



**CITY OF CEDARBURG
A MEETING OF THE LANDMARKS COMMISSION
THURSDAY, SEPTEMBER 10, 2026 – 8:30 AM**

A meeting of the Landmark's Commission of the City of Cedarburg, Wisconsin, will be held on Thursday, September 10, 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, Council Member Amanda Didier, Tomi Fay Forbes, Doug Yip, Elizabeth Krimmel, Erin Puro
3. STATEMENT OF PUBLIC NOTICE
4. APPROVAL OF MINUTES
 - A. August 27, 2026 Landmarks Commission minutes
5. COMMENTS AND SUGGESTIONS FROM CITIZENS
6. REGULAR BUSINESS; AND ACTION THEREON
 - A. Applicants/property owners Daryl Kranich and Jordon Cole, d/b/a Piggy's Pour LLC, together with Brad Ryan, d/b/a Cedarburg Portrait Company - a prospective building tenant, request Certificate of Appropriateness approval to modify the front/east facing facade of their multi-tenant commercial building located at W62 N599 Washington Avenue. This building is classified as "Pivotal" in the Washington Avenue Historic District. The property is zoned B-3 Central Business District with Historic Preservation Overlay District.
 - B. Review, further discussion, and possible action on whether to include the local dams on Cedar Creek in the scope of the application for a grant to conduct a historic and architectural survey of the City in 2027. The Commission may also discuss and/or take action on whether to take a Commission position on preservation of the local dams in general.
 - C. Review, discussion, update, and possible action on matters pertaining to preparation and timely submittal of the application for a no-match grant through the State of Wisconsin Historic Preservation Office. If awarded, the grant money would be used to contract for a professional architectural and historic survey of the City in 2027.
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
August 27, 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, Tomi Fay Forbes, Elizabeth Krimmel, Doug Yip, Erin Puro

Excused – Vice Chairperson James Pape, Council Member Amanda Didier

Also Present – City Planner Mary Censky, Mayor Pat Thome, Paul & Philia Hayes, Christina Luick

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

Motion made by Commissioner Yip and seconded by Commissioner Krimmel to approve the minutes of the August 13, 2026 meeting. Motion carried without a negative vote. James Pape and Amanda Didier excused.

5. COMMENTS AND SUGGESTIONS FROM CITIZENS

None

6. REGULAR BUSINESS; AND ACTION THEREON

- A. *Review, discussion, and possible action/recommendation to the Plan Commission and/or Common Council regarding the long-term retention of all existing dams within the city limits and possible designation as local landmarks.*

Note: a letter submitted by Sampson Parsons in favor of removal of the dams was distributed to Commission members. Chairperson Kubala briefly addressed the issue raised that if the dam next to the Woolen Mill were to be rebuilt, the initial study stated

that the original mill race wall would have to be replaced with concrete that looks like stone. Repairing the dam would remove the only actual historic part of the dam still existing.

Paul Hayes spoke regarding the dams. He stated this is not a new discussion. He wrote an article in 2003, and at that time the Landmarks Commission considered the issue of the dams, favoring the retention of the dams as artifacts constructed by citizens to slow the creek. He stated that there is no other place that he is aware of that had 4 dams within a mile of the creek's flow, all originally pioneer dams. He argued that buildings may experience updates yet are still treasured for their role in the community's development. He stated that there is a valid argument regarding the reduced flow of the water and its impact on the biological production in the water. Some species are diminished, but others flourish in the warmer water.

The pond behind the Hayes' home covers 15 acres and is created by the Highland Road dam. It is the largest mill pond in Cedarburg and has 39 houses around it, each with a pier. Citizens take advantage of the water to use canoes, kayaks and other floatables for recreation in the summer. He sees the children who live in the houses along the pond using the floatables for transportation. There is also a canoe drop in the Adlai Horn Park. Every summer he frequently sees kids on their bikes with their fishing poles, fishing in the pond. People come from Milwaukee to fish in the pond. If the pond was just a shallow creek, there would not be the spawning beds and blue gill he sees each spring.

Mr. Hayes argued it would be costly to remove the dams. This spring when the rain was heavy, the dams held well. He stated that there are 9,000 pioneer dams in Wisconsin. In Cedarburg, the Nail Factory dam is privately owned by the Cedarburg Hydro Electric Corp. The Ruck Dam on Columbia Road is privately owned by the Cedarburg Landmark Preservation Society Inc.

