

# Neighborhood Enhancement Project

## 1130 Stuart Street, Green Bay, WI 54301

The Redevelopment Authority (RDA) of the City of Green Bay is requesting proposals for purchase and rehabilitation of 1130 Stuart Street, Green Bay, WI 54301. The goal of this project is to rehabilitate this residence for owner-occupancy. Proposals submitted must meet the guidelines as described below.

**Proposals must be submitted to the Office of the Redevelopment Authority by the second to last Wednesday of each month in order to be considered for selection at the following month's RDA meeting.** Staff will review each proposal submitted and will rank them based on the grading scale below. The RDA reserves the right to deny any proposal based on the score received, as determined by the staff of the City of Green Bay.

Information	
Assessed land value*	\$15,300
Assessed house value*	\$65,400
Total Assessed value*	\$80,700
Fair Market value*	\$80,700
Parcel Number	14-997
Lot Size	53' X 240'
Building Sq. Footage	1,624 SF
Age of Building	88 years
Style	Old Style 4 Bedrooms – 2 Bathroom
Present Use	Multi-family, 2-unit

\*Estimated values

**A building walkthrough will be required** for any developer who wishes to submit a proposal for this project. Each developer will be allowed a single, one hour walkthrough. Arrangements should be made at this time for any sub-contractors or interested parties to attend. Developers shall request a walkthrough in writing or by email. Contact information is provided below.

**For your proposal**, please provide the following information as well as any other information you feel is pertinent:

- Provide the developer's name, address, telephone number and email address.
- Describe the project. Provide a scope of work listing items to be rehabilitated and the type of materials to be used. (At this time it is understood that the plans are preliminary.) Quality materials should be utilized for project and should be medium to high grade in nature. Scope of work should also include yard and landscaping plans. Property will need to be code compliant when complete. A list of currently known violations, per the City of Green Bay, is attached.
  - The development should be compatible with the scale and character of the existing neighborhood. Things such as siding and exterior trim must be consistent, in design, with the greater neighborhood architecture. Proposals should reflect careful evaluation of the project's relationship to the adjacent residential neighborhood.



**Questions and comments** shall be submitted in written form or emailed to the contact information provided below. No questions will be answered by phone.

**Contact: Ken Rovinski, [kennethro@greenbaywi.gov](mailto:kennethro@greenbaywi.gov)**

**Mailing address:**

**100 N Jefferson Street, Room 608  
Green Bay, WI 54301**

## **VIOLATIONS NOTICE:**

- Foundation repair and water proofing of basement foundation recommended.
- Remove insulation from wall cavities in the basement, vacuum, / sanitize rodent waste.
  - Obtain the services of a pest management professional to treat and exclude rodents.
- Beam that supports 1st floor will need additional support and support columns.
- Remove any unnecessary walls in basement.
- Open interior closed off stairway to access 2nd floor.
- A plan shall be submitted for basement, 1st and 2nd floors to identify all rooms and there intended uses. The plan shall also show all removed stoops, decks, porches, and compliant exiting. All structural elements altered or reinforced shall be depicted.
- The 2nd floor dormer shall be evaluated by a licensed professional and repaired **OR** removed and either rebuilt as a dormer or reframed as a roof to meet current building codes.
  - Remove 2nd floor kitchen.
- Attic venting and insulation shall be installed. Roof veneers shall be replaced.
- Provide code compliant landing for the front door.
- Replace deck boards on front porch.
- Remove rear exterior stairway to 2nd floor. Remove 2nd floor jump porch.
- Remove all exterior 2nd floor doors, and close off to make code compliant.
- Replace all floorings, cupboards and countertops.
  - Restore hardwood flooring.
- Remove rear detached structure.
  - Construct 1-1/2 stall garage (minimum)
  - Replace current driveway
- Complete rewiring of the property
  - Wiring had many open(flying) splices in the attic and basement
  - In order to keep any wiring a licensed electrical contractor would have to prove out that the other areas were not done this way (very time consuming and would require opening walls.)
- Electrical panel and breakers had evidence of burning and corrosion
  - Recommend changing the panel, circuit breakers and grounding electrode system.
- Change any receptacles that have lost their captive ability or are broken.
- Install ground fault circuit interrupters to meet current code.
- All light fixtures should be evaluated and replaced.
- Install hard wired smoke and carbon monoxide detectors
- Replace all plumbing (much of the house was plumbed in a substandard manner)
- Replace furnace
- Water heater appears to be in good order, evaluate and replace only if necessary
- Evaluate wood burning fireplace flue and damper to meet NFPA 211 requirements.
- All items that are not specified that are closed construction and not code compliant shall be repaired to meet code requirements.