

REDEVELOPMENT AUTHORITY OF THE CITY OF KAUKAUNA

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



Thursday, March 02, 2023 at 9:00 AM

AGENDA

1. Roll Call.
2. Approval of Minutes
 - a. [Approval of Minutes from January 5, 2023 Meeting](#)
3. Old Business.
 - a. Acquisition of Property - 140 E 2nd Street
4. New Business.
 - a. [Certificate of Appropriateness - 123 E 2nd Street](#)
5. Closed Session.
 - a. Adjourn to Closed Session per Wisconsin State Statute 19.85 (1)(e) to discuss the acquisition of property, 140 E 2nd Street
 - 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, January 05, 2023 at 9:00 AM

MINUTES

1. Roll Call.

The Meeting was called to order by Vice-chair Hennes at 9:00 AM.

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

Other(s) present: Elizabeth Hurst of Feller, LLC; Lily Paul, Associate Planner; Joe Stephenson, Planning and Community Development Director.

Hennes made a motion to excuse the absent members. Kilgas seconded the motion. The motion carried.

2. Approval of Minutes

a. Approval of Minutes from October 13, 2022 Meeting

Hennes made a motion to approve the minutes from October 13, 2022 meeting. Sprangers seconded the motion. The motion passed.

3. New Business.

a. Revolving Loan Application - 171 W Wisconsin Ave

PCDD Stephenson explained that this loan application is being brought back for approval because a mortgage was found on the property while putting together loan agreement documents. This mortgage was issued after the first approval of the Revolving Loan. This is not unusual, just want to make the members aware that when the loan agreements are recorded, the lien that the Redevelopment Authority puts on the building, as collateral, will be second in line to the mortgage. To add additional security and ensure the amount of the loan is paid back, a personal guarantee will be included in the loan agreement documents.

b. Acquisition of Property - 140 E 2nd Street

The City was presented with an opportunity to purchase 140 E 2nd Street. Since this location is within the Commercial Core District (CCD) it would make most sense for the Redevelopment Authority to purchase it. The reason for this purchase would be to raze the building and add onto the 2nd & 3rd Street Pedestrian Alley Project. This lot would open up access to the Farmer's Market Parking lot and really create a lot of opportunity for patrons of the downtown businesses.

c. Overview of Funds

AP Paul provided an update of the Liabilities, Fund Balance, and Total Assets the Redevelopment Authority has available for loans, grant programs, and other opportunities like property purchases. AP Paul also gave an update on loans that have been paid off. Finally, AP Paul informed the RACK that there was one in default loan since 2017. McCarty Law has obtained a money judgement and the payments have begun for that, which are being dispersed to the RACK account.

4. Closed Session.

- a. Adjourn to Closed Session per Wisconsin State Statute 19.85 (1)(e) to discuss the disposition of public funds for Riverside Property Management LLC, 171 W Wisconsin Ave

A motion was made by Schroeder to adjourn to closed session. Hennes seconded the motion. The meeting adjourned to closed session at 9:30 AM.

- b. Return to Open Session for Possible Action.

A motion was made by Schroeder to return to open session. Hennes seconded the motion. The meeting returned to open session at 9:37 AM.

Schroeder made a motion to approve the revised loan application for 171 W Wisconsin Ave with a personal guarantee. Kilgas seconded the motion. The motion carried unanimously.

- c. Adjourn to Closed Session per Wisconsin State Statute 19.85 (1)(e) to discuss the acquisition of property, 140 E 2nd Street

Hennes made a motion to adjourn to closed session. Sprangers seconded the motion. The meeting adjourned to closed session at 9:40 AM.

- d. Return to Open Session for Possible Action.

Hennes made a motion to return to open session. Kilgas seconded the motion. The meeting returned to open session at 10:00 AM.

No action was taken.

5. Other Business.

There was no other business.

6. Adjourn.

Kilgas made a motion to adjourn the meeting. Hennes seconded the motion. The meeting adjourned at 10:04 PM.



