CITY OF CEDARBURG
A MEETING OF THE LANDMARKS COMMISSION
THURSDAY, SEPTEMBER 11, 2025 – 8:30 AM

A meeting of the Landmarks Commission of the City of Cedarburg, Wisconsin, will be held on Thursday, September 11, 2025 at 8:30 AM The meeting will be held in-person at City Hall, W63 N645 Washington Avenue, Cedarburg, WI., on the lower level, room 1.

AGENDA

1. CALL TO ORDER

   A. Chairperson Tom Kubala

2. ROLL CALL

   A. Present - Chairperson Tom Kubala, Vice Chairperson James Pape, Doug Yip, Elizabeth Krimmel, Common Council Member Kristin Burkart, Erin Puro

   Excused - Tomi Fay Forbes

   Also Present - Administrative Assistant Theresa Hanaman

3. STATEMENT OF PUBLIC NOTICE

4. APPROVAL OF MINUTES

   A. August 28, 2025

5. COMMENTS AND SUGGESTIONS FROM CITIZENS

6. NEW BUSINESS

   A. Review, discussion and possible approval of the request of applicant PJS Investments, in c/o Ann Volesky, to change the stain color of their existing wooden fences located along the north and south lot lines of their property located at W62N570 Washington Avenue. This property is zoned B-3 Central Business District with HPD Historic Preservation District Overlay.

   B. Review, discussion and continued development/editing of a map to send to the State of Wisconsin Historical Society with our pending application for a no-match grant to conduct an architectural/historical community survey in 2026.

   C. Review, discussion, and possible approval/Certificate of Appropriateness on the request of applicant Tealco, in c/o Ben Levy, on behalf of property owner Bridge Mill Co, to restore and/or replace with like-kind material, the siding and limited other architectural features on the building located at W63 N712

Washington Avenue (current tenant occupant is Wild Lavendar). This property is zoned B-3 Central Business District with HPD Historic Preservation District Overlay.

7. COMMENTS AND ANNOUNCEMENTS BY LANDMARKS COMMISSIONERS

8. ADJOURNMENT

City of Cedarburg is an affirmative action and equal opportunity employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, disability, age, sexual orientation, gender identity, national origin, veteran status, or genetic information. City of Cedarburg is committed to providing access, equal opportunity and reasonable accommodation for individuals with disabilities in employment, its services, programs, and activities. To request reasonable accommodation, contact the Clerk's Office, (262) 375-7606, email: cityhall@cityofcedarburg.wi.gov. MEMBERS – PLEASE NOTIFY THE PLANNING OFFICE IF UNABLE TO ATTEND THIS MEETING.

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, August 28, 2025, at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, Room 1.

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

Roll Call: Present – Chairperson Tom Kubala, Vice Chairperson James Pape, Tomi Fay Forbes, Elizabeth Krimmel, Doug Yip, Erin Puro, Council Member Kristin Burkart

Also Present – City Planner Mary Censky and Building Inspector Jeffrey Thoma

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 Council Member Burkart to approve the minutes of the June 26, 2025, meeting. Motion carried without a negative vote.

COMMENTS AND SUGGESTIONS FROM CITIZENS

City resident Terry King at W63 N762 Sheboygan Road stated that he has attended various city meetings, and he is impressed with the Landmarks Commission. He appreciated the discussion we had at a prior meeting he attended regarding making Washington Avenue safer for all to use, and he would like to see more movement in that direction.

REGULAR BUSINESS

REVIEW, DISCUSSION, AND POSSIBLE APPROVAL/CERTIFICATE OF APPROPRIATENESS ON THE REQUEST OF APPLICANT PAUL REIS FOR PROPOSED ROOF REPLACEMENT ON HIS BUILDING LOCATED AT W61 N521 WASHINGTON AVENUE. THE OWNER OF THIS PROPERTY IS JETT PROPERTIES LLC C/O PAUL REIS. THIS PROPERTY IS ZONED B-3 CENTRAL BUSINESS DISTRICT WITH HPD HISTORIC PRESERVATION DISTRICT OVERLAY.