Philia Hayes highlighted the cost of restoring the acreage now covered by water. She stated there would be 15 acres of mud flats. She stated the homes along the pond own property to the center of the creek and wondered how would that be handled land-wise and tax-wise if their properties now extended significantly deeper than present? She stated that the dams were essential to the development of this community. People knew how to use the creek to their advantage. She stated that long-time residents of the city continue to mourn the loss of the Turner Hall. Would we feel the same way losing the dams? She stated that the mills could not operate initially without the dams so they are a critical aspect of the history of the mills.

Mayor Thome stated that she believes the dam should be included in the proposed architectural survey of the city. She agreed they are an essential part of the community. They have always been there as the city populated. Every time she drives over the Bridge Street bridge, she sees people standing on the bridge enjoying the view of the waterfall. She understands that the cost to repair the Woolen Mill dam would be 2.5 million. She wonders what dam removal would cost. It was indicated that there may be a fund established through the Greater Milwaukee Foundation, "Ozaukee Gift to the Future," funded by Mal and Jill Hepburn for future dam maintenance. She also questions

the impact on the other dams if one is removed.

In 2003, the Landmarks Commission addressed the issue of designating the Columbia Mills Dam. The application was denied by the Wisconsin Historical Society. The dams were determined to be non-contributing because they were too altered from the original. However, the concept was floated asking if all the existing dams could be designated as a Water Power District. Planner Censky brought this up again. Could there be a 'dam and mill' district that captures the center of the creek and includes the mills and dams, perhaps including the Hamilton Mill, though the dam is now gone. The dams and mills reflect the history of the city through its original European inhabitants as they developed industry and built residences.

Chairperson Kubala reminded the Commissioners that the Secretary of the Interior's standards are to maintain the original material. Planner Censky stated that in our zoning code, the local landmarks are subject to all the standards the HPD sets.

Chairperson Kubala stated he is of two minds. As an environmentalist living with an environmentalist family, he sees the advantages to the environment of the removal of the dams. He can see both sides clearly. He cited Lime Kiln Park in Grafton, which includes the old lime kilns and the quarry. The dam was removed but parts of it were retained as a remnant. There is a bridge out to the abutments of the mill race. Though the dam is gone, the site is listed on the National Register of Historic Places.

We do not know the viability of listing the dams on the National Register. We have more questions for Jason Tish at the Historical Society. The conclusion is that without Commissioners Pape, Didier, and Puro (who had to leave early and wants to study the subject further), the issue is tabled.

B. Review, discussion/update, and possible action on repairs to be done on the Local Historic Landmark Windmill Building located in Immanuel Cemetery.

Chairperson Kubala has initiated a description of the work that needs done to restore the building. It is hoped that an Eagle Scout candidate will step forward to accept the project. The project includes stabilizing the base of the building, repairing rotted wood or replacing if the wood cannot be repaired, scraping and painting the building, replacing the roof. Planner Censky will ask the city to go ahead and regrade the foundation, which may tell us more about the repairs that need to be done. She will also have the city test the paint for lead content. The project is tabled.

C. Review and follow-up discussion/possible action regarding the 2027 CLG Grant Application parameters for a citywide Architectural and Historic Survey.

Jason Tish stated that the present Historic Districts cannot be included in the survey. However, it is unknown if individual buildings which have been restored since the time of the initial survey can be re-evaluated. Also, are there buildings which have "aged in" – are over 40 years old – and would qualify for consideration? Planner Censky also asked him about considering the dams for the survey and he stated he will work with us regarding that issue. Commissioner Puro has volunteered to be the primary author of the grant-writing process. She is currently training in grant-writing for non-profits. Commissioner Krimmel, who has written grants in the Boston area, volunteered to assist.

The three ladies will reach out to Jason Tish to set up a small group meeting.

Chairperson Kubala made a motion that Commissioner Puro would lead and Commissioner Krimmel will assist in editing the submission to be considered for the survey in 2027. Planner Censky will remain involved as the staff liaison. The letter of intent has been timely submitted and received by SHPO. Commissioner Yip seconded the motion. The motion was carried with Commissioners Pape, Puro and Council Member Didier 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 9:27 a.m. The motion was carried with Commissioners Pape, Puro and Council Member Didier excused.

PLANNERS REPORT

To: City of Cedarburg Landmarks Commission

By: Mary Censky

Date Prepared: September 10, 2026

General Information:

Agenda Item: 6.A.

