

LANDMARKS COMMISSION
June 8, 2017

LAN20170608-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, June 8, 2017 at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, room 2.

The meeting was called to order by Chairperson Judy Jepson at 7:00 p.m.

Roll Call: Present – Judy Jepson, Tomi Fay Forbes, Tom Kubala, James Pape, Robert Ross

Excused – Doug Yip, Council Member Patricia Thome

Also Present – City Planner Jon Censky

STATEMENT OF PUBLIC NOTICE

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

REVIEW AND CERTIFY CODE OF ETHICS; AND ACTION THEREON

The Code of Ethics was reviewed by all members.

ELECTION OF CHAIRPERSON, VICE-CHAIRPERSON AND SECRETARY; AND ACTION THEREON

Tomi Fay Forbes made a motion that Commission Members presently holding the position of Chairperson (Judy Jepson), Vice-Chairperson (James Pape) and Secretary (Tomi Fay Forbes) retain those positions for the coming year. Bob Ross seconded the motion. The motion carried without a negative vote with Doug Yip and Council Member Thome excused.

APPROVAL OF MINUTES

Motion made by Tomi Fay Forbes, seconded by Bob Ross, to approve the minutes of the April 27, 2017 meeting. The motion carried without a negative vote with Doug Yip and Council Member Thome excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

REGULAR BUSINESS

Certificate of Appropriateness for a Small Addition Off the East Elevation of the Former Cedarburg General Store Located at W61 N480-86 Washington Avenue; and Action Thereon.

The former Cedarburg General Store building was purchased with the intent of converting the first floor of the south side of the building into a restaurant. The current tenant (the salon) on the north side of the first floor and the apartments on the second level will remain. The chef and his family have moved into a two-bedroom apartment on the second floor.

Representing the proposal was Josh Wadzinski and the wife of the chef, Rhianno Wilson. The challenge is to provide for the commercial kitchen. By bumping out the back (east) of the building the kitchen can be accommodated, and rising the flat roof will offer room for the commercial exhaust hood. Windows removed from the east side of the building will be relocated in the addition. A new interior stairway will be constructed in the addition.

The updated signage will be in the same location as the present signage. The paint color of the addition will match the present building. The new owners intend to offer a farm-to-table menu, bottle and tap beers and wine. There will be two dining areas totaling 2,000 square feet. A second restroom will be constructed.

To be determined in the future is outdoor seating. The Plan Commission will take up the issue of parking at their July 13 meeting. A building in the Historic District does not need to meet Code requirements for parking spaces.

Bob Ross moved to accept the planned addition to the Cedarburg General Store building. Jim Pape seconded the motion. The motion carried without a negative vote with Doug Yip and Council Member Thome excused.

Discuss the Historic Value of the Water Tower on Western Road; and Action Thereon

Cedarburg Light and Water will build a new water tower at a different location, after determining the approximate \$500,000 cost of maintaining the present tower is not feasible financially. A permanent monopole will be erected at the site of the present tower and rent collected for the antenna located on the pole. The question is, "Does the water tower have historic value to the City?" If so, we would need to go through the process of getting the tower architecturally designated. Jim Pape declared the tower was not of historic value, did not have architectural merit. Tom Kubala asked Commission Members to think this through carefully, and they did. The Commission determined it was not of value to go through the process of being designated as a landmark.

Jim Pape moved the Commission not nominate the Cedarburg water tower as an historic site. Bob Ross seconded the motion. The motion carried without a negative vote with Doug Yip and Council Member Thome excused.

ADJOURNMENT

A motion was made by Tomi Fay Forbes, seconded by Tom Kubala, to adjourn the meeting at 7:33 p.m. The motion carried without a negative vote with Doug Yip and Council Member Thome excused.

Tomi Fay Forbes
Secretary