Paul and Mary Reis represented this project. Roof shingles are missing in several places. The owners intend to re-roof the shingled portion of the building using a shingle close in color and

texture to the present shingle. The roofers will double-check flashing but will not remove the chimneys. The proposed shingle is CertainTeed Landmark Driftwood.

Council Member Burkart made a motion to approve the replacement of the roof shingles as proposed and presented. Commissioner Yip seconded the motion. Motion carried without a negative vote.

REVIEW, DISCUSSION, AND POSSIBLE APPROVAL/CERTIFICATE OF APPROPRIATENESS ON THE REQUEST OF APPLICANT TEALCO, IN C/O BEN LEVY, ON BEHALF OF PROPERTY OWNER BRIDGE MILL COMPANY, TO REPAIR WITH LIKE-KIND MATERIAL AND RESTORE THE SIDING AND LIMITED OTHER ARCHITECTURAL FEATURES ON THE BUILDING LOCATED AT W63 N712 WASHINGTON AVENUE (CURRENT TENANT OCCUPANT IS WILD LAVENDER). THIS PROPERTY IS ZONED B-3 CENTRAL BUSINESS DISTRICT WITH HPD HISTORIC PRESERVATION DISTRICT OVERLAY.

Ben Levy requested that the Commission postpone any action pending completion of detailed plans. However, he did ask for guidance about the project. The building is not weather or airtight at the moment; the plans need to be fully developed yet.

The building is identified as ‘pivotal’ in the Washington Avenue Historic District; it is part of the Woolen Mill Complex.

The building was originally a barn without windows except for the small windows in the peak of the east and west façades. The building has no insulation. It is comprised of simply an exterior cedar siding and an interior wall. The windows were added, apparently, in about 1972. At least some of the windows may have been salvage. They were inserted into the walls of the building without headers, studs, or flashing. Because there were no windows originally in the building, there is some flexibility in terms of decision-making regarding replacement window type and configuration.

The framing structure of the building is unknown. Thus, it was recommended that all of the sheathing be removed from only one side of the building at a time. The building may need lateral bracing throughout the siding removal/replacement project.

Not all of the exterior wood cladding, once removed, will be reusable. Some are damaged now; others will no doubt be damaged in the removal process in spite of gentle handling. New sawn cedar siding will need to be milled to match and replace the unsalvageable original cedar siding.

There was much discussion about how to insulate the building. Chairperson Kubala recommended that there needs to be furring strips nailed in place, so the wood is vented top and bottom once the insulation is installed.
The conclusions of the discussion were:

- When you restore a building, you pick a year of its history and restore it to honor what it looked like at that time. Restoring the building as a barn is not feasible; it is used as a modern-day store. Thus, the window and door configuration can be restored to 1972, when the windows were installed. The east-facing windows and door will be replaced with high-quality wood windows that replicate the current windows. It is projected that the rest of the windows in the building will also be replaced to match those there now.
- Because there may be a significant loss of existing siding, the recommendation is to prioritize using the salvageable original siding on the east/street facing façade of the building. Mr. Levy pointed out that this building is clearly visible from all four sides, so there is not a 'back' side that can be clad in less authentic materials. The rest of the building can be clad in replacement siding as necessary.
- The shutters will be replaced to duplicate the present shutters
- Mr. Levy will take these recommendations back to the contractors and work on getting a final plan put together. Then he will come back to the Landmarks Commission for approval before any further work is done.

UPDATE ON THE STATUS OF THE WEEDS/BOULANGERIE DU MONDE BUILDING (PROPERTY OWNER 1874 THE ANVIL LLC/BERGSTRESSER) MAINTENANCE AND REPAIR PROJECT LOCATED AT W62 N588 WASHINGTON AVENUE. ON JULY 10, 2025, THE LANDMARKS COMMISSION APPROVED THIS PROJECT TO PROCEED WITH OVERSIGHT BY THE LANDMARKS COMMISSION CHAIRMAN AND STAFF LIAISON.

