

**CITY OF CEDARBURG
PLAN COMMISSION**

**PLN20110404-1
UNAPPROVED MINUTES**

April 4, 2011

A regular meeting of the Plan Commission of the City of Cedarburg was held on Monday, April 4, 2011 at Cedarburg City Hall, W63 N645 Washington Avenue, second floor, Council Chambers. The meeting was called to order at 7:05 p.m. by Vice Chairperson Mark Burgoyne.

Roll Call: Present - Mayor Gregory Myers, Mark Burgoyne, Brook Brown, Joe Emmerich, Keith Kaiman, Park & Forestry Chairperson Lynne Buehler

Excused - Council Member Chris Reimer

Also Present - City Attorney Kaye Vance, City Planner Marty Marchek, Economic Development Coordinator Mary Sheffield, Administrative Secretary Darla Drumel

STATEMENT OF PUBLIC NOTICE

Administrative Secretary Drumel confirmed that the agenda for the meeting had been posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES

A motion was made by Commissioner Brown, seconded by Commissioner Kaiman, to approve the minutes of January 4, 2011 as presented. The motion carried without a negative vote, with Council Member Chris Reimer excused.

Mayor Myers arrived at 7:10 p.m. to chair the meeting.

COMMENTS AND SUGGESTIONS FROM CITIZENS

No comments or suggestions were offered.

DEMOLISH AND REPLACE A CONCESSION STAND LOCATED AT FIREMEN'S PARK AT W65 N796 WASHINGTON AVENUE – CEDARBURG FIRE DEPARTMENT

Planner Marchek reported that the proposal is to demolish the existing concession stand, which is located immediately to the left upon entering Firemen's Park. The existing building was constructed in the 1950s and is in need of repair, including its concrete floor, which is badly cracked. The existing building will be removed and replaced with an identical-sized building exactly upon the footprint of the existing concession stand. The new stand will be constructed with Hardie plank horizontal siding in Kaki brown with vertical cedar siding on the upper part of the building. The trim will be painted in a darker shade of tan and the roof will be dimensional asphalt shingles.

Action:

Vice Chairperson Burgoyne moved to approve the proposal to remove the existing concession stand and to approve the architectural plans for a new stand on the same footprint as the existing building. The motion was seconded by Commissioner Emmerich.

Continued Discussion:

In response to Commissioner questions, Bud Post, representing the Cedarburg Fire Department, advised that the electrical would remain overhead and the plumbing for a sink and hand washing station already exists. There are no known security risks with including a window in the pedestrian door and a screen door may be added in addition to the ridge vents for ventilation.

Final Action:

The motion to approve carried without a negative vote, with Council Member Chris Reimer excused.

REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR A CHANGE OF DOORS AT THE WASHINGTON AVENUE SHOPS AT W62 N590 WASHINGTON AVENUE – BERT KULTGEN

Planner Marchek advised that Mr. Kultgen was proposing to replace the existing front entry doors with full glass doors that would provide more security by providing visibility to the interior of the building and be more appealing to customers. The Landmarks Commission unanimously recommended approval of the proposed door change.

Action:

A motion was made by Commissioner Kaiman to grant a Certificate of Appropriateness to Mr. Kultgen to replace the existing doors as proposed. The motion was seconded by Commissioner Emmerich and carried without a negative vote, with Council Member Chris Reimer excused.

REQUEST APPROVAL OF UNCLASSIFIED USE AND ARCHITECTURAL PLANS TO CONVERT AN EXISTING GARAGE TO A CRAFT STUDIO FOR ART GLASS PRODUCTION AT N57 W6316 CENTER STREET – WILL SERNOVITZ AND DEBRA CHENEY D/B/A SOULSHINE ARTS

Planner Marchek reported that the applicants want to purchase the subject property to use as their residence and to relocate their business to it. The business consists of a craft studio for art glass production and display, which would be located in the existing garage. To accomplish this proposal, two actions are required by the Plan Commission:

1. Allowing the art glass studio use in the B-3 Central Business District, and
2. Approval of architectural plans to convert the garage to the art glass studio.

Planner Marchek explained that the B-3 Central Business District does list “Craft Stores” as a permitted use; however, it does not specifically list the “glass blowing” use, which is necessary to produce the art glass products for display and sale. The downtown business district has included many types of craft production such as clay tile making, pottery, weaving, iron works,

and many types of art production. Section 1-1-22(d) specifies that uses in a Zoning District that may not be specified but are found similar in character to principal uses permitted in the district may be permitted by the City Plan Commission. In accord with this provision, the applicants are requesting that the Plan Commission find that "glass blowing" is similar to existing craft production uses and may be permitted at the subject property. Planner Marchek advised that the furnace that will maintain the molten glass is a UL Listed appliance that will be installed in accord with the manufacturer's specifications.

Planner Marchek continued that if the Plan Commission finds that glass blowing may be permitted at the subject property, the applicants are requesting approval of the architectural plans to convert the garage to the glass blowing craft studio. The proposed plans call for removing the existing overhead garage door and replacing it with French doors within the existing garage door opening. New windows will also be installed to lighten the studio interior, which will be upgraded with cultured stone over the existing drywall.

Approval is recommended subject to any requirements of the Fire Department and manufacturer's specifications for installation of the glass heating facilities. Note that if the plans are approved, the owners will also be required to get the necessary building, electrical signage and occupancy permits. The Landmarks Commission approval is not required because the subject property is not in the Downtown Historic Preservation District.

Mr. Sernovitz pointed out that the Ozaukee Art Center had a glass artist in the 1980s. The devices they would use are no louder than a residential furnace, emit no odor, would not expel any particulates, and have the most up-to-date safety features. The appliances, however, have exteriors designed to look like "turn of the century" to contribute to the look of an antique studio. Debra Cheney added that the appliances they are looking to install are top of the line in the industry. The plans also include a two-hour fire wall between the garage and house and there would be two fire extinguishers. For added safety, a barrier to keep the public from accessing the appliances while viewing production would be provided.

The petitioners added that their intention is be part of the community by inviting the public to view the glass blowing process and offering classes.

Action on Use:

Vice Chairperson Burgoyne moved to approve the unclassified use "art glass production studio" as a permitted use in the B-3 Central Business District. The motion was seconded by Commissioner Kaiman.

Continued Discussion:

Commissioners concurred that the art glass production studio would be complimentary and fit in with the City's character.

Amended Motion:

A friendly amendment was accepted to rephrase the motion to: "Vice Chairperson Burgoyne moved to approve the unclassified use "art glass production studio" as a permitted use in the B-3 Central Business District because it is sufficiently similar to other uses in the District.

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PLN20110404-4
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Motion to Call the Question:

A motion was made by Vice Chairperson Burgoyne to call the question. The motion was seconded by Commissioner Brown and carried without a negative vote, with Council Member Chris Reimer excused.

Action on Amended Motion on Use:

The motion as amended carried without a negative vote, with Council Member Chris Reimer excused.

Action on Architectural Plans:

Commissioner Brown moved to approve the architectural plans as presented. The motion was seconded by Commissioner Emmerich and carried without a negative vote, with Council Member Chris Reimer excused.

MAYOR'S ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

Commissioner Brown moved to adjourn the meeting at 7:39 p.m. The motion was seconded by Commissioner Buehler and carried without a negative vote, with Mayor Myers and Commissioner Emmerich excused.

Darla Drumel,
Administrative Secretary