

CITY OF CEDARBURG

Common Council

November 24, 2025

1. CALL TO ORDER

A meeting of the Common Council of the City of Cedarburg, Wisconsin, was held on Monday, November 24, 2025, at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers, and online utilizing Zoom.

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

2. ROLL CALL

Roll Call:

Present - Mayor Patricia Thome, Council Members Melissa Bitter, Jim Fitzpatrick, Kristin Burkart, Amanda Didier, Robert Simpson, Kristian Lindo (Zoom), Mark Mueller (Zoom)

Also Present - City Administrator Mikko Hilvo, Attorney Michael Herbrand, Deputy City Clerk Jessica Campolo, City Planner Mary Censky, interested citizens and news media.

3. MOMENT OF SILENCE

4. PLEDGE OF ALLEGIANCE

5. STATEMENT OF PUBLIC NOTICE

At Mayor Thome request, Deputy City Clerk Campolo verified that notice of this meeting was provided to the public by posting in accordance with the Wisconsin Open Meetings Law.

6. COMMENTS AND SUGGESTIONS FROM CITIZENS

Comments from citizens on a listed agenda item will be taken when the item is addressed by the Council. At this time individuals can speak on any topic not on the agenda for up to 2 minutes, time extensions at the discretion of the Mayor. No action can be taken on items not listed except as a possible referral to committees, individuals, or a future Council agenda item.

None.

7. PUBLIC HEARINGS

Mayor Thome opened the public hearings.

- A. A public hearing at the request of applicant DSDH Gerb LLC, in c/o David Herbeck, to amend the Zoning Code, adding the use 'Motor Vehicle Collision

Repair Facility' to the list of Conditional Uses in the M-2 General Manufacturing District [Section 13-1-60(d)], and adding a definition [at Section 13-1-240] and parking standard [at Section 13-1-82(h)(2)] for same.

City Planner Censky explained the request to add 'Motor Vehicle Collision Repair Facility' to the list of Conditional Uses in the M-2 District. The Plan Commission believes it to be appropriate.
There was no public comment.

- B. A public hearing at the request of property owner/applicant The Glen at Quarry Park LLC, in c/o John Wahlen and Joe Orendorf of Cornerstone Development, to rezone (to Rs-3 Single Family Residential with PUD Planned Unit Development Overlay) and preliminary plat (24 single-family-residential lots) the 11.53 acres of vacant land located directly west of the properties located at 1067 and 1085 Sheboygan Road.

City Planner Censky explained the request and the details of the proposed development. The Site & Architectural Review Board and Plan Commission are supportive of the presented plans.

Public Comment

Martin Auchter W63 N1053 Holly Ln.

Martin would like the plan to have access to Sheboygan Road and is concerned about traffic on Holly Lane.

John O'Keane N105 W6186 Brenton Ln.

John is concerned about the amount of development in Cedarburg, as well as the retention pond in this proposed development.

Steve White N105 W6266 Brenton Ln.

Steve would like the development to have access to Sheboygan Road, he also has concerns about the location of the retention pond.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Burkart, to close the public hearings. The motion carried on a roll call vote with Council Members Bitter, Fitzpatrick, Burkart, Didier, Simpson, Lindo and Mueller voting aye.

8. PRESENTATION

- A. Mayor Thome to present Key to the City to Richard Dieffenbach

Mayor Thome and members of the Common Council presented the Key to the City to Richard Dieffenbach and read the corresponding Proclamation.

9. NEW BUSINESS

- A. Discussion and possible action on Ordinance No. 2025-43 amending the zoning code adding the use 'Motor Vehicle Collision Repair Facility to the list of

Conditional Uses in the M-2 General Manufacturing District and adding a definition and parking standard.

A motion was made by Council Member Burkart, seconded by Council Member Simpson, to approve Ordinance No. 2025-43 amending the zoning code adding the use 'Motor Vehicle Collision Repair Facility' to the list of Conditional Uses in the M-2 General Manufacturing District and adding a definition and parking standard. The motion carried without a negative vote.

- B. Discussion and possible action on Ordinance No. 2025-44 to rezone the 11.53 acres of vacant land located directly west of the properties located at 1067 and 1085 Sheboygan Road to RS-3 Single Family Residential with PUD Planned Unit Development overlay

Discussion was held regarding future road access to Sheboygan Road.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Mueller, to approve Ordinance No. 2025-44 to rezone the 11.53 acres of vacant land located directly west of the properties location at 1067 and 1085 Sheboygan Road to RS-3 Single Family Residential with PUD Planned Unit Development overlay, subject to conditions approved the Plan Commission. The motion carried without a negative vote.

- C. Discussion and possible action on Intergovernmental Cooperation Agreement for Fire Service Mutual Aid in Ozaukee County.

