



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, DECEMBER 17, 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=azA0clhWd3kxaklnGjzRXJQUW5qZz09>

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, and Al Gonzalez Valentine.

C. Approval of the Agenda.

- I. Approval of the agenda for the Wednesday, December 17, 2025, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the October 15, 2025, meeting.

E. Regular Business.

- I. (COA 25-43) Consideration with possible action on a design review for a garage build located at 620 Lawe Street.

2. (COA 25-44) Consideration with possible action on a design review for a new garage and driveway located at 643 S Jefferson Street.

F. Informational.

1. Staff-level COA applications.
2. Staff update.
3. Next Meeting: January 21, 2026.

G. Adjournment.

1. Adjournment of the Wednesday, December 17, 2025, meeting of the Landmarks Commission.

- 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

December 17, 2025

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the October 15, 2025, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Landmark Commission Minutes 10/15/2025



MINUTES OF THE LANDMARKS COMMISSION

WEDNESDAY, OCTOBER 15, 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=azA0c1hWd3kxaklncGJzRXJQUW5qZz09>

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, and Al Gonzalez Valentine.

Present: David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison, Al Gonzalez Valentine

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Wednesday, October 15, 2025, meeting of the Landmarks Commission.

Moved by Stephen Srubas, seconded by David Siegel to approve the agenda.

Motion Passed.

Yes - David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison, Al Gonzalez Valentine

No - None, Abstain - None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the July 16, 2025, meeting.

Moved by Stephen Srubas, seconded by David Siegel to approve the minutes.

Motion Passed.

Yes - David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison, Al Gonzalez Valentine

No - None, Abstain - None.

E. REGULAR BUSINESS.

1. (COA 25-25) Consideration with possible action on a design review for solar panels located at 914 S Quincy, held from the July 16, 2025, Landmarks Commission meeting.

Moved by David Siegel, seconded by Rebecca Derenne to deny the solar panels.

Motion Passed.

Yes - David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison, Al Gonzalez Valentine

No - None, Abstain - None.

2. (COA 25-34) Consideration with possible action on a design review for a garage demolition located at 814-816 S Quincy Street.

Moved by Ron Dehn, seconded by Jim Hutchison to approve the garage demolition.

Motion Passed.

Yes - David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison, Al Gonzalez Valentine

No - None, Abstain - None.

3. (COA 25-35) Consideration with possible action on a design review for front step replacement located at 420 Cass Street.

Moved by David Siegel, seconded by Stephen Srubas to approve the front step replacement.
Motion Passed.

Yes - David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison,
Al Gonzalez Valentine

No - None, Abstain - None.

4. (COA 25-36) Consideration with possible action on a design review for a window replacement located at 1124 S Monroe Avenue.

Moved by Stephen Srubas, seconded by Al Gonzalez Valentine to approve the window replacement.

Motion Passed.

Yes - David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison,
Al Gonzalez Valentine

No - None, Abstain - None.

F. INFORMATIONAL.

1. Staff-level COA applications.

Staff presented COA's from August and September.

2. Staff update.

Staff provided an update.

3. Next Meeting: November 19, 2025.

G. ADJOURNMENT.

1. Adjournment of the Wednesday, October 15, 2025, meeting of the Landmarks Commission.

Moved by Stephen Srubas, seconded by Rebecca Derenne to adjourn meeting.

Motion .

Yes - David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison,
Al Gonzalez Valentin

No - None, Abstain - None.



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

December 17, 2025

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 25-43) Consideration with possible action on a design review for a garage build located at 620 Lawe Street.

BACKGROUND

620 Lawe is a contributing property in the Astor NRHP Historic District, built c. 1920. The house maintains a modest degree of historic integrity. This COA proposes building a detached garage where none is currently present. The house has a historic, small, attached garage (too small to be considered a functional automobile garage).

LC staff notes that the proposed detached garage is to be west of the house, visible along Lawe Street. Also note that this parcel is particularly small; all setbacks and bulk requirements of the Zoning Code shall be met and verified through the Inspections Department when securing Building Permits.

Per the Secretary of the Interior's (SOI) Standards for Rehabilitation, #9 and #10 are relevant.

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

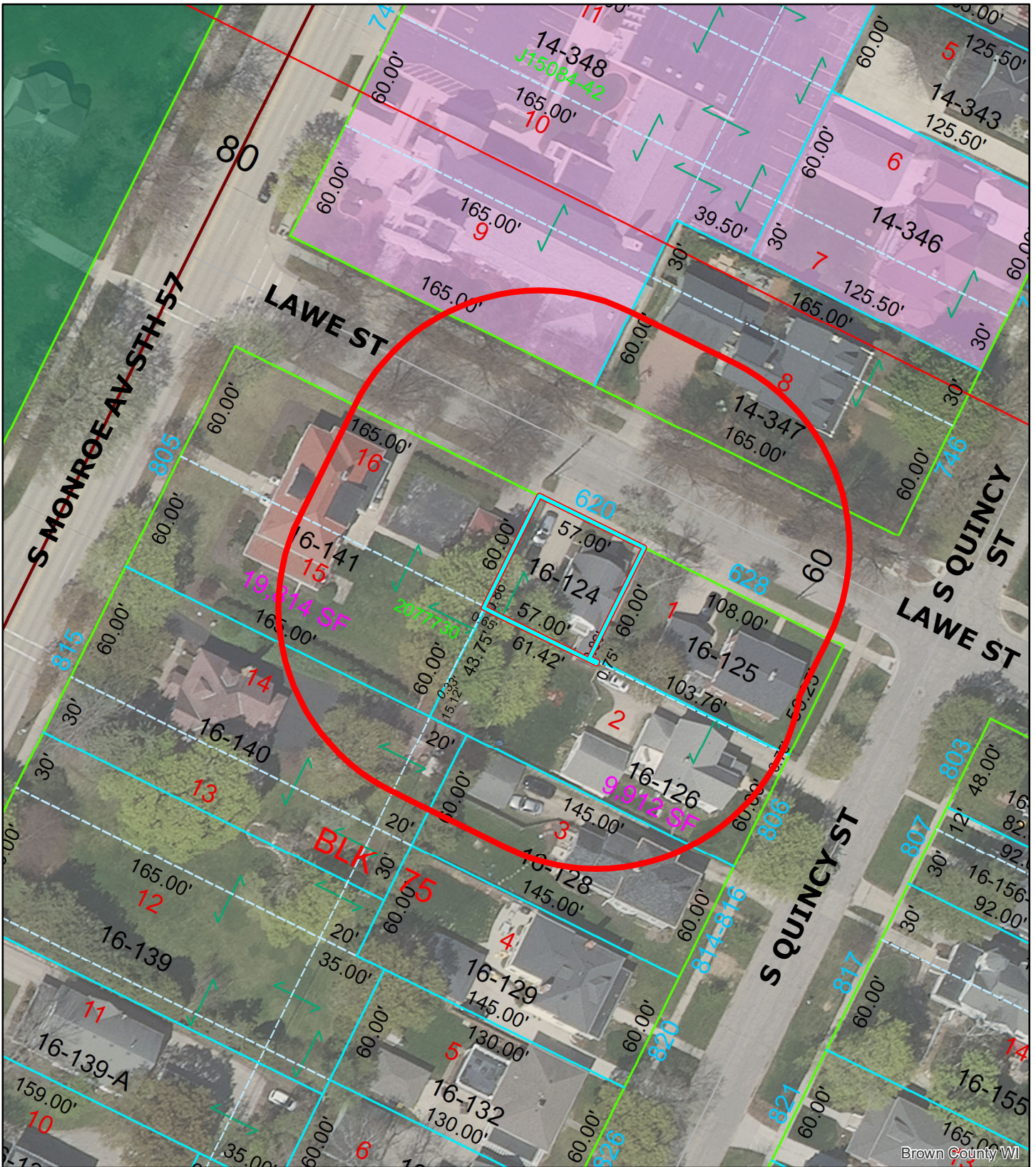
RECOMMENDATION

LC staff recommends approval of the proposed garage noting that it satisfies the SOI standards for new construction and noting that its design is compatible with this property and the larger historic district.

