

**PROCEEDINGS OF THE BROWN COUNTY  
PLANNING, DEVELOPMENT & TRANSPORTATION COMMITTEE**

Pursuant to Section 19.84 Wis. Stats., a regular meeting of the **Brown County Planning, Development & Transportation Committee** was held on Monday, June 4, 2018 in Room 200, 305 E. Walnut St., Green Bay, WI

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**Present:** Chair Erickson, Supervisor Kaster, Supervisor Dantine, Supervisor Tran, Supervisor Deslauriers  
**Also Present:** Supervisors Hoyer, Van Dyck, Landwehr, Lefebvre, Brusky; Public Works Director Paul Fontecchio, Facility Manager Jon Morehouse, Airport Director Tom Miller, UW-Extension Director Judy Knudsen, Port & Resource Recovery Director Dean Haen, news media and other interested parties.

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I. **Call Meeting to Order.**

The meeting was called to order by Chair Bernie Erickson at 6:23 pm.

II. **Approve/Modify Agenda.**

**Motion made by Supervisor Dantine, seconded by Supervisor Kaster to approve with the amendment to combine 17c with Item 2 and 17d with Item 3. Vote taken. MOTION CARRIED UNANIMOUSLY**

III. **Date and time for regular meetings: *Due to some individuals having conflicts with moving meeting day of Land Con and PD&T, the regular monthly meetings will remain on the 4<sup>th</sup> Monday of the month.*** Discussed at Land Con.

IV. **Approve/Modify Minutes of April 23, 2018.**

Speaker Matthew Harris informed the minutes stated he (was) an Allouez Trustee, he currently (is) a Trustee. *Note - minutes are written in past tense.*

**Motion made by Supervisor Kaster, seconded by Supervisor Dantine to approve. Vote taken. MOTION CARRIED UNANIMOUSLY**

**Comments from the Public**

1. **Review Minutes of:**
  - a. **Harbor Commission (April 4, 2018).**

**Motion made by Supervisor Dantine, seconded by Supervisor Kaster to receive and place on file. Vote taken. MOTION CARRIED UNANIMOUSLY**

**Communications**

2. **Communication from Supervisor Hoyer re: Discussion and possible action to incorporate renewable energy technologies into the planning and construction of new facilities built using the sales tax money. *Referred from May County Board.***

Supervisor Hoyer informed his goal was to give them the opportunity to think forward and install some renewable efficiency within the design and construction of facilities they were building. It was a great opportunity and will pay for themselves over a matter of years. Dantine questioned what more did he want them to do besides what they were doing already. Hoyer was merely making sure they were doing this and to have it be a little more vocal at the onset rather than in terms of when the plans were made. Erickson stated it usually depended on grants as most often if you don't have a grant to back it up; it doesn't pay for itself if you have to install it yourself. Fontecchio referred to 17c, they asked their reps to put in some language about this and it was in the RFP for the jail and medical examiners building. Basically whoever their design architect was will look at the green energy and will pursue the options for using renewable energies but they needed to be cost effective.

**Motion made by Supervisor Kaster, seconded by Supervisor Dantine to suspend the rules to allow interested parties to speak. Vote taken. MOTION CARRIED UNANIMOUSLY**

**Ned Dorff – 1321 Emilie St., Green Bay**

Dorff asked to keep in mind during the RFP incorporating as much rooftop and freestanding solar as possible within the budget and structural constraints. The timeline for return on investment had gone down significantly over the last few years. Grants take it down quite a bit. Governments don't get tax exempts that homeowners got but they were looking at 10-12 years with the costs that have come down and the increased efficiencies with solar over the last 6-7 years. Most panels were good for 25 years and had warranties. They were looking at 15 years of net savings to the county and the taxpayer. He felt whatever the upfront cost was in the budget, it will be paid back and then some. He recommended paying for it all up front with the panels. Buildings were tied into the grid so they weren't relying on the energy; it was offsetting the use of the building. The grant available was on a very short timeline; there was \$5 million dollars out there for municipal projects in Wisconsin for renewable energy. He was meeting with city staff and school districts over the next couple weeks and Eland Electric who manage all the solar projects in the area. Erickson requested forwarding the grant info to Fontecchio.

Hoyer informed the city was looking at passing some energy efficiency goals. It went to committee last week and was passed unanimously. It will go to city council next week. This was one way they can work together for these goals.

**Motion made by Supervisor Kaster, seconded by Supervisor Dantine to return to regular order of business. Vote taken. MOTION CARRIED UNANIMOUSLY.**

Deslauriers shared Hoyer's goals and liked the bid language, it struck a balance. He worked at WPS Resource and Integrys for a number of years and had a front row seat to what worked and what didn't. A lot of times when they pushed for too much variable renewables the rate payer ultimately paid the price. Right now they had a massive over capacity in Wisconsin of generation and to force new generation at great expense to rate payers hurts the people who could least afford it. For people who were comfortably middle class, the rate difference didn't matter but for people who were struggling, it made a big difference. He provided an example of numbers from the Shirley Windfarm. He felt it would have been far better spent for the health of Brown County citizens to upgrade poliums scrubbers to update poliums plant. That would have had far better effect on public health than the variable output from Shirley Wind. When the clouds covered the sun or the wind stopped blowing, it was backed up by unfortunately Wisconsin coal because people won't accept dimming lights and power outages. Oftentimes throttling those coal plants up and down yield no carbon reduction and yield no environmental benefit. Public policy had to be balanced where the money spent was for the best of the health and safety of the people living in the community. They had to be careful how they move forward with variable, with baseload renewables, hydro digester, that was dispatchable reliable power that offset coal and reduce carbon footprint, the energy needed for those coal plants and emissions. Variable generation does statistically insignificant amounts to do so and that's where he would caution them.

