

**CITY OF CEDARBURG  
A MEETING OF THE COMMON COUNCIL  
MONDAY JANUARY 30, 2023 – 7:00 P.M.**

A meeting of the Common Council of the City of Cedarburg, Wisconsin, will be held on **Monday, January 30, 2023 at 7:00 p.m.** The meeting will be held online utilizing the zoom app and in-person at City Hall, W63 N645 Washington Avenue, Cedarburg, WI., in the second floor Council Chambers. The meeting may be accessed by clicking the following link:

<https://us02web.zoom.us/j/82445941499>

**AGENDA**

1. CALL TO ORDER - Council President Patricia Thome
2. MOMENT OF SILENCE
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL: Present – Common Council – Council Members Melissa Bitter, Jack Arnett, Rick Verhaalen, Robert Simpson, Kristen Burkart, Patricia Thome, Mark Mueller  
  
Excused - Mayor Michael O’Keefe
5. STATEMENT OF PUBLIC NOTICE
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 5 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.
7. PUBLIC HEARINGS
  - A. A Public Hearing to amend the Comprehensive Land Use Plan for the Stone Lake Development located just north of Susan Lane (tax key 13-022-03-001.00) from Industrial and Manufacturing, Medium-Density Residential Classification, to High-Density Residential Classification
  - B. A Public Hearing to rezone the Stone Lake Development located just north of Susan Lane (Tax Key 13-022-03-001.00) from Rs-1 Single-Family Residential (temporary) to the Rd-1 Two-Family Residential District with a Planned Unit Development (PUD) Overlay and C-4 Upland Conservancy District applied to the “Cedarburg Woods-West identified in the Southeastern Wisconsin Regional Plan Commission (SEWRPC) Report No.42 “A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin.
8. NEW BUSINESS

- A. Discussion and possible action on Resolution No 2023-03 Amending the City of Cedarburg Comprehensive Land Use Plan–2025 for the Stone Lake Development located north of Susan Lane (tax key 13-022-03-001.00)\*
- B. Discussion and possible action on Ordinance No. 2023-02 to rezone the approximate 41-acre parcel located north of Susan Lane (tax key 13-022-03-001.00)\*
- C. Discussion and possible action on recommendation from Police Chief to deny new Operator’s license application of Ty Zachary Rafn\*
- D. Discussion and possible action on award of Water Recycling Center Facility Plan Contract\*
- E. Discussion and review of the Orege Sludge Drying System pilot program\*
- F. Discussion and possible action on issuance of 2023 Quadricycle Permit for North 48, contingent upon approval of vehicle safety inspection
- G. Discussion and possible action for issuance of a Festival Celebration Permit to Festivals of Cedarburg, Inc. for Winter Festival to be held on Saturday, February 18, 2023 from 10:00 a.m. to 9:30 p.m. and on Sunday, February 19, 2023 from 8:30 a.m. to 6:00 p.m.
- H. Discussion and possible action for issuance of a Festival Celebration Permit to Festivals of Cedarburg, Inc. for Strawberry Festival to be held on Saturday June 24, 2023 from 10:00 a.m. to 8:30 p.m. and Sunday, June 25, 2023 from 10:00 a.m. to 5:00 p.m.
- I. Discussion and possible action for issuance of a Festival Celebration Permit to Festivals of Cedarburg, Inc. for Wine & Harvest Festival to be held on Saturday, September 16, 2023 from 10:00 a.m. to 8:30 p.m. and Sunday, September 17, 2023 from 10:00 a.m. - 5:00 p.m.
- J. Discussion and possible action for issuance of a Festival Celebration Permit to Festivals of Cedarburg, Inc. for Oktoberfest to be held on Saturday, October 7, 2023 from 11:00 a.m. – 8:00 p.m. and Sunday, October 8, 2023 from 10:00 a.m. to 5:00 p.m.
- K. Discussion and possible action to consider the appointment of Heather Wenthold as agent for Cedarburg Art Museum and Society Inc., W63N675 Washington Avenue
- L. Discussion and review of Amcast update
- M. Discussion and possible action on Resolution No. 2023-04 Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing.\*

9. CONSENT AGENDA

- A. Discussion and possible action on approval of January 9, 2023 Council Meeting Minutes\*

- B. Discussion and possible action on approval of new 2022-2023 operator licenses for the period ending June 30, 2023 for Nicholle A. McEwen, Jared M. Paul, Catherine J. Radmann, and Cooper J. Zimmerschied \*\*\*
- C. Discussion and possible action on payment of bills dated 01/06/2023 through 01/20/2023, transfers dated 01/01/2023 through 01/27/2023, and payroll for period 12/25/2022 through 01/07/2023 and 01/08/23 through 01/21/23\*

10. REPORTS OF CITY OFFICERS AND DEPARTMENT HEADS

- A. City Administrator's Report\*
- B. Building Inspection Report\*

11. COMMUNICATIONS

- A. Comments and suggestions from citizens\*\*
- B. Comments and announcements by Council Members
- C. Mayor's Report

12. ADJOURN TO CLOSED SESSION

It is anticipated the Common Council will adjourn to Closed Session pursuant to State Statute 19.85(g) conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. More specifically to be discussed is item 12.B.

- A. Approval of January 9, 2023 Closed Session minutes
- B. Discussion on claim regarding damage to the front porch at W53 N551 Highland Drive

13. RECONVENE TO OPEN SESSION

- A. Discussion and possible action on claim regarding damage to the front porch at W53 N551 Highland Drive

14. ADJOURNMENT

Individual members of various boards, committees, or commissions may attend the above meeting. It is possible that such attendance may constitute a meeting of a City board, committee, or commission pursuant to State ex. rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 NW 2d 408 (1993). This notice does not authorize attendance at either the above meeting or the Badke Meeting but is given solely to comply with the notice requirements of the open meeting law.

\* Information attached for Council; available through City Clerk's Office.

\*\* Citizen comments should be primarily one-way, from citizen to the Council. Each citizen who wishes to speak shall be accorded one opportunity at the beginning of the meeting and one opportunity at the end of the meeting. Comments should be kept brief. If the comment expressed concerns a matter of public policy,

*response from the Council will be limited to seeking information or acknowledging that the citizen has been understood. It is out of order for anyone to debate with a citizen addressing the Council or for the Council to take action on a matter of public policy. The Council may direct that the concern be placed on a future agenda. Citizens will be asked to state their name and address for the record and to speak from the lectern for the purposes of recording their comments.*

\*\*\*

*Information available through the Clerk's Office.*

City of Cedarburg is an affirmative action and equal opportunity employer.

All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, disability, age, sexual orientation, gender identity, national origin, veteran status, or genetic information.

City of Cedarburg is committed to providing access, equal opportunity and reasonable accommodation for individuals with disabilities in employment, its services, programs, and activities.

To request reasonable accommodation, contact the Clerk's Office,  
(262) 375-7606, email: [cityhall@ci.cedarburg.wi.us](mailto:cityhall@ci.cedarburg.wi.us).

1/26/23 tas

## CITY OF CEDARBURG

**MEETING DATE:** January 30, 2023

**ITEM NO:** 7. A.& B, & 8. A.& B.

**TITLE:**

- A. A Public Hearing to amend the Comprehensive Land Use Plan for the Stone Lake Development located just north of Susan Lane (Tax Key 13-022-03-001.00) from the Industrial and Manufacturing, Medium-Density Residential Classification, to the High-Density Residential Classification.
- B. A Public Hearing to rezone the Stone Lake Development located just north of Susan Lane (Tax Key 13-022-03-001.00) from Rs-1 Single-Family Residential (temporary) to the Rd-1 Two-Family Residential District with a Planned Unit Development (PUD) Overlay and C-4 Upland Conservancy District applied to the “Cedarburg Woods-West identified in the Southeastern Wisconsin Regional Plan Commission (SEWRPC) Report No.42 *“A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin.*

**ISSUE SUMMARY**

Since having this property annexed from the Town of Cedarburg into the City last April, the applicant has been working on the details of his plans and is now pursuing land use plan amendment and rezoning for this two-family Stone Lake Condominium project. Specifically, he is requesting to amend the land use plan map to reclassify this property from the existing Industrial and Manufacturing classification north of the quarry and the Medium Density Residential classification south of the quarry to all High Density Residential (10.9 units/acre to 16.1 units/acre). The applicant is then requesting to rezone the property from the RS-1 Single-Family (temporary) Zoning District to the Rd-1 Two-Family District with the (PUD) Planned Unit Development Overlay District. In addition, the C-4 Upland Conservancy District will be applied to the “Cedarburg Woods – West” stand of woods at the southwest corner of this project.

Council members are reminded that this site was annexed into the city last April after the applicant received positive feedback from the Plan Commission and the Common Council for this two-family residential project. To gain your support, the applicant has removed two buildings at the north end of the woods and shifted the road away from the northwest corner to better protect that wooded area. With that change, this project now consists of 36 side-by-side ranch style buildings (72 units), down from their original proposal of 37 buildings (74 units). With that change the project now comes in at a density of 1.75 units per gross acre, 2.0 units per net acre, exclusive of the quarry.

These townhomes will be located along both sides of the public and private roadway. The public portion extends from where one enters the site from the south and then turns right, running along the south side of the quarry to a point where it turns north and transitions into a private road. The private road then continues north and then west around the quarry and meanders south through the edge of the woods to the entryway.

Architecturally, the applicant has submitted plans for three attractive building styles with units ranging in size from approximately 1,600sf. to 2,200sf. According to the applicant’s plans and narrative, and his plans, the garage doors facing the road are staggered to avoid a sea of garage door fronts. All garage doors will have a photo sensor coach light on either side and on the front door that will automatically be on from dusk till dawn. A landscape plan is included showing a typical scheme but will be custom designed as the buildings are constructed with landscaping around all units. This project will be constructed in three phases with the southern public road portion to be completed first. If all goes well, this phase is to be complete next fall.

## CITY OF CEDARBURG

### Departures from Base District Requirements:

Council Members are reminded that the PUD zoning provides the Plan Commission and this Council the flexibility to approve certain departures from the requirements of the underlying base zoning districts that will be specific to, and govern, this project going forward. Staff's review of the plans indicates the following departures for this project:

- **Code Requirement:** Setback and yards. There shall be a minimum setback of twenty-five (25) feet from the right-of-way of all streets.  
**Departure** – The plan proposes a setback of 20'.
- **Code Requirement:** Lot Area and width. Lots shall be a minimum of twelve thousand (12,000) square feet in area and shall be no less than one hundred (100) feet in width at the setback line.  
**Departure:** There will be no formal lots within this project and therefore no lot area and width calculations as this is a condominium development.

### Impact Fees: (Due at building permit acquisition) (2023 rate)

Single-family/Condominium – 72 units @ \$10,098.36/unit = \$727,081.92

### Staff Comments:

Since the applicant has made the adjustments to his plans that were recommended by the Plan Commission and this Council, staff recommends approval of the land use plan and the rezoning as proposed subject to the following:

- The private road section is designed as a rural cross-section with a 24' wide paved surface and 2' shoulders ditches and no sidewalks.
- The asphalt width of the public road section will be 32' wide curb to curb with a 24" gutter and 5' sidewalk on both sides.
- Where the sidewalk is directly behind the curb the sidewalk width shall be 6'.
- The developer shall provide streetlights along the public road section in accordance with Cedarburg Light & Water requirements.
- The developer shall stub the public road section to the east property line.
- Developer shall be responsible for the cost of running sewer and water facilities from Forward Way to this property.
- The developer shall reimburse the city \$49,397 for the cost of running sewer and water facilities from Forward Way to the property line.
- Fire hydrants to be determined by the Cedarburg light & Water and the Fire Department.
- Engineering department review and approval of all grading, drainage, storm water management and erosion control plans.
- Engineering department review and approval of all in infrastructure plans.
- The applicant must submit a street tree planting plan for the public portion of the roadway.

### BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

The applicant was before the Plan Commission for consultation on May 3, 2021, September 8, 2021, November 1, 2021, and before this Council on September 27, 2021, and November 8, 2021, (see attached minutes). The applicant's land use plan amendment and rezoning petitions were before the Plan Commission on December 5, 2022, where they recommended approval.

## **CITY OF CEDARBURG**

### **ATTACHMENTS:**

- Resolution No. 2023-03 Amending the Land Use Plan.
- Ordinance No 2023- 02 Rezoning the site.
- Minutes from the May 3, 2021, September 8, 2021, November 1, 2021, March 7, 2022, and the December 5, 2022, Plan Commission meeting.
- Minutes from the September 27, 2021, November 8, 2021, and April 11, 2022, Common Council meeting.

**INITIATED/REQUESTED BY:** Craig Caliendo, President Kingsway Homes

**FOR MORE INFORMATION CONTACT:** Jonathan Censky, City Planner, 262-375-7614

**PETITION FOR REZONING AND PUD OVERLAY DISTRICT**  
**AND**  
**PUD PETITION SUBMISSION & PROJECT OVERVIEW**  
**FOR**  
**STONE LAKE CONDOMINIUMS**

- Property** - 6660 Susan Lane – 41.6 acres (former quarry in the Town of Cedarburg), City of Cedarburg, WI (the “Property”)
- Project** - 72 Unit Condominium project comprised of 36 side-by-side ranch style 2-Unit buildings
- Developer** - Stone Lake Development, Inc. (an affiliate of Kings Way Homes, LLC)

Stone Lake Development, Inc. (the “Developer”) is the owner of the 41-acre, former Cedarburg Quarry, property located at 6660 Susan Lane (the “Property”), which was annexed into the City of Cedarburg in April of 2022. Pursuant to City’s annexation protocol, the Property is currently under a “Temporary” zoning classification and the Developer is petitioning to have the zoning for the property changed to “RD-1/PUD” in order to develop 36, single-story condominium buildings each containing 2-units; for a total of 72 condominium units (the “Project”), as shown on the Site Plan (the “Site Plan”) submitted with this Application. The overall density of the Project will be 1.75 units per acre with approximately 75% open space (see Open Space calculation below). The Developer is proposing to install municipal sanitary sewer and water mains to service the Project, which will be dedicated to the City of Cedarburg upon completion. A portion road servicing the Project leading from Susan Lane, north and then east/north to provide public road access to the undeveloped property to the east, would be a Public Road (meeting Public Road specifications), all as shown on both the Site Plan and Roadway Profile Plan attached to this Application. The balance of the road within the Project would be a “Private Road” consisting of the roadway profile shown on the Roadway Profile Plan submitted with this Application. The Developer prefers having the majority of the internal road as a Private Drive allowing more flexibility in road width and design enabling the Developer to cluster buildings to the east and north sections of the Property preserving the woodlands at the southwest, west and northwest end of the Project. In addition, the Condominium Association will be providing snow removal for all the individual unit driveways and sidewalks and there are efficiencies in having the same snow removal company handle the internal “Private Road” at the same time.

Building Plans and exterior Elevations for the three (3) building styles (containing four (4) different floor plans) Developer is proposing to construct within the Project are submitted with this Application along with a colored rendering of the front elevation of one of the buildings. The Building Plans are patterned after the same plans Developer has been constructing in the



highly successful 140-Unit Village Crossing at Pabst Farms Condominium project in Oconomowoc. The units will range in size from approximately 1,600 sq. ft. to 2,200 sq. ft., with additional square footage for sunroom options and finished lower-level options available. In addition, many of the units will have 3-car garages. Garage doors facing the road are staggered as much as possible to avoid a sea of garage door fronts and give the appearance that the 2-unit buildings are large single-family buildings.

With respect to the proposed Development:

1. Lighting: All of the units will have photo sensor coach lights flanking the garage doors and front door that will automatically go on and off at dusk and dawn. There will be some post streetlights in critical areas, but post lights will be kept to a minimum to reduce light pollution.
2. Landscaping: The landscaping around each individual 2-Unit building will be custom designed as the buildings are being constructed, as opposed to producing a global landscape plan. A sample landscape plan is submitted with this Development Review Application and the landscaping around all the units will be of equal or greater quality and quantity of plantings. Each Unit will have an automatic irrigation system as well.

The Developer contemplates the entire 72-unit project will be built out in three (3) Phases over approximately 5 years from commencement of construction of the 1<sup>st</sup> unit.

#### Open Space Calculation

Building/Units	=	127,264 sq. ft.
Garages, Sunrooms, Patios & Sidewalks	=	92,630 sq. ft.
Driveways	=	85,000 sq. ft.
<u>Road, Parking Areas, Entry Way</u>	=	<u>144,183 sq. ft.</u>
<b>TOTAL IMPERVIOUS AREA:</b>		<b>449,077 sq. ft.</b>

<b>Total Property Sq. Ft.</b>	<b>1,813,118 sq. ft.</b>
<b>Open Space = 1,813,118 – 449,077</b>	<b>1,364,041 sq. ft.</b>
<b>Open Space Ratio = 1,364,041 / 1,813,118</b>	<b>75.23%</b>

#### A. General Statement.

1. The gross total area to be included in the PUD District Overlay is approximately 1,785,225 square feet, which is the entire portion of the Property what has been annexed into the City of Cedarburg.

Area of Open Space = 1,364,041 sq. ft. including the wetlands and lake feature.  
The total square footage of the combined wetlands and lake feature is approximately 627,077 square feet.

Residential Density Calculation = 1.75 Units per acre Proposed Number of Dwelling Units

Population Analysis: Current market analysis provides strong demand for this type of development. There is a need for 2-unit, ranch style condominiums to meet the needs and desires of an older/empty nester demographic who desire to retire in, or stay in, the City of Cedarburg.

Municipal Services: City sanitary service for the southern portion of the Project will be installed connecting to existing sanitary service in Susan Land and City sanitary service for the northern portion of the Project will be installed connecting to existing sanitary service in the industrial complex property to the north of the Project. City water service will be installed along the Public Roadway within the project and along those portions of the Private Roadways within the Project that contain adjacent condominium units. The water service will be connected to and extend from the existing service along Susan Lane, north and along the eastern side of the Project and then extending west along the norther end of the Project to the existing water service within the industrial complex property to the north of the Project.

2. Estimated Site Valuations:

Infrastructure (water/sewer/grading/paving): \$3.6M

Condominium Units (72 total): \$46.8M (estimated avg. sale price of \$650,000)

Site Landscaping and Entrance Features: \$250,000

3. Description of Property Owner Organization Structure:

The Project will be a "Condominium" organized pursuant to Wisconsin's Condominium laws. Each Unit/Condo of the Project will be sold/owned in fee

simple by owners. All of the exterior of the buildings, and the private roadways, driveways and landscaped areas will be "common areas" of the Condominium and the management and maintenance of all "common areas" will be handled by the Condominium Association, which will be established as a non-stock, non-profit corporation organized under the laws of the State of Wisconsin.

4. The proposed departures from the applicable RD-1 zoning regulations will be:

Lot Area and Width. There will be no formal "lots" within the Project, so there are no "lot area" and "lot widths." The entire Property will be a 3-Phase condominium development and all the land within each phase will be dedicated to the Condominium and each building/unit will be constructed in accordance with the layout set forth on the Site Plan.

Setbacks and Yards. The Project strives to achieve setbacks of 25' from the right-of-way of all streets, however, due to the unique characteristics of the Property with the large water feature/lake in the center and narrow linear development areas, plus the fact that several buildings were eliminated from the wooded areas in the southwest, westerly and northwest areas of the Property to preserve environmentally sensitive areas, there are instances where the buildings will be set back less than 25' from the right-of-way as shown on the Site Plan.

