

LANDMARKS COMMISSION
September 23, 2021

LAN20210923-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, September 23, 2021 at Cedarburg City Hall, W63N645 Washington Avenue, lower level, room 1.

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

Roll Call: Present – Chairperson Judy Jepson, Council Member Barbara Lythjohan, Tom Kubala, Chris Smith

 Excused – James Pape, Tomi Fay Forbes

 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 Council Member Lythjohan and seconded by Commissioner Kubala to approve the minutes of the September 9, 2021 meeting. Motion carried without a negative vote with Commissioners Pape and Forbes excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

REGULAR BUSINESS

Consultation for the Addition of an Outbuilding to the Rear of the Stagecoach Inn Located at W61N520 Washington Avenue; and Action Thereon

Stagecoach Inn owner and Petitioner Bill Conley is seeking input on the design of a proposed structure for the rear of his parcel. He informed Commissioners that the building is intended to be used for a kitchen and dining/gathering area to accommodate his guests. He would also like to move his live music acts, which tend to be small acoustic performances, from the deck area to the inside of this lean-to style building. The drawings submitted to Commissioners gives an idea of the footprint and overall look he is trying to achieve. He has indicated the parking area located on their parcel and added that they have been sharing a drive and lot with PJ Pipers for the last six years and have a good relationship with them. The proposed outbuilding would not be attached to the main building; however, they eventually may be connected via pergola. Petitioner Conley confirmed that the entrance to the building would be at ground level. He described the outdoor entrance area as a walkway where he plans to install planters, iron fencing, and café tables. He is open to suggestions for building materials, stating that he is thinking of using barn board as siding. This building will be one story, and although the floor plan is not set in stone, it will be more of an open design.

Commissioner Smith suggested to replace the two small overhead doors with a larger one in order to prevent the building from looking too much like a garage. He also believes adding a larger door will allow them to expand the potential uses of the building for indoor/outdoor space.

Commissioner Kubala described the outdoor space as looking chopped up into different pieces, and the building design to have too strong of a horizontal band. He recommended breaking it up by adding taller doors or defining a break between the upper and lower portions of the building.

Chairperson Jepson suggested building a coach house. Commissioner Kubala acknowledged that a lot of buildings in the historical district used to have barns behind them, so it is not unusual to have a building back there. Planner Censky agreed to see if he could find any older pictures of back buildings in the downtown area to provide to the Petitioner.

Council Member Lythjohan liked the idea of using barnboard and asked if it would be appropriate to mimic the main building, such as adding stone to the façade. Commissioner Kubala theorized that the addition of stone would be expensive, most likely resulting in the use of only a small amount of stone, which may not achieve the desired visual effect. The Petitioner asked about the use of tin as a material. Commissioner Kubala agreed that a tin roof may be something to think about; otherwise, tin would not be one of his top choices for the rest of the building.

Petitioner Conley thanked Commissioners for their input, stating that he appreciates the dialogue and plans to come back soon with a better design.

ADJOURNMENT

A motion was made by Commissioner Smith, seconded by Commissioner Kubala, to adjourn the meeting at 7:40 p.m. Motion carried without a negative vote with Commissioners Pape and Forbes excused.

Victoria Guthrie
Administrative Secretary