



**CITY OF CEDARBURG
A MEETING OF THE LANDMARKS COMMISSION
THURSDAY, APRIL 30, 2026 – 8:30 AM**

A meeting of the Landmark's Commission of the City of Cedarburg, Wisconsin, will be held on Thursday, April 30, 2026 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
2. ROLL CALL
 - A. Chairperson Tom Kubala, Vice Chairperson James Pape, Tomi Fay Forbes, Doug Yip, Elizabeth Krimmel, Erin Puro
3. STATEMENT OF PUBLIC NOTICE
4. APPROVAL OF MINUTES
 - A. Meeting minutes from April 23, 2026
5. COMMENTS AND SUGGESTIONS FROM CITIZENS
6. REGULAR BUSINESS; AND ACTION THEREON
 - A. Review, discussion, and possible approval of the request by property owner/applicant Bridge Mill Co., in c/o Ben Levy, as to the stain color selection for the exterior of his recently restored building located at W63 N712 Washington Avenue. This .66-acre site is zoned B-3 Central Business District with HPD Historic Preservation Overlay District.
 - B. Review, discussion, and possible approval of the request by applicant Eric Stelter, and property/building owner MAIN 560 LLC in c/o Doreen Wirth, to replace the two existing primary pedestrian entry doors to the building as seen from Washington Avenue. This 1.02-acre site, located at W62 N560 Washington Avenue, is zoned B-3 Central Business District with HPD Historic Preservation Overlay District.
 - C. Review, discussion, and possible approval of the request by applicant/property owner Mike Jackson (d/b/a TM Jackson Holdings LLC) to replace the existing wood shake wall material on his building with a painted wood siding product. This .17-acre B-3 Central Business District with HPD Historic Preservation Overlay District zoned property is located at W61 N491-493 Washington Avenue.
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 CITY PLANNER'S OFFICE IF UNABLE TO ATTEND THIS MEETING.

**City of Cedarburg
Landmarks Commission
April 23, 2026**

Unapproved

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, April 23, 2026 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

Excused –

Also Present – City Planner Mary Censky, Theresa Hanaman, Don Strauss, Greg
Zimmerschied

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 Krimmel and seconded by Commissioner Yip to approve the minutes of the April 9, 2026, meeting. Motion carried without a negative vote.

COMMENTS AND SUGGESTIONS FROM CITIZENS – none

REGULAR BUSINESS

Review, discussion and possible approval of the request by property/building owner Washingstone LLC in c/o Greg Zimmerschied to upgrade the exterior elevations of the existing detached garage building on this .20-acre site, located at W63 N684-86 Washington Avenue. This property is zoned B-3 Central Business District with HPD Historical Preservation Overlay District.

Architect Don Stauss and owner Greg Zimmerschied represented this project. The plan is to put a presentable finish on the garage behind the building that was already restored and updated. The Washington Avenue Historic District survey does not refer to this former garage. It must be too recently constructed. The exterior will be re-sided in the same materials and paint color as was already used on the neighboring building to the west. Garage doors will be removed from the south façade and a new man-door and windows will enhance the appearance.

Commissioner Krimmel made a motion to accept the project as proposed with the condition that necessary building, electrical, plumbing,... permits are obtained prior to the start of work on this project. Commissioner Yip seconded the motion. The motion carried without a negative vote.

Review, discussion and possible approval of the request by the tenant and the property owner (Paul Hackbarth of Camp Bar, and Lance Lichter of John Roth Building LLC, respectively) to add a gate parallel to Washington Avenue on the north side of their site to form a dumpster screening/enclosure solution. This .24-acre B-3 Central Business District with HPD Historic Preservation Overlay District zoned property is located at W63 N664-66 Washington Avenue.

The proposed gate will be a stockade fence style construction, placed on the north side of the property, tucking the dumpster between the trees and the fence line. The gate will be composed of natural wood and includes black metal hardware.

Commissioner Yip moved to approve the proposed gate as presented provided that the owners have completed the floodway survey and ascertained that the gate will not be located in Cedar Creek's floodway. Also, it is the owner's responsibility to know their north property line location and stay south of it. Commissioner Krimmel seconded the motion. The motion carried without a negative vote.