5. Anticipated Development Timeline:

Rezoning Approval – December 2022

Condominium Plat & Civil Engineering Approval – January/February 2023

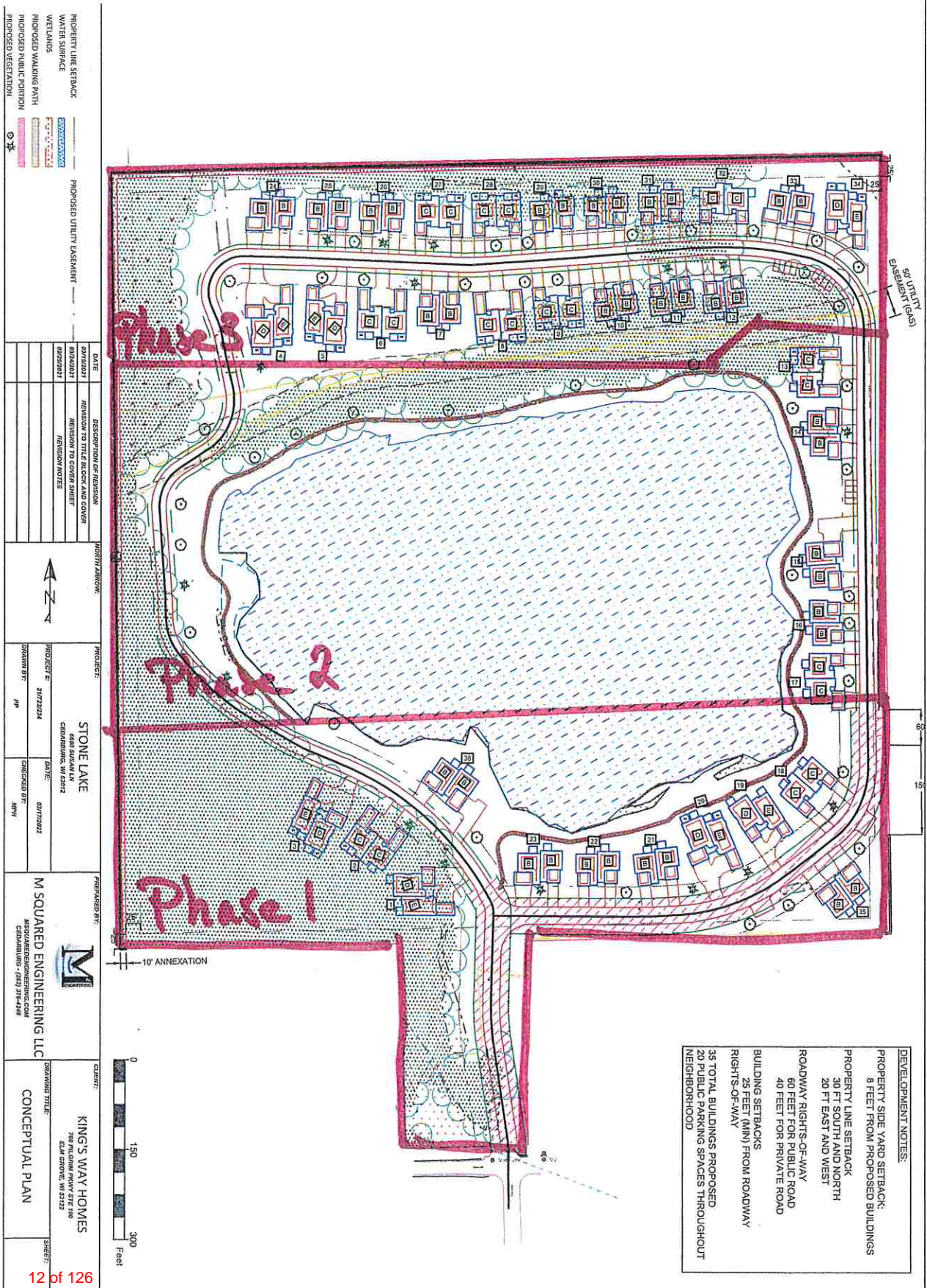
Apply for grading and erosion control permit – March 2023

Begin construction of Phase I Infrastructure – April 2023

Complete Construction of Phase I – Fall 2023



# Stone Lake Condominium – Phasing Map

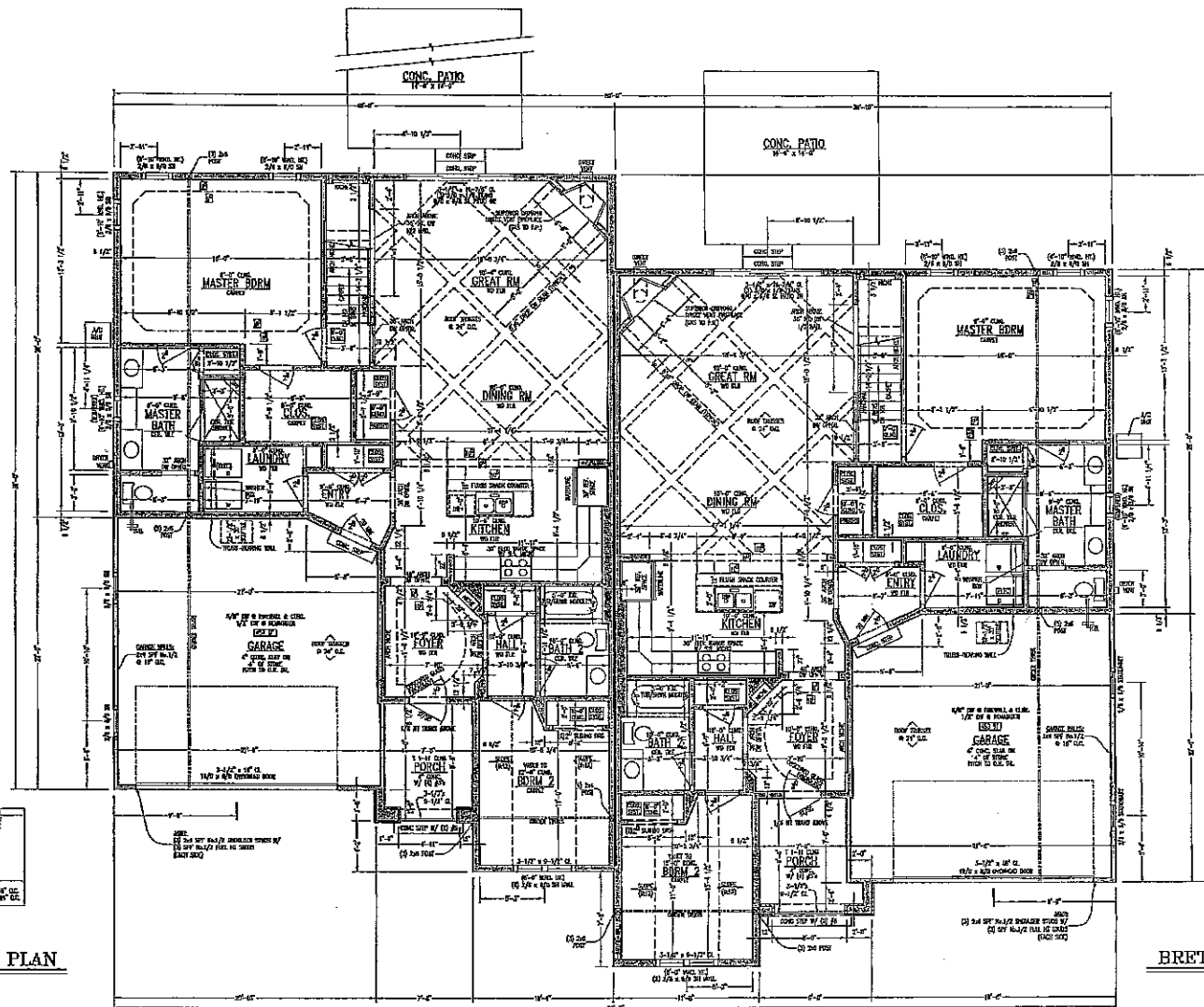












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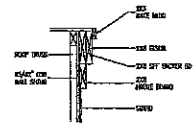
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**BRETON FLOOR PLAN**

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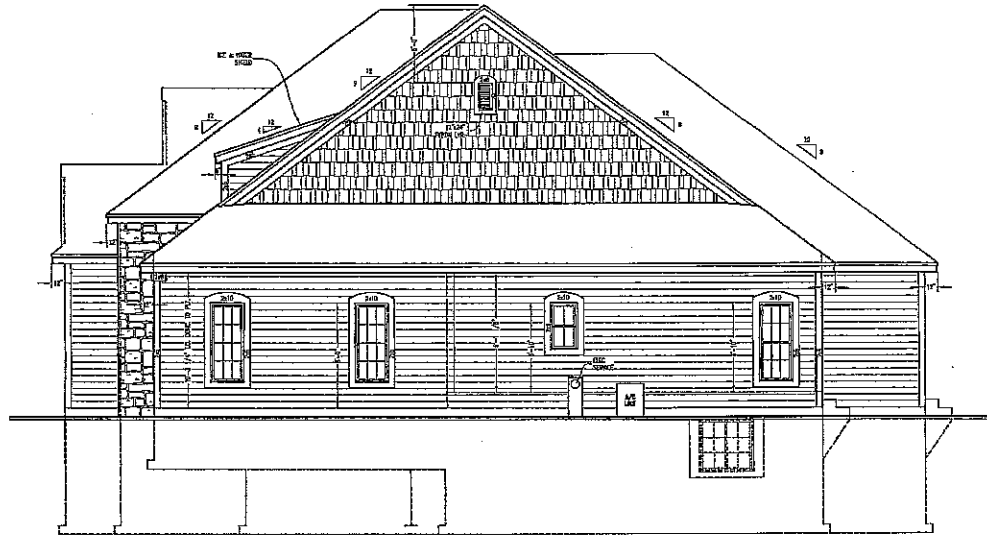
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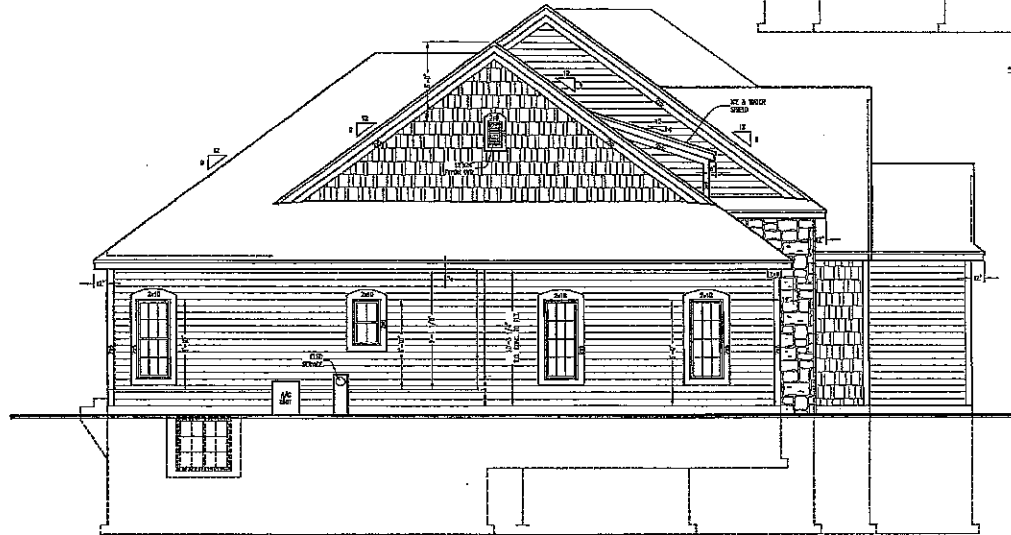


**DEL RAKE DETAIL**  
SCALE: 1/4" = 1'-0"



**RIGHT SIDE ELEVATION**

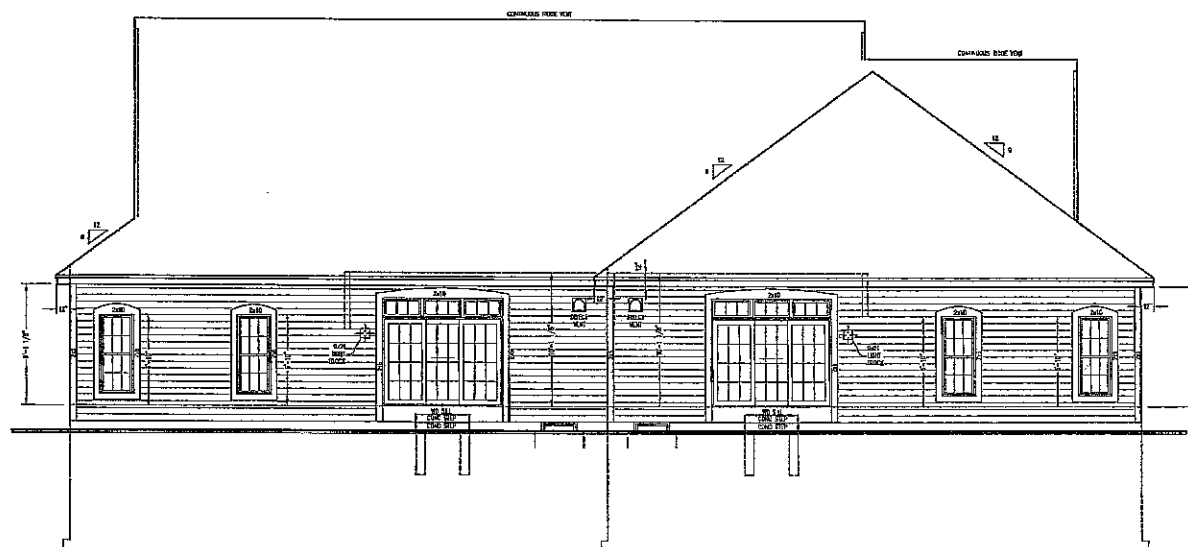
SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"





REAR ELEVATION

SCALE: 1/4" = 1'-0"

Owner: BAYDOOR IMSTIONS  
 Site: VILLAGE CROSSING & OCCONOMOC

**LEFT UNIT**

Job Number: VI  
 Model: CASTILLAN  
 Address: \_\_\_\_\_

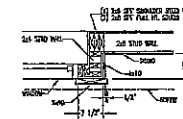
**RIGHT UNIT**

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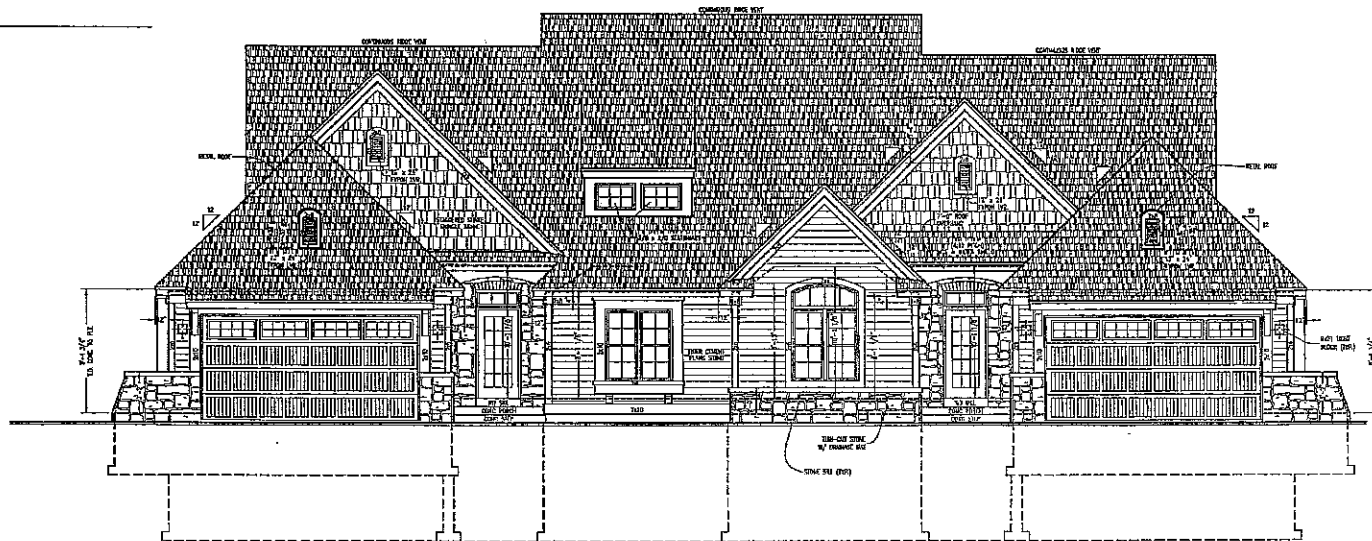
CONSTRUCTION SUPERINTENDENT & DATE  
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**SHEET INDEX**

1. FRONT ELEVATION
2. FLOOR PLAN
3. BASEMENT PLAN
4. SIDE ELEVATIONS
5. REAR ELEVATION
6. SECTIONS
7. DETAILS
8. ELECTRICAL PLAN
9. SHEAR WALL DRAGING PLAN



**BOX WINDOW DTL.**  
 SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

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**DWELLING SQUARE FOOTAGES**

BASE AREA	1700 SF
1ST FLOOR AREA	1700 SF
2ND FLOOR AREA	1700 SF
3RD FLOOR AREA	1700 SF
4TH FLOOR AREA	1700 SF
5TH FLOOR AREA	1700 SF
6TH FLOOR AREA	1700 SF
7TH FLOOR AREA	1700 SF
8TH FLOOR AREA	1700 SF
9TH FLOOR AREA	1700 SF
10TH FLOOR AREA	1700 SF

ALLIANCE WINDOW SERIES  
 WINDOWS & PATIO DOORS

VILXXXX

**DWELLING SQUARE FOOTAGES**

BASE AREA	1700 SF
1ST FLOOR AREA	1700 SF
2ND FLOOR AREA	1700 SF
3RD FLOOR AREA	1700 SF
4TH FLOOR AREA	1700 SF
5TH FLOOR AREA	1700 SF
6TH FLOOR AREA	1700 SF
7TH FLOOR AREA	1700 SF
8TH FLOOR AREA	1700 SF
9TH FLOOR AREA	1700 SF
10TH FLOOR AREA	1700 SF

**PURCHASE ORDER**

Required

**KINGS WAY  
 HOMES, L.L.C.**

700 PILGRIM PARKWAY  
 SUITE 100  
 ELM GROVE, WI  
 Phone (262) 797-3600

MODEL

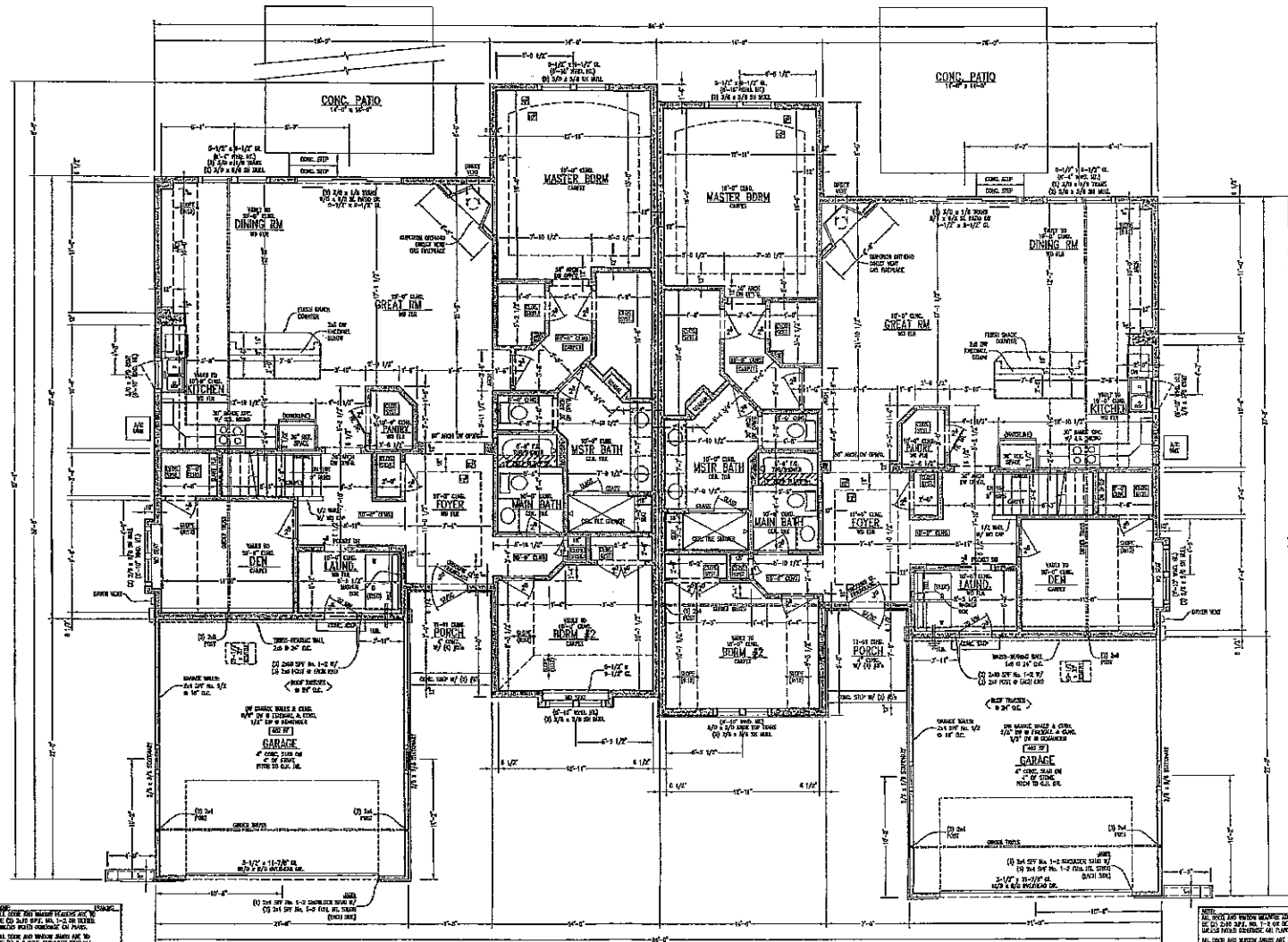
**THE CASTILLAN**

VILXXXX  
 VILXXXX

DATE REVISED  
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SHEET NO. 1

VILXXXX / VILXXXX



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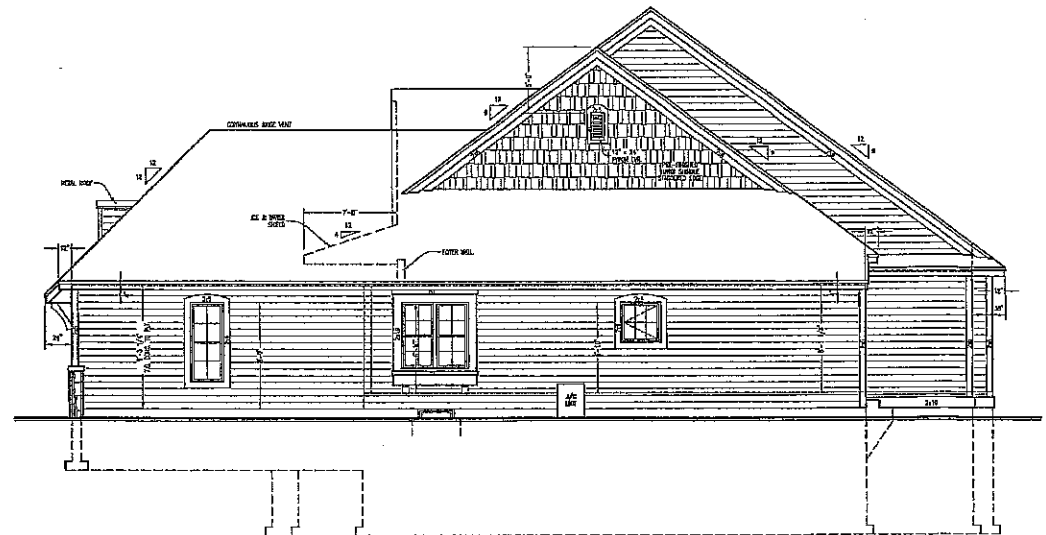
**FIG. 3.1**  
**CASTILIAN FLOOR PLAN**

