

LANDMARKS COMMISSION
August 22, 2024

LAN20240822-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, August 22, 2024 at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, Room 1.

The meeting was called to order by Chairperson Tom Kubala at 8:31 a.m.

Roll Call: Present – Chairperson Tom Kubala, Vice Chairperson James Pape, Council Member Kristin Burkart, Tomi Fay Forbes, Elizabeth Krimmel

Excused - Doug Yip

Also Present - City Planner Mary Censky

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 Council Member Burkart and seconded by Commissioner Krimmel to approve the minutes of the August 8, 2024 meeting after revising the first sentence to state “August” rather than “April.” Motion carried without a negative vote. Commissioner Yip excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS - none

REGULAR BUSINESS

REVIEW, DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED TEMPORARY USE/SEASONAL OUTDOOR SEATING AREA TENT IN SUPPORT OF THE STILT HOUSE RESTAURANT/BAR USE LOCATED AT W62 N630 WASHINGTON AVENUE. THE PROPERTY OWNER IS NICK SCHUH TAVERN LLC. THE STILT HOUSE BUSINESS OWNER IS GORDON GOGGIN. TAX PARCEL NO. 13-107-0305-002. WARD/ALDERMANIC DISTRICT NO. 6

Gordon Goggin is asking for the same tent as he had last year, to be in place from November 4, 2024 through January 13, 2025. Giving a blanket approval ad infinitum would not give new Commission members an opportunity to be aware of the policy and agree to it.

Commissioner Pape moved to approve the placement of the tent as presented for a two-year period. Council Member Burkart seconded the motion. Motion carried without a negative vote. Commissioner Yip excused.

REVIEW, DISCUSSION AND POSSIBLE ACTION ON OFF-PREMISES, DIRECTIONALS PARKING SIGN REQUEST FOR COLD COUNTRY VINES AND WINES LLC AND LOCATED AT W61 N517 WASHINGTON AVENUE. TAX PARCEL NO. 13-050-0913-001. WARD/ALDERMANIC DISTRICT NO 3.

Jeffrey Stoeger stated that his customers do not know they can park in the lot just north of his building, and that parking can be a challenge along Washington Avenue. He believes that the sign can be used effectively to let his customers know that they may use the parking lot between the buildings. The building he is renting was once two buildings, now regarded as one building, and there was once a protected mall between the Cold Country building and the fitness studio, extending west. Mr. Stoeger shares taxes on the lot with Real Fitness.

The sign has been abandoned for some years, the city never asked for its removal. The sign is nonconforming, it does not physically meet today's sign code. Is there an issue with the sign from an aesthetic or historical standpoint for the district?

Commissioner Krimmel made a motion to approve the sign, Commissioner Forbes seconded the motion, contingent on the following criteria:

- 1) The Commission approves of the sign even though it is legal nonconforming at this time.
- 2) The applicant shall confirm/provide evidence that both the Cold County Wines and Vines business and the Real Fitness business actually have a portion of their business footprints located on the same premises as this existing sign.
- 3) Applicant to provide confirmation that this sign is indeed located on the property located at W61 N513 Washington Avenue.
- 4) This sign shall not be internally illuminated. If the sign is to be externally illuminated, the details of this proposed lighting solution shall be presented to the Landmarks Commission for review and approval prior to lighting the sign.
- 5) Applicant to secure his Sign Permit from the Building Inspector prior to any work toward adding content to his sign.

Motion carried without a negative vote. Commissioner Yip excused.

REVIEW, DISCUSSION AND POSSIBLE ACTION ON THE REQUEST OF THE CEDARBURG CULTURAL CENTER, IN C/O EXECUTIVE DIRECTOR SUE SCHRADER, TO INSTALL A TEMPORARY HOLIDAY MURAL ON THE SOUTH WALL OF THEIR BUILDING LOCATED AT W62 N546 WASHINGTON AVENUE. TAX PARCEL NO. 13-107-02-03-002. WARD/ALDERMANIC DISTRICT NO. 4.

Commissioner Krimmel feels strongly that the Commission should not permit the installation of a mural. In the past few years two other mural proposals have come before the Commission, and they have been denied. She is very concerned that permitting this mural will set a precedent for other mural applications. Chairperson Kubala likes the idea of artwork displayed in the community. We are an “artsy” community, and it is appropriate to celebrate that. Commissioner Pape stated that we may consider this to be more of an art piece, and clearly a temporary installation. Chairperson Kubala stated that he is in favor of temporary art installations.

There was consensus that the proposal be regarded as a Temporary Art Installation rather than a mural, and consideration given in those terms. Some concerns include:

- 1) How the piece is mounted. Various approaches were discussed to delineate this Temporary Art Installation from a mural. They include placing permanent vertical trim on the side of the building to mount and remove the temporary installations or placing some sort of frame or rods on the ground, then anchoring it to the building. Also, we do not know what material resides under the wood siding, is it brick, stone, block? It isn’t known. If it is masonry, then anchors should be placed so they are in the mortar, not the masonry itself. It is difficult to know where to place an anchor on a clapboard siding that won’t intrude into the masonry.
- 2) The size. The depiction the Commission was given is inaccurate for envisioning the space the Temporary Art Installation would consume. Also, the dimensions of the sign don’t lend themselves to 4 x 8 plywood panels. Commissioners discussed a maximum size of 8’ by 16’, which would consume 128 square feet of space, and agreed that is a reasonable maximum size.
- 3) Temporary – it was agreed that a maximum of 45 days for the installation to be in place is reasonable.
- 4) The Temporary Art Installation cannot have any advertising.
- 5) Lighting – to be determined.

The Commission’s recommendation is that a Temporary Art Installation be permitted, mounted on structures located in the historic overlay district, including the following parameters: one installation permitted a year per property owner; up to 8’ by 16’ in size; the size, scale and location subject to the approval of the Landmarks Commission; and the manner of mounting or display and lighting approved by the City Inspector in consultation with qualified members of the Landmarks Commission. The Commission wants to see an accurate scaled depiction of the size of the piece on the wall. The Landmarks’ recommendation will be passed on to the Plan Commission and/or the Common Council. Motion carried without a negative vote. Commissioner Yip excused.

ADJOURNMENT

A motion was made by Council Member Burkart, seconded by Commissioner Pape, to adjourn the meeting at 9:45 a.m.

Tomi Fay Forbes
Secretary