



**CITY OF CEDARBURG
Common Council
April 21, 2026
Minutes**

1. CALL TO ORDER

Mayor Thome called the meeting to order at 7:00 pm.

2. ROLL CALL

Present - Mayor Patricia Thome, Council Members Melissa Bitter, Jim Fitzpatrick, Andrew Mammen, Amanda Didier, Robert Simpson, Mark Mueller

Absent - Kristian Lindo

Also Present - City Administrator Mikko Hilvo, Attorney Michael Herbrand, Deputy Clerk Theresa Hanaman, and Director of Engineering and Public Works Mike Wieser.

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, Deputy Clerk Hanaman 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

None

7. OATHS OF OFFICE

- A. 1st Aldermanic District - Melissa Bitter
- 3rd Aldermanic District - Andrew Mammen

4th Aldermanic District - Amanda Didier
5th Aldermanic District - Robert Simpson
7th Aldermanic District - Mark Mueller

Deputy Clerk Hanaman administered the oaths of office to Council Members Melissa Bitter (1st Aldermanic District), Andrew Mammen (3rd Aldermanic District), Amanda Didier (4th Aldermanic District), Robert Simpson (5th Aldermanic District), and Mark Mueller (7th Aldermanic District).

8. ELECTIONS

A. Common Council President

A motion was made by Council Member Fitzpatrick, seconded by Council Member Mueller, to nominate Council Member Simpson as Council President. Council Member Simpson accepted the nomination. The motion carried unanimously, with Council Member Lindo absent.

B. Common Council Representative to the Plan Commission

A motion was made by Council Member Bitter, seconded by Council Member Simpson, to nominate Council Member Fitzpatrick as Common Council Representative to the Plan Commission. Council Member Fitzpatrick accepted the nomination. The motion carried unanimously with Council Member Lindo absent.

9. NEW BUSINESS

A. 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, 2026, to October 31, 2026

A motion was made by Council Member Mueller, seconded by Council Member Simpson, to approve the Class "B" Beer and "Class C" (wine only) license to Cedars III LLC, Michael Kowalkowski, Agent, for Cedars III-Concession Stand, N52 W5925 Portland Road from May 01, 2026, to October 31, 2026. The motion carried unanimously, with Council Member Lindo absent.

B. Discussion and possible action on the development agreement for Quarry Park Subdivision

The Glen at Quarry Park LLC is moving forward with the Quarry Park Subdivision. Quarry Park consists of 24 single-family residential lots. The Development Agreement addresses the following items:

- Requires the developer at their expense to construct all improvements for the subdivision, including grading, sanitary sewer, water main, storm sewer, stormwater management, curb & gutter, sidewalks, street improvements, streetlamps, signs, street trees, landscaping, and private utilities.
- Identifies completion dates for the development.
- Identifies the work that must be completed to obtain building permits and occupancy

permits.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Simpson, to approve the development agreement for the Quarry Park Subdivision. The motion carried unanimously, with Council Member Lindo absent.

10. REPORTS OF CITY OFFICERS AND DEPARTMENT HEADS

A. Administrator's Report

Administer Hilvo reminded the Council Members of his open-door policy for all existing and new Council Members, as well as residents of Cedarburg. He also expressed his gratitude to Council Member Mueller for his assistance at Harrison Park.

11. COMMUNICATIONS

A. *Comments and suggestions from Council Members*

Council Member Bitter highlighted a new book, *Purple State*, by author Dana Perino, which is set in and inspired by Cedarburg.

B. *Mayor's Report*

Mayor Thome reiterated her open-door policy for Council Members and residents. She also discussed the assignment sheet for commissions and boards that Council Members need to complete and return to her.

12. ADJOURNMENT

A motion was made by Council Member Mueller, seconded by Council Member Bitter, to adjourn at 7:15 pm. The motion carried unanimously, with Council Member Lindo absent.