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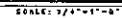
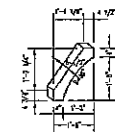
**FIG. 3.2**  
**CASTILIAN FLOOR PLAN**

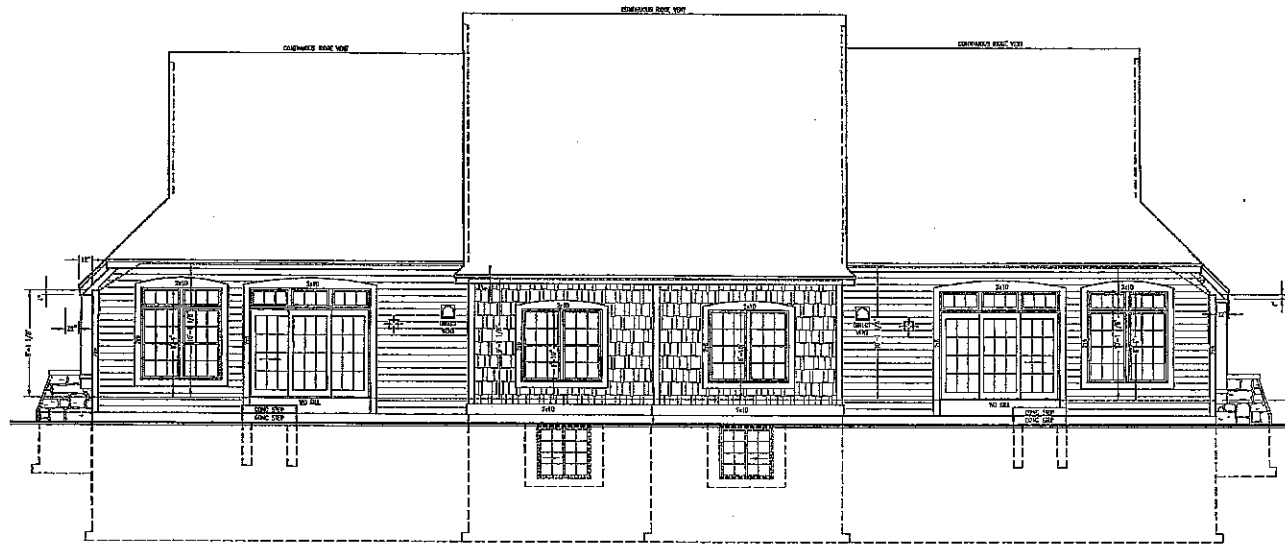
NOTES:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2  
VILXXX / VILXXX



SCALE: 1/4" = 1'-0"

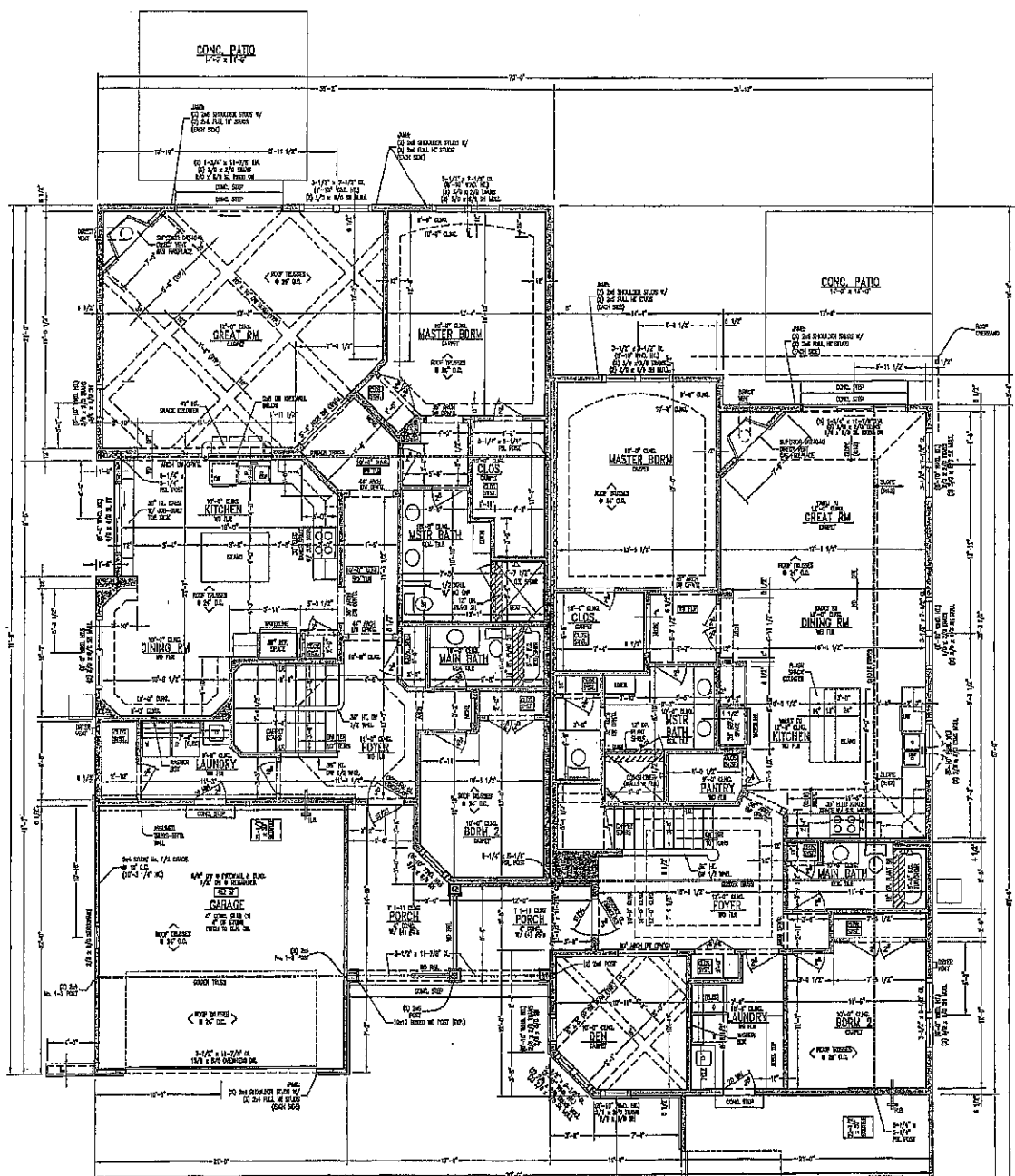




**REAR ELEVATION**

SCALE: 1/4"=1'-0"

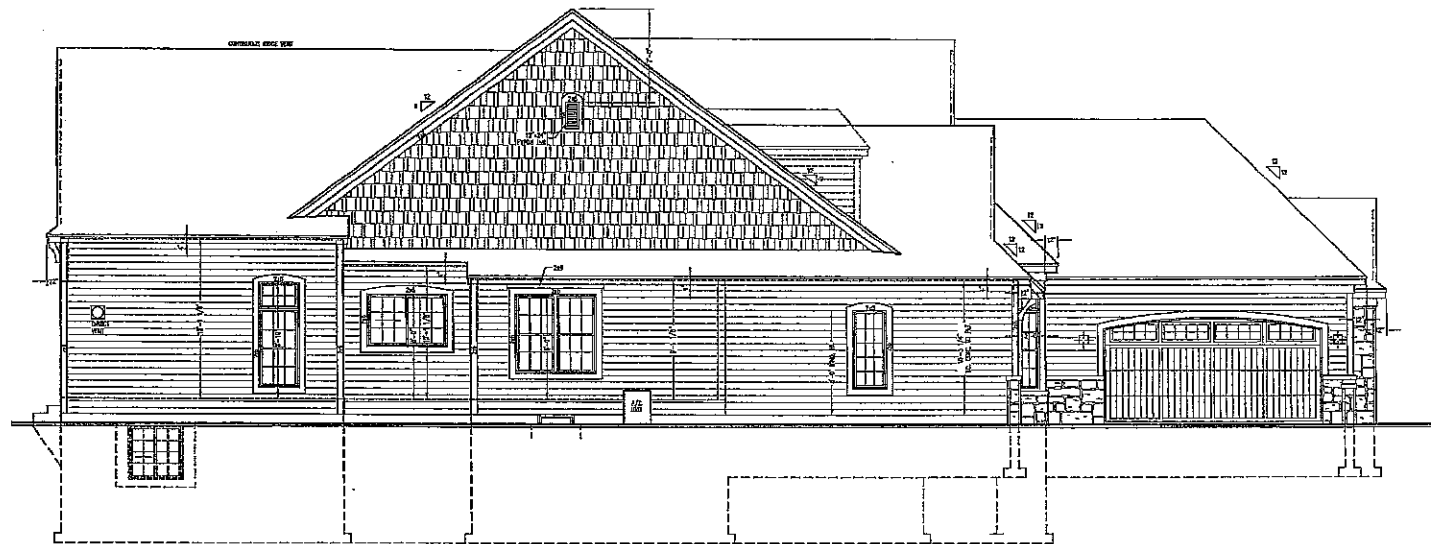




1142 52  
ESTONIAN VII----- FLOOR PLAN  
SCALE 1/4"=1'-0"



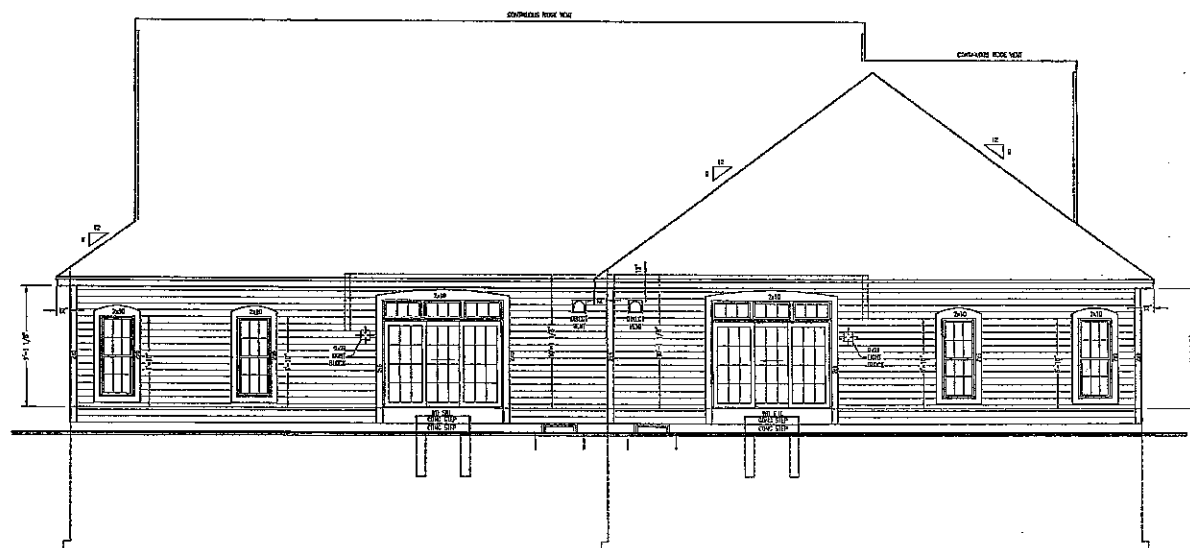
1034 27  
DARTMOOR VIL----- FLOOR PLAN  
SCALE: 1/4"=1'-0"



**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



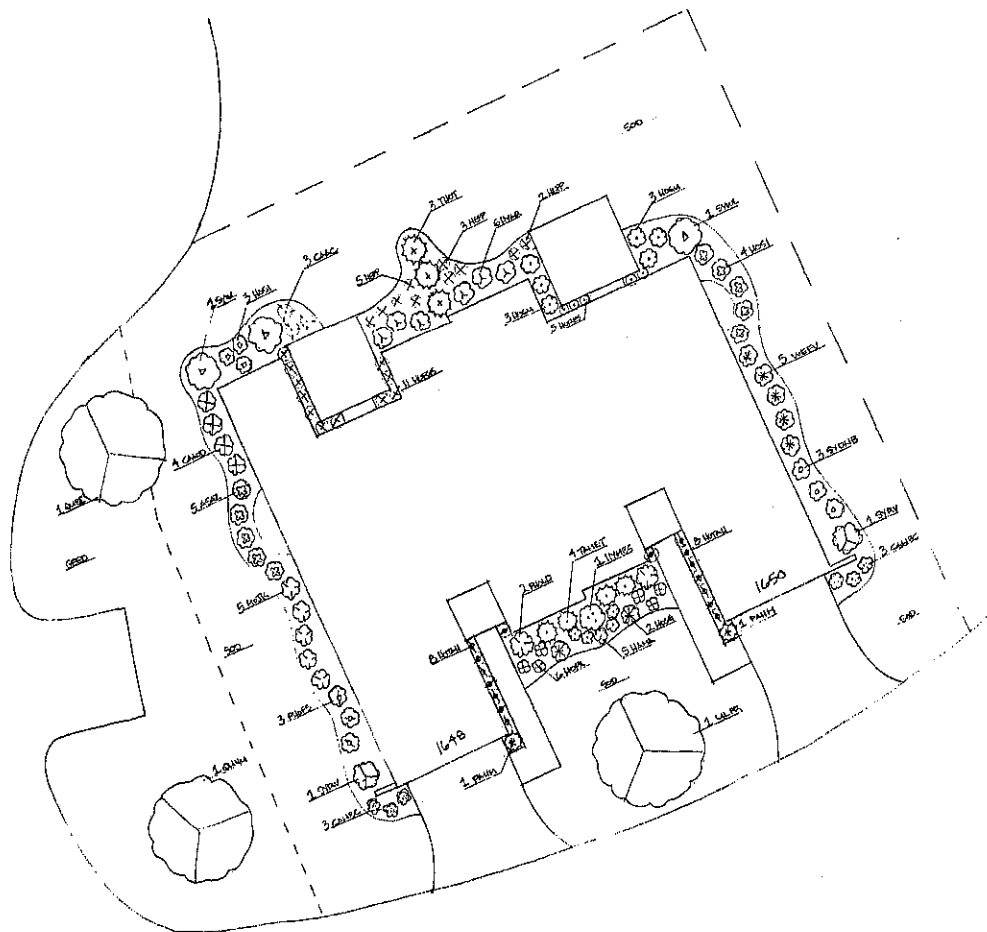


REAR ELEVATION

SCALE: 1/4" = 1'-0"

# Sample Landscape Plan

## Stone Lake Condominium



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REVISIONS: 96 vs 126

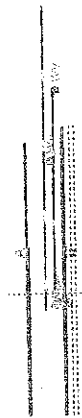
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### LANDSCAPE DEVELOPMENT PLAN FOR

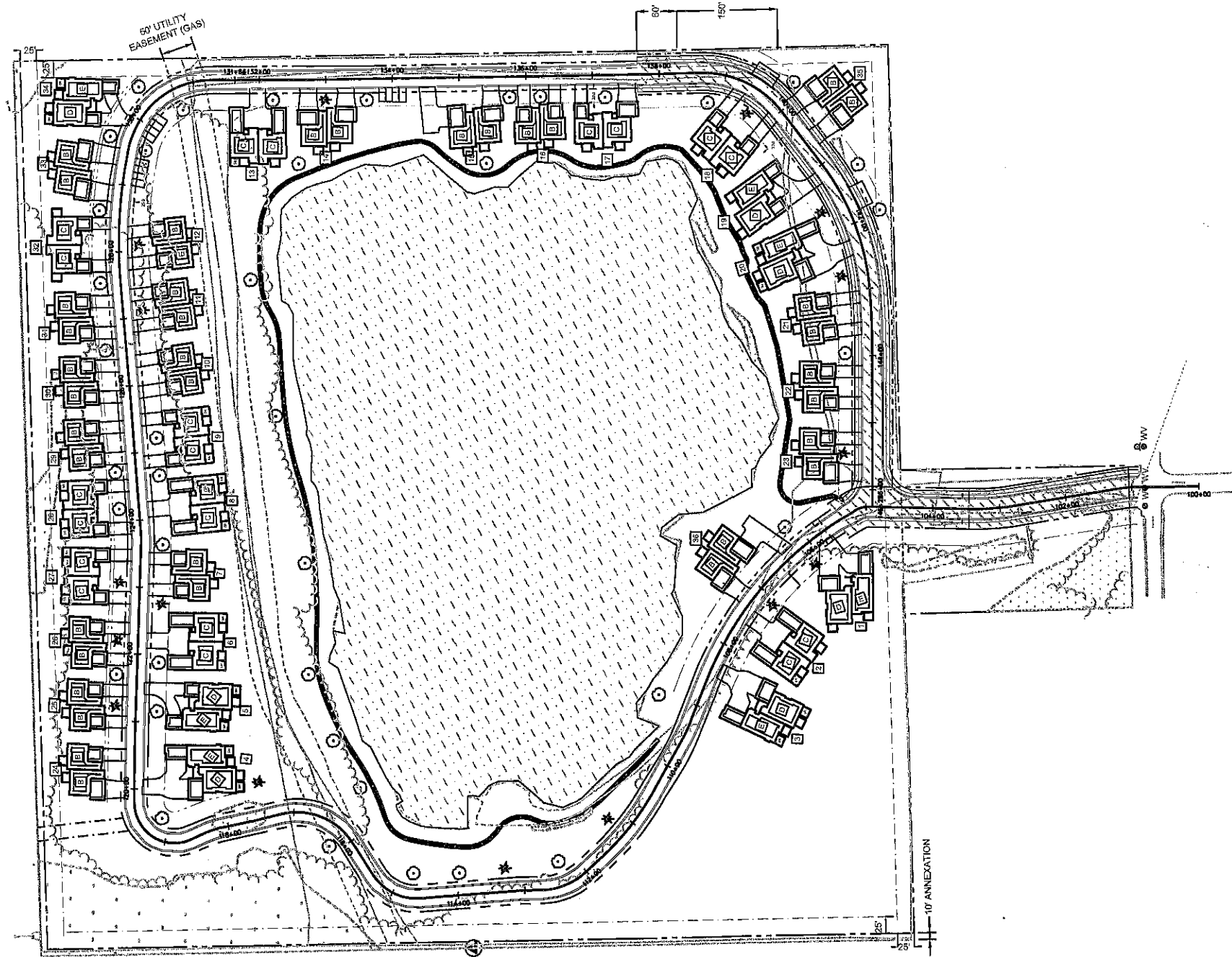
Kings Way Homes  
1648 1650 Belmont Lane  
Oconomowoc, WI 53066

**TERRA TEC**  
LANDSCAPES, INC.

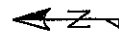
2433 SLINGER ROAD (262) 644-5488  
RICHFIELD, WI 53076 FAX (262) 644-8621



0 200 400 Feet



NORTH ARROW:



PROJECT:

STONE LAKE CONDOMINIUMS  
6660 SUSAN LN  
CEDARBURG, WI 53012

PROJECT #:

21-722-234

DATE:

10/17/2022

DRAWN BY:

P. PATEL

CHECKED BY:

M. HAHM

PREPARED BY:



M SQUARED ENGINEERING LLC

MSQUAREDENGINEERING.COM  
CEDARBURG - (202) 378-4246

CLIENT:

M SQUARED ENGINEERING LLC  
N19 W6719 COMMERCE CT  
CEDARBURG, WI 53012

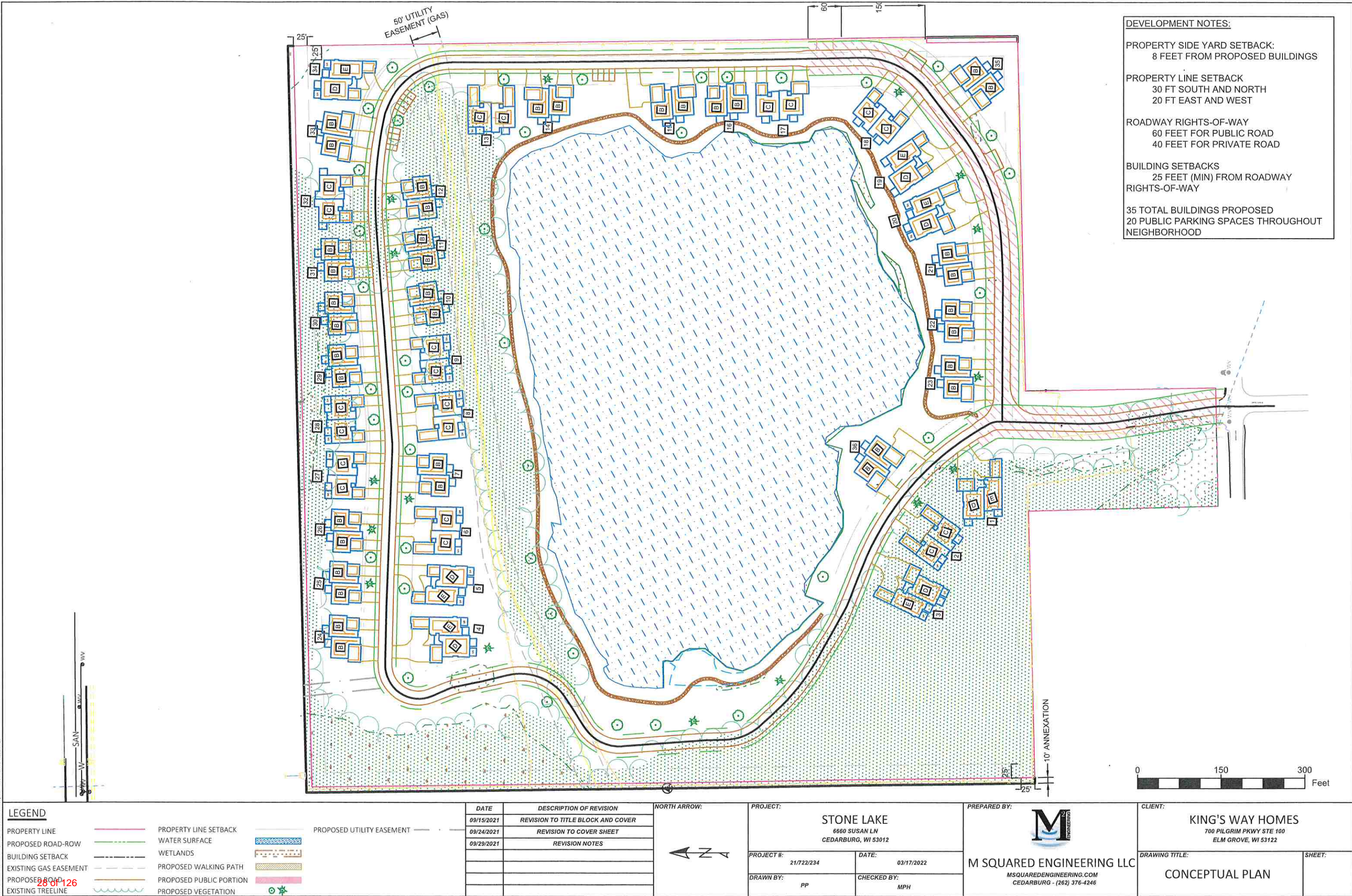
DRAWING TITLE:

OVERALL  
PROPOSED SITE PLAN

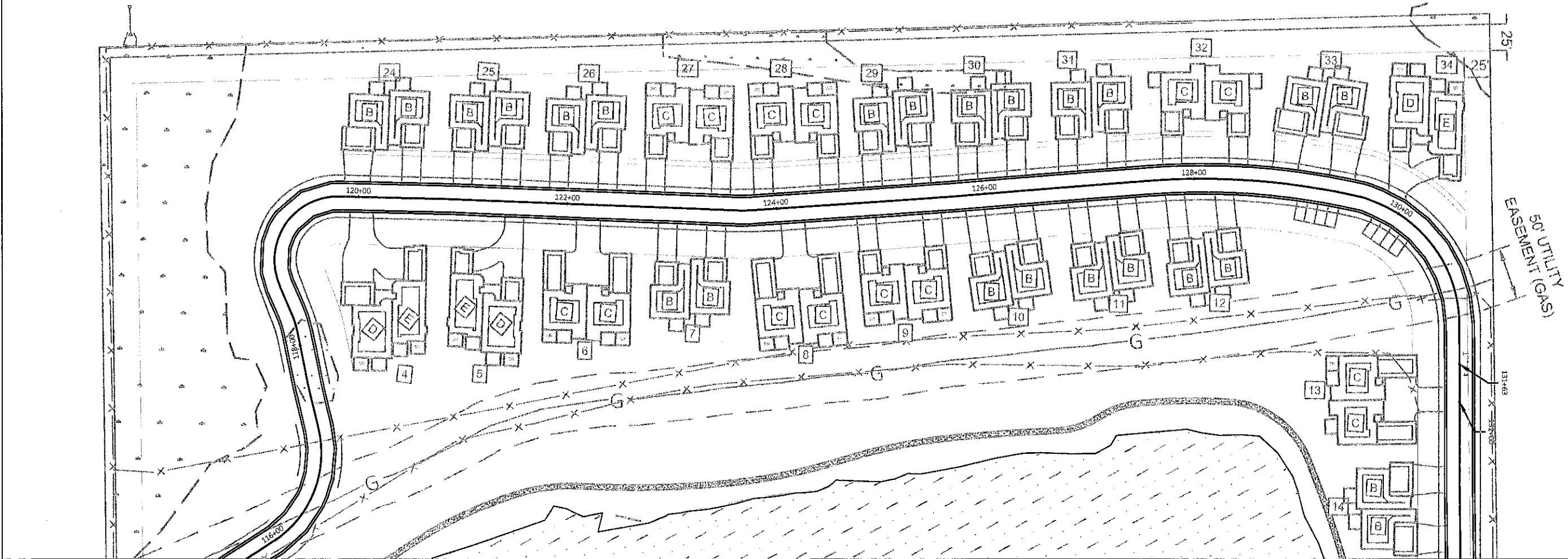
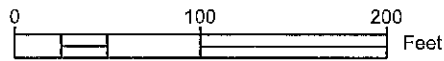
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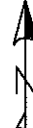



<b>LEGEND</b>		<b>EXISTING TELEPHONE</b>		<b>PROPOSED ROAD</b>		<b>NORTH ARROW:</b> 	<b>PROJECT:</b> STONE LAKE CONDOMINIUMS 6660 SUSAN LN CEDARBURG, WI 53012		<b>PREPARED BY:</b>  <b>M SQUARED ENGINEERING LLC</b> MSQUAREDENGINEERING.COM CEDARBURG - (262) 378-4246	<b>CLIENT:</b> <b>M SQUARED ENGINEERING LLC</b> N19 W8719 COMMERCE CT CEDARBURG, WI 53012	
PROPERTY LINE	---	EXISTING GAS EASEMENT	---	BUILDING SETBACK	---		<b>PROJECT #:</b> 21-722-234	<b>DATE:</b> 05/03/2022		<b>DRAWING TITLE:</b> <b>OVERALL ROADWAY</b>	<b>SHEET:</b>
EXISTING GAS	---	PROPOSED SANITARY SEWER	---	RIGHT OF WAY	---		<b>DRAWN BY:</b> PP	<b>CHECKED BY:</b> MPH			
EXISTING SANITARY SEWER	---	PROPOSED WATER MAIN	---	PROPOSED WALKING PATH	---						
EXISTING WATER	---	WATER SURFACE	---	PROPOSED UTILITY EASEMENT	---						
EXISTING OVERHEAD	---	WETLANDS	---	PROPOSED FIRE HYDRANT	---						

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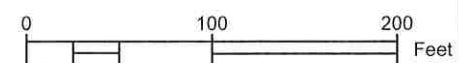
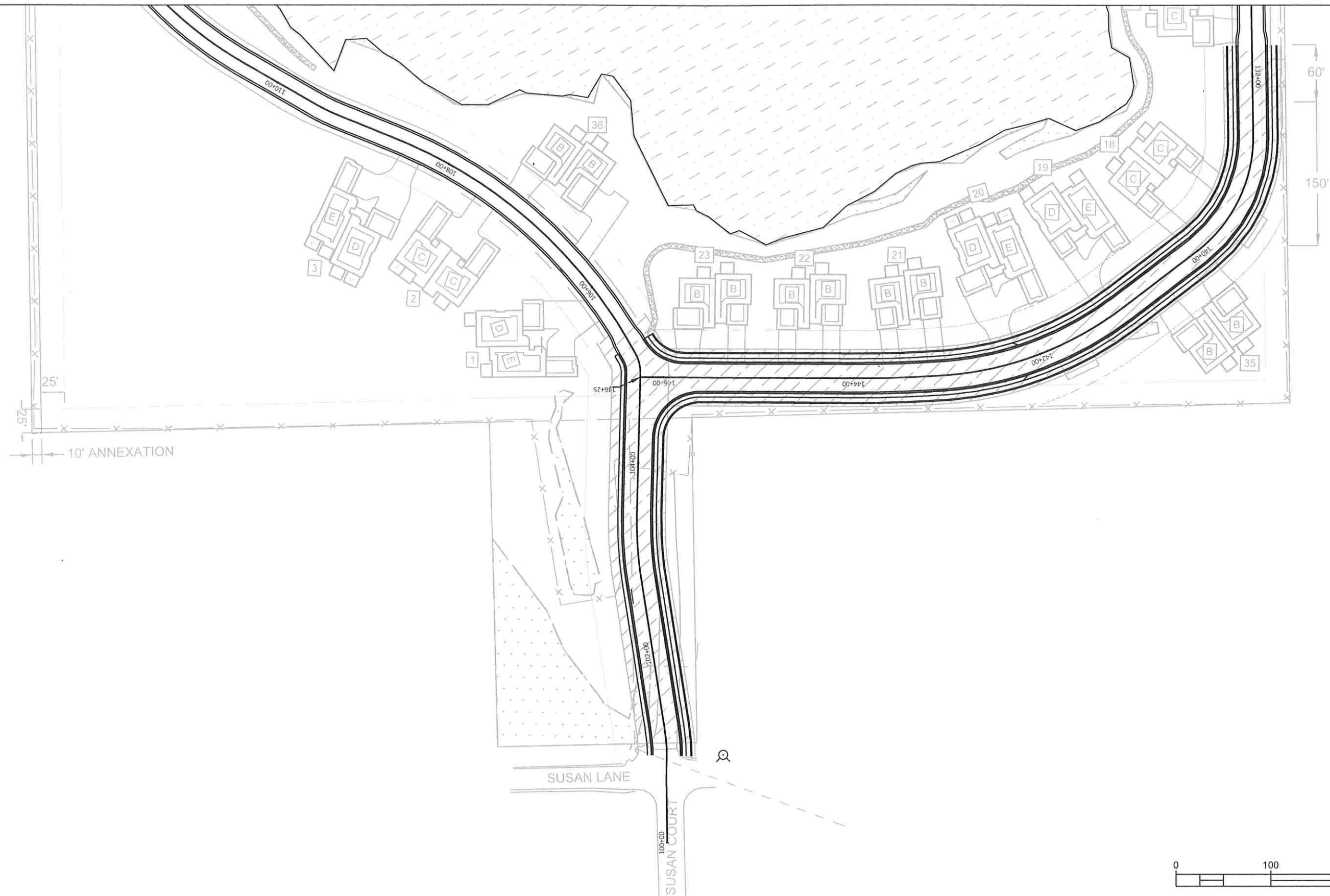
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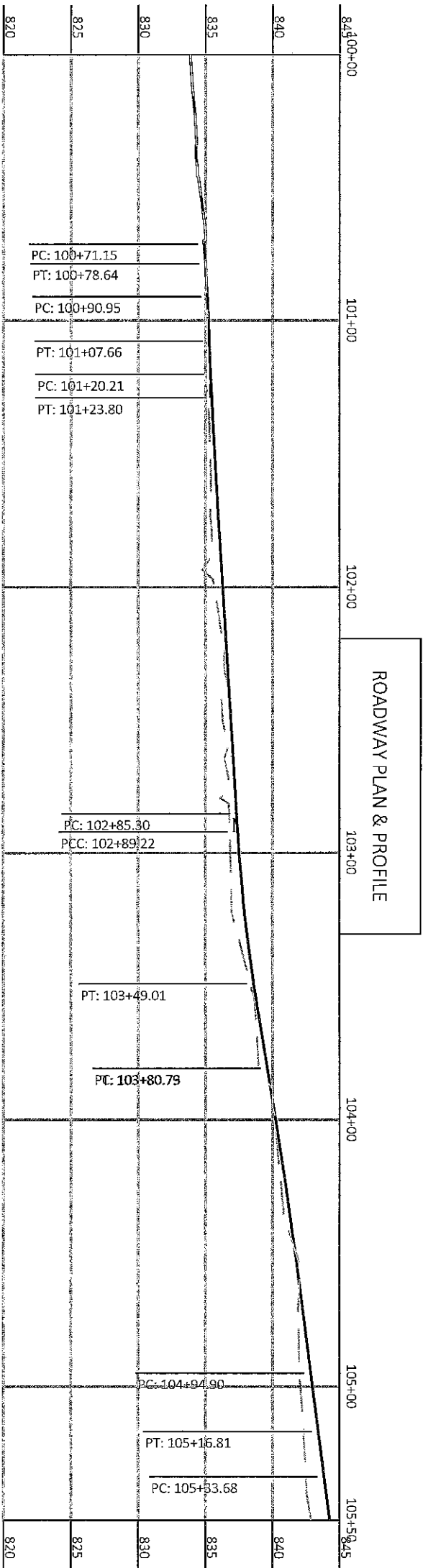
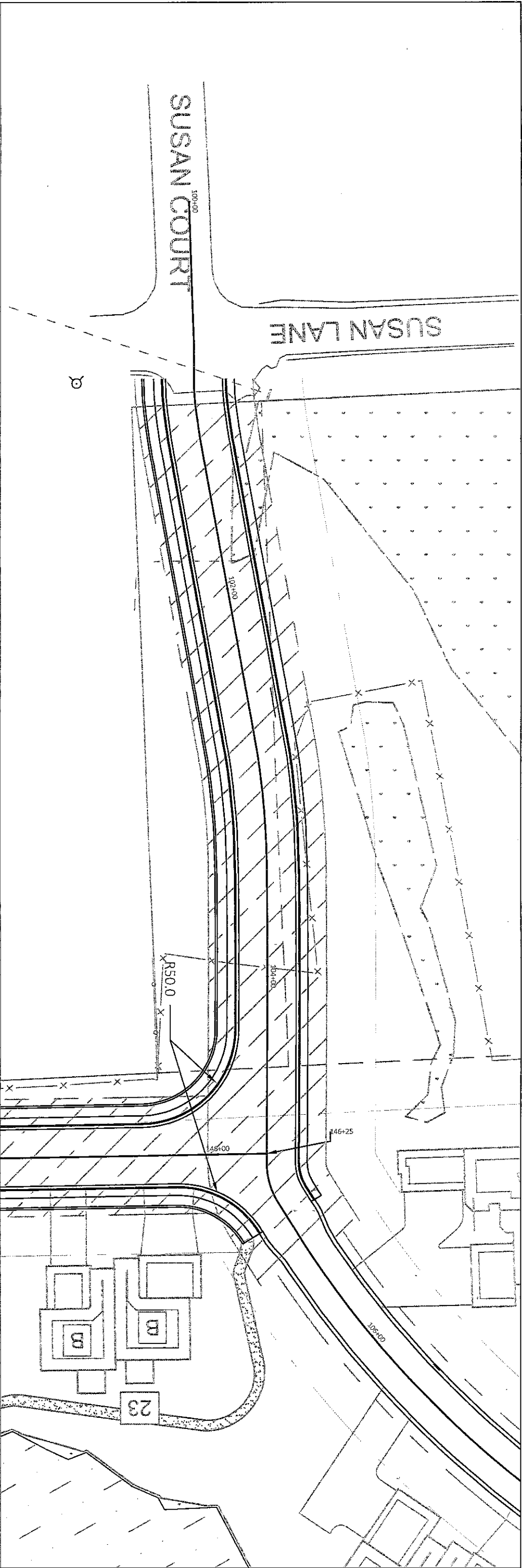
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PROPERTY LINE	EXISTING TELEPHONE	PROPOSED ROAD	PROPOSED WALKING PATH		PROJECT #:	DATE:		DRAWING TITLE:	SHEET:
EXISTING GAS EASEMENT	PROPOSED SANITARY SEWER	BUILDING SETBACK	PROPOSED UTILITY EASEMENT		21-722-234	05/03/2022		OVERALL ROADWAY	
EXISTING GAS	PROPOSED WATER MAIN	RIGHT OF WAY	PROPOSED FIRE HYDRANT						
EXISTING SANITARY SEWER	WATER SURFACE								
EXISTING WATER	WETLANDS								
EXISTING OVERHEAD	PROPOSED VEGETATION								


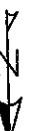


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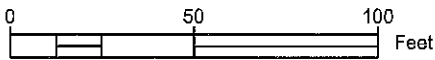
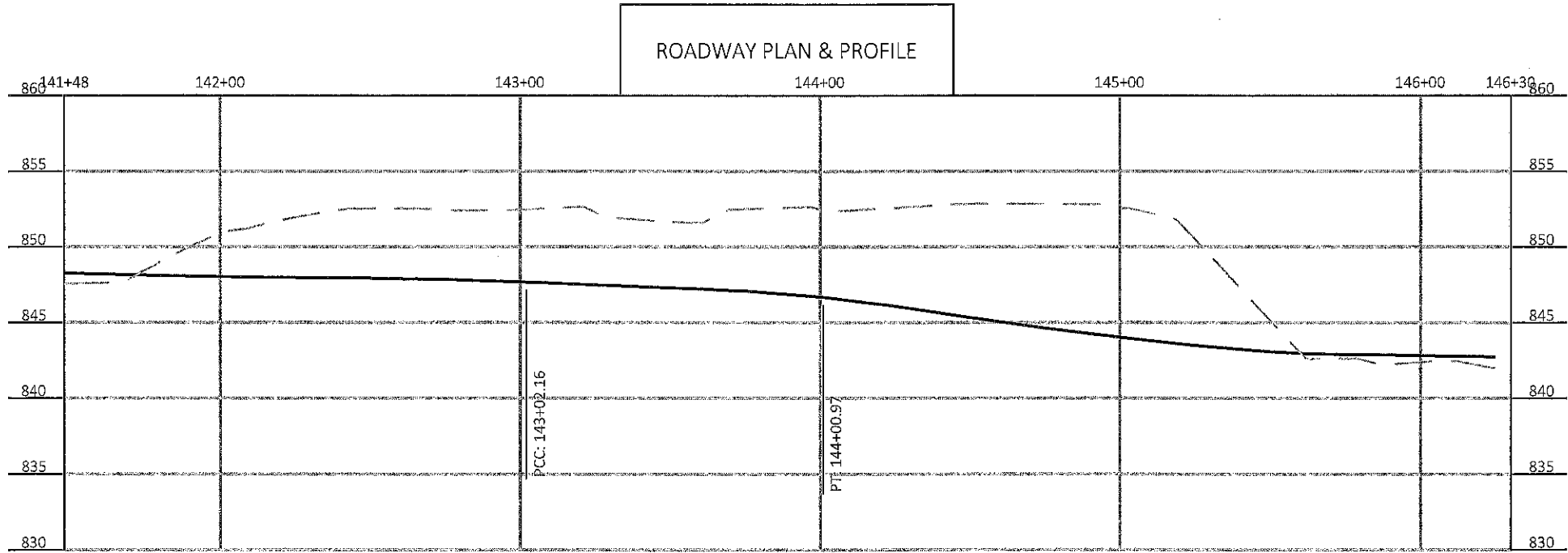
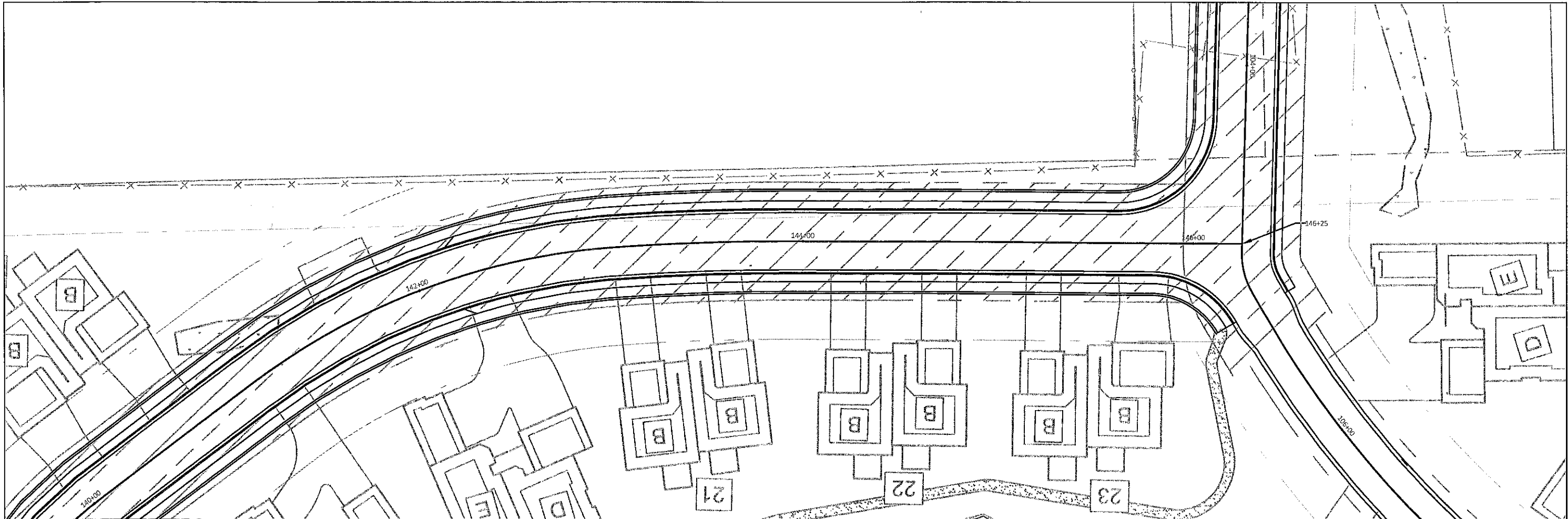


