

LEGISLATIVE COMMITTEE

City of Kaukauna
Council Chambers
Municipal Services Building
144 W. Second Street, Kaukauna



Tuesday, September 05, 2023 at 6:15 PM

AGENDA

In-Person

1. Correspondence.
2. Discussion Topics.
 - a. Ordinance Creating Chapter 17, Section 17.53, Facade Standards.
3. Adjourn.

NOTICES

Notice is hereby given that a majority of the City Council will be present at the meeting of the Legislative Committee scheduled for Tuesday, September 5, 2023 at 6:15 P.M. to gather information about a subject over which they have decision making responsibility.

IF REQUESTED THREE (3) DAYS PRIOR TO THE MEETING, A SIGN LANGUAGE INTERPRETER WILL BE MADE AVAILABLE AT NO CHARGE.





MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council
From: Joe Stephenson – Director of Planning and Community Development
Date: July 13th 2023
Re: Façade Ordinance – Creation – Section 17.53

The Façade Standards code is intended to create an aesthetically pleasing community and ensure that certain districts build and maintain a higher quality exterior façade. Most communities in the state of Wisconsin have a façade code or façade standards to follow, outlined within their zoning codes. Little Chute, Appleton, Menasha, and Neenah all have façade standards, to name a few. While many communities have façade standards they vary widely and can affect multiple zoning districts or just one.

The proposed façade code would affect five zoning districts: Commercial Highway, Business District, Institutional District, Multi-family, and Commercial Core. Within the former four districts standing seam metal, also known as corrugated metal, would not be allowed in most instances. In addition, 10% masonry would be required on sides that face a public street. In the Commercial Core District, to maintain the historic aesthetic of our downtown, standing seam metal would not be allowed at all and 25% of the front would need to be masonry. In addition, this code explicitly spells out that all buildings in this zone must go to Redevelopment Authority for a certificate of appropriateness before making façade alterations.

Residential homes and industrial properties are not affected by this ordinance. In addition, existing buildings that do not meet this code are not required to bring their building up to current code, but new additions or new buildings would be required to meet this code.

Plan Commission recommended approval of this ordinance.



Sec. 17.53 – Façade Standards

(1) *Purpose.* Section 17.53- Façade Standards are intended to maintain aesthetic appeal and cohesive image for the buildings within each district throughout the City of Kaukauna.

(2) *Facade Plan Submittal.* When new construction or an addition is proposed within a commercial, industrial, institutional, or multifamily district, facade elevations shall be submitted to and approved by the City of Kaukauna Plan Commission along with other applicable plan submittals.

- a. The Façade Plan will be to scale and provide details for existing and proposed façade materials.
- b. All glazed surfaces shall not be included in any calculation of façade materials.
- c. Masonry shall include, brick, stone, brick veneer, stone veneer, or other material similar in nature approved by the Plan Commission. Materials made of vinyl or other synthetic materials that seek to mimic masonry, shall not count towards this requirement.
- d. The façade requirements in this section shall apply to all buildings on the site.

(3) *Façade Standards:* the following standards shall apply:

- a. Commercial Highway District, Business District, Institutional District and Multi-family District zones.
 - i. In no instance shall exterior corrugated metal, standing seam metal panels, or the like, be used for any portion of the façade, except for the provision outline in Section 17.53 (3)(a)(iii).
 - ii. Facades shall have a minimum of 10% masonry on sides that face a public street.

- iii.* In instances where standing seam metal panels are used as decorative accents but not the primary façade material, the Plan Commission may approve an exception to the façade plan and allow up to 10% of the entire façade of the building to be standing seam metal panels, or the like.
- b. *Commercial Core District:* the following standards shall apply to uses within the Commercial Core District and help to promote a historic and attractive district.
 - i.* In no instance shall exterior corrugated metal, standing seam metal panels, or the like, be used for any portion of the façade.
 - ii.* Facades shall have a minimum of 25% masonry on sides that face a public street.
 - iii.* All façade alterations, excluding basic maintenance, painting, or in-kind replacement, require a Certificate of Appropriateness from the Redevelopment Authority City of Kaukauna.



**CITY OF KAUKAUNA
ORDINANCE 1886-2023**

ORDINANCE CREATING SECTION 17.53 FACADE STANDARDS

WHEREAS, the Common Council of the City of Kaukauna, having reviewed the recommendation of the City Plan Commission regarding the proposed changes to Municipal Code of Ordinances and having scheduled a public hearing then to be decided by the Common Council; and

WHEREAS, after due notice as required by law, a public hearing having been held on the 5th of September, 2023 at 7:00 p.m., and the Common Council having heard all interested parties or their agents and attorneys;

NOW THEREFORE, be it ordained by the Common Council of the City of Kaukauna, in the State of Wisconsin, as follows:

SECTION 1: **AMENDMENT** “17.53 Façade Standards” of the City of Kaukauna Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

17.53 Façade Standards

AFTER AMENDMENT

17.53 Façade Standards

- 1. Purpose. Section 17.53- Façade Standards are intended to maintain aesthetic appeal and cohesive image for the buildings within each district throughout the City of Kaukauna.
- 2. Facade Plan Submittal. When new construction or an addition is proposed within a commercial, industrial, institutional, or multifamily district, facade elevations shall be submitted to and approved by the City of Kaukauna Plan Commission along with other applicable plan submittals.
 - a. The Façade Plan shall be to scale and provide details for existing and proposed façade materials.
 - b. Glazed surfaces shall not be included in any calculation of façade materials.
 - c. Masonry shall include brick, stone, brick veneer, stone veneer, or other material similar in nature approved by the Plan Commission. Materials made of vinyl or other synthetic materials that seek to mimic masonry, shall not count towards this requirement.
 - d. The façade requirements in this section shall apply to all buildings on the site.
- 3. Façade Standards. The following standards shall apply:

- a. Commercial Highway District, Business District, Institutional District and Multi-family District zones.
 - (1) In no instance shall exterior corrugated metal, standing seam metal panels, or the like, be used for any portion of the façade, except as provided in Section 17.53 (3)(a)(iii).
 - (2) Facades shall have a minimum of 10% masonry on sides that face a public street.
 - (3) In instances where standing seam metal panels are used as decorative accents but not the primary façade material, the Plan Commission may approve an exception to the façade plan and allow up to 10% of the entire façade of the building to be standing seam metal panels, or the like.
- b. Commercial Core District. The following standards shall apply to uses within the Commercial Core District and help to promote a historic and attractive district:
 - (1) In no instance shall exterior corrugated metal, standing seam metal panels, or the like, be used for any portion of the façade.
 - (2) Facades shall have a minimum of 25% masonry on sides that face a public street.
 - (3) All façade alterations, excluding basic maintenance, painting, or in-kind replacement, require a Certificate of Appropriateness from the Redevelopment Authority City of Kaukauna.

PASSED AND ADOPTED BY THE CITY OF KAUKAUNA COMMON COUNCIL

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Presiding Officer

Attest

Anthony J. Penterman, Mayor, City of Kaukauna

Sally Kenney, Clerk, City of Kaukauna