Responding to Hoyer, Deslauriers informed geothermal from a utility perspective was insignificant because there really was no industrial scale geothermal in Wisconsin. For homeowners it depended on the property. Anything that replaced baseload was ideal renewable. Dispatchable power will positively offset coal and they lived in a coal state.

Dantine stated setting a blanket goal was hard to do. Deslauriers stated the best environmental decision ever was to follow LEED certification and do not consume the power initially. That solved the problem in a better way. Putting money to conservation far exceeds the benefits of creating new renewables. If you can avoid the consumption of it at the building stage and make as many possible strides that way, he felt that was ideal things. Maybe not from a PR or election perspective but it was by far a better a decision to not consume.

**Motion made by Supervisor Dantine, seconded by Supervisor Kaster to receive and place on file. Vote taken.  
MOTION CARRIED UNANIMOUSLY.**

**3. Communication from Supervisor Van Dyck re: Request that Public Works report on why, after spending \$1,7 million on repairs and restoration, the courthouse dome appears to be rapidly deteriorating to its pre-restoration appearance. Referred from May County Board.**

Supervisor Van Dyck stated that since introducing this communication the subject garnered more attention than expected. He understood Fontecchio and the Public Works Department had been actively pursuing an explanation for the current visual appearance of the dome. He thanked them for their efforts. In looking at discussions prior to this project passing, it was fairly obvious that it was the County Board's desires to keep the dome its shiny copper appearance. To see that it had changed in its visual appearance within less than a year was disappointing. Van Dyck referred to Executive Committee minutes of October 24, 2016 where PD&T recommended increasing bonding in addition of \$2,046,710.00, the notes state Fontecchio said there were limestone issues that needed to be addressed, they were included as well, Lund wanted to be sure the future budgets included funds to maintain the dome so it turned green or stayed copper colored. A *Budgeted Maintenance Cost* fact sheet stated to keep the new copper dome appearance bright and shiny it would require budgeting \$15,000-\$20,000 annually for periodic cleaning and resealing every 4-6 yrs. Budgeting for maintenance would start in 2018. The PD&T Committee of March 27, 2017 talked about recommendations and approval for Brown County Courthouse Dome Repairs and Restoration Project #2127, Lefebvre stated that with it being real copper she was informed that if they let it go green it would seal it even more. She suggested he look into it. Fontecchio replied Executive Committee wanted to keep it shiny and seal it every 6-7 yrs. With this background, Van Dyck believed the intention and expectation was for it to remain in its restored format at least for a period of time and he believed that period of time was longer than a couple months.

Fontecchio provided handouts (attached) re: Dome Restoration Phase I: Needs Assessment from November 30, 2016 and noted this was basically at the beginning for the design effort. The report identified the desired looked based on committee discussions, to keep it a shiny copper finish. They also recommended an oil coating applied every 7-10 yrs., Fontecchio was trying to be conservative when they budgeted 4-6 yrs. The disappointing part was they got 7-10 weeks. Referring to a second handout, Fontecchio read the items he found interesting from the *Copper and Common Sense* handbook. The directive out of Executive October 2016, they wanted the bright shiny copper and that's the direction they gave SIMPSON GUMPERTZ & HEGER (SGH), SGH acknowledged it and told them to use the oil coat they should be good. Clearly their expectation had not been met. SGH went up on the dome on May 24<sup>th</sup> but they don't have results yet. Facility Manager Jon Morehouse informed they took swabs off the dome and put three different mock applications of copper samples on the roof to see what was going on, how things were going to react to the atmosphere. They will document with pictures over the next couple of weeks and come back with some conclusion. Fontecchio stated, right now they don't have a lot more data or information other than the general information. He wants to know why something aged this fast before he starts poking around with other applications.

Van Dyck stated a comment was made to him that it could take up to 6 months to determine what was going on and there was a 1-year warranty and by the time they theoretically come up with an answer, were they going to be past the warranty period. He understood that the vast majority of the cost was for structurally repairing the dome and didn't have a lot to do with the shininess of the copper, however, someone, not the county or the Public Works Department, had a liability and Corporation Counsel needed to put this company and maybe the construction company on notice that the county is not happy with the way it turned out and were in violation of the contract. Fontecchio stated they did that, they were in touch with Risk Management. The fact that they already brought this up, they were well within the timeline. He felt it was going to take a little time to work through it.

