

**CITY OF CEDARBURG
COMMON COUNCIL
APRIL 15, 2025**

A meeting of the Common Council of the City of Cedarburg, Wisconsin, was held on Tuesday, April 15, 2025, at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers, and online utilizing the Zoom app.

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

Roll Call: Present - Mayor Patricia Thome, Council Members Mark Mueller, Melissa Bitter (Zoom), James Fitzpatrick, Kristin Burkart, Kristian Lindo

Excused - Council Member Robert Simpson, District 4 Vacant

Also Present - City Administrator Mikko Hilvo, Attorney Michael Herbrand, City Clerk Tracie Sette, Water Recycling Superintendent Dennis Grulkowski, Director of Engineering and Public Works Michael Wieser, and 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. Citizens present were welcomed and encouraged to provide their input during the citizen comment portion of the meeting.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

OATHS OF OFFICE

City Clerk Sette administered the oaths of office to Council Members Jim Fitzpatrick (2nd Aldermanic District) and Kristian Lindo (6th Aldermanic District). The District 4 Council seat remained vacant.

ELECTION OF COMMON COUNCIL PRESIDENT

A motion was made by Council Member Fitzpatrick, seconded by Council Member Mueller, to nominate Council Member Burkart as Council President. Council Member Burkart accepted the nomination. The motion carried with Council Member Simpson excused and District 4 vacant.

ELECTION OF COMMON COUNCIL REPRESENTATIVE TO THE PLAN COMMISSION

A motion was made by Council Member Burkart, seconded by Council Member Lindo, to nominate Council Member Fitzpatrick as Common Council Representative to the Plan Commission. Council Member Fitzpatrick accepted the nomination. Motion carried with Council Member Simpson excused and the District 4 Council seat vacant.

DISCUSSION AND POSSIBLE ACTION ON THE DEVELOPMENT AGREEMENT FOR THE CEDAR WAY DEVELOPMENT ON WASHINGTON AVENUE

Cedar Way, LLC is moving forward with the Cedar Way Development consisting of 7 condominium units in two buildings; one 3-unit condominium building and one 4-unit condominium building. The Development Agreement addresses the following items:

- Identifies completion dates for the development.
- Identifies that the Developer will construct all improvements inside and outside of the Washington Avenue ROW including sanitary sewer, water, storm sewer, curb & gutter, sidewalks, street improvements, and landscaping.
- Identifies that the Developer will be responsible for the installation of underground gas mains, electric and communication cables within the property.
- Identifies the work that must be completed to obtain building and occupancy permits.
- Change of completion date to December 31, 2025

A motion was made by Council Member Burkart, seconded by Council Member Mueller, to approve the new Development Agreement for the Cedar Way Development on Washington Avenue. Motion carried with Council Member Simpson excused and the District 4 Council seat vacant.

DISCUSSION AND POSSIBLE ACTION ON CONTRACT PROPOSAL FROM CEDAR CORPORATION TO COMPLETE A DAM INSPECTION FOR COLUMBIA MILLS DAM

The Wisconsin DNR informed the City that a dam inspection is needed for the Woolen Mills Dam. Staff received two proposals to complete the inspection. One from Ramboll with a proposed fee of \$8,850. The other was from Cedar Corporation with a proposed fee of \$4,650.

A motion was made by Council Member Burkart, seconded by Council Member Fitzpatrick, to approve the contract from Cedar Corporation to complete a dam inspection for Columbia Mills Dam, not to exceed \$4,650. Motion carried with Council Member Simpson excused and the District 4 Council seat vacant.

DISCUSSION AND REVIEW OF 2024 ADAPTIVE MANAGEMENT PLAN

Water Recycling Center Superintendent Grulkowski provided a brief summary of the 2024 Adaptive Management Plan to the Council. The report highlights the year's activities, progress updates, and recommended plan changes.

No action was taken by the Common Council.

DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF CLASS “B” BEER AND “CLASS C” LIQUOR (WINE ONLY) LICENSE FOR WILD & PRECIOUS LLC, W62 N542 WASHINGTON AVENUE, CEDARBURG, WI, OPALMAREE STONE, AGENT, PREMISE TO BE LICENSED: W62 N542 WASHINGTON AVENUE, KNOWN AS WILD & PRECIOUS COLLECTIVE

A motion was made by Council Member Burkart, seconded by Council Member Mueller, to approve the Class “B” Beer and “Class C” (wine only) license for Wild & Precious LLC, W62 N542 Washington Avenue; Opalmaree Stone, Agent. Motion carried with Council Member Simpson excused and the District 4 Council seat vacant.

DISCUSSION AND POSSIBLE ACTION ON PROPOSED CHANGE TO PEDAL TAVERN ROUTE TO INCLUDE A POSSIBLE STOP AT SIERZANT

A request came from the owner of North 48 to propose a new stop on the Pedal Tavern route to include Sierzant. After a discussion, the Council felt the Pedal Tavern would be better utilized in the downtown area. The impending crossing of railroad tracks also posed concerns.

A motion was made by Council Member Mueller, seconded by Council Member Burkart, to deny an extension of the current Pedal Tavern route. Motion carried with Council Member Simpson excused and the District 4 Council seat vacant.

DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF THE FIRST AMENDMENT TO CITY OF CEDARBURG HIGHWAY 60 BUSINESS PARK DECLARATION OF RESTRICTIONS AND COVENANTS

Anticipating that a mobile service support structure will soon be coming up for consideration by the Plan Commission in the City’s Hwy 60 Business Park in the near future, and considering that the Hwy. 60 Business Park Declaration of Restrictions and Covenants currently limit the height of all improvements, buildings and structures to 45’ above grade, the City is taking a proactive step to amend the restrictions, clarifying that mobile service support structures are not intended to be included in this height restriction. This amendment would allow for a future mobile service support structure in the Hwy 60 Business Park.

A motion was made by Council Member Mueller, seconded by Council Member Fitzpatrick, to approve the amendment to the City of Cedarburg Highway 60 Business Park Declaration of Restrictions and Covenants. Motion carried with Council Member Simpson excused and the District 4 Council seat vacant.

DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF INTERVIEW QUESTIONS FOR OPEN COMMON COUNCIL SEAT

The Common Council reviewed the interview questions and provided input for the District 4 interviews to be held on Monday, April 28, 2025.

CONSENT AGENDA

A motion was made by Council Member Mueller, seconded by Council Member Burkart, to approve the following consent agenda items. Motion carried without a negative vote with Council Member Simpson excused and District 4 Alderperson vacant.

- Approval of March 10 and March 31, 2025 Common Council meeting minutes
- Payment of bills dated 03/22/2025 through 04/08/2025, transfer list dated 04/01/2025 through 04/04/2025 and payroll from 3/16/2025 through 03/29/2025

ADMINISTRATOR'S REPORT

Administrator Hilvo informed the Council both he and Town Administrator Eric Ryer met with Jodi Habush Sinykin of State Senate District 8 to discuss the state budget.

He also informed the Council the EPA will be holding an availability session on May 5th in the lower level of City Hall to field questions from residents about impending surveying and sampling of Amcast site, N39 W5789 Hamilton Road.

COMMENTS AND SUGGESTIONS BY COUNCIL MEMBERS

Council Member Burkart shared an article from the American Legion magazine that April 18, 2025 is the 250th anniversary of the Boston Tea Party. The article suggested residents illuminate two (2) lights outside to commemorate Paul Revere's ride.

Council Member Lindo suggested a Council walk-through of both the Police and Fire Departments may be helpful ahead of any renovation discussions.

MAYOR'S REPORT

Mayor Thome cited the Arbor Day Proclamation.

ADJOURNMENT

A motion was made by Council Member Mueller, seconded by Council Member Burkart, to adjourn the meeting at 7:37 p.m. Motion carried without a negative vote with Council Member Simpson excused and District 4 vacant.

Tracie Sette
City Clerk