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PROPERTY LINE	EXISTING TELEPHONE	PROPOSED ROAD	PROPOSED WALKING PATH		PROJECT #: 21-722-234	DATE: 05/03/2022		DRAWING TITLE: OVERALL ROADWAY	SHEET:
EXISTING GAS EASEMENT	PROPOSED SANITARY SEWER	BUILDING SETBACK	PROPOSED UTILITY EASEMENT		DRAWN BY: PP	CHECKED BY: MPH			
EXISTING GAS	PROPOSED WATER MAIN	RIGHT OF WAY	PROPOSED FIRE HYDRANT						
EXISTING SANITARY SEWER	WATER SURFACE								
EXISTING WATER	WETLANDS								
EXISTING OVERHEAD	PROPOSED VEGETATION								




PROJECT: <b>STONE LAKE CONDOMINIUMS</b> 6600 SUSAN LN CEDARBURG, WI 53012		PREPARED BY:  <b>M SQUARED ENGINEERING LLC</b> MSQUAREDENGINEERING.COM CEDARBURG - (262) 376-4246		CLIENT: <b>M SQUARED ENGINEERING LLC</b> NTS W8719 COMMERCE CT CEDARBURG, WI 53012	
PROJECT #: 21-722-234 DRAWN BY: PP		DATE: 08/03/2022 CHECKED BY: MPH		DRAWING TITLE: <b>OVERALL ROADWAY PLAN &amp; PROFILE</b>	
NORTH ARROW: 		SHEET:			





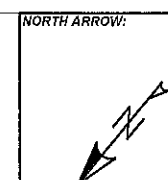
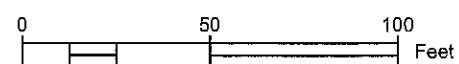
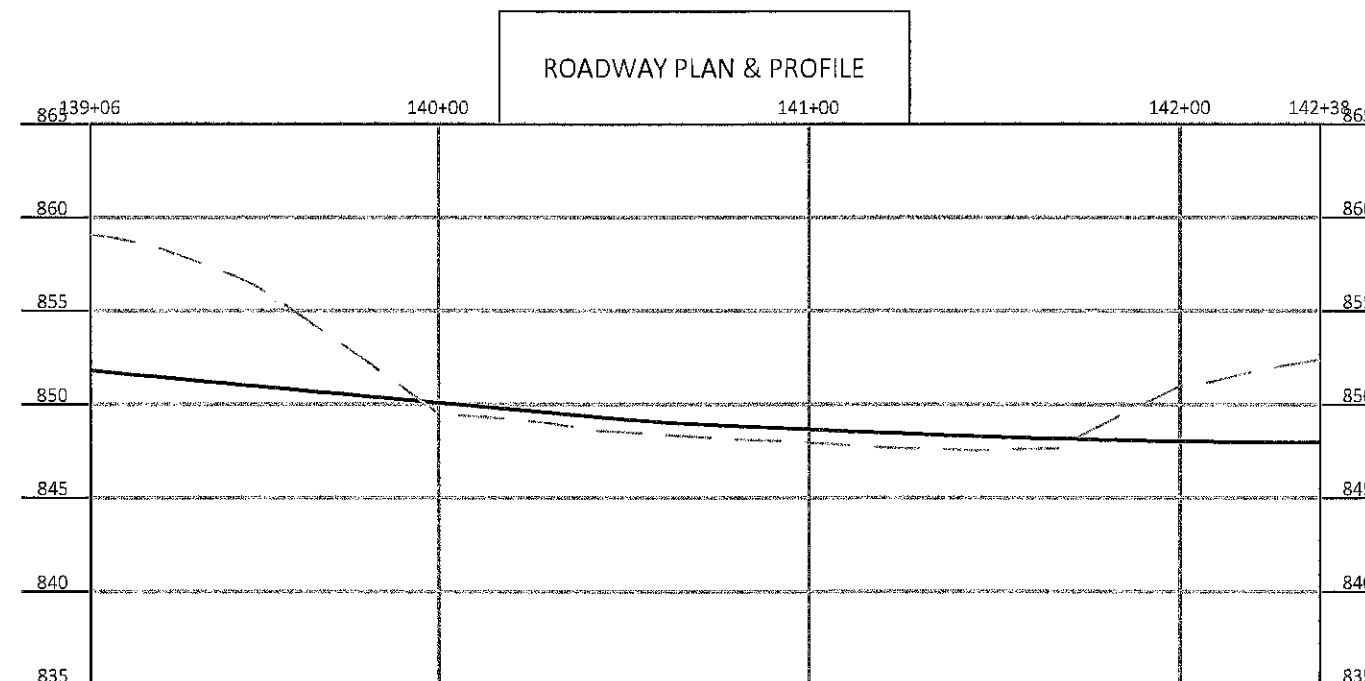
PROJECT:  
**STONE LAKE CONDOMINIUMS**  
6880 SUSAN LN  
CEDARBURG, WI 53012

PROJECT #: 21-722-234	DATE: 05/03/2022
DRAWN BY: PP	CHECKED BY: MPH

PREPARED BY:  
  
**M SQUARED ENGINEERING LLC**  
MSQUAREDENGINEERING.COM  
CEDARBURG - (262) 376-4246

CLIENT:  
**M SQUARED ENGINEERING LLC**  
N19 W6719 COMMERCE CT  
CEDARBURG, WI 53012


DRAWING TITLE: <b>OVERALL ROADWAY PLAN &amp; PROFILE</b>	SHEET: 
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**PROJECT:**  
STONE LAKE CONDOMINIUMS  
6660 SUSAN LN  
CEDARBURG, WI 53012

<b>PROJECT #:</b> 21-722-234	<b>DATE:</b> 05/03/2022
<b>DRAWN BY:</b> PP	<b>CHECKED BY:</b> MPH

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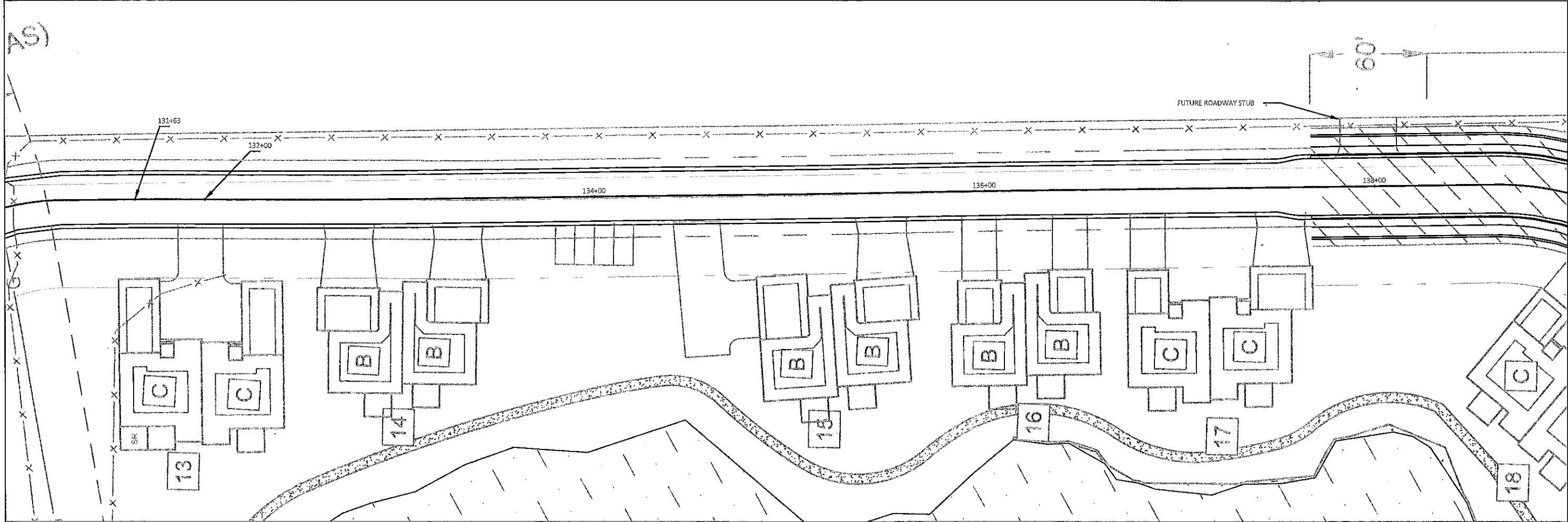


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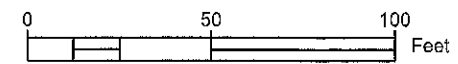
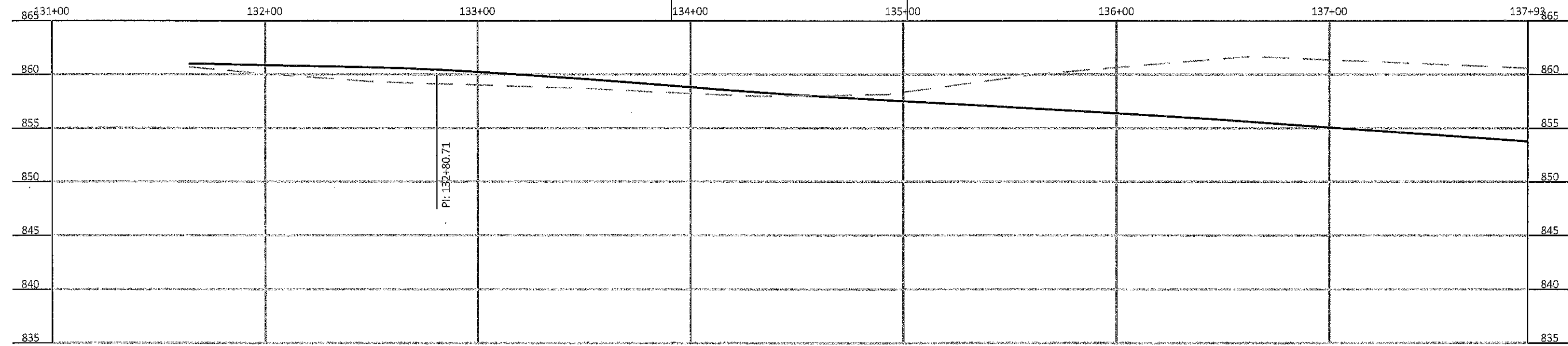
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M SQUARED ENGINEERING LLC  
N19 W6719 COMMERCE CT  
CEDARBURG, WI 53012



**DRAWING TITLE:**  
OVERALL ROADWAY  
PLAN & PROFILE

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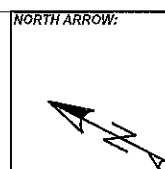
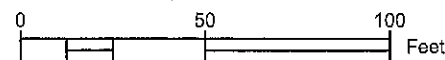
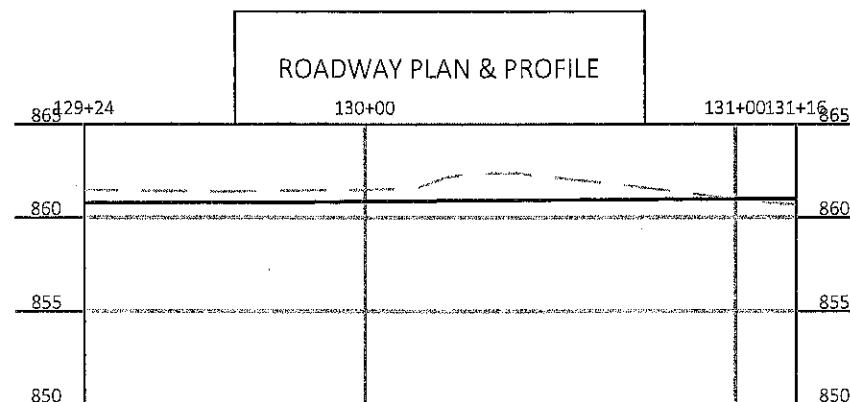
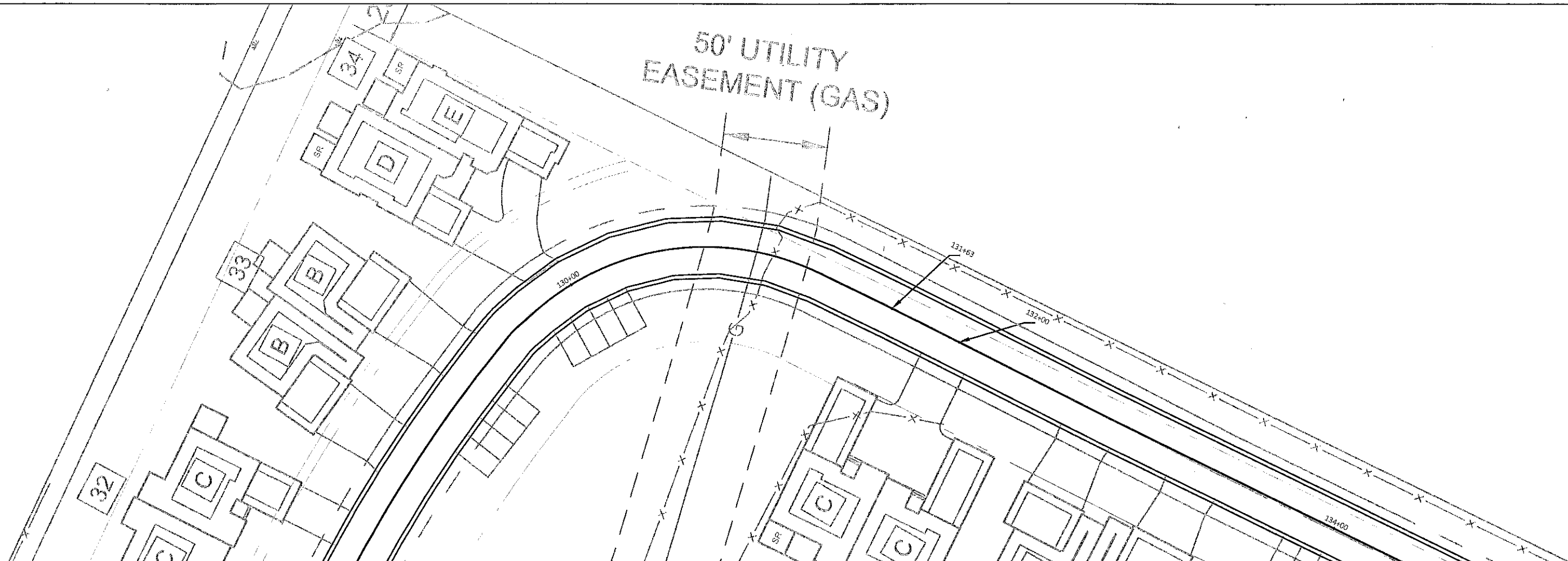


# ROADWAY PLAN & PROFILE



<div>NORTH ARROW:</div> <div></div>	<div>PROJECT:</div> <div>STONE LAKE CONDOMINIUMS</div> <div>6880 SUSAN LN</div> <div>CEDARBURG, WI 53012</div>		<div>PREPARED BY:</div> <div></div>	<div>CLIENT:</div> <div>M SQUARED ENGINEERING LLC</div> <div>N19 W8719 COMMERCE CT</div> <div>CEDARBURG, WI 53012</div>	
	<div>PROJECT #:</div> <div>21-722-234</div>	<div>DATE:</div> <div>05/03/2022</div>	<div>M SQUARED ENGINEERING LLC</div> <div>MSQUAREDENGINEERING.COM</div> <div>CEDARBURG - (262) 376-4246</div>	<div>DRAWING TITLE:</div> <div>OVERALL ROADWAY PLAN &amp; PROFILE</div>	<div>SHEET:</div>
	<div>DRAWN BY:</div> <div>PP</div>	<div>CHECKED BY:</div> <div>MPH</div>			


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**PROJECT:**  
**STONE LAKE CONDOMINIUMS**  
 6880 SUSAN LN  
 CEDARBURG, WI 53012

<b>PROJECT #:</b> 21-722-234	<b>DATE:</b> 05/03/2022
<b>DRAWN BY:</b> PP	<b>CHECKED BY:</b> MPH

**PREPARED BY:**

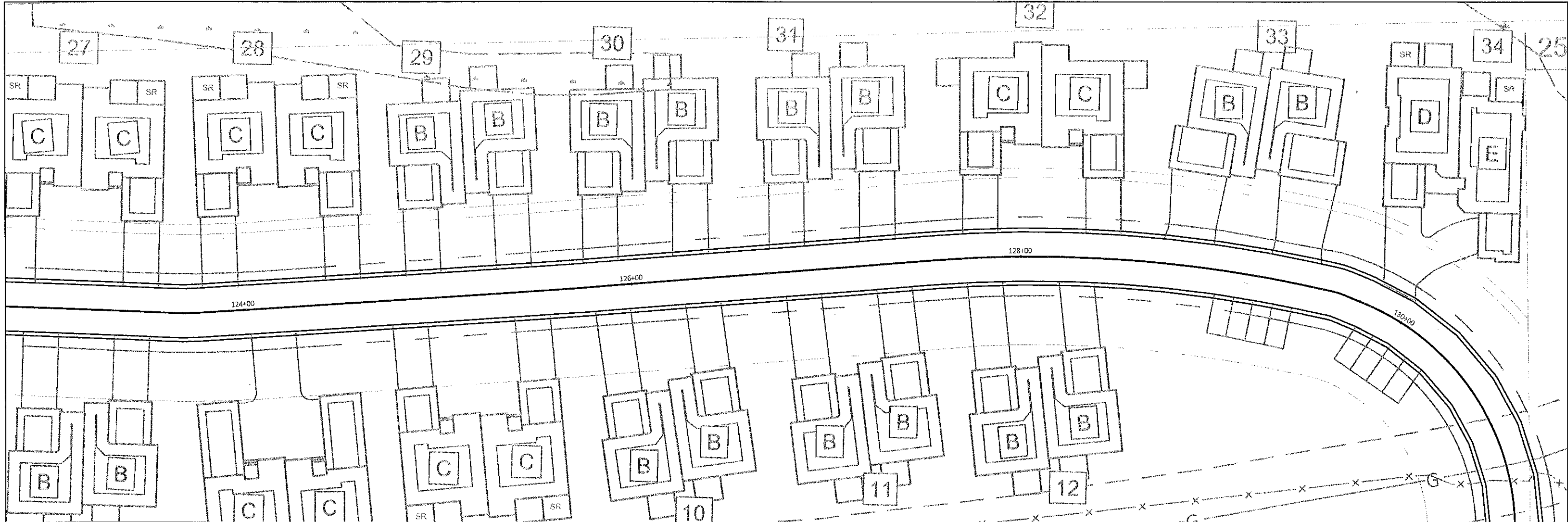


**M SQUARED ENGINEERING LLC**  
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 CEDARBURG - (262) 376-4246

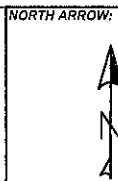
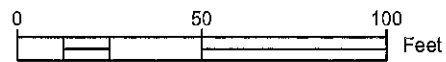
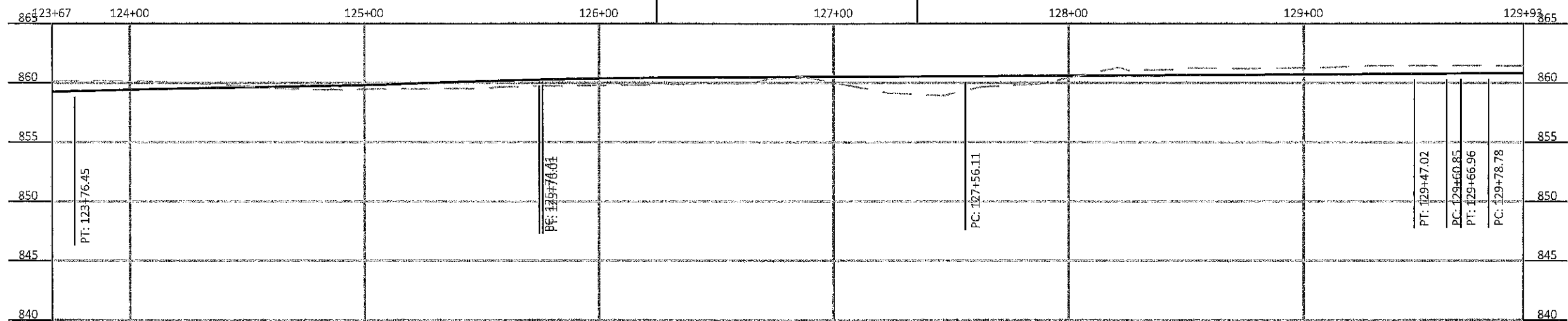
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**M SQUARED ENGINEERING LLC**  
 N19 W6719 COMMERCE CT  
 CEDARBURG, WI 53012

<b>DRAWING TITLE:</b> <b>OVERALL ROADWAY        PLAN &amp; PROFILE</b>	<b>SHEET:</b>
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ROADWAY PLAN & PROFILE




PROJECT:  
**STONE LAKE CONDOMINIUMS**  
6660 SUSAN LN  
CEDARBURG, WI 53012

PROJECT #:  
21-722-234

DRAWN BY:  
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DATE:  
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MPH