Property Owner:

Daryl Kranich and Jordon Cole,
d/b/a Piggy's Pour LLC

Applicant:

Brad Ryan, d/b/a Cedarburg
Portrait Company - a prospective
building tenant

Request:

Approval to restore the east/street
facing façade of this pivotal
building in the Washington
Avenue Historic District

Current Zoning:

B-3 Central Business District w/
Historic Preservation Overlay
(HPO) District

Current Master Plan Classification:

Commercial

Surrounding Zoning/Land Use:

North: B-3 w/ (HPD)

South: B-3 w/ (HPD)

East: B-3 w/ (HPD)

West: B-3 w/ (HPO)

Lot Size:

.15

Location:

W62 N599 Washington Avenue

Discussion:

The applicant's exterior modifications plans/details are attached as to materials, colors, design, and location.

This building is identified as “Pivotal” in the Washington Avenue Historic District documents (see excerpt in packet).

Pertinent links:

- [Secretary of the Interior \(SOI\) Standards for the Treatment of Historic Properties](#)
- [Historic Commercial Tax Credits](#)



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W62 N599 WASHINGTON AVE. CEDARBURG, WI 53012
APPLICANT/BUSINESS NAME: PIGGY'S POOL LLC
APPLICANT/BUSINESS ADDRESS: W62 N599 WASHINGTON AVE. CEDARBURG, WI 53012
STATUS OF APPLICANT: ☒ OWNER ☐ AGENT ☐ BUYER ☐ OTHER _____

PROPERTY OWNER NAME (IF DIFFERENT): DARYL KRANICH & JORDAN COLE
PROPERTY OWNER MAILING ADDRESS: W62 N599 WASHINGTON AVE. CEDARBURG, WI 53012

CHECK ALL THAT APPLY: ☐ PLAN COMMISSION ☐ SITE & ARCHITECTURAL REVIEW BOARD ☒ LANDMARKS COMMISSION
REQUEST FOR (CHECK ALL THAT APPLY):

- | | |
|--|---|
| ☐ CONCEPT REVIEW | ☐ CONDITIONAL USE ZONING |
| ☐ SITE/ARCHITECTURAL PLAN APPROVAL | ☐ ANNEXATION REQUEST |
| ☐ SUBDIVISION PLAT OR CSM REVIEW | ☐ VARIANCE/BOARD OF APPEALS |
| ☐ NEW CONSTRUCTION RESIDENCE (NEW NEIGHBORHOOD) | ☐ INFILL RESIDENTIAL (Existing Neighborhood) |
| ☐ ZONING DISTRICT CHANGE | ☒ OTHER _____ |

BRIEF DESCRIPTION OF REQUEST: (attach additional page(s) if needed) _____

Landmark Commission Certificate of Appropriateness
SEE ATTACHED PAGE

STANDARD SUBMITTAL REQUIREMENTS: (Check with Planner to confirm on a case by case basis)

- ✓ Three (3) Full-scale sets of supporting drawings, sketches, or survey maps - for staff use.
- Ten (10) Reduced scale sets of plans (11" x 17" size) - for Plan Commission use.
- Seven (7) Reduced scale sets of plans (11" x 17" size) - for Site and Architectural Review Board use.
- ✓ Ten (10) Reduced scale sets of plans (11" x 17" size) - for plan commission use.
- ✓ One (1) electronic copy, in PDF format, of this completed application, expanded narrative or other correspondence, sketches, plans, renderings, and photos of the proposal or request.

SUBMIT COPIES TO CITY PLANNER MARY CENSKY

SUBMIT ELECTRONIC COPIES TO MCENSKY@CITYOFCEDARBURG.WI.GOV

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).

PROPERTY OWNER(S) SIGNATURE: [Signature] DATE: 9/4/26

FOR CITY STAFF USE ONLY

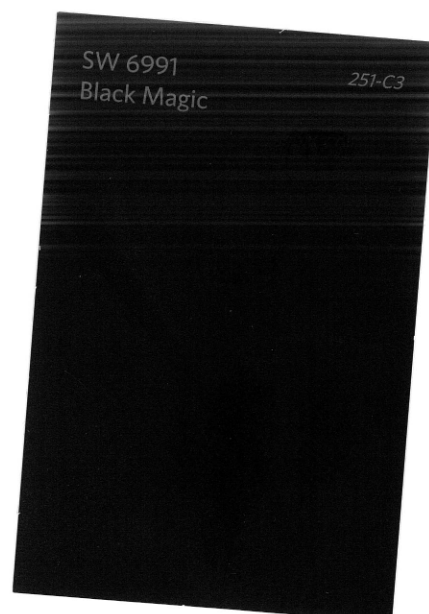
TOTAL FEE: \$ N/A (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: _____