FISCAL IMPACT

ATTACHMENTS

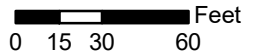
1. COA 25-43 Map
2. COA 25-43 Rendering
3. COA 25-43 Pictures
4. COA 25-43 Sanborn Map, 620 Lawe
5. COA 25-43 Work Estimate
6. COA 25-43 Application
7. COA 25-43 Property Detail Notes



Brown County WI



**(COA 25-43) Garage at
620 Lawe Street**



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 09 Dec 2025 X:\Planning\Basemaps\template_8.5x11.mxd

 620 Lawe Street

 100' Notification Area

PLAN #

25-49

DRAWN BY:
JILL K. VERHAAGH

PRELIMINARY
PLAN DATE:
9.8.25

BID PLAN DATE:

FINAL PLAN
DATE:

SQUARE FOOT
TOTALS:

FIRST FLOOR:
464

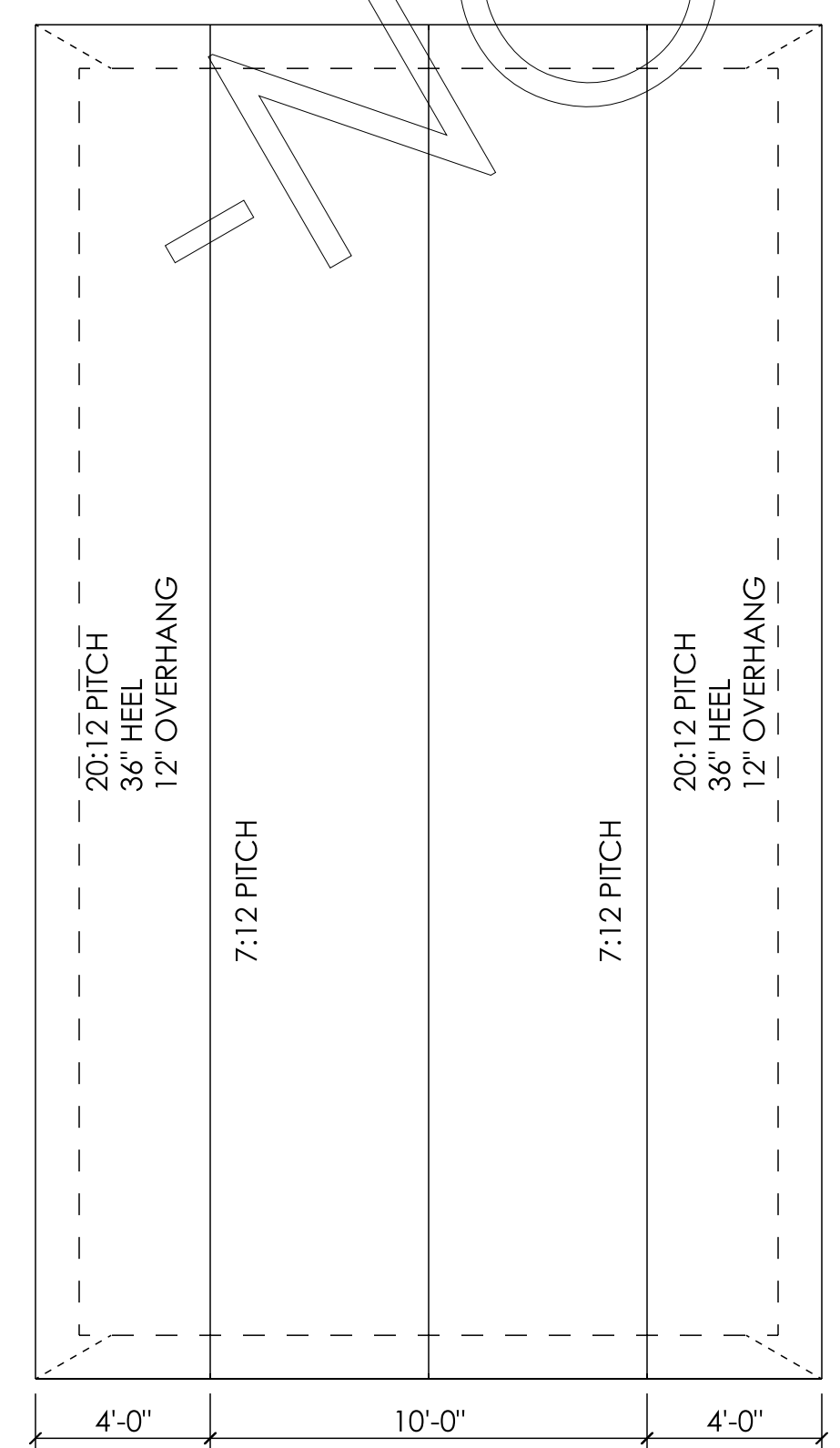
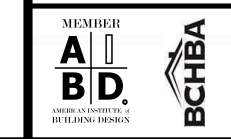
SECOND FLOOR:
316

CUSTOM DESIGN FOR:
**KIM KLEIN
CARRIAGE HOUSE**

* MAKING COPIES OR CONSTRUCTION OF THESE PLANS IS PROHIBITED WITHOUT WRITTEN CONSENT OF NAMED BUILDER OR HOMEOWNER. ON THIS TITLE BLOCK, BUILDER TAKES PRECEDENCE OVER HOMEOWNER. IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING & CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR &/OR HOME OWNER MUST REVIEW ALL DIMENSIONS, DETAILS & NOTES BEFORE BEGINNING ANY CONSTRUCTION & IS HEREBY HELD RESPONSIBLE FOR ANY DISCREPANCIES, OMISSIONS, OR ERRORS. THE ARCHITECT SHALL TAKE FINAL PRECEDENCE OVER THIS ARCHITECTURAL PLAN. LAYOUT DRAWINGS FOR THIS PLAN SHALL TAKE FINAL PRECEDENCE OVER THIS ARCHITECTURAL PLAN.

