



**CITY OF CEDARBURG
Landmarks Commission
April 30, 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, Vice Chairperson James Pape, Tomi Fay Forbes, Elizabeth Krimmel, Doug Yip

Excused – Erin Puro

Also, Present – City Planner Mary Censky, Eric Stelter, Mike Jackson, Ben Levy

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. Meeting minutes from April 23, 2026

Motion made by Commissioner Yip and seconded by Commissioner Krimmel to approve the minutes of the April 23, 2026, meeting. Motion carried without a negative vote. Commissioner Puro 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/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.*

Ben Levy represented this building. Originally, he planned to paint the building a burgundy color, as it had been. However, when the paneling was removed and the original wood was exposed, it was discovered that a blue-gray color predated the burgundy. Sherwin-Williams mixed paint to match a sample of the blue-gray, and Mr. Levy is asking for approval of the color. He was requested to provide the formulation to the Commission for the record.

Commissioner Pape made a motion to accept the blue-gray color as presented. Commissioner Yip seconded the motion. Motion carried without a negative vote. Commissioner Puro excused.

- 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.*

Eric Stelter represented this building. The present doors are about 30 years old. The owners want to replace the present doors, keeping the present profiles of the doors but adding glass panels to the upper portion of the doors to help make the street appeal more retail-friendly. The doors will be a solid core door, hand-built, with a mahogany clear coat. Both the west-facing street façade doors and the east-facing back door will be replaced.

Chairperson Kubala agreed that many of the businesses along Washington Avenue have glass in their entry door. Commissioner Krimmel made a motion to accept the doors as proposed; Commissioner Pape seconded the motion. Motion carried without a negative vote. Commissioner Puro excused.

- 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.*

The Weisler building, a pivotal building in the City's Washington Avenue Historic District, is 2-story brick with wood shakes covering the third story walls. The shingles on the projecting gable over the bay window on the front facade have a unique, decorative pattern different from the rest of the surfaces. Mike Jackson stated that some of the shingles are rotting and crumbling. He is proposing replacing the shingles with a particle board siding. Chairperson Kubala explained that the Commission requires that existing materials be

replaced with like materials, as to pivotal buildings. He stated that if materials are not replaced with like materials, over time the building can be incrementally changed until the original integrity is fully lost. The intent of the Landmarks Commission is to maintain the exterior integrity of the pivotal buildings. Unfortunately, the Commissioners are not aware of any grants to help with the expense. It was noted there may be tax credits available for historically correct preservation of commercial properties through the State and Federal programs, and lower-cost loans may be available through the City.

Commissioner Krimmel made a motion stating that the Landmarks Commission rejects the replacement of the original sawn shingle material with the particle board siding as was presented. The Commission requires that existing materials be replaced with like materials when they are indicative of the original building materials. Commissioner Pape seconded the motion. Motion carried without a negative vote. Commissioner Puro excused.

7. COMMENTS AND ANNOUNCEMENTS BY LANDMARKS COMMISSIONERS

None

8. ADJOURNMENT

A motion was made by Commissioner Yip, seconded by Commissioner Krimmel, to adjourn the meeting at 8:48 a.m.

Tomi Fay Forbes
Secretary