

# REDEVELOPMENT AUTHORITY OF THE CITY OF KAUKAUNA

City of Kaukauna  
**Council Chambers**  
Municipal Services Building  
144 W. Second Street, Kaukauna



Thursday, November 09, 2023 at 9:00 AM

## AGENDA

1. Roll Call.
2. Approval of Minutes
  - a. [a.](#) Approve Minutes from October 16, 2023 Meeting
3. New Business.
  - a. [a.](#) Renew Kaukauna Grant Application Review - Kaukauna Coffee & Tea Mural
4. Closed Session.
  - a. Adjourn to Closed Session per Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - Kaukauna Coffee & Tea Mural
  - b. Return to Open Session for possible action
5. Other Business.
6. Adjourn.

## NOTICES

**IF REQUESTED THREE (3) DAYS PRIOR TO THE MEETING, A SIGN LANGUAGE INTERPRETER WILL BE MADE AVAILABLE AT NO CHARGE.**

# REDEVELOPMENT AUTHORITY OF THE CITY OF KAUKAUNA

City of Kaukauna  
**Council Chambers**  
 Municipal Services Building  
 144 W. Second Street, Kaukauna



Monday, October 16, 2023 at 10:00 AM

## MINUTES

### 1. Roll Call.

Members present: Paul Hennes, Karl Kilgas, John Moore, Julie Schroeder

Members absent: Heather Hayes, Quin Lenz, Nicci Sprangers

Other(s) present: AP Lily Paul, PCDD Joe Stephenson

Moore made a motion to excuse the absent members. Kilgas seconded the motion. The motion passed unanimously.

### 2. Approval of Minutes

#### a. Approve Minutes from July 27, 2023 Meeting

Hennes made a motion to approve the meeting minutes from July 27, 2023 meeting. Kilgas seconded the motion. The motion passed unanimously.

### 3. New Business.

#### a. Renew Kaukauna Grant Application Review - 140 E 2nd St

This application is for the Exterior Renovation section of the Renew Kaukauna Grant. Brian and Ellen Hubers, owners, are going to redo the façade completely and install new commercial store front windows. The main level of the building will be finished with a veneer stone. Currently the estimates for the rest of the siding show a sheet metal siding, which is not an approved material. The grant can be approved in 2 parts – the windows and veneer first. Then when a new estimate for an approved siding material is complete, the grant can be approved for the rest of the façade. Total cost of the project is \$19,517 and the eligible forgivable loan amount is \$9,758.50. These numbers will be adjusted with the updated siding estimate.

#### b. Renew Kaukauna Grant Application Review - 144 E 2nd St

Flow Family Chiropractic has submitted a beautification grant application for a projecting sign above the business. The sign is 22 inches by 22 inches and the total cost is \$275. The applicant is eligible for complete reimbursement of the sign.

### 4. Closed Session.

- a. Adjourn to Closed Session per Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - 140 E 2nd Street

Hennes made a motion to adjourn into closed session. Schroeder seconded the motion. The motion passed unanimously. Meeting adjourned to closed session at 10:17 AM.

- b. Return to Open Session for possible action

Schroeder made a motion to return to open session. Hennes seconded the motion. The meeting returned to open session at 10:37 AM.

Schroeder made a motion to approve the first phase of the façade renovation at 140 E 2<sup>nd</sup> Street for reimbursement of \$3,196 which includes the commercial window and stone work. There will be no reimbursement for any phase of the project until a new siding estimate is approved. Kilgas seconded the motion. The motion passed unanimously.

- c. Adjourn to Closed Session per Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - 144 E 2nd Street

Hennes made a motion to adjourn into closed session. Schroeder seconded the motion. The motion passed unanimously. Meeting adjourned to closed session at 10:17 AM.

- d. Return to Open Session for possible action

Schroeder made a motion to return to open session. Hennes seconded the motion. The meeting returned to open session at 10:37 AM.

Schroeder made a motion to approve the projecting sign at 144 E 2<sup>nd</sup> Street and provide full reimbursement of \$275 upon installation of the sign. Hennes seconded the motion. The motion passed unanimously.

## 5. Other Business.

*There was no other business.*

## 6. Adjourn.

Hennes made a motion to adjourn the meeting. Kilgas seconded the motion. The motion passed unanimously. Meeting adjourned at 10:43 AM.



# MEMO

## PLANNING & COMMUNITY DEVELOPMENT

To: Redevelopment Authority  
From: Lily Paul, Associate Planner  
Date: November 6, 2023  
Re: Renew Kaukauna – Beautification Program Application – Mural

Building owners, Alison and Rodney Zimmerman, of 127 W Wisconsin Ave (Kaukauna Coffee and Tea building) has submitted an application for Renew Kaukauna Beautification portion of the program. They are proposing a mural to go on the residential part of the building, this would be the second story of the building and facing highway 55. It is a prismatic/geometric color-block image with the message “More Love”. The mural artist is Irineo Medina.

The business qualifies for the mural program and has no outstanding issues with the city. Total cost of the project is \$3,000. They are eligible for reimbursement of \$2,500 upon completion.

