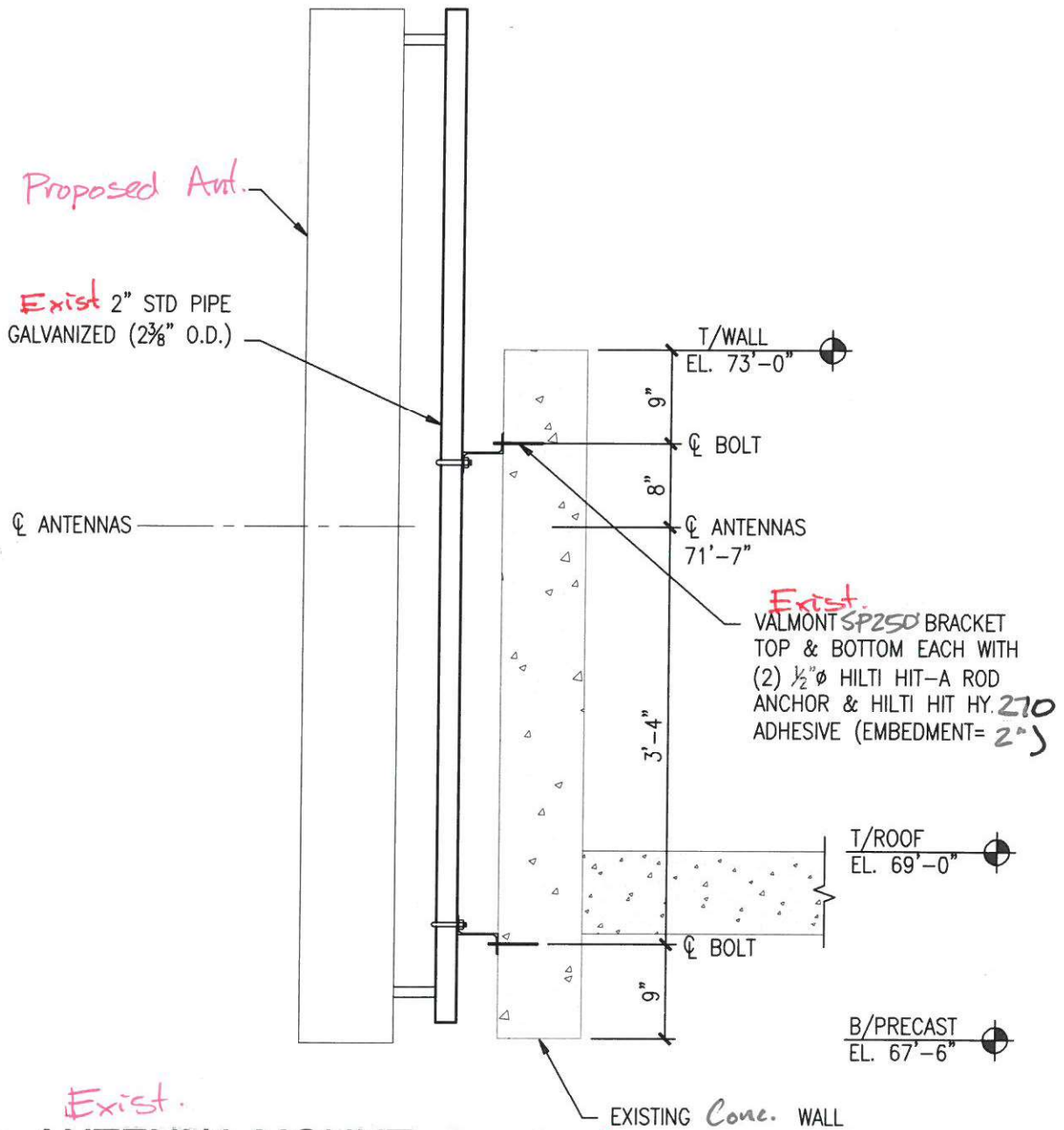
B/PRECAST
EL. 67'-6"

EXISTING PRECAST WALL

VALMONT SP250 BRACKET
TOP & BOTTOM EACH WITH
(2) $\frac{1}{2}$ " ϕ HILTI HIT-A ROD
ANCHOR & HILTI HIT HY 210
ADHESIVE (EMBEDMENT=2")

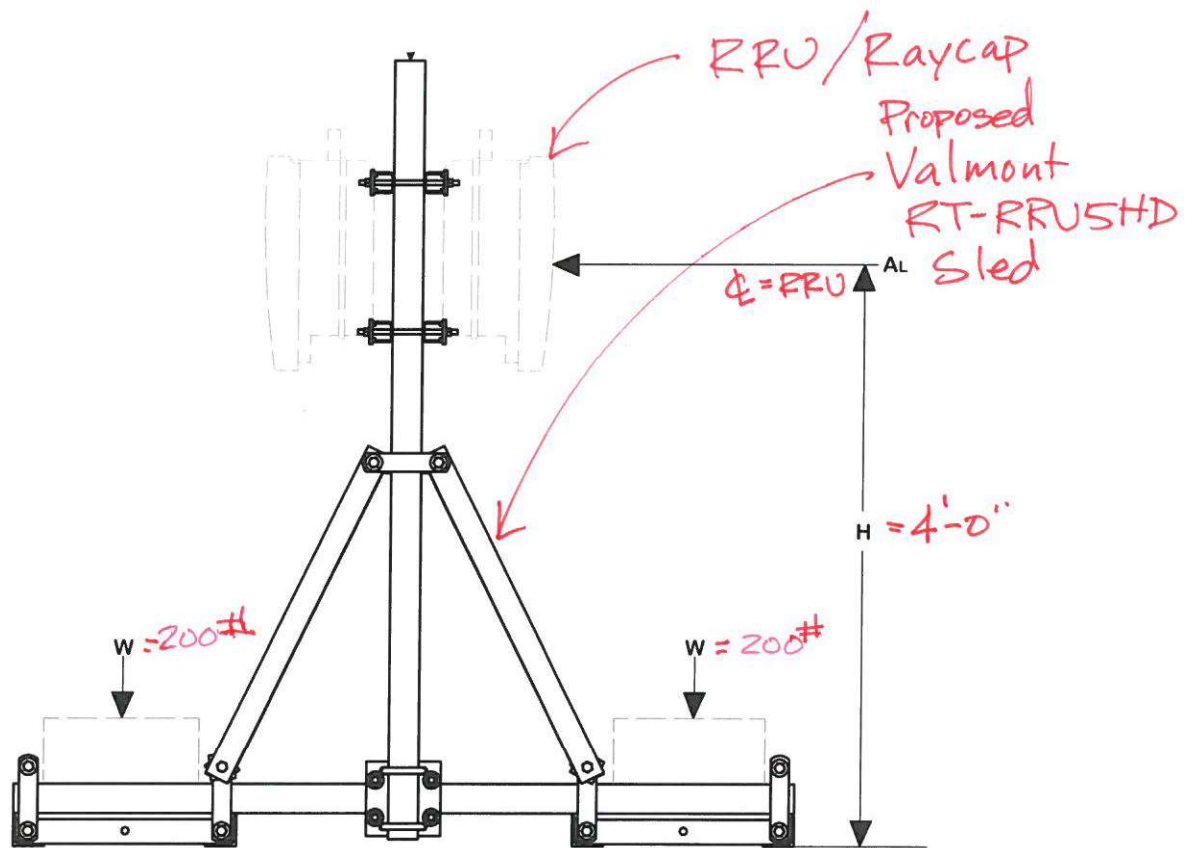
Proposed

SCALE: $3/4" = 1' - 0"$



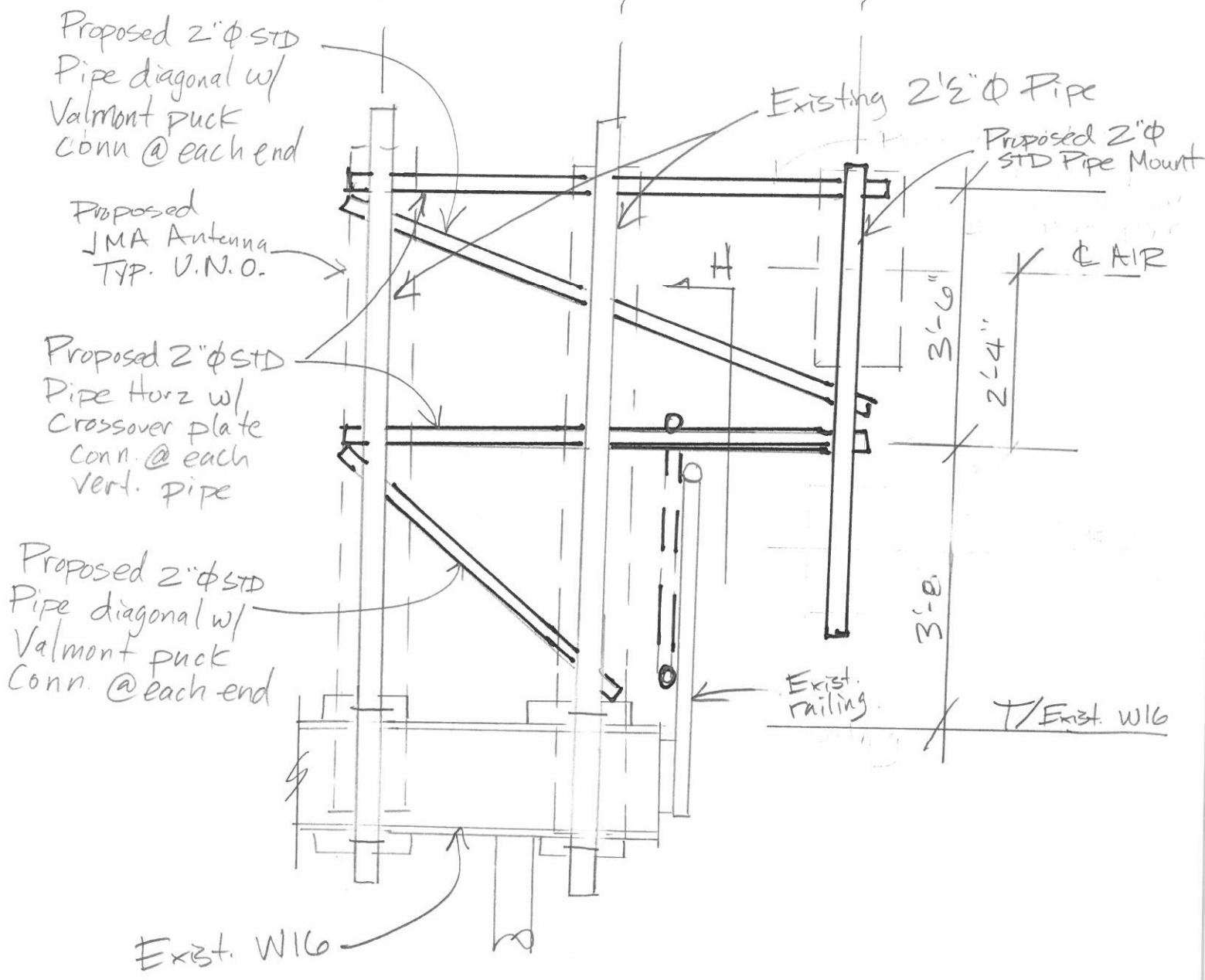
Exist.
ANTENNA MOUNT @ Beta for JMA Antenna

SCALE: 3/4"=1'-0"

