

CITY OF CEDARBURG
PLAN COMMISSION

PLN20181025-1
UNAPPROVED MINUTES

October 25, 2018

A regular meeting of the Plan Commission of the City of Cedarburg was held on Monday, October 25, 2018 at Cedarburg City Hall, W63 N645 Washington Avenue, second floor, Council Chambers. The meeting was called to order at 7:00 p.m. by Commissioner Greg Zimmerschied.

Roll Call: Present - Greg Zimmerschied, Heather Cain, Adam Voltz, Sig Strautmanis

Excused - Mayor Michael J. O'Keefe, Council Member Patricia Thome, Mark Burgoyne

Also Present - City Planner Jon Censky, Administrative Secretary Darla Drumel, news media

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

Commissioner Cain moved to approve the minutes of the meeting held on October 1, 2018 and the motion was seconded by Commissioner Voltz. The motion carried without a negative vote, with Mayor O'Keefe, Council Member Thome, and Vice Chairperson Burgoyne excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS

Commissioner Zimmerschied offered the opportunity for the public to speak on any issue unrelated to the agenda items. He advised that the Plan Commissioners would not be able to respond to any comments since they were not noticed on the agenda. No comments from the audience were offered.

REQUEST APPROVAL OF SITE, ARCHITECTURAL, EXTERIOR LIGHTING AND LANDSCAPE PLANS FOR ADDITION TO REDEEMER EVANGELICAL LUTHERAN CHURCH LOCATED AT W76 N627 WAUWATOSA ROAD – REDEEMER EVANGELICAL LUTHERAN CHURCH

Action to Remove from the Table:

A motion was made by Commissioner Strautmanis, seconded by Commissioner Cain, to remove consideration of the Redeemer Evangelical Lutheran Church architectural

plan from the table. The motion carried without a negative vote, with Mayor O'Keefe, Council Member Thome, and Vice Chairperson Burgoyne excused.

Planner Censky advised that in response to the discussion that occurred at the October 1, 2018 Plan Commission meeting, the architect met with the Redeemer Church Building Committee to discuss the Plan Commissioners' comments and examine their options. According to their new plans, they have decided to continue with the large picture-window system with 1" Clear, Low-E, Insulated Glazing but now are proposing to separate the windows with New Hardie Plank Pilasters to reflect the look of the front entrance. The site and landscaping plans remain unchanged from the plans presented at the October 1, 2018 meeting.

Architect Paul Barribeau of Groth Design Group thanked the Commission for arranging the special meeting. He explained that the Commissioners comments were indeed carefully considered for the resubmittal. The intent is to make the building appear more commercial than residential so that the Church may attract more members. The detail changes made to the drawings were to make the building more classical, and elements from the front entrance door were included to tie the windows in with the rest of the building.

Action:

Commissioner Voltz moved to approve the proposed plans as presented with the condition that the sidelights remain vertical and that true divided-lite windows were used. The motion was seconded by Commissioner Cain carried without a negative vote, with Mayor O'Keefe, Council Member Thome, and Vice Chairperson Burgoyne excused.

REQUEST FOR APPROVAL OF MINOR ARCHITECTURAL MODIFICATIONS FOR THE L&G EXPRESS PUB LOCATED AT N50 W5586 PORTLAND ROAD – ERIK KNUTH AND REBECCA UIHLEIN

Action to Remove from the Table:

A motion was made by Commissioner Strautmanis, seconded by Commission Cain, to remove discussion of minor architectural modifications to the building located at N50 W5586 Portland Road from the table. The motion carried without a negative vote, with Mayor O'Keefe, Council Member Thome, and Vice Chairperson Burgoyne excused.

Planner Censky noted that at the October 1, 2018 meeting Commissioners voted to table this request and asked that the Erik Knuth and Rebecca Uihlein of American Iron appear to explain their plans in detail. In addition to recommending that the metal siding being proposed for the entire west elevation and the upper level of the north be replaced with board and batten material to match that of the north side, Commissioners also wanted clarification on which windows and doors will be replaced.

In response, Mr. Knuth and Ms. Uihlein have revised their plans as recommended to show board and batten material where their original plans showed metal siding and

advise that a new window will be added to the upper level windows on the south elevation and the three windows will be spaced to provide balance. Their plans also include eliminating the west upper level window and converting the window adjacent thereto to a door. They also advise that the rail system is a close match to the look of the original rail and is needed for safety reasons.

Mr. Knuth added that the second window from the west end of the front of the building would eventually become a door, all of the windows would be two over two, the rail would be the commercial height of 42", LP material would be used, and real batten panels would be installed. Mr. Knuth recognized that when the yard to the east is used for outdoor seating, no alcohol will be served until an Outdoor Alcohol Beverage License is granted after application and a public hearing.

Action:

Commissioner Strautmanis moved to approve the plans presented with the conditions as follows:

1. The parapet wall be continued to the ground at the west elevation of the southwest corner.
2. Consider changing the balusters on the railing to at least one-inch.
3. All windows will two over two.
4. Six-lite doors shall be used (three over three).

The motion was seconded by Commissioner Cain.

Further Discussion:

Commissioners questioned whether True Divided Lite (TDL) windows would be installed. Mr. Knuth advised that for ease in cleaning, the he intended to use Simulated Divider Lite (SDL) windows. Commissioner consensus what that a window grid kit could be added to the outside of the windows and doors to more accurately reflect the historic character of the building.

Amended Motion:

A friendly amendment was offered to include the windows be modified to have true mullions on the outside of the windows and doors. The amendment was accepted by both Commissioner Strautmanis and Commissioner Cain.

The amended motion carried without a negative vote, with Mayor O'Keefe, Council Member Thome, and Vice Chairperson Burgoyne excused

COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

No comments or announcements were offered by Commissioners.

PLAN COMMISSION
October 25, 2018

PLN20181025-4
UNAPPROVED MINUTES

MAYOR'S ANNOUNCEMENTS

Mayor O'Keefe was not in attendance, therefore no announcements.

ADJOURNMENT

A motion was made by Commissioner Cain, seconded by Commissioner Voltz, to adjourn the meeting at 7:57 p.m. The motion carried without a negative vote, with Mayor O'Keefe, Council Member Thome, and Vice Chairperson Burgoyne excused.

Darla Drumel,
Administrative Secretary