

# REDEVELOPMENT AUTHORITY

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



Thursday, November 07, 2024 at 9:00 AM

## AGENDA

### In-Person in Common Council Chambers, City of Kaukauna

1. Roll Call.
2. Approval of Minutes
  - a. [a.](#) Approve Minutes from October 3rd, 2024
3. Old Business.
4. New Business.
  - a. [a.](#) **\*Certificate of appropriateness-319 Lawe st**
5. Closed Session.
  - a. Adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - Revolving Loan Fund Application for 107 E Second St
  - b. Return to Open Session for possible action
6. Other Business.
7. 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



Thursday, October 3, 2024 at 9:00 AM

**Minutes**

In-Person in Common Council Chambers, City of Kaukauna

1. Roll Call.

Members Present: Paul Hennes, Karl Kilgas, Quin Lenz, Nicci Sprangers, Julie Schroeder

Member(s) Absent: Heather Hayes, John Moore

Other(s) Present: Director Kittel

Hennes made a motion to excuse the absent member. Seconded by Kilgas. The motion passed unanimously.

2. Approval of Minutes

a. Approve Minutes from September 12, 2024

Kilgas made a motion to approve the minutes from September 12, 2024. Seconded by Sprangers. The motion passed unanimously.

3. Old Business.

None

4. New Business.

None

5. Closed Session.

a. Adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - Revolving Loan Fund Application for 139 E Second St

Lenz made a motion to adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds on Revolving Loan Fund

Application for 139 E Seconded St. Seconded by Kilgas. The motion passed unanimously. Closed Session entered at 9:03am

b. Return to Open Session for possible action

Hennes made a motion to return to open session. Seconded by Lenz. The motion passed unanimously. Open session entered at 9:09am

Hennes made a motion to approve the loan with an increase from original application to \$70,000 loan at 2% for 10years and direct staff to update dates as needed to get all documents and signatures required. Seconded by Kilgas. The motion passed unanimously.

c. Adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - Revolving Loan Fund Application for 103 & 107 E Seconded St

Kilgas made a motion to adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds for Revolving Loan Fund Application for 103 & 107 E Seconded St. Seconded by Hennes. The motion passed unanimously. Closed session entered at 9:11 am

d. Return to Open Session for possible action

Kilgas made a motion to return to open session. Seconded by Hennes. The motion passed unanimously. Open session entered at 9:14am

Kilgas made a motion to approve the loan as presented and direct staff to update dates as needed to get all documents and signatures required. Seconded by Lenz. The motion passed unanimously.

6. Other Business.

None

7. Adjourn.

Schroeder made a motion to adjourn. Seconded by Sprangers. Motion carried unanimously, adjourned at 9:14am



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: RACK  
 From: Dave Kittel, Director of Planning and Community Development  
 Date: 10/31/2024  
 Re: Certificate of Appropriateness- 319 Lawe St

319 Lawe Street is preparing to replace the Façade of the building. The materials to be used are Brick (remaining from the removal of the Façade) the remaining material will be vinyl or LP smart board siding. Below is a rendering of the proposed new façade as well as a link to see the entire building.

[https://hover.to/wr/renderings/shared/RXBjotUJzzi-\\_qcV57ya](https://hover.to/wr/renderings/shared/RXBjotUJzzi-_qcV57ya)



[Section 17.48](#) describes the process for a certificate of appropriateness. Before granting a certificate of appropriateness, the redevelopment authority shall find that to the maximum extent practicable:

- a. The historic or cultural significance of buildings or structures affected is maintained or enhanced.
- b. The architectural style, value and significance, and general design arrangement, texture, material, and color of the architectural features of buildings and structures are visually and functionally coordinated with other buildings and structures in the area.
- c. Principal entrances are visually and functionally related and coordinated with other buildings and pedestrian ways.
- d. Activity nodes, such as plazas and arcades, are created, retained, and coordinated.
- e. Building facades and other appurtenances, such as fences, walls, and landscaping, are coordinated to form cohesive walls of enclosure along streets or other public ways and, further, that no such fences or walls shall be permitted to contain any barbs or sharp points.
- f. The scale, orientation, and directional expression of buildings and structures are visually and functionally coordinated with other buildings and structures in the area.
- g. Views are protected, created, or enhanced.

[Section 17.53](#) delineates the Façade standards. The following standards shall apply to uses within the Commercial Core District and help to promote a historic and attractive district:

- a. In no instance shall exterior corrugated metal, standing seam metal panels, or the like, be used for any portion of the façade.
- b. Facades shall have a minimum of 25% masonry on sides that face a public street.
- c. All façade alterations, excluding basic maintenance, painting, or in-kind replacement, require a Certificate of Appropriateness from the Redevelopment Authority City of Kaukauna.

**Recommendation:**

**To Grant a Certificate of Appropriateness to 319 Lawe St with additional brick added to sides facing streets as per ordinance.**