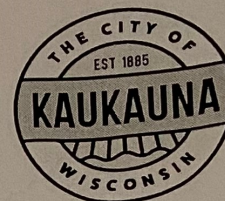
### **Recommendation:**

**Approve Renew Kaukauna Beautification Application for a Mural at 127 W Wisconsin Street in the amount of \$2500.**



# RENEW KAUKAUNA GRANT APPLICATION

## Downtown Beautification



PLEASE FILL OUT COMPLETELY AND SIGN

Blade Sign ☐

Mural ☒

Planter ☐

Project Name:

Coffee Shop "more love mural"

Project Address:

127 W. Wisconsin Ave

Owner Name:

Alison Zimmerman

Telephone:

(920) 858-4332

Email:

alirodzimmerman@gmail.com

Brief Description of Business:

Commercial property with cafe below and studio + apartment upstairs

List all owners, directors, or partners having 20% or greater interest:

Alison Zimmerman  
Rodney Zimmerman

Project Description:

Mural on second story wall facing Hwy 55 / Wisconsin Ave

PLEASE CHECK ALL THAT APPLY

1. Property is Zoned Commercial Core District
2. You are not delinquent on any debt owed to the City
3. Your property is not owned in part or in whole by a tax exempt agency
4. Your property does not have any open code violations
5. The updates or work has not started
6. All work will be completed by a professional contractor
7. Yourself or a family member will not complete the work





## Project Financing and Costs

|                       |         |
|-----------------------|---------|
| Project Cost          | 3000.00 |
| Personal Funds        | 500.00  |
| Lender Funds          |         |
| Grant Funds Requested | 2500.00 |

## APPLICATION FORM CHECKLIST

Please review this checklist prior to submitting your loan application to ensure all needed information is included.

|   |  |                     |
|---|--|---------------------|
| 1 | Completed Application Form                                       | ✓                   |
| 2 | Description of Need  | ✓                   |
| 3 | Quotes/Estimates   | ✓                   |
| 4 | Financial Statements (proof of availability to complete project) | have cash at hand ✓ |
| 5 | Project Timeline   | ✓                   |
| 6 | Commitment from Private Lenders (if applicable)                  |                     |
| 7 | Exterior Improvement Visuals (if applicable)                     | ✓                   |
| 8 |  |                     |
| 9 |  |                     |

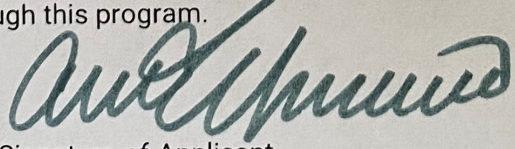
## Application Agreement

The applicant certifies that all information in this application, and all information furnished in support of this application, is given for the purpose of obtaining a loan under the Renew Kaukauna Program and is true and complete to the best of the applicant's knowledge.


The applicant further certifies that they are the owner of the property or the owner has agreed to the work described in this application.

The applicant further certifies that the loan proceeds will be used for the work and materials identified in this application and will abide with all provisions and guidelines of the Renew Kaukauna Program.

The applicant further authorizes disclosure of all financial information submitted in connection with this application by and between the Redevelopment Authority of the City of Kaukauna and any lender agreeing to participate with the applicant's loan through this program.

  
Signature of Applicant

10/24/23  
Date

  
Signature of Owner

10/24/23  
Date



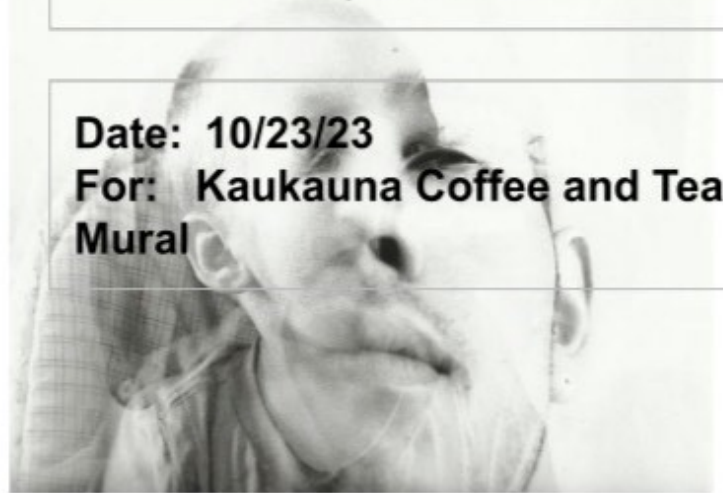


# IRINEO MEDINA

2424 Main Ave  
Kaukauna, WI 541390  
920.573.1103

## QUOTE

**Date: 10/23/23**  
**For: Kaukauna Coffee and Tea Mural**



| DESCRIPTION   | AMOUNT      |
|---------------|-------------|
| Artist fee    | 2500        |
| Supplies      | 500         |
| <b>TOTAL:</b> | <b>3000</b> |