

LANDMARKS COMMISSION
May 14, 2020

LAN20200514-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, May 14, 2020 at Cedarburg City Hall, W63N645 Washington Avenue, second floor, Council Chambers and online via the [zoom](#) app.

The meeting was called to order by Chairperson Judy Jepson at 7:01 p.m.

Roll Call: Present – Judy Jepson, Council Member Barbara Lythjohan, Tomi Fay Forbes, Tom Kubala, James Pape, Robert Ross, Doug Yip

 Excused – Jeffrey Ellmaker

 Also Present – City Planner Jon Censky, Engineering & Planning Secretary Vicki Guthrie, news media

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 was made by Commissioner Ross, seconded by Commissioner Forbes, to approve the minutes of the March 26, 2020 meeting. Motion carried without a negative vote with Commissioner Ellmaker excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

NEW BUSINESS

Consider Sign Plan Approval for the Lime Cantina Restaurant Located at W62N550 Washington Avenue; and Action Thereon.

Petitioner Brad Devorkin submitted an application for a sign plan for his new restaurant. The proposed sign measures 20" x 36" and will hang from a new charcoal colored bracket mounted in the mortar of the building. A gooseneck lamp will be installed above the sign for illumination. Chairperson Jepson recalled that there were originally two buildings on that parcel that were right next to each other, but the buildings were joined years ago. She questioned Petitioner Devorkin if that were still the case, to which he confirmed that the interior of the buildings share space. The entrance to his establishment will continue to be via the north and west doors, which he would like to paint green to match their logo. The existing Blatz beer sign will remain on the original building. Petitioner Devorkin will have a charcoal awning on the west side of the building, with white lettering and a lime green logo. Commissioners Ross and Yip agreed that they are looking forward to having a Mexican restaurant in town. Commissioner Ross stated that he likes the clean look of the logo, sign and awning.

Action:

Commissioner Ross made a motion to approve the proposed sign, awning and door colors. The motion was seconded by Commissioner Forbes. Motion carried without a negative vote with Commissioner Ellmaker excused.

Consider Recommending Outdoor Alcohol Beverage License and Landscaping Plan Approval for the Lime Cantina Restaurant Located at W62N550 Washington Avenue; and Action Thereon.

Since this business is located in the Historic District, Planner Censky explained that the Petitioner's request for an outdoor area for serving patrons must first be brought to the Landmarks Commission in order for them to make a recommendation to the Plan Commission. The Plan Commission then reviews the proposal and presents their recommendation to the Common Council, which has final approval of the Outdoor Alcohol Beverage License.

Petitioner Devorkin plans to install a concrete patio behind the building that will extend east about 60'. He has also proposed the installation of a fence along the north side of the outdoor area that will then angle towards the southeast. Planner Censky recommends that this fence be lengthened in order to meet up with the proposed tree line to the south of the property, limiting foot traffic from the parking lot. Petitioner Devorkin agreed to this recommendation stating that the patio will be accessed through their building. He also stated that he is working with the Cultural Center, who owns the parking lot to the rear of the site, in order to see if they can reach an agreement for vehicle and pedestrian access to that lot. Commissioners agreed that there appears to be a generous amount of space behind the building for the patio.

Action:

Commissioner Yip made a motion to recommend the Outdoor Alcohol Beverage License and Landscaping Plan with the extended fence to the tree line. The motion was seconded by Commissioner Kubala. Motion carried without a negative vote with Commissioner Ellmaker excused.

Discuss Whether this Commission Should Take Action to Ensure the Preservation of the Local Dams; and Action Thereon.

Planner Censky stated that City Engineer Tom Wiza has been working with the DNR and the Common Council on a plan for maintenance and preservation of the dams within the City. During the Common Council meeting on April 27, 2020, Marty Melchior, Principal Ecologist & Fisheries Biologist with Inter-Fluve, presented the Council with information regarding the positive environmental effects of dam removal.

Planner Censky stated that during their meeting held on August 28, 2003, the Landmarks Commission agreed to preserve the dams and considered recommending that they be designated as historic landmarks. When they asked the Wisconsin Historical Society (WHS) about the possibility of declaring the dams as historical landmarks, WHS responded with a letter stating that they did not feel that the Commission could declare dam-type structures as landmarks.

Commissioner Ross voiced his opinion that he is in favor of protecting the dams at all cost and believes the Landmarks Commission should encourage preservation of the dams.

Chairperson Jepson agreed, and added that if it were not for the waterpower harnessed by the dams, Cedarburg may never have become a City.

Commissioner Forbes concurred, adding that as a Cedarburg historic tour guide, she always starts her tours at a dam and discusses the operation of the dams as well as their importance to the development of the City.

As the property owner of the parcel on the west side of the Woolen Mill Dam, Commissioner Pape stated that not only is he in favor of preserving the dams and retaining walls, he feels it is the *duty* of the Landmarks Commission to preserve them. Commissioner Forbes asked if the water in the millrace is flowing anywhere today, to which Commissioner Pape responded that although the millrace water is no longer flowing, when the mill was operational the water was diverted under the mill, powering two turbines before flowing back into the creek. Although the millrace itself still exists, the turbines were removed years ago.

Commissioner Kubala explained that he is of two minds regarding the dams. He believes that the dams should be removed in the interest of the health and welfare of the water system; however, he is in favor of supporting the preservation of the current retaining walls. He stated that even if a final decision is made to restore the dams, he will take a strong stance against replacing the retaining wall.

Commissioner Yip would like the Commission to offer support for the preservation of the dams due to the history they represent for the City. He reiterated that without the dams and mills, there would not be a City.

Action:

Commissioner Yip made a motion that the Landmarks Commission recommend the preservation of the dams. The motion was seconded by Commissioner Ross. Motion carried with one negative vote from Commissioner Kubala with Commissioner Ellmaker excused.

Discuss Verbiage for the Recognition Plaque for the Retirement of Wisconsin State Preservation Officer Joe DeRose and Discuss Recognition Meeting: and Action Thereon.

Planner Censky will send a draft of the plaque wording to the Commission prior to the next meeting in order for the Commission to consider and make a decision.

ADJOURNMENT

A motion was made by Commissioner Kubala, seconded by Commissioner Yip, to adjourn the meeting at 7:37 p.m. Motion carried without a negative vote with Commissioner Ellmaker excused.

Tomi Fay Forbes
Secretary

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