APPLICATION AND FEE RECEIVED BY: IS ATTACHMENTS (CHECK IF ALL ARE RECEIVED): ☐

PROPERTY TAX KEY NO: 13-107-04-11⁰⁰¹ ZONING: B-3^(HPO) ALDERMANIC DISTRICT: 3

Brief description

1. Remove white paint from the front brick and restore the old cream city brick
2. Paint all the current white woodwork to matte black (Sherwin Williams Black Magic Color) - Shutters, soffit, fascia, window/door trim, wood facade under lower windows. Black soffit, fascia, and window trim will continue on north and south walls as well.
3. Restore all front doors to natural wood
4. Center door storm door replaced with matte black
5. Remove awnings
6. Replace exterior wall sconces
7. Paint gutters and downspouts copper penny











United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Washington Avenue Historic District

Continuation sheet Cedarburg, Ozaukee County Item number 7

Page 29 of 43

For NPS use only

received

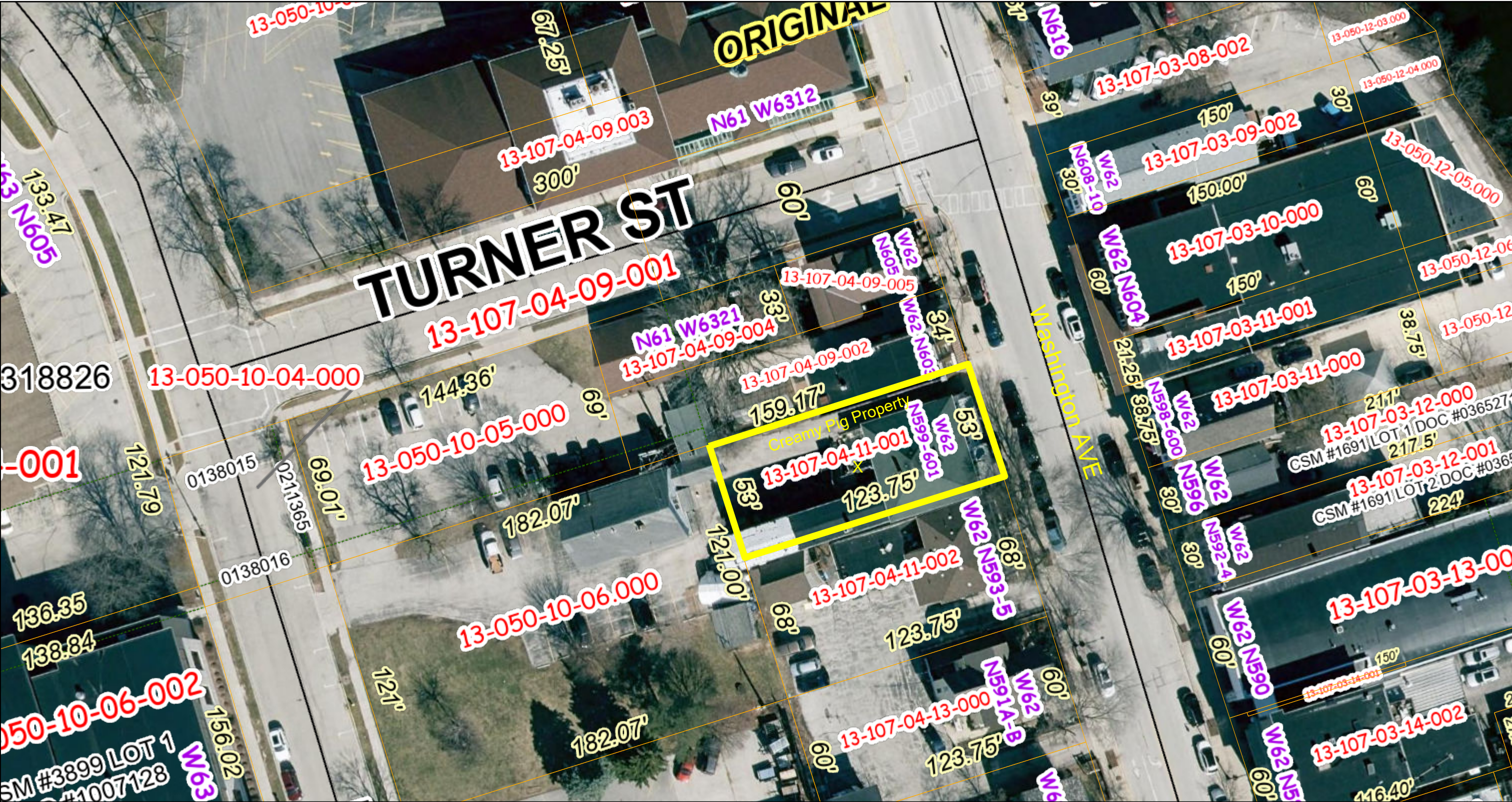
date entered

INVENTORY TABLE (Continued)

Map No.	Address	Rating	Historic Name-Use/Present Name
86	W62 N593-595 Washington Avenue	P	Horneffer Residence and German Free School/Laubenheimer Office According to the 1891 County History, this stone building was originally the Colonel Horneffer residence in which he opened the German Free School in 1854.⁵⁷ Horneffer is also remembered for founding the original Washington House in 1846. The facade is symmetrically composed and centered around the main entrance. Originally, two windows were placed on either side of the entry; however, enlarged windows replaced these. Five second story windows are spaced above. The limestone walls are of rough cut stone, however, dressed stone forms shaped lintels, door surround and corner pilasters. The interior has been changed from the original.
87	W62 N601 Washington Avenue	P	Hoffmann's Meat Market/Same, and Brown Jug Saloon The Hoffman building is a two-story commercial block constructed of stone (north elevation) and brick (facade and south elevation). The building is similar to the Groth Building (Map #8) in plan and detail. Two storefronts occupy the first story, on either side of a central stair entrance. Six windows, somewhat irregularly spaced, appear on the second story. This building dates back to c. 1875.⁵⁸ It is the only building in the District which has retained its full complement of outbuildings including horse shelter. The Hoffman family has operated a butcher shop here throughout this century.



Creamy Pig Property Map



9/4/2026, 1:03:06 PM

Parcels

Road Reservation

Road Right-of-Way

Condominium

Gap

Overlap

Tax Parcel

Asset Tax Parcel

Local Roads

Local

Historical Parcel Lines

PLSS Townships