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Redevelopment Authority

From: Lily Paul, Associate Planner, on behalf of Building Inspector

Date: February 24, 2023

Re: Certificate of Appropriateness – 123 E 2nd Street

Don Vosters, owner of the building located at 123 E 2nd Street is looking for approval to change the use of a portion of his building to residential. Currently, the ground level of the building is one space for commercial use. The business Board and Bites is run out of the store front and would continue to be the principal use of the property. Mr. Vosters is proposing to install a wall to split the main level and create a one bedroom, one bathroom apartment behind the commercial space. The property is zoned Commercial Core District (CCD). Permitted uses in the CCD are described as follows in the City of Kaukauna Zoning Code:

17.20 CCD Commercial Core District

2. Permitted principal uses and structures.

- a. Retail outlets for sale of food, home furnishings, appliances, and wearing apparel, including repair strictly incidental to sales, office equipment, hardware, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry, art, camera or photographic supplies, including camera repair, alcoholic beverages for off-premises consumption, sporting goods, hobby and pet shops, delicatessen, bake shop (but not wholesale bakery), musical instruments, florist and gift shops, and similar products.
- b. Service establishments such as barber and beauty shops, shoe repair, restaurants, except drive-in restaurants, interior decorator, photographic studios, dance or music studio, tailor or dressmaker, laundry or dry cleaner, radio or television repair, and similar uses.
- c. Banks and other financial institutions, employment offices, business offices, professional offices, and similar establishments.
- d. Dwellings above or behind other principal uses so as to not interrupt business frontage.
- e. High density multifamily dwellings (minimum of 24 units) not exceeding five stories or 75 feet in height.

f. Municipal parks.

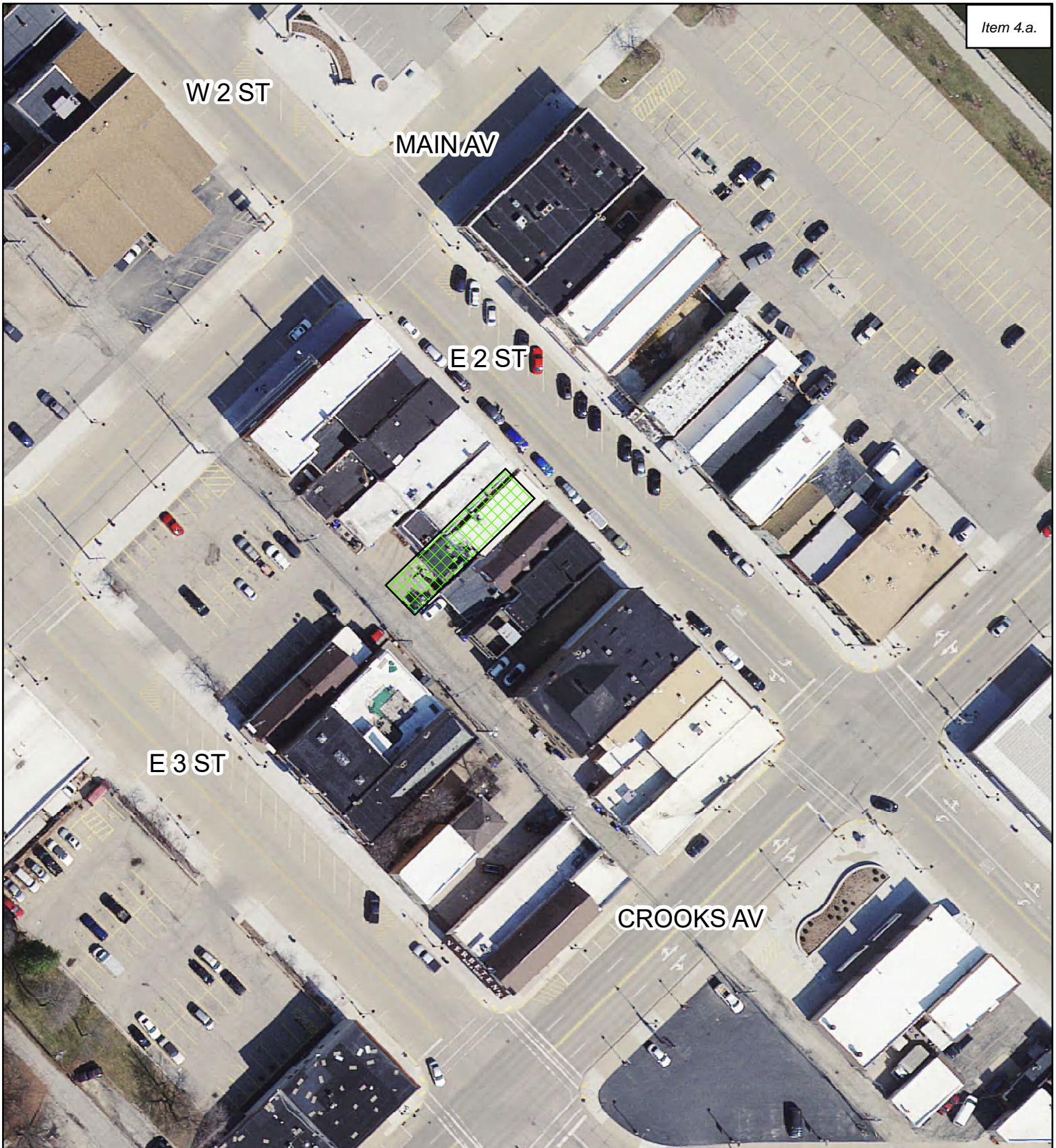
After reviewing, the code proves that this proposed change in use is permitted, but buildings within the CCD are subject to a Certificate of Appropriateness in section 17.48. There are no proposed alterations to the façade of the building. The Certificate of Appropriateness is simply to serve as approval of the addition/change in use to the property.

