

Redevelopment Authority of the City of Kaukauna

City of Kaukauna

Council Chambers

Municipal Services Building

144 W. Second Street, Kaukauna



Thursday, January 9, 2024 at 9:00 AM

Minutes

In-Person in Common Council Chambers, City of Kaukauna

1. Roll Call

Members Present: Karl Kilgas, John Moore, Quin Lenz, Julie Schroeder, Nicci Sprangers, Heather Hayes

Member(s) Absent: Leon Vanevenhoven

Other(s) Present: Director Kittel, AP Nelson

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

2. Approval of Minutes

a. Approve Minutes from November 14, 2024

Kilgas made a motion to approve the minutes from November 14, 2024. Seconded by Schroeder. The motion passed unanimously.

3. Old Business

None

4. New Business

a. Certificate of Appropriateness – 319 Lawe Street (322040500)

Director Kittel introduced the updated proposal for the façade replacement at 319 Lawe Street. Brick and vinyl are still being utilized for the façade, but some updates were made to the proposal without prior consultation with RACK. The black band separating the cream and dark gray vinyl was moved further up on the building at the recommendation of the contractors to prevent a seam that would ultimately require maintenance sooner and be visually less appealing. Additionally, the cream color was replaced with a gray, and the dark gray color was replaced with a blue. This was done because the original colors would have been on back order for an estimated three to six months, while the new colors were readily available. The owners are requesting a Certificate of Appropriateness for this new design.

Conversation among the RACK members ensued regarding the fact that this update was not brought back before them before construction was started, the change in overall aesthetics brought upon by the movement of the black band and the color alteration of the vinyl, and further clarity on what was approved last time and what was communicated to the applicant. The main concern points were conformity with the surrounding buildings, the lack of communication, and the change in aesthetics.

The applicant explained that there is always a slight difference in colors from the proposal to the final product and that colors can appear differently on a rendering as compared to reality. He stated the "cream" color was always supposed to be a light gray.

Moore suggested that physical color samples be provided in the future. Hayes agreed that accurate colors should be presented.

Sprangers stated that the circumstances were unfortunate, and that the approval was based on the rendering presented. The updated proposal is not in the spirit of the original proposal.

Director Kittel explained that the languages surrounding façade updates is very generalized, and the ordinances are based more on individual opinion than on a standardized procedure. This has led to inconsistency with past approvals and waivers. He stated that the Planning and Community Development Department is currently working on creating points-based design guidelines to prevent issues like this from occurring in the future.

Moore asked Director Kittel for his recommendation. Director Kittel stated that the updated proposal is generally consistent with what was approved and recommended moving forward while also taking action to create more formal guidelines.

Lenz commented that, although he had no opinion on the colors, he found the new placement of the black band to be off putting.

Kilgas made a motion to grant a Certificate of Appropriateness for the updated brick and siding as presented, without the 25% masonry requirement, with one update to the changed proposal: on the front of the building, the gray vinyl siding will go all the way down to the signage. This will bring it past the black band and make it appear more consistent with the original design. Seconded by Lenz. The motion passed unanimously.

5. Closed Session

This item was removed from the agenda because staff is still waiting on mortgage documentation.

6. Other Business

None

7. Adjourn

Kilgas made a motion to adjourn. Seconded by Schroeder. Motion carried unanimously, adjourned at 9:47 a.m.