

# REDEVELOPMENT AUTHORITY

City of Kaukauna

## Council Chambers

Municipal Services Building

144 W. Second Street, Kaukauna



Thursday, August 07, 2025 at 9:00 AM

## AGENDA

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

1. Roll Call.
2. Approval of Minutes.
  - a. Approve Minutes from July 17th, 2025
3. Old Business.
4. New Business.
  - a. Certificate of Appropriateness - 301 W 7th Street
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, July 17, 2025 at 9:00 AM

**Minutes**

In-Person in Common Council Chambers, City of Kaukauna

Chairman Moore called the meeting to order at 9:00 a.m.

1. Roll Call

Members Present: Karl Kilgas, Leon Vanevenhoven, John Moore, Quin Lenz, Julie Schroeder

Absent: Nicci Sprangers, Heather Hayes

Other(s) Present: Director Kittel, Associate Planner Nelson

Kilgas made a motion to excuse the absent members. Seconded by Vanevenhoven. The motion passed unanimously.

2. Approval of Minutes

a. Approve Minutes from May 20, 2025

Kilgas made a motion to approve the minutes from May 20, 2025. Seconded by Schroeder. 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 – Renew Kaukauna Documentation for 124 W Wisconsin Avenue

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 – Renew Kaukauna Documentation for 124 W Wisconsin Avenue. Seconded by Schroeder. The motion passed unanimously.

Closed Session entered at 9:02 a.m.

b. Return to Open Session for Possible Action

Lenz made a motion to return to open session. Seconded by Kilgas. The motion passed unanimously.

Open Session entered at 9:13 a.m.

Kilgas made a motion to approve the Renew Kaukauna agreement with Six Amigos LLC to repair and refurbish the property located at 124 W Wisconsin Avenue and direct staff to complete proper paperwork for the loan. Seconded by Vanevenhoven. 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 177 W Wisconsin Avenue

Schroeder made a motion to 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 177 W Wisconsin Avenue. Seconded by Kilgas. The motion passed unanimously.

Closed Session entered at 9:14 a.m.

d. Return to Open Session for Possible Action

Lenz made a motion to return to open session. Seconded by Kilgas. The motion passed unanimously.

Open Session entered at 9:21 a.m.

Vanevenhoven made a motion to approve the Revolving Loan Fund Application for Chris Berkers Properties LLC for the property located at 177 W Wisconsin Avenue for the amount discussed to be repaid over a period of five years. Seconded by Kilgas. Motion passed unanimously.

6. Other Business

None

7. Adjourn

Kilgas made a motion to adjourn. Seconded by Lenz. Motion passed unanimously. Adjourned at 9:26 a.m.