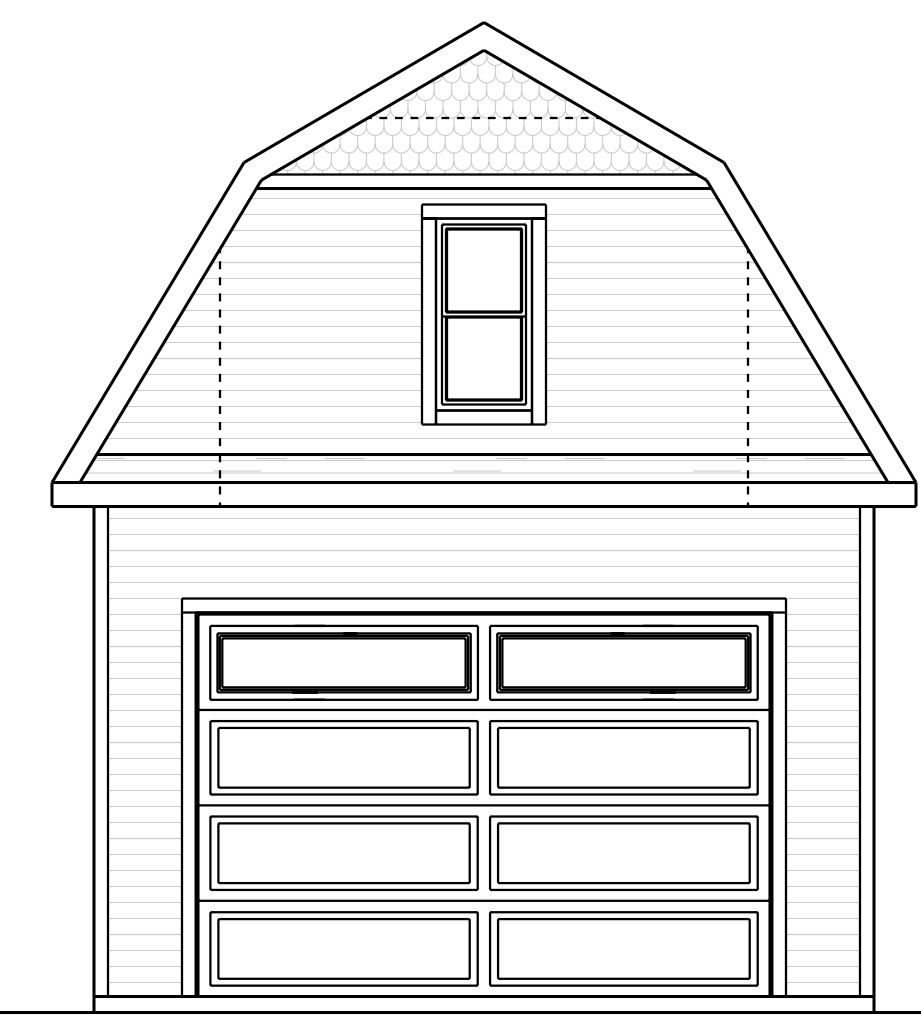
DESIGN COPYRIGHT
© JKL HOME DESIGN

jkl@
jklhomedesign.com
920.461.8486
GREEN BAY, WI
54313



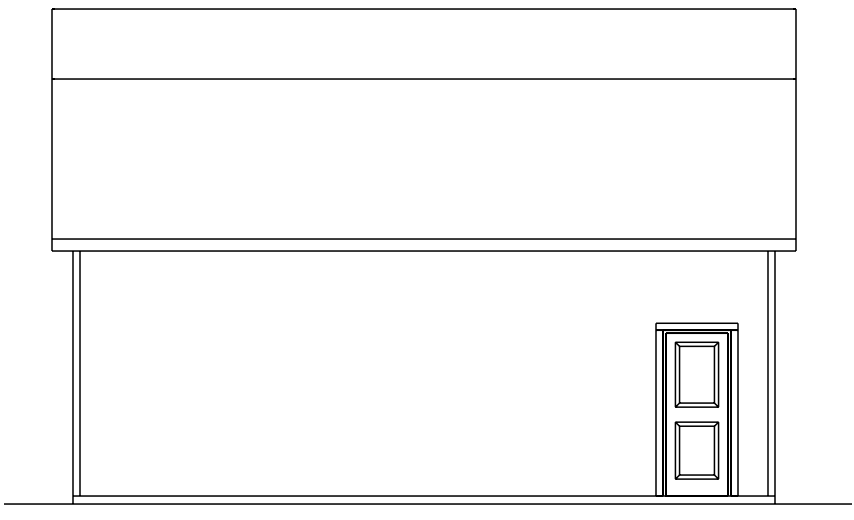
ROOF PLAN

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



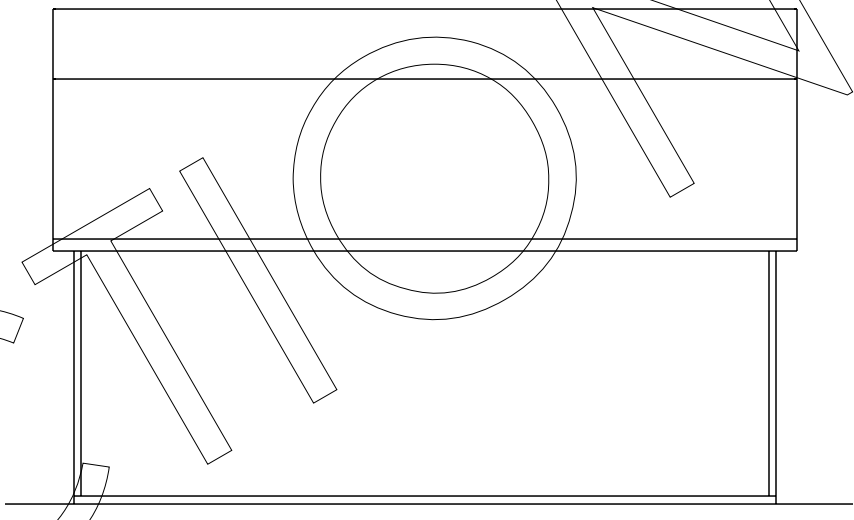
FRONT ELEVATION

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



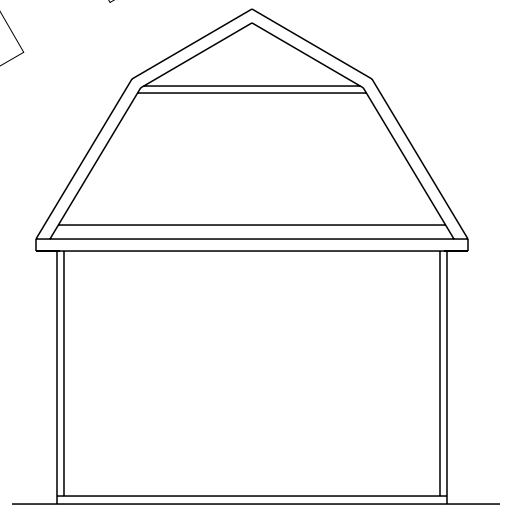
LEFT ELEVATION

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



RIGHT ELEVATION

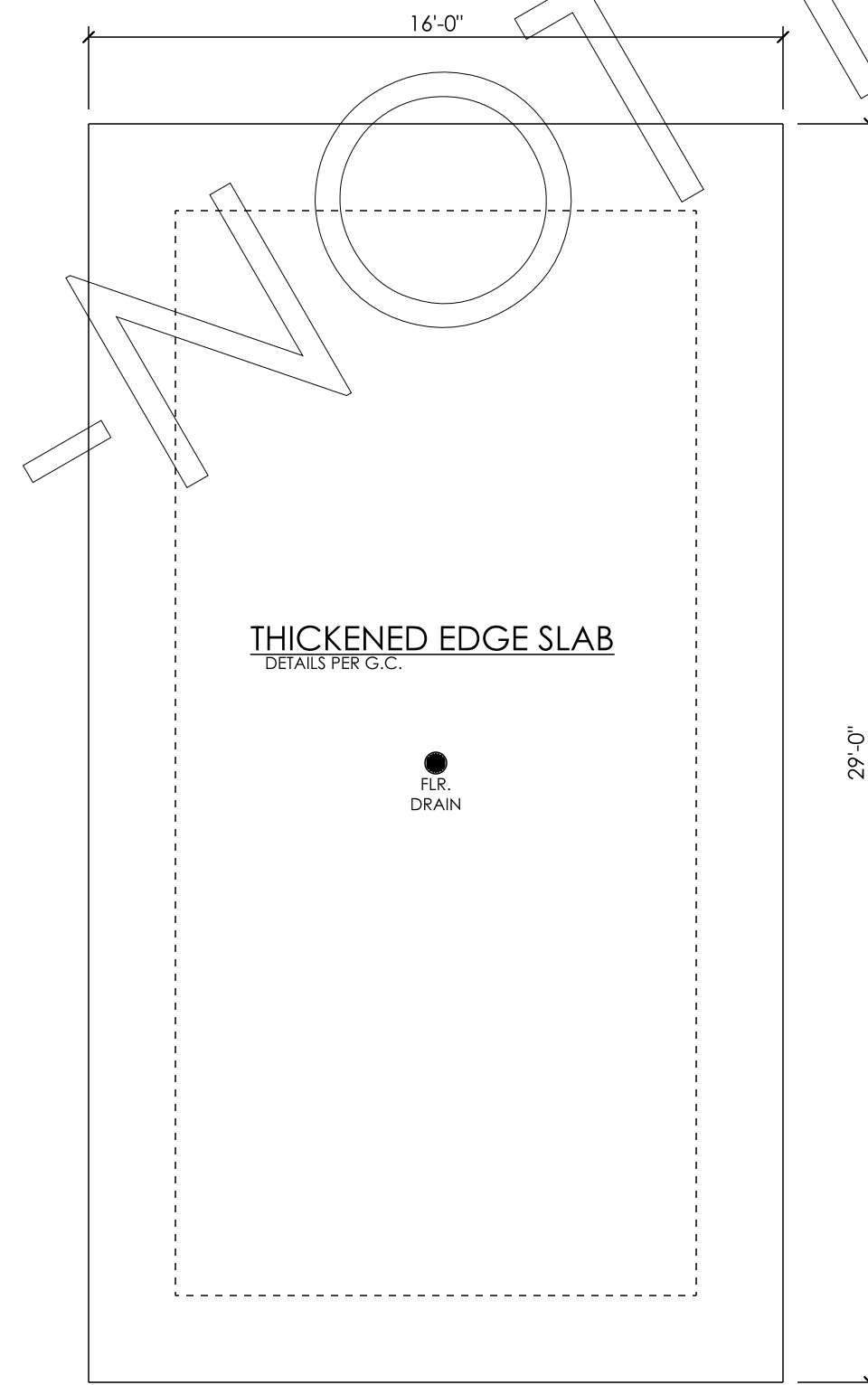
SCALE: 1/8" = 1'-0"