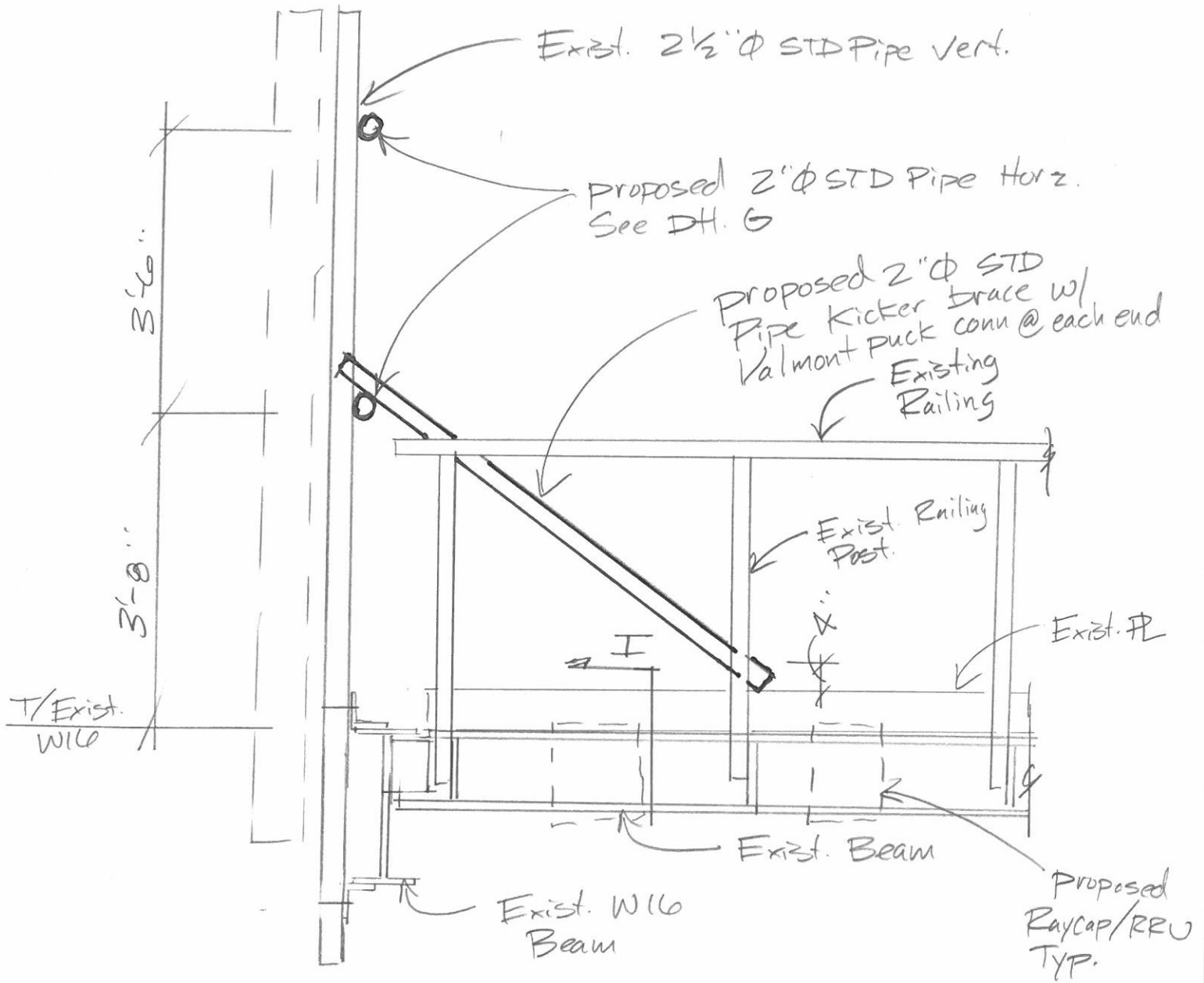


Proposed RRU/Raycap Sled @ Beta

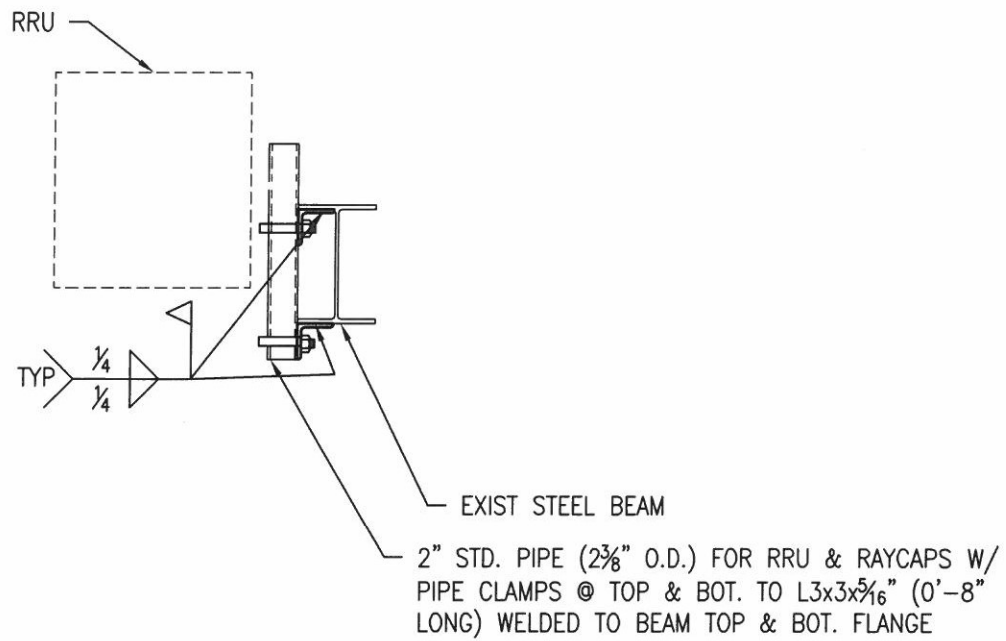
3'-0" (V.I.F.)
+/- 3'-0"



Ⓔ Gamma Mount Elevation
N.T.S.



(H) Gamma Mount Section
 N.T.S.



RRU/RAYCAP MOUNT AT GAMMA

SCALE: $\frac{3}{4}$ "=1'-0"

Structural Calculations

For

MDG # 5000238742

Mason and Military RT

1424 Admiral Court
Green Bay, Wisconsin

August 28, 2024

PREPARED BY:
HUTTER TRANKINA ENGINEERING
32 W 273 Army Trail Road, Suite 100, Wayne, IL 60184

Phone: 630-513-6711
htedesign.com

Project # 15075D





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: 1424 ADMIRAL COURT GREEN BAY, WI 54303

2. Parcel #: 6-142

3. Owner of record: GREEN BAY HOUSING AUTHORITY Phone: 708-738-7118

Verizon as tenant, 1701 GOLF ROAD, TO Rolling Meadows IL 60008

(Address) (City) (State) (Zip)

4. Applicant's Name: Verizon Wireless-Eileen Boland

Insite Inc, 15660 Midwest Rd Oakbrook Terrace IL 60181

(Address) (City) (State) (Zip)

708-738-7118 boland@knsite-inc.com

(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: GREEN BAY HOUSING AUTHORITY PROPERTIES LLC

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.)

Existing roof top facility, Verizon proposed equipment modification.

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: Eileen Boland  Digitally signed by Eileen Boland
Date: 2025.01.27 12:22:17 -06'00'

Owner Signature: _____

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

February 19, 2025

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 25-02) Consideration with possible action on a design review for soffit replacement at 412-414 N Maple Avenue.

BACKGROUND

412-414 N. Maple Avenue, a former Fort Howard building built circa 1831, is an individually designated historic building under Green Bay's historic preservation ordinances. The building has been identified as eligible for NRHP listing based on its potential to reveal information about the history of Fort Howard (Criterion D); however, the building is not currently NRHP listed.

This COA proposes to replace soffit & fascia materials at the eave returns. Photos show areas of replacement material and some beadboard. The proposed replacement material matches other areas.

Referring to the Secretary of the Interior's Standards, the following stand out:

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.

In general, the existing material here is not historic. The eave returns themselves may be considered a distinctive feature, but these features are unrelated to the NRHP eligibility (Criterion D) of this building.

RECOMMENDATION

LC staff recommends approval of the proposed repairs and material replacements.

FISCAL IMPACT

ATTACHMENTS

1. COA 25-02 Map
2. COA 25-02 Pictures
3. COA 25-02 Application and Pics



(COA 25-02) Soffit Replacement at 412-414 N Maple Avenue

0 20 40 80 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. E.R. 11 Feb 2025 X:\Planning\Basemaps\template_8.5x11.mxd

- 412-414 N Maple Avenue
- 100' Notification Area









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: 412-414 North Maple Ave

2. Parcel #: S-985

3. Owner of record: Green Bay Multi family Phone: _____

1172 Abrium Ct De Pere WI 54115
(Address) (City) (State) (Zip)

4. Applicant's Name: Ruesch Margaret

1241 Bellevue Street Green Bay WI 54302
(Address) (City) (State) (Zip)

920 550 6642 920 321 8636 rob@rueschmanagement.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: Multifamily

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.)

To comply with City Violations Case #131778, Repair/Replace
eye returns and soffit to aluminum. The eaves of this
would be white to keep with what is currently on site.
Paint would be repaired or replaced as needed throughout the project.
Attached is a picture for reference of a like material and
existing photos.

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): Attach Photo of like work and materials

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

☒ *Eave Soffit, Parapet*
~~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: _____



Photo of like materials







Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

February 19, 2025

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.4

(COA 25-03) Consideration with possible action on a design review for cornice replacement at 235-241 N Broadway.

BACKGROUND

234-241 N. Broadway (Platten Place, also 401-411 Dousman) is a contributing building in the Broadway-Dousman NRHP district. This COA proposes to replace non-historic cornice material and to paint exterior pilasters.

Referring to the Secretary of the Interior's Standards, the following stand out:

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.

Cornice - The cornice material to be removed is not likely historic material, and the proposed replacement material closely matches that currently present. The current material consists of 4" wide boards. The replacement material will be 6" wide. Given the height and painted nature of the existing and replacement material, this change in width is not likely to be noticeable and is not going to have a significant impact on the historic integrity of the building or district. No information has been provided that details the original materials used on the cornice.

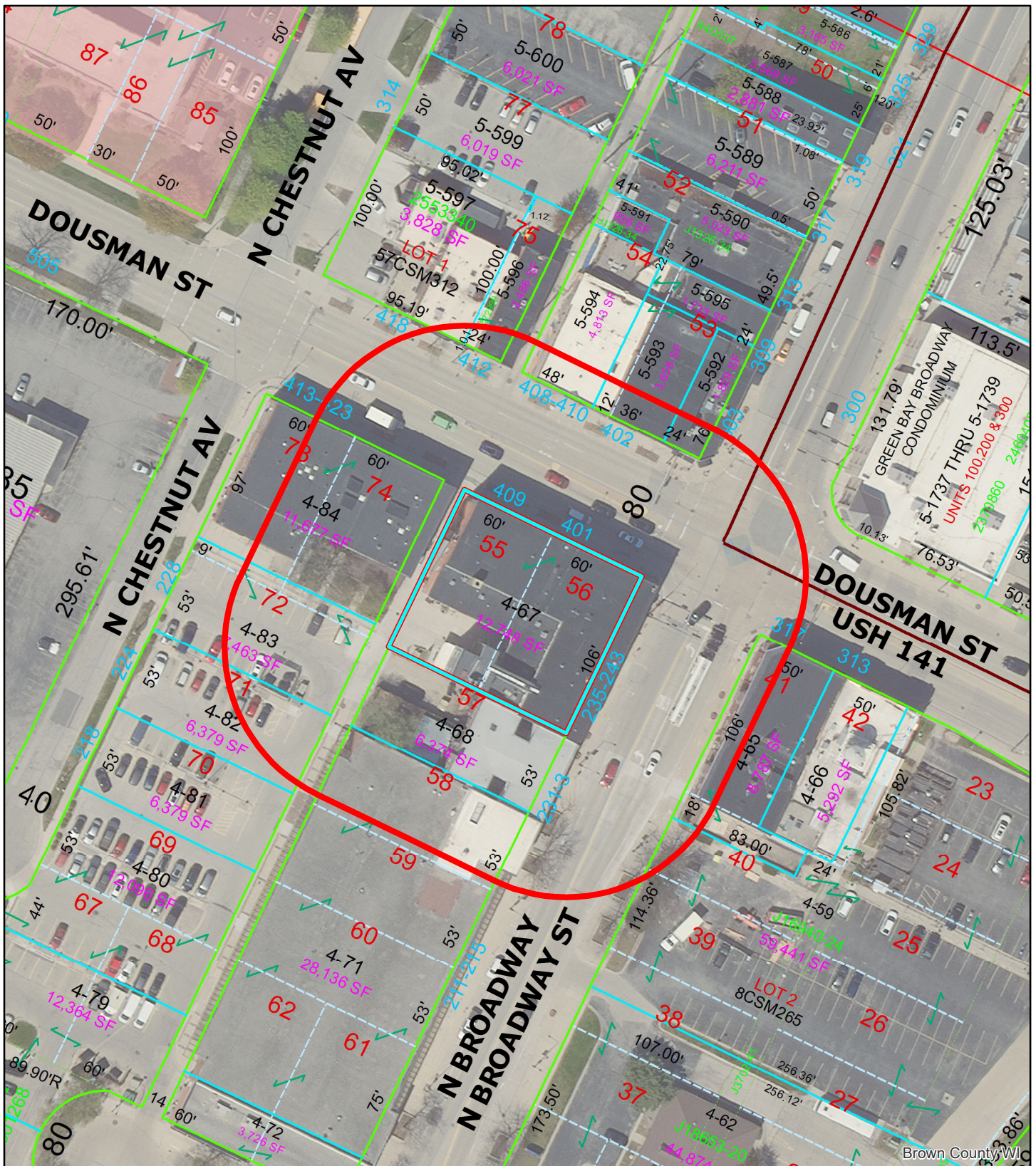
Pilasters - The textured concrete pilasters are currently painted. Painting of previously painted surfaces in good condition does not require LC approval.

RECOMMENDATION

LC staff recommends approval of the proposed replacement cornice material.

FISCAL IMPACT**ATTACHMENTS**

1. COA 25-03 Map
2. COA 25-03 Construction Drawings
3. COA 25-03 Project Details
4. COA 25-03 Application, Narrative, Pictures



Brown County, WI



(COA 25-03) Cornice Replacement at 235-241 N Broadway (Platten Place)

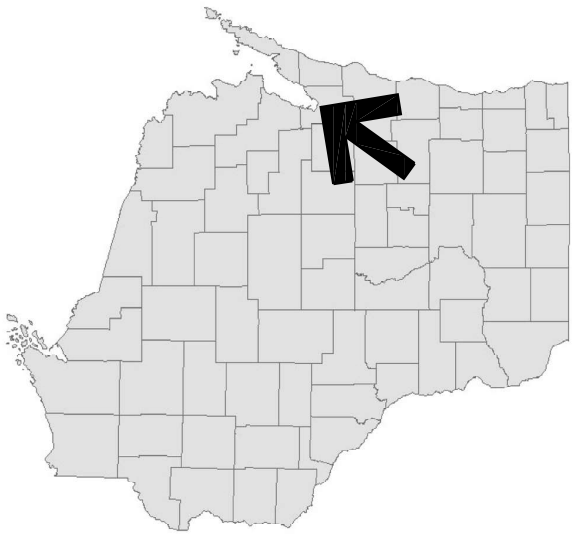
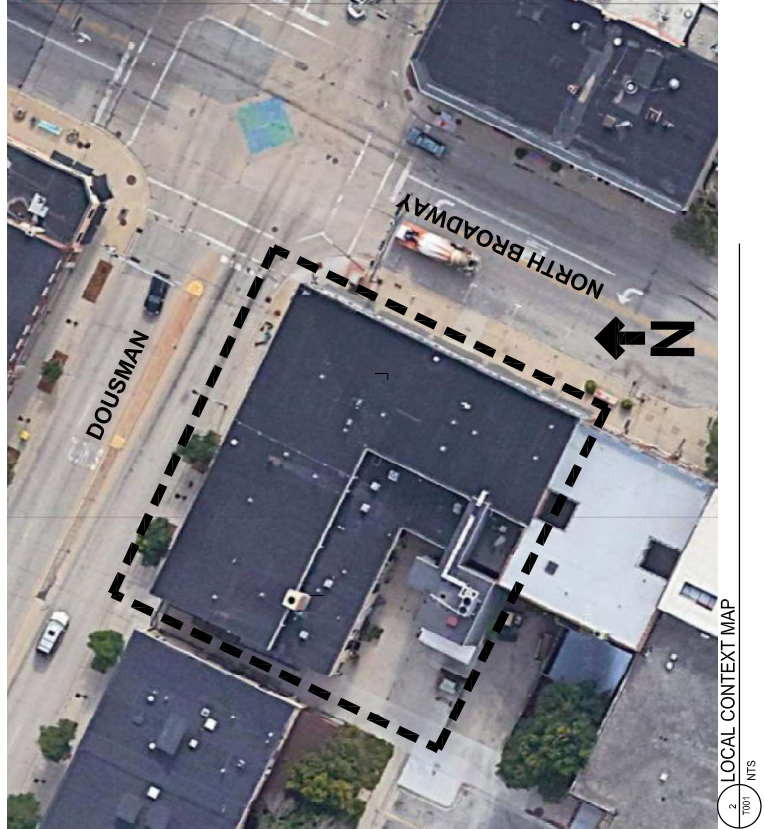
0 20 40 80 Feet



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 235-241 N Broadway

 100' Notification Area



1 STATE LOCATION
NTS

CODE REVIEW

APPLICABLE CODES

- INTERNATIONAL BUILDING CODE (IBC 2015)
- INTERNATIONAL EXISTING BUILDING CODE (IEBC 2015)
- CITY OF GREEN BAY ZONING CODE

ZONING/LANDMARKS REQUIREMENTS
CERTIFICATE OF APPROPRIATENESS(COA) REQUIRED (CITY OF GREEN BAY)
REVIEW SCHEDULED FOR FEBRUARY 19th, 2025

BUILDING DESCRIPTION

- CONSTRUCTION TYPE: TYPE II-B (IBC 2015)
LOW SLOPE ROOF (IBC 2015)
- STORIES: 3 (THREE)

OCCUPANCY

NO CHANGES

- RESIDENTIAL APARTMENT (EXISTING)
- COMMERCIAL STOREFRONT (EXISTING)

EGRESS

NO CHANGES PROPOSED

Platten Place Exterior Improvements

241 North Broadway
Green Bay, Wisconsin

NARRATIVE

Platten Place is an apartment/mixed use facility located in the Historic Platten Building, located on the SW Corner of North Broadway and Dousman Streets in the City of Green Bay, Wisconsin.

