

REDEVELOPMENT AUTHORITY OF THE CITY OF KAUKAUNA

City of Kaukauna

Council Chambers

Municipal Services Building

144 W. Second Street, Kaukauna



Wednesday, November 29, 2023 at 9:00 AM

AGENDA

1. Roll Call.
2. Approval of Minutes
 - a. Approve Minutes from November 9, 2023 Meeting
3. New Business.
 - a. Renew Kaukauna Exterior Renovation Program - Facade Application
 - b. Renew Kaukauna Exterior Renovation Program - Facade Application Update
 - c. Default Loans - Notice of Default Letter
 - d. Renew Kaukauna Beautification Program - Winter Arrangements
4. Closed Session.
 - a. Adjourn to Closed Session per Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - 109 W 3rd Street
 - b. Return to Open Session for possible action
 - c. Adjourn to Closed Session per Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - 140 E 2nd Street
 - d. 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



Thursday, November 09, 2023 at 9:00 AM

MINUTES

1. Roll Call.

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

Members absent: Quin Lenz, Heather Hayes

Others present: Associate Planner Lily Paul

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

2. Approval of Minutes

- a. Approve Minutes from October 16, 2023 Meeting

Hennes made a motion to approve the minutes from October 16, 2023 Meeting. Kilgas seconded the motion. The motion passed unanimously.

3. New Business.

- a. Renew Kaukauna Grant Application Review - Kaukauna Coffee & Tea Mural

AP Lily presented a \$3,000 mural project to be installed on the upper portion of Kaukauna Coffee and Tea building – this portion of the building is visible from STH 55. The mural is a colorful geometric image with the words “More Love.” The project is eligible for \$2,500 reimbursement upon completion through the Renew Kaukauna Beautification Grant Program. Members have advised staff to draft an “upkeep” policy for the artist and building owners to sign along with the reimbursement agreement.

Schroeder made a motion to approve the Renew Kaukauna Beautification Application for a Mural at 127 W Wisconsin Street (Kaukauna Coffee & Tea) in the amount of \$2,500. Hennes seconded the motion. The motion passed unanimously.

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

The meeting did not adjourn to closed session.

5. Other Business.

There was no other business.

6. Adjourn.

Hennes made a motion to adjourn the meeting. Sprangers seconded the motion. The motion passed unanimously. Meeting adjourned at 9:12 AM.



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Redevelopment Authority
From: Associate Planner, Lily Paul
Date: November 22, 2023
Re: Renew Kaukauna Façade Improvement Application – 109 W 3rd Street

Lori Gaede, owner of 109 W 3rd Street, has submitted an application for the Renew Kaukauna program. 109 W 3rd Street is a two-story, mixed-use building. It has a commercial first floor and residential second floor. Lori runs a barbershop out of the commercial unit – Hair Studio on 3rd.

The applicant is proposing a façade renovation. Infinity Exteriors is the contractor of choice. They intend to remove the existing vinyl siding and replace with vinyl siding in the color Norandex Cedar Knolls Carbon. The siding replacement includes trim, too. They also plan to replace the windows on the second level of the building, and two more bathroom windows.

The cost for the project is \$27,180.12. All activities described are allowable expenses for the Façade Renovation portion of the program. The applicant's eligible forgivable loan amount is \$13,590.06.

The owner has also submitted application materials for the removal and replacement of the furnace of the building, with a cost of \$3,100 done by Christensen Heating and Air Conditioning INC. If this expense is approved under the Interior Renovation portion of the Renew Kaukauna Grant program, they could be eligible for \$1,033.33 reimbursement.

The business is in good financial condition with the ability to cover their portion of the project.

Recommendation:

Approve Renew Kaukauna Façade Improvement Application for 109 W 3rd Street in the amount of \$13,590.06 to be paid directly to the contractor upon completion.

Approve the Renew Kaukauna Interior Improvement Application for 109 W 3rd Street in the amount of \$1,033.33 to be paid directly to the contractor upon completion.