REAR ELEVATION

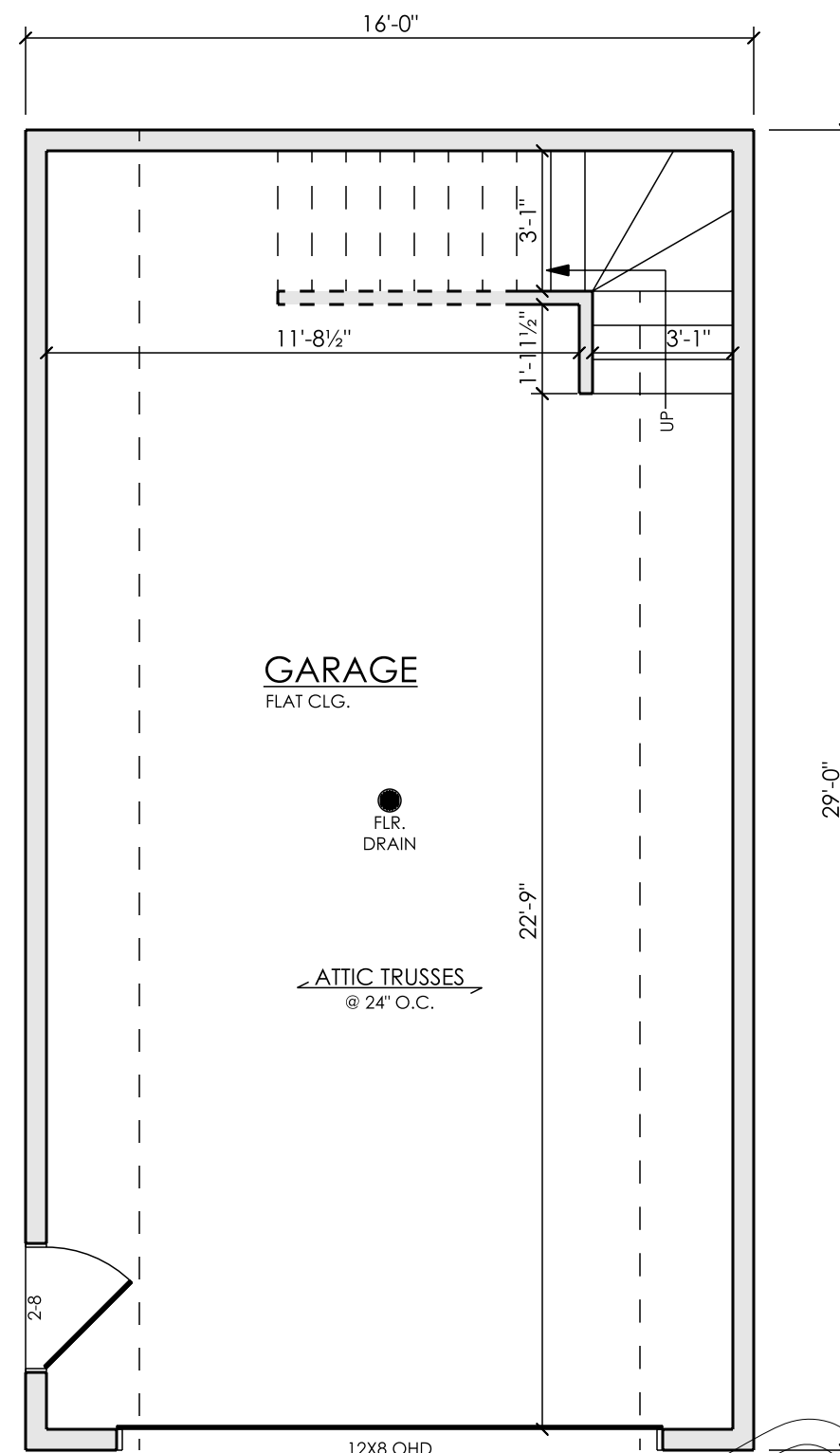
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



FOUNDATION PLAN

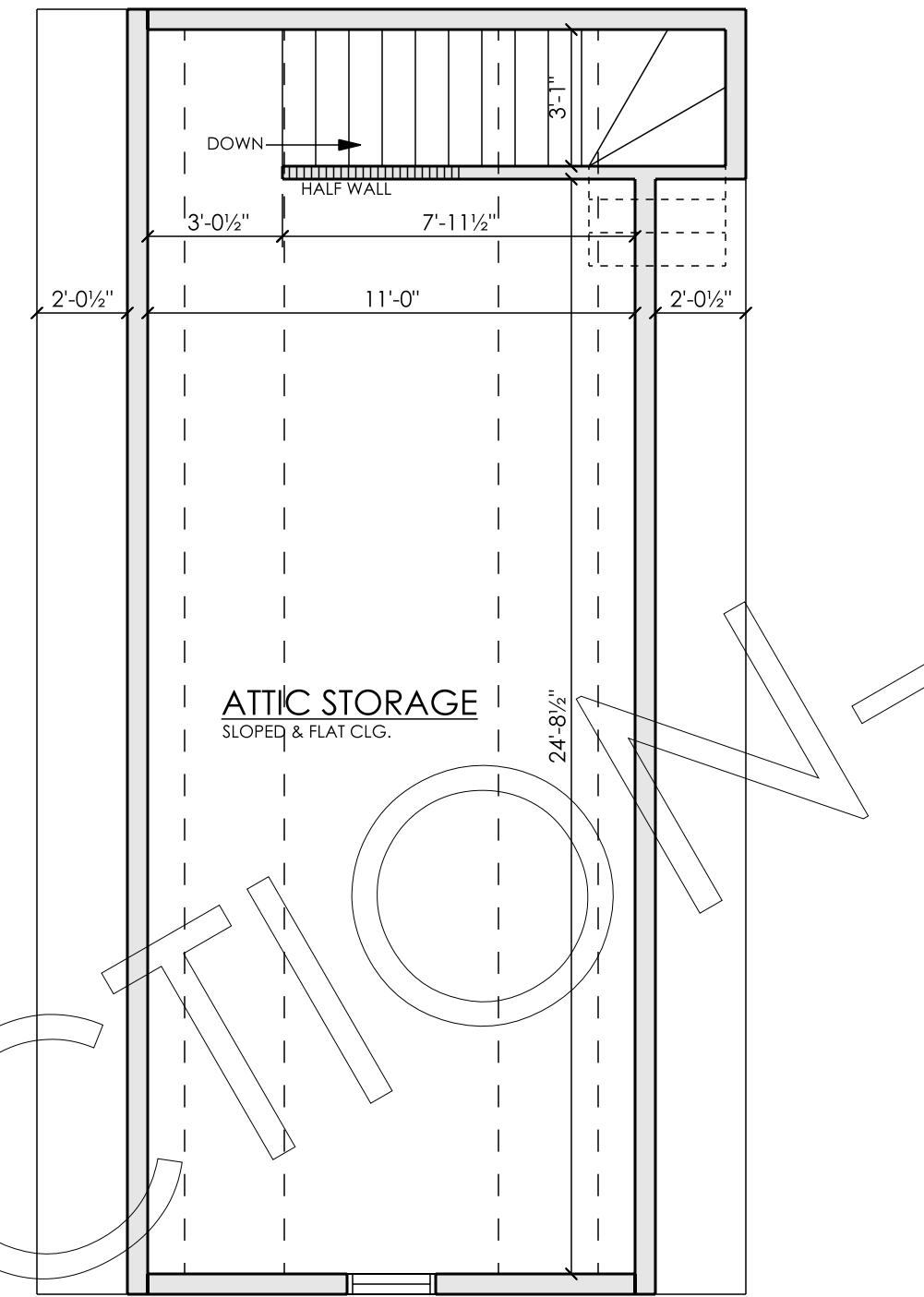
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

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

9'-4 1/2" WALLS



SECOND FLOOR PLAN

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

PLAN #

25-49

DRAWN BY:

JILL K. VERHAAGH

PRELIMINARY

PLAN DATE:

9.8.25

BID PLAN DATE:

FINAL PLAN

DATE:

SQUARE FOOT

TOTALS:

FIRST FLOOR:

464

SECOND FLOOR:

316

CUSTOM DESIGN FOR:

KIM KLEIN
CARRIAGE HOUSE

NOTICE: * MAKING COPIES OR CONSTRUCTION OF THESE PLANS IS PROHIBITED WITHOUT WRITTEN CONSENT OF NAMED BUILDER OR HOMEOWNER. ON THIS TITLE BLOCK, BUILDER TAKES PRECEDENCE OVER HOMEOWNER. * IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING & CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR &/OR HOME OWNER MUST REVIEW ALL DIMENSIONS, DETAILS & NOTES BEFORE BEGINNING ANY CONSTRUCTION & IS HEREBY HELD RESPONSIBLE FOR ANY DISCREPANCIES, OMISSIONS, OR ERRORS. * THE GENERAL CONTRACTOR &/OR HOME OWNER SHALL TAKE FINAL PRECEDENCE OVER THIS ARCHITECTURAL PLAN. LAYOUT DRAWINGS FOR THIS PLAN SHALL TAKE FINAL PRECEDENCE OVER THIS ARCHITECTURAL PLAN.

DESIGN COPYRIGHT

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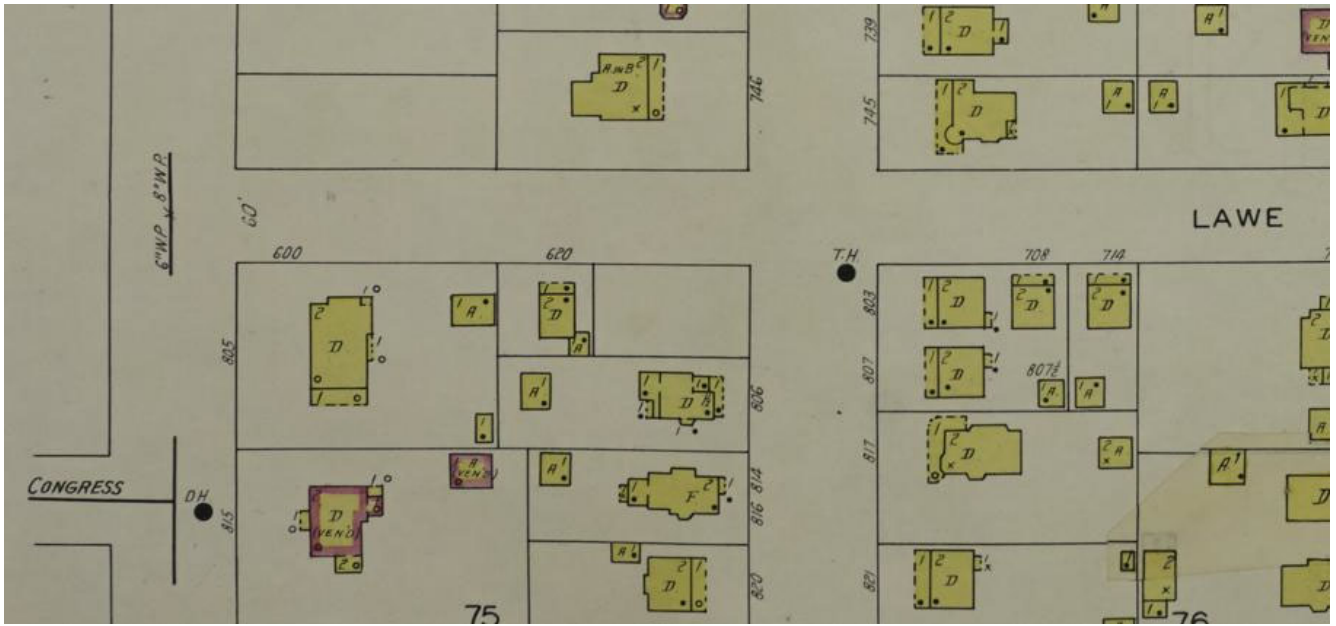
jkl@
jklhomedesign.com
920.461.8486
GREEN BAY, WI
54313