The building is a contributing element to the North Broadway Historic District, and carries a prominent facade that is highly visible from all approaches.

In 2014, the building was renovated to its current occupancies, investing into apartment renovation, adding an exterior elevator/stair core, and cleaning up the commercial storefronts, adding new awning, paint, and lighting fixtures.

The building changed ownership in the past few years and the new investor would like to consider several updates related to maintenance and facade renovation. This document set will be used for estimation and construction purposes to that end.

Goals: 1.) Replace existing decaying wood rain screen style wall cornice with new compatible product that will retain aesthetic qualities demanded by historic preservation criteria ,yet apply a contemporary product that will be of higher value, and provide better long term durability.

prepared for:

OWNER

Platten Place LLC
Grant Keebler
420 S Washington St
Green Bay WI 54301
920-593-1704

MANAGEMENT

Goldfinch Management LLC
Jared Fink
2611 Libal Street
Green Bay, WI. 54301
920-432-7176
jfink@goldfinchliving.com

prepared by:

ARCHITECT

Christopher Max Design & Development LLC.
Christopher M. Naumann AIA, ALA, NCARB
2533 Lopez Lane
Green Bay, WI. 54311
920-430-0984
Christopher@cmddlc.com

GENERAL CONTRACTOR

SMA Construction Services
201 W. Walnut St. STE 301
Green Bay, WI 54303
920.438.3833 Office
920.371.2894 Cell
abe@smaconstructionservices.com

DIRECTORY

T001..... PROJECT NARRATIVE
CONTEXT LOCATION MAPS
CODE REVIEW
PROJECT TEAM LIST

A201..... ELEVATIONS

A4301..... SECTIONS, DETAILS (TBD)



NOTE:

THOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, CONSULTANTS & CONTRACTORS MUST CHECK ALL DETAILS, DIMENSIONS & EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION

STAMP / SEAL

NO	DATE	REV DESCRIPTION
	9/10/24	DRAFT EST. SET
	2/6/25	PERMIT SET

Platten Place
Exterior Improvements
241 N Broadway
Green Bay, WI 54303

T001

PROJECT	CMDL-24-1004
DATE	
DRAWN BY	CWN
CHECKED BY	CWN

Copyright © 2025
Christopher Max Design and Development LLC.

NOT FOR CONSTRUCTION ONLY
ESTIMATION PURPOSES ONLY

NOTE:

THOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, CONSULTANTS & CONTRACTORS MUST CHECK ALL DETAILS, DIMENSIONS & EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION

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	9/10/24	DRAFT EST. SET
	2/6/25	PERMIT SET

Platten Place
Exterior Improvements
241 N Broadway
Green Bay, WI 54303

A201

EXISTING/DEMO ELEVATION KEYNOTES
1 EXISTING PRE-FINISHED METAL COPING AT WALL CAP TO BE PRESERVED AND REUSED
2 REMOVE AND DISPOSE EXISTING WOOD LAP VERTICAL CORNICE RAINSCREEN BOARDS
3 VERIFY EXISTING UNDERCARRIAGE: - INSPECT EXISTING STRUCTURE, REUSE IF IN GOOD REPAIR - REMOVE EXISTING IN EVENT OF VISIBLE DECAY OR ROT.
4 IN EVENT UNDER CARRIAGE IS REMOVED, GROUT SOLID ANY PRE-DRILLED HOLES IN MASONRY.
5 REMOVE EXISTING AIR VENT
6 INSPECT MASONRY WALL FOR ANY ADDITIONAL DECAY, TUCK AND POINT AS NECESSARY TO REPAIR ANY VISIBLE DAMAGE OR MASONRY DECAY UNCOVERED.
7 EXISTING SIGN LETTERS TO BE REMOVED AND RE-CONDITIONED FOR RE-USE

ELEVATION CONSTRUCTION KEYNOTES
1 PREFINISHED WALL CAP COPING TO OVERLAY ENTIRE WALL (RE-USE EXISTING)
2 NEW ACCOYA 6" LAP VERT. SIDING, "GREY" NATURAL GREY FINISH
3 REUSE RAINSCREEN STRUCTURE UNDERCARRIAGE IF POSSIBLE, WHERE REQ'D REBUILD TO STNDRD (SEE DETAIL S A401)
4 VENTS TO BE LOCATED, AS NEEDED FOR APPROPRIATE AIR FLOW
5 RECONDITIONED LETTERS TO BE REINSTALLED, STANDOFF FASTENERS TO NEW RAINSCREEN

EXISTING/DEMO ELEVATION KEYNOTES
1 EXISTING PRE-FINISHED METAL COPING AT WALL CAP TO BE PRESERVED AND REUSED
2 REMOVE AND DISPOSE EXISTING WOOD LAP VERTICAL CORNICE RAINSCREEN BOARDS
3 VERIFY EXISTING UNDERCARRIAGE: - INSPECT EXISTING STRUCTURE, REUSE IF IN GOOD REPAIR - REMOVE EXISTING IN EVENT OF VISIBLE DECAY OR ROT.
4 IN EVENT UNDER CARRIAGE IS REMOVED, GROUT SOLID ANY PRE-DRILLED HOLES IN MASONRY.
5 REMOVE EXISTING AIR VENT
6 INSPECT MASONRY WALL FOR ANY ADDITIONAL DECAY, TUCK AND POINT AS NECESSARY TO REPAIR ANY VISIBLE DAMAGE OR MASONRY DECAY UNCOVERED.
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5 RECONDITIONED LETTERS TO BE REINSTALLED, STANDOFF FASTENERS TO NEW RAINSCREEN

VENTILATED SIDING SYSTEM

General requirements sub-frame

- Minimum furring dimensions 1½" x 1½" unless fully supported by a structural substrate that is sufficiently thick to hold the required fastener length
- Maximum sub-frame distance (on center):
 - 24" when applied over wood based sheathing
 - 16" if installed without sheathing
- Use material of at least durability class 1 or 2
- Be aware of the risk of staining Accoya boards when using pressure treated or wood species prone to bleeding; in case of a risk of leaching, apply a barrier between the sub-frame battens and the Accoya siding boards, for example butyl tape or Protectowrap Joist tape™
- Board ends should be supported by furring, which may incidentally be short pieces of extra furring in between or added sideways to the main furring. Conditions for unsupported joints, away from furring, are:
 - Maximum furring distance on center is 24"
 - Board profile is tongue-and-groove only, with a thickness of at least ¾"
 - Siding is located in wind zone I, OR fixed with at least 2 fasteners on the closest furring strips to the joint
 - Adjacent top + bottom boards are to be continuous over next 2 furring strips

VERTICAL AND DIAGONAL SIDING

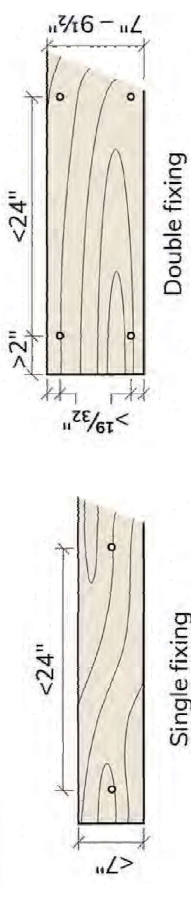
Fasteners

- Use ring shank or other improved nails
- Stainless steel 304 or 316 strongly recommended
- Holes pre-drilled:
 - To minimize the risk of boards splitting, it is recommended to pre-drill holes to 1/32" less than nail diameter or to 80% of screw shank diameter. This is especially important at board ends or for relative fasteners.
- Point side penetration into the substructure:
 - ≥ 6 x d (ring shank)
 - ≥ 12 x d (smooth)
- Check the screw-holding strength of furring chosen (if not wood)
 - Standard diameter for #6 and #8 nails is 0.12"
 - Penetration for a #6 or #8 nail needs to be at least ¾" for ring shank and 1.5" for smooth

Do not:

- Use staples or T-nails
- Drive the nailscrew heads into the board
- Use galvanized or zinc plated fasteners or accessories
- Install siding in direct contact with concrete, stucco, masonry, top soil, mulch patios and/or roofs

Placement



Vertical siding sub-frame

Double furring

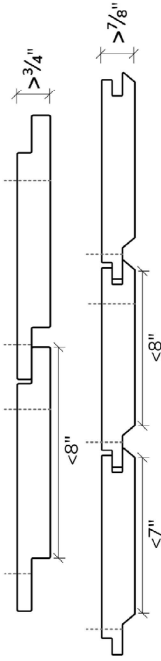
- Use 1/4" spacers or 1/4" vertical furring strips to support horizontal battens.
- Note that as the horizontal furring is not fully supported, the minimum dimension is 1½" x 1½"
- Water penetration at the end grain of vertical furring should be avoided by applying a suitable sealer
- Horizontal furring should be chamfered at the top side, shedding water into the cavity (away from the siding boards)
- The lowest horizontal furring should slant inward at the bottom, creating a drip lip at the intersection with the counter battens

Single furring

- If a single sub-frame with only horizontal furring is used, additional ventilation measures need to be made by:
 - allowing for a cavity depth of at least ½" AND
 - making sufficient cut-outs in the furring OR
 - interrupting the furring at regular intervals, staggered relative to each other
- Single horizontal furring must be chamfered on the top edge to shed any water outwards (away from the structural wall)

- Fixing used to install the top board must never pass through the underside board
- Chamfering board ends to shed water outward is recommended
- Wide boards (>7") require two fixings across width to provide sufficient support

Hidden fastening



NOTE:

THOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, CONSULTANTS & CONTRACTORS MUST CHECK ALL DETAILS, DIMENSIONS & EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION

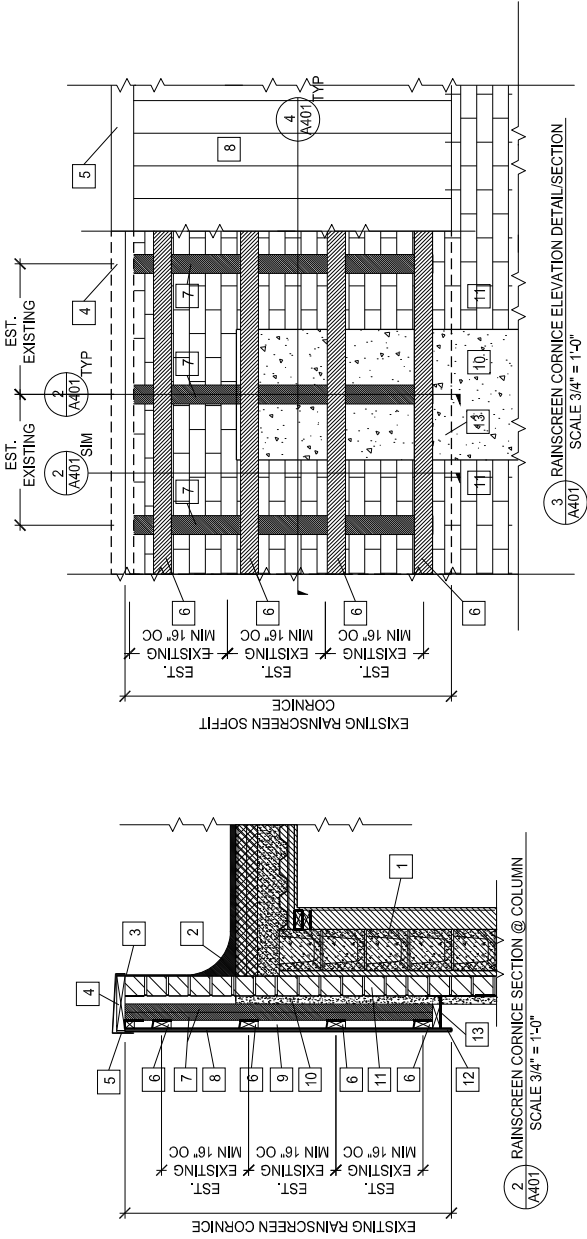
STAMP / SEAL

NO	DATE	REV/DESCRIPTION
	2/6/25	PERMIT SET

Platten Place
Exterior Improvements
241 N Broadway
Green Bay, WI 54303

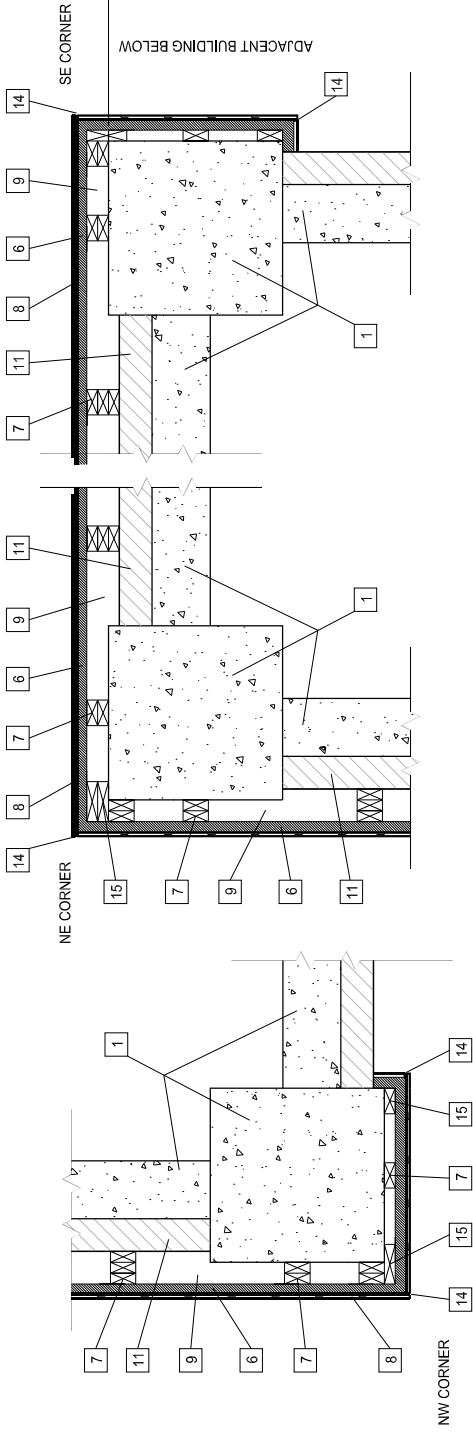
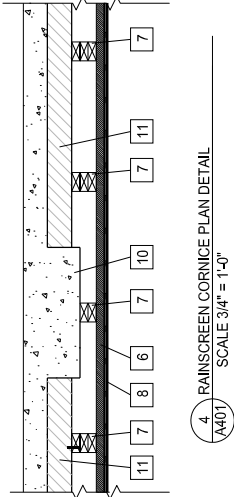
A401

PROJECT	CMDD-24-1004
DATE	
DRAWN BY	CWN
CHECKED BY	CWN



SECTION/DETAIL KEY/NOTES

- EXISTING MASONRY FACED, CONCRETE STRUCTURE, CONCRETE DECK ROOF W/ BUILT UP INSULATION.
- EXISTING RAMPED ROOF MEMBRANE, WRAPPED UP BEHIND ROOF PARAPET WALL
- EXISTING ROOF MEMBRANE TIED TO FLASHING AND COUNTER FLASHING @ ROOF CAP.
- EXISTING 2x TAPERED TREATED WOOD BLOCKING AT WALL CAP
- EXISTING PRE-FINISHED METAL WALL CAP, TO BE PARTIALLY REMOVED TO ALLOW CONSTRUCTION, THEN REINSTALLED AS IS.
- EXISTING HORIZONTAL TAPERED HORIZONTAL GREEN TREATED BLOCKING/BATTENS, EXITING TO BE REPAIRED AND REUSED, OR REPLACED AS NEEDED TO MOUNT NEW RAIN SCREEN MATERIAL. VERTICAL SPACING MAX 16" OC. PER PRODUCT SPEC.
- EXISTING VERTICAL GREEN TREATED WOOD BATTEN UNDERCARRIAGE, TO BE REPAIRED AND REUSED, OR REPLACED AS NEEDED TO CARRY HORIZONTAL BATTENS.
- EXISTING RAINSCREEN CEDAR PLANK LAP TO BE REMOVED, REPLACED BY NEW ACCOYA BRAND, PREFINISHED "GREY" WOOD 6" VERTICAL LAP SIDING PLANK, WITH HIDDEN FASTENERS. (SEE PRODUCT GUIDE 1/A401)
- VENTED AIRSPACE BETWEEN RAINSCREEN AND BUILDING ENVELOPE
- EXISTING CONCRETE COLUMN
- EXISTING FACEBRICK
- PER ACCOYA SOFFIT BUILDING SPECIFICATION, MIN 2" DRIP EDGE TO PREVENT WATER WICKING BACK UPWARD FROM WIND AND HYDRAULIC FORCES. EXPOSED ACCOYA BOARD END EDGES TO BE SEALED PER PRODUCT COATING SPECIFICATION.
- PRESERVE EXISTING WOOD DECK VENTING IF NO MOISTURE DAMAGE EXISTS. IF DECK IS DAMAGED, REPLACE WITH TREATED WOOD MATERIALS TO MATCH, PAINT ALL TO MATCH NEW ACCOYA BOARDS
- CORNER EXPANSION JOINTS 0.2" MIN. SPACING PER PRODUCT MANUFACTURER RECOMMENDATION.
- BLOCKING AND BATTEN TO EDGE OF EACH CORNER



5 NORTHWEST CORNER PLAN RAINSCREEN DETAIL
SCALE 1" = 1'-0"

6 NORTHEAST CORNER PLAN RAINSCREEN DETAIL
SCALE 1" = 1'-0"

7 SOUTHEAST CORNER PLAN RAINSCREEN DETAIL
SCALE 1" = 1'-0"



201 W. Walnut St., Ste 301
Green Bay, WI 54303
920-438-3833 P
920-438-3837 F

www.smaconstructionservices.com

January 16, 2025

To: Goldfinch Management

Attn: Jared Fink

RE: Façade Remodel @ The Platten Place

Mr. Fink,

After reviewing the site and the plans/scope provided by Chris Naumann w/ CMDD, below is our proposal to redo the façade at 241 N. Broadway, Green Bay WI (The Platten Place)

1. Remove existing wood façade cladding and dispose of.
2. SMA is planning on saving the existing metal roof cap, we would remove the existing cladding and then tuck the new Accoya cladding back under the existing roof cap. This will save having to redo that entire cap and flashing of that into your existing roof.
3. SMA is assuming the majority of the sub framing is still good and we plan to reuse it. We have minimal money included in our estimate for fixing up the sub framing.
4. We are including 4/4 x 6" Accoya Grey standard profile, which is the sample that was given to me by Chris Naumann.
5. We have lifts included since this work is 3 stories high.
6. As of now we do NOT expect to have to close down the roads so that is not figured in.
7. We have included stainless steel fasteners per manufacturers recommendations.

TOTAL = \$101,555

SMA Constructions Services, LLC



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: 235-241 North Broadway
2. Parcel #: 4-67
3. Owner of record: Platten Place LLC. Phone: 9205931704
- | | | | |
|-----------------------------|------------------|-----------|--------------|
| <u>420 South Washington</u> | <u>Green Bay</u> | <u>WI</u> | <u>54301</u> |
| (Address) | (City) | (State) | (Zip) |
4. Applicant's Name: Christopher Max Naumann AIA, ALA, NCARB (Architect of Record)
- | | | | |
|------------------------|-------------------|-------------------------------|--------------|
| <u>2533 Lopez Lane</u> | <u>Green Bay</u> | <u>WI</u> | <u>54311</u> |
| (Address) | (City) | (State) | (Zip) |
| <u>9204300984</u> | <u>9204300987</u> | <u>christopher@cmdllc.com</u> | |
| (Office Phone #) | (Cell Phone #) | (E-mail Address) | |
5. Present use of Property: commercial mixed-use (apartments over commercial storefronts)
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 Supplement Document

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: 2/10/25 Staff: _____



Platten Place

**235-241 North Broadway
Green Bay, WI. 54303**

Certificate of Appropriateness Supplement

prepared on behalf of

Platten Place LLC.

Grant Keebler

Platten Place LLC.

420 S. Washington St.

Green Bay, WI 54301

Project Introduction

This project outlines the first two phases of maintenance and facade refreshing for the historic Platten Place (Platten Building) located on the SW Corner of North Broadway and Dousman in Downtown, Green Bay.

The Platten Building has a long and illustrious history as a contributing building to the historic Broadway District. Built in 1914 by brothers Peter and Anton Platten, the original building contained the West Side Bank, along with several other storefronts and restaurants on the street level and apartments above. (see attachment graphic 1)

Over the years, the high visibility West side anchor has housed a radio station (Platten Radio), the Oscar Shultz Drug Store, a shoeshine shop, Halfpaw Jewelers, Beerensten's Candies, Konop Bakery, and Advanced Aquariums among many other small businesses.

Although the commercial tenancy remained strong, the building's apartments were turned into low rent transient housing and fell into a level of disrepair.

In 2014, a new building investor acquired the building, and began a significant retrofit. The \$2 million dollar project renovated the apartments into market rate units, and re-tenanted the ground floor commercial space with new retail businesses. The building built a new elevator and stair core in its rear yard, repainted the existing storefronts, cornice/rainscreen, and the exposed concrete columns. The project also added new heavy stainless steel framed green awnings over every storefront bay on both the Broadway and Dousman sides of the building. (see attachment graphic 2)

The 2014 renovation proved to be a significant catalyst to reinvestment in the neighborhood, and utilized the State and Federal Historic Tax Credit as a resource in its development.

In 2021, the property was sold to its current owner, Platten Place LLC, a real estate investment group that has since owned the property. In summer of 2024, owners approached CMDD LLC (Architect) to evaluate possible facade repair and improvements, as the original cornice rain screen element had begun to show significant decay and wear.

This document will describe the proposed work for the approval of the Green Bay Landmarks Commission in order to attain a Certificate of Appropriateness (COA) to proceed with work.

Project Scope

The overall project scope, for the sake of this phase of proposal, will include a replacement of the vertical wood lap board material that is used in the cornice/rainscreen with new material. It is unknown when the material was last replaced. But the design and execution of this detail is consistent with the original design and execution of the building from 1914. (see attachment graphic 1)

The detail is unconventional, using pine/cedar planks laid out in a vertical orientation, creating a soffit style cornice/rainscreen at the top of the masonry/concrete wall on the two street facing sides of the building. Over the past decades, this detail was painted over and over again, and it is now clear that the wood is beginning to decay, and warp, which is more visible as paint fades. As the natural life of the material is near its end, the owner would like to replace the material with a new, more durable and contemporary material, yet pay respect to the appropriate historic character.

Specific paint specification has yet to be determined, but shall but the color shall be consistent with the renderings as shown in this proposal, and shall be coordinated with staff to ensure the COA is maintained as intended.

Repainting the columns is and independent action from the current contracted and permit ask. This action may occur as early as summer or fall of 2025. We respectfully ask that this item is included in the COA and pursued at a future date.

Future Project Phases (not inclusive of current COA)

This two-phased project is but one of several ideas being explored for future projects to improve the facade and conditions of the Platten Place facility. Although not to be part of this conversation or application process. Ideas we may revisit in the future may include:

- 1.) publishing a tenant signage design guideline standard, consistent with the City of Green Bay signage requirements, that would be tied to tenant leases. This would allow some level of standardization of business signage used on the property that would be both appropriate for the historic sensitivity of the District.
- 2.) revisiting the existing awnings installed in 2014 with an alternative installation. A future exercise may reconsider these elements, which would then come to the Landmarks Commission for approval.
- 3.) A future phase may also reconsider lighting fixtures and facade lighting strategies.

Summary

Platten Place LLC is committed to continually invest and maintain its property as the anchor of the Broadway district. The building's long history as a valued asset to the community shall be enhanced by the existing proposal, as well as potential future phases of ongoing improvements and investments.

Thank you for the opportunity to submit,

Sincerely

A handwritten signature in black ink, appearing to read "Christopher M. Naumann", followed by a horizontal line.

Christopher M. Naumann AIA, ALA, NCARB
President
Christopher Max Design and Development

The replacement being proposed is a wood product, to be consistent with historic preservation standards. However, this is a treated product that is newer to the marketplace. The sustainable treated wood product is called Accoya, and is a proprietary material. The product is unique in its heat pressure treatment (absent noxious chemicals) that creates a naturally enhanced product that is many times more durable and retains dimensional stability when compared to standard treated wood planks, even surpassing other engineered wood products. (See PDF Exhibit – Accoya product specification).

The Accoya Grey vertical siding product is used for many similar cladding applications on both new construction as well as historic building restorations and renovations, and handles much like traditional lap siding. Fasteners are hidden under a simple offset notch in the boards which overlap, offering a clean and crisp installation. The product is actually lighter than regular wood as it contains little moisture and is several times more dense from a cellular level, meaning it is highly durable. It is warranted up to 50 years if installed to specification. Although the product can be painted or stained, the Accoya Grey product does not require any post installation finishes as it retains a naturally ashen/grey finish. If the finish remains natural, it requires zero ongoing refinishing. It will fade minimally and maintain a consistent finish from day one of installation. The material is sustainable, from managed forests, and is processed with no noxious chemicals. Meaning no toxic off gassing, and in the event of fire, no noxious smoke as it would burn like any normal wood product without worry about harsh airborne pollutants. The only maintenance recommended is an occasional cleaning/washing as needed to keep its appearance. The product requires no specialized disposal after its life as siding is complete, and can be burned, land filled, or repurposed as any natural wood might without creating issues of hazardous waste.

