



**CITY OF CEDARBURG  
Landmarks Commission  
March 26, 2026  
Minutes**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

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, David & Michele Larson

**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. *February 12, 2026*

Motion made by Commissioner Krimmel and seconded by Council Member Burkart to approve the minutes of the February 12, 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 request by property owner John Roth Building LLC, in c/o Lance Lichter, to install a new/replacement fence*

*along the south edge of his property located at W63 N664-66 Washington Avenue. This .24-acre site is zoned B-3 Central Business District w/ HPD Historic Preservation District Overlay.*

Lance Lichter represented this project. He stated he plans to erect a 6' tall stockade fence on the property line between his building and the next one to the south. The new tenant of his building is the Camp Bar, which will serve alcohol. He plans to make the small building at the northeast corner of the property his new real estate office. According to Cedarburg code the fence may be placed on the lot line. The attractive side of the fence must face the adjoining property. The lot lines for his building, and the next ones to the north and south, do not run perpendicular to Washington Avenue, which is creating a challenging situation. According to a recent survey, the planned fence will not encroach on the next property to the south, owned by David and Michele Larson, but it will cut through an area on Lichters property which Larsons say they have conspicuously improved, occupied, and maintained for years. The location of the fence regarding the Larsons claim of ownership by occupancy is outside of the parameters of this Commission.

Commissioner Krimmel made a motion to accept the fence as presented. It may be located in compliance with city code, is 6' tall and is a cedar stockade fence, not painted. The decorative side of the fence must face the adjoining property. This fence may not encroach upon the regulated floodway boundary which does appear to cover a portion of the east side of this site including near the southeast lot corner. The applicant must establish the field location of the floodway boundary using elevation survey/floodplain analysis, prior to placement of the fence. Commissioner Puro seconded the motion. Motion carried without a negative vote. James Pape and Doug Yip excused.

David & Michele Larson (650 Williams Drive) asked for permission to speak. It was granted by the Commission Chairperson. Mr. Larson stated that his parents purchased the property at W63 N658 Washington Avenue. Through multiple owners of the property at N664-66 there has never been an issue with the property line. Through the years the Larsons used the edge of the property in question to park cars and store ladders from their paint business. They have paved, plowed, completed tree work and maintained the property. The Larsons believe they own the land where the fence would be located through continued occupation of the land for more than 20 years.

*B. Review, discussion and possible approval of the request by Angela Stroik, d/b/a Ivy Junction Floral Desings, to install a new freestanding business identification sign in support of her new tenant occupancy at N61 W6321 Turner Street. This .07-acre property, owned by Jolene and Robert Bulawa, is zoned B-3 Central Business District w/ HPD Historic Preservation District Overlay.*

Angela Stroik represented her new business. She plans to place the sign just to the east of the building (between the fence gate and the mature bush located just east of the building entrance), and will make sure it is 12" back from the sidewalk. She wants the sign to be legible from both Washington Avenue and Hanover Street. The sign will be mossy green in color. The post is pre-treated wood so will be natural until it weathers, then will be painted. Commissioner Puro made a motion to accept the new sign for Ivy

Junction as presented and further described above. 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 Commissioner Puro, seconded by Council Member Burkart, to adjourn the meeting at 9:08 a.m.

Tomi Fay Forbes  
Secretary