Review, discussion, and possible approval of the request by property owner/applicant James Pape, to replace the existing flat roof membrane and gutters on the old mill building located at N70 W6340 Bridge Road. This .58-acre site is zoned B-3 Central Business District with HPD Historical Preservation Overlay District.

Commissioner Pape recused himself from voting.

Due to recent wind damage the roof needs to be replaced. Included in the project will be new gutters and new roof insulation to bring the building up to code. The roof is a black rubber membrane. There will be no change to the appearance of the roof from the ground. The new gutters will be 8" half rounds of galvanized metal. The new downspouts will be 6" round galvanized. Commissioner Krimmel was impressed with the thorough written proposal from Noffke Roofing.

Commissioner Krimmel made a motion to accept the project as proposed, with the criteria that all necessary building permits are secured before the start of work on this project. Commissioner Yip seconded the motion. The motion carried without a negative vote.

ADJOURNMENT

A motion was made by Commissioner Puro, seconded by Commissioner Yip, to adjourn the meeting at 8:42 a.m.

Tomi Fay Forbes
Secretary

CITY OF CEDARBURG

MEETING DATE: April 30, 2026

ITEM NO: 6.A.

TITLE:

Review, discussion, and possible approval of the request by property owner/applicant Bridge Mill Co., in c/o Ben Levy, as to the stain color selection for the exterior of his recently restored building located at W63 N712 Washington Avenue. This .66-acre site is zoned B-3 Central Business District with HPD Historic Preservation Overlay District.

ISSUE SUMMARY:

Applicant requests approval of the custom color selection for the exterior walls of the recently refurbished/replaced exterior cedar siding on the Wild Lavendar building – a “Pivotal” structure in the Washington Avenue Historic District.

ATTACHMENTS:

1. Signed App Bridge Mill-Levy
2. Custom-made color sample Bridge Mill-Levy
3. Bridge Mill Corp pic A
4. Bridge Mill Corp pic B
5. Bridge Mill Corp pic C

INITIATED/REQUESTED BY:

Applicant

FOR MORE INFORMATION CONTACT:

Mary Censky, Planner



LANDMARKS COMMISSION APPLICATION

PROPERTY LOCATION/ADDRESS: w63n712 Washington Ave.

NAME OF EXISTING/PROPOSED BUSINESS (IF APPLICABLE): Wild Lavender

APPLICANT INFORMATION

APPLICANT NAME: ben levy BUSINESS NAME: tealco

APPLICANT/BUSINESS ADDRESS: n61w6058 columbia rd

STATUS OF APPLICANT: OWNER AGENT BUYER TENANT OTHER _____

PHONE: 2623775555

EMAIL: _____

PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME (IF DIFFERENT): _____

PROPERTY OWNER MAILING ADDRESS: _____

PROPERTY OWNER PHONE: _____

PROPERTY OWNER EMAIL: _____

DESCRIBE REQUEST: paint color per sample provided

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: ben levy

DATE: _____

PROPERTY OWNER(S) SIGNATURE: _____

DATE: _____

FOR CITY STAFF USE ONLY

LANDMARKS COMMISSION MEETING DATE: 4-30-26

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: _____









WILD
LAVENDER
est. 2022

CITY OF CEDARBURG

MEETING DATE: April 30, 2026

ITEM NO: 6.B.

TITLE:

Review, discussion, and possible approval of the request by applicant Eric Stelter, and property/building owner MAIN 560 LLC in c/o Doreen Wirth, to replace the two existing primary pedestrian entry doors to the building as seen from Washington Avenue. This 1.02-acre site, located at W62 N560 Washington Avenue, is zoned B-3 Central Business District with HPD Historic Preservation Overlay District.

ISSUE SUMMARY:

Applicant requests approval of their new custom door design to replace the two existing solid panel front doors on this building with doors that include clear glass window panels. This building is classified as “Pivotal” in the Washington Avenue Historic District.