This product will serve as a near 1:1 replacement for existing lap boards used in the Platten Building cornice/rainscreen element. The only caveat is where the original planks appear to be 4" boards. The Accoya product is produced in 6" boards. This is a minor aesthetic change that won't be inconsistent with its historical appropriateness and has been discussed with the State Historic Preservation Official. Occurring at over 30' above the ground, apart from the color shift from dark grey/green to ashen grey, the element change will not be noticeable as a change. (see attachment graphic 3)

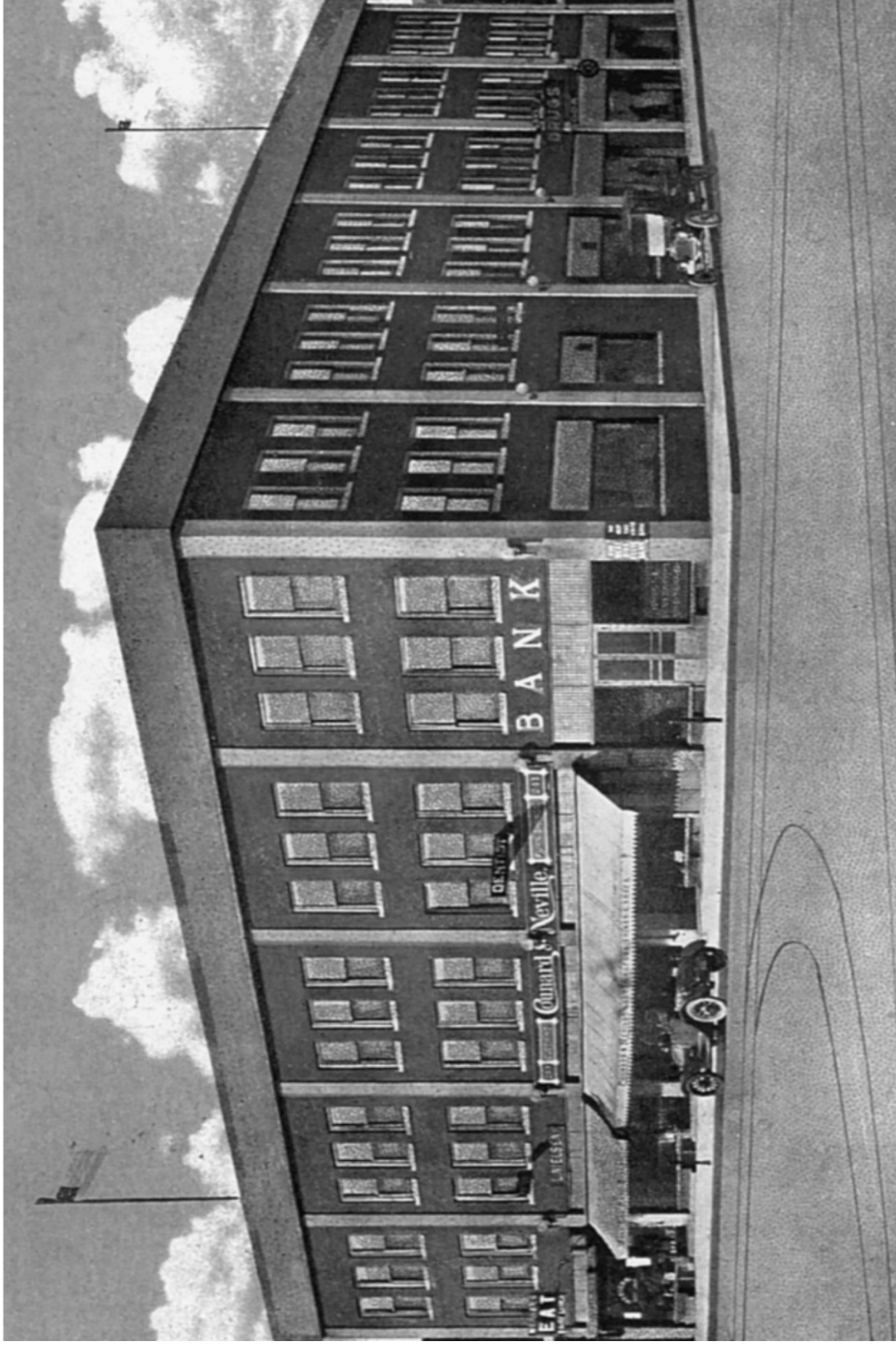
As this is a replacement of a historic element, there are some unknowns as we proceed forward. At this time, we can only speculate what the quality is of the buried structural undercarriage of the current cornice/rainscreen. We believe it is a standard rotated two level batten system, mounted to the masonry/concrete wall as many traditional soffits are hung. However, as we break down the cornice for work, we may discover the system may require maintenance based on concerns of ventilation we currently have. Although the new product is more resistant to moisture, additional venting may be installed if determined a requirement during construction.

Installation and Scheduling

Upon receiving permits to proceed. The project contractor (SMA Construction) shall proceed with ordering materials as to begin work as soon as weather permits. The goal is to have the work done before the Packer Draft occurring the third week of April. Although aggressive, we believe this to be a possible goal. During work, the sidewalk under the area of work must be blocked and a dumpster will be required to handle disposed materials.

Second Project Phase (inclusive of current COA)

This project phase is the repainting of the concrete column elements of the building to a more neutral Grey. The 2014 renovation color choices have not been the most flattering or most appropriate application of color. To refresh this, the building owner may paint the concrete column elements to better compliment the cornice work, and to be more consistent with the shades and tones suggested in the historic image from the 1920's (see attached graphic 2 and graphic 4).



GRAPHIC – 1
Platten Place circa 1920
(source: On Broadway Inc. archives)



GRAPHIC – 2
Platten Place 2025



GRAPHIC – 3
Platten Place
Phase 1 cornice/rainscreen replacement



GRAPHIC – 4
Platten Place
Phase 2 new column paint



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

February 19, 2025

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.5

(COA 25-04) Consideration with possible action on a design review for front and rear facade remodel at 133 N Broadway.

BACKGROUND

133 N. Broadway (Beemster Electric Co. building, built 1939) is a contributing building in the Broadway-Walnut NRHP district. This COA proposes to alter the storefront and change the openings on the rear elevation.

Referring to the Secretary of the Interior's (SOI) Standards, the following stand out:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Referring to the Department of the Interior's Preservation Brief 11, "Rehabilitating Historic Storefronts," the following must be taken into consideration:

"The storefront is the most important architectural feature of many historic commercial buildings. It also plays a crucial role in a store's advertising and merchandising strategy to draw customers and increase business. Not surprisingly, then, the storefront has become the feature most commonly altered in a historic commercial building. In the process, these alterations may have completely changed or destroyed a building's distinguishing architectural features that make up its historic character."

...and...

"Entrances: Are the entrances centered? Are they recessed? Is one entrance more prominent than the others? How is the primary retail entrance differentiated from other entrances? Is there evidence that new entrances have been added or have some been relocated? Are the doors original or are they later replacements?"

...and...

"Where an architecturally or historically significant storefront no longer exists or is too deteriorated to save, a new front should be designed which is compatible with the size, scale, color, material, and character of the building. Such a design should be undertaken based on a thorough understanding of the building's architecture and, where appropriate, the surrounding streetscape. ... The new design should "read" as a storefront; filling in the space with brick or similar solid material is inappropriate for historic buildings.

Similarly the creation of an arcade or other new design element, which alters the architectural and historic character of the building and its relationship with the street, should be avoided.”

...and..

“Entrances: Differentiate the primary retail entrance from the secondary access to upper floors. In order to meet current code requirements, out-swinging doors generally must be recessed. Entrances should be placed where there were entrances historically, especially when echoed by architectural detailing (a pediment or projecting bay) on the upper stories.”

LC staff notes the following.

Storefront – The existing storefront matches that present at time of NRHP listing in 1999 and that shown in a 1986 photograph – a symmetric façade with recessed doorway at center. No historical images have been provided (ref. SOI # 6). The proposed alteration calls for a new recessed entrance to be added north of the existing doorway. This new recessed entrance, as proposed, does not appear to have a comparable precedent on this building and will have a significant impact on the appearance of the building (ref. SOI # 2) and does not mimic the design of secondary entrances elsewhere in the district (the surrounding streetscape). Alternative designs appear to be possible that could eliminate or minimize the visual impact of introducing a second door on the storefront.

Rear – The COA proposes to make extensive changes to the fenestration on the rear elevation of the building. This rear elevation faces an alleyway. Although plainly visible from a public right-of-way (the alleyway), changes to a rear elevation are generally viewed in a favorable light, and there is evidence of earlier changes to the fenestration here.

Windows & doors – The proposed window specifications do not appear to include window frame finish details (anodized vs. painted vs. other?). Similarly, there is no information provided for the new, second, front door. Per Wisconsin SHPO, “Anodized finishes are not appropriate”. (<https://www.wisconsinhistory.org/Records/Article/CS4141>).

RECOMMENDATION

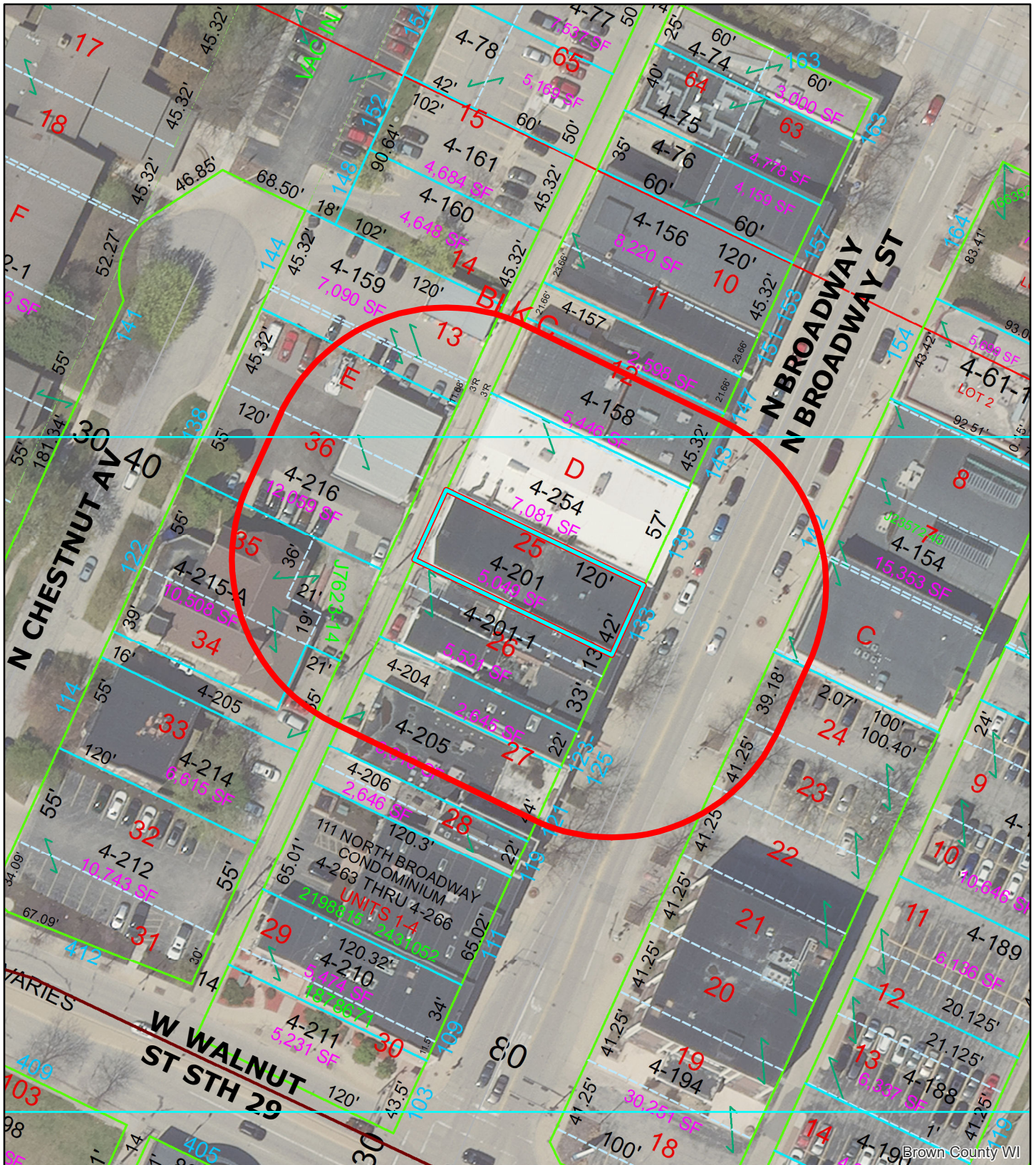
LC staff recommends careful consideration of the proposed storefront design, noting that the proposed design does not appear to satisfy the requirements of the SOI or Preservation Brief II and noting that design alternatives may be available.

LC staff notes that the proposed changes to the rear elevation will have a minimal impact to the historic integrity of the building and the district. LC staff notes that window and door frames should have a painted or powder coat finish (not anodized).

