



**CITY OF CEDARBURG  
Landmarks Commission  
January 22, 2026  
Minutes**

1. CALL TO ORDER

The meeting was called to order by Chairperson Tom Kubala at 8:33 a.m.

2. ROLL CALL

A. Chairperson Tom Kubala, Vice Chairperson James Pape, Council Member Kristin Burkart, Tomi Fay Forbes, Doug Yip, Elizabeth Krimmel, Erin Puro

Present – Chairperson Tom Kubala, Council Member Kristin Burkart, Tomi Fay Forbes, Elizabeth Krimmel, Erin Puro

Excused – James Pape, Doug Yip

Also Present – City Planner Mary Censky, guest Julie Delisle, applicant Paul Hackbarth, applicant Rebecca Luedcke

3. 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.

4. APPROVAL OF MINUTES

A. January 8, 2026

Motion made by Council Member Burkart and seconded by Commissioner Puro to approve the minutes of the January 8, 2026 meeting. Motion carried without a negative vote. James Pape and Doug Yip excused.

5. COMMENTS AND SUGGESTIONS FROM CITIZENS

NONE

6. REGULAR BUSINESS; AND ACTION THEREON

A. Review, discussion, and possible approval of the site plan in support of A

Geek Boutique establishing an outdoor seating/game playing/recreational activities space in the side yard of their building located at W63 N633A Washington Avenue. This property is zoned part B-3 Central Business District with Historic Preservation District Overlay, and part B-3 Central Business District. The property owner is Collins Investments LLC.

The property has the HPD covering the front 125' closest to Washington Avenue. Applicant Luedcke wants to place picnic tables and, from time to time, tents on the property, partially on the B-3 Central Business District and extending onto part of the area covered by the Historic Preservation District Overlay. Because of that, the Landmarks Commission needs to consider the request. She will place wood picnic tables outside, mostly during fair weather months, to host small parties, game playing events, puzzle play and similar. She will also place some 10 x 10 white pop-up tents for sun shade and rain/wind blockage during possible author book signings and the aforesaid activities. The Plan Commission stated that the tents must be stored indoors when not in use and that she must post signage in the seating area that no alcohol is permitted. Council Member Burkart asked if the tents will be similar in color. Applicant Luedcke stated they will be white and will only be up during the activities. Chairperson Kubala stated that this sounds like a rather festive contribution to the city.

Council Member Burkart made a motion to approve the motion as presented with the conditions already stated by the Plan Commission with the condition that the tents be all of one color or shade. Commissioner Puro seconded the motion. Motion carried without a negative vote. James Pape and Doug Yip excused.

- B. Review, discussion and possible action/recommendation to the Plan Commission on the request of Paul Hackbarth, d/b/a Camp Bar, for approval of an outdoor alcohol consumption area, per existing conditions, throughout the fenced in outdoor areas of the property located at W63 N674 Washington Avenue (formerly Art of Joy). This .24-acre, B-3 Central Business District w/ HPD Historic Preservation District Overlay zoned property is owned by John Roth Building LLC.

Applicant Hackbarth stated that the proposed use of the property is the same as Art of Joy. It is the same footprint indoors and out, same layout. The camper that is located on the property already has its own existing conditions for use.

Commissioner Puro made a motion to recommend approval of the outdoor alcohol consumption license, covering the same outdoor area as was in place for Art of Joy, to the Plan Commission. Council Member Burkart seconded the motion. Motion carried without a negative vote. James Pape and Doug Yip excused.

- C. Review, discussion, and possible approval of an 8.74 sq. ft. projecting sign to be placed in support of the new Camp Bar occupancy at W63 N674 Washington Avenue (formerly Art of Joy). This .24-acre, B-3 Central Business District w/ HPD Historic Preservation District Overlay zoned property is owned by John Roth Building LLC.

The proposed sign is the same size and mounting as the former Art of Joy sign. Chairperson Kubala stated that it is a handsome sign with great graphics.

Commissioner Krimmel made a motion to approve the sign as proposed. Council Member Burkart seconded the motion. Motion carried without a negative vote. James Pape and Doug Yip excused.

7. COMMENTS AND ANNOUNCEMENTS BY LANDMARKS COMMISSIONERS

NONE

8. ADJOURNMENT

A motion was made by Council Member Burkart, seconded by Commissioner Puro, to adjourn the meeting at 8:43 a.m. James Pape and Doug Yip excused.

Tomi Fay Forbes  
Secretary

[MIN\_SIGNATURES]