

LANDMARKS COMMISSION

February 23, 2023

LAN20230223-1

UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, February 23, 2023 at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, Room 1.

The meeting was called to order by Chairperson Tom Kubala at 8:32 a.m.

Roll Call: Present – Tom Kubala, Tomi Fay Forbes, Chris Smith, Elizabeth Krimmel

Excused – James Pape

Also Present – City Planner Jon Censky

STATEMENT OF PUBLIC NOTICE

Chairperson Kubala 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 Krimmel and seconded by Commissioner Forbes to approve the minutes of the February 9, 2023 meeting. Motion carried without a negative vote with Commissioner Pape excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – none

REGULAR BUSINESS

Applicant is Requesting to Replace the Disintegrating Cedar Shake Shingles on the Gables of the RE/MAX United Building at W63 N647 Washington Avenue, and Action Thereon.

Dave Didier would like to replace the present cedar shake shingles with HardieBoard material or HardiePlank material. He stated that fiber cement is not commonly used any longer. The applicant stated that the newer materials are of high quality and look good. Planner Censky stated that this building is a pivotal building in the City. Chairman Kubala stated that if a material on a pivotal building cannot be restored, it must be replaced with like material. He acknowledged that today's cedar shingles do not last as long as they did in the past; however, a contractor can treat them with an antifungal treatment to extend their life.

Commissioner Smith asked if there is information that goes to each pivotal building owner with an outline of the requirements for changes or improvements to the buildings in the Historic

district. Planner Censky stated that usually the building owners talk to him or other staff members first but will often ask to come before the Landmarks Commission, hoping we will make an exception for their circumstance.

Action:

Commissioner Krimmel made a motion to deny the use of HardieBoard and HardiePlank material for this pivotal building and encouraged the owner to explore longevity treatment of replacement cedar shingles. A sample of the proposed material must be presented to Planner Censky for approval. Commissioner Forbes seconded the motion. Motion carried without a negative vote with Commissioner Pape excused.

Applicant is Requesting to Put a Mural Below the Columbia Street Bridge, Across From N57 W6172 Portland Road (Rebellion Brewery), and Action Thereon.

City Administrator Mikko Hilvo stated that this idea came from the Public Arts Commission, not from the Brewery. An Arts Commission member noted that the supporting wall of the bridge, viewed from Rebellion Brewery, is unattractive and is sometimes the subject of graffiti. The member proposed that an artist draw up a proposal that is appropriate for a waterfall location.

Commissioner Krimmel stated she is opposed to this mural. She stated that its presence will not eliminate graffiti, and that it is trendy-looking. If the proposal was to paint the wall with the look of a stone or brick wall, something that looks more natural but disguises the unappealing appearance of the wall, she would not object. She is concerned that if we approve this mural, more will follow. She believes this could set an undesired precedent.

Commissioner Smith is not opposed to the mural, stating that it cleans up the look of the unattractive wall, and may discourage graffiti. Planner Censky reminded the Commission that the Commission denied the proposed mural that Fiddleheads wanted to paint on the north wall of their building in 2021.

Chairman Kubala appreciates the presence of art and the encouragement of art in the City. He is of “two minds, as an artist and an architect.” He asked if we do not allow murals, what are other ways that art can be expressed in the City. Ideas included sculptures, artists in local shops, and temporary art exhibits. Chairman Kubala considered historic European communities he has visited that have dams and could not envision them with murals.

Commissioner Forbes stated that people usually do not come to Cedarburg just to see art, and that they do not leave the City disappointed they did not see art. Cedarburg’s attraction lies in its historic preservation.

Administrator Hilvo stated that if murals are not approved, there are other ways the Public Arts Commission can encourage art in the city.

Action:

Commissioner Smith made a motion to table this proposal until Commissioner Pape can also participate in the conversation. Commissioner Krimmel seconded the motion. Motion carried without a negative vote with Commissioner Pape excused.

Discussion Regarding the Windmill Base Building at Immanuel Cemetery; and Action Thereon.

Planner Censky noted that the extensive history of the windmill was assembled by Kim Esselmann.

The cemetery property was originally farmland, donated to Immanuel Church for a cemetery. The City later assumed responsibility for the property, currently keeping the cemetery records and managing the cemetery. The windmill has been declared a landmark. The City budget does not currently accommodate maintenance for the windmill.

Photos of the windmill reveal some wood deterioration at the base and some sagging at one corner of the roof. The City would like to see volunteers who are willing to remedy the maintenance issues on the building; however, the City is ultimately responsible for the building. Commissioner Smith is willing to put out feelers regarding some volunteer work or support for maintenance.

Recommendation:

Planner Censky will get an assessment of the work that needs done and a cost estimate, make sure the windmill (replaced in 1999) is in good working order, and return to the Commission with that information.

ADJOURNMENT

A motion was made by Commissioner Smith, seconded by Commissioner Krimmel, to adjourn the meeting at 9:21 a.m. Motion carried without a negative vote with Commissioner Pape excused.

Tomi Fay Forbes
Secretary

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