RENEW KAUKAUNA GRANT APPLICATION



PLEASE FILL OUT COMPLETELY AND SIGN

Facade ☒ Interior ☐

Project Name: Hair stuido on 3rd

Project Address: 109 W 3rd st Kaukauna WI

Owner Name: Lori Gaede

Telephone: 920-358-3739

Email: hairstuido on 3rd @ gmail.com

Brief Description of Business:

Barbershop

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

Matt Gaede

Lori Gaede

Project Description:

siding & windows

Furnace

PLEASE CHECK ALL THAT APPLY:

1. Building is built before 1950 or is on the State Historic Registry ☒
2. Property is Zoned Commercial Core District ☒
3. You are not delinquent on any debt owed to the City ☒
4. Your property is not owned in part or in whole by a tax exempt agency ☒
5. Your property does not have any code violations (unless funds are to correct those violations) ☒
6. The updates or work has not started ☒
7. All work will be completed by a professional laborer ☒
8. Yourself or a family member will not complete the work ☒
9. You have completed or scheduled an inspection with Building Inspector, Fire, and Code Enforcement ☒

Existing Building Conditions

Built Date	
Purchase Price	70,000 12/28/2020
Existing Mortgage Balance	39,013.55
Land Contract Balance	0
Monthly Mortgage Payment(s)	200 Weekly
Recent Appraised Value	

Project Costs

Exterior Renovation	Siding & Windows 27,180.12
Interior Rehabilitation	0
Utility Improvements	Furnace \$ 3100.00

Project Financing

Personal Funds	\$ 6000 down / pay balance after completion
Lender Funds	0
Grant Funds Requested	13,590.06 + 1,033.33
Other	14,623.39

APPLICATION FORM CHECKLIST

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

1	Completed Application Form	X
2	Pictures of existing condition	X
3	Cover sheet of last year's tax returns	X
4	Description of Need	X
5	Quotes/Estimates	X
6	Financial Statements (proof of availability to complete project)	X
7	Project Timeline	X
8	Commitment from Private Lenders (if applicable)	
9	Proof of Insurance policy	X
10	Exterior Improvement Visuals (if applicable)	
11		
12		
13		

Signature page to follow. The application will not be considered if the above checklist items are not submitted fully and/or signature is not provided.

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 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.

Finally, it is understood that this loan is secured by a lien on the property.

Signature of Applicant

Date

For Grade

11/6/23





Matthew and Lori Gaede (Hair
Studio on 3rd)
109 W 3Rd St
Kaukauna, WI 54130

INFINITY EXTERIORS

Date: 9/

Item 3.a.

Salesperson: Isaac Jerde

SIDING ITEMIZED ESTIMATE

Description	Qty	Material	Labor	Total
Installation labor: Certified Plus	16		\$302.75	\$4,844.00
Siding color: Norandex Cedar Knolls Carbon	18	\$191.82		\$3,452.76
Insulation: Labor: Install 16 SQ, Material: 18 SQ, Type: 1/2 in insulation 55 BND		\$1,563.48	\$880.77	\$2,444.25
House wrap: Labor: Install 16 SQ, Material: 14 SQ, Type: Tyvek 9x100 2 RL		\$570.23	\$733.94	\$1,304.17
Dumpster: Type: 20yd, Location: Alley			\$1,009.18	\$1,009.18
Tear off existing siding: Vinyl	15		\$55.05	\$825.75
J channel: 12 ft	50	\$13.85		\$692.50
Outside corner post: Type: Vinyl - 3.5in (12'), Color: Norandex Cedar Knolls Carbon	12	\$47.18		\$566.16
Starters: 12 ft	20	\$20.42		\$408.40
Utility channel: 12 ft	20	\$17.98		\$359.60
Nails: 2.5in Handnails 30lbs	1	\$215.05		\$215.05
Dryer exhaust mounting block: Vinyl	2	\$29.36	\$18.35	\$95.42
Split block: Split Mini's	2	\$24.22	\$18.35	\$85.14
Caulk: OSI VOC Quad	5	\$14.53		\$72.65
Master block: Vinyl	2	\$17.48	\$18.35	\$71.66
House wrap tape: 164ft roll	1	\$32.94		\$32.94
Subtotal:		<u>\$8,075.89</u>	<u>\$8,403.74</u>	<u>\$16,479.80</u>

Matthew and Lori Gaede (Hair
Studio on 3rd)
109 W 3Rd St
Kaukauna, WI 54130

INFINITY EXTERIORS

Date: 9/1/12 Item 3.a.

