

LANDMARKS COMMISSION
May 27, 2021

LAN20210527-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, May 27, 2021 at Cedarburg City Hall, W63 N645 Washington Avenue, upper level, Council Chambers.

The meeting was called to order by Chairperson Judy Jepson at 6:59 p.m.

Roll Call: Present – Chairperson Judy Jepson, Council Member Barbara Lythjohan, Vice Chairperson James Pape, Tomi Fay Forbes, Chris Smith

Excused – Tom Kubala, Robert Ross

Also Present – City Planner Jon Censky, 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 made by Commissioner Forbes and seconded by Chairperson Jepson to approve the minutes of the May 13, 2021 meeting. Motion carried without a negative vote with Commissioners Kubala and Ross excused.

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

Chairperson

Commissioner Forbes moved to nominate Judy Jepson as Chairperson. The nomination was seconded by Commissioner Pape. The nominations were closed. Motion carried to elect Judy Jepson as Chairperson without a negative vote with Commissioners Kubala and Ross excused.

Vice Chairperson

Commissioner Forbes moved to nominate James Pape as Vice Chairperson. The nomination was seconded by Council Member Lythjohan. The nominations were closed. Motion carried to elect James Pape as Vice Chairperson without a negative vote with Commissioners Kubala and Ross excused.

Secretary

Vice Chairperson Pape moved to nominate Tomi Faye Forbes as Secretary. The nomination was seconded by Chairperson Jepson. The nominations were closed. Motion carried to elect Tomi Faye Forbes as Secretary without a negative vote with Commissioners Kubala and Ross excused.

REVIEW AND CERTIFY CODE OF ETHICS; AND ACTION THEREON

Commissioners confirmed receipt of the Code of Ethics and indicated their intent to comply.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

REGULAR BUSINESS

Consider New Sign Plan for the Cedarburg Art Museum Located at W63N675 Washington Avenue; and Action Thereon.

Petitioner Samantha Landre, Director of the Cedarburg Art Museum was in attendance, and explained that the addition to the existing sign is a narrow matching board added to the top of the sign.

Action:

Vice Chairperson Pape made a motion to approve the sign as proposed. Council Member Lythjohan seconded the motion. Motion carried without a negative vote with Commissioners Kubala and Ross excused.

Consider New Sign Plan for The Cottage at Cedarburg Located at W62N596 Washington Avenue; and Action Thereon.

Petitioners Greg and Barb Rewerts were in attendance to represent their business, The Cottage at Cedarburg. Their existing sign above the pent eave will be removed by the landlord and possibly used for the planned second story bed and breakfast. The Petitioners explained that they wanted their sign for The Cottage to be at pedestrian level, better for our walkable community. The proposed placement is at eye level, to the right of the entrance door.

Action:

Vice Chairperson Pape made a motion to accept the sign as proposed. Commissioner Smith seconded the motion. Motion carried without a negative vote with Commissioners Kubala and Ross excused.

Consider New Paint and Roof for the Cedarburg Mercantile Building Located at W61N508-10 Washington Avenue; and Action Thereon.

Petitioners Mike and Cindi Purnell were in attendance to represent their building which will house the new Cedarburg Mercantile. The Petitioners plan to replace the roof with brown dimensional asphalt shingles and add venting to the roof. There was discussion regarding the pent eave on the building façade, as it is currently wood shingle and may need to be replaced with sawn shingles. That decision was deferred.

The proposed paint colors are SW 0014 Sheraton Sage for the body of the building, SW 2833 Roycroft Vellum on the trim, and the shutters and doors will be painted SW 7048 Urbane Bronze.

Action:

Commissioner Smith made a motion to accept the paint colors and shingles for the roof as presented. Vice Chairperson Pape seconded the motion. Motion carried without a negative vote with Commissioners Kubala and Ross excused.

Consider Certificate of Appropriateness for Changes to Shed on Parcel Located at W63N664-66 Washington Avenue; and Action Thereon.

Petitioner and building owner Mary Creten and Architect Peter Damsgaard were in attendance to represent the shed project. Since the last meeting when this project was discussed, Architect

Damsgaard spoke with the DNR and confirmed that there is not an issue with the proposed project. He explained that the shed will have its roof insulated by removing the roof, adding 5-inches of insulation and extending the height of the building, as discussed at a prior meeting. Two additional windows will be added to the east elevation (facing the creek), as discussed at the last meeting. They will replicate the existing windows. Since the present door is only 1-1/4" thick, it will be replaced with an identical sturdier door and painted either Benjamin Black Forest Green or Classic Burgundy, which is a color that may have been used on the building at one point. The door on the west elevation will be replaced with a solid sheet of glass, slightly recessed, and the door will be hinged so it can be clipped open or swing to close over the glass. The main building on the street will be used for retail space. The shed will be used as a private office for the Petitioner.