1936 Sanborn Map

GARY J. BASTEN CONSTRUCTION, INC.

209 Cliffview Dr.
 Green Bay, WI 54302
 www.basteninc.com

Phone: 920-494-4090

Proposal

Proposal Date: 10/11/2025

Proposal #: 4917

Job Site: Lawe St, 620

Bill To:

KIM KLEIN
 620 LAWE STREET
 GREEN BAY, WI 54301

*"We'll put you back on
 a solid foundation!"*

920-366-4665

Good Thru
11/11/2025

Payment Terms
BELOW

Sales Rep
Matt Buchholz

Description	Total
Build new garage in compliance with codes and historical district guidelines Price is based on plans provided by JKL Home Design Estimated cost for completed work *** Garage will be built on thickened edge concrete slab Concrete and top soil will be removed as needed to pour slab Wall nearest to home will be insulated and sheet-rocked to comply with one hour rating requirements Service door will also be rated for one hour Pricing includes roofing, siding, soffit, and fascia similar to existing home Pricing includes permits and survey, as well as submission to historical board Construction includes the following allowance: Electrical - \$2,800 Note: Option to have other walls and ceiling of garage insulated and sheet-rocked will be an additional \$4,500 Planning and historical review may affect final cost	62,500.00

Authorized Signature: _____

Total	\$62,500.00
--------------	--------------------

We propose hereby to furnish materials and labor in accordance with the above specifications and prices.

Payment Terms: 10% down with signed contract, 40% upon starting the job, and balance upon completion.

All materials are guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above this estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____



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: _____

2. Parcel #: _____

3. Owner of record: _____ Phone: _____

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

4. Applicant's Name: _____

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

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

5. Present use of Property: _____

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.)

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 accessory structures
- Replacement of existing siding with identical siding
- Replacement or repair to porches identical to existing style and materials
- Commercial sign installation or replacement
- Installation of cell or utility towers
- Rooftop alterations or mechanicals not visible from the public right-of-way
- Repair or replacement of decks, porches, or balconies not visible from the public right-of-way
- Installation of skylights on the roof

Petitioner Signature:  _____

Owner Signature:  _____

Date Received: _____ Staff: _____

Address:	620	Lawe	St			
Parcel No.:	16-124					
WI AHI No.:	52831					
Historic Name:						
Built:	1920	c. 1920				
Historic Use:	house					
Architectural Style:	vernacular					
Wall Material:						
Architect:						
National Register:	2/27/1980					
State Register:	1/1/1989					
Other:						
NRHP nomination link:	http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf					
(district nomination)						
Notes:	<p>"This two story frame house has an intersecting gambrel roofline. The full porch is supported by three square pillars. Owner: Francis Bourassa" - per NRHP nomination</p>					
Stewardship:						
Character -	Overall form & fenestration. Dutch colonial revival stylings. Cross-gambreled roof. Rectangular oriel on west façade. Full width front porch. Central brick chimney. Clapboard profile siding.					
Features -	Original features appear to have been covered or removed. Some original windows (?).					
Alterations -	Replacement windows & siding. All porch elements replaced.					
Misc -						



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

December 17, 2025

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 25-44) Consideration with possible action on a design review for a new garage and driveway located at 643 S Jefferson Street.

BACKGROUND

643-645 S Jefferson is a contributing property in the Astor NRHP Historic District, c. 1910 or earlier. The house maintains a modest degree of historic integrity. This COA proposes building a detached garage (none currently present) and driveway repair/replacement of matching dimensions and orientation.

LC staff notes that the proposed detached garage is to be behind the house; however, this house sits on a corner lot and the new garage will be visible from Cass Street.

Per the Secretary of the Interior's (SOI) Standards for Rehabilitation, #9 and #10 are relevant.

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RECOMMENDATION

LC staff recommends approval of the proposed garage noting that it satisfies the SOI standards for new construction and noting that its design is compatible with this property and the larger historic district.

FISCAL IMPACT

ATTACHMENTS

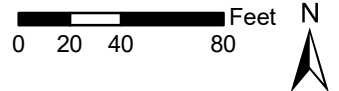
1. COA 25-44 Map
2. COA 25-44 Street View
3. COA 25-44 Street View 2
4. COA 25-44 Garage Plan
5. COA 25-44, Sanborn Map, 643 S Jefferson
6. COA 25-44 Narrative
7. COA 25-44 Property Details
8. COA 25-44 Application



Brown County WI



(COA 25-44) Garage & Driveway at 643 S Jefferson Street



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 09 Dec 2025 X:\Planning\Basemaps\template_8.5x11.mxd

- 643 S Jefferson Street
- 100' Notification Area



ASTOR
Cass St

FOR RENT
\$10,400

© 2023 Google



Date: 8/11/2025 - 4:42 PM
Design ID: 312359641109
Estimated Price: \$9,022.64

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Design & Buy™ GARAGE

How to recall and purchase your design at home:



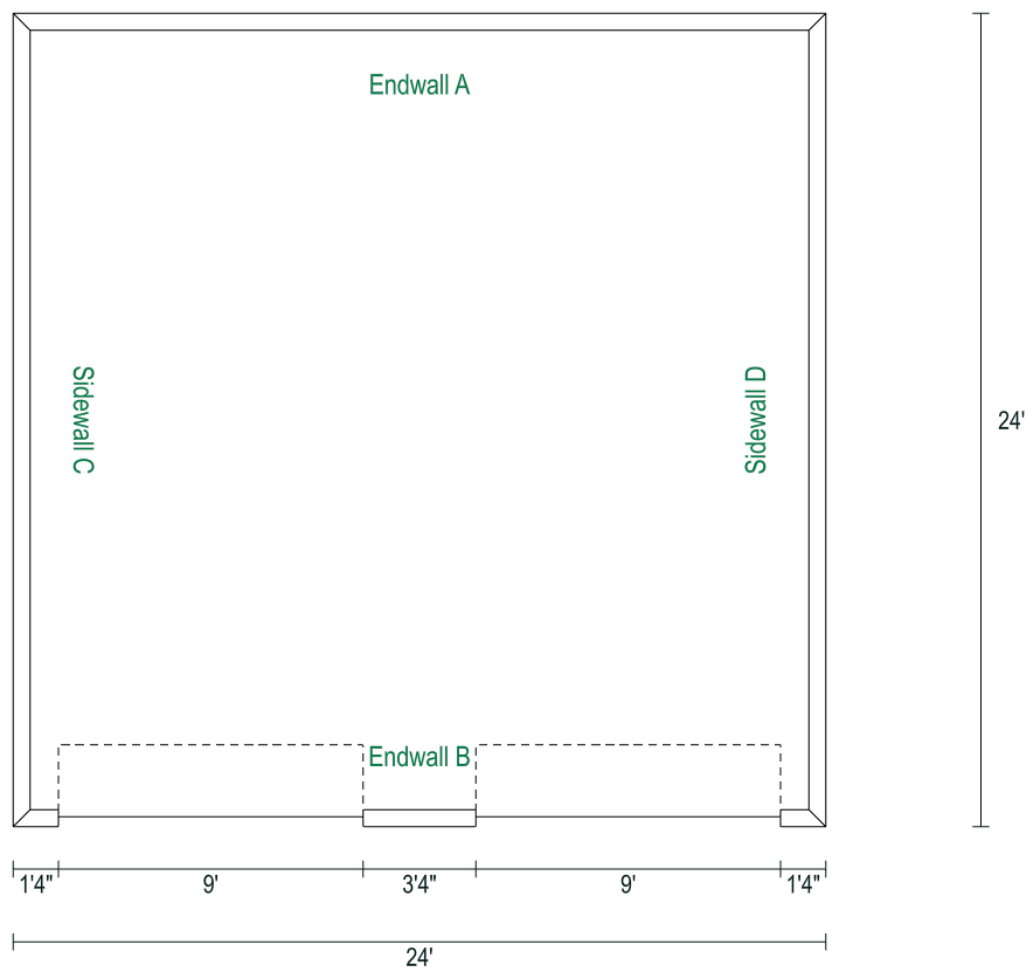
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 312359641109
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 312359641109 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Garage Image



