

LANDMARKS COMMISSION
June 14, 2018

LAN20180614-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, June 14, 2018 at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, room 2.

The meeting was called to order by Chairperson Judy Jepson at 7:02 p.m.

Roll Call: Present – Judy Jepson, Tomi Fay Forbes, Tom Kubala, Robert Ross,
Council Member Kristin Burkart

Excused – James Pape, James Temmer, Doug Yip (alt.)

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.

APPROVAL OF MINUTES

Motion made by Tomi Fay Forbes, seconded by Bob Ross, to approve the minutes of the May 24, 2018 meeting. Motion carried without a negative vote with James Pape, James Temmer and Doug Yip excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

NEW BUSINESS

Consider Request for a Certificate of Appropriateness for Proposed New Building at the Northwest Corner of Washington Avenue and Mill Street at W62 N535 Washington Avenue – Cedarburg Land & Cattle LLC/Greg Zimmerschied; and Action Thereon.

Architect Don Stauss and property owner Greg Zimmerschied presented the plan. There are three proposed buildings. One is in the historic district, so it needs to be reviewed by the Landmarks Commission. The other two are not in the historic district. A PUD is needed to get the plan moving through the Plan Commission. The presented building is intended for commercial/restaurant applications. The building is designed to look appropriate historically for Cedarburg. Features include a flat roof that slopes gently west, two stories with retractable awnings over the second story windows, black-trimmed windows, an exterior deck on the south side, opportunity for seating on the south side of the building along Mill Street, and a façade facing Washington Avenue featuring an alcove entrance and deep cornice with brackets.

Tom Kubala pointed out that, though the proposed building has a good sense of proportion, it looks like there is an attempt to recreate an original building. The Secretary of the Interior

guidelines state: *“New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.”* Greg Zimmerschied stated that he recognizes that Cedarburg has a strong personality, he wants the building to feel like a continuation of the town. His building should neither detract from the downtown, or blend in so much it disappears in the streetscape.

Planner Censky proposed the Commission accept the concept of a building at that location, so Greg Zimmerschied can continue forward with approvals, and that he and Don Stauss return with proposed changes to make the building look less like a replica of an old building.

Motion made by Tom Kubala for a conditional Certificate of Appropriateness for the footprint of a building on this location with approximately the same mass, two stories high, and intended for use as a commercial space. Bob Ross seconded the motion. Motion carried without a negative vote with James Pape, James Temmer, and Doug Yip excused.

Consider Paint Color for Chris Smith’s Multi-Tenant Building Located at W62 N671 Washington Avenue; and Action Thereon.

Chris Smith has already painted the yam color on the building. Planner Censky stated Chris Smith would paint over it if the Commission did not approve. Bob Ross expressed displeasure that Chris Smith went ahead and painted it without Landmarks Commission approval.

Tom Kubala made a motion to accept the yam color paint where Chris Smith has applied it. Bob Ross seconded the motion. Motion carried without a negative vote with James Pape, James Temmer, and Doug Yip excused.

ADJOURNMENT

A motion was made by Tom Kubala, seconded by Bob Ross, to adjourn the meeting at 7:50 p.m. Motion carried without a negative vote with James Pape, James Temmer, and Doug Yip excused.

Tomi Fay Forbes
Secretary

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