PLSS Sections

PLSS Quarter Sections

Control Survey Diagram

1:526

00.010.010.02

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mi

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Ozaukee County

Sec. 15-1-14 Requirements for the restoration and/or rehabilitation of historic properties designated by the landmarks commission.

- (a) *Purpose.* The purpose of this Section is to establish requirements to ensure the protection and preservation of historic properties.
- (b) *Applicability.* This Section shall apply to the restoration and/or rehabilitation of historic buildings or structures identified BY the City's Landmarks Commission. Such buildings or structures may be located either inside or outside of the Washington Avenue historic Preservation District (WAHPD). This section shall also apply to the restoration and/or rehabilitation of existing non-contributing buildings in the Washington Avenue Historic Preservation District.
- (c) *General guidelines for restoration, rehabilitation and new construction.* The Landmarks commission is available for consultation to assist owners of affected properties to preserve and enhance existing structures and implement these guidelines.
 - (1) *General.* In considering proposed changes to historic affected properties, the landmarks commission shall consider the following:
 - a. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the exterior of a building, structure or site and its environment.
 - b. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
 - c. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. Changes which may have acquired design or construction significance in their own right shall be recognized and weighed as a factor.
 - d. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure and site must be treated with sensitivity.
 - e. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, size and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historic, physical and pictorial evidence rather than on conjectural designs or the availability of different elements from other buildings or structures.
 - f. The surface cleaning of structures shall be undertaken with the gentlest means possible. Chemical or physical treatments that cause damage to historic building materials are not permitted. The landmarks commission shall approve any methods before cleaning. Test spot areas are to be done and approved by the building inspector or his designee and a landmarks commission member before the major work is to begin.
 - g. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
 - h. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, district, neighborhood or environment.

