

**CITY OF CEDARBURG
COMMON COUNCIL
April 28, 2025**

**CC20250428-1
UNAPPROVED**

A regular meeting of the Common Council of the City of Cedarburg, Wisconsin, was held on Monday, April 28, 2025 at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers and online utilizing the Zoom app.

Mayor Thome called the meeting to order at 7:00 p.m. A moment of silence was observed, and the Pledge of Allegiance was recited.

Roll Call: Present - Mayor Patricia Thome, Council Members Melissa Bitter, Jim Fitzpatrick, Kristin Burkart, Robert Simpson, Kristian Lindo, Mark Mueller (arrived 7:04 p.m.), Amanda Didier (appointed at 8:35 p.m.)

Also Present - City Administrator Mikko Hilvo, City Clerk Tracie Sette, Attorney Michael Herbrand, interested citizens and news media

STATEMENT OF PUBLIC NOTICE

At Mayor Thome's request, City Clerk Sette verified that notice of this meeting was provided to the public by forwarding the agenda to the City's official newspaper, the *News Graphic*, to all news media and citizens who requested copies, and by posting in accordance with the Wisconsin Open Meetings Law.

COMMENTS AND SUGGESTIONS FROM CITIZENS

Kevin Curley N91 W6220 Lynnwood Lane – Commented there are three great candidate choices for District 4 and offered his support for Jesse Scott.

Terry King-W63 N276 Sheboygan Rd – excessive speeding is occurring more frequently with the weather warming up and he would like the problem to be addressed.

MILWAUKEE RIVERKEEPER PRESENTATION ON BENEFITS OF DAM REMOVAL TO LOCAL COMMUNITIES

Cheryl Nenn from Milwaukee Riverkeeper presented to the Council pros and cons of removing dams in the City of Cedarburg. She explained how a feasibility study would aid the Council in any future decisions regarding the dams.

NEW BUSINESS

DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS, CONDUCTING INTERVIEWS, AND CONSIDERING APPOINTMENT TO FILL THE 4TH DISTRICT ALDERPERSON VACANCY

Interviews were conducted for three (3) candidates interested in the District 4 Council seat. Each candidate answered a series of eight (8) questions. Afterward, each Council Member wrote down their choice for the new District 4 Council Member and forwarded their vote to Clerk Sette. The votes were tallied as such:

- District 1 Melissa Bitter – Jesse Scott
- District 2 Jim Fitzpatrick – Amanda Didier
- District 3 Kristin Burkart – Amanda Didier
- District 4 vacant
- District 5 Robert Simpson – Amanda Didier
- District 6 Kristian Lindo – Amanda Didier
- District 7 Mark Mueller – Thomas Wil Knight

A motion was made by Council Member Mueller, seconded by Council Member Simpson, to appoint Amanda Didier to the District 4 Council Seat. Motion carried without a negative vote.

OATH OF OFFICE: DISTRICT 4 ALDERPERSON IF APPOINTMENT OCCURS

Clerk Sette administered the Oath of Office to Amanda Didier who was appointed to District 4 Alderperson seat.

DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF THE CERTIFIED SURVEY MAP (CSM) FOR CEDAR WAY CONDOMINIUM DEVELOPMENT REORGANIZING THE LOT LINES AMONG THREE EXISTING PARCELS OF LAND, COMBINING TWO OF THE PARCELS INTO ONE, RESULTING IN LOT 2 AS THE DEVELOPMENT AREA FOR CEDAR WAY CONDOMINIUM, LOCATED AT W61 N451 WASHINGTON AVENUE

The proposed certified survey map (CSM) reorganizes the lot lines among three existing parcels of land and ultimately combines two of the parcels into one. The resulting lot configuration sets up Lot 2 (31,556 sq. ft.) as the development area for Cedar Way Condominium. This map also:

- Memorializes the partially new/partially preexisting Access and Utility Easement area associated with this site/development.
- Removes the road right-of-way reservation designation from the “effectively vacated” .12+/- acre sliver of land that had been ‘reserved’ years back as future Hanover Street extended.

A motion was made by Council Member Burkart, seconded by Council Member Mueller, to approve the Certified Survey Map for Cedar Way Condominium Development. Motion carried without a negative vote.

Administrator Hilvo requested item 8.E. be moved up to the next agenda item.

DISCUSSION ON CEDARBURG WOOLEN MILLS DAM REMOVAL FEASIBILITY STUDY

Per the request of the Common Council, the City of Cedarburg has received an updated proposal from Inter-Fluve, Inc. to conduct a Feasibility Study for the potential removal of the Cedarburg Woolen Mills Dam on Cedar Creek. This study is intended to inform future decision-making regarding dam management and river restoration by providing updated science, engineering data, and cost estimates.