Supervisor Tran understood the linseed-oil protected the copper and made it age uniformly rather than keep it shiny because this was a natural process of copper. She called the Copper Development Association and what was happening here was exactly what it was supposed to be doing. This was not an anomaly at all. Where they went wrong was the expectations. She felt the consulting company gave them the wrong assessment of what it would be long term. She didn't know if they should be paying any more tax money for the same results weeks after the oil was applied again. Erickson informed they were pursuing the warranty. Van Dyck agreed with Tran and felt they should try and get a minimum of \$30,000 back they spent to keep it shiny, which may have been bad advice.

**Motion made by Supervisor Dantine, seconded by Supervisor Kaster to refer to staff and bring back a report when received. Vote taken. MOTION CARRIED UNANIMOUSLY**

**Planning and Land Services**

**Land Information – No agenda items.**

4. **Planning Commission - Budget Status Financial Reports for March & April 2018.**
5. **Property Listing - Budget Status Financial Reports for March & April 2018.**
6. **Zoning - Budget Status Financial Reports for March & April 2018.**

**Motion made by Supervisor Dantine, seconded by Supervisor Kaster to suspend the rules and take Items 4, 5 & 6 together. Vote taken. MOTION CARRIED UNANIMOUSLY**

**Motion made by Supervisor Dantine, seconded by Supervisor Kaster to receive and place on file Items 4, 5 & 6. Vote taken. MOTION CARRIED UNANIMOUSLY**

**UW-Extension**

7. **Budget Status Financial Report for March & April 2018 – Unaudited.**

**Motion made by Supervisor Dantine, seconded by Supervisor Tran to receive and place on file. Vote taken. MOTION CARRIED UNANIMOUSLY**

8. **Director's Report.**

Knudsen provided a handout re: *Breakfast on the Farm* (attached). The purpose was to celebrate the dairy industry in Wisconsin and educate people about agriculture.

UW-Extension had 10-community gardens scattered throughout the county. They had 343 garden plots ranging from 10x10 to 50x50. 70% of their gardeners self-identify as low or moderate income and a large number of them are Hmong, as well as Latino, Somalian, etc. They had about 15-garden plots that hadn't sold yet. They moved a garden from Western Avenue; land owned by Habitat for Humanity, they started to build houses on it. Annunciation Catholic Parish agreed to allow them to move a garden over there and it was working out really well. A week and a half ago they had a blessing for the garden; they were excited to see the diversity of gardeners and were looking for ways to reach out into their neighborhood.

They were also doing a project with Brown County Human Services with their Shelter Care youth. One of the teens was building some extra raised gardens for them. They will garden this year and learn how to market their produce and sell it at the Military Avenue farmer's market.

Their Ag agent just finished up with alfalfa scissor clippings. The first cutting of alfalfa was the most nutritional value and was critical for farmers to know when it was the correct time to cut it. They had 4 different farms they were able to sample. They took it to a testing lab in De Pere and sent the results to the farmers so they know exactly when they should be cutting that first crop.

They were getting ready for the county fair which will be in August.

They were working with the Neville Public Museum – They will be doing an exhibit on pollinators in the fall starting September 5<sup>th</sup>. UW-Madison was very engaged with them, their Entomologists were coming up to do presentations and they will be able to borrow lots of bees. They had a significant bee collection on campus. They were excited to work with them on something really different than what they had done before.

They will be doing a lot of STEM (science, technology, engineering and math) programming this summer. They had a number of programs already scheduled with the Brown County Library branches; they did hands on STEM activities with them. They were also doing a couple camps with UWGB on robots and had a number of other things going on.

They were working with the Green Bay School District to expand their after school programming starting in the fall. They would like K-5<sup>th</sup> grade and 13 of their low income elementary schools.

Lots of horticulture questions this year. All sorts of things with the weathers and odd issues, staff has been busy.

They were doing some trial work for a number of greenhouses and nurseries in the area. There were a lot of new vegetable varieties available but before they sell them they want to know how they work in this zone. Their Horticulture Education got some space at their old office and has been planting these varieties and will see how they do through the summer so they don't have to invest a lot of money in plants that won't do well in this zone.

**Motion made by Supervisor Dantine, seconded by Supervisor Tran to receive and place on file. Vote taken.**

**MOTION CARRIED UNANIMOUSLY**

#### **Register of Deeds**

**9. Budget Status Financial Report for April 2018 – Unaudited.**

**Motion made by Supervisor Dantine, seconded by Supervisor Kaster to receive and place on file. Vote taken.**

**MOTION CARRIED UNANIMOUSLY**

#### **Port & Resource Recovery**

**10. Second Amendment to Option and Ground Lease Agreement – Request for Approval.**

Haen inform this went back to when they acquired the Green Bay West compost facility. As part of that piece of property they owned a cell tower. It was assigned to Brown County. As it was starting to evolve they wanted to have more users on there when users don't want to go onto that tower unless they had enough time to hang their antennas. This was a 15-year extension, there was about 8-years remaining on the existing lease. Right now they pay \$766 per month, that would increase to \$1,200 per month and it was also a \$25,000 upfront payment for giving them the 15 year extension.

Responding to Kaster, Haen can check to make sure users don't have to build more buildings or structures along with this. As sometimes they had to build a storage facility, etc.

