

**LANDMARKS COMMISSION**  
**June 27, 2024**

**LAN20240627-1**  
**UNAPPROVED**

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, June 27, 2024 at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, Room 1.

The meeting was called to order by Chairperson Tom Kubala at 8:30 a.m.

Roll Call: Present – Chairperson Tom Kubala, Vice Chairperson James Pape,  
Tomi Fay Forbes, Elizabeth Krimmel, Doug Yip

Excused – Council Member Kristin Burkart

Also Present – City Planner Mary Censky, Building Inspector Jeff Thoma  
Mayor Pat Thome, Craig Harms (Restoration Gardens), Steven Peske (Distinctive  
Design) Jay Stoeger (Cold County Vines & Wines), Ann Volesky (PJS Investments),  
Kelly Hilgart (District Six Sign)

**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 Yip and seconded by Commissioner Krimmel to approve the minutes of the June 13, 2024, meeting. Motion carried without a negative vote. Council Member Burkart excused.

**COMMENTS AND SUGGESTIONS FROM CITIZENS** – none

**REGULAR BUSINESS**

**COLD COUNTRY WINES AND VINES IN C/O JEFFREY STOEGER, REQUESTS APPROVAL FOR FRONT ENTRY DOOR AND FRONT WINDOW SIGNAGE FOR THEIR BUSINESS LOCATED AT W61 N517 WASHINGTON AVENUE. PROPERTY OWNER IS FIVE SEVENTEEN LLC, TAX KEY NO. 13-107-0-04-001.**

The proposed signage on the door is not an issue. Questions arose regarding the percentage of windows covered by the proposed signage. Some of the signage is lettering, some is logo. How does the Building Inspector determine accurately the amount of space covered? Twenty-five percent coverage of a window is permitted under present code for window surfaces. It was mentioned that this may need to be reassessed in the code. Chairperson Kubala stated he has typically seen sign code that permits only 10% of the window to be covered, and that the sign is not in the primary viewing area. There was concern that the size of the graphics as proposed are too large. Mr. Stoeger was asked to return with a revised sign for the large windows.

Commissioner Krimmel made a motion to approve the signage on the door, Commissioner Yip seconded the motion. Motion carried without a negative vote. Council Member Burkart excused. The Commission deferred action on the window signage.

**BLIND HORSE WINERY, IN C/O ARCHITECT JASON AHRENS WITH DISTINCTIVE DESIGN STUDIO, REQUESTS APPROVAL FOR FINAL SITE DETAILS, IN SUPPORT**

**OF THEIR WINERY USE/PROJECT LOCATED AT W63 N674 WASHINGTON AVENUE.  
PROPERTY OWNER IS ORMSBY ACQUISITIONS, LLC. TAX KEY NO. 13-079-02-03-00.**

At issue is the north side of the property where there is an asphalt surface to park one or possibly two cars. At the juncture of the original building and the addition there is a proposed gabion wall projecting north, which will isolate the patio area from the street view, as well as the garbage and recycling containers. The north wall of the containers will be a slatted screen wall. The gabion wall proposed has an opening to the patio area. It has a timber cap which is tied into the cage of the rocks. Chairperson Kubala liked the aesthetic of the timber cap. Inserted into the wall is a strip of lighting and some glass stone as well. The lighting will only be visible at night.

Chairperson Kubala liked the proposed wall as a new addition to the historic district. The location and its height help frame the side of the building. The gabion is a non-historical modern use of stone. It gives one the impression of being in the 21<sup>st</sup> century without hitting you over the head. He sees it more as the back outdoor space and that its proposed lighting would create a delightful environment at night. It would give a nice air to those walking along the street.

Commissioner Krimmel continues to not like the wall. She stated that, in her experience with gabion walls in the Northeast, critters such as mice and snakes took up residence in loose rock walls. Commissioner Pape stated that he is apprehensive about the wall, that it does not fit into the district. He would like to see a different material facing the street.

It was proposed that some timbers could be added to the west-facing part of the wall. Chairperson Kubala stated that adding timbers would water down the whole concept. You want to keep the continuity, have it flow.

Commissioner Forbes likes the look of the gabion wall at night with the lighting, but feels it is too modern looking in the daytime. Commissioner Yip did not have strong feelings either way about the gabion wall.

Commissioner Krimmel made a motion that the gabion wall is not acceptable. Commissioner Pape seconded the motion. Motion carried with a negative vote from Chairperson Kubala. Council Member Burkart excused.

Conversation then turned to a schmear wall, as seen at the base of the outdoor patio bar. Commissioner Pape recommended that a schmeared stone wall with a wood cap and downlighting replace the proposed gabion wall. Commissioner Yip seconded the motion. Motion carried without a negative vote. Council Member Burkart excused.