Chairperson Kubala and Planner Censky reported that the owner's approach appears to be in line with the Landmarks Commission's requirements. The small lead roofing section discussed in July is a lead-coated copper and will be replaced with the same. The windows, having now been assessed, appear to be in good condition and can be repaired (vs replaced) successfully. The two crown moldings will be replaced with newly milled wood to match. The building was well-built. The scaffolding needed to complete the maintenance and repair work will be erected after the Wine and Harvest Festival.

REVIEW, DISCUSSION, AND EDITING A MAP TO SEND TO THE STATE OF WISCONSIN HISTORICAL SOCIETY WITH OUR APPLICATION FOR A NO-MATCH GRANT TO CONDUCT A COMMUNITY SURVEY IN 2026.

Planner Censky stated that all of the grants submitted for the year 2025 were distributed by the State Historical Society. The more specific our proposal is for 2026, the more likely we are to be competitive among the many applications they'll receive. She proposed that we divide up the city map and each take sections of the City where we should identify buildings we believe may be worthy of evaluation during the survey. Planner Censky will call Mr. Tish and request some more specifics on the parameters we are looking for in buildings outside the Historic Districts. Commissioner Krimmel stated that she and another person did this for Boston years ago. She will think about how they went about the project.

Chairperson Kubala noted if a building is identified as having historical significance in the new survey, that doesn't mean it would necessarily be made a Landmark. He wondered how review of existing designated Local Landmark buildings/properties or buildings in the Washington Avenue Historic District might impact a building on which we already approved a Certificate of Appropriateness?

DISCUSSION AND POSSIBLE ACTION ON CERTIFICATION OF THE ETHICS CODE.

Commission members stated they have read and understand and agree to abide by the City of Cedarburg Ethics Code.

ADJOURNMENT

A motion was made by Council Member Burkart, seconded by Commissioner Yip, to adjourn the meeting at 9:30 a.m.

Tomi Fay Forbes
Secretary

PLANNERS REPORT

To: City of Cedarburg Landmarks Commission

By: Mary Censky
Date Prepared: September 11, 2025

General Information:

Agenda Item: 6.A.

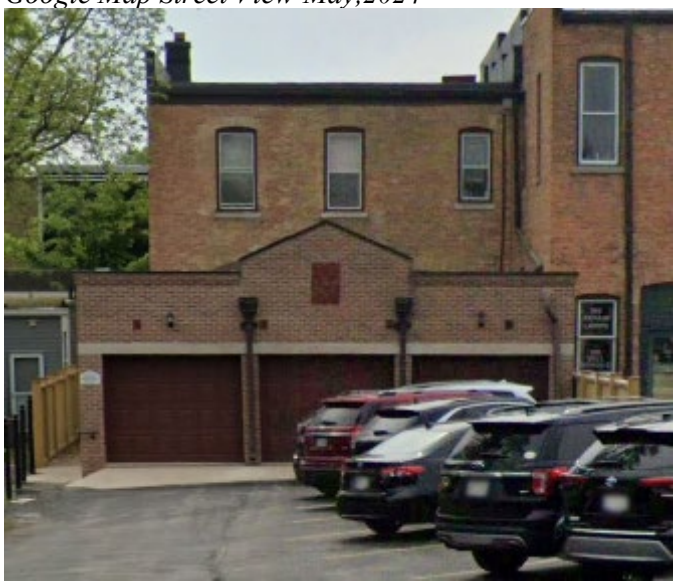
Applicant/Property Owner: PJS Investments, in c/o Ann Volesky/

Request: Approval of new stain color for existing wooden fences.

Location: W62N570 Washington Avenue

Discussion:
The applicant requests approval to apply a new stain, color SW-3124 Ready Seal Pecan, to both sides of the two existing wooden fence sections located in/along the back parking area of their site.

