

LANDMARKS COMMISSION
March 14, 2024

LAN20240314
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, March 14, 2024, at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, Room 1.

The meeting was called to order by Vice Chairperson James Pape at 8:40 a.m.

Roll Call:	Present –	Vice Chairperson James Pape, Tomi Fay Forbes, Beth Krimmel, Doug Yip
	Excused -	Chairperson Tom Kubala, Council Member Thome
	Also Present –	City Planner Jon Censky, Don Strauss, Greg Zimmerschied, Shawn Wendtland, Craig Harms, Landscaper, Jason Ahrens & Steve Peskie with Distinctive Design Studio, Steven Schmitt with Jos. Schmitt Construction

STATEMENT OF PUBLIC NOTICE

Vice Chairperson Pape acknowledged that the agenda for this meeting was posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES

Motion made by Commissioner Yip and seconded by Commissioner Forbes to approve the minutes of the February 8, 2024 meeting. Motion carried without a negative vote with Chairperson Tom Kubala and Council Member Patricia Thome excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – none

REGULAR BUSINESS

Greg Zimmerschied of Washingstone LLC is requesting approval of the color scheme and is proposing to replace the front porch on the building at W63N684 Washington Ave. He is also seeking to discuss options for rear garage on the site.

Don Stauss and Greg Zimmerschied stated that the present front porch, which is not particularly stable, will be torn off. The new porch proposal was presented. A new porch will also be erected on the southeast corner of the building to access the doors, upstairs and downstairs, facing south. The porch will be wood, the decking for the second floor will be composite. The windows in the buildings are currently under restoration. Commissioner Forbes questioned the inlaid pattern on the bottom half of the back porch doors, citing it is not an appropriate pattern for this style of architecture. Mr. Zimmerschied stated he had these doors in his possession from another project and wanted to use them because they had already been purchased.

Commissioner Krimmel stated that because they are at the back of the building, they are fine. The owner of a local clothing boutique has expressed interest in using the building. The proposed paint colors are Classical White SW2829 for the trim and Buckram Binding SW0036 for the siding.

Commissioner Yip made a motion to accept the proposed doors, porches, and colors. Commissioner Krimmel seconded the motion. Motion carried without a negative vote with Chairperson Tom Kubala and Council Member Patricia Thome excused.

Garage Options: Mr. Stauss and Mr. Zimmerschied wanted the Commission's thoughts on the block non-contributing garage behind the building, formerly used for automotive repair. Discussion included replacing the garage doors with windows, making it appear more like a coach house, and covering the block with a thin veneer of a cream city brick look. The roofline, presently flat, was also discussed. A gable or hip roof would complement the building's appearance. The difficulty is that one corner of the building is just three inches short of Tomaso's property. Commissioners were in favor of pursuing improvements to the garage building.

Greg Zimmerschied of Washingstone LLC is requesting approval of a Rooftop Pergola at W62N535 Washington Avenue.

Shawn Wendtland represented Brunch. The proposal is to add a roofed pergola to the upper, open level of the restaurant. It will be simple, 10' x 17', with four posts, angle brackets, and the Douglas fir will have a natural finish. There is a counter on the roof now, this pergola will extend slightly over the counter to give protection to the staff using the counter. The purpose is to offer sun and rain protection to customers seated on the roof.

Commissioner Krimmel made a motion to approve the rooftop pergola as discussed. Commissioner Yip seconded the motion. Motion carried without a negative vote with Chairperson Tom Kubala and Council Member Patricia Thome excused.

Marshall Signs is requesting a sign plan approval to update the existing signs for Port Washington State Bank located at W61N526 Washington Avenue.

Commissioner Forbes stated she likes the present Monument sign better than the proposed sign. She feels the present sign is classier. Commissioner Krimmel agreed. All other signage is acceptable as proposed.

Commissioner Krimmel made a motion to recommend that the scale of the brand name – PWSB - is more in scale with the word "Cedarburg" on the Monument sign, and all other signage is approved as proposed. Commissioner Forbes seconded the motion. Motion carried without a negative vote with Chairperson Tom Kubala and Council Member Patricia Thome excused.

Blind Horse is requesting approval to update the exterior doors and to discuss changes to the building and the site for the building located at W63N674 Washington Avenue.

The Distinctive Design Studio team met with the Commission a month ago for recommendations. They will leave the exterior materials in place. The exterior doors on the west side and the northwest corner will be updated to 2-panel doors that are 2/3rds light and 1/3rd wood panel. The doors will be similar to the present west door, but it will have panels. Vice-chairman Pape stated

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that the glass should have mullions rather than be a solid piece of glass, to be consistent with the windows. On the east side of the building the present step-in around the door will be built out so the back of the building is flush, and there will be a larger glass door put in place, to offer more visual access to the landscaping and creek behind the building. Commissioners were not precise about that door; it is at the back of the building. There is presently a door at the northeast corner of the building, facing north. It is proposed that the door be eliminated because a prep kitchen will be constructed inside the building in that corner.

Vice-Chairperson Pape made a motion to accept the proposed door changes: that the west door and northwest door will have 6-pane divided lights in the upper portion and wood below, that the northeast door will be eliminated, and that the east-facing door can be replaced with a door with a larger expanse of glass. Commissioner Yip seconded the motion. Motion carried without a negative vote with Chairperson Tom Kubala and Council Member Patricia Thome excused.

Conversation moved to the landscaping. Steve Schmitt stated they have been in conversation with Paul Rushing and the DNR regarding access to the creek walk and highlighting that area. A proposed wall to be placed at the north side of the building, facing west (the street), and located at the transition between the original building and the addition, be a gabion wall. Commissioner Krimmel voiced concern about the appearance of that wall, that it is contemporary and not in keeping with the building or the town. In general, Commission members did not voice support for that style of wall. The advantage of the gabion wall is that it offers the aesthetic of a natural stone without the expense of building a stone wall.

There was also discussion regarding the panels proposed to be placed along the north and south borders of the property to minimize the intrusion of headlights from cars parking at adjoining properties. The panels are 48" x 70" by 5/16", are composite on a metal track, and the pattern of interest in "Blossom." The panels could be mounted in a horizontal or vertical position. The property will be lit with soft lighting that focuses up the walls, so it is not an intrusion to neighbors.

ADJOURNMENT

A motion was made by Commissioner Krimmel, seconded by Commissioner Yip, to adjourn the meeting at 9:35 a.m. Motion carried without a negative vote with Chairperson Tom Kubala and Council Member Patricia Thome excused.

Tomi Fay Forbes
Secretary