For other design systems search "Design & Buy" on Menards.com

Page 1 of 12

Date: 8/11/2025 - 4:42 PM
Design ID: 312359641109
Estimated Price: \$9,022.64

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS®
Design & Buy™
GARAGE

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the customer and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

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Page 2 of 12

Date: 8/11/2025 - 4:42 PM
Design ID: 312359641109
Estimated Price: \$9,022.64

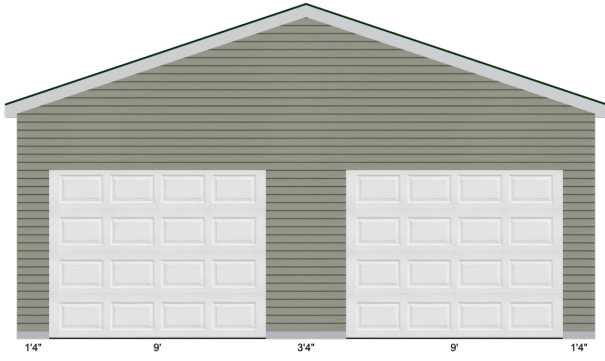
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

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GARAGE

Dimensions

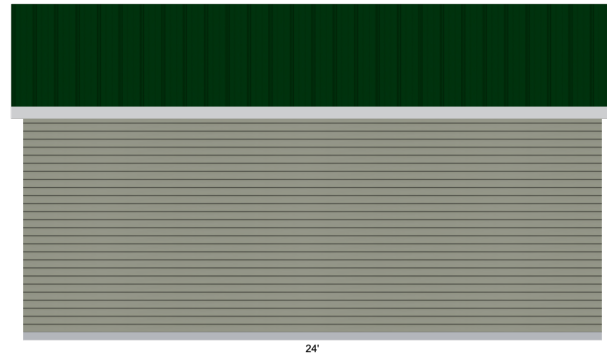
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B

9X7 White Raised Panel EZ Set Torsion Spring (R-Value 6.3)
9X7 White Raised Panel EZ Set Torsion Spring (R-Value 6.3)

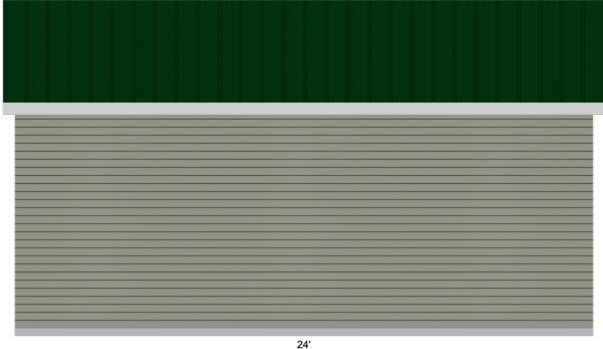


SIDEWALL D

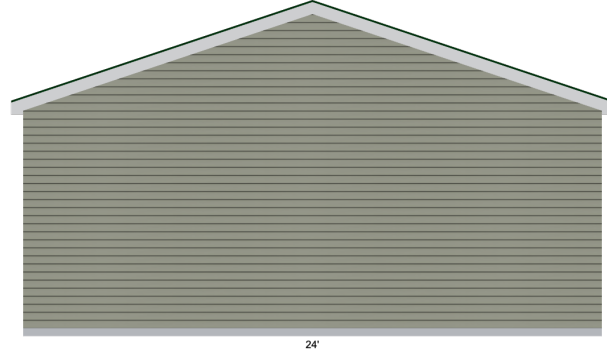
Date: 8/11/2025 - 4:42 PM
Design ID: 312359641109
Estimated Price: \$9,022.64

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

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GARAGE



SIDEWALL C



ENDWALL A

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Page 4 of 12

Date: 8/11/2025 - 4:42 PM
Design ID: 312359641109
Estimated Price: \$9,022.64

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Materials

Building Type

Building Location Zip Code: 54301
 Building Type: Gable
 Framing Type: Stud Wall Framing

Building Info

Building Width: 24'
 Building Length: 24'
 Building Height: 8'
 Wall Framing Stud: 2 x 4
 Roof Framing: Truss Construction (Sealed truss designs available on request)
 Truss Type: Common (24" on center spacing)
 Roof Pitch: 4/12 Pitch
 Eave Overhang: 6"
 Gable Overhang: 6"
 Curb: Poured Curb
 Curb Height: 4"
 Foundation Type: Poured
 Building Plan: Yes I need a Building Plan

Wall Info

Siding Material Types: Vinyl
 Vinyl Siding: ABTCO® Cedar Creek™ Double 4, Color: Pine
 Vinyl Corner Trim Color: White
 Accent Material Type: None
 Wainscot Material Type: None
 Wall Sheathing: 7/16 x 4 x 8 OSB(Oriented Strand Board)
 House Wrap: Kimberly-Clark BLOCK-IT® 9' x 75' House Wrap
 Gable Vents: None

Roof Info

Roof Sheathing: 1/2 x 4 x 8 OSB(Oriented Strand Board)

For other design systems search "Design & Buy" on Menards.com

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Roofing Material Type:	Through Fastener Steel Panel
Through Fastener Steel Roofing:	Cut to Length Pro-Rib® Steel Panel, Color: Emerald Green
SnowBar Trim:	None
Roof Underlayment:	#30 Felt Underlayment 3' x 72' (216 sq. ft.)
Ice and Water Barrier:	None
Fascia Material Type:	Steel Fascia
Fascia:	12' Steel L-6 Fascia, Color: White
Soffit Material Type:	Steel Soffit
Soffit:	Steel Vented Soffit Panel, Color: White
Gutter Material Type:	None

Openings

Overhead Door:	9X7 White Raised Panel EZ Set Torsion Spring (R-Value 6.3)
Additional Information:	M4SV EZ Set Torsion Spring
Overhead Door:	9X7 White Raised Panel EZ Set Torsion Spring (R-Value 6.3)
Additional Information:	M4SV EZ Set Torsion Spring
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White

Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None
Wall Finish:	None
Mounting Blocks:	No
Hydronic Radiant Heat:	No
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Truss Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count

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Overhead Opening Hardware: No

For other design systems search "Design & Buy" on Menards.com

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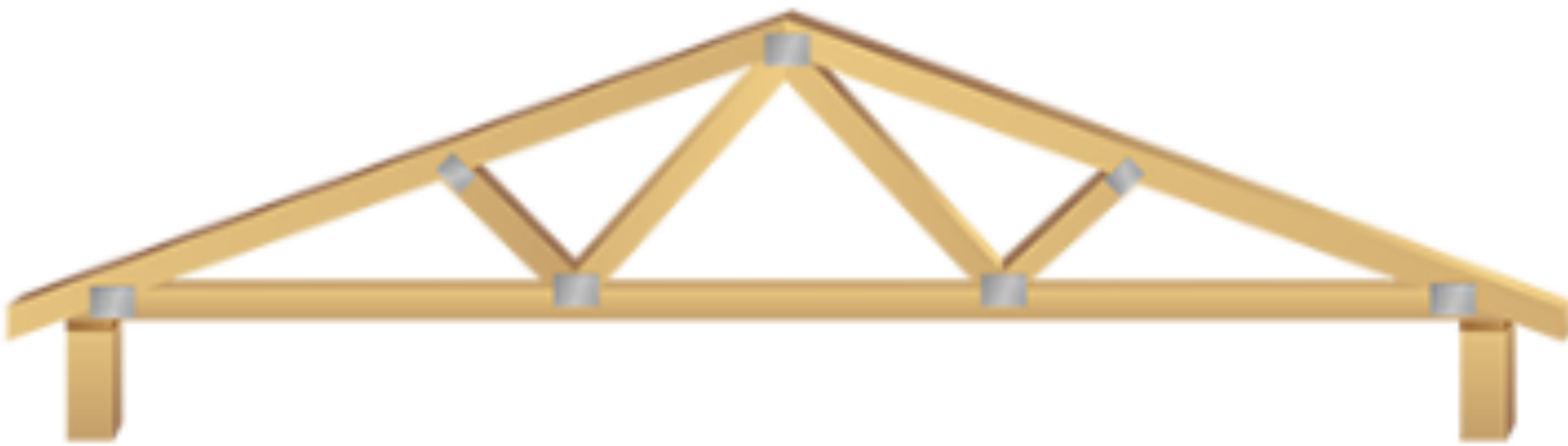
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Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- For 10- and 12-foot-tall buildings studs should be cut for an approximate 10- or 12-foot plate height.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- The bottom chord is designed to support standard ceiling and insulation materials.
- Dropped end trusses are estimated with 18 inch and 24 inch gable overhangs.