Google Map Street View-May,2024



Ozaukee County GIS Aerial Map View - 2024

CEDARBURG
WISCONSIN

LANDMARKS COMMISSION APPLICATION

PROPERTY LOCATION/ADDRESS: W62N570 Washington Ave

NAME OF EXISTING/PROPOSED BUSINESS (IF APPLICABLE): _____

APPLICANT INFORMATION

APPLICANT NAME: Ann Volesky BUSINESS NAME: PJS Investments

APPLICANT/BUSINESS ADDRESS: _____

STATUS OF APPLICANT: ☐ OWNER ■ AGENT ☐ BUYER ☐ TENANT ☐ OTHER _____

PHONE: _____ EMAIL: _____

PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME (IF DIFFERENT): _____

PROPERTY OWNER MAILING ADDRESS: _____

PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: _____

DESCRIBE REQUEST: PJS Investments replaced our fence to the south of our building and the rear fence in 2023. We had a natrual stain on the building originall.

We would like to stain the fence a new color, SW-3124 Ready Seal Pecan.

We are requesting a new stain color for our 2 fences.

*PLEASE SUBMIT: TEN (10) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST * PLUS ELECTRONIC COPY*
TEN (10) COPIES OF DRAWINGS, SKETCHES, PICTURES OR SURVEY MAPS (11" x 17" MAX)
**PLUS ELECTRONIC COPY*
MATERIAL AND COLOR SAMPLES (WILL BE RETAINED BY THE CITY)

SUBMITTAL DEADLINE: Plans must be received no later than 16 days prior to Landmarks Commission meeting.

*ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOFCEDARBURG.WI.GOV OR PROVIDE A THUMB DRIVE

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

APPLICANT SIGNATURE: _____ DATE: _____

PROPERTY OWNER(S) SIGNATURE: _____ DATE: _____

FOR CITY STAFF USE ONLY

LANDMARKS COMMISSION MEETING DATE: _____ PLAN COMMISSION REVIEW NEEDED? ☐ YES ☐ NO

ATTACHMENTS (CHECK IF RECEIVED):

☐ TEN WRITTEN DESCRIPTIONS ☐ TEN DRAWINGS, SKETCHES OR MAPS ☐ MATERIAL/COLOR SAMPLES (IF APPLICABLE)

PROPERTY TAX KEY NO: _____

SW- 3124 Ready Seal Pecan

PJS Fence – North side of parking lot

PJS Fence – South side of our building.

PJS Fence on the south side of the building

PLANNERS REPORT

To: City of Cedarburg Landmarks Commission **By:** Mary Censky
Date Prepared: September 11, 2025

General Information:

Agenda Item: 6.B.

Applicant/Property Owner:	City Initiated Item
Request:	Mapping of areas to be included/excluded from review and analysis in a planned future architectural and historical survey of the community.
Location:	Citywide

Discussion:
Commissioners will continue discussions and work on map to included with an application for a 2026 no-match grant to have an architectural and historical survey of properties done in the City.

CITY OF CEDARBURG

MEETING DATE: September 11, 2025 **ITEM NO:** C.

TITLE:
Review, discussion, and possible approval/Certificate of Appropriateness on the request of applicant Tealco, in c/o Ben Levy, on behalf of property owner Bridge Mill Co, to restore and/or replace with like-kind material, the siding and limited other architectural features on the building located at W63 N712 Washington Avenue (current tenant occupant is Wild Lavendar). This property is zoned B-3 Central Business District with HPD Historic Preservation District Overlay.

ISSUE SUMMARY:

STAFF RECOMMENDATION:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

BUDGETARY IMPACT:

ATTACHMENTS:
1. Siding-Window-Trim replacement plans

INITIATED/REQUESTED BY:

FOR MORE INFORMATION CONTACT:

CITY OF CEDARBURG

MEETING DATE: September 11, 2025 **ITEM NO:** C.

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BUDGETARY IMPACT:

ATTACHMENTS:
1. Siding-Window-Trim replacement plans

INITIATED/REQUESTED BY:

FOR MORE INFORMATION CONTACT:

Project Proposal

Bridge Mill Company (Tealco Group)
Date: August 4, 2025

Proposed work to be performed at Wild Lavender Boutique, located at W63 N712 Washington Ave. Cedarburg, WI 53012.