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

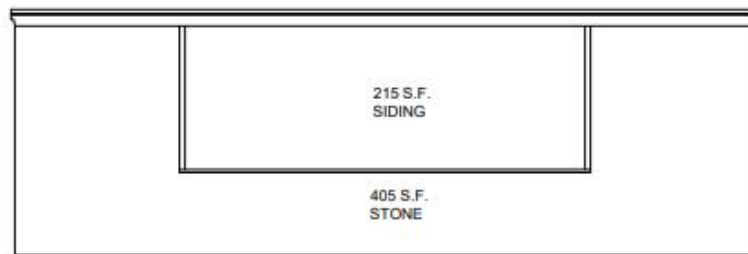
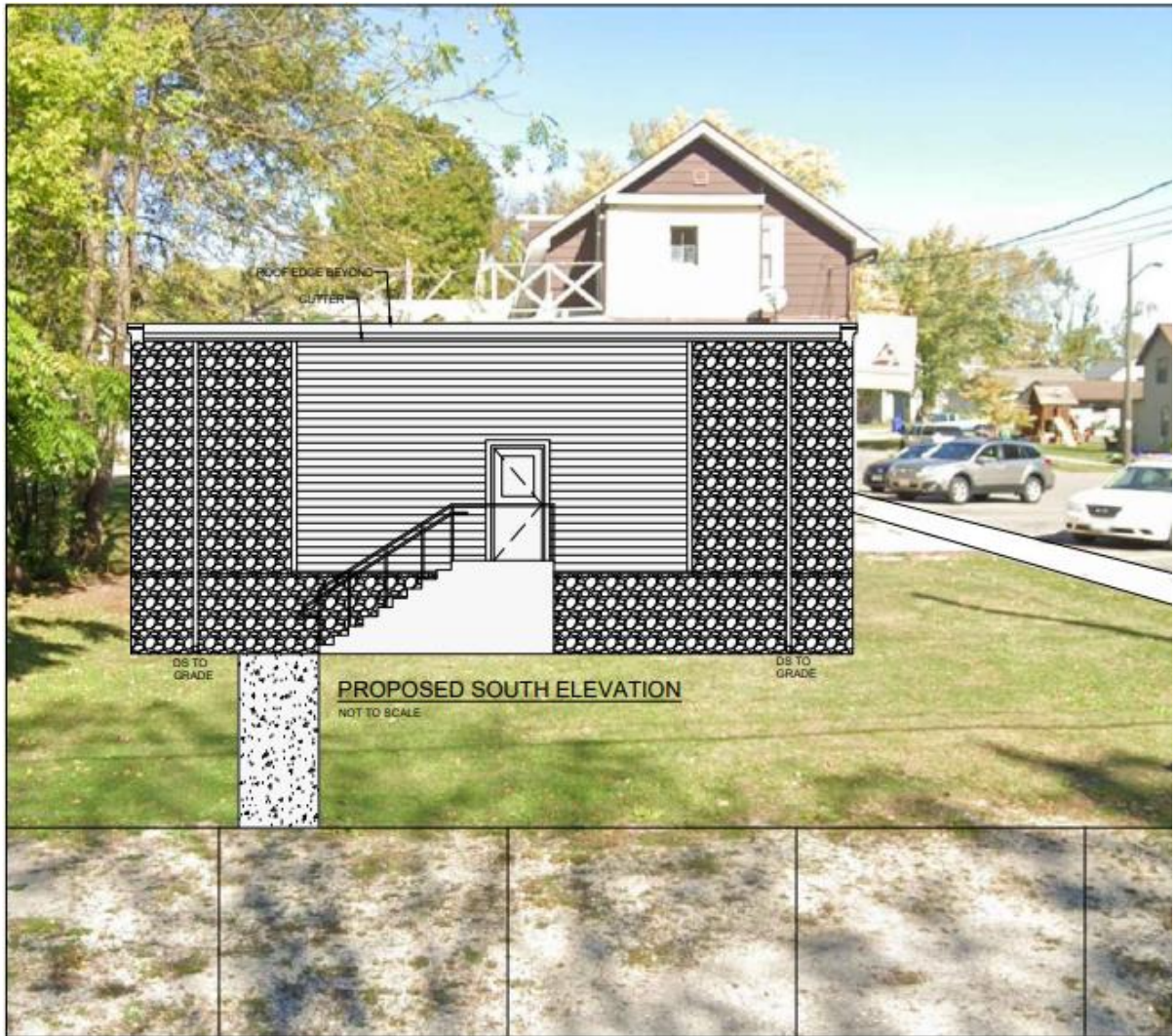
To: Redevelopment Authority  
From: Adrienne Nelson, Associate Planner  
Date: July 30, 2025  
Re: Certificate of Appropriateness – 301 W 7<sup>th</sup> Street

The owners of 301 W 17<sup>th</sup> Street are requesting a Certificate of Appropriateness for the planned addition to their building. The material to be used for the façade is stone veneer and LP Smartside. They are not planning to update the façade of their existing structure at this time but plan to in the future.