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Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates are calculated based on approximate plate heights of 97", 109", 121" and 145".
- STEEL LENGTHS if selected should be verified prior to purchase.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

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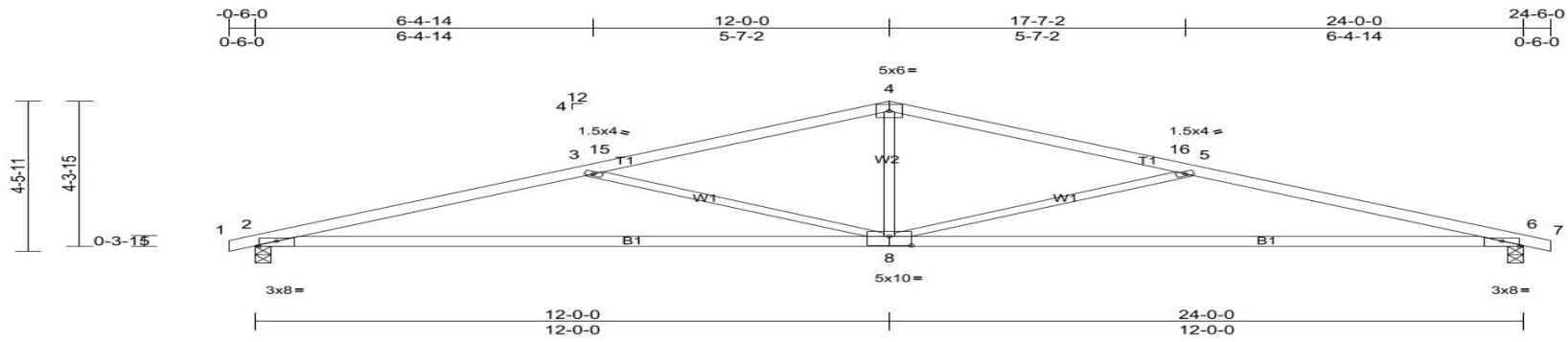
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Job QTREC0731051	Truss T1	Truss Type COMMON	Qty 1	Ply 1	Job Reference (optional)
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Midwest Manufacturing, Eau Claire, WI Run: 8.4 S 0 Aug 16 2021 Print: 8.400 S Aug 16 2021 MITek Industries, Inc. Wed Apr 27 17:08:30 Page: 1
 ID: VPeA0zqRBG X7z2 WcdnLQzMTLv-h5rGiYntX4FkrbGuEiROpAPLkioNG0TnHVSdwCzMSMV



Scale = 1:44.6

Plate Offsets (X, Y): [2:0-4-0,Edge], [6:0-4-0,Edge], [8:0-5-0,0-3-4]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP	
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.47	Vert(LL)	-0.24	8-11	>999	240	MT20	197/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	0.78	Vert(TL)	-0.64	8-11	>447	180		
TCDL	7.0	Rep Stress Incr	YES	WB	0.79	Horiz(TL)	0.09	6	n/a	n/a		
BCLL	0.0*	Code	IRC2009/TPI2007	Matrix-MR								
BCDL	10.0											

Weight: 70 lb FT = 15%

LUMBER
 TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF 1650F 1.5E
 WEBS 2x3 SPF Stud

BRACING
 TOP CHORD
 BOT CHORD

Structural wood sheathing directly applied or 3-5-3 oc purlins.
 Rigid ceiling directly applied or 10-0-0 oc bracing.
 MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) 2=1165/0-3-8, (min. 0-1-13), 6=1165/0-3-8, (min. 0-1-13)
 Max Horiz 2=44 (LC 8)
 Max Uplift 2=113 (LC 9), 6=113 (LC 10)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-3=-2430/457, 3-15=-1815/275, 4-15=-1804/290, 4-16=-1804/290, 5-16=-1815/275, 5-6=-2430/457
 BOT CHORD 2-8=-376/2247, 6-8=-376/2247
 WEBS 4-8=-18/654, 3-8=-727/232, 5-8=-727/232

- NOTES**
- 1) Unbalanced roof live loads have been considered for this design.
 - 2) Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - 3) TCLL: ASCE 7-05; Pr=30.0 psf (roof live load); Lumber DOL=1.15 Plate DOL=1.15; Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow); Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
 - 4) Roof design snow load has been reduced to account for slope.
 - 5) Unbalanced snow loads have been considered for this design.
 - 6) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
 - 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
 - 9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 113 lb uplift at joint 2 and 113 lb uplift at joint 6.

LOAD CASE(S) Standard

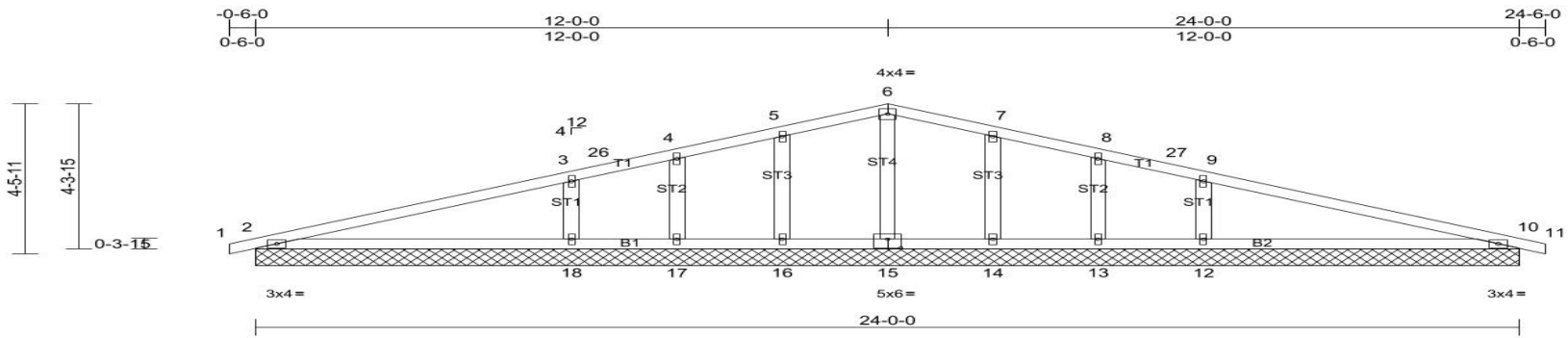
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Job QTREC0752441	Truss T1E	Truss Type COMMON	Qty 2	Ply 1	Job Reference (optional)
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Midwest Manufacturing, Eau Claire, WI
 Run: 8.4 S 0 Aug 16 2021 Print: 8.400 S Aug 16 2021 MiTek Industries, Inc. Tue Aug 30 09:25:23 Page: 1
 ID:2ub Eu4lrZPh2bTqAdeKTsyiiGI-fU7G9NhAXQApW17OT3XWMvDHcxBpmylx81enc8viiEg



Scale = 1:44.9

Plate Offsets (X, Y): [15:0-3-0,0-3-0]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP	
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.29	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	0.18	Vert(TL)	n/a	-	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	0.09	Horiz(TL)	0.00	23	n/a	n/a		
BCLL	0.0*	Code	IRC2009/TPI2007	Matrix-MS								
BCDL	10.0											

Weight: 79 lb FT = 15%

LUMBER	TOP CHORD	2x4 SPF No.2	BOT CHORD	2x4 SPF No.2	OTHERS	2x4 SPF Stud	BRACING	TOP CHORD	4x4	BOT CHORD	5x6
REACTIONS	All bearings 24-0-0.										
	(lb) - Max Horiz 2=44 (LC 8), 19=44 (LC 8)										
	Max Uplift All uplift 100 (lb) or less at joint(s) 2, 10, 12, 13, 14, 16, 17, 18, 19, 23										
	Max Grav All reactions 250 (lb) or less at joint(s) 13, 15, 17 except 2=330 (LC 1), 10=330 (LC 1), 12=508 (LC 15), 14=283 (LC 4), 16=283 (LC 3), 18=508 (LC 14), 19=330 (LC 1), 23=330 (LC 1)										
FORCES	(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.										
	TOP CHORD 2-3=-700/107										
	BOT CHORD 2-18=-124/787										
	WEBS 3-18=-367/135, 9-12=-367/135										
JOINT STRESS INDEX	2 = 0.64, 3 = 0.51, 4 = 0.51, 5 = 0.51, 6 = 0.33, 7 = 0.51, 8 = 0.51, 9 = 0.51, 10 = 0.64, 12 = 0.51, 13 = 0.51, 14 = 0.51, 15 = 0.22, 16 = 0.51, 17 = 0.51 and 18 = 0.51										
NOTES	1) Unbalanced roof live loads have been considered for this design. 2) Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1. 4) TCLL: ASCE 7-05; Pr=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10 5) Roof design snow load has been reduced to account for slope. 6) Unbalanced snow loads have been considered for this design. 7) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads. 8) All plates are 1.5x4 MT20 unless otherwise indicated. 9) Gable requires continuous bottom chord bearing. 10) Gable studs spaced at 2-0-0 oc. 11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads. 12) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members. 13) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 10, 16, 17, 18, 14, 13, 12, 2, 10. 14) This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.										

