



**CITY OF CEDARBURG
Landmarks Commission
April 23, 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, Erin Puro

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

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. *April 9, 2026*

Motion made by Commissioner Krimmel and seconded by Commissioner Yip to approve the minutes of the April 9, 2026 meeting. The motion carried unanimously.

5. COMMENTS AND SUGGESTIONS FROM CITIZENS

None

6. REGULAR BUSINESS; AND ACTION THEREON

A. *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 Historic 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 Historic District survey does not refer to this former garage. 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, seconded by Commission Yip, to accept the project as proposed with the condition that necessary building permits are obtained. The motion carried unanimously.

B. 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, 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 include wrought-iron hardware.

Commissioner Yip made a motion, seconded by Commissioner Krimmel to approve the proposed gate, provided that the owners have completed the floodway survey and ascertained that the gate will not be located in Cedar Creek's floodway. The motion carried unanimously.

C. 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 Historic 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 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 are 8" half rounds of galvanized metal. The new downspouts will be 6" round. Commissioner Krimmel was impressed with the thorough written proposal from Noffke Roofing.

Commissioner Krimmel made a motion, seconded by Commission Yip, to accept the project as proposed, with the criteria that all necessary building permits are secured. The motion carried unanimously.

7. COMMENTS AND ANNOUNCEMENTS BY LANDMARKS COMMISSIONERS

None

8. ADJOURNMENT

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

Tomi Fay Forbes
Secretary