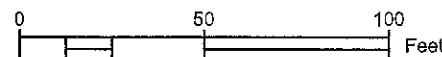
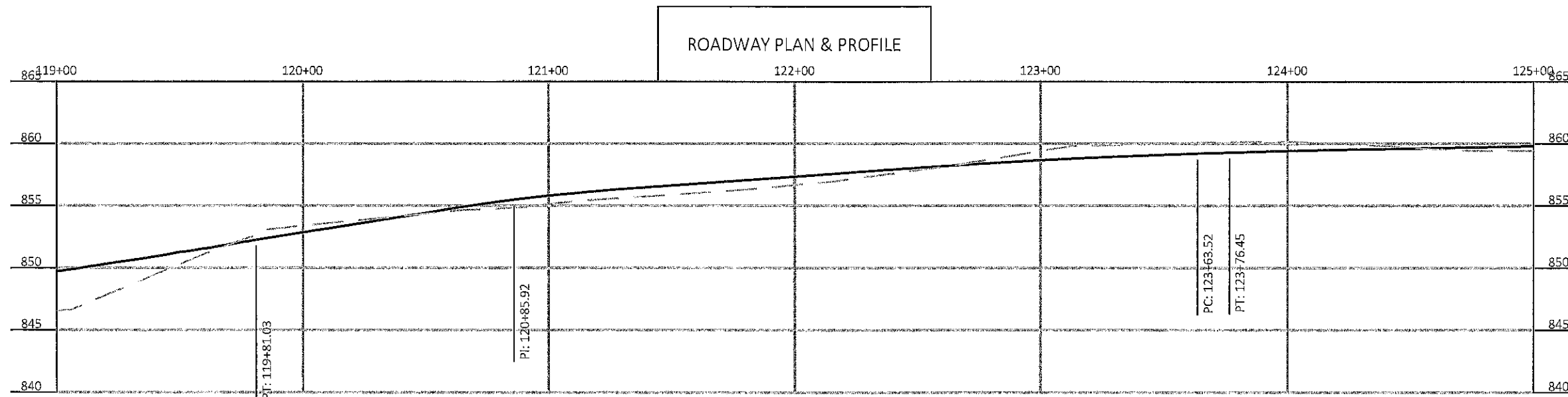
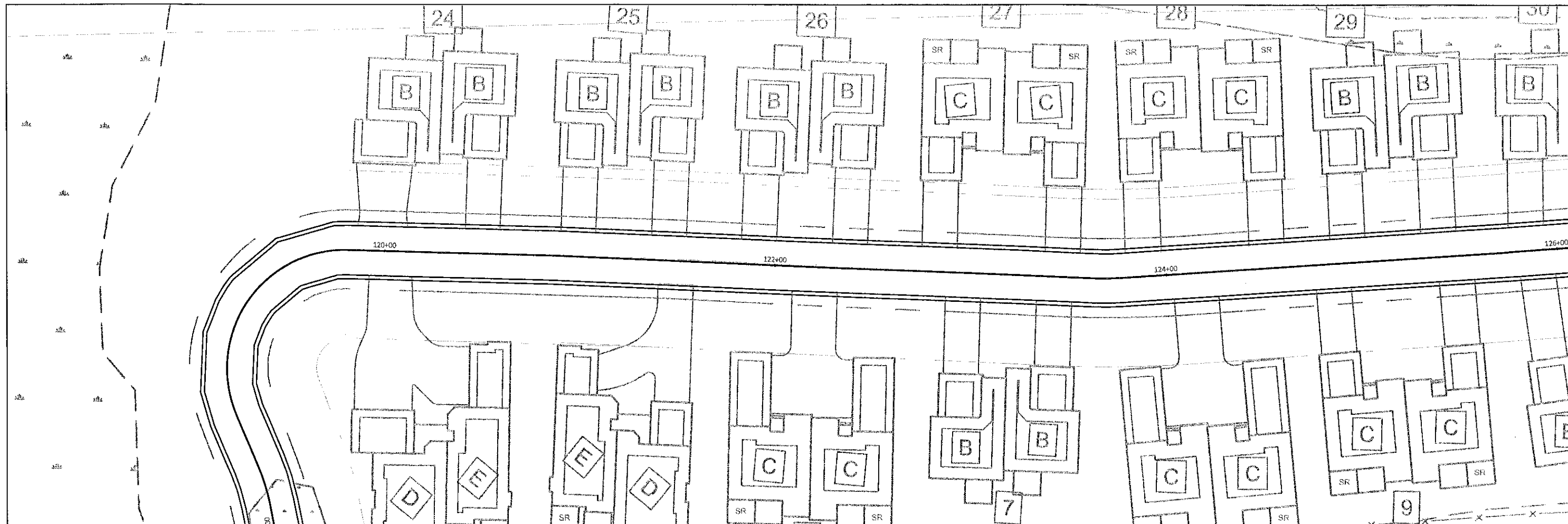
PREPARED BY:  
  
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MSQUAREDENGINEERING.COM  
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CLIENT:  
**M SQUARED ENGINEERING LLC**  
N19 W8719 COMMERCE CT  
CEDARBURG, WI 53012

DRAWING TITLE:  
**OVERALL ROADWAY  
PLAN & PROFILE**

SHEET:  
37 of 126

PROJECT: 21-722-234, STONE LAKE CONDOMINIUMS, 6660 SUSAN LN, CEDARBURG, WI 53012  
DATE OF PLOT: 05/03/2022 9:51 AM  
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PROJECT:  
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6660 SUSAN LN  
CEDARBURG, WI 53012

PROJECT #: 21-722-234	DATE: 05/03/2022
DRAWN BY: PP	CHECKED BY: MPH

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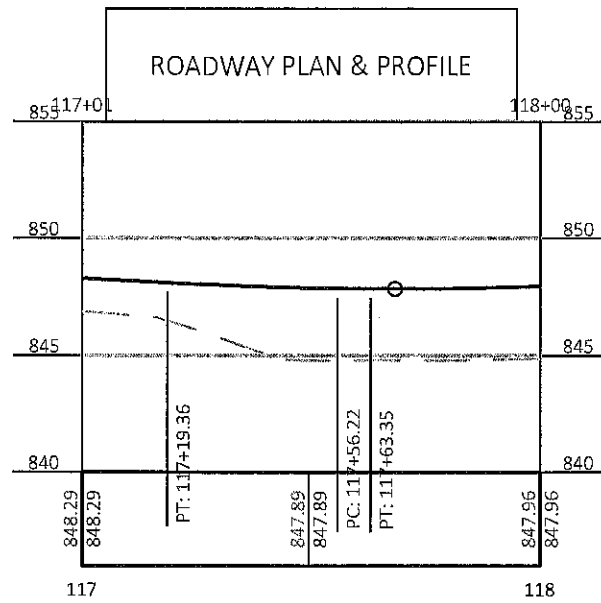
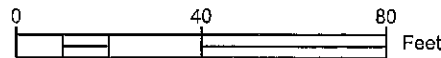
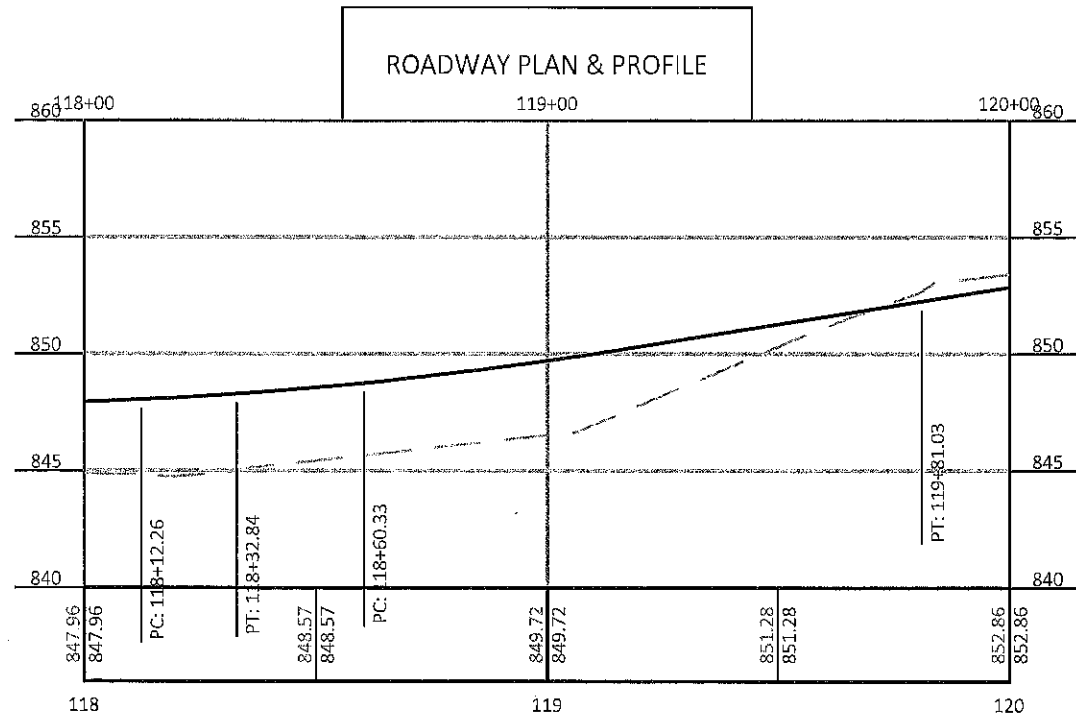
**M SQUARED ENGINEERING LLC**  
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CEDARBURG - (262) 376-4246

CLIENT:  
**M SQUARED ENGINEERING LLC**  
N19 W6719 COMMERCE CT  
CEDARBURG, WI 53012

DRAWING TITLE:  
**OVERALL ROADWAY  
PLAN & PROFILE**

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NORTH ARROW:

PROJECT:

STONE LAKE CONDOMINIUMS  
6560 SUSAN LN  
CEDARBURG, WI 53012

PROJECT #:

21-722-234

DATE:

06/03/2022

DRAWN BY:

PP

CHECKED BY:

MPH

PREPARED BY:



M SQUARED ENGINEERING LLC

MSQUAREDENGINEERING.COM  
CEDARBURG - (262) 370-4248

CLIENT:

M SQUARED ENGINEERING LLC  
N19 W8719 COMMERCE CT  
CEDARBURG, WI 53012

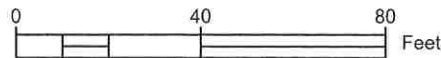
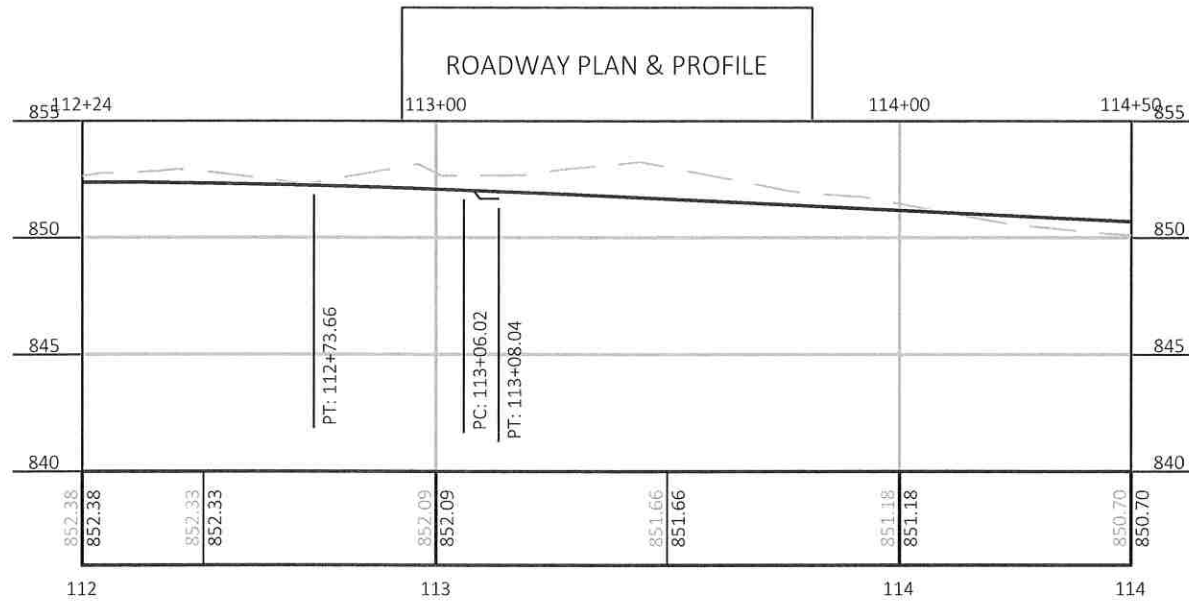
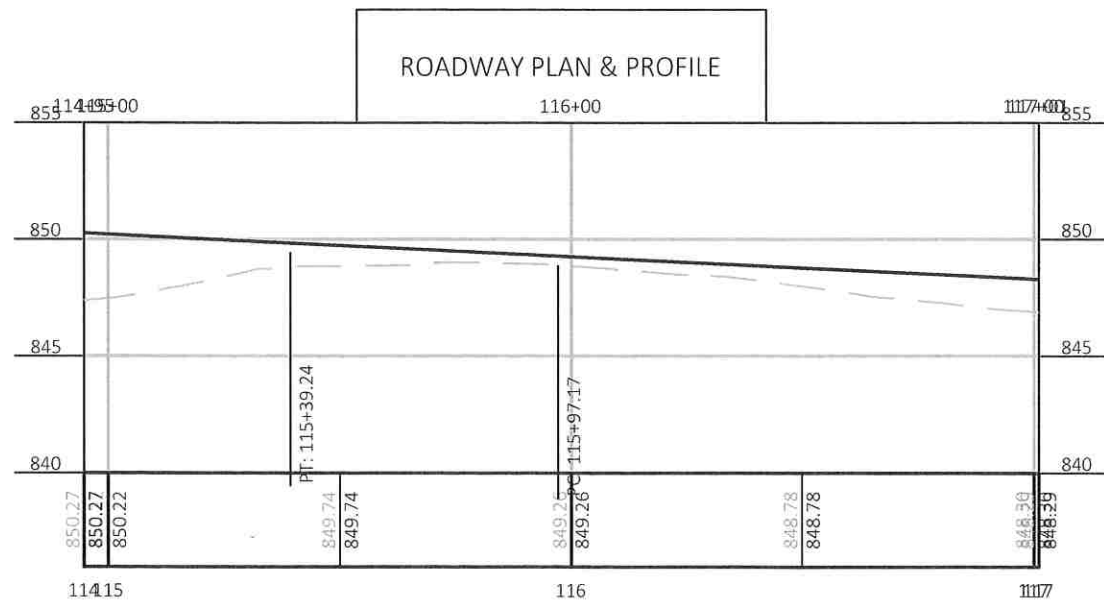
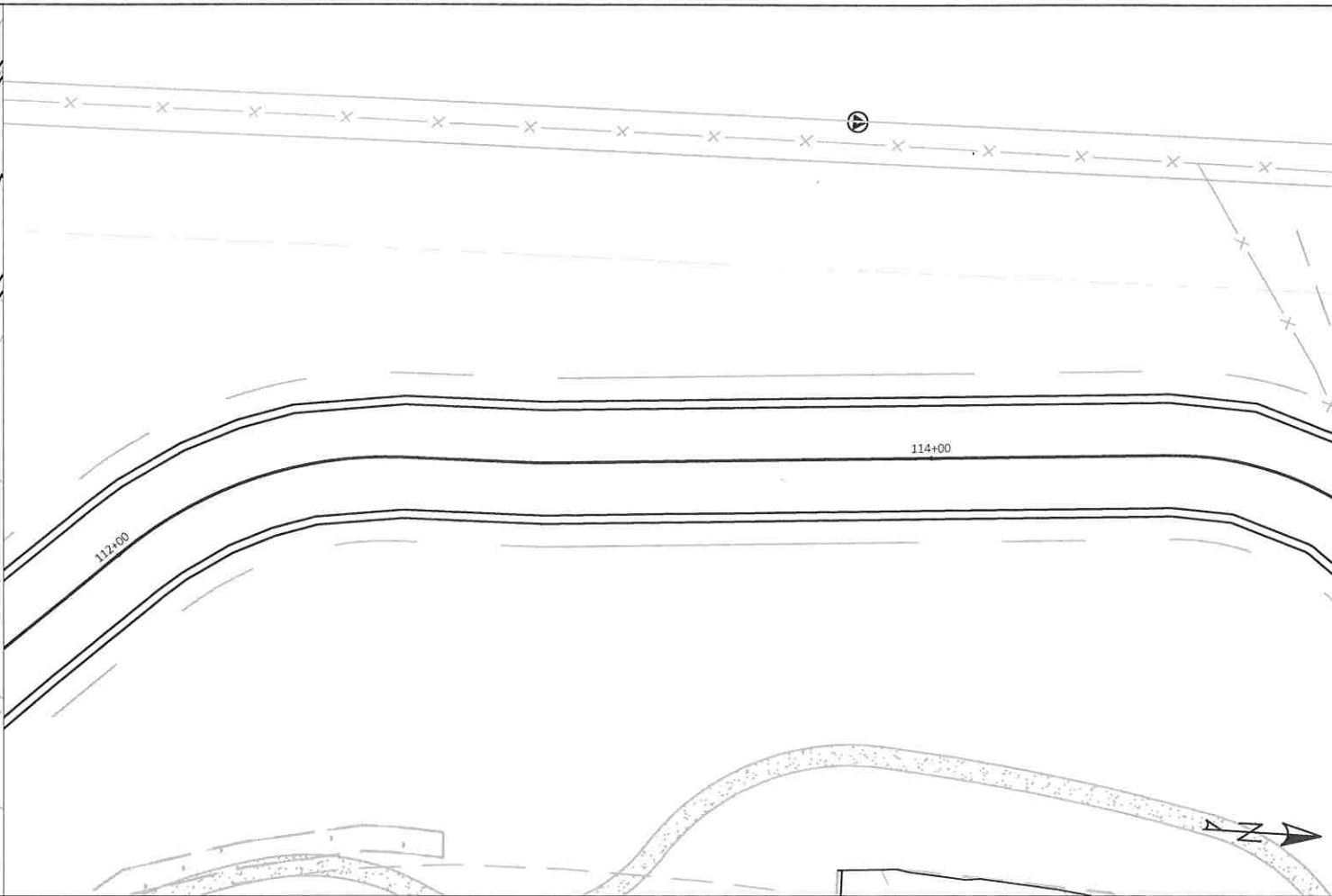
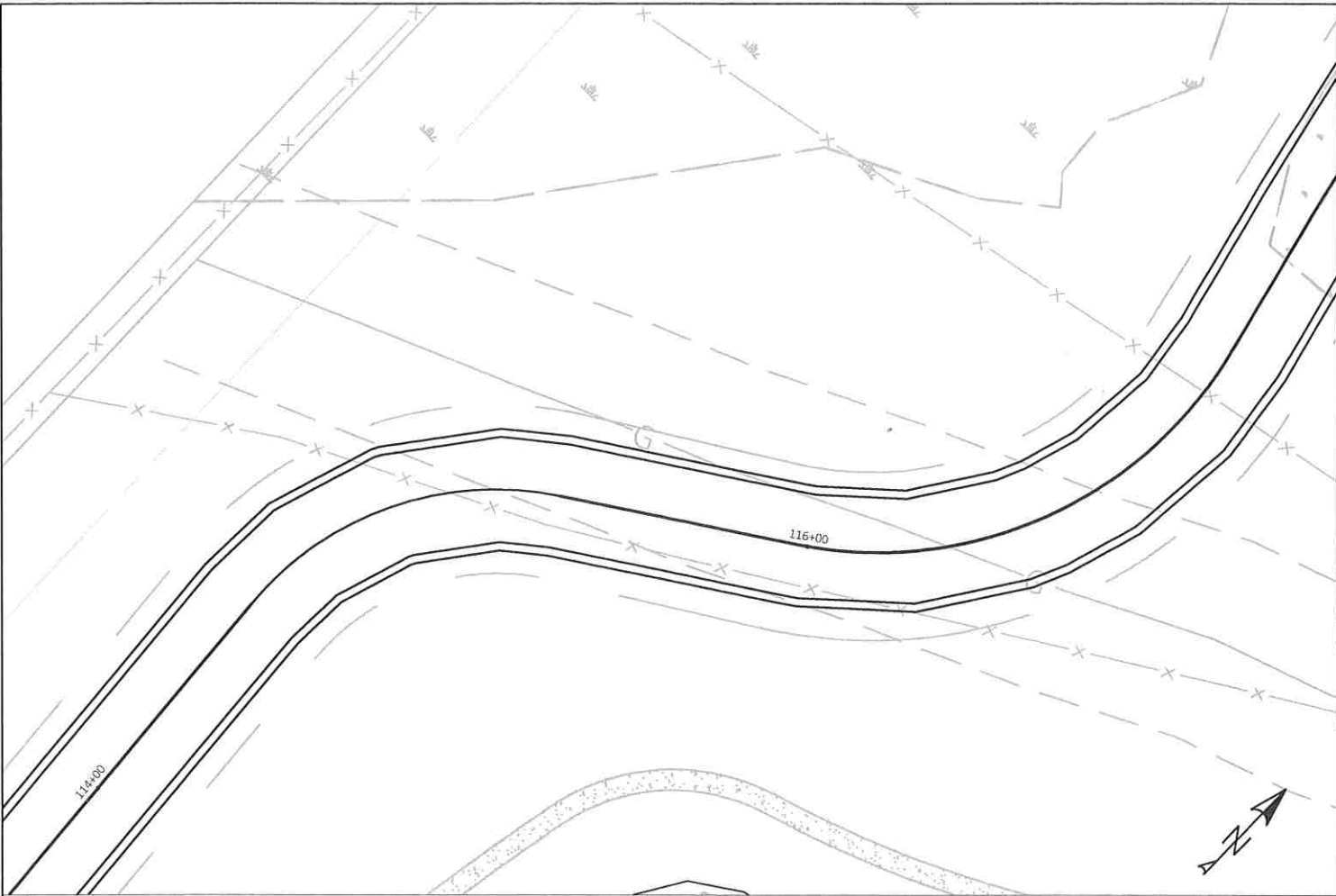
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OVERALL ROADWAY  
PLAN & PROFILE

