



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Redevelopment Authority of the City of Kaukauna  
From: Lily Paul, Associate Planner  
Date: July 27, 2022  
Re: Certificate of Appropriateness for Downtown Mural

Kristy Stumpf of KC Stumpf Properties LLC, owner of building 116 W Wisconsin Avenue is requesting a Certificate of Appropriateness for the painting of a mural on the side of her building. Exhibit 1 shows the detail of the mural. It is a very natural yet colorful mural with paintings of beautiful vegetation and wildlife like dragonflies. There is a fence detail at the bottom that is subject to change. The current design is a place holder. Exhibit 2 shows the scale of the mural. It gives the illusion of enlarged landscape that may be planted in the beds in front of this wall. Ms. Stumpf has been working with an area high school student to get this accomplished. The student has painted another mural in the area, as well.

Per Chapter 17.48 of the City of Kaukauna Code of Ordinances, the Redevelopment Authority of the City of Kaukauna will grant a Certificate of Appropriateness based on the following:

*Findings. 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.*

Staff feels that this mural is very bright and inviting for a downtown setting. The City of Kaukauna is working hard to activate the downtown and this is a great start to doing that. The location of this mural is also very appropriate within the pedestrian plaza and close to the many businesses nearby. We hope to see many pedestrians take the extra time to walk by and admire the artwork.

**Staff Recommendation:**

Staff recommends to approve the mural design and grant Kristy Stumpf of KC Stumpf Properties LLC a Certificate of Appropriateness for the painting of a mural on the side of building 116 W Wisconsin Avenue.

