



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: RACK
From: Dave Kittel, Director of Planning and Community Development
Date: 10/31/2024
Re: Certificate of Appropriateness- 319 Lawe St

319 Lawe Street is preparing to replace the Façade of the building. The materials to be used are Brick (remaining from the removal of the Façade) the remaining material will be vinyl or LP smart board siding. Below is a rendering of the proposed new façade as well as a link to see the entire building.

https://hover.to/wr/renderings/shared/RXBjotUJzzi-_qcV57ya



[Section 17.48](#) describes the process for a certificate of appropriateness. Before granting a certificate of appropriateness, the redevelopment authority shall find that to the maximum extent practicable:

- a. The historic or cultural significance of buildings or structures affected is maintained or enhanced.
- b. The architectural style, value and significance, and general design arrangement, texture, material, and color of the architectural features of buildings and structures are visually and functionally coordinated with other buildings and structures in the area.
- c. Principal entrances are visually and functionally related and coordinated with other buildings and pedestrian ways.
- d. Activity nodes, such as plazas and arcades, are created, retained, and coordinated.
- e. Building facades and other appurtenances, such as fences, walls, and landscaping, are coordinated to form cohesive walls of enclosure along streets or other public ways and, further, that no such fences or walls shall be permitted to contain any barbs or sharp points.
- f. The scale, orientation, and directional expression of buildings and structures are visually and functionally coordinated with other buildings and structures in the area.
- g. Views are protected, created, or enhanced.

[Section 17.53](#) delineates the Façade standards. The following standards shall apply to uses within the Commercial Core District and help to promote a historic and attractive district:

- a. In no instance shall exterior corrugated metal, standing seam metal panels, or the like, be used for any portion of the façade.
- b. Facades shall have a minimum of 25% masonry on sides that face a public street.
- c. All façade alterations, excluding basic maintenance, painting, or in-kind replacement, require a Certificate of Appropriateness from the Redevelopment Authority City of Kaukauna.

Recommendation:

To Grant a Certificate of Appropriateness to 319 Lawe St with additional brick added to sides facing streets as per ordinance.