Salesperson: Isaac Jerde

WINDOWS ITEMIZED ESTIMATE

Description	Qty	Material	Labor	Total
Window: Room name: Bathroom, Install type: Full Tear Out (single), Width: 25, Height: 60, UI: 85, Window Style: Double Hung, Window Model: Brilliance, Window Style Detail: Double Hung, Glass type: Double Pane LowE/Argon (DLA-UV), Interior Color: White (extruded), Exterior color: White, Exterior trim: Type: Aluminum Wrap, Color: Norandex Cedar Knolls Undecided, Hardware: White, Screen: Half BetterVue, Swing: N/A, Operating Sash: Both, Blinds: No, Weld: Standard, Obscure sash: N/A	2	\$661.38	\$616.94	\$2,556.64
Window: Room name: Other, Room details: front, Install type: Full Tear Out (single), Width: 50, Height: 60, UI: 110, Window Style: Slider, Window Model: Brilliance, Window Style Detail: Slider 2 Lite, Glass type: Double Pane Tempered (DLA-UV), Interior Color: White (extruded), Interior trim: Type: Finished Stop Traditional, Color: Stop (match window), Exterior color: Classic Bronze (lamine), Exterior trim: Type: Aluminum Wrap, Color: Norandex Cedar Knolls Undecided, Hardware: White, Screen: Half BetterVue, Swing: N/A, Operating Sash: Both, Blinds: No, Weld: Standard, Obscure sash: N/A	1	\$1,564.54	\$641.22	\$2,205.76
Window: Room name: Other, Room details: front of building, Install type: Full Tear Out (single), Width: 25, Height: 60, UI: 85, Window Style: Double Hung, Window Model: Brilliance, Window Style Detail: Double Hung, Glass type: Double Pane Tempered (DLA-UV), Interior Color: White (extruded), Exterior color: Classic Bronze (lamine), Exterior trim: Type: Aluminum Wrap, Color: Norandex Cedar Knolls Undecided, Hardware: White, Screen: Half BetterVue, Swing: N/A, Operating Sash: Both, Blinds: No, Weld: Standard, Obscure sash: N/A	1	\$1,267.75	\$616.94	\$1,884.69

Window: Room name: Bathroom, Install type: Full
Tear Out (single), Width: 33, Height: 62, UI: 95,
Window Style: Double Hung, Window Model:
Brilliance, Window Style Detail: Double Hung, Glass
type: Double Pane Tempered (DLA-UV), Interior
Color: White (extruded), Interior trim: Type: Finished
Stop Traditional, Color: Stop (match window),
Exterior color: White, Exterior trim: Type: Aluminum
Wrap, Color: Norandex Cedar Knolls Undecided,
Hardware: White, Screen: Half BetterVue, Swing:
N/A, Operating Sash: Both, Blinds: No, Weld:
Standard, Obscure sash: N/A

1

\$991.43

\$631.10

\$1,

Item 3.a.

Exterior Trim: Type: Aluminum Wrap 1 PC, Color:
Norandex Cedar Knolls Undecided, Length: 89 FT

\$239.23

\$360.27

\$599.50

Subtotal:

\$5,385.71

\$3,483.41

\$8,869.15

Matthew and Lori Gaede (Hair
Studio on 3rd)
109 W 3Rd St
Kaukauna, WI 54130

INFINITY EXTERIORS

Date: 9

Item 3.a.

Salesperson: Isaac Jerde

TRIM ITEMIZED ESTIMATE

Description	Qty	Material	Labor	Total
Soffit: Type: Solid - Rake Panels, Color: White	16	\$46.45		\$743.20
Standard soffit: Depth: 48 IN, Length: 36 FT, Labor: > 36" to 48" deep (porch)	36		\$11.01	\$396.36
Soffit: Type: Center Vent - Eave, Color: White	7	\$46.45		\$325.15
Aluminum fascia: Width: Prefab Fascia 6" Rib, Color: White	30	\$3.08	\$2.30	\$161.40
Standard soffit: Depth: 18 IN, Length: 30 FT, Color: White, Labor: 24" or less deep	30		\$4.13	\$123.90
Caulk: OSI VOC Quad	4	\$14.53		\$58.12
Nails: Type: Trim Nail, Color: White	1	\$23.23		\$23.23

Subtotal: **\$1,242.10** **\$589.26** **\$1,831.17**



1809 W. Wisconsin Avenue
Appleton, WI 54914
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www.christensenheating.com
mike@christensenhtg.com

RESIDENTIAL - COMMERCIAL HEATING AND AIR CONDITIONING

Serving the Valley for over 85 years.

Oct. 02, 2023

Laurie Geade
109 w. 3rd.
Kaukauna, WI

Laurie,

Thank you for the opportunity to quote on your home comfort system. I am confident that you will be pleased not only with the quality of Gibson equipment, but with the quality of workmanship performed by our technicians. "Quality Workmanship Is Remembered Long After Price Is Forgotten."

Christensen Heating and Air Conditioning, Inc. proposed to furnish materials and labor necessary to complete the following:

- Removal of the existing furnace and disposal
- Installation of a Concord 80G1UH070BE12, single stage furnace complete. (70,000 BTU, 80% AFUE, 10 yrs parts & 1 yr. labor warranty, 20 year heat exchanger warranty)
- Pro 1 Digital setback thermostat
- All necessary sheet metal revisions
- New supply register
- Gas, vent, drain piping
- Electrical wiring.
- Removal of all debris.
- Labor, taxes and local permit fees.

