



# **MINUTES OF THE LANDMARKS COMMISSION**

**WEDNESDAY, MAY 20, 2026, 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/89115121688?pwd=tZta3UxnmHIOTVhll8sc2jB9Rjzi9I.1>

Or call in by phone: +1 312 626 6799

Meeting ID: 891 1512 1688

Passcode: 400638

If you wish to leave a comment for this public meeting, 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

Rebecca Derenne joined at 4:31pm.

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

1. Approval of the agenda for the Wednesday, May 20, 2026, meeting of the Landmarks Commission.

Moved by Stephen Srubas, seconded by Jim Hutchison to approve the agenda.

Motion Passed.

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

No - None, Abstain - None.

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

1. Approval of the minutes from the April 15, 2026, meeting.

Moved by Stephen Srubas, seconded by Rebecca Derenne 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 26-10) Consideration with possible action on a design review for rear deck reconstruction and rear door replacement located at 833 S Quincy Street.

Moved by Stephen Srubas, seconded by Susan Ley to approve the design for a rear deck reconstruction and a rear door replacement.

Motion Passed.

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

No - None, Abstain - None.

2. (COA 26-11) Consideration with possible action on a design review for reconstruction of carriage house/garage located at 1013 S Jackson Street.

Moved by David Siegel, seconded by Ron Dehn to open the floor.

Motion Passed.

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

No - None, Abstain - None.

Speakers:

Mary Schils - 1013 S Jackson St

Janice Conard - 1021 S Jackson St

Karen Stewart - 1021 S Jackson St

Moved by David Siegel, seconded by Stephen Srubas to close the floor.

Motion Passed.

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

No - None, Abstain - None.

Moved by David Siegel, seconded by Stephen Srubas to approve the design for the reconstruction of the carriage house/garage.

Motion Passed.

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

No - None, Abstain - None.

3. (COA 26-12) Consideration with possible action on a design review for gutter, porch, and window replacement located at 833 S Jefferson Street.

Moved by Stephen Srubas, seconded by Ron Dehn to approve the design for a gutter, porch, and 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.

There were no staff-level COA's this month.

2. Staff update.

3. Next Meeting: June 17, 2026.

## **G. ADJOURNMENT.**

1. Adjournment of the Wednesday, May 20, 2026, meeting of the Landmarks Commission.

Moved by Stephen Srubas, seconded by Susan Ley to adjourn the meeting.

Motion Passed.

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

No - None, Abstain - None.

Karen L. Stewart  
1021 South Jackson Street  
Green Bay, Wisconsin 54301  
May 19, 2026

*MsMoonpie@aol.com*

Stephanie Hummel, AICP  
Planner II  
Community and Economic Development Department  
100 North Jefferson Street, Room 608  
Green Bay, Wisconsin 54301-5026

[www.greenbaywi.gov](http://www.greenbaywi.gov)

RE: 1013 South Jackson Street  
Green Bay, WI 54301  
Hearing May 20, 2018

Dear Ms. Hummel:

Enclosed are our objections to the above-referenced application for a Certificate of Appropriateness filed by the property owners at 1013 South Jackson, which is adjacent to our property at 1021 South Jackson Street.

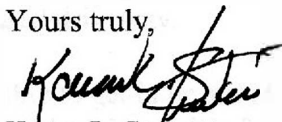
Janice L. Conard and I are joint tenants with right of survivorship to 1021 South Jackson. We purchased our property in September 2008 and have lived there continuously since then. Our taxes are paid. Our mortgage is current. The only other creature living with us is our cat, Louie.

We plan to attend the hearing via Zoom on May 20.

Please review our objections prior to the hearing and ensure their delivery to the appropriate officials.

We are,

Yours truly,



Karen L. Stewart



Janice L. Conard

/enclosure

In re: 1013 South Jackson )  
Green Bay Wisconsin 54301, )  
Applicant )  
\_\_\_\_\_ )

**OBJECTIONS OF ADJOINING PROPERTY OWNERS TO APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS**

**1. The Notice of Application was not served on a timely basis.**

We, the undersigned property owners of the property adjoining the applicant property, received our notice of hearing by U.S. mail on Saturday, May 16, 2026, for a hearing scheduled on May 20. Four days' notice is uniformly insufficient. It appears that no consideration was given to afford ample time for a response. Accordingly, we request not less than 30 days additional time to allow further investigation and necessary disclosures of the particulars of the application.

