



**CITY OF CEDARBURG  
Common Council  
January 26, 2026  
Minutes**

**1. CALL TO ORDER**

A meeting of the Common Council of the City of Cedarburg, Wisconsin, was held on Monday, January 26, 2026, at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers.

Mayor Patricia Thome called the meeting to order at 7:00 p.m.

**2. ROLL CALL**

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

Also Present - City Administrator Mikko Hilvo, Attorney Michael Herbrand, City Clerk Jessica Campolo, City Planner Mary Censky, Fire Chief Jeff Vahsholtz, Police Chief Michael McNerney, Director of Engineering and Public Works Michael Wieser, interested citizens and news media.

**3. MOMENT OF SILENCE**

A moment of silence was held.

**4. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**5. STATEMENT OF PUBLIC NOTICE**

At Mayor Thome's request, City Clerk Campolo verified that notice of this meeting was

provided to the public in accordance with the Wisconsin Open Meetings Law.

## **6. COMMENTS AND SUGGESTIONS FROM CITIZENS**

None.

## **7. PUBLIC HEARINGS; AND ACTION THEREON**

- A. Public hearing, discussion, and possible action on Ordinance 2026-04 amending Section 13-1-55(d)(7) of the City Code regarding the size of sandwich board/a-frame style signs that may be permitted in the Washington Avenue sidewalk right of way.

Mayor Thome opened the Public Hearing. City Planner Censky explained that the maximum size for an A-frame sign was inadvertently modified during a recent code change. This ordinance corrects that change.

There was no public comment.

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

A motion was made by Council Member Burkart, seconded by Council Member Didier, to approve Ordinance No. 2026-04 amending Section 13-1-55(d)(7) of the City Code. The motion carried unanimously.

- B. Public hearing, discussion, and possible action on Ordinance 2026-05 amending Sections 13-1-60, 13-1-82, and 13-1-240 of the City Zoning Code to add "Teaching kitchen." and "Small-scaled commercial kitchen." to the list of possible Conditional Uses in M-2 General Manufacturing Zoning District, and to add a definition and parking standard to the Code for these uses.

Mayor Thome opened the Public Hearing. City Planner Censky explained that this ordinance adds "Teaching kitchen." and "Small-scaled commercial kitchen." as Conditional Uses in the M-2 General Manufacturing Zoning District.

There was no public comment.

A motion was made by Council Member Mueller, seconded by Council Member Burkart, to close the Public Hearing. The motion carried on a roll call vote with Council Members

Bitter, Fitzpatrick, Burkart, Didier, Simpson, Lindo and Mueller voting aye.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Mueller, to approve Ordinance No. 2026-05 amending Section 13-1-60, 13-1-82, and 13-1-240 of the City Zoning Code. The motion carried unanimously.

## **8. PRESENTATIONS**

### **A. Cedarburg Fire Department**

Life Saving Award - Thomas Berk

Oath of Office - Firefighter/Paramedic Katrina Schoen

Oath of Office - Lieutenants Joel Deutsch, Nicholas Janous, Robert Jung, Edward Lanser, Matthew Petrarca, and Tanya Zarling

Fire Chief Vahsholtz presented a Life Saving Award to Mr. Thomas Berk for the heroic act of saving the life of a person who was choking on November 5, 2025.

Fire Chief Vahsholtz introduced Firefighter/Paramedic Katrina Schoen. She took her Oath of Office, administered by City Clerk Campolo.

Fire Chief Vahsholtz introduced Lieutenants Joel Deutsch, Nicholas Janous, Robert Jung and Tanya Zarling. They took their Oath of Office, administered by City Clerk Campolo. Edward Lanser and Matthew Petrarca were not in attendance.

### **B. Public Safety Building Study Presentation**

City Administrator Hilvo introduced Andrew Mayo from FGM Architects (FGMA). FGMA began working with city staff in 2024 to determine long-term Police and Fire/EMS facility needs. Mayo presented the Facility Pre-Design Study. Kraus-Anderson gave a report on the current facility conditions and deferred maintenance estimates. FGMA's report included various options for solutions, including Fire Department standalone, Police Department standalone, combined Public Safety Building, existing sites, and alternate sites. Police Chief McNeerney discussed the critical needs of the Police Station. Fire Chief Vahsholtz discussed the critical needs of the Fire Station. Costs were also presented with the impact on taxpayers as provided by Ehlers. Project timelines and schedules were also explained.

#### **Public Comment**

Terry King W63N762 Sheboygan Rd.

Terry expressed that more options should be considered, keeping taxpayer dollars in mind.

Tony Gibowski N36W5921 Wurthmann St.

Tony inquired what would happen to the existing Police & Fire Stations if new facilities are built.