Scope of Work

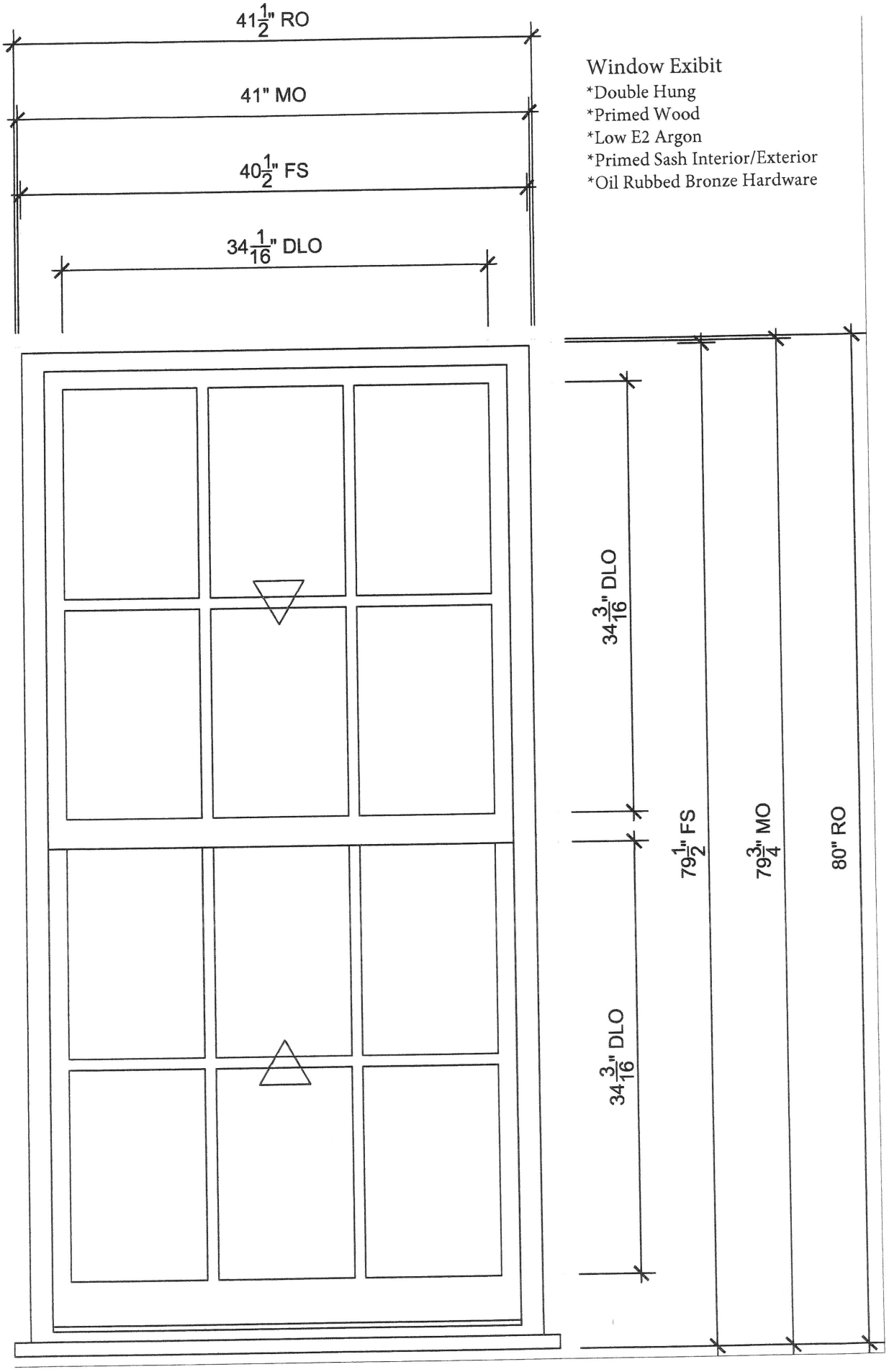
- Gently detach the existing Dutch lap siding to retain as much of the original material as possible.
- Existing windows will be removed and reframed in accordance with building codes as necessary. Similar single-hung, insulated glass windows with pane dividers and made of wood material will be installed to replace the old windows.
- The cavities of the side and end walls shall be insulated as per the manufacturer's guidelines using a faced R15 or equivalent insulation.
- Sheathe the side and end walls with 7/16" OSB, apply Tyvek, and seal necessary areas around windows and door openings.
- Apply copper-style flashing around all windows and doorways.
- The project involves reinstalling as much of the original Dutch Lap siding as possible and using re manufactured Dutch Lap siding to match the original. New materials will be made of Rough Cedar, milled to replicate the original design.
- Cedar will be used to reinstall all trim work, while the front building trim will be crafted to match the original design, including all moldings.
- The siding sides and end walls will be painted in the original red palette color.
- The trim will be painted in the original off-white pallet color.

