



**CITY OF CEDARBURG
Common Council
May 11, 2026
Minutes**

1. CALL TO ORDER

A meeting of the Common Council of the City of Cedarburg, Wisconsin, was held on Monday, May 11, 2026, at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers.

Council President Robert Simpson served as Acting Mayor and called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Mayor Patricia Thome (via Zoom), Council Members Melissa Bitter, Jim Fitzpatrick, Andrew Mammen, Amanda Didier, Robert Simpson, Kristian Lindo, Mark Mueller

Also Present: City Administrator Mikko Hilvo, City Attorney Michael Herbrand, City Clerk Jessica Campolo, Police Chief Michael McNerney, Fire Chief Jeff Vahsholtz, City Planner Mary Censkey, Director of Engineering & Public Works Michael 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

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

None.

7. PRESENTATION

- A. Oath of Office - Cedarburg Police Department
K-9 Blue

Police Chief Michael McNerney introduced the City's newest K-9, Blue, and his handler, Officer Ecclestone. City Clerk Campolo administered the Oath of Office.

- B. Oath of Office - Cedarburg Fire Department
Blake Karnitz - Deputy Chief
Edward (Matt) Petrarca - Lieutenant
Edward Lanser - Lieutenant
Gabriella Neideffer - Firefighter/Paramedic
Jessica Kopel - Firefighter/Paramedic
Wesley Reimer - Firefighter/Paramedic

Fire Chief Vahsholtz introduced the members of the Fire Department. City Clerk Campolo administered the Oaths of Office.

- C. Poppy Proclamation

A representative from the American Legion Auxiliary introduced the Poppy Princesses, Maylanna Lee-Kelley and Ellie Davis. Members of the Common Council read the Poppy Proclamation.

Point of Order: It was clarified that Council President Simpson is serving as Acting Mayor for the meeting and reserving his right to vote.

8. NEW BUSINESS

- A. *Discussion and possible action on entering into an agreement with the Wisconsin Department of Natural Resources (WDNR) to facilitate future EPA-supported funding for the Amcast Superfund cleanup.*

City Administrator Hilvo gave a summary: the Amcast North and South Sites are part of a federal Superfund cleanup project addressing widespread contamination of soil, groundwater, and stormwater systems. While the cleanup was originally estimated at \$40 million, updated assessments have increased the cost to \$72 million. The EPA has

secured federal funding and is ready to begin, but the project requires a 10% state match. Wisconsin has committed \$4 million, leaving a \$3.2 million shortfall that would limit cleanup to only the highest-priority areas. The City of Cedarburg is being asked to consider committing the remaining \$3.2 million—payable upon project completion in 2033—to enable the full cleanup, support future redevelopment, and protect public health and environmental quality. The Common Council must decide whether to authorize city officials to negotiate an agreement with the Wisconsin Department of Natural Resources to provide this funding.

Mikko introduced Christine Sieger, Director of Remediation and Redevelopment for the Wisconsin DNR. Sieger answered questions from Council members and discussion was held. Members discussed budget considerations and the timing of state budget cycles.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Mammen, to continue to pursue an agreement with the Wisconsin Department of Natural Resources to facilitate future EPA-supported funding for the Amcast Superfund cleanup, not to exceed \$3.2 million. The motion carried unanimously.

B. Discussion and possible action on proposal to allow R&R Quarry to utilize City Outlot as an exit haul road for quarry site.

Director of Engineering & Public Works Wieser explained the proposal. R&R Quarry is requesting an agreement that would allow quarry truck traffic to exit the site via a city outlot onto Forward Way while continuing to enter from Sheboygan Road. Wieser noted that city staff has concerns about the proposal. Following discussion, the Council expressed concern that the change would spread dirt and stone debris over a larger area and could result in complaints from businesses located in the Business Park.

A motion was made by Council Member Mueller, seconded by Council Member Simpson, to deny allowing R&R Quarry to utilize City Outlet as an exit haul road for quarry site. The motion carried unanimously.

C. Discussion and possible action on the amendment to the development agreement for Phase 2 of Stone Lake Condominiums development.

Director of Engineering & Public Works Wieser explained the need to amend the development agreement with Stone Lake Development Inc. as they move forward with Phase 2 of the Stone Lake Condominiums Development.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Didier, to approve the amendment to the developer agreement for Phase 2 of Stone Lake Condominiums development. The motion carried unanimously.

- D. *Review, discussion, and possible action on the request of applicant/property owner Stone Lake Development, Inc. (in c/o Craig Caliendo) for approval of the Final Condominium Plat & Declaration for Phase II of the Stone Lake Condominium, a 19 building/38-unit expansion of the existing Stone Lake Condominium (1st phase) development located at Stone Lake Circle. This property is zoned Rd-1 (PUD) Two-Family Residential District with Planned Unit Development Overlay District.*

City Planner Censky reviewed details of the Final Condominium Plat & Declaration for Phase 2 of the Stone Lake Condominium development.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Mueller, to approve the Final Condominium Plat and Declaration for Phase Two of the Stone Lake Condominium development, subject to the stipulations approved by the Plan Commission. The motion carried unanimously.

- E. *Review, discussion and possible action on the request of applicant/property owner The Glen at Quarry Park LLC (in c/o John Wahlen) for Final Plat approval of the Quarry Park Subdivision, a 24-lot single-family residential neighborhood planned for development on 11.5-acres of land located directly east of Stone Lake Condominiums and north of Fairfield Manor Subdivision. This property is zoned Rs-3 Single-Family Residential with PUD Planned Unit Development Overlay.*

City Planner Censky explained the Final Plat. Council Member Fitzpatrick noted that the Plan Commission had previously discussed the Plat at a high level.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Bitter, to approve the Final Plat for the Quarry Park Subdivision, subject to the stipulations approved by the Plan Commission. The motion carried unanimously.

- F. *Discussion and possible action on approval of Resolution 2026-02 Designating Depositories and Authorizing Signatures for the City of Cedarburg Checking and Savings Accounts.*

A motion was made by Council Member Fitzpatrick, seconded by Council Member Bitter, to approve Resolution 2026-02 Designating Depositories and Authorizing Signatures for the City of Cedarburg Checking and Savings Accounts. The motion carried unanimously.

- G. *Discussion and possible action on approval of Mayoral appointments to Boards, Committees, and Commissions.*

A motion was made by Council Member Fitzpatrick, seconded by Council Member Mammen, to approve the Mayoral appointments to Boards, Committees and

Commissions. The motion carried unanimously.

9. CONSENT AGENDA

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

- A. Discussion and possible action on approval of April 13, 2026 and April 21, 2026 Common Council Meeting Minutes.

- B. Discussion and possible action on payment of bills dated 04/11/2026-05/01/2026, transfers from 04/07/2026-05/05/2026 and payroll from 03/29/2026-04/11/2026 and 04/12/2026-04/25/2026.

The motion carried unanimously.

10. REPORTS OF CITY OFFICERS AND DEPARTMENT HEADS

- A. Administrator's Report

No report.

11. COMMUNICATIONS

- A. Comments and suggestions from Council Members

Council Member Lindo encouraged participation in the Sweat 4 Vets walk, as well as the CHS Walk for Water.

- B. Mayor's Report

Mayor Thome shared that she attended the Cedarburg Fire Department's awards evening and thanked its members and their families for their commitment to the community.

12. ADJOURNMENT

A motion was made by Council Member Mueller, seconded by Council Member Lindo, to adjourn the meeting at 8:22 p.m. The motion carried unanimously.