Structural wood sheathing directly applied or 6-0-0 oc purlins.
 Rigid ceiling directly applied or 10-0-0 oc bracing.
 MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

Continued on page 2

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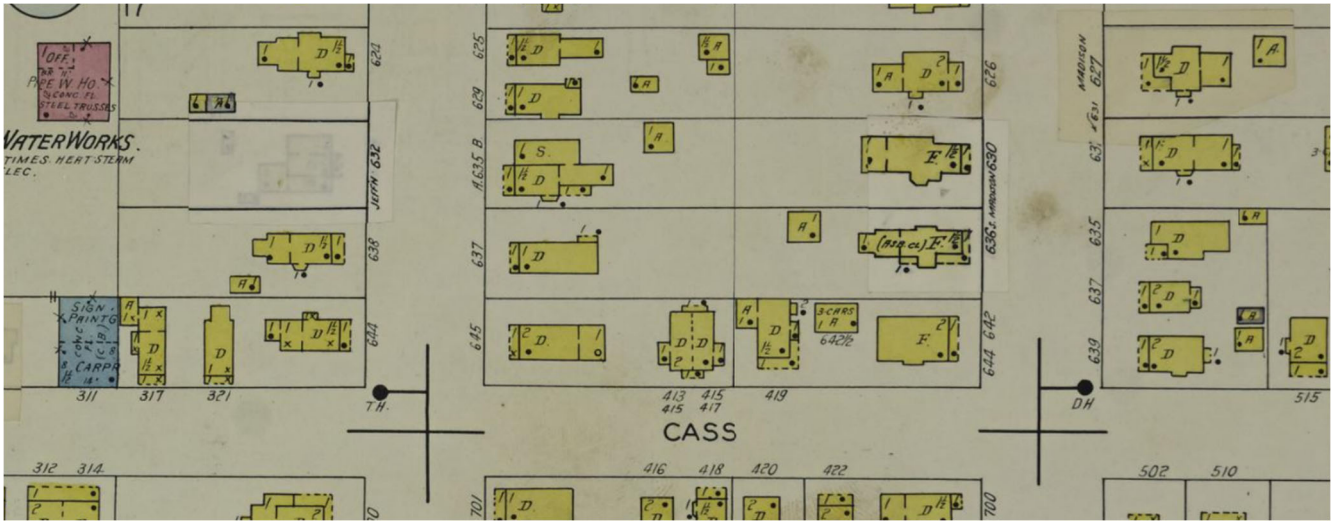
Job QTREC0752441	Truss T1E	Truss Type COMMON	Qty 2	Ply 1	Job Reference (optional)
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Midwest Manufacturing, Eau Claire, WI
Run: 8.4 S 0 Aug 16 2021 Print: 8.400 S Aug 16 2021 MiTek Industries, Inc. Tue Aug 30 09:25:23 Page: 2
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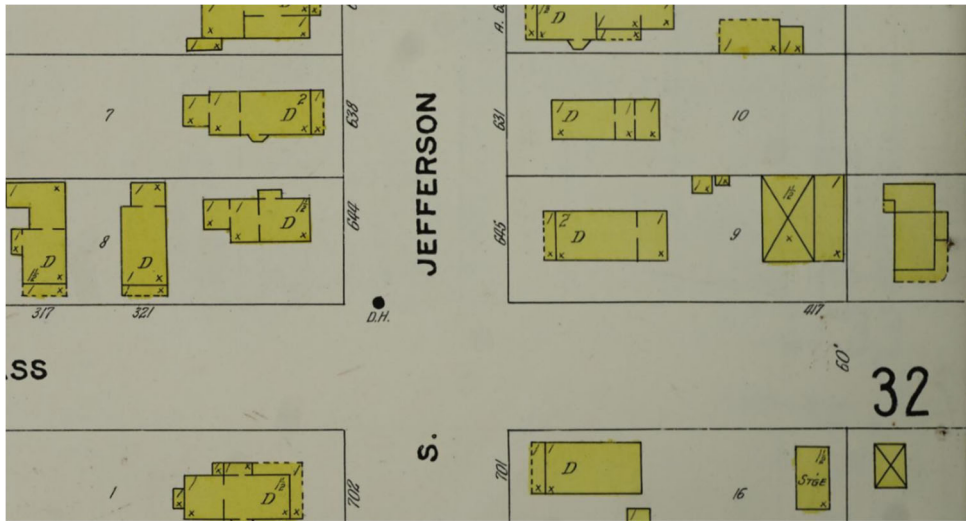
LOAD CASE(S) Standard

For other design systems search "Design & Buy" on Menards.com

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1936 Sanborn Map



1907 Sanborn Map



November 17th, 2025

RE: Certificate of Appropriateness (COA) for Green Bay Holdings I LLC
643-645 S Jefferson Street, Green Bay, WI, 54301
Tax Parcel No.: 15-91

Green Bay Holdings I LLC has submitted a request for a Certificate of Appropriateness (COA) for the development of single-lot duplexes on parcel 15-91.

This project involves converting the existing three-unit dwelling at 643 S Jefferson Street into a two-unit dwelling. The only structural change is the installation of an interior door between the dining room and kitchen of the first-floor unit. This modification will enhance the unit's accessibility and flow. No changes to load-bearing walls or existing floor plans are proposed. Please refer to the highlighted area on the attached PDF for a visual representation of this change. Per the City's request, we have also attached the proposed detached garage plan for your review.

The primary objective of this request is to transition the property from its current legal non-conforming status to a legal conforming two-unit building lot. This change will allow the existing dwelling to legally accommodate two units. No physical changes to the exterior of the dwelling are proposed.

Thank you for your time and consideration.

Address:	645	S Jefferson	St			
Parcel No.:	15-91					
WI AHI No.:	52526					
Historic Name:						
Built:	1910	c. 1910				
Historic Use:	house					
Architectural Style:	vernacular					
Wall Material:						
Architect:						
National Register:	2/27/1980					
State Register:	1/1/1989					
Other:						
NRHP nomination link:	http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf					
(district nomination)						
Notes:	"The siding of this two story frame home was added at a later date. Owner: Mildred Gersek, 1110 Meacham Street, Green Bay, WI 54304" - per NRHP nomination					
Stewardship:	<p>Character - Front gabled 2-story house. Folk victorian / national style, possibly with Greek revival details when built. Clapboard profile siding.</p> <p>Features - Eave returns. Pilasters at entry.</p> <p>Alterations - Altered in 2015/2016 without HPC review. Fenestration altered (2nd story front window removed. 1st story leaded glass window removed & replaced by 2 windows). Entry pediment details removed. Fenestration on sides altered. Standing seam metal roof installed. Replacement siding & windows. 1-story addition (pre-2015) to south.</p> <p>Misc - Corner lot.</p>					



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: 643-645 South Jefferson Street, Green Bay, WI 54301

2. Parcel #: 15-91

3. Owner of record: GREEN BAY HOLDINGS I LLC Phone: 920-562-0307

<u>414 East Walnut Street</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Steve Bieda

<u>400 Security Blvd. Ste I</u>	<u>Green Bay</u>	<u>WI</u>	<u>54313</u>
(Address)	(City)	(State)	(Zip)

920-434-9670

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

5. Present use of Property: This project involves converting the existing three-unit dwelling at 643 S Jeff

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.)

This project involves converting the existing three-unit dwelling at 643 S Jefferson Street into a two unit dwelling. The only structural change is the installation of an interior door between the dining room and kitchen of the first-floor unit. This modification will enhance the unit's accessibility and and flow. No changes to load-bearing walls or existing floor plans are proposed.

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 accessory structures
- Replacement of existing siding with identical siding
- Replacement or repair to porches identical to existing style and materials
- Commercial sign installation or replacement
- Installation of cell or utility towers
- Rooftop alterations or mechanicals not visible from the public right-of-way
- Repair or replacement of decks, porches, or balconies not visible from the public right-of-way
- Installation of skylights on the roof

Petitioner Signature:  _____ November 17th, 2025

Owner Signature:  _____ 

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

December 17, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.1

Staff-level COA applications.

BACKGROUND

- COA 25-37, 817 S Quincy, Walkway
- COA 25-38, 412-414 N Maple, Roof
- COA 25-39, 147 N Broadway, Roof
- COA 25-40, 803 S Quincy, Driveway
- COA 25-42, 107 N Broadway, Sign
- COA 25-46, 622 Eliza, Solar Panels
- COA 25-48, 402 Lawe, Roof & Gutters

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None