Timeline

The proposed renovation is scheduled to commence in September 2025 with the approval of the committee, and estimated completion date by December 2025. (Dependent on Material availability)

All work will adhere to all applicable building codes and safety regulations. The work site shall be maintained and cleaned as necessary to ensure that tenant operations or traffic flow are not hindered.

Tealco Group (Owner) will perform all work on site.



Window Exibit
*Double Hung
*Primed Wood
*Low E2 Argon
*Primed Sash Interior/Exterior
*Oil Rubbed Bronze Hardware

01

NEUENS FREDONIA LUMBER

BUILDING AMERICA

Neuens Lumber LLC
441 Fredonia Avenue
Fredonia WI 53021
262-692-2456
Fax: 262-692-9831

QUOTE

2509-682462

SOLD TO
Cash Sales

JOB ADDRESS
TOD SEATZ CEDARBURG WINDOWS 262-993-5055

ACCOUNT	JOB
CASH	0
CREATED ON	09/05/2025
EXPIRES ON	09/06/2025
BRANCH	1000
CUSTOMER PO#	
STATION	N3
CASHIER	SW
SALESPERSON	SW
ORDER ENTRY	SW
MODIFIED BY	

THANKS FOR YOUR BUSINESS

Item	Description	D	Quantity	U/M	Price	Per	Amount
SO-WINDOWS/PLYCO	MARVIN ULTIMATE WOOD WINDOW, PRIMED INT PRIMED EXT, RO 41 1/2 X 80, SDL 3X2 5/8 BAR, 4 9/16 JAMBS, SATIN TOUPE HARDWARE, NO SCREEN		3	EACH	2221.3649	EACH	6,664.09
SO-WINDOWS/PLYCO	MARVIN ULTIMATE WOOD WINDOW, PRIMED INT PRIMED EXT, RO 28 X 48, SDL 3X2 5/8 BAR, 4 9/16 JAMBS, SATIN TOUPE HARDWARE, NO SCREEN		1	EACH	1452.4992	EACH	1,452.50
SO-WINDOWS/PLYCO	MARVIN ULTIMATE WOOD WINDOW, PRIMED INT PRIMED EXT, RO 31.5 X 58, SDL 3X2 5/8 BAR, 4 9/16 JAMBS, SATIN TOUPE HARDWARE, NO SCREEN		2	EACH	1630.4600	EACH	3,260.92

This is a BUDGET only. Prices will be reviewed at time of order.

All items that begin with "SO" are special order and are NOT returnable. All "SO" orders will require a signature prior to order being placed.

	Subtotal	11,377.51
WIL1 5.50%	Sales Tax	625.76
	Total	12,003.27

Buyer:

Signature

Project Proposal

Bridge Mill Company (Tealco Group)
Date: August 4, 2025

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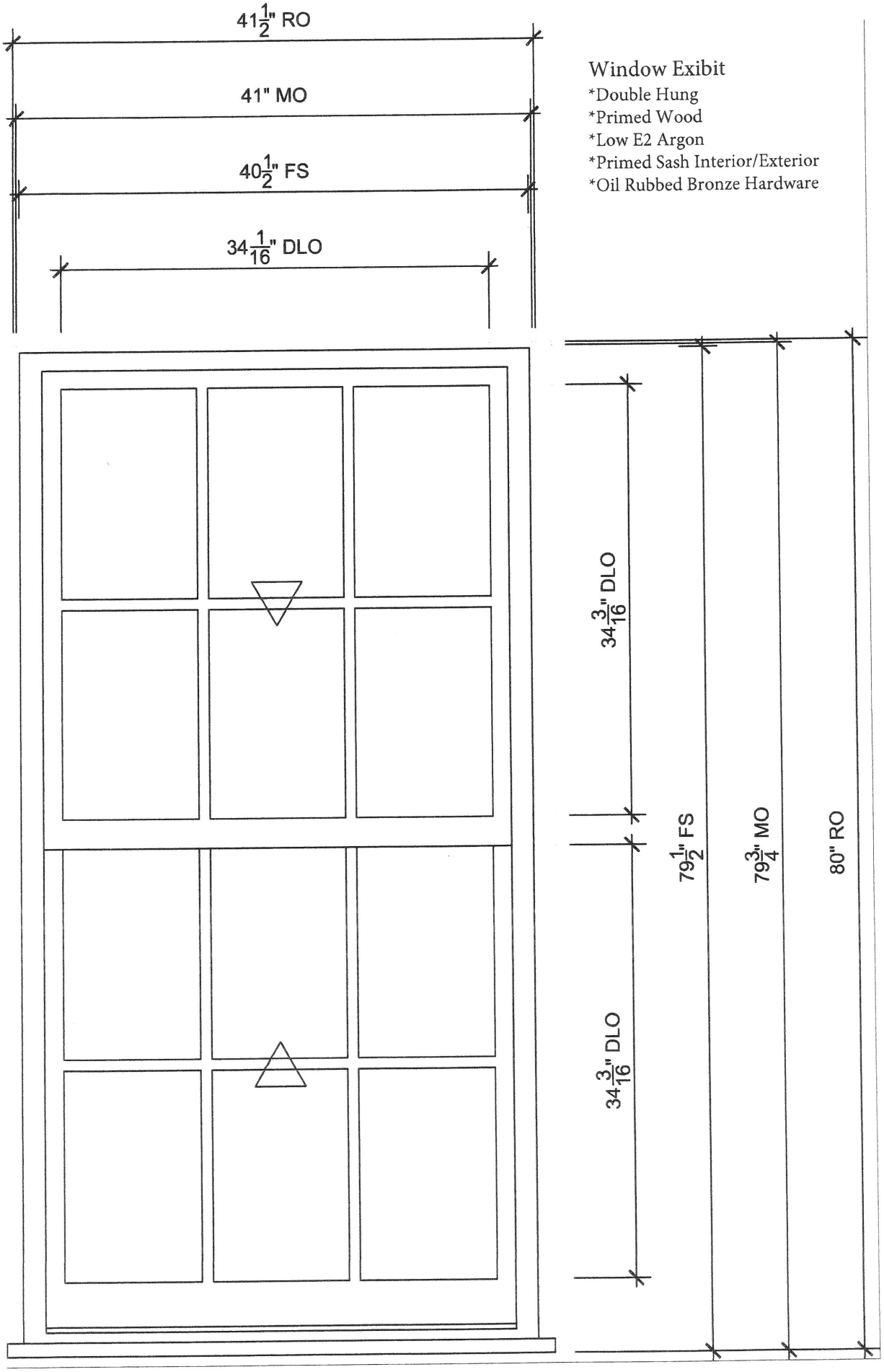
GENERATED