Deslauriers questioned if inflation was built in, Haen informed that every 5 years it went up 15%. It was a long agreement and they were pushing to add 25-30 years and offered \$100,000. Haen felt it was better off with a shorter window as things change and they could get so far out of market. Corporation Counsel didn't want to go beyond 25.

**Motion made by Supervisor Dantine, seconded by Supervisor Deslauriers to approve. Vote taken. MOTION**

**CARRIED UNANIMOUSLY**

**11. Director's Report.**

Haen spoke to his written report:

Hazardous Material Recovery Facility – Building modifications were done, collection hours were expanded.

Land Lease for Digester – Negotiation of a land lease between Brown County and BC Organics was continuing. Deslauriers hoped the county was getting substantially more for the rent of the land than they would in ag because at the end of the day they will have a \$60 million dollar facility owned by an LLC backed by a line of credit. He hoped that agreement was significantly more and covered all contingencies beyond a letter of credit to protect taxpayers.

Stakeholder meeting – Will be June 18, 2018 at Ashwaubenon Community Center.

Shingle Recycling and C & D Recycling – Contractor SPS breached their contract and was notified of termination. New contractor was hired.

Renard Island End-Use RFPs – 5 responses were received, evaluation committee will score and select best vendor.

South Landfill Plan of Operation – Work is underway. Foth will have plan of operation completed in Jan 2019.

**Motion made by Supervisor Dantine, seconded by Supervisor Tran to receive and place on file. Vote taken.  
MOTION CARRIED UNANIMOUSLY**

**Airport**

**12. Budget Status Financial Report for April 2018 – Unaudited.**

Erickson congratulated Miller on his upcoming retirement, in 4 days. It was a pleasure working with him and wished him the best.

Miller stated with the increase of passengers they passenger facility charge collection was running considerably ahead of what they had budgeted last August.

Public Charges were actually up 1%, not 9% as stated in the Highlights area. Parking revenue was up significantly but the rental car revenue was off a bit compared to a year ago.

**Motion made by Supervisor Kaster, seconded by Supervisor Tran to receive and place on file. Vote taken. MOTION CARRIED UNANIMOUSLY**

**13. Open Positions Report.**

Miller informed the County Executive announced that he intended to nominate Marty Piette as the Airport Director, which will come up at the next County Board meeting for approval.

A number of highly qualified candidates had been received for interviews for the Operations Officer; interviews will take place beginning June 15, 2018.

The Housekeeper starts tomorrow.

**Motion made by Supervisor Dantine, seconded by Supervisor Kaster to receive and place on file. Vote taken.  
MOTION CARRIED UNANIMOUSLY**

**14. 12-Hour Shift Report.**

They had the 24" snow beginning the 14<sup>th</sup> of April that extended their operation through April 16<sup>th</sup>. They had at least 5-6 individuals who worked very long hours. He talked to the supervisor and they were given at least 4 hours of rest during the night but they couldn't let them leave because of the condition of the roadways. Because they kept them, they didn't want to lose their opportunity to return to work so they had to pay them. There was only one individual who worked three days in a row, the rest were limited to one or two. It was a long several days but they had to try and keep the place open as best as they could.

**Motion made by Supervisor Dantine, seconded by Supervisor Kaster to receive and place on file. Vote taken.  
MOTION CARRIED UNANIMOUSLY**

**15. Director's Report.**

The escalators had been out of service for some time, unfortunately the elevator also went out of service last Thursday because a series of malfunctions. A number of seals had to be replaced and now a valve that controlled the hydraulics had to be replaced as well. It was unfortunate that both of those passenger conveyance systems happened to be out of service simultaneously. There was a way that they had worked out well in advance with the Transportation Security Administration to remove handicap passengers from the concourse level to the first floor level and back. That was developed several years ago in the event that this would happen. Passengers that were confined to a wheelchair can be taken out on the ramp with a security escort, then brought up the elevator in the concourses, brought back to the security check point and then go through the security process and board their flight. The elevator will be repaired tomorrow and the escalator work will take about a week will begin on Monday.

Work was progressing on 2-airport projects – Pavement replacement on Taxiway D, it was moving along nicely. That

work should be finished the middle of July. The west ramp that was to be paved last year, it's healed itself during the winter. They were in the process of doing a finish grade today and were going to pave it next Monday.

There was a pre-bid meeting on Thursday on another project that will add about 65,000 sq. ft. of pavement to the east of the general aviation ramp. A state aid project paying 80%, county paying 20%. This was included in their budget for 2018.

**Motion made by Supervisor Kaster, seconded by Supervisor Dantine to receive and place on file. Vote taken.**  
**MOTION CARRIED UNANIMOUSLY**

**Public Works**

**16. Summary of Operations.**

**Motion made by Supervisor Dantine, seconded by Supervisor Deslauriers to receive and place on file. Vote taken.**  
**MOTION CARRIED UNANIMOUSLY**

**17. Director's Report:**

As noted in his written report, Fontecchio reported out on the snowstorm and the costs associated.

Arena Roof Update – They were waiting for some steel and construction will begin.

The Northern Building ceiling damage had been repaired. It's a city alley and the county will be sending them a bill.

The Jail and Medical Examiner RFP was going to Public Safety Committee Wednesday and will start their search for the architects.