The proposal outlines a comprehensive approach that includes project management, stakeholder engagement, data collection, site reconnaissance, sediment analysis, and conceptual design planning. The goal is to evaluate the viability and implications of dam removal, including ecological, structural, and community impacts.

Key components of the study include:

- **Water control and demolition methods**
- **Sediment volume and contamination assessment**
- **Preliminary staging, access, and sediment management plans**
- **Concept-level restoration alternatives**
- **Cost estimates for various removal and restoration scenarios**

Optional tasks identified in the proposal include bathymetric surveys, sediment depth probing, and preliminary contaminant testing to refine sediment handling strategies and potential permitting needs. The base proposal cost is estimated at \$27,966, with optional tasks totaling an additional \$17,105 if all are pursued.

No action was taken by the Council.

CONSIDER PROPOSED COMPREHENSIVE OUTDOOR RECREATION PLAN FOR THE CITY OF CEDARBURG AND RESOLUTION NO. 2025-07 ADOPTING THE PLAN

Over the past 18 months, the City of Cedarburg Parks, Recreation & Forestry Department has undertaken a comprehensive update of the City's Comprehensive Outdoor Recreation Plan. This effort has included multiple meetings of the Park, Recreation & Forestry Board as well as several public input sessions to ensure the plan reflects the community's needs and priorities. The last update to the plan occurred in 2017. To remain eligible for future Stewardship grant funding, the plan must be updated regularly. While the 2017 update was completed internally by City staff, the prior plan (2010) was developed by Buettner and Associates. Once again, the City opted to complete the update in-house, resulting in an estimated cost savings of approximately \$20,000. As part of the planning process, a city-wide resident survey was conducted in 2024 to gather valuable feedback from the community. The updated plan outlines priorities and strategies for the next five years and will serve as a key tool in guiding the department's efforts to enhance and expand park and recreational opportunities in Cedarburg.

A motion was made by Council Member Burkart, seconded by Council Member Mueller to approve Resolution No. 2025-07 adopting the Comprehensive Outdoor Recreation Plan for the City of Cedarburg. Motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE ISSUANCE OF A 6-MONTH CLASS "B" BEER LICENSE TO CEDARS III LLC, MICHAEL KOWALKOWSKI, AGENT, FOR CEDARS III – CONCESSION STAND, N52 W5925 PORTLAND ROAD FROM MAY 01, 2025 TO OCTOBER 31, 2025

A motion was made by Council Member Jim Fitzpatrick, seconded by Council Member Burkart, to approve the issuance of a 6-month Class "B" Beer License to Cedars III LLC, Michael Kowalkowski agent, for the Concession Stand located at N52W5925 Portland Road from May 1, 2025 to October 31, 2025. Motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION ON MAYORAL APPOINTMENT OF KURT DYKSTRA TO THE LIGHT & WATER COMMISSION

A motion was made by Council Member Burkart, seconded by Council Member Mueller, to appoint Kurt Dykstra to the Light & Water Commission. Motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION ON MAYORAL APPOINTMENT OF COURTNEY DANDY TO THE PARKS, RECREATION & FORESTRY BOARD

A motion was made by Council Member Mueller, seconded by Council Member Bitter, to appoint Courtney Dandy to the Parks, Recreation, & Forestry Board. Motion carried without a negative vote.

CONSENT AGENDA

A motion was made by Council Member Burkart, seconded by Council Member Fitzpatrick, to approve the following consent agenda items:

- A. Discussion and possible action on approval of April 15, 2025 Council Meeting minutes
- B. Discussion and possible action on payment of bills dated 04/09/2025 through 04/21/2025, transfers from 04/05/2025 through 04/21/2025, and payroll from 03/30/2025 through 04/12/2025

The motion carried without a negative vote.

CITY ADMINISTRATOR'S REPORT

Administrator Hilvo praised Beth Thierfelder for her years of involvement with the Cedarburg Civic Band.

COMMENTS AND SUGGESTIONS FROM COUNCIL MEMBERS

Council Member Burkart highlighted the Sweat4Vets event at the Legion Hall on May 17th.

Council Member Mueller explained that Pastor Raasch, retired from First Immanuel Lutheran, is interested in any opportunities to help the City of Cedarburg.

MAYOR'S REPORT

Mayor Thome welcomed Amanda Didier to the Common Council.

The proclamation for Beth Thierfelder was read.

ADJOURNMENT

A motion was made by Council Member Mueller, seconded by Council Member Fitzpatrick, to adjourn the meeting at 9:48 p.m. The motion carried without a negative vote.

Tracie Sette
City Clerk