WILD LAVENDER



Window Exibit
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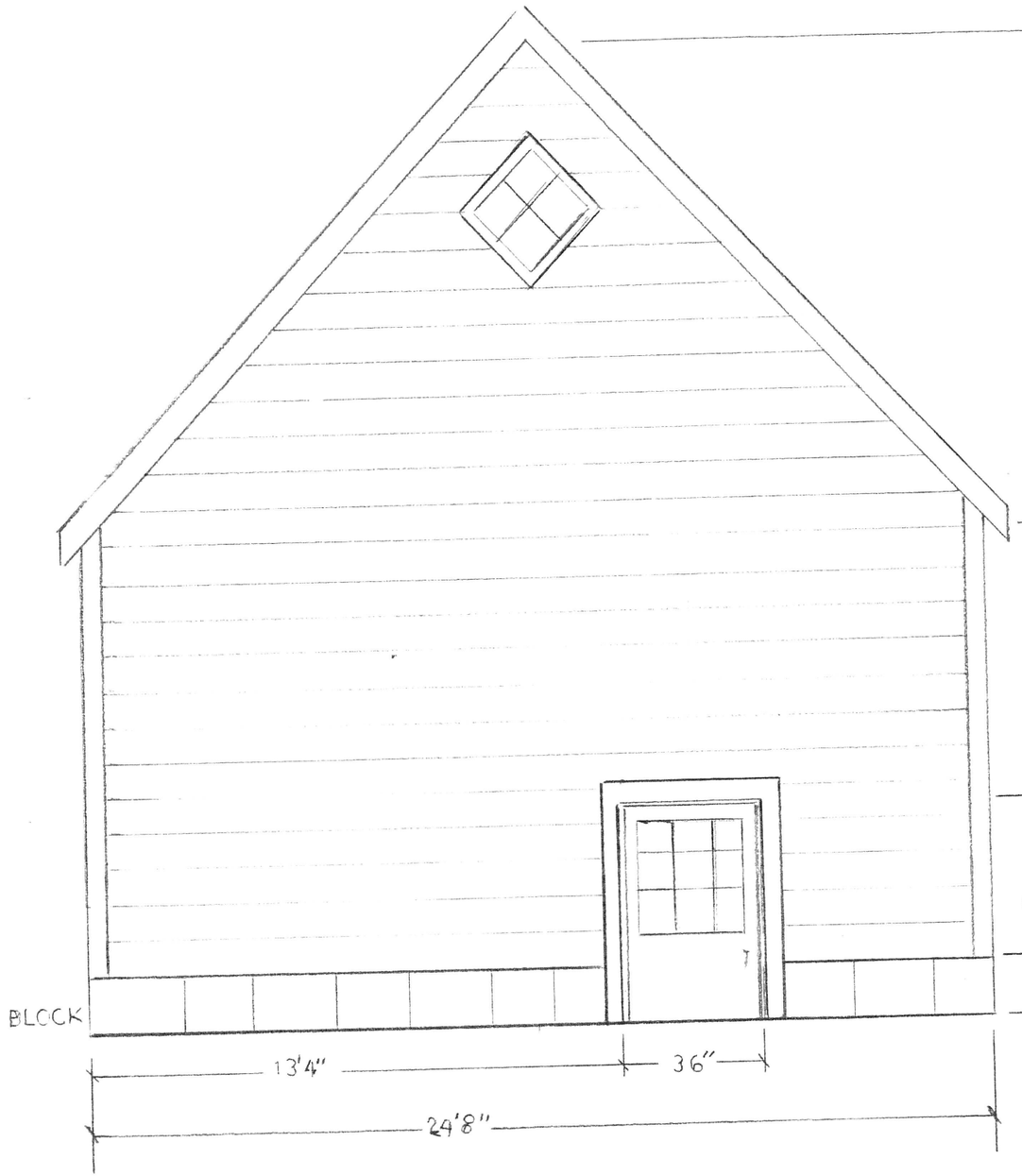
*Primed Wood
*Low E2 Argon
*Primed Sash Interior/Exterior
*Oil Rubbed Bronze Hardware

01



SCALE: NA	APPROVED BY:	DRAWN BY TAS
DATE: 9/01/2025		REVISED
DUTCH LAP CEDAR 1004 SQFT	TOTAL ENDS 10% WAIST	DRAWING NUMBER 01

130TH SIDES VIEW

SCALE: NA	APPROVED BY:	DRAWN BY TAS
DATE: 9/2/2025		REVISED

DUTCH LAP CEDAR 1320SQFT

DRAWING NUMBER 03