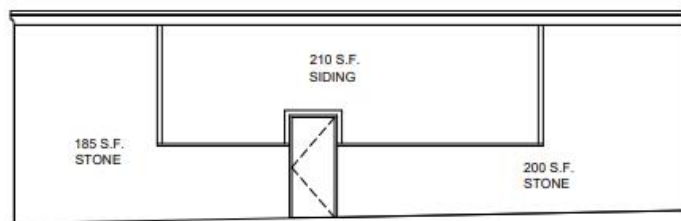
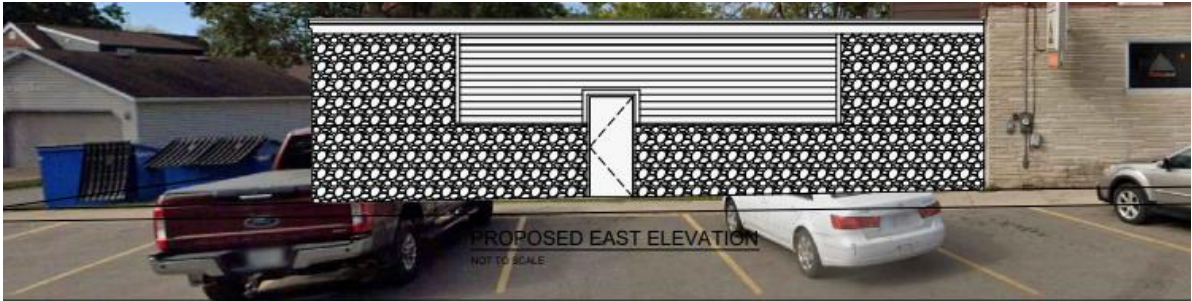
### Current Structure:



Addition:



**PROPOSED SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**PROPOSED EAST ELEVATION**

SCALE: 3/16" = 1'-0"



**PROPOSED WEST ELEVATION**

SCALE: 3/16" = 1'-0"

### Proposed Materials:



Cedar Texture

LP SmartSide Cedar Texture Lap Siding



Airstone Birch Bluff Manufactured Stone Veneer

Siding

**Applicable Requirements:**

[Section 17.48](#) describes the process for a Certificate of Appropriateness. Before granting a Certificate of Appropriateness, the Redevelopment Authority City of Kaukauna 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.

#### **Decision Matrix:**

To help facilitate the decision-making process on facades and provide consistency, a decision matrix has been developed. Ultimately, each project stands alone, and one approval does not necessitate another decision. Any waving of requirements is on a case-by-case basis and dependent on specific criteria related to a location and the surrounding properties. The rating will be based on a ten-point system with a zero meaning that the proposal is not at all in line with these criteria and a ten meaning the proposal exceeds these standards. A seven meets the standards set forth in this document. To obtain a COA, a proposed project should have a minimum score of seventy. If a project with a score less than seventy is approved, it must be specifically stated as to what unique situation exists for that location.

**Color:** The color is complimentary of the district and not overly bright or out of character for the downtown area.

**Masonry requirements:** For the CCD, facades shall have a minimum of 25% masonry on sides that face a public street. In other commercial districts, facades shall have a minimum of 10% masonry on sides that face a public street. Materials made of vinyl or other synthetic materials that seek to mimic masonry shall not count towards this

requirement. Glazed surfaces shall not be included in any calculation of façade materials. This information can be found in Section 17.53 of the Municipal Code.

**Materials:** Masonry shall include brick, stone, brick veneer, stone veneer, or other material similar in nature approved by the Plan Commission. In no instance shall exterior corrugated metal, standing seam metal panels, or the like, be used for any portion of the facade. Preferred materials are masonry, cement fiber board, or similar type products.

**Complements adjacent buildings:** 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. Essentially, the look of the project shall be in line with the adjacent buildings, to include color and style.

**Cohesive with overall area:** The scale, orientation, and directional expression of buildings and structures are visually and functionally coordinated with other buildings and structures in the area. 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. Activity nodes, such as plazas and arcades, are created, retained, and coordinated.

**Historic or cultural significance of building or site is maintained or enhanced:** Historic architectural details should be maintained such as brick detail like decorative patterns, corner stones, projecting cornices, soldier courses etc.

**Views are protected created or enhanced:** Views of the river shall be protected and sought after. If opportunities arise to connect the downtown to the river it should be pursued when possible. Other views include natural beauty, art, and other historic buildings.

Criteria	Weight	Rating	Total (weight x rating)	Notes
Color	1			
Masonry requirement	2			
Materials	2			
Complete adjacent buildings	2			
Cohesive with overall area	1			
Historic or cultural significance of building or site is maintained or enhanced	1			
Views are protected, created, or enhanced	1			
		<b>Total:</b>		

**Recommendation:**

Grant a Certificate of Appropriateness to 301 W 7<sup>th</sup> Street for the project as proposed.