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NORTH ARROW:

PROJECT:

STONE LAKE CONDOMINIUMS  
6660 SUSAN LN  
CEDARBURG, WI 53012

PROJECT #:

21-722-234

DATE:

05/03/2022

DRAWN BY:

PP

CHECKED BY:

MPH

PREPARED BY:



M SQUARED ENGINEERING LLC

MSQUAREDENGINEERING.COM  
CEDARBURG - (262) 376-4246

CLIENT:

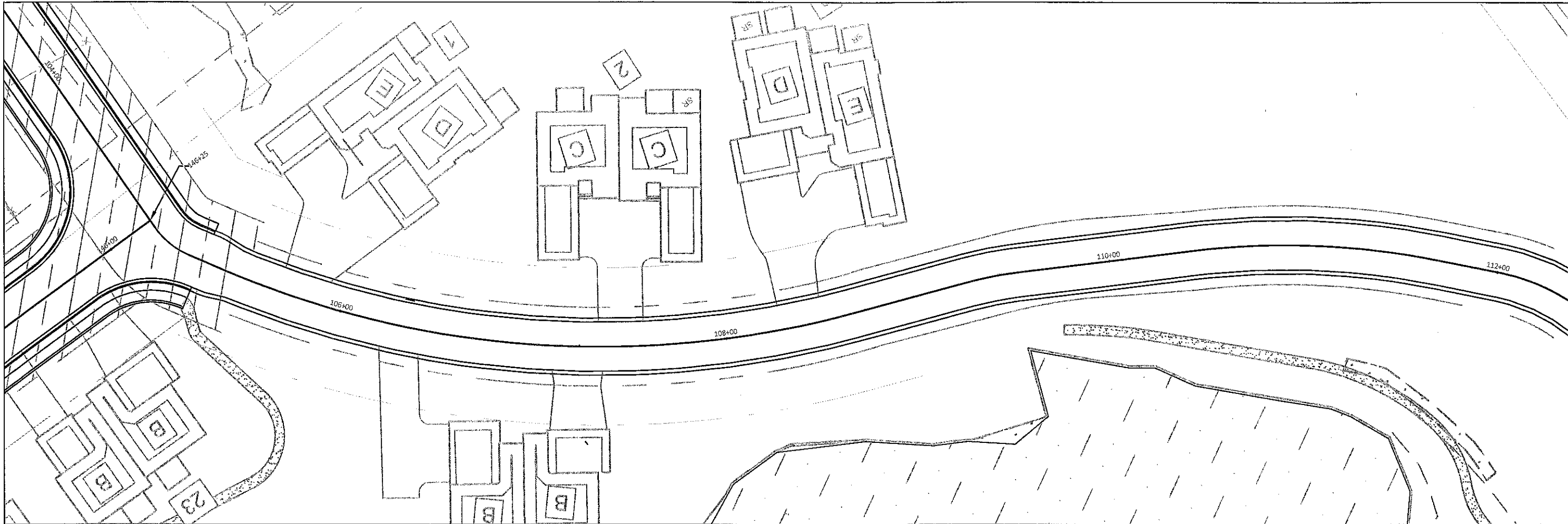
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N19 W6719 COMMERCE CT  
CEDARBURG, WI 53012

DRAWING TITLE:

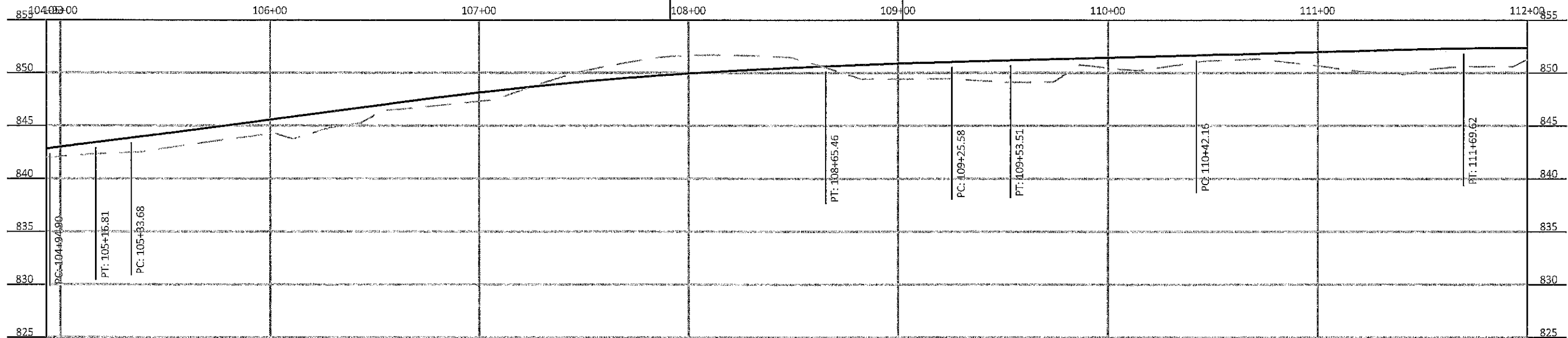
OVERALL ROADWAY  
PLAN & PROFILE

SHEET:





ROADWAY PLAN & PROFILE



NORTH ARROW:



PROJECT:

STONE LAKE CONDOMINIUMS  
6660 SUSAN LN  
CEDARBURG, WI 53012

PROJECT #:

21-722-234

DATE:

05/03/2022

DRAWN BY:

PP

CHECKED BY:

MPH

PREPARED BY:



M SQUARED ENGINEERING LLC  
MSQUAREDENGINEERING.COM  
CEDARBURG - (262) 376-4246

CLIENT:

M SQUARED ENGINEERING LLC  
N19 W6719 COMMERCE CT  
CEDARBURG, WI 53012

DRAWING TITLE:

OVERALL ROADWAY  
PLAN & PROFILE

SHEET:

## RESOLUTION NO. 2023-03

### **A Resolution Amending the City of Cedarburg Comprehensive Land Use Plan – 2025 For the Stone Lake Development -Tax Key 13-022-03-001.00**

WHEREAS, the City of Cedarburg, pursuant to the provisions of Section 62.23 of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, the City Plan Commission has prepared a plan for the physical development of the City of Cedarburg and environs, said plan known as *The City of Cedarburg Smart Growth Comprehensive Plan -2025*; and

WHEREAS, the City Plan Commission on the 7<sup>th</sup> day of January 2008 recommended the aforementioned Comprehensive Plan and on the 25<sup>th</sup> day of February 2008 the Common Council adopted the plan; and

WHEREAS, the adopted Land Use Plan recommends Industrial and Manufacturing and Medium Density Residential as indicated on the Land Use Map; and

WHEREAS, the proposed two-family housing project would require amending the Industrial and Manufacturing classification and Medium Density Residential to High Density Residential use classification; and

WHEREAS, the Plan Commission reviewed the requested amendment on December 5, 2022, and the Common Council held a public hearing on January 30, 2023, to consider amending the plan and found such change to be appropriate and compatible with the existing and future nearby uses.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 66.1001 (4)(b) of the Wisconsin Statutes, the City of Cedarburg Common Council on the 30<sup>th</sup> day of January 30, 2023, hereby amends *The City of Cedarburg Smart Growth Comprehensive Land Use plan – 2025*, as follows: the Stone Lake Development (tax key 13-022-03-001.00) is hereby classified as High-Density Residential use classification.

Passed and adopted this 30<sup>th</sup> day of January 30, 2023.

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Michael O’Keefe, Mayor

Attest:

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Tracie Sette, City Clerk

## **ORDINANCE NO. 2023-02**

### **An Ordinance Rezoning the approximate 40-Acre Stone Lake Development Parcel Located North of Susan Lane (Tax Key #13-022-03-001.00)**

The proposed ordinance having been submitted to the City Plan Commission for recommendation and notice having been given pursuant to Wis. Statute, the Common Council of the City of Cedarburg, Wisconsin, does hereby ordain as follows:

The following described real estate situated in the City of Cedarburg, Wisconsin, presently being zoned as RS-1 Single-Family Residential District (Temporary) is hereby rezoned to RD-1 Two-Family Residential District with a Planned Unit Development (PUD) Overlay with the exception of the Cedarburg Woods-West Site located in the southwest corner of this property. This wooded space has been identified in the Southeastern Wisconsin Regional Plan Commission (SEWRPC) Report No. 42 as "A Regional Natural Area and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin. This wooded area will be rezoned to C-4 Upland Conservancy. The legal description of the entire parcel is described as:

A portion of property located in the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 10 North, Range 21 East, Ozaukee County, Wisconsin, and being more particularly described as follows:

COMMENCING at the East 1/4 Corner of Section 22, said Township and Range; thence S.87°12'56"W., 1330.23 feet along the South line of the Northeast 1/4 of said Section 22 to the POINT OF BEGINNING, being the Southeast Corner of the Southwest 1/4 of the Northeast 1/4 of Section 22 and the Northwest Corner of Lot 1, Certified Survey Map No. 3797; thence S.02°07'38"E., 499.11 feet; thence S.87°48'23"W., 10.01 feet; thence S.02°11'37"E., 162.54 feet to a point on the North line of Lot 2, Certified Survey Map No. 341; thence S.87°04'54"W., 140.33 feet to the Northeast Corner of Lot 5, Hidden Grove Subdivision; thence S.87°19'19"W., 481.39 feet to the Northwest Corner of Lot 3, Hidden Grove Subdivision; thence S.02°15'59"E., 341.01 feet to the Southwest Corner of Lot 1, Hidden Grove Subdivision; thence S.87°17'44"W. along the North Right of Way line of Susan Lane, 210.98 feet; thence N.02°47'59"W., 340.80 feet; thence S.87°14'27"W., 473.76 feet to a point, from which the Southwest corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 said Section 22 bears S.87°14'27"W., 10.00 feet; thence N.02°11'35"W. parallel to the West line of the said Southeast 1/4, 660.57 feet to a point, from which the Center 1/4 Corner of Section 22 bears S.87°50'49"W., 10.00 feet; thence N.02°06'48"W. parallel to the West line of the said Northeast 1/4, 638.31 feet to a point, from which the Southwest corner of Lot 3, Certified Survey Map No. 4117, bears N.47°26'59"W., 14.06 feet; thence N.87°12'50"E., parallel to the south line of said Lot 3, 1319.46 feet to a point, from which the Southeast Corner of said Lot 3 bears N.02°10'57"W., 10.00 feet; thence S.02°10'57"E., 638.22 feet to the POINT OF BEGINNING, and containing 40.99 acres (1,785,705 square feet), more or less.

TAX KEY NUMBER: 13-022-03-001.00  
CEDARBURG, WI 53012

This ordinance shall take effect upon its passage and publication as provided by law.

Passed and adopted this 30<sup>th</sup> day of January, 2023.

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Michael O'Keefe, Mayor

Attest:

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Tracie Sette, City Clerk

Approved as to form:

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Michael P. Herbrand, City Attorney

A motion was made by Mayor O'Keefe to recommend approval to rezone the property from Rs-1 (temp) to Rs-3 as proposed. This motion was seconded by Council Member Thome and passed without a negative vote.

**PROVIDE CONCEPT REVIEW/CONSULTATION FOR PROPOSED TWO-FAMILY SUBDIVISION LOCATED AT 6660 SUSAN LANE IN THE TOWN OF CEDARBURG – WYNDALE INVESTMENTS LLC/KINGS WAY HOMES**

Planner Censky explained that the Petitioner has an offer to purchase the former Tillman quarry property, and intends to request an annex to the City for access to our municipal sewer and water service. However, before proceeding with the annexation request, Petitioner Craig Caliendo, President of Kings Way Homes, would like to get feedback from the Plan Commission on whether his proposed development on this parcel would get their support.

The submission indicates a site plan with 37 side-by-side ranch style buildings (total 74 units), located along a private road. This road enters the property from Susan Lane, heads north and then meanders around the existing lake (former Tillman quarry) and ends up back as a boulevard with access to Susan Lane. The proposed density of the project is 1.85 units per gross acre, 2.5 units per net acre, exclusive of the quarry.

Planner Censky explained that the *City of Cedarburg Smart Growth Comprehensive Land Use Plan – 2025* classifies the property as medium density residential to the south of the quarry and industrial and manufacturing to the north of the quarry. A review of the plans by City Staff raised the following concerns:

1. In a letter dated January 19, 2021 addressed to the City from the Southeastern Wisconsin Regional Planning Commission (SEWRPC), Executive Director Kevin Muhs states “a portion of the subject property is identified as a Critical Species Habitat known as the Cedarburg Woods-West Site.” Director Muhs continues, “following a review of the site preliminary vegetation inventory, it was found that the site provides essential habitat for two species listed as Special Concern by the Wisconsin Department of Natural Resources. In the Commission’s Amendment to the *Natural Areas and Critical Species Habitat Protection and Management Plan for the Southeastern Wisconsin Region* (Planning Report No. 42), it is recommended that the subject Critical Species Habitat site is preserved to the extent practicable without protective ownership.” In summary, Director Muhs concludes that the SEWRPC’s recommendation is that if further development is pursued on this property, “disturbance to the subject forest is kept to a minimum.”
2. *The City of Cedarburg Smart Growth Comprehensive Land Use Plan – 2025, Chapter 1, Goals, Objectives and Policies*, states “all natural areas and critical species habitat sites as identified in the Regional Natural Areas and Critical Species Habitat Protection and Management Plan should be preserved.”
3. Fire Chief Vahsholtz reviewed the proposed plans and wanted to address the quarry at the center of the development. He states that the Cedarburg and other area rescue teams are only certified to search up to a depth of 80 feet; however, he observed that the quarry is over 100 feet deep in areas. If any rescue efforts

are needed, it is likely the resources for rescue would not be readily available. He urges caution around the quarry and suggests that recreational use be altogether prohibited and restricted with fencing or signage.

4. The Developer has proposed the internal road be designated as private. City Staff has discouraged the use of private roads in developments due to the high number of owners voicing their displeasure that their private roads are not maintained and controlled by the City, mostly in relation to snow removal, parking and street repairs.
5. Since the plans show one road to enter and exit this property, City Staff recommends that an access road be introduced on the east side of the parcel in order to be incorporated into future development of the adjacent property, ultimately connecting both parcels through to Sheboygan Road.

In regard to concerns number 1 and 2 above, Planner Censky challenged the plans as they have been proposed, pointing out that the road slices directly through this stand of woods with buildings on both sides, essentially destroying this critical habitat. City Staff recommends the road be relocated and the Cedarburg Woods-West Site be preserved in its entirety with the proposed buildings removed.

In order to address concern number 4, Vice Chairperson Burgoyne asked if Planner Censky could provide a summary statement for Commissioners regarding the pros, cons and costs of public versus private roads in developments.

Several neighboring residents attended this meeting and provided the following input for consideration:

Amy Ehrlich, N102W6742 Susan Lane, stated that although the Commissioners sound excited about this plan, she is not. This parcel is located just north of her property, which offers her a view of the woods. She believes the green space to be beneficial and imagines this space would also be seen as a benefit for future condo owners. Ms. Ehrlich emphasized that she does not want to see houses everywhere.

Marty Auchter, W63N1053 Holly Lane, resides on the property located at the southeast corner of the parcel. Although he would prefer the development contain single-family homes, he did admit that the two-family home designs look nice. Mr. Auchter expressed concern that if the road is designated as private, it would prohibit others from driving through the area. With his house situated east of the parcel, he would not want to see an access road come through on that side, stating that he would rather see it routed through the Baehmann parcel on the west or the Highway 60 Business Park on the north.

Rob Vanden Noven, W68N1068 Kensington Avenue, situated on the west side of the quarry, established that his priority is protecting the woods in the area. He pointed out that since it was identified as woodlands in the SEWRPC report as well as the Land Use Plan, he believes this natural resource is important. He feels that any harm that may come to the woods would be a great disservice to the neighborhood and implored the Commissioners to respect these environmental designations.



Matt Petrarca, W63N1041 Holly Lane, located on the southeast side of the quarry inquired if there will be a stop sign installed at Susan Lane.

Planner Censky reiterated that this agenda item tonight is strictly to provide feedback to the Petitioner explaining that road controls are addressed by the Police Chief and City Engineer, farther along into the process. He pointed out that at this time, the Petitioner has not completed a request to annex the parcel into the City.

While Commissioner Strautmanis supported the project, he stressed that any disturbance to the environmental corridor is a dealbreaker without question. Mayor O'Keefe voiced his preference for this development to be woven with the surrounding homes, becoming part of a larger neighborhood. He would also like the woods to be available as a neighborhood resource. Commissioner Voltz concurred with the importance of preservation of the forested area, and wants to ensure any negative impact of roadways and paths be minimized.

#### **COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS**

No comments or announcements were made.

#### **MAYOR'S ANNOUNCEMENTS**

Mayor O'Keefe had no announcements.

#### **ADJOURNMENT**

A motion was made by Commissioner Kinzel, seconded by Council Member Thome, to adjourn the meeting at 8:40 p.m. The motion carried without a negative vote.

Victoria Guthrie  
Administrative Secretary

Erica Marty, Petitioner and VP of Operations at Halen Homes, was in attendance and explained that the designs took into consideration the overall feel of Cedarburg by pulling in different materials such as shake siding, vertical trim and exterior stone masonry. Council Member Thome stated that the materials are what she envisioned, and feels these are a good fit; however, there appears to be too much conformity in the buildings represented in the renderings submitted by the Petitioner. Several Commission members agreed with this statement, with Commissioner Strautmanis pointing out that the designs should include four-sided architecture, since the façade materials should be integral to the whole building. Commissioner Cain observed that the view of the subdivision from Washington Avenue will showcase the rear elevations of the buildings, which consist of walls largely featuring plain siding, with no differentiation between the structures. Commissioner Kinzel advised that there are not many townhomes in Cedarburg and he would like to avoid them looking too monolithic in their appearance. Council Member Thome reminded the Petitioner that this subdivision will serve as a showpiece on a property that is much beloved to Cedarburg.

Commissioners would like to see the following suggestions taken into consideration on future designs:

- Varying architectural elements and materials (such as planes, gables, chimneys, mullions, etc.) to differentiate building designs.
- Alter the design and size of dormers by incorporating gable and shed elements.
- Create front porches as welcoming, functional outdoor spaces.
- De-emphasize garages by stepping them back in order to prevent them from being the first element to greet pedestrians.
- Wrap design elements from the front elevation around the building to promote the feel of quality and customization.

Planner Censky will summarize Commissioner comments and provide them to the Petitioner, who will present revised designs during a future Plan Commission meeting.

**REQUEST CONSULTATION FOR REVISED DEVELOPMENT PLAN FOR THE FORMER QUARRY SITE LOCATED AT 6660 SUSAN LANE, TOWN OF CEDARBURG – WYNDALE INVESTMENTS LLC**

Planner Censky summarized this request by stating that the Petitioner, who made their original proposal for a two-family subdivision on this parcel in May of 2021, has incorporated recommendations from Commissioners by scaling back the design in order to reduce the impact of the existing woods and endangered plant species as identified by the Southeastern Wisconsin Regional Plan Commission (SEWRPC) in their Report No. 42, *“A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin.”* The Petitioner hired Stantec Consulting Services, Inc, an architectural, engineering and design firm to conduct an updated study of the woods and locate the endangered plants on the parcel.

This revised plan shows a shift in the location of the road to an area east of the woods, following the existing drive that served the quarrying operation. Buildings shown located



within the wooded area have been removed and relocated to the edge of the woods. Also, the width of the private road was reduced. City Staff has reviewed these plans and made the following comments:

- Fire hydrants shall be placed according to City Ordinances.
- Road construction shall be adequate to support the weight of Fire Department apparatus.
- Roadway turning radius shall be adequate to allow for easy access for fire apparatus.
- Fencing should be considered around the pond.
- Each side of the entrance boulevard shall be 24-feet face-to-curb.
- Included in the private covenants shall be an alert to all future owners in this development that the quarry exceeds the depth for which our emergency dive team is rated.

If Commissioners offer support for the proposed project, the Petitioner will need to submit an annexation request and proceed through the approval process. After establishing approvals, the Petitioner will then need to submit a Land Use Plan amendment request in order to establish the appropriate classification for the project, and the site will need to be rezoned accordingly. Once this has been established, the Petitioner may proceed through the subdivision approval process.

Petitioner Craig Caliendo, President of Kings Way Homes, was in attendance and stated that developing this parcel has proven to be challenging since the water feature takes up so much space. He explained that this revised proposal shows the road moved closer to the water to ensure the homes are kept away from the wooded areas.

Planner Censky questioned Commissioners on what part(s) of the plan they would consider acceptable. Commissioners provided the following comments:

- Following the recommendations of SEWRPC in keeping the disturbance to the forest at a minimum, it is best to remove buildings from the northwest and southwest quadrants of the parcel.
- Redesign the roadway by pulling it back from the northwest quadrant to prevent encroachment of the woods.
- Extend roadway from the boulevard entrance to the south of the quarry to a point in the east property line in anticipation of plans to extend a public street to Sheboygan Road.
- Consider an emergency path or access through the woods instead of the paved roadway.

Planner Censky will summarize the comments from Commissioners and provide them to the Petitioner for consideration. The residents of several neighboring properties were in attendance and provided the following feedback.