## **9. UNFINISHED BUSINESS**

### **A. Discussion and possible action on Public Safety Building**

Discussion was held among the Council. The Council agreed that the cost of new buildings is too high for taxpayers. They recommended the Chiefs itemize the most critical needs of their respective departments. Members believe the Fire Station is a priority over the Police Station due to the age of the building. It was preference that the Police Station stay at its current location. Discussion was held about securing land on Wauwatosa Road for future use. Council Member Fitzpatrick encouraged members to think about the landscape of the Fire Department in the longer term, including the agreement with the Town of Cedarburg and how the Town should contribute financially. No action was taken by the Common Council.

## **10. NEW BUSINESS**

### **A. Discussion and possible action on updated FC-3 Capital Improvement Budget Policy**

Administrator Hilvo and Council Member Fitzpatrick explained the changes to the policy are simplifications that were approved by the Finance Committee.

A motion was made by Council Member Burkart, seconded by Council Member Mueller, to approve the updated FC-3 Capital Improvement Budget Policy. The motion carried unanimously.

### **B. Discussion and possible action on concrete crushing operations within city limits in connection with the South Washington Avenue Reconstruction Project**

Director of Engineering and Public Works Wieser explained that as part of the South Washington Avenue Reconstruction Project, the concrete pavement will be removed and replaced with new asphalt pavement. The amount of existing concrete pavement makes it likely that a contractor would want to crush the removed concrete and re-use the crushed concrete for the base of the new roadway, leading to cost savings. Because the crushing process creates noise and dust, city staff members are seeking input from the Common Council on possible locations for crushing. Discussion was held and it was determined that a parcel on Cardinal and Pioneer is the best option.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Simpson, to recommend first pursuing the location of Cardinal and Pioneer as a crushing site for the South Washington Avenue Reconstruction Project. The motion carried unanimously.

C. Discussion and possible action on the award of the contract for the 2026 Cedarburg Lead Service Line Replacement Program

Director of Engineering and Public Works Wieser explained the bids that were received for the 2026 Cedarburg Lead Service Line Replacement Program. The lowest bid was submitted by M&E Construction LLC. The bid was below the low interest loan amount that was awarded to the city; therefore, Cedarburg Light & Water would like authorization to add additional lead service replacements to fully utilize the low interest loan amount awarded by the DNR.

A motion was made by Council Member Burkart, seconded by Council Member Simpson, to award the contract for the 2026 Cedarburg Lead Service Line Replacement Program to RA Smith and M&E Construction. The motion carried unanimously.

## **11. CONSENT AGENDA**

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

- A. Discussion and possible action on approval of January 12, 2026 Common Council Meeting Minutes
- B. Discussion and possible action on issuance of a Festival Celebration Permit to Festivals of Cedarburg, Inc. for Winter Festival, to be held Saturday, February 21, 2026 from 10:00 a.m. to 9:00 p.m. and Sunday, February 22, 2026 from 10:00 a.m. to 6:00 p.m.
- C. Discussion and possible action on issuance of a Festival Celebration Permit to Festivals of Cedarburg, Inc. for Strawberry Festival, to be held Saturday, June 27, 2026 from 10:00 a.m. to 9:00 p.m. and Sunday, June 28, 2026 from 10:00 a.m. to 5:00 p.m.
- D. Discussion and possible action on issuance of a Festival Celebration Permit to Festivals of Cedarburg, Inc. for Wine & Harvest Festival to be held Saturday, September 19, 2026 from 10:00 a.m. to 9:00 p.m. and Sunday, September 20, 2026 from 10:00 a.m. to 5:00 p.m.
- E. Discussion and possible action on issuance of a Festival Celebration Permit to Festivals of Cedarburg, Inc. for Oktoberfest, to be held Saturday October 3, 2026 from 10:00 a.m. to 9:00 p.m. and Sunday, October 4, 2026 from 10:00 a.m. to 5:00 p.m.
- F. Discussion and possible action on payment of bills dated 01/03/2026-01/20/2026, transfers from 01/10/2026 through 01/23/2026, and payroll from 01/04/2026 through 01/17/2026.

The motion carried unanimously.

## **12. REPORTS OF CITY OFFICERS AND DEPARTMENT HEADS**

### A. Administrator's Report

City Administrator Hilvo shared that the FGM Architects study that was presented is available on the City website.

#### 1. Update on Amcast

City Administrator Hilvo gave a summary of recent court cases regarding the Amcast property.

## **13. COMMUNICATIONS**

### A. Comments and suggestions from Council Members

None.

### B. Mayor's Report

None.

## **14. ADJOURNMENT**

A motion was made by Council Member Mueller, seconded by Council Member Burkart, to adjourn the meeting at 9:04 p.m. The motion carried unanimously.