

CHAPTER VIII - RECOMMENDATIONS

In order to fully utilize and preserve the historic and architectural resources within the community, the following recommendations are proposed:

Recommendation #1 - Consider establishment of a local Landmarks Commission and Ordinance

The City Council of the City of Kaukauna should consider the establishment of a local Landmarks Commission. This Commission could become an integral part of a preservation planning program which could promote and protect historically or architecturally significant buildings. The main objectives of such a commission would be two-fold. First, to provide some protection on historic or architecturally significant properties. Secondly, to promote the preservation and restoration of such properties.

In a number of instances, historic buildings have been threatened with demolition or insensitive alteration or remodeling primarily because of a lack of information about the historic or architectural significance of the structure. The goal of a Kaukauna Landmarks Commission should be to force property owners and developers to consider these historical aspects and to review alternatives which would protect and enhance these resources. In addition, the Landmarks Commission should develop a program for identifying important Kaukauna properties and publicizing their importance. This could be done in a number of ways by organizing tours, providing plaques, providing public education workshops and publications, and writing articles for the newspapers.

Recommendation #2 - Establish a Building and Architectural Review Board

The City Council of the City of Kaukauna should consider the establishment of a Building and Architectural Review Board for a commercial core district. This Board could play a dual role as the Landmarks Commission. Structures located within the core district could not be altered, moved, or remodeled, or constructed until a certificate of appropriateness is obtained from the Review Board.

Recommendation #3 - Establish Incentives for Preservation Through the Business Improvement Loan Program

The City's Community Development Block Grant funded loan program should provide special incentives to encourage restoration and preservation. This should be done by taking the following steps:

1. Provide an additional loan subsidy to those loan applicants who agree to follow the City's specific design recommendations.
2. Deny loan applications where the applicant shows a complete disregard for sensitive preservation design.
3. Provide additional loan assistance to those loan applicants who agree to engage professional preservation design services.

Recommendation #4 - Establish Program Guidelines For Preservation Through City's Housing Rehabilitation Loan Programs.

The City's Community Development Block Grant funded loan program should follow program guidelines which encourage restoration rather than remodeling and neglect of historic and architectural housing resources.

Recommendation #5 - Develop a Preservation Theme for Downtown Kaukauna

Downtown Kaukauna has an excellent opportunity to create a special identity. The development of a preservation theme for Downtown Kaukauna could play an important role in marketing the Central Business District as a place to shop and do business.

This theme should be established by taking the following steps:

1. Public education through individual meetings with downtown property owners, preservation presentations to the Kaukauna Business Association (KBA), and public meetings held by the Redevelopment Authority.
2. Implementation of the previous recommendations should provide the basis for establishing a downtown preservation theme. By establishing a landmarks ordinance, a Design Review Board, and providing loan incentives for preservation, the stage should be set for the promotion of the preservation theme.
3. A publicity and advertising program oriented toward promoting downtown Kaukauna should be established. This effort should emphasize the preservation activities taking place and should begin to establish this theme so that the Central Business District can develop its own special identity.

The educational uses of this project are endless. Local schools and community groups can now provide their staff and students with information on the heritage of Kaukauna and specific historical and architectural information on particular buildings of importance. This information should help develop a greater appreciation of the resources available in the City. The project should also be a great assistance to the Outagamie County Historical Society, Inc. (OCHS) in its efforts to educate its members and the general public about Kaukauna's development on the Fox River. The Walking Tour booklet can be used for fundraisers and educational efforts by the City and the Outagamie County Historical Society, Inc.