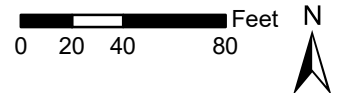
FISCAL IMPACT

ATTACHMENTS

1. COA 25-04 Map
2. COA 25-04 Floor Plan and Renderings
3. COA 25-04 Window Details
4. COA 25-04 Application

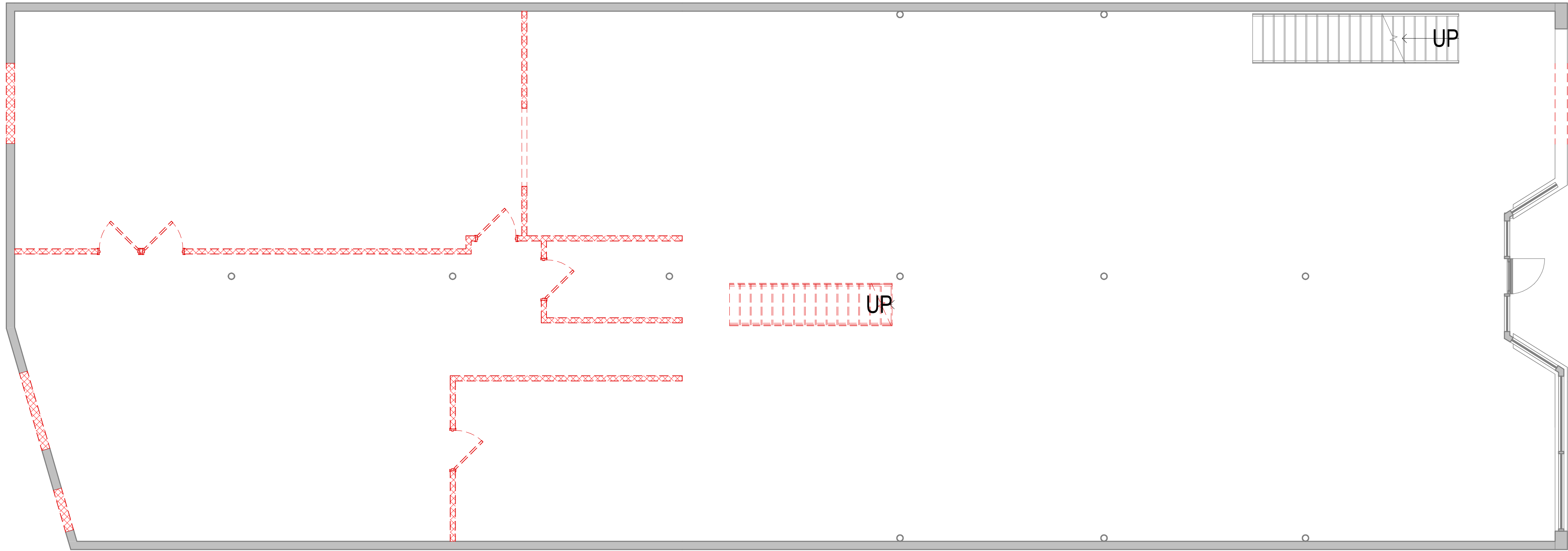


(COA 25-04) Front & Rear Facade Remodel at 133 N Broadway

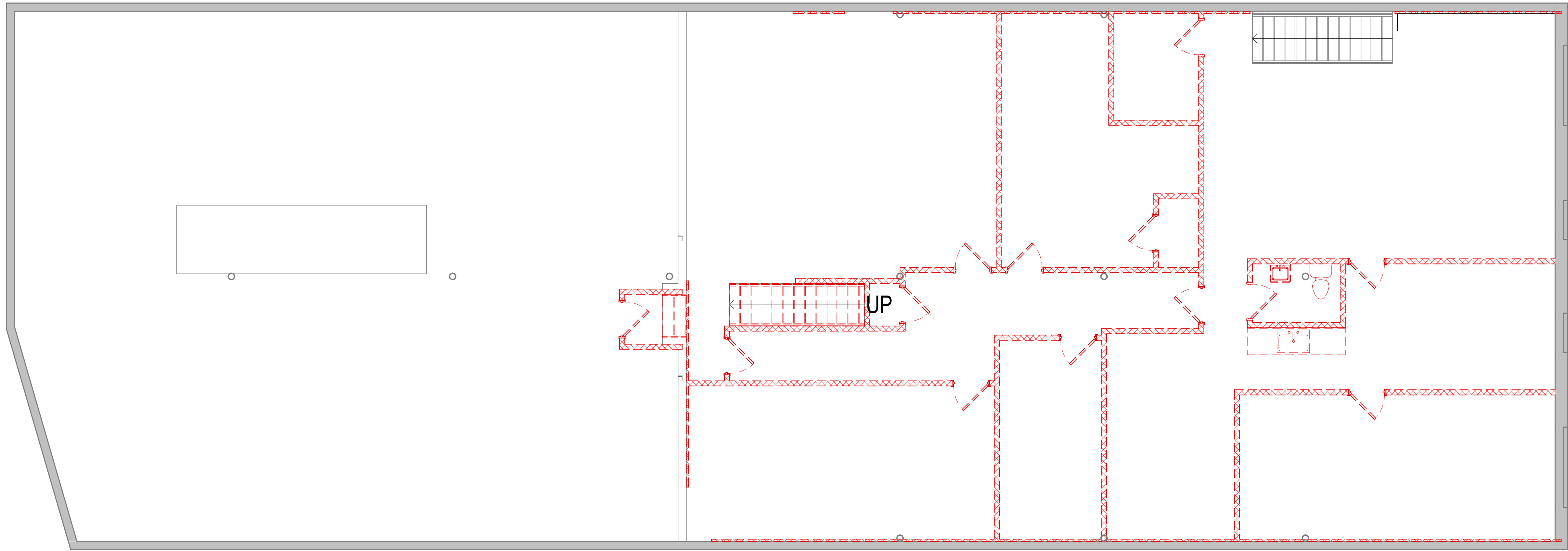


This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 11 Feb 2025 X:\Planning\Basemaps\template_8.5x11.mxd

- 133 N Broadway
- 100' Notification Area



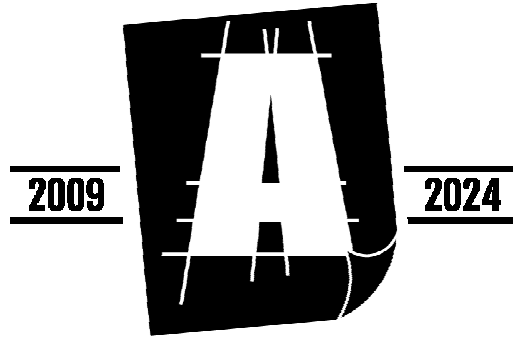
1 FIRST FLOOR DEMO PLAN
3/16" = 1'-0"



2 SECOND FLOOR DEMO PLAN
3/16" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
2. ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND NEW CONSTRUCTION.
3. AT EXISTING WALLS TO REMAIN, PATCH AND REPAIR REMAINING WALL TO MATCH EXISTING WALL TEXTURE. PREPARE WALL TO RECEIVE NEW FINISHES.
4. COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DISCIPLINES AND ANY ADDITIONAL SUPPORTING DOCUMENTS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.



Alliance
CONSTRUCTION & DESIGN

ALLIANCEBUILDS.COM
PHONE: (920)-336-3400 | FAX: (920)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

PROFESSIONAL SEAL:

133 APARTMENTS

133 N. BROADWAY
GREEN BAY, WI.

PROJECT 24-132

#	STAGE	DATE
NOT FOR CONSTRUCTION		

STATUS:
SCHEMATIC DESIGN

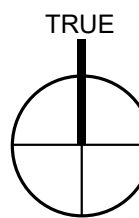
SHEET ISSUE DATE: 03/01/2023

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DRAWN BY: DESIGNER

SCALE: As indicated

DEMO PLAN



AD100

1.	PER IBC TABLE 906.3 (1), MAXIMUM DISTANCE OF TRAVEL TO FIRE EXTINGUISHER TO BE 75'-0".
2.	PER IBC SECTION 1013, EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100'-0" OR THE LISTED VIEWING DISTANCE FROM THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
3.	WALL DIMENSIONS ARE FROM FACE OF STUD / CORE MATERIAL.
4.	COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DISCIPLINES AND ANY ADDITIONAL SUPPORTING DOCUMENTS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.

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PROFESSIONAL SEAL

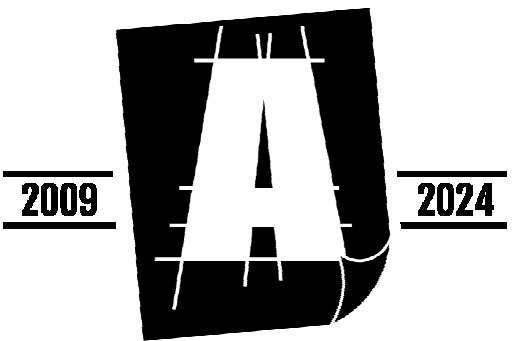


133 N. BROADWAY
GREEN BAY, WI.

PROJECT 24-132

STATUS:	
SCHEMATIC DESIGN	
SHEET ISSUE DATE:	03/01/2023
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DRAWN BY:	BB

A110



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PROFESSIONAL SEAL:

133 APARTMENTS

133 N. BROADWAY
GREEN BAY, WI.

PROJECT 24-132

# REVISIONS		
#	STAGE	DATE
NOT FOR CONSTRUCTION		

STATUS:

SCHEMATIC DESIGN

SHEET ISSUE DATE: 03/01/2023

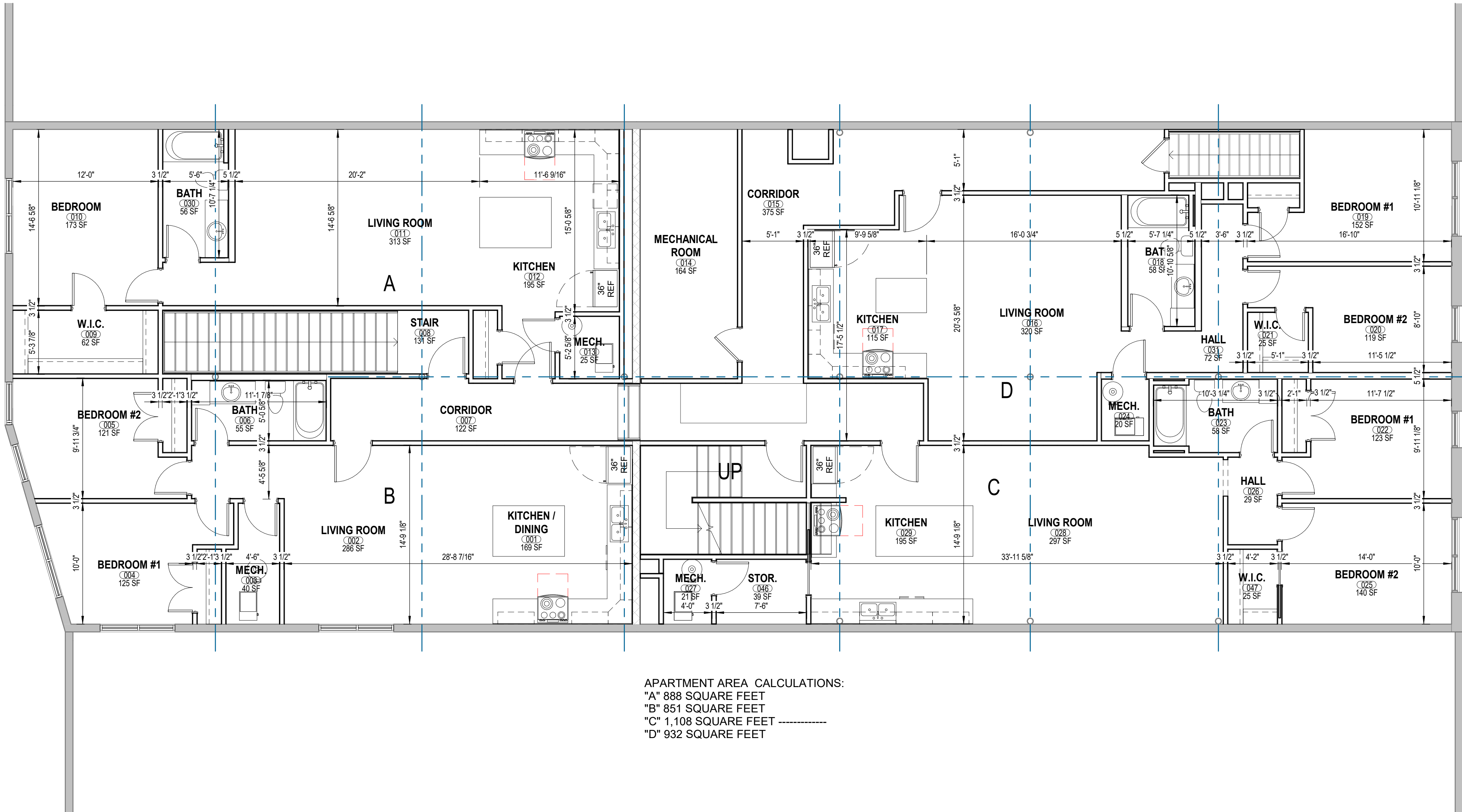
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SCALE: 3/16" = 1'-0"

SECOND FLOOR PLAN

A111



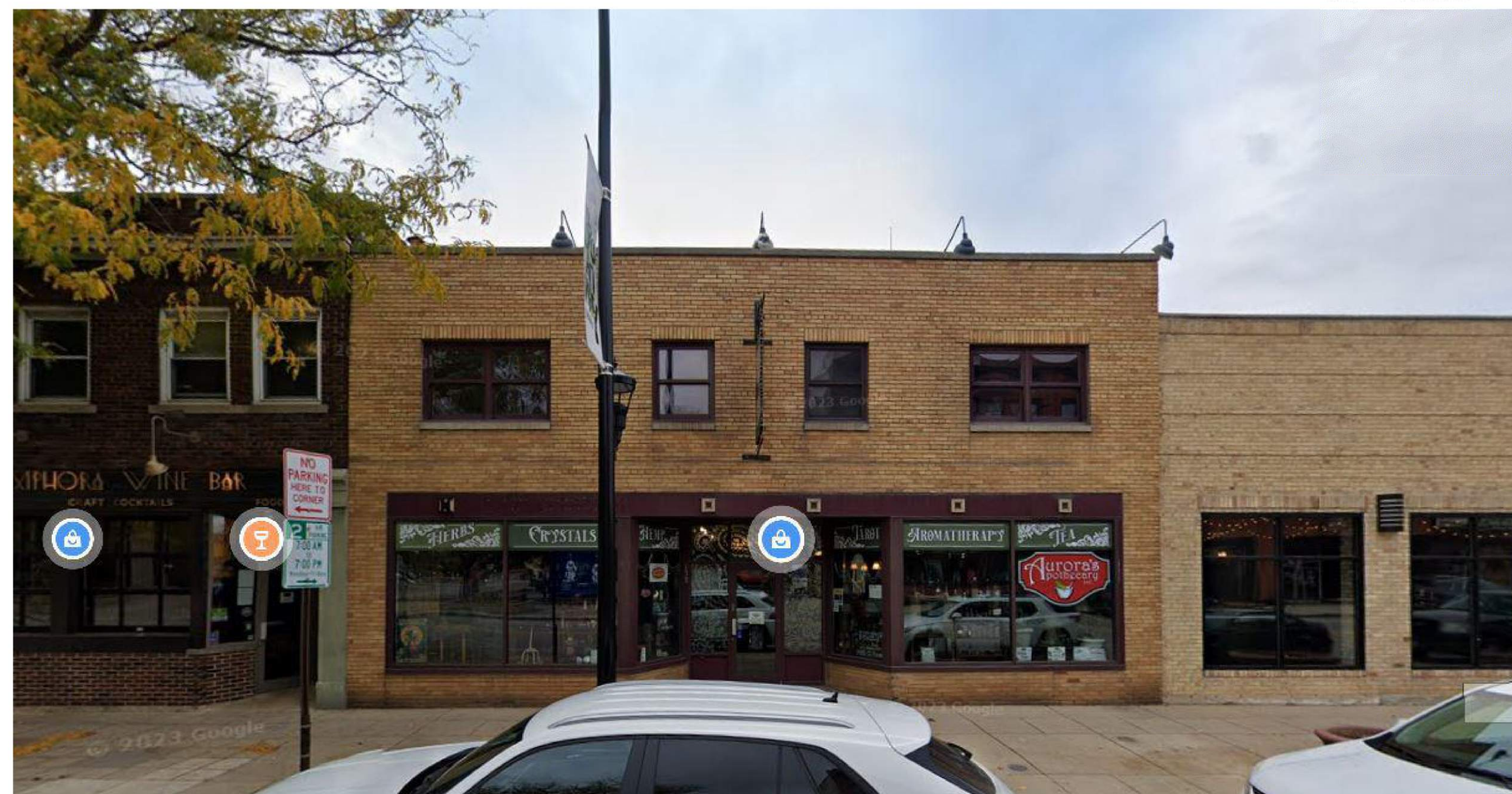
APARTMENT AREA CALCULATIONS:
"A" 888 SQUARE FEET
"B" 851 SQUARE FEET
"C" 1,108 SQUARE FEET
"D" 932 SQUARE FEET

