

LANDMARKS COMMISSION
Septemeber 26, 2024

LAN20240926-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, September 26, 2024 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, Elizabeth Krimmel, Doug Yip

Excused - Tomi Fay Forbes, Council Member Kristin Burkart

Also Present - City Planner Mary Censky, Mayor Patricia Thome

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 Yip, seconded by Commissioner Krimmel to approve the minutes of the August 22, 2024 meeting. Motion carried without a negative vote. Commissioner Forbes and Council Member Burkart excused

COMMENTS AND SUGGESTIONS FROM CITIZENS - none

REGULAR BUSINESS

SIGN PLAN APPROVAL TO PLACE A HANGING/PROJECTING SIGN AND CUT VINYL SIGNAGE ON THE STREET FACING THE SIDE OF THEIR RETAIL BUSINESS USE LOCATED AT W62 N595 WASHINGTON AVENUE

Planner Censky confirmed all sign requirements met, with one additional condition not listed in her report, that the projecting sign must be tethered back to the building wall, so it does not swing. An existing bracket will be used. The Building Inspector's memo concludes that the proposed signs comply with the sign code with one exception in window # 4 where the area of the cut vinyl letter slightly exceeds the maximum permitted area of window coverage with the maximum permitted to be 25%.

Motion made by Commissioner Pape to approve the signs subject to the conditions in the Planner Report requiring the projecting sign to be tethered and the size area of the cut vinyl display in window #4 shall be reduced to an extent that the total area of the window coverage does not exceed 25%, seconded by Commissioner Yip. Motion carried without a negative vote. Commissioner Forbes and Council member Burkart excused.

LAROSA LANDSCAPE COMPANY, INC. REQUESTS APPROVAL TO INSTALL A 4-FOOT-TALL SCREENING FENCE/GATE AT THE BACK OF THE SIDEWALK BETWEEN THE BUILDINGS AT N58 W6208 AND N58 W6194 COLUMBIA ROAD AT THE REQUEST OF CEDARBURG LANDMARK PRESERVATION SOCIETY

Commissioner Kubala asked Mr. LaRosa if the gate would be stained or painted. Mr. LaRosa specified the plan is to allow the cedar wood to weather/gray-out naturally. The proposed fence with gate will stand flush with the front facades of these buildings and directly at the back of the sidewalk. It will serve to screen the private space between these buildings and conceal the trash containers.

Motion made by Commissioner Krimmel to approve the screening fence/gate as presented and seconded by Commissioner Pape. Motion carried without a negative vote. Commissioner Forbes and Council member Burkart excused.

PAUL RUSHING ON BEHALF OF THE ADVENT LUTHERAN CHURCH PROPERTY COMMITTEE REQUESTS APPROVAL OF PLANS TO ENCLOSE THE EXISTING ENTRYWAY STRUCTURE ON THE SOUTH WALL OF THEIR CHURCH BUILDING AT W63 N642 WASHINGTON AVENUE AND ADD AN ELEVATOR SHAFT BEHIND THIS ENTRYWAY

The Advent Church is requesting approval to place window glass in the west/street facing arch and the easternmost of the two south facing arches in the existing open-air, portico entryway to the church. The westernmost arch of the south facing arches would be enclosed using a double-door glass entry door unit. The east facing arch would be closed by virtue of a new elevator shaft proposed to be constructed on the east side of this portico entryway. The purpose of enclosing this entryway is to make an enclosed space within which a proposed new Limited Use Limited Application (LULA) elevator may be loaded/unloaded.

The proposed new window/door glass will be clear view. The elevator shaft is proposed to be located behind the enclosed entryway. It appears that this shaft will extend to nearly the same height as the peak of the gabled roof of the existing entryway and the tops of the existing windows on the south wall of the church. The architectural materials and design of this shaft appear to emulate the style, materials, color, and other design characteristics of the existing building. The portion of the church building that the elevator would be added to is an addition constructed in 1984. The LULA elevator would allow accessibility to every level of the church.

Motion to approve as presented by Commissioner Krimmel, seconded by Commissioner Pape. Motion carried without a negative vote. Commissioner Forbes and Council member Burkart excused.

KAREN AND BRIAN YANK REQUEST APPROVAL TO REPLACE THE FORMER ASPHALT SHINGLE ROOF WITH A METAL ROOF ON THE “STABLES” BUILDING LOCATED AT W62 N718-30 RIVEREDGE DRIVE

Karen and Brian Yank are requesting approval to replace the former asphalt shingled roof with a metal roof of the same color and style as the metal roof that was approved and installed on the outdoor seating and music structure located at W61 N518-20 Washington Avenue.

Motion made by Commissioner Krimmel to approve as presented, seconded by Commissioner Yip. Motion carried without a negative vote. Commissioner Forbes and Council member Burkart excused.

REVIEW, DISCUSSION, AND POSSIBLE RECOMMENDATION TO THE PLAN COMMISSION TO AMEND THE CITY CODES AS NEEDED TO ENSURE THE CITY’S CONTINUED STATUS AS A ‘CERTIFIED LOCAL GOVERNMENT’, THE CRITERIA FOR WHICH ARE SET FORTH BY THE DEPARTMENT OF THE INTERIOR AND THE WISCONSIN STATE HISTORIC PRESERVATION OFFICER.

The City’s Codes do not currently comport with the requirements of the Department of the Interior and the State of Wisconsin Historic Preservation Office as is required in order to maintain designation as a Certified Local Government. Planner Censky explained why this Certification is important and the ways the code would need to change in order to remain certified. Jason Tish from the Wisconsin Historical Society visited the Landmarks Commission on July 11, 2024 and went through the Landmarks applicable codes and zoning regulations. Mr. Tish concludes, Landmarks Commission does not have the full quasi-judicial authority that is required to maintain in good standing as a Certified Local Government in the eyes of The Wisconsin Historical Society and the Department of Interior. If the City were to be decertified, the current historic districts and structures will not become decertified -none of the historical landmarks would become unregistered or invalid. However, with new designations, the City will lose the ability to speak with import on questions of designation. With respect to the state and federal tax credit programs for residential and state, all residents will still be eligible. The City will lose the relationship with the state for consultative purposes on all matters related to historic preservation. Access to the State’s no-match grant money, available for such things as a community-wide historic surveys, Code updates, education, would be lost. The City can still continue to enforce our local historic preservation ordinances. Chapter 2 of the City Code says Landmarks Commission has the power to designate but later in the code it contradicts this statement and says it would have to go to Plan Commission to be approved.

Motion made by Commissioner Pape to take the steps necessary to pursue the continued certification as a local government, seconded by Commissioner Krimmel. Motion carried without a negative vote. Commissioner Forbes and Council member Burkart excused.

ADJOURNMENT

A motion was made by Council Member Burkart, seconded by Commissioner Pape, to adjourn the meeting at 9:33 a.m.

Theresa Hanaman
Secretary