



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Redevelopment Authority of the City of Kaukauna
From: Lily Paul, Associate Planner
Date: December 30, 2022
Re: Acquisition of Property, 140 E 2nd Street

Recent discussions with the current owner of 140 E 2nd Street, formerly known as Title Town Treasures, have led to the idea of acquiring the property for the city. The current building suffers foundation issues and low energy efficiency.

The proposed plan for the building would be to raze it and convert to another pedestrian alley connecting all the business of 2nd and 3rd Street. The "Farmer's Market Parking Lot" has ample room but shows low occupancy. While it is a mere 340 feet (less than a tenth mile) from the center of the parking lot to the western street corner of 2nd Street and 640 feet (less than a quarter mile) from the center of the lot to the eastern corner of 3rd Street, this alley would provide direct access from the parking lot to the downtown. Not to mention it would eliminate a vacant store front and increase the curb appeal of the downtown.

The cost and effort to repair the building may not be justifiable in comparison to an alley that provides direct access from parking to the business and provides outdoor entertainment spaces for businesses.