1 SECOND FLOOR FF
3/16" = 1'-0"

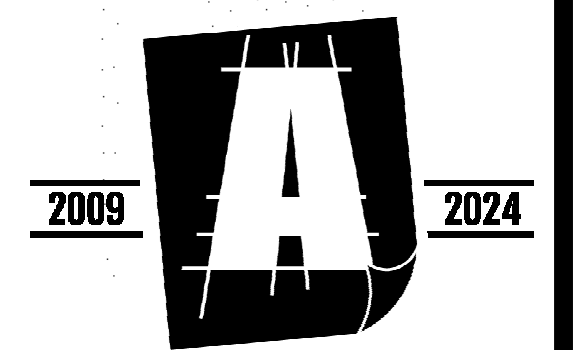
KEYNOTES	
NO.	DESCRIPTION



3 EAST ELEVATION
3/8" = 1'-0"



EXISTING CONDITIONS



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PROFESSIONAL SEAL:

133 APARTMENTS

133 N. BROADWAY
GREEN BAY, WI.

PROJECT 24-132

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STATUS:

SCHEMATIC DESIGN

SHEET ISSUE DATE: 03/01/2023

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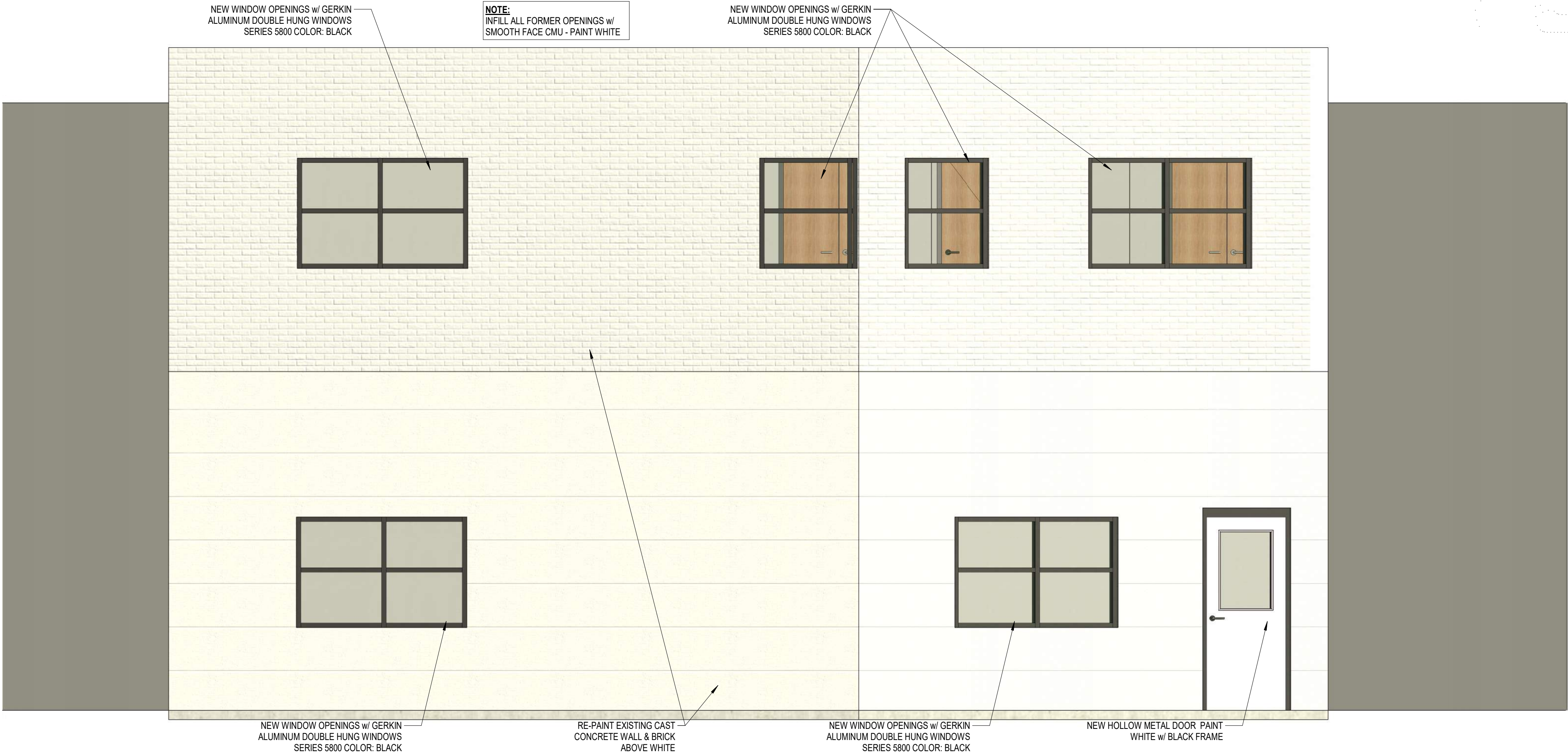
DRAWN BY: M.J.D.

SCALE: $3/8" = 1'-0"$

ELEVATIONS

A200

KEYNOTES	
NO.	DESCRIPTION



1 WEST ELEVATION
3/8" = 1'-0"



EXISTING CONDITIONS

2009

2024

A

Alliance

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PROFESSIONAL SEAL:

133 APARTMENTS

133 N. BROADWAY
GREEN BAY, WI.

PROJECT

24-132

#	STAGE	DATE
2	DELETE THIS REVISION	--/--/2023

NOT FOR
CONSTRUCTION

STATUS:

SCHEMATIC DESIGN

SHEET ISSUE DATE:

03/01/2023

CURRENT AS OF:

2/10/2025 3:27:48 PM

DRAWN BY:

M.J.D.

SCALE:

3/8" = 1'-0"

ELEVATIONS

A201

P:\24-132 133 N. Broadway\2024-132 133 Apartments.rvt



5800

ALUMINUM DOUBLE HUNG WINDOW



800.475.5061 | gerkin.com

5800

ALUMINUM DOUBLE HUNG WINDOW

DECADES OF PROVEN PERFORMANCE

The 5800 Double Hung window has been tested to be used in sizes up to 60"x 99". The air infiltration rate is an amazing .03! This window features a 4 5/16" frame, block and tackle balances with an ultra-lift option, 1" insulated glass, and tilt sash operation. Both sashes operate and automatically lock into position when closed. Standard options include nail fins, subframe, panning and two anodized finishes.



5800

ALUMINUM DOUBLE HUNG WINDOW

5800 DOUBLE HUNG | DETAILS

**Thermal Bar Break System:**

4 5/16" frame depth with a thermal bar break system is used to enhance the thermal values of the frame and sash.

**Frame & Sash Corners:**

All frame and sash corners use polyethylene gaskets for tighter air and water seals.

**Flush Mount Tilt Latches:**

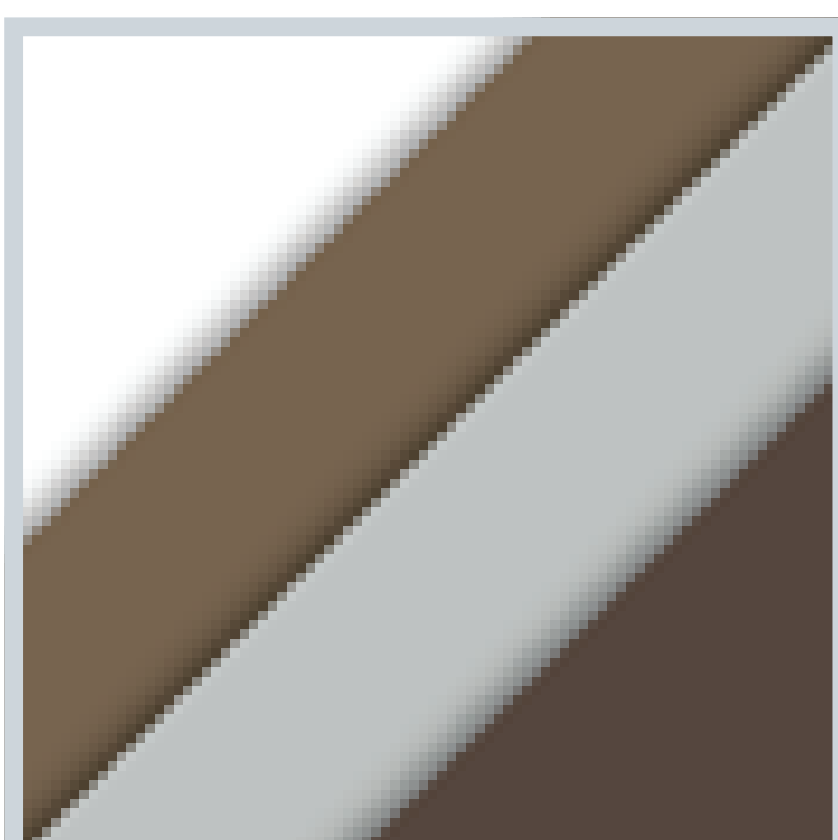
We use attractive flush mount tilt latches, allowing both sashes to tilt in for easy cleaning and removal.

**Sill Locks:**

The lower sash uses an automatic latching system with the use of spring loaded sill locks. This eliminates the need for cam locks and offers instant security when the window is closed.

**Self-Latching Locks:**

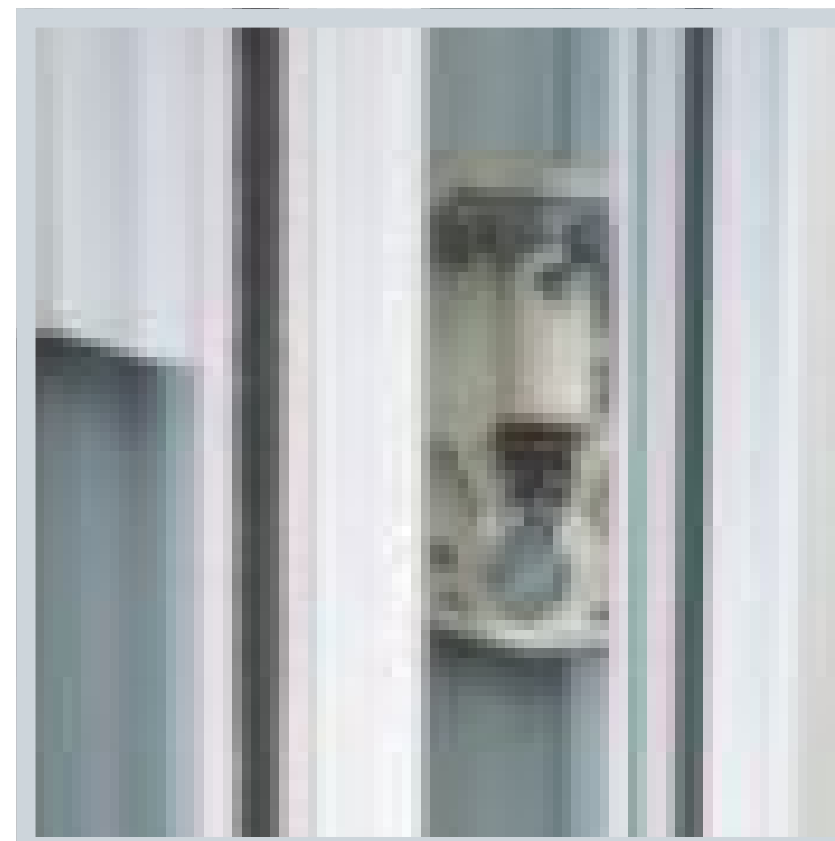
Self-latching locks on the top sash at the head keep the top sash from dropping down while operating the lower sash. The top sash is fully functional and can be operated or tilted in for cleaning.

**Color Options:**

White
Clear Anodized
Dark Bronze Anodized

**Sloped Sill:**

The double hung incorporates a sloped sill which eliminates the need for weeps under the sash. This allows for superior water drainage.

**Window Balances:**

The window balances are available in Class 1 or Class 5 options. Class 1 balances lift 30% of the sash weight while Class 5 lifts 70% of the sash weight.

**Balance Shoes:**

Balance shoes easily release the sash after tilting in to 90 degrees. This eliminates the need to raise one balance higher than the other, thus making removal easier.

**Sash Interlock:**

The upper and lower sashes interlock together which helps reduce deflection and creates a snug fit for a superior air infiltration rate.