**Motion made by Supervisor Dantine, seconded by Supervisor Kaster to receive and place on file. Vote taken.**  
**MOTION CARRIED UNANIMOUSLY**

**a. Speed Limit Policy.**

Erickson informed Sieber was unable to make the meeting; Fontecchio informed he spoke with him. He referenced the Wisconsin Statewide Speed Management Guidelines and briefly went over the sections he highlighted. He felt they did a pretty good job and when they setup the template for how they do their speed studies they pull a lot out of those guidelines. Under Step 4 it stated, Decisions regarding the potential change in a speed limit should be based on the objective findings of the speed study and on conditions that exist at the time of the evaluation. He's open if they want him to try and write something up but from his perspective, having this as part of the discussion and referenced, he felt they were good.

Kaster felt they had a few different areas where they changed the speed but he didn't feel it was that bad at all. For the most part they followed the state. He didn't want to follow the state so close they couldn't do anything.

Erickson felt if he was to write something up, going back to subdivisions, note that they were not going to change for future growth until the growth was there. He didn't want to put something hard and fast and take their own authority away. Lefebvre agreed with Erickson, that's what she'd like to see too.

**Motion made by Supervisor Kaster, seconded by Supervisor Tran to receive and place on file. Vote taken. MOTION CARRIED UNANIMOUSLY**

**b. Tree Trimming Policy.**

Fontecchio informed he sent out an email April 27<sup>th</sup> to the urban municipalities, villages and cities and got 2 responses, one from Bellevue, one from De Pere and they both said they would defer to the county to keep maintaining trees and county highways. He also followed up based on Erickson's suggestion to look at what WPS sent out; he included that in the packet. Their letter was extremely vague and the policy Fontecchio prepared by

comparison was a lot better and they had a more personable approach.

Supervisor Brusky informed they were pleased of the training that took place. She had a problem with a comment on the door hanger stating trees will be trimmed in a manner that will not damage the tree as there was really no guarantee. Tran agreed. There was also no prevision if a landowner wished to trim their own trees; that would be a good option otherwise, if it wasn't done by a certain time then the county will do it. Deslauriers stated years ago at Public Service it was up to the landowner to proactively do the trimming. If WPS came through and saw that the landowner did an adequate job, they passed by. As long as the people knew the county was coming at a certain point, the landowner should have the personal responsibility to take it upon themselves.

At a previous meeting, Allouez Arborist Chris Clark mentioned that an apology for lack of communication would be good; she wondered if there would be any. She also apologized for her poor choice of words at the last meeting, an inappropriate comment regarding men apologizing and she hoped she didn't offend anyone. It wasn't gender specific; anyone could have a problem with it.

Fontecchio informed they talked a lot about this in-house especially the door hanger. They acknowledged they could do a lot better and they made mistakes, hiring the arborists to give their guys training. The can learned from their mistakes and move forward. The door hanger was a challenge because they questioned how they did it administratively. Most of their tree trimming was done in the winter. There were concerns with people handling their own trimming incase it's not right in terms of what they were looking for. After the experience on Webster St. they thought the best thing they could do was knock on the door, talk to people and go that route. He didn't know that there was a perfect answer. They don't have a Forestry Department like the Village.

**Motion made by Supervisor Dantine, seconded by Supervisor Tran to open the floor to allow interested parties to speak. Vote taken. MOTION CARRIED UNANIMOUSLY.**

Brad Lange, Allouez Village Administrator

Lange thanked Fontecchio and the committee for the work that had gone into preparing this. They were very responsive. It was a learning experience that he went through it as well. He was the Forester for 25 years in his previous position. He did the same thing in Allouez with the door hangers and it worked out really well. He suggested removing the optional permission to enter private property, unless they specifically outline what exactly that meant. He'd be very cautious on that language. He'd eliminate the notes and just reference the American Standards for Arborists and list the website so an individual can look at what were proper pruning techniques. Let them do some of the work. He would also suggest in place of language a picture or diagram showing what were they looking for, what was the height requirements of clearance that they were looking for along the roadway. Anything they could do from the village standpoint to help out, they were there to help.

Brusky questioned if they should have Corporation Counsel look at the issue of being on private property, whether they'd be liable for anything. Fontecchio informed Chapter 33 of the state statutes gave them some authority to go on private property for certain things. He knew they could clear some vegetation but would have to read specific language. What they wanted to inform was that they were going to cut at the property line or they could come back and cut where they should be cutting it. Sometimes it was only a matter of 3-4'. Lange's concern was if a county employee injured themselves on private property. Dantine questioned the flipside, if they allowed citizens to trim trees on county property outside their property line and they got hurt.

Matthew Harris – 421 W. Briar Ln.

Harris thanked the committee and Fontecchio for working with them. He agreed that the door hanger was much more detailed and gave the homeowner more info than what WPS sent out so that was helpful. One thing he saw was it seemed to be that they could be handing it out the same day or as the work was being done and suggested a week or two notice. The other suggestion was to reiterate the importance of the training but also refresher training for everyone involved. Erickson stated they planned on doing it every year in the fall.

