

LANDMARKS COMMISSION
December 12, 2024

LAN20241212-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, December 12, 2024 at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, Room 1.

The meeting was called to order by Vice-Chairperson Jim Pape at 8:30 a.m.

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

Excused – Chairperson Tom Kubala, Doug Yip

Also Present – City Planner Mary Censky

STATEMENT OF PUBLIC NOTICE

Vice Chairperson Pape 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 November 14, 2024 meeting. Motion carried without a negative vote. Chairperson Kubala and Commissioner Yip excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – none

REGULAR BUSINESS

APPLICANTS BRAD DEVORKIN AND MICHELE TIETZ, D/B/A LIME CANTINA, REQUEST APPROVAL OF A TEMPORARY USE PERMIT TO PLACE AN ENCLOSED TENT OVER THEIR OUTDOOR SEATING AREA AT W62 N550 WASHINGTON AVENUE FROM OCTOBER 1, 2024 THROUGH APRIL 30, 2025. THIS B-3(HPD) CENTRAL BUSINESS DISTRICT W/ HISTORIC PRESERVATION OVERLAY DISTRICT ZONED PROPERTY IS OWNED BY CEDARBURG DINING LLC.

Planner Censky stated this is the same tent Plan Commission and Landmarks Commission have seen and approved in past years. This year they have requested approval for the period 10/1/2024 through 4/30/2025. While the Code does allow for this, and this is what the Plan Commission has approved, Planner Censky noted that in previous years they had only requested use of the tent for a 90-day period of time. The tent is not readily visible from the street. It can be seen from behind the property.

Council Member Burkhart stated she has always had an issue with the tents. She saw they were initially introduced as a way to extend Wisconsin's shorter spring and fall seasons, not to stand all winter. We are meticulous about our downtown.

Planner Censky stated that there are a lot of opinions about whether the tents are here to stay. Do we need to learn to live with them? They came into use during COVID, as a stop gap measure. Commissioner Pape stated that the tents support businesses, helping them get through the winter. They are not up all year round. If the businesses can't make it downtown, they will start to fail. We need a viable downtown. The tents do not affect the architecture of the streetscape.

Commissioner Krimmel stated that if the tents were more muted colors than the stark white, they would be less visually objectionable.

Action: Commissioner Krimmel made a motion to approve the tent on the basis that it supports the business through the winter, that it is not permanent, and it does not impact the Washington Avenue street scape. The Landmarks Commission would prefer that these tents be a more muted color tone that blends quietly with the community. Use of winter tents in the downtown were implemented during COVID as a stop-gap measure to help keep businesses open. Council Member Burkart seconded the motion. Motion carried without a negative vote. Chairperson Kubala and Commissioner Yip excused.

COMMENTS AND ANNOUNCEMENTS BY LANDMARKS COMMISSIONERS.

Planner Censky stated that at the December 2, 2024 Plan Commission meeting a Commissioner inquired if the Landmarks Commission's motions can include more specifics as to why certain items are being approved or not approved.

The code changes have been approved and will go to Common Council in mid- to late January.

Regarding the Immanuel windmill, the Cedarburg grounds crew is re-hanging the door that is off its hinges, and Planner Censky will make further inquiry with the Ozaukee County Historical Society to find the person who is knowledgeable about windmills after erecting a windmill on the Pioneer Village property.

The Purnell raze permit was issued and the building has been razed.

Regarding the Blind Horse food truck, fire code prohibits the plan as had been presented. Instead, a permanent structure will need to be erected with fire walls that meet fire code. It can be designed to replicate the appearance of a food truck. Council Member Burkart stated that the request resulted in a long discussion at Plan Commission regarding approval as a food truck.

ADJOURNMENT

A motion was made by Commissioner Council Member Burkart, seconded by Commissioner Forbes, to adjourn the meeting at 8:54 a.m. Motion carried without a negative vote. Chairperson Kubala and Commissioner Yip excused.

Tomi Fay Forbes
Secretary