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- i. Wherever possible, new additions or alterations to structures shall be accomplished in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
- (d) *Standards for the restoration and/or rehabilitation of historic building exteriors and additions.* The standards used for the restoration and/or rehabilitation of historic building exteriors and additions thereto shall be the Secretary of the Interior's "Standards for Restoration" and/or "Standards for Rehabilitation", hereinafter referred to as the current "SOI Standards". See Attachment A for the summary of some key SOI Standards.
- (1) *Height.* Alterations which create more than a one story difference between a building and those on either side would be subject to review by the landmarks commission based on past photos and history of the original building.
 - (2) *Major facade.*
 - a. *Shop fronts.*
 - 1. Shop fronts shall be restored relying on historic photographs, original drawings, physical evidence and other documents and shall be rehabilitated in keeping with or sympathetic to the architectural style of the building.
 - 2. Shop fronts shall fit inside the original shop front opening and shall not extend beyond the original opening.
 - 3. Display windows shall be restored to their original appearance based on photos and any other documentation in keeping with the architectural era. Small paned 18th century windows shall not be used nor shall solid or translucent materials be used in place of window glass.
 - b. *Windows.*
 - 1. All windows shall be restored to their original appearance based on photos and any other documentation or be rehabilitated to fit the original frame.
 - 2. Round or segmentally-arched windows shall contain window frames and panes which follow the exterior configuration. A less desirable alternative of partial blocking to form a rectangular opening may occur but, if proposed, shall block up the least possible amount of the opening to preserve to the greatest extent possible of the original proportions of the window.
 - 3. Windows shall not be blocked up.
 - 4. Shutters may be used if there is evidence that they were in the original building design and shall be proportionate to windows.
 - 5. Regarding storm windows, mill finish aluminum storm windows shall not be used. Wood is recommended. Storms shall be painted to match window trim.
 - 6. If a window is deteriorated beyond repair, replacement windows should be sought which will duplicate the detailing of the original windows as closely as possible. Windows of wood construction are preferred. Subject to approval by the landmarks commission, aluminum clad exterior windows may be used to replace wood windows beyond repair provided they fully comply with SOI Standards.
 - c. *Porches, trim and ornamentation.* Retain porches and steps visible from the public right-of-way which are historically and architecturally appropriate to the building. Avoid altering porches and steps by enclosing open porches or replacing wooden steps with cast concrete steps or by removing original architectural features, such as hand rails, balusters, columns or brackets.

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- d. *Trim and decorative ornamentation.* Retain original copings, cornices, cresting, finials, railings, balconies, oriels, pilasters, columns, chimneys, bargeboards or decorative panels which are essential to the maintenance of the building's historic character and appearance.
 - e. *Roof shape.*
 - 1. The roof shape of the front of a building or structure shall not be altered except to restore it to the original documentable appearance or to add a dormer or dormers in a location and shape compatible with the architectural design of the building and similar in location and shape to original dormers on buildings of the same vintage and style within the district. Alterations of the roof shape of the sides or back of a building or structure shall be visually compatible with the architectural design of the existing building.
 - 2. Mansards, pents, gables, gambrels or other exotic roof shapes not characteristic of the architectural area shall not be allowed.
 - 3. Roof material.
 - aa. If the existing roof of a building or structure is tile, slate, or other material that is original to the building or structure and/or contributes to its historic character all repairs thereto shall be made using the same materials. In addition, in all cases any such roof must be repaired rather than replaced, unless the documented cost of repair exceeds the documented cost of reroofing with a substitute material that approximates the appearance of the original roofing material as closely as possible will be approved by the Landmarks Commission.
 - bb. If the existing roofing material is asphalt shingles, sawn wood shingles or a non-historic material, such as fiberglass, all repairs shall match in appearance the existing roof material; however, if any such roof is covered or replaced, reroofing must be done using rectangular sawn wood shingles or rectangular shingles that are similar in width, thickness and apparent length to sawn wood shingles, for example, 3-in-1 tab asphalt shingles and dimensional asphalt/fiberglass are recommended.
 - cc. Rolled roofing, tar and gravel and other similar roofing materials are prohibited except that such materials may be used on flat or slightly sloped roofs which are not visible from the ground.
 - f. *Doors.*
 - 1. Original exterior doors should be retained whenever possible. If it is deteriorated beyond repair, a new door should be chosen which closely resembles the original.
 - 2. Storm/screen doors. If possible, the original main exterior door should be weatherstripped so a storm door is not needed; however, if a storm door is desired, one should be chosen which reveals as much as possible of the door behind it. Material of storm/screen door shall be wood and painted to harmonize the main door.
 - g. *Terminating element.* Most buildings have a terminating element at the roof line such as corbelled masonry, wood coping, and cut stone. This shall not be altered but restored only.
 - h. *Fences.* Construct and/or retain fences in the Historic District which are visible from the public right of ways in a historically and architecturally appropriate manner in relationship to the adjoining buildings. Chain link fences are not allowed along public right of ways. Setbacks from right of ways and height restrictions are per the city ordinance. A certificate of appropriateness is

required for any renovation and/or construction of fences in the Washington Avenue Historic Preservation District.