**Motion made by Supervisor Dantine, seconded by Supervisor Tran to return to regular order of business. Vote taken. MOTION CARRIED UNANIMOUSLY.**

**Motion made by Supervisor Dantine, seconded by Supervisor Kaster to refer to staff and report back in July. Vote**



**taken. MOTION CARRIED UNANIMOUSLY.**

- c. **Renewable Energy.** *Item was discussed under Item 2.*
- d. **Courthouse Dome.** *Item was discussed under Item 3.*

**Other**

**18. Acknowledging the bills.**

**Motion made by Supervisor Deslauriers, seconded by Supervisor Tran to acknowledge receipt of the bills. Vote taken. MOTION CARRIED UNANIMOUSLY**

**19. Such other matters as authorized by law. None.**

**20. Adjourn.**

**Motion made by Supervisor Dantine, seconded by Supervisor Kaster to adjourn at 8:32 pm. Vote taken. MOTION CARRIED UNANIMOUSLY**

Respectfully submitted,

Alicia A. Loehlein  
Transcriptionist – Administrative Coordinator



# Dome Restoration Phase I: Needs Assessment

Brown County Courthouse  
100 S Jefferson Street  
Green Bay, WI 54301  
30 November 2016

SGH Project 160990

**SIMPSON GUMPERTZ & HEGER**



Engineering of Structures  
and Building Enclosures

In addition to the breaches in the copper roofing, the critical areas of the existing dome that allow water to infiltrate are the transitions from the copper roofing to the limestone facade. These include:

- The transition of the main field curved flat-seamed copper roofing to the uppermost “cornice” horizontal-facing limestone (Photo 81). Our exploratory opening revealed that there is no flashing and so this transition relies upon the sealant joints. We observed significant failure in the copper-to-limestone sealants as well as the limestone mortar and sealant joints. Once water breaches these joints, it infiltrates within the facade wall system. Sealants are a short-term solution requiring regular maintenance. A more durable solution is to provide flashings that extend to cover the entire horizontal limestone surface. This will improve the reliability of the waterproofing and reduce the limestone staining.
- The transition to the upper stones of the clock face surrounds (Photo 82), which then slope down to the large ornamental limestone pieces to either side of the clock face surrounds. The large limestone pieces terminate at the horizontal-facing surface of the limestone facade. Sealants are a short-term solution requiring regular maintenance. A more durable solution is to provide flashings that extend to cover the entire horizontal limestone surface. This will improve the reliability of the waterproofing and reduce the limestone staining.
- The transition to the limestone finial pieces above the corner piers (Photo 83). Due to the configuration of the stones, as the copper transitions at this location there is only about an inch of available space to upturn the copper flashing. This creates a complex detail that will continue to be susceptible to water infiltration. Sealants are a short-term solution requiring regular maintenance. A more durable solution to help resolve this is to remove the upper two stone pieces at each of the finials and transition the copper flashing through the top of the pier, and then reset the limestone pieces.

We understand that the desired finish of the copper dome is a “shiny copper” finish and not a patina finish. To achieve the un-weathered copper appearance, a sealer will need to be applied to the surface of the copper, and this coating will also need to be maintained through its life. *Copper and Common Sense* by Revere Copper Products, Inc. recommends an oil coating applied every 7 to 10 yrs. A clear coating is not recommended and is a much less durable option. Oil sealing the copper should also prevent patina from leaching into the limestone with water runoff. To further help with the prevention of copper patina staining, we would consider integrating tin-zinc-alloy-coated copper (Freedom Gray) or stainless steel flashings at the horizontal surfaces and under the finial stones, as these sheet metal options limit staining to the limestone and are close in galvanic compatibility.

## 5.2 Limestone

Water infiltration into the facade walls results from water infiltrating into breaches within the upper parts of the copper roofing and the transitions of the copper roofing to the limestone. The most susceptible regions of the limestone facade are horizontal-facing surfaces. Projecting

## 7. RECOMMENDATIONS

Facade and roof repairs will improve the durability and weatherproofing of the dome envelope, while restoring the surfaces to aesthetically match the original. Based on our discussions and understanding of your needs, we recommend the following repair and restoration scope of work for the Brown County Courthouse Dome:

### 7.1 Copper Roofing

We previously discussed with Brown County the benefits of replacing the roof with copper for its longevity and formability for the dome and flashings. Additionally, replacing with copper will match the original design aesthetic of the roof. We do not recommend alternative metals or materials other than copper for the roof. We recommend the following for the roof replacement:

- Remove and replace existing copper roofing with new copper roofing to match the existing (assume 20 oz copper). The new copper roofing will need to include the development of new flashing details at critical transitions to the limestone (i.e., at the top of the clock face limestone surround and at the finials).
  - Add Alternate 1 – Remove the two stones at the top of each finial (four corners total), install flashing, and reset the stones (total of eight stones, two per finial). This option helps to protect the corner piers and finials from water infiltration and is a longer-term solution to the flashings at these locations.
- Remove and replace the existing wood blocking to support the hips and ribs of the roofing system.
- Prepare the concrete shell surface and install a new waterproofing membrane system.
- Prepare the installed copper surface and apply an oil sealer to all copper surfaces to retain the copper finish and prevent a patina from forming (maintain the oil sealer on the copper roofing to retain the shiny copper aesthetic by reapplying the oil sealer every 7 to 10 yrs.)
  - Add Alternate 2 – Mobilize, clean and prepare the surface, and reseal the copper roofing with oil sealer for maintenance in 7 yrs.