Payment:

We propose to furnish materials and labor necessary to complete the job in accordance with the above specifications (excluding options) **for the sum of \$3100.00**



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Redevelopment Authority
From: Associate Planner Lily Paul
Date: November 22, 2023
Re: Renew Kaukauna Façade Improvement Application – 140 E 2nd Street

Skye Properties has updated their application for the Renew Kaukauna program for 140 E Second Street. 140 E Second Street is a two-story, mixed-use building. It has a commercial first floor and residential second floor. The building was built in 1901 and is a historic contributing building due to its age and boomtown style architecture.

The applicant is proposing a façade renovation. The contractor of choice is J.Owen Construction LLC. They then plan to remove the existing vinyl siding and install new vinyl siding. Necessary wrapping and trim work is included, as well as blending the siding with the stone work.

The cost for the project is \$16,500. All activities described are allowable expenses for the Façade Renovation portion of the program. The applicant's eligible forgivable loan amount is \$8,250.00. The business is in good financial condition with the ability to cover their portion of the project.

Recommendation:

Approve Renew Kaukauna Façade Renovation Application for 140 E Second Street in the amount of \$8,250.00 to be paid directly to the contractor upon completion.



Call for **FREE** ESTIMATE
920.309.0732

INSURED
Jeremy Owen
Owner

PROPOSAL NO.
SHEET NO. #1421
DATE NOV. 20

PROPOSAL SUBMITTED TO:	WORK TO BE PERFORMED AT:
NAME Brian Hubers	ADDRESS
ADDRESS 140 east 2nd st.	DATE OF PLANS NOV. 20th 2023
CITY Kaukauna	ARCHITECT
PHONE NO. 920-915-0856	

I hereby propose to furnish the materials and perform the labor necessary for the completion of Remove all vinyl
Siding. Install House wrap where needed. Trim
all corners, windows, edges, & eaves. add a flashing
ON Bottom of Right & Left side offset vinyl siding
ON TOP 3 feet of the front side (ONLY) with steel
color of owners choice. Price for vinyl is standard
color. Price will go up for Deluxe colors.
Add on Brick section \$13,750.00
Install 2x4's onto brick with push pins
or Tapcons to Blend vinyl of front or west side
\$2750.00
Prices include all material, labor, & disposal
of all debris Thank you Thank you

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work
and completed in a substantial workmanlike manner for the sum of _____
Dollars (\$ _____) with payments to be made as follows. 1/2 down to start
1/2 when complete

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted _____
Per _____
Note — this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____
Signature _____
Date _____



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Redevelopment Authority
From: Associate Planner, Lily Paul
Date: November 22, 2023
Re: Renew Kaukauna Beautification Program – Winter Arrangements

Option 1

Artificial Pre-Assembled – \$112.99 each

Planter diameter is 36 inch from outside to outside. Inside diameter is ~30 inches which is the size of these arrangements. They can be re-used for multiple years. Easy to install. Things to consider is that they still might not be full enough for the size of planter, and we would need storage space. Not guaranteed to arrive before Christmas Parade.

Option 2

Purchase Materials and use a Team Building event to complete – ~\$40 each, cost varies

Bales of evergreen boughs (balsam) are \$39.99 – size of bale is roughly 2ft x 4ft. Estimating 4 bales to fill 9 planters. Alternative to purchasing bales, would be to purchase Christmas trees from a tree lot and strip the boughs off. Prices range at Christmas tree lots and could purchase for as little as \$25 and would need 3-4. Red Twig Dog Wood bundles are \$11.99 – roughly 6 stems per bundle, and would need one bundle per planter. More options to add to the arrangement are birch logs, 3 per planter, cost is typically \$3 per log, or can advertise for donations/forage. Birch logs can be re-used for many years. This would be a reoccurring cost every year since it is fresh. In future years, materials could be foraged. For example, Street Department trims Red Twig Dog Wood around Municipal Services Building that can go toward this project. This project would be completed before the Christmas parade.



Option 1



https://www.christmascentral.com/2-5-pre-lit-artificial-woodland-berry-christmas-outdoor-urn-filler-with-led-lights/?CAWELAID=220010480005465382&gclid=CjwKCAiA0syqBhBxEiwAeNx9N9r7BpWgg6tAwCTt0h4tr7X1mGFhQOLceHLXfCCl1vYqBp2OamrKvRoCgwUQAvD_BwE

Option 2



Example from City of Oshkosh