Vice Chairperson Pape stated that this project is well done, that "it is great to see some of these old outbuildings with character preserved in the historic district."

Action:

Vice Chairperson Pape made a motion to approve the project as proposed. Commissioner Smith seconded the motion. Motion carried without a negative vote with Commissioners Kubala and Ross excused.

Consider Certificate of Appropriateness for New Commercial Building Located at W62N535 Washington Avenue; and Action Thereon.

Planner Censky explained that this project is part of a TIF district, with the west half of the property currently being developed with two two-family condominium units. In 2017 the storefront on the east half of the property was approved by this Commission.

Architect Don Stauss and Petitioner Greg Zimmerschied brought a revision of original plans to the Commission for approval. The revised building will be one-story rather than two-story and will occupy a slightly smaller footprint. Red brick will be used on the east and south street facades of the building, with an accent brick of gray set in a pattern. The brick will turn around the corners. On the north and west sides, not seen from the street, the exterior will be clad in a textured gray block, of similar color to the gray brick. The entire building will have a red mortar and the gray bricks have a pink cast, complementing the red mortar. The elevations facing the street will be all glass windows with a black aluminum finish. All railings are black. There is a parapet wall, which offers a connection to the street, and an open exterior stairway leading to the rooftop open dining area.

Vice Chairperson Pape questioned the lack of interior stairs, to which Petitioner Zimmerschied explained that an interior stairway sacrifices too much usable interior space. Council Member Lythjohan inquired about the liquor license, which will serve for both internal and external service. Council Member Lythjohan asked if the windows will open, and Architect Stauss answered that as of yet they do not have a tenant for the restaurant. If they have a tenant who wants the windows to open and the windows are not yet installed, the plan can be amended to accommodate this request. Vice Chairperson Pape asked if garage-door function windows could be installed on the Washington Avenue façade. Architect Stauss stated that there is a 1.5' step from the front window, so a railing would be needed. He added that they would not want people to exit from those windows.

Commissioner Smith asked about the proposed *Welcome to Cedarburg* sign designated for the west façade of the building, and suggested that be added in a more visible location. Petitioner Zimmerschied stated that the idea goes back to old painted signs on buildings. Architect Stauss agreed that it is possible the sign could be moved to another location, and is showing on the plan as more of a concept. Petitioner Zimmerschied explained that his original plan was to build a two-story building with a restaurant downstairs and living accommodations on the second floor. Because the city rezoned the lot in order for him to build the condominiums on the western half, he considers the one-story restaurant as a good option for use, adding that many of the downtown buildings are not conducive to a restaurant because they were originally built as houses. Commissioner Smith stated that he loves the design and the rooftop access.

Action:

Council Member Lythjohan made a motion to approve the commercial building concept as presented. Commissioner Forbes seconded the motion. Motion carried without a negative vote with Commissioners Kubala and Ross excused.

Consider Recommending Outdoor Alcohol Beverage License Approval for the Union House Located at W62N559 Washington Avenue; and Action Thereon.

Petitioner Payman Homayouni attended to represent the Union House, and explained he would like to erect an event tent for the summer at his establishment. The proposed tent will occupy three parking places that are currently used by building tenants, and the tenants will park in spaces further away from the building. Access to the tent will be through the bar/restaurant only in order to maintain crowd control. A fence will extend from the back door to the entrance of the tent and a fence will also be located at the back. The tent will hold approximately eight 4-patron tables. Chairperson Jepson asked about the source of the name “Union House.” Petitioner Homayouni stated that a photo was found of the building, probably dating to the 1930s based on the cars in the photo. The name “Union House” was painted on the brick on the side of the building. Commissioner Smith asked about the Blatz sign, and Petitioner Homayouni stated that a visitor from New York was interested in purchasing the sign; however, it is not for sale. He added that he found on the sign the signature of the person who built it.

Action:

Vice Chairperson Pape made a motion to approve the tent as requested. Commissioner Smith seconded the motion. Motion carried without a negative vote with Commissioners Kubala and Ross excused.

ADJOURNMENT

A motion was made by Commissioner Smith, seconded by Vice Chairperson Pape, to adjourn the meeting at 7:48 p.m. Motion carried without a negative vote with Commissioners Kubala and Ross excused.

Tomi Fay Forbes
Secretary