### 7.2 Limestone

- Spalls – Remove loose and delaminated stone (or previous unsound patches) and install a new dutchman stone repair anchored with stainless steel pins. Dutchman stone for repair shall match the original limestone in type, color, texture, and finish. Repair setting and joint mortar to closely match the original. If large stones have delaminations of a large portion, the Engineer will review whether installing supplemental anchorage is possible to save portions of the stone.
  - Deduct Alternate 3 – Repair stone with a cementitious patch material and include stainless steel mechanical anchorage. Depending on the availability or lack thereof of new matching stone, this is a reasonable alternate solution.



Before Restoration Project ~ 2016



March 5, 2018

According to the *Copper and Common Sense* by Revere Copper Products, Inc.:

“Local Environmental Conditions: The weathering of copper depends upon moisture and air contaminants – primarily sulfur compounds. These combine to form weak oxidizing acids that react with – and age – the copper.”

“Aging occurs when moisture and pollutants are on the copper’s surface. Due to a longer “dwell time,” mists, condensate, and dewfalls are more conducive to weathering than heavy rainfalls.”

All atmospheres contain the compounds necessary for aging copper – sulfur, chlorides, etc. These may be the result of natural events (e.g., volcanoes) or human events (e.g., burning fossil fuels). In general, the greater the concentration of these items, the faster copper ages.

“No one can predict how long will be required for a given installation to achieve a uniform appearance. However, everything else being equal, vertical walls weather slower than sloping roofs. Moisture accumulates and stands on roofs more often (and longer) than on walls.”

“All other things being equal, copper will weather fastest in a marine-industrial atmosphere (e.g., Boston, Massachusetts) and slowest in a dry, pristine environment (e.g., the desert Southwest in the U.S.)”



**Donations** - Please patronize the donors who made this day possible and thank them for their generosity.

**PLATINUM LEVEL**

**ALL STAR Cutting & Coring**  
**American Foods Group LLC**  
**Brown County UW-Extension**  
**CA Tesh Equipment LLC**  
**CP Feeds**

**Culver's**

**Dairy Farmers of Wisconsin**

**Denmark FFA Alumni**

**DL Agricultural Electric**

**Fabulous Farm Babe—WJ Farm**

**Report Radio Network**

**Festival Foods**

**G&K Services, a division of Cintas**

**Green Bay Dressed Beef LLC**

**Green Bay Packers Give Back**

**J&E Ag Services LLC**

**J&E Construction Co Inc**

**Sanimax**

**Schenck**

**WFRV Channel 5**

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**Y100**

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**Country Visions Cooperative**

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**DenMar Acres, LLC**

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**Golden Harvest**

**Greenleaf Wayside Bank**

**GreenStone Farm Credit Services**

**Hank Olson Construction**

**Jim's Johns**

**Kane Farms**

**Kozlovsky Dairy Equipment, Inc**

**Millis Flatwork**

**NorthStar Cooperative**

**NWTC**

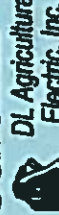
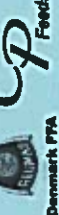
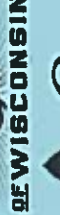
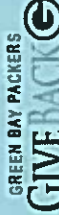
**Rent-A-Tert**

**River City Ica**

**Schreiber Foods**

**Tri-State Feed & Grain**

**Wiese Brothers Farm**



**SILVER LEVEL**

**A & B Least Trucking LLC**

**AniMart**

**B & C Repair Inc**

**BEST Enterprises, LLC**

**Birsfield Farms - Larry & Travis**

**Binsfield**

**Blazer Hooftrimming LLC**

**Blohm Trucking**

**Brickshead Dairy**

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**CHS Larsen Cooperative**

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**Countryside Veterinary Services**

**Dairy Business Association**

**Deaton Nutrition**

**Denmark Lions Club**

**Diamond V**

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**Edge Dairy Farm Cooperative**