ATTACHMENTS:

1. Proposed new door design Stelter-Wirth-Gustav Bldg
2. Signed App Stelter-Wirth-Gustav Bldg

INITIATED/REQUESTED BY:

Applicant

FOR MORE INFORMATION CONTACT:

Mary Censky, Planner



LANDMARKS COMMISSION APPLICATION

PROPERTY LOCATION/ADDRESS: W62 N560 WASHINGTON AVE. CEDARBURG

NAME OF EXISTING/PROPOSED BUSINESS (IF APPLICABLE): BELLA LEI SALON SPA

APPLICANT INFORMATION

APPLICANT NAME: ERIC STELTER BUSINESS NAME: BELLA LEI CORP.

APPLICANT/BUSINESS ADDRESS: W62 N560 WASHINGTON AVE.

STATUS OF APPLICANT: OWNER AGENT BUYER TENANT OTHER

PHONE: 414-617-6584 EMAIL: ERIC@BELLALEI.COM

PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME (IF DIFFERENT): DOREEN WIRTH

PROPERTY OWNER MAILING ADDRESS: N48 W6100 SPRING ST. CEDARBURG

PROPERTY OWNER PHONE: 414-333-8888 PROPERTY OWNER EMAIL: DOREEN@WIRTH.COM

DESCRIBE REQUEST: REPLACE TWO FRONT ENTRY DOORS AND REAR DOOR. NEW DOORS ARE CUSTOM PANEL DOORS TO MATCH EXISTING DOOR PANEL DESIGN WITH THE EXCEPTION THAT THE TWO TOP PANELS BE 60% GLASS (SIDE BY SIDE)

PLEASE SUBMIT: TEN (10) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST * PLUS ELECTRONIC COPY
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*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.

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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: [Signature] DATE: 4-21-26

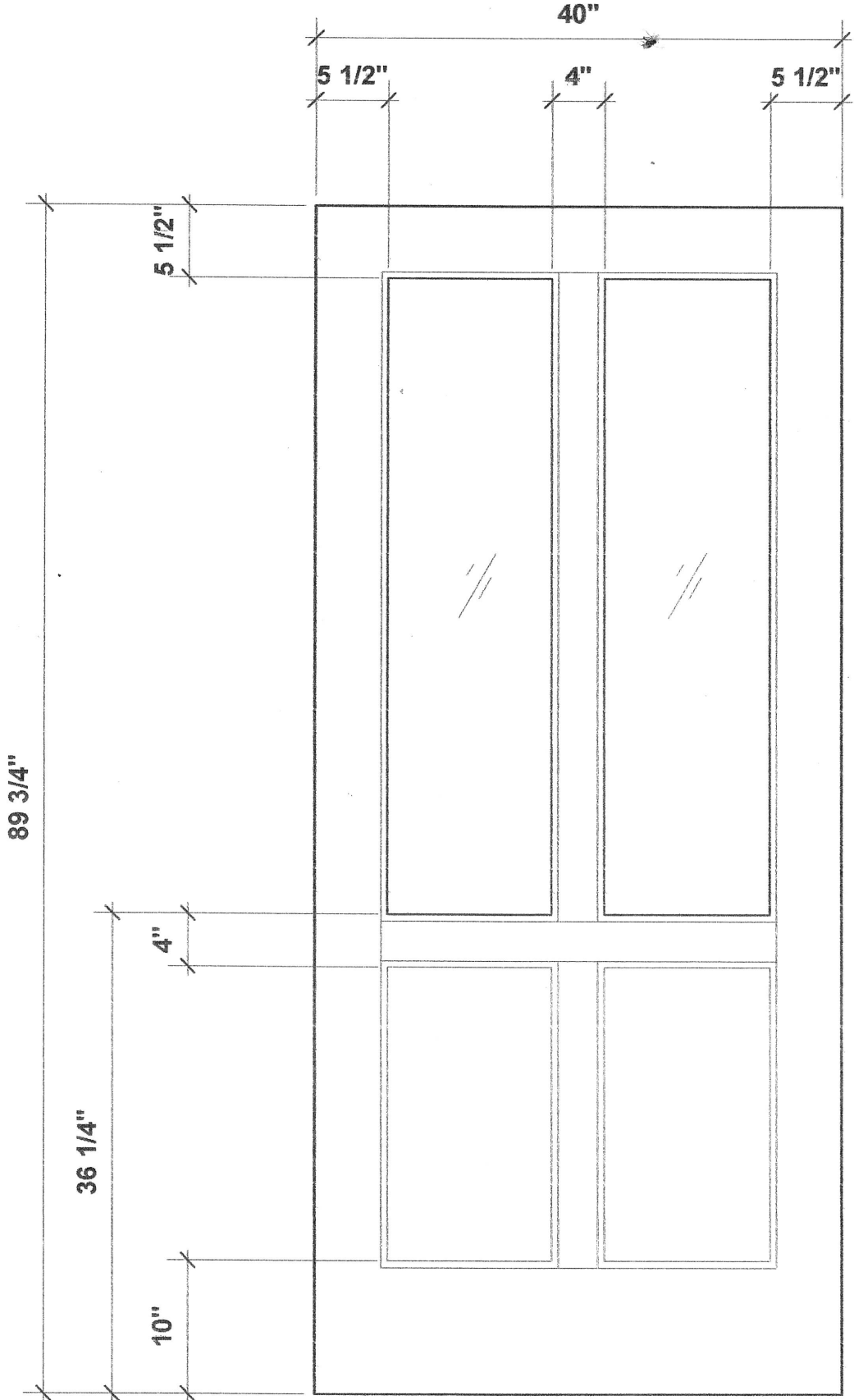
PROPERTY OWNER(S) SIGNATURE: [Signature] DATE: 4-21-26

