



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Redevelopment Authority
From: Lily Paul, Associate Planner, on behalf of Building Inspector
Date: February 24, 2023
Re: Certificate of Appropriateness – 123 E 2nd Street

Don Vosters, owner of the building located at 123 E 2nd Street is looking for approval to change the use of a portion of his building to residential. Currently, the ground level of the building is one space for commercial use. The business Board and Bites is run out of the store front and would continue to be the principal use of the property. Mr. Vosters is proposing to install a wall to split the main level and create a one bedroom, one bathroom apartment behind the commercial space. The property is zoned Commercial Core District (CCD). Permitted uses in the CCD are described as follows in the City of Kaukauna Zoning Code:

17.20 CCD Commercial Core District

2. Permitted principal uses and structures.

- a. Retail outlets for sale of food, home furnishings, appliances, and wearing apparel, including repair strictly incidental to sales, office equipment, hardware, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry, art, camera or photographic supplies, including camera repair, alcoholic beverages for off-premises consumption, sporting goods, hobby and pet shops, delicatessen, bake shop (but not wholesale bakery), musical instruments, florist and gift shops, and similar products.
- b. Service establishments such as barber and beauty shops, shoe repair, restaurants, except drive-in restaurants, interior decorator, photographic studios, dance or music studio, tailor or dressmaker, laundry or dry cleaner, radio or television repair, and similar uses.
- c. Banks and other financial institutions, employment offices, business offices, professional offices, and similar establishments.
- d. Dwellings above or behind other principal uses so as to not interrupt business frontage.
- e. High density multifamily dwellings (minimum of 24 units) not exceeding five stories or 75 feet in height.

f. Municipal parks.

After reviewing, the code proves that this proposed change in use is permitted, but buildings within the CCD are subject to a Certificate of Appropriateness in section 17.48. There are no proposed alterations to the façade of the building. The Certificate of Appropriateness is simply to serve as approval of the addition/change in use to the property.

Mr. Vosters will need to apply for proper building permits.

Recommendation:

Approve the additional use of residential at 123 E 2nd Street and grant a Certificate of Appropriateness.