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**Foxland Harvestore, Inc**

**Freund Hoof Care Inc**

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**GLC Minerals**

**Greenleaf Riders Snowmobile Club**

**Gruett's Inc**

**Inmel Ins & Financial Services**

**Infinity Feeds**

**Investors Community Bank**

**J. Jaehn Inc**

**Ja-Mar Trucking LLC**

**Jim's Golf Cars & Utility Vehicles**

**KSI Supply, Inc**

**Lappen Security Products, Inc**

**Maple Valley Mutual Insurance Co**

**Nemetz Neshota Ridge Homestead LLC**

**Nutrition Service Company**

**Parkview Feeder Farms Inc**

**Quality Roasting Inc**

**Quality Truck Care Center, Inc**

**Quick Fuel-NE**

**Quiet-Crest Farm, LLC**

**Riesterer & Schmel**

**Rural Mutual Insurance - Pat Trutman**

**Sartori**

**Scenic Valley Cooperative**

**Schmidt Buildings & Equipment LLC**

**Semex**

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**Vanderloop Equipment**

**VAS—Valley Ag Software**

**Waves Entertainment, LLC**

**Weyers Equipment**

**Zeamer's Welding LLC**

**BRONZE LEVEL**

**AgSource**

**Astro Hydraulics, Inc**

**Badgerland Cattle, Inc**

**Beaver Machine, Inc**

**Bill Lonigan Construction Inc**

**Brady's Septic Service, Inc**

**Dairyland Seed Co., Inc**

**Dave Seidl Livestock**

**DeLaval Dairy Service**

**Eastern Wisconsin DHIC**

**Economy Seamless Gutters**

**Fox Valley Alfalfa Mill Inc**

**Fritsch Equipment Corp**

**Gerbers Law, S.C.**

**Green Bay Douglas**

**Green Bay Highway Products LLC**

**Haen Meat Packing Inc**

**Hermannsdale Farm**

**Just Stop In**

**KB Fuel**

**Krone America Kaukauna**

**L&L Sales & Service, Inc**

**Mike DeCoster Trucking, LLC**

**Nutrition Professionals Inc**

**Pat's Tire Sales & Service Inc**

**Rocky Top**

**Schweitzer Spray Coatings, LLC**

**Sherwood Elevator**

**Skel & Schwinn, Inc**

**Stone Creek Haven**

**Total Dairy Service**

**Twohig, Reibrock, Schneider & Halbach, S.C.**

**Unison Credit Union**

**United Cooperative**

**Van Abel's of Hollandtown**

**Van's Fencing LLC**

**Veterinary Associates, LLC**

**Wayside Dairy, LLC**

**Wisconsin Farmers Union**

**Wrightstown Mfg. Co., Inc**

**BROWN COUNTY DAIRY PROMOTIONS**

**Breakfast on the Farm**

**New Horizons Dairy, LLC**

Parking will be at Wrightstown High School with shuttle service provided to the farm

**600 High Street, Wrightstown**

**Father's Day**

**Sunday, June 17, 2018**

**— Rain or Shine —**

**8 am to 12 noon**

**Church Service at 7 am**



Join us for a hearty farm breakfast:

**Ham & cheese scrambled eggs**  
**Parkies**

**Bagels & cream cheese**

**Deep fried cheese**

**Cheese sampling**

**Cinnamon rolls**

**Yogurt**

**Milk**

Sponsored by:

**Brown County Dairy**

**Promotions**



[www.BrownCountyDairyPromotions.com](http://www.BrownCountyDairyPromotions.com)



## Attractions

View the cows ♦ Pictures with the calves ♦ Kiddie tractor pull ♦ Machinery display ♦ Farm tours  
Music by Waves Entertainment ♦ Free seed packets from Master Gardeners ♦ Petting zoo  
Culver's frozen custard \$1 ♦ Brown County Bookmobile ♦ "Addie" the Milking Cow

## Kids' Zone! – #AgUnitesUsAll

### Full of fun interactive games & activities for kids of all ages!

♦ Spotted in WI photo booth ♦ Dairy Plinko ♦ Dairy product races ♦ Mystery bag guessing game  
Dairy product fishing ♦ "Duties of a Farmer" stations ♦ Milk checkers ♦ Food group memory game

## New Horizons Dairy, LLC

Dave, Matthew and Derek Van De Hey Families

*Parking will be at Wrightstown High School with shuttle service provided to the farm*

## Wrightstown High School 600 High Street, Wrightstown

### Directions to Parking:

From the North & West: Hwy 29 east to Hwy 41; south to City U (Exit 154); south to Hwy 96; east to Wrightstown High School

From the South & Southeast: Hwy 10 west to City D; north to Hwy 96; east to Wrightstown High School

From the Southwest: Hwy 41 north to City U (Exit 154); south to Hwy 96; east to Wrightstown High School



**Tickets:** Adults: \$7 Children (5-10): \$4 Children (4 & under): FREE

**Tickets are sold at the farm on the day of the event only!! (Sorry...no personal checks!)**



*In hopes of promoting the dairy industry and all it contributes to our economy and the importance of consuming dairy products, our objective is to attract urban families to the farm to see how a dairy operation works. All proceeds from this event are used to provide free agriculture education programs to students in Brown County schools and the community.*

## Welcome to New Horizons Dairy, LLC!

We would like to welcome you to our fourth generation Van De Hey Family Farm established in 1899.

The farm is co-owned by Dave & Barb Van De Hey with sons Matthew (Brooke, Abraham & Aubrey) and Derek (Heidi, Lucas & Autumn). Dave & Barb's other children employed on the farm are Ross (Ashley & Caroline), Krystal (Colten Geurts) and Amy.

We are currently milking 950 cows in a double 16 parallel parlor three times a day, as well as raising 850 of our own animals from calves to milk cows. The family crops 2,200 acres of land which feeds all of our animals. This year, New Horizons Dairy was honored to receive the *Fox-Wolf Watershed Alliance 2018 Impact Award* as a Watershed Hero in Wisconsin. Conservation and dedication to water quality and soil health are significant to the Van De Hey's ethical farming practices.

We would like to thank our employees, sponsors and volunteers for all their hard work to make this day successful.