Our neighbors did not tell us about the existence of this application. The only notice was the official notice we received on May 16, 2026.

**2. The drawing of the proposed "replacement" garage fails to show the location of the adjoining property, to acknowledge the existence of our garage, the fact that the driveway is subject to reciprocal easements. There are no legible measurements.**

The garage being replaced is 24 *inches* from our property line. Any attempt to remove the existing structure would likely damage our garage in the process. This is not acceptable. The structures themselves are only 48 *inches* apart. Both garages are over 100 years old.

The architectural drawings contain no measurements, making any attempt at discerning scale impossible. This is crucial.

The architectural renderings do not acknowledge the existence of nearby structures or the reciprocal easement regarding the shared driveway.

As a practical matter, we will not be able to get in or out of our garage if construction materials/machinery are left idling or parked there. We fear that the project will be lengthy, which could habitually cut off our access to our house. It has happened before.

The existing garage at 1013 S. Jackson is not in shambles or in danger of collapse. Has the applicant consulted a structural engineer or other similar professional? Cars are parked inside the garage daily. It would be foolhardy to park a car inside if one was worried about immediate collapse. The structure is reparable by carpentry, not demolition.

**3. Janice Conard telecommutes daily from home. The noise generated by this proposed project will negatively impact her ability to carry out her professional duties.**

Janice works remotely for ProAmpac-Wrightstown as a graphics coordinator. Her hours are 8:00 a.m. to 4:00 p.m., Monday through Friday, with some overtime. She performs all her tasks from our house via a desktop computer, not a laptop. This has been in effect since March 2020 and has been confirmed as a permanent arrangement. The owners of 1013 South Jackson Street know this.

Janice prepares technical printer's specifications that require complex mathematical computations. She writes detailed pre-press instructions and communicates regularly with colleagues, customers, and suppliers – tasks that all demand keen focus... and a quiet environment. The incessant, insidious noise of demolition and reconstruction so close to our home will make it impossible for Janice to complete her work within the usual time frames.

**4. Karen Stewart is 75 years old and a retired attorney who should not be forced out of retirement to defend her own property rights, but she has no other choice.**

**5. The owners of 1013 S. Jackson Street have proven neither candid nor trustworthy.**

We had lived next door to 1013 South Jackson Street for less than a year when, in February 2009, we awoke to find that the narrowest section of our shared driveway was completely blocked by a dumpster. That portion of the driveway is just seven feet wide. We had no knowledge or notice of the fact that the owners of 1013 had decided to have their roof replaced. In February. In the snow. The dumpster was the receptacle for the old roof. They finally moved it but never apologized.

We have been assaulted regularly with unrelenting noise and concrete dust/sawdust for their constant projects, involving their yard, mostly. This has been the case since we moved here nearly 18 years ago. It is time for this to stop. Nearly every summer we are pummeled by their projects. We get no notice; only the appearance of heavy equipment arriving in the drive. Apparently, they have decided to do what ever it takes to dispossess us from our home.

One of 1013 applicants recently told Janice they are planning to take out a tree from their front yard later this year, yet said *nothing* about their application to tear down and rebuild the garage! Instead, they saved this bomb shell for the City to drop on us at the last minute. How very brave and neighborly!

Considering the size of the proposed project, all we can foresee is dust, gravel, loud machines, the ungodly stench of a porta potty, and months of despair.

**We vigorously object. We do not deserve this. We have had enough.**

Respectfully submitted,



Kayen L. Stewart, co-owner of 1021 South Jackson  
Street and Member of the State Bar of Wisconsin.

Member Number: 1069658

1021 South Jackson Street

Green Bay, Wisconsin 54301

(920) 857-9605



Janice L. Conard,

Co-owner of 1021 South Jackson Street

Green Bay, Wisconsin 54301

(920) 857-9605







