

LANDMARKS COMMISSION
April 25, 2024

LAN20240425
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, April 25, 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 8:31 a.m.

Roll Call: Present – Chairperson Tom Kubala, Vice Chairperson James Pape, Mayor Patricia Thome, Tomi Fay Forbes, Elizabeth Krimmel, Doug Yip

Also Present – City Planner Jon Censky, Peskie and Owners Robert & Connie Moeller, Jet Vance Salon: Paul & Mary Reis, PJS: Ann Volesky, Washingstone LLC: Greg Zimmerschied, Don Stauss Rachel Arroyo with Threads

STATEMENT OF PUBLIC NOTICE

Chairperson Kubala 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 Mayor Thome and seconded by Commissioner Yip to approve the minutes of the March 14, 2024 meeting. Motion carried without a negative vote.

COMMENTS AND SUGGESTIONS FROM CITIZENS – none

REGULAR BUSINESS

Paul & Mary Reis from Jett Vance Salon is seeking approval of paint colors for their building located at W61 N521 Washington Avenue

The owners were planning to reface the building, however that became too expensive. They will repaint and replace damaged and rotted wood with new wood where needed. The proposed colors are Urbane Bronze SW 7048 for the building, shutters and doors and Shoji White SW 7042 for the trim.

Mayor Thome made a motion to approve the paint color and repairs as proposed. Commissioner Yip seconded the motion. Motion carried without a negative vote.

Greg Zimmerschied of Washingstone LLC is requesting approval to replace the shingles on his building located at W63 N684 Washington Avenue.

At issue is the replacement of wood shingles with Dimensional Weatherwood asphalt shingles. Mr. Zimmerschied made a case for the replacement. He is sensitive to the integrity of the downtown area and has done much to improve this building, including removing the pebble cladding, replacing the front and side porches with historically accurate porches, and restoring the windows. He made a case for using the asphalt shingles due to the durability of asphalt over today's wood shingles, and the challenge of finding competent labor to apply the shingles. Mr. Stauss stated that it is difficult to find

a good source for high grade wood shingles. Mr. Zimmerschied is willing to spend funds to make the building historically accurate, but he believes this is an appropriate change. The proposed shingles are the same ones used on the Cedarburg History Museum.

The building holds a pivotal status. Discussion turned to the maintenance of pivotal status for the building and for other buildings in the historical district. The Commission wants to ensure that we don't allow a change that will compromise the status of any building. Commissioner Krimmel requested that we ask an officer from the state Historical Commission to meet with our group to offer guidance. The Commissioners agreed. However, Mr. Zimmerschied wants to start roof replacement next week, so there isn't time for that discussion before he begins work. Mr. Zimmerschied stated that if a policy is set that buildings must have wood shingle or the status is compromised, a roof can be changed. Chairperson Kubala asked if Mr. Zimmerschied is seeking tax credits for this project. He is not.

Mayor Thome made a motion that we accept the asphalt shingles as proposed. Commissioner Krimmel seconded the motion. Motion carried with a negative vote from Chairperson Kubala.

Ann Volesky, representing PJ Investments, is proposing to replace the tan fabric with dark blue fabric on the rear awning to match the color of the existing awnings on the front of their building at W62 N570 Washington Avenue and to repair and paint the side and rear aluminum windows with the matching dark blue color.

PJ Investments wants to replace the fabric awning at the back door so it matches the blue awnings on the front of the building. The paint colors proposed are: Moscow Midnight SW 9142 for the awning, trim on the south side and the east side; Repose Gray SW 7015 on the front door; Evening Shadow SW 7662 on the windows under the storms (which is the current color.) The windows in this 1908 building are metal, as are the storms, which were added around 1982. The business will also paint the metal gate in the front and the posts in the back black, as they are now.

Commissioner Yip made a motion to accept the paint and awning colors as proposed, Commissioner Krimmel seconded the motion. Motion carried without a negative vote.

Jason Ahrens, representing the Blind Horse, is seeking a site plan amendment to modify the existing rear patio to connect with the Riverwalk for the building located at W63 N674 Washington Avenue.

Craig Harms, representing Restoration Garden, reviewed current plans, which are on file. Planking will be installed on the walk that exits the back door of the building and surrounds the outbuilding. A concrete paver is proposed that will cover the ground on the north side of the building between the building and the dumpster corral. The same pavers will follow the side of the building and the north side of the property back to the outbuilding, and also follow the south side of the property behind the building. The paver will be set on a gravel base to catch storm water, and will have an old, tumbled look. Then there is a stone paver which will cover the majority of the side and back yard. The tree wells will have an antique iron gate around them. There will be three fire pits installed in three locations behind the building. Planner Censky reminded the team that they should check the fire pit plans with the Cedarburg Fire Department.

The team is working with Paul Rushing regarding building their portion of the Riverwalk and encouraging its use. Discussion turned to the issue of having an alcohol permit and the erection of physical barriers to keep alcohol usage on business property. The Commission is conscious of the

ordinance, but the needs of each site are taken into consideration. Regarding festivals, as long as the alcohol is served on Blind Horse property, an additional permit is not necessary. If the business wants to set up a tent on the street they will need an additional permit.

The proposed barrier along the north and south property lines are a gabion wall with 80% screened pierced Brazilian hardwood panels anchored on the gabion wall. The wall will be around 2 feet high near the street and will rise some inches toward the creek because the land elevation drops. With the panels on top of the gabion, this will cause the wall to exceed the permitted 6' height, however altering the height of the wall as it extends east would not look appropriate. A gabion wall is a welded wire wall that is filled with stone. They are not as expensive as a dry stack wall and permit water to move through. The appearance of a gabion wall is dependent on the gauge of the wire used and the infill materials.

Mr. Moeller stated that you see stonework all over downtown and he wants to honor that with the building. He also stated that the purpose of the stone wall at the northwest corner of the property is to hide the dumpsters. A dumpster area can get very beat-up looking, and he wants to maintain its visual appeal over time.

The issue is the gabion wall at the visual entrance to the property. Commissioner Krimmel does not like the look of the gabion wall, Commissioner Forbes agrees. Everyone walking to the patio will walk through that gateway. There was much discussion regarding this area, and the conclusion is the Commission would like to see some other ideas for that entrance than the proposed gabion wall. Can that be dry laid stone or mortared stone or some other design?

Commissioner Krimmel made a motion to approve all the landscaping proposed except the six-foot-high portion of masonry at the entrance and dumpsters. A new proposal for that area is subject to Landmarks review. The Commission also approves the screen wall remain at the same elevation from the west to the east side of the property, even if the drop of land elevation causes it to exceed 6' at the eastern side. Commissioner Yip seconded the motion. Motion carried without a negative vote.

ADJOURNMENT

A motion was made by Commissioner Pape, seconded by Commissioner Yip, to adjourn the meeting at 9:47 a.m.

Tomi Fay Forbes

Secretary