(3) *Materials.*

- a. Materials used in original construction shall also be used in restoration and rehabilitation; materials shall have the same visual appearance as existing original parts of the building. Generally, in Cedarburg, this is either brick or dressed stone but in some cases clapboard, board and batten, or stucco may be in keeping with original construction. Brick and other materials used in restoration shall be selected to conform to the dimensions of existing, original materials. Brick shall also conform in color, texture and surface treatment to existing, original brick. Other materials shall coordinate in color, texture and surface treatment with nearby buildings.
- b. Exterior Wall materials and siding. Exposed aggregate, fieldstone, boulders, split rock, concrete or cinder block, or aggregate panels shall not be permitted. Vertical or horizontal board and batten or shingles shall not be permitted unless they are aesthetically acceptable and compatible with the style of the building and nearby buildings. Repair or replacement of exterior materials and siding shall fully comply with SOI Standards in Attachment A. Where more than one layer of siding exists on the building, all layers except the first must be removed before new siding is applied. If insulation is applied under the new siding, all trim must be built up so that it projects from the new siding to the same extent it did with the original siding.
- c. Mortar joints. The masonry wall shall appear visually as masonry. In restoration, care should be taken not to damage the brick, thereby creating larger joints than were original to the specific building. No exaggerated, uneven or oddly-colored mortar joints should be used. Mortar joints shall duplicate the original in width and joint profile.
- d. Glazing. Clear glazing material shall be used. No mirror glass shall be permitted. Glass blocks are out of character and inappropriate. Glazing shall be replaced in kind.

(4) *Cleaning and painting.*

- a. Building shall be cleaned with the gentlest method possible to accomplish the task, therefore sandblasting or other abrasive techniques are not permitted on brick or soft stone surfaces.
- b. Masonry buildings which have never been painted shall not be painted unless authorized by the commission.
- c. Painting can define and accent architectural features and improve the general overall appearance of the building. An appropriate color scheme is one of the most important factors to be aware of when restoring the exterior of a building. Every effort should be made to determine the "original" color. New paint schemes for affected properties within the Washington Avenue Historic Preservation District must receive a certificate of appropriateness.

Sec. 13-1-70 HPD Historic Preservation Overlay District.

- (a) *Purpose.* It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the citizens of the city. The purpose of the HPD Historic Preservation Overlay District is to effect and accomplish the protection, enhancement, and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political, and architectural history; safeguard the city's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts; stabilize and improve property values; foster civic pride in the beauty and noble accomplishments of the past; protect and enhance the city's attractions to residents, tourists, and visitors for education, pleasure, and general welfare; and serve as a support and stimulus to business and industry; and strengthen the economy of the city. The requirements of this section shall be applicable to all properties located within the Historical Preservation Overlay District and to all designated local landmarks.
- (b) *Permitted uses.* (Also see section 13-1-225.) Any use permitted in the underlying basic use district. The compilation of all uses (except those specifically listed as 'permitted' in the underlying zoning district) within and throughout all existing and new buildings and sites in the HPD district, as well as all designated local landmarks/sites, shall require review and recommendation by the landmarks commission to the plan commission and/or staff as applicable. Except as may be noted otherwise herein, any exceptions to the bulk, spatial, height, and accessory structure regulations applicable to/in the underlying zoning district of a designated local landmark shall require review and recommendation by the Landmarks Commission to the Plan Commission and/or staff as applicable.
- (c) *Conditional uses.* (Also see section 13-1-226.) Any conditional use permitted in the underlying basic use district. The compilation of all uses (except those specifically listed as 'permitted' in the underlying zoning district) within and throughout all existing and new buildings and sites in the HPD district, as well as all designated local landmarks/sites, shall require review and recommendation by the Landmarks Commission to the plan commission and/or staff as applicable. Except as may be noted otherwise herein, any exceptions to the bulk, spatial, height, and accessory structure regulations applicable to/in the underlying zoning district of a designated local landmark shall require review and recommendation by the landmarks commission to the plan commission and/or staff as applicable.
- (d) *Lot area and width.* (Also see article E.) Lot area and width shall conform to the requirements in the underlying basic use district.
- (e) *Building height and area.* (Also see article E.) Building height and area shall conform to the requirements in the underlying basic use district.
- (f) *Setback and yards.* (Also see section 13-1-27 and article E.) All buildings shall conform to the setback and yard requirements of the underlying basic use district.
- (g) *Traffic, Loading, Parking, and Access.* (See article D.)
- (h) *Nonconforming uses, structures, and lots.* (See article F.)
- (i) *Performance standards.* (See article H.)
- (j) *Signs.* (See title 15, chapter 5 of the Code of Ordinances.) All signs in the HPD and on the site or structure of any designated local landmark shall be subject to review and approval by the landmarks commission prior to issuance of a sign permit.
- (k) *Site plan review.* (See article E.) All site plans in the HPD or pertaining to the site of any designated local landmark shall be subject to review and recommendation by the landmarks commission with final approval to be considered and approved by the plan commission.