**BLIND HORSE WINERY, IN C/O JASON AHRENS WITH DISTINCTIVE DESIGN  
STUDIO REQUESTS CONSULTATIVE REVIEW, DISCUSSION AND FEEDBACK ON  
THEIR SIGNAGE PLANS, IN SUPPORT OF THEIR WINERY USE/PROJECT LOCATED  
AT W63 N674 WASHINGTON AVENUE. PROPERTY OWNER IS ORMSBY  
ACQUISITIONS LLC. TAX KEY NO. 13-079-02-03-004.**

The proposed sign for the front of the building is a hanging sign. Looking at the concept, it should meet the signage ordinance. It has a metal stanchion supporting a hanging sign. Commissioners were favorable toward the sign.

Discussion moved to the proposed mural on the side of the building, with large lettering of the name

of the business and a logo. Though Commissioners liked the signage and generally found it to be appropriate for the historic district, the size of the graphic is probably too large for the sign code. There was discussion as to whether this was a mural or a sign, and the difference. A couple years ago murals were proposed for two locations in the city, one on the side of the Fiddleheads building and one on a bridge. They were rejected. There is always concern about precedent with permitting murals.

Commissioners have not permitted painting on the side of a building. Murals proposed were a separate graphic that would be attached to the building.

Commissioner Krimmel asked Commissioners to consider the fact that when new trends begin, they often lose favor. If we start to permit some that is quite new to the district, will it still be tasteful and appreciated in 25 years?

Commissioners acknowledged that there are old paintings on the sides of buildings that are appreciated, such as the KcMay Building sign. The wording presented for the side of the building was generally accepted as being too large for code. Discussion centered on the horse logo. Could that be a separate piece of sculpture rather than painted onto the building? Is that seen as a mural?

Chairperson Kubala reminded us that Cedarburg is not a museum, it is a living city where people do business. Businesses need to advertise themselves. Cedarburg is a walking-centered community. Planner Censky stated there are waiver provisions in the city code for oversized signs.

Blind Horse is proposing a stand-off, backlit large sculpture of a horse that wraps around the northeast corner of the building. That proposal was favorably accepted by the Commission.

There is also signage proposed for the patio bar. It is a round sign, internally lit, attached to the east and west side walls of the building. Chairperson Kubala stated that Cedarburg does not allow internally illuminated signs in the historic district. Commissioner Krimmel reminded attendees that we need to be considerate of the homes across the creek from the businesses. We should have a standard for soft lighting. Such public lights must be turned off by 11:00. Again, there may need to be attention given by the city proactively to relevant sign code along the creek walk as it is developed.

**DISTRICT SIX, C/O KELLY HILGART, REQUESTS APPROVAL OF A PROJECTING SIGN AND FREESTANDING SIGN IN SUPPORT OF THEIR APPAREL STORES USE LOCATED AT WASHINGTON AVENUE. PROPERTY OWNER IS WASHINGTONSTONE LLC. TAX KEY NO. 13-079-0202-02-001.**

Petitioner Hilgart stated that the sign-maker was concerned about installing a sign on the building into the soft stone, so we are only considering the free-standing sign. The sign meets the code criteria. There is a gray area as far as setbacks go for the signage, but this sign is in a planting bed clearly back from the sidewalk. The height of the free-standing sign was not included in the proposal, confirmation is needed that it does not exceed the code.

Commissioner Pape made a motion that we approve the signage as presented, as long as the height meets code. Commissioner Yip seconded the motion. Motion carried without a negative vote. Council Member Burkart excused.

Petitioner Hilgart asked if the solid wood doors could have glass inserted or changed to allow more friendly visibility into the shop. That is not permissible.

**PJS INVESTMENTS, IN C/O PATRICK SOMMERFIELD, REQUESTS PAINT COLOR**

**SELECTION APPROVAL TO PAINT THE REAR (FACING PORTLAND AVE)  
OVERHEAD DOORS AND RELATED TRIM/ACCESSORIES ON THE PROFESSIONAL  
OFFICE USE BUILDING LOCATED AT W62 N570 WASHINGTON AVENUE.  
PROPERTY OWNER IS VINTAGE PROPERTIES LLC AND MANAGEMENT INC., PJ  
SCHMIDT INVESTMENT. TAX KEY NO. 13-050-13-04-000**

Petitioner Volesky stated that the original paint can was located, so they have the correct colors. The overhead doors will be painted Dark Night blue, SW 6237. The trim around the windows will be SW 6233, Samovar Silver. The colors will match the colors already on the building. Petitioner Volesky stated they are also looking at placing storms in the windows and removing aluminum storms. Chairperson Kubala stated that appropriate storms have mullions, which divide up the glass into smaller reflective areas. Commissioners appreciate this business's consideration of appropriate storms for the windows. Chairperson Kubala stated that the garage is quite handsome. That is no doubt because he designed it!

Commissioner Yip made a motion to approve the paint colors as proposed. Commissioner Krimmel seconded the motion. Motion carried without a negative vote. Council Member Burkart excused. Petitioner Volesky will come to the Commission again once she has more information on the proposed storm windows.

**ADJOURNMENT**

A motion was made by Commissioner Yip, seconded by Commissioner Krimmel, to adjourn the meeting at 9:55 a.m. Motion carried without a negative vote and Council Member Burkart excused.

Tomi Fay Forbes  
Secretary