

**Redevelopment Authority of the City of
Kaukauna**

City of Kaukauna

Council Chambers

Municipal Services Building

144 W. Second Street, Kaukauna



Tuesday, May 20, 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, Nicci Sprangers, Heather Hayes, Julie Schroeder

Member(s) Absent: Quinn Lenz

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 March 25, 2025

Kilgas made a motion to approve the minutes from March 25, 2025. Seconded by Sprangers. The motion passed unanimously.

3. Old Business

None

4. New Business

a. Certificate of Appropriateness – 124 W Wisconsin Avenue

Director Kittel introduced the Certificate of Appropriateness for 124 W Wisconsin. The materials to be used is aluminum siding and wainscoting. The existing façade is a vinyl siding with a thin brick below the display windows. The new owner is willing to use brick in the same area that the existing thin brick is if RACK would prefer. Wainscoting is a classic historic feature that can be seen on other buildings in the downtown area such as on 112 W Wisconsin and having a variety of looks in the downtown area is also an item worth discussing. Kilgas asked if the trim would also be black, Kittel responded that currently it would be. A few RACK members asked for some examples of the wainscoting in the downtown area, Director Kittel showed a google street view of a few properties

that have wainscoting. The option of wainscoting was liked for adding variety to the downtown although masonry is preferred. Hayes stated the variation would be nice but adding a contrast color to offset the wainscoting would be preferred.

Vanevenhoven made a motion to approve the Certificate of Appropriateness with masonry or with Wainscoting with color coordination to be approved by staff. Seconded by Hayes. The motion passed unanimously.

5. Closed Session

- a. 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 120 E Second Street

Kilgas 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 120 E Second Street. Seconded by Sprangers. The motion passed unanimously.

Closed Session entered at 9:18 a.m.

- b. Return to Open Session for Possible Action

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

Open Session entered at 9:36 a.m.

Schroeder made a motion to have staff work with the applicant regarding a revolving loan application for approximately \$30,000.00, to draw up documentation, and to come back before RACK for final approval. Seconded by Hayes. Motion passed unanimously.

- c. Adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds – Renew Kaukauna Application for 120 E Second Street

Kilgas 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 Application for 120 E Second Street. Seconded by Schroeder. The motion passed unanimously.

Closed Session entered at 9:37 a.m.

- d. Return to Open Session for Possible Action

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

Open Session entered at 9:47 a.m.

Hayes made a motion to direct staff to work with the applicant on the Renew Kaukauna interior forgivable loan application in the amount of \$15,000.00 with the condition that they open an entertainment or retail business within one year of receiving the loan and to come back before RACK for final approval. Seconded by Kilgas. Motion passed unanimously.

- e. Adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds – Renew Kaukauna Application for 124 W Wisconsin Avenue

Kilgas 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 Application for 124 W Wisconsin Avenue. Seconded by Schroeder. The motion passed unanimously.

Closed Session entered at 9:48 a.m.

- f. Return to Open Session for Possible Action

Sprangers made a motion to return to open session. Seconded by Vanevenhoven. The motion passed unanimously.

Open Session entered at 10:02 a.m.

Kilgas made a motion to direct staff to work with the applicant on the Renew Kaukauna interior and exterior loan application and to come back before RACK for final approval. Seconded by Schroder. Motion passed unanimously.

6. Other Business

None

7. Adjourn

Kilgas made a motion to adjourn. Seconded by Vanevenhoven. Motion passed unanimously. Adjourned at 10:04 a.m.