FOR CITY STAFF USE ONLY

LANDMARKS COMMISSION MEETING DATE: 4-30-26 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: _____



Door 'A2'



CITY OF CEDARBURG

MEETING DATE: April 30, 2026

ITEM NO: 6.C.

TITLE:

Review, discussion, and possible approval of the request by applicant/property owner Mike Jackson (d/b/a TM Jackson Holdings LLC) to replace the existing wood shake wall material on his building with a painted wood siding product. This .17-acre B-3 Central Business District with HPD Historic Preservation Overlay District zoned property is located at W61 N491-493 Washington Avenue.

ISSUE SUMMARY:

Applicant seeks approval to replace all the areas of existing cedar shake material on his building with a Louisiana Pacific Smartside Shake product. They also request approval of the custom made color selection they have arrived at in an effort to most closely match the existing shake color. This building is listed as “Pivotal” in the Washington Avenue Historic District.

ATTACHMENTS:

1. Signed App Jackson-C.Wieslers
2. Custom-made color & material sample C.Wieslers - Mike Jackson
3. Wieslers Pic A
4. Wieslers Pic B
5. Wieslers Pic C
6. Wieslers Pic D

INITIATED/REQUESTED BY:

Applicant

FOR MORE INFORMATION CONTACT:

Planner Mary Censky



LANDMARKS COMMISSION APPLICATION

PROPERTY LOCATION/ADDRESS: W61 N491 Washington Ave

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

APPLICANT INFORMATION

APPLICANT NAME: Mike Jackson BUSINESS NAME: ✓

APPLICANT/BUSINESS ADDRESS: ✓

STATUS OF APPLICANT: OWNER AGENT BUYER TENANT OTHER

PHONE: 262-347-6628 EMAIL: C.wieslers88@gmail

PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME (IF DIFFERENT): TM Jackson Holdings LLC

PROPERTY OWNER MAILING ADDRESS: ✓

PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: _____

DESCRIBE REQUEST: Replace existing shake wall materials w/ similar look wood product siding. Color to be determined.

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.

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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: SS [Signature] DATE: 4-24-26

PROPERTY OWNER(S) SIGNATURE: _____ DATE: _____

FOR CITY STAFF USE ONLY

LANDMARKS COMMISSION MEETING DATE: April 30, 2026 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: 13-107-07-01-002







Parking
for
Patrons
Only please

GMC

KC3546



**NO
PARKING
BACK TO
CORNER**

