



# MEMO

## PLANNING & COMMUNITY DEVELOPMENT

To: Redevelopment Authority  
From: Joe Stephenson, Director of Planning and Community Development  
Date: October 11<sup>th</sup>, 2023  
Re: Renew Kaukauna - Application

Skye Properties has submitted an application for the Renew Kaukauna program for 140 E Second Street. 140 E Second Street is a two-story, mixed-use building. It has a commercial first floor and residential second floor. The building was built in 1901 and is a historic contributing building due to its age and boomtown style architecture.

The applicant is proposing a façade renovation. They intent to replace the two bottom sets of residential style windows, with two large commercial style windows. They then plan to remove the existing siding and place combination of stone and standing seem siding. The stone siding is a grey slate stone that will roughly a third of the way up the building on the front, and around the door on the back of the building. The steel siding is intended to go the remainder of the way up the wall on the front and back.

The project plans to begin immediately when approval is granted. The windows and stone will be done first, and a separate contractor is doing the steel siding.

The cost for the project is \$19,517. All activities described are allowable expenses for the Façade Renovation portion of the program. The applicants eligible forgivable loan amount is \$9,758.50.

The business is in good financial condition with the ability to cover their portion of the project.

Standing seam metal siding is not allowed within the Commercial Core District per Zoning Code 17.53 (b)(1):

*In no instance shall exterior corrugated metal, standing seam metal panels, or the like, be used for any portion of the façade.*

**Recommendation:**

**Approve Renew Kaukauna Façade Renovation Application for 140 E Second Street with the following conditions:**

- 1. Metal siding shall not be used on the building's façade and an updated façade material shall be submitted to the Redevelopment Authority.**
  - a. Work may begin on the stone masonry and windows but not the remainder of the siding until an updated material is approved.**







# Project Time Line

1. Windows week of October 23, 2023.
2. Stone as soon as we get approval.
3. Steel to begin before the end of the year, depends on approval and when Contractor can fit us into his schedule.
4. Inspection set up for Monday October 9, 2023 at 9:00 am.

Cost of labor to do the stone is figured out at \$25.00 an hour for 48 hours. That figure includes the front and back of the building. The total is \$1200.00.

The stone from Menards costs \$2427.00.

The steel siding costs \$13,125.00.

The 2 commercial windows are \$3965.00.

10/01/2023

Skye Properties LLC  
672 Schmidt Rd  
Kaukauna, WI 54130

Hello,

We, Brian & Ellen Hubers, own Skye Properties which owns the building located at 140 East 2<sup>nd</sup> Street. The building is currently in desperate need of updating. The trim and siding on the building are starting to fall off and the residential windows located on the bottom half of the building are not installed correctly which has caused the board under the one window to become damaged. We have plans to replace the residential windows with commercial windows and put steel and stone on the exterior in hopes it will give the outside of the building a major upgrade. We do realize our building is the talk of many because of how the building looks. We would love to see the downtown business area look clean and inviting. We truly appreciate you help in making this project happen.

Thank you,  
Ellen & Brian Hubers  
Skye Properties LLC