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- (l) *Architectural review.* (See article E.) All plans for construction, repair, maintenance, alteration, demolition, design, remodeling, reconstruction, painting colors, roofing type and colors for any structures in the HPD or any structure that is a designated local landmark shall be subject to review and approval by the landmarks commission prior to issuance of any required permits and prior to the start of work on the building or site.
- (m) *Landmarks commission review and recommendation.* No permit for construction, repair, maintenance, alteration, demolition, design, remodeling, reconstruction, painting colors, roofing type and colors, in the HPD shall be issued and no lands shall be removed from the HPD district until the landmarks commission has reviewed the application or petition and has recommended approval, approval with conditions, or denial of the application or petition.
- (n) *Designation of landmarks structures, landmark sites, and historic districts.*
- (1) The landmarks commission, may designate local landmarks structures, landmark sites, and historic districts within the city.
- Such designation shall be based upon the criteria established in this article. Appropriate records, including photographs and plans, shall be kept as a part of the city's official zoning file.
- (2) A landmark structure, landmark site, or historic district designation may be placed on any site, natural or improved, including any building, improvement, or structure located thereon, or on any area of particular historic, architectural, or cultural significance to the City of Cedarburg, such as historic structures or sites which:
- Exemplify or reflect the broad cultural, political, economic, or social history of the nation, state, or community; or
 - Are identified with historic personages or with important events in national, state, or local history; or
 - Embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; or
 - Are representative of the notable work of a master builder, designer, or architect whose individual genius influenced his age.
- (o) *Limitation on structural or appearance changes.*
- (1) Structural changes shall be regulated in the following manner:
- Certificate of appropriateness required.* There shall be no alteration in the architectural appearance of any designated local landmark or any structure within the HPD district without the review and approval of plans for such alteration by the landmarks commission. For the purpose of this section, alterations shall include any change such as with respect to construction, repair, maintenance, alteration, demolition, design, remodeling, reconstruction, painting colors, roofing type and colors. The landmarks commission shall make its determination within 60 days of the filing of the application for a certificate of appropriateness.
 - Basis for approval.* No change to any designated local landmark or any structure within the HPD district such as with respect to construction, repair, maintenance, alteration, demolition, design, remodeling, reconstruction, painting colors, roofing type and colors shall be permitted that would tend to destroy or impair the particular character and quality of the landmark or HPD district. No change or alteration of a landmark, landmark site, or historic district shall be permitted which destroys, seriously impairs, or significantly alters its character in terms of its historical or architectural interest.

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- c. *Repairs or destruction.* Notwithstanding the provisions of article G regarding nonconforming use and nonconforming structures, total lifetime structural repairs, restoration, or alteration of a preservation structure, which may be a nonconforming structure or nonconforming use, may exceed 50 percent of the assessed value if the landmarks commission determines that the structure will be repaired, restored, or altered in such a way as to maintain the character of the designated structure or the character of the HPD district without significant alteration or change in such character. No person in charge of a landmark structure or site in an HPD district shall be granted a permit to demolish such structure or site without prior review and approval of the landmarks commission.
 - d. Upon receipt of a favorable recommendation from the landmarks commission, the plan commissions may waive or modify the maximum height limitation of a new or substantially modified accessory structure if it is located the HPD or is a designated local landmark.

(Ord. No. 2003-19; Ord. No. 2015-08; Ord. No. 2025-19, § I(Exh. C), 3-31-25)