A motion was made by Council Member Burkart, seconded by Council Member Didier, to approve the Intergovernmental Cooperation Agreement for Fire Service Mutual Aid in Ozaukee County. The motion carried without a negative vote.

- D. Discussion and possible action on the appointment of Jason Van Auken as Successor Agent for Brandywine, located at W61N480 Washington Avenue.

A motion was made by Council Member Burkart, seconded by Council Member Simpson, to approve the appointment of Jason Van Auken as Successor Agent for Brandywine, located at W61N480 Washington Avenue. The motion carried without a negative vote.

- E. Discussion and possible action on Mayoral appointment of Andrew Whaley to Public Works & Sewerage Commission

A motion was made by Council Member Burkart, seconded by Council Member Simpson, to approve the Mayoral appointment of Andrew Whaley to the Public Works & Sewerage Commission. The motion carried without a negative vote.

10. UNFINISHED BUSINESS

- A. Discussion and possible action on Ordinance No. 2025-38 Levying Property Taxes for the General, Debt Service, Special Revenue and Capital Improvement Funds of the City of Cedarburg for the Year 2026

A motion was made by Council Member Fitzpatrick, seconded by Council Member Simpson, to approve Ordinance No. 2025-38 Levying Property Taxes for the General,

Debt Service, Special Revenue and Capital Improvement Funds of the City of Cedarburg for the Year 2026. The motion carried with Council Members Bitter, Fitzpatrick, Didier, Simpson, and Mueller voting aye, Council Member Burkart voting nay, and Council Member Lindo abstaining.

- B. Discussion and possible action on Ordinance No. 2025-39 Appropriating the Necessary Funds for the Operation of the Special Revenue Funds and Adopting the Indicated Budgets

A motion was made by Council Member Fitzpatrick, seconded by Council Member Mueller, to approve Ordinance No. 2025-39 Appropriating the Necessary Funds for the Operation of the Special Revenue Funds and Adopting the Indicated Budgets. The motion carried without a negative vote with Council Member Lindo abstaining.

- C. Discussion and possible action of Ordinance No. 2025-40 Establishing the User Fee Schedule and Appropriating the Necessary Funds for the Sewerage Fund for the Operation of the Water Recycling Center of the City of Cedarburg

A motion was made by Council Member Fitzpatrick, seconded by Council Member Didier, to approve Ordinance No. 2025-40 Establishing the User Fee Schedule and Appropriating the Necessary Funds for the Sewerage Fund for the Operation of the Water Recycling Center for the City of Cedarburg. The motion carried without a negative vote with Council Member Lindo abstaining.

- D. Discussion and possible action on Ordinance No. 2025-41 Appropriating the Necessary Funds for the 2026 Capital Improvement Budget

A motion was made by Council Member Fitzpatrick, seconded by Council Member Mueller, to approve Ordinance No. 2025-41 Appropriating the Necessary Funds for the 2026 Capital Improvement Budget. The motion carried with Council Members Bitter, Fitzpatrick, Didier, Simpson, and Mueller voting aye, Council Member Burkart voting nay, and Council Member Lindo abstaining.

- E. Discussion and possible action on Ordinance No. 2025-42 Appropriating the Necessary Funds for the Operation of the Government and Administration of the City of Cedarburg for the year 2026

A motion was made by Council Member Fitzpatrick, seconded by Council Member Burkart, to approve Ordinance No. 2025-42, Appropriating the Necessary Funds for the Operation of the Government and Administration of the City of Cedarburg for the Year 2026. The motion carried without a negative vote with Council Member Lindo abstaining.

11. CONSENT AGENDA

A motion was made by Council Member Simpson, seconded by Council Member Mueller, to approve the following Consent Agenda items.

- A. Discussion and possible action on approval of November 10, 2025 Council Meeting Minutes
- B. Discussion and possible action on payment of bills dated 11/01/2025 through

11/14/2025, transfers from 11/06/2025 through 11/17/2025, and payroll from 10/26/2025 through 11/08/2025

The motion carried without a negative vote.

12. REPORTS OF CITY OFFICERS AND DEPARTMENT HEADS

A. Administrator's Report

Administrator Hilvo apologized for the technology issues at the beginning of the meeting.

13. COMMUNICATIONS

A. Comments and suggestions from Council Members

Council Member Bitter inquired about the police and fire facility tours.

B. Mayor's Report

Mayor Thome shared that the Tree Lighting is Monday, December 1st.

14. ADJOURNMENT

A motion was made by Council Member Mueller, seconded by Council Member Fitzpatrick, to adjourn the meeting at 7:52 p.m. The motion carried without a negative vote.

[MIN_SIGNATURES]