Mr. Vosters will need to apply for proper building permits.


Recommendation:

Approve the additional use of residential at 123 E 2nd Street and grant a Certificate of Appropriateness.





50 25 0 50 Feet



123 E 2nd Street

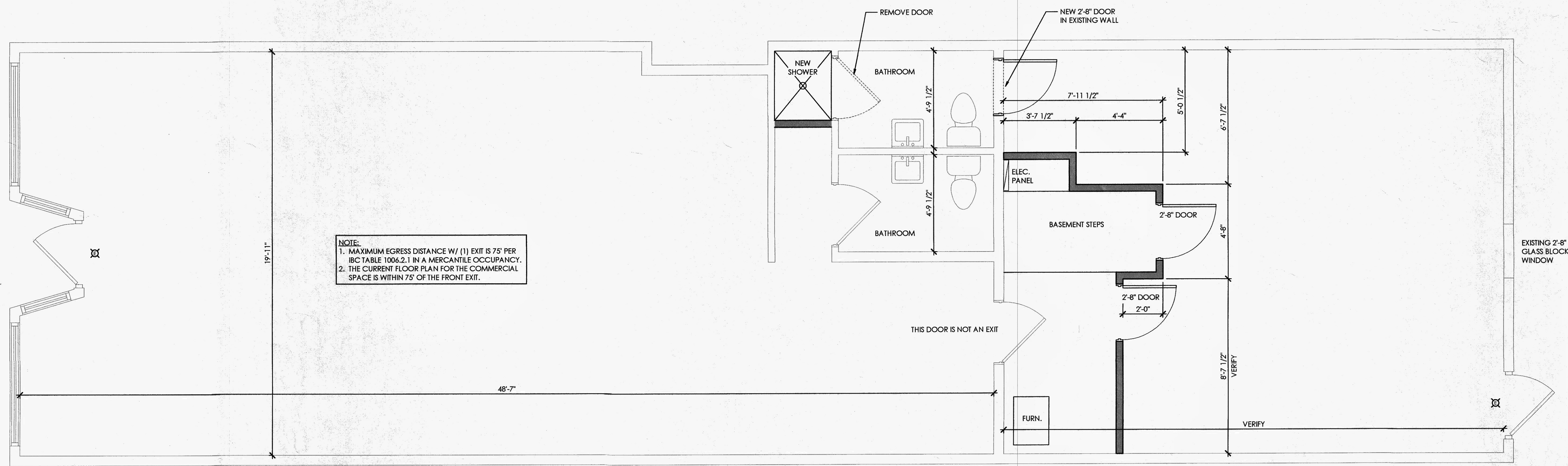
Legend

 Subject Parcel



Created by Lily Paul
City of Kaukauna
Planning Department

K



NOTE:
1. MAXIMUM EGRESS DISTANCE W/ (1) EXIT IS 75' PER IBC TABLE 1006.2.1 IN A MERCANTILE OCCUPANCY.
2. THE CURRENT FLOOR PLAN FOR THE COMMERCIAL SPACE IS WITHIN 75' OF THE FRONT EXIT.

1 FLOOR PLAN
3/8" = 1'-0"

WALL KEY	
	EXISTING
	DEMOLISHED
	NEW CONSTRUCTION

Call with Questions
DAVE - (Fuzzy) VOSTERS 920-8851987
Don Vosters 920-213-9090

CONSTRUCTION
DESIGN • WELDING
2201 Eastline Road
Kenosha, WI 53130
Phone: (800) 786-6305
Toll Free: (800) 238-1889
foxstructures.com

CITY, WISCONSIN ZIP

STREET ADDRESS

PROPOSED REMODEL FOR:
DON & BILL VOSTERS

-municipality-
-county-

ISSUE RECORD:
P1 01-26-23

PROJECT #:
SALESMAN:
DRAWN BY: AWS

1 FLOOR PLAN

A1.1

Item 4.a.

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