**Weatherstripping:**

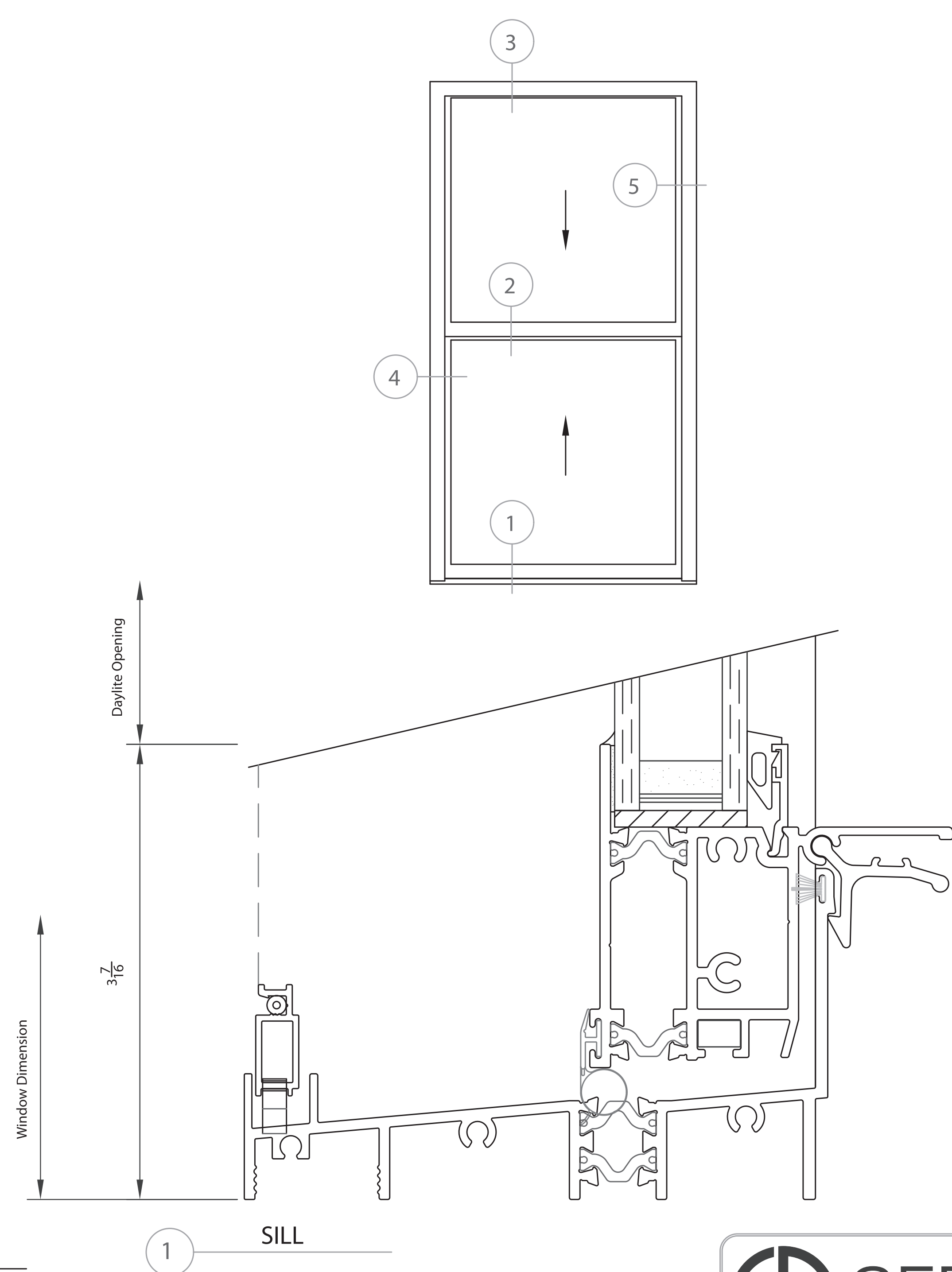
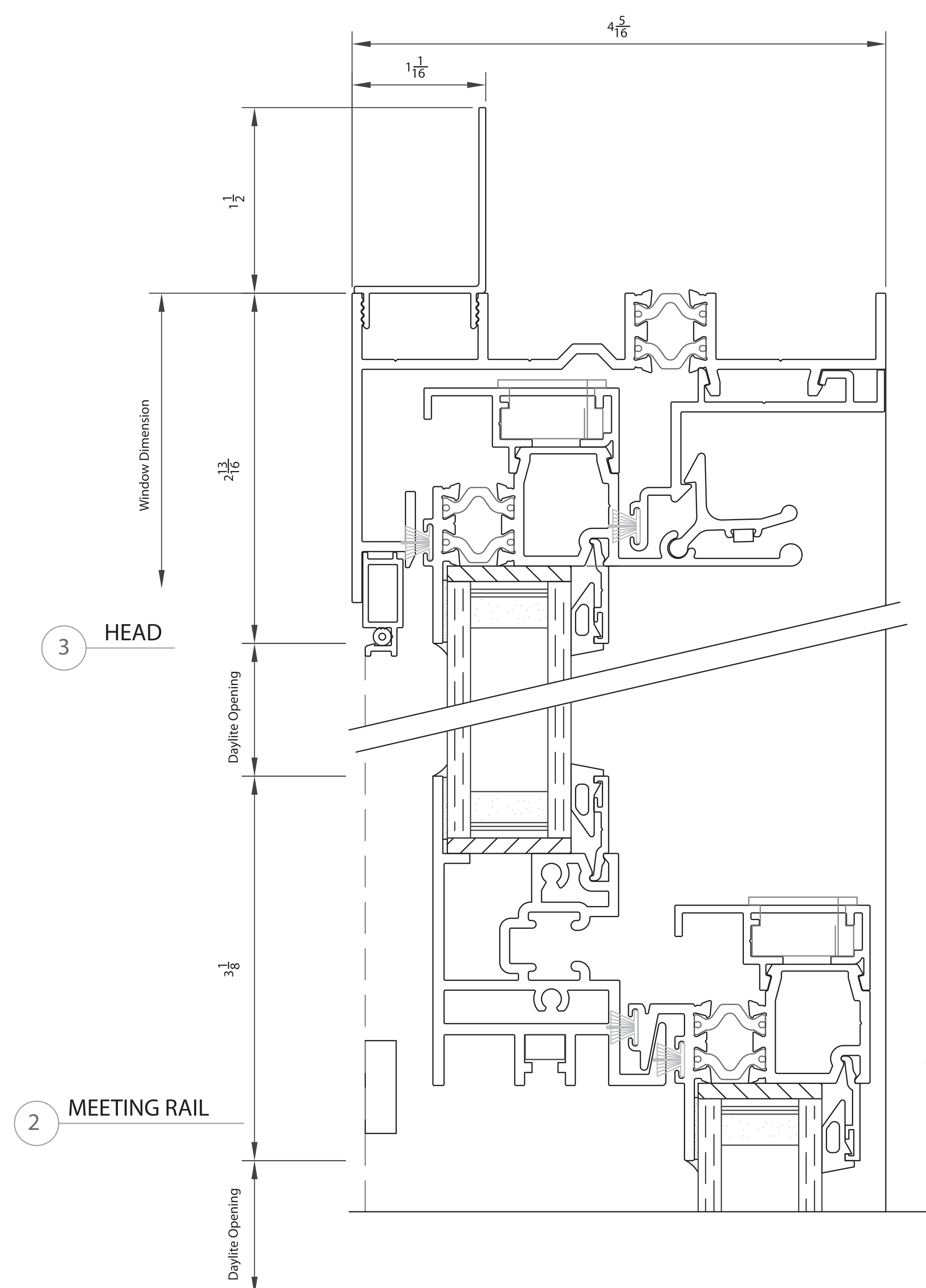
The double hung sash and frame have multiple weatherstrip locations uniquely positioned so that weatherstripping is never disconnected, which results in outstanding air infiltration performance.

5800

ALUMINUM DOUBLE HUNG WINDOW

5800 DOUBLE HUNG | DETAILS

CDS80051



GERKIN WINDOWS & DOORS RESERVES THE RIGHT TO CHANGE OR DISCONTINUE MANUFACTURING ANY OF ITS STANDARD WINDOW SYSTEMS OR COMPONENTS WITHOUT PRIOR WRITTEN NOTICE.



SHEET NO:

1

5800 SERIES DOUBLE HUNG

GW01TD.2015 CDA

5800

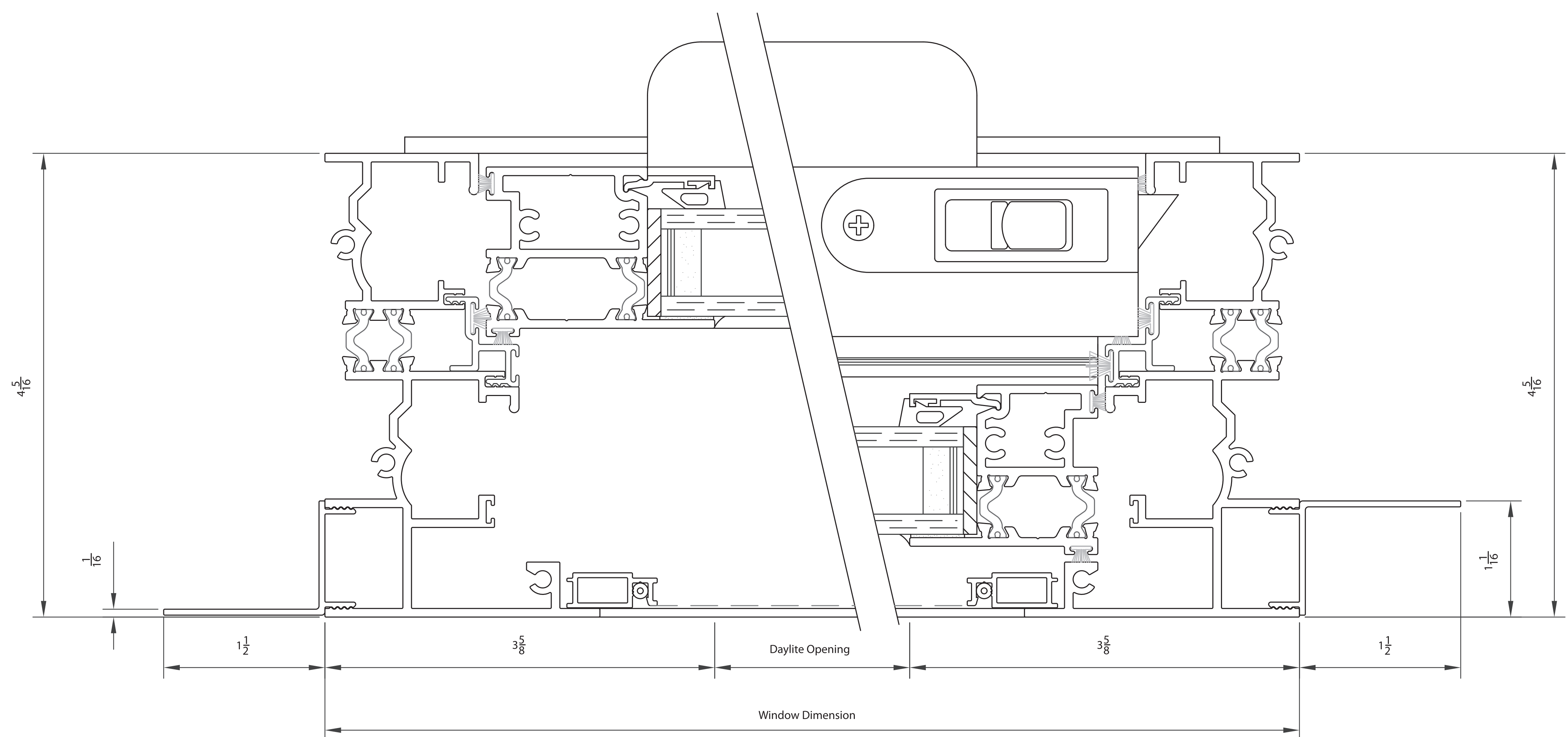
ALUMINUM DOUBLE HUNG WINDOW

5800 DOUBLE HUNG | DETAILS

SHEET NO:

2

5800 SERIES DOUBLE HUNG



6 Jamb At Lower Sash W/ Flush Flange (Optional)

6 Jamb At Upper Sash W/ Flange



5800

ALUMINUM DOUBLE HUNG WINDOW



5800 DOUBLE HUNG | TEST RESULTS

NFRC TEST RESULTS	
U-Value w/LoÉ³/Argon	.45
Solar Heat Gain Coefficient	.20
Visible Transmittance	.46
Condensation Resistance	43
U-Value Air Only*	.48

AAMA TEST RESULTS	
Test Window 60" x 99"	
Class	CW-PG50-H
Air Infiltration	.03 cfm/sq.ft. @ 25 mph
Water	8.25 psf
Structural Wind Load	82.5 psf
Indoor/Outdoor Sound Transmission Class	N/A
Sound Tranmission Class (w/ 1/4 LAM X 1/8 A)	N/A

AAMA TEST RESULTS	
Test Window 60" x 99"	
Class	LC-PG55-H
Air Infiltration	.03 cfm/sq.ft. @ 25 mph
Water	8.25 psf
Structural Wind Load	82.5 psf
Indoor/Outdoor Sound Transmission Class	N/A
Sound Tranmission Class (w/ 1/4 LAM X 1/8 A)	N/A

*U-Values for our windows with 1/8" 366 LoÉ³ glass, air only, 1/8" clear glass, no muntins or argon in the air space.
Tested and Certified to AAMA/WDMA/CSA 101/I.S.2 A440-08
U-Value/SHGC/VT/CRF Tested to NFRC 100/200/500



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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: 133 North Broadway

2. Parcel #: 4-201

3. Owner of record: Xa Lee Phone: 920-362-5136

3850 Glenmore Road Green Bay WI 54311

(Address) (City) (State) (Zip)

4. Applicant's Name: Alliance Construction & Design, Travis Zimmerman

1050 Broadway Street Wrightstown WI 54115

(Address) (City) (State) (Zip)

920-336-3400 920-660-1998 Travis@Alliancebuilds.com

(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: 1st floor retail. 2nd floor unoccupied.

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.)

East Elevation. Add a new opening and with a landing to access the existing stairs, per code.

The new east window system at the opening will match the existing to remain window system.

West Elevation. Cut new windows in the concrete walls, existing block, and existing brick.

The windows at the west to be Gerkin Model 5800 per the provided specifications.

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: Travis Zimmerman Digitally signed by Travis Zimmerman
DN: C=US, E=travis.zimmerman@alliancebuilds.com, O=Alliance Construction &
Design, CN=Travis Zimmerman
Reason: I am approving this document
Date: 2025.02.10 13:08:54-06'00'

Owner Signature: Xa Lee Digitally signed by Xa Lee
Date: 2025.02.10 13:03:49 -06'00'

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

February 19, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.I

Staff-level COA applications.

BACKGROUND

- COA 24-69, 823 S Jefferson, Roof

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

None