

LANDMARKS COMMISSION
February 27, 2025

LAN20250227-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, February 27, 2025 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 – Chairperson Tom Kubala, Vice Chairperson James Pape,
Council Member Kristin Burkart, Tomi Fay Forbes, Elizabeth Krimmel

Excused – Doug Yip

Also Present – City Planner Mary Censky, Erin & Keith Puro

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 Council Member Burkart and seconded by Commissioner Krimmel to approve the minutes of the February 13, 2025 meeting. Motion carried without a negative vote. Doug Yip excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – NONE

REGULAR BUSINESS

REVIEW, DISCUSSION AND POSSIBLE RECOMMENDATION TO THE PLAN COMMISSION TO AMEND SECTION 15-5-11(h) AS MIGHT ALLOW THE LANDMARKS COMMISSION TO CONSIDER AND APPROVE SIGNS PAINTED DIRECTLY ON A BUILDING SURFACE IN THE B-3 CENTRAL BUSINESS DISTRICT AND/OR THE HPD HISTORIC PRESERVATION OVERLAY DISTRICT.

Planner Censky shared a DRAFT of Sign Code modification language, including a list of nine conditions for the Commission to consider if it desires to permit signs painted directly on a building wall in the B-3 Central Business District and/or Historic Preservation Overlay Zoning District.

Commissioner Krimmel continues to be concerned about murals. Item #8 of the proposed updated code states that the sign needs to relate to products and services offered by the business on site. Planner Censky reminded the Commissioners that the maximum size of a wall sign in the B-3 and HPD districts is 32 square feet, such as a 4' x 8' sign, and that whatever is represented on the sign had to be representative of the business or product offered at that location (i.e., off-premises signs are prohibited under the current Code) but generally speaking, the content of signs can't be regulated..

Chairperson Kubala stated that historically, buildings had wood signs and signs that were painted on the fascia boards on the façade of the building. Commissioner Pape stated that not painting on masonry is his priority. It is item #4 on the proposed list in the DRAFT. All proposed code changes must go through Plan Commission and City Council.

Commissioner Pape moved to approve the wording changes to the city's sign code as proposed, plus one addition to the list, that painted on signs must be nondestructive to the building wall surface. Council Member Burkart seconded the motion. Motion carried without a negative vote. Commissioner Yip excused.

REVIEW, DISCUSSION AND FEEDBACK TO STAFF – WHAT TYPE OF FINISH IS DESIRED IF THE WINDMILL IN IMMANUEL CEMETERY WERE TO BE RESTORED. THIS WINDMILL IS A DESIGNATED LOCAL LANDMARK LOCATED AT N32 W5400 HAMILTON ROAD. THE CEMETERY PROPERTY IS ZONED I-1 INSTITUTIONAL AND PUBLIC SERVICE DISTRICT.

The windmill is owned by the City. Chairperson Kubala reminded the Commission that we expect owners of buildings to care for them. The City should care for the windmill. The building is settling on one side, the paint is peeling, the door is broken off its hinges, and the windmill itself requires maintenance and repair. As suggested, Planner Censky contacted Paul Behrend of Paul's Windmill and Crane Service in Foosland, Illinois, who recently helped the Ozaukee County Historical Society place a windmill for Pioneer Village. He has also done work on other windmills in Ozaukee County. Mr. Behrend looked at photos Planner Censky sent. He stated that he is willing to give a proposal for the work of repairing and doing some preservation work on the windmill itself, as well as the tower and water tank structures.

To make his proposal, Mr. Behrend asked whether the City would like to keep the existing color and finish of the windmill, tank and structure or change them. Regarding the blades, which are currently light blue, the Commissioners expressed a preference to repaint them in the same color. The Commission emphasized their interest in choosing the most cost-effective option.

Would the City like to repaint the tower and water tank structures or leave them as is? These appear to be galvanized with some rust issues but nothing that appears to be structurally compromised. The Commission supports simply doing some clean-up/rust removal work to the surface of the tower and the water tank, then sealing them with a product that will slow further rust deterioration.

Concerning the wooden building, Chairman Kubala noted the ground surrounding it should be cut down a bit to take the soil/turf down/away from touching the lowest wooden siding elements of structure. A stone bed or pavers directly next to the building might help prevent future moisture/rotting problems along the building walls. If possible, the Commission hopes that the city can take responsibility for cutting down the grade adjacent to the building while continuing to maintain a positive flow of surface water away from the building.

The building has rotting boards about a foot and a half off the ground that need to be replaced. Additionally, the door needs to be rehung. The current color scheme of white with dark green trim is historically appropriate for the city. It is hoped that a high school shop class or an Eagle Scout will take on this project.

ADJOURNMENT

A motion was made by Commissioner Krimmel, seconded by Council Member Burkart to adjourn the meeting at 9:12 a.m. Motion carried without a negative vote. Doug Yip excused.

Tomi Fay Forbes
Secretary