Rob Vanden Noven, W68N1068 Kensington Avenue, owns a parcel that is adjacent to the quarry site. As the City Engineer and Director of Public Works for the City of Port

within the wooded area have been removed and relocated to the edge of the woods. Also, the width of the private road was reduced. City Staff has reviewed these plans and made the following comments:

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Rob Vanden Noven, W68N1068 Kensington Avenue, owns a parcel that is adjacent to the quarry site. As the City Engineer and Director of Public Works for the City of Port

Washington, he deals with a lot of these issues in their community and has supported the preservation of many environmentally sensitive sites, most notably the 131 acres of the Cedar Gorge development on the bluffs along the lake. His office is next to the Great Lakes Bird and Bat Observatory and he has talked to them about his concerns, since there are a lot of bats, owls, hummingbirds, and other migratory birds in the quarry woods. He believes this woods is an asset to the neighborhood.

Mr. Vanden Noven provided Commissioners with a copy of his letter that was included in the meeting packet, along with more copies of the SEWRPC letter, a letter from Ozaukee County Parks and Planning that was emailed to Commissioners earlier, and three maps from the City of Cedarburg's Smart Growth Comprehensive Plan. He pointed out that this woods is the only environmental site in the City that is located on two maps: one being the woodlands, and one being wildlife habitats. He stated that this area is the only critical species identified in the City of Cedarburg and one of only seven areas identified in Ozaukee County. He referenced the finger of woods to the north of the parcel which connects to the Baehmann parcel, which is being preserved.

Mr. Vanden Noven stated that he believes that during the May 3, 2021 Plan Commission meeting, Commissioners recommended to preserve the woods in its entirety. During that meeting, the Developer agreed to get an opinion from SEWRPC. This letter from SEWRPC, included in the meeting packet, concludes that it requires full preservation of the site, not partial. He believes that SEWRPC has a wealth of knowledge on their staff and feels their letter speaks for itself.

Mike Mullen, W68N1056 Kensington Avenue, lives on property that is also adjacent to the quarry parcel. Mr. Mullen is an environmental educator at the Riveredge School in Saukville. He observed that the evaluation of the property identifies critical species; however, it does not refer to migratory animals, raptors, deer, turkeys, and so forth, that are seen in the woods. It does not mention the rest of the landscape, such as the 150-year-old maple trees, mature beech trees, and a rare stand of trees that forms a closed canopy with a clear understory. To cut the corners off and isolate the wooded areas would have the same effect as taking it all out. Migratory animals that flock from that property to the Baehmann parcel, to Cedar Creek, and to the north is a system that is all connected. Building the houses where they are shown on the proposed site plan would be disruptive to the woods, and result in the loss of sensitive species that thrive in that covered canopy. The property should be considered as a whole. Mr. Mullen expressed his approval that Commissioners are discussing ways to maintain the connection of the woods between the properties. He believes that buildings 1, 2, 3, 4, and 5 in particular would prove disruptive of the woods.

Leo Ehrlich, N102W6742 Susan Lane, lives next to the pond and park, and would like to reiterate that the woods remain connected and intact. Looking at the map makes the woods appear larger than it is, and a road cannot be added without the removal of trees. The wooded area is not deep, and you can see cars driving on the old road through the trees. If the woods is shaved down it would not allow the space to retain its natural state.

Eric Kittel, W68N1046 Kensington Avenue, lives adjacent to the corner property. He considers himself pro-development, but also pro-preservation where appropriate. Stating that he feels that the comments tonight from other residents resonate with him, Mr. Kittel believes that keeping the woods connected is the path forward. He moved here seven years ago and knew that Susan Lane would be connected at one point, acknowledging that this is necessary and appropriate. However, some things you cannot change and expect to get them back, such as 150 years of untouched forest.

**COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS**

No comments or announcements were made.

**MAYOR'S ANNOUNCEMENTS**

Mayor O'Keefe had no announcements.

**ADJOURNMENT**

A motion was made by Commissioner Kinzel, seconded by Commissioner Cain, to adjourn the meeting at 8:55 p.m. The motion carried without a negative vote with Vice Chairperson Burgoyne excused.

Victoria Guthrie  
Administrative Assistant

direction. Commissioner Voltz agreed, adding that he understands that double garage doors on the townhomes do not provide a lot of space for articulation. He feels that the sides are under composed, but the rear building sides have improved. Commissioner Voltz placed the varying townhome designs side-by-side in order to replicate the view from Augusta Lane, and suggested the possibility of differentiating the corner townhomes by extending the porches and wrapping elements around them in order to prevent repetition. Petitioner Marty pointed out that they are maxed out on the square footage of these lots, but they intend to preplan all elevations and color palettes on these townhomes to minimize repetition. She informed Commissioners that she would like to start building townhomes by January 2022. Planner Censky suggested that Commissioners move to approve the overall proposed theme, and that the Petitioner can work with Commissioner Voltz when the townhome plans come in.

Commissioner Strautmanis stated that he appreciates the architectural variety for the single-family home designs and would give his thematic approval. Commissioner Cain pointed out that the mixed materials on the plans do not appear to include stone anywhere other than the piers, to which Commissioner Strautmanis stated that he is fine with the piers having stone, and would prefer no stone in the façades, since a smattering of stone as a wall covering does not look as nice.

**Action:**

A motion was made by Commissioner Strautmanis to approve the revised architectural theme for the Villas and Townhomes as proposed, with the Petitioner working with City Staff and Commissioner Voltz on refining townhome plans. This motion was seconded by Council Member Thome and passed without a negative vote with Mayor O'Keefe and Commissioner Kinzel excused.

**REQUEST CONCEPT REVIEW FOR REVISED DEVELOPMENT PLAN FOR PROPOSED TWO-FAMILY SUBDIVISION LOCATED AT 6660 SUSAN LANE, TOWN OF CEDARBURG – QUARRY SITE/WYNDALE INVESTMENTS LLC**

Planner Censky reminded Commissioners that Petitioner Craig Caliendo of Kings Way Homes submitted proposals during both the May 3, 2021 and September 8, 2021 Plan Commission meetings for feedback on a development located in the former quarry site. Based on this feedback, which was to remove buildings shown in the wooded areas of the parcel, the Petitioner approached the Common Council to ensure that his project was economically feasible before pursuing annexation into the City. During their September 27, 2021 meeting, the Common Council had a reaction similar to that of the Plan Commission, recommending the removal of two buildings in the northwest corner and shifting the road away from the area to protect the woods as much as possible.

Petitioner Caliendo took those suggestions into consideration and submitted a revised development plan. With the removal of the two buildings in the northwest corner, this project will now consist of 35 side-by-side ranch style buildings (70 units), at a density of 1.75 units per gross acre and 2.0 units per net acre, exclusive of the quarry.



Planner Censky provided the following City Staff Comments:

- Identified wetlands will need to be dealt with when proceeding through the approval process.
- Fire hydrants shall be placed according to City Ordinances.
- Road construction shall be adequate to support the weight of fire department apparatus.
- Roadway turning radius shall be adequate to allow for easy access for fire apparatus.
- Fencing should be considered around the pond.
- Introduction of a road connection along the east side of the circle for a future road.
- Each side of the entrance boulevard shall be 24' face to curb.
- Roadway width for private roads is to be 28' curb face to curb face.
- Consider moving the entrance road to the east to line up with the existing drive.
- Static groundwater level should be monitored to determine the ultimate water level of the quarry.
- Include in the private covenants an alert to future owners within this project that the depth of the quarry exceeds what the City's emergency dive team is rated for rescue.

Planner Censky noted that the Petitioner will again seek support from the Common Council on this revised plan prior to submitting an annexation petition. Procedurally, following annexation, the Petitioner will need to pursue a Land Use Plan amendment to establish classification for the project and the site will need to be rezoned accordingly. Currently, the Land Use Plan classifies this property as Medium Density Residential south of the quarry and Industrial and Manufacturing to the north. Once the Land Use classification is established, the Petitioner will then need to proceed with the subdivision approval process.

Council Member Thome voiced her appreciation to the Petitioner for his efforts to preserve as much of the woods as possible and expressed her support for the project.

Commissioner Strautmanis would like to see Susan Lane and Susan Court lined up closer than shown on the drawing. He finds the revised plan an improvement as far as preserving the woods; however, he would like to see more of the woods on the southwest corner of the parcel protected.

Commissioner Voltz agreed, stating that although a couple of the structures are encroaching further into the woods than he would like, he is supportive of the project. Vice Chairperson Burgoyne also expressed his support.

Commissioner Cain stated her appreciation of the improved design, although, ideally, she would like to see buildings 1, 2, and 3 removed from the wooded area. Commissioner Strautmanis said that he would give his unequivocal support if those three structures were not there. He suggested that the Development Agreement include some sort of precaution or fencing requirement in order to protect the woods that is left. Planner Censky indicated that this can be done through zoning by adding an Upland Conservancy District Non-Shoreland overlay in this area, as well as adding protection via the homeowners association. Petitioner Caliendo pointed out that these are condos, so they will not include large yards that might encroach on the woods. Commissioner Voltz would be in favor of seeing the project move forward as well, but wants to make sure this area is safeguarded from construction work and traffic.

Rob Vanden Noven, W68N1068 Kensington Avenue, was in attendance to provide handouts showing his modification of the development plan, which eliminates the traffic circle near the entrance, thereby moving the road farther away from the woods. He suggested that the developer also consider dedication of property to a land trust for preservation. Planner Censky agreed to forward these handouts to the developer of the project.

**DISCUSSION AND RECOMMENDATION FOR UPDATES TO THE ZONING CODE SECTION 13-1-22(f), GENERAL PROVISIONS, USE RESTRICTIONS, TEMPORARY USES**

Due to confusion over the City's temporary use approval, local businesses have begun using tents to accommodate outdoor dining in their establishments. Prior to the pandemic, outdoor tent requests were sent thru the Landmarks Commission (if located in the Historic Preservation District) and the Plan Commission for approval. Restrictions were placed on the length of time allowed for use, and where the tents were installed on their parcels.

In 2020, businesses were temporarily shut down due to the pandemic, placing financial hardship on these establishments. As restrictions regarding social distancing and indoor capacities gradually began to lift, several downtown businesses made the decision to install tents in order to maximize profits, especially since many of these locations have limited indoor space. During this time, the Common Council decided to streamline the request process by temporarily suspending Commission authorization, requiring only City Staff approval from the Building Inspector, Planner and Fire Inspector. Recently, the Common Council made the decision to continue this process until the end of this year. However, they have requested that the Plan Commission establish rules to accommodate these temporary tent uses going forward, effective January 1, 2022, asking that the Plan Commission allow tent uses between October 1 and May 30 every year.

Planner Censky told Commissioners that the current Zoning Code governs temporary uses under **Section 13-1-22(f)**, which states, ***Temporary uses, such as food sales, nursery stock sales, fireworks sales, and real estate sales, and field offices or shelters for materials and equipment being used in the construction of a permanent structure may be permitted with the conditions and/or restrictions established by the City Plan Commission after review and approval.*** He added that in 1997, the Plan Commission approved the following administrative procedures for temporary use permits for private property, which have since been the basis for approvals:

- The Building Inspector issues temporary use permits for private properties.
- The maximum duration for use shall not exceed a one-time two-week period or fourteen cumulative days, except for the following uses:
  - (1) Plant material and nursery stock sales may be allowed according to the seasonal duration of the plant materials being sold.
  - (2) Christmas tree sales may be allowed according to the seasonal nature of the product being sold.
  - (3) Temporary uses associated with a community festival may be allowed for the period concurrent with the festival.

**RECOMMENDATION FOR ANNEXATION OF THREE PARCELS TOTALING 41.03-ACRES LOCATED AT 6660 SUSAN LANE, TOWN OF CEDARBURG – STONE LAKE DEVELOPMENT INC.**

Over the course of 2021, Petitioner Caliendo appeared before the Plan Commission and Common Council with his concept plan to build a residential development on the former Tillman quarry property. Due to protected plant species located on that land, he worked with Commissioners to modify his design in order to minimize any impact on the wooded area of the parcel.

Petitioner Caliendo is now before the Plan Commission in order to complete the next step of the development, which is requesting annexation of the land from the Town of Cedarburg into the City of Cedarburg. Using the recommendation of the Commission at this meeting, the Common Council will hold a public hearing during one of their future meetings and issue their annexation decision at that time.

To summarize the project, Petitioner Caliendo is proposing a total of 35 side-by-side ranch style buildings, totaling 70 dwelling units, at a density of 1.75 units per gross acre, and 2.0 units per net acre, exclusive of the quarry. Petitioner Caliendo addressed the evolution of his plans, adding that his firm may be able to move one of the buildings from the northwest area of the parcel to the east side. He stated that the City Engineering department recommends a 25-foot setback for the roads, and pointed out that, although most of the proposed development meets this criteria, his hope is that the City might consider some flexibility by allowing a 20-foot setback on the private road in order to accommodate this building move. Since Petitioner Caliendo is only seeking recommendation for annexation at this time, more detailed site plans will be discussed with Commissioners in the future.

**Action:**

A motion was made by Commissioner Strautmanis, seconded by Council Member Thome, to recommend approval for annexation of the three requested parcels to the City of Cedarburg. Motion passed without a negative vote with Vice Chairperson Kinzel excused.

**REQUEST APPROVAL OF CERTIFICATE OF APPROPRIATENESS FOR PROPOSED REPLACEMENT OF UPPER FLOOR WINDOWS AND WOODEN RAIL SYSTEM ON THE BUILDINGS LOCATED AT W61N480-486 WASHINGTON AVENUE – RHIANNON WILSON**

This site consists of two buildings that were originally constructed as residences, and have since been converted to commercial use and connected by an addition. Since this addition was added after the buildings were there, and, due to the many changes to them over the years, they are listed in the National Register of Historic Places as *non-contributing* buildings in the Washington Avenue Historic District. However, Commissioners are reminded that, due to this location, any changes made to these buildings need to be sensitive to the historic nature of the District.

**Action:** Motion made by Commissioner Thome to approve the Certified Survey Map for Hanover Avenue to dedicate public Right-of-Way, following comments made by Commissioners regarding details on map, with the motion seconded by Commissioner Cain. The motion carried without a negative vote.

**REQUEST APPROVAL FOR FENCE CHOICE AND DESIGN ON N70 W5266 COLUMBIA ROAD**

Planner Censky brought up the fence approval request from the previous Plan Commission meeting in November and stated that per the comments of the Commissioners, the Petitioner had taken their advice into consideration and changed the fencing. Petitioner Ryan changed the fence type from white vinyl to a 6' cedar fence and a 4' cedar picket fence north and east of the Stonehouse. A site plan showing where the fence would be placed was also submitted. Commissioner Strautmanis asked whether there was a regulation with a fence being on the property line. Planner Censky replied that these fences would not be placed on the property line so there were no issues in that regard.

Mayor O'Keefe asked about when the fence was planned to be installed. The Petitioner stated as soon as possible, hopefully before the ground froze. In response, Mayor O'Keefe also asked what would be done with the fence if the Conditional Use Permit was not approved. Petitioner Ryan stated that they would remove it and do something else, emphasizing that they were not placing a fence with the implication that the Conditional Use would be approved, but rather due to weather conditions.

Commissioner Cain asked about whether the intent was to let the fence weather or whether it would be painted. The Petitioner stated that it would be sealed, but not painted, and that it would weather for a few months before being sealed.

**Action:** Motion made by Commissioner Kinzel to approve the fence, seconded by Commissioner Strautmanis. Motion passed without a negative vote.

**REQUEST A LAND USE AMENDMENT AND TO REZONE THE PARCEL ON 6660 SUSAN LANE.**

Planner Censky introduced the Stone Lake Development for Quarry Lake, stating that Craig Caliendo, the Petitioner, had been before the Commission before for consultation and was requesting two items tonight. The first was a Land Use Amendment, aiming to change the land use classification from the current Industrial and Manufacturing classification on the north side of the property and the Medium Density Residential classification on the south side of the property to make all of it Two-Family Residential.

Secondly, the applicant was requesting rezoning of the property from the RS-1 Single Family District to the Rd-1 Two-Family District with a Planned Unit Development Overlay District (PUD).



His detailed plans included a public roadway along the southside of the quarry connecting the development with the rest of the subdivision. The remainder of the road would be private. He also provided the floor plans, the designs, and the location of the homes around the quarry.

Through the use of the PUD zoning, the Petitioner also requested that the 25' setback requirement be reduced to 20'. Commissioner Strautmanis asked if there was sufficient driveway parking space without encroaching into the road. Commissioner Wiza stated that there was and there were examples of this located elsewhere in the City of Cedarburg.

Petitioner Caliendo noted that they proposed a public sidewalk to be along the south side of the public road section only due to the topography in the area.

**Action:** Motion made to approve the Land Use Amendment and to rezone the parcel on 6660 Susan Lane made by Commissioner Strautmanis with the caveat that the Petitioner comes back with more thorough architectural plans. The motion was seconded by Commissioner Thome and passed with one negative vote by Commissioner Voltz.

#### **REQUEST FOR APPROVAL OF A TEMPORARY OUTDOOR ENCLOSURE AND YEAR-ROUND PARKED TRAILER**

The applicant is requesting approval for plastic sides on an existing patio, with one large igloo in their outdoor fenced-in area, as well as three smaller igloos being placed as well. They are also requesting approval for their camper to be retained year-round in their fenced area. Petitioner Creten clarified that the camper was only used for alcoholic beverages, not food services. The reason behind wanting to keep the trailer year-round is that it proved to be a tourist attraction and had a big marketing significance for the business.

Commissioner Cain asked for clarification on why the camper was originally allowed as it was not clear what was being asked to be approved, and whether it is to be considered a food truck or an accessory structure. Staff responded that it was originally allowed for them to begin their operations prior to obtaining an occupancy permit for the building. Commission members withheld action on the Joyride camper and asked for clarification on the approval process for such a request.

The Commission then moved on to the topic of the igloos with Commissioner Thome asking about whether the Fire Inspector had been consulted regarding these igloos. There was also a concern with closing igloos as there had been problems with that in other businesses. Mayor O'Keefe asked how the tents will be heated. The Petitioners responded that only preliminary talks with the Fire Inspector had taken place and that ceramic infrared heaters would be used to heat the igloos.

Commissioner Kinzel asked that instead of having the igloos up until April, per the written request, that it be changed to May for the sake of keeping it consistent with other tents being placed.

**CITY OF CEDARBURG  
COMMON COUNCIL  
SEPTEMBER 27, 2021**

**CC20210927-1  
UNAPPROVED**

A regular meeting of the Common Council of the City of Cedarburg, Wisconsin, was held on Monday, September 27, 2021, at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers, and online utilizing the Zoom app.

Mayor O’Keefe called the meeting to order at 7:00 p.m.

Roll Call:           Present - Mayor Michael O’Keefe, Council Members Jack Arnett, Barbara Lythjohan, Robert Simpson, Kristin Burkart, Rick Verhaalen, Patricia Thome

Excused – Council Member Sherry Bublit

Also Present - City Administrator Mikko Hilvo, Attorney Michael Herbrand, City Clerk Tracie Sette, City Planner Jon Censky, Police Chief Tom Frank, Police Lieutenant Michael McNeerney, news media and interested citizens.

**STATEMENT OF PUBLIC NOTICE**

At Mayor O’Keefe’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**

A citizen residing on Sunnyside Lane, near Edgewater Drive expressed concerns about increased traffic in the area due to the closing of Washington Avenue. She requested the installation of a temporary stop sign at the intersection of Portland Road and Edgewater Drive for the remainder of construction.

**APPROVAL OF MINUTES**

A motion was made by Council Member Thome, seconded by Council Member Burkart to approve the September 13, 2021 Common Council minutes. Motion carried without a negative vote with Council Member Bublit excused.

**NEW BUSINESS**

**DISCUSSION ONLY TO PROVIDE FEEDBACK ON DEVELOPMENT PLAN FOR NEW SUBDIVISION LOCATED AT 6660 SUSAN LANE**

The owner of Kingsway Homes, Craig Caliendo, addressed the Council with a proposed development plan for a parcel of land located at 6660 Susan Lane, in the Town of Cedarburg. The proposal includes

a housing project with 36 side-by-side ranch style buildings (total 72 units), located along a **private** road. This private road would mean services provided by the City would be limited due to current zoning as a Planned Unit Development (PUD). The site plan includes a wooded area which contains a critical plant species of concern identified by Southeastern Wisconsin Regional Planning Commission (SEWRPC). Mr. Caliendo feels the wooded area is an asset to the parcel. Currently, the Town of Cedarburg does not have an ordinance protecting these woods.

The Cedarburg Plan Commission generally supports the project but would like to see a few changes such as less encroachment on the wooded area and a redesign of the roadway. A second access road is required for emergency vehicles.

The developer invited feedback from the Council to address a possible future annexation of this property from the Town of Cedarburg to the City of Cedarburg.

Council Member Burkart would like to see the two (2) buildings nearest the wooded area be removed from the project.

Council Member Arnett favors the project but would also like to reduce the number of buildings in the wooded area. He also wishes for clear transparency for potential buyers so they understand that a private road equates to a reduction in City services.

Council Member Verhaalen expressed interest in reducing or waiving park impact fees.

Council Member Lythjohan also expressed the need to maintain the wooded area and is glad the current developer is interested in saving all or most of the woods.

Mayor O'Keefe requested comments from the public.

Four (4) members from the public, all residing close to the proposed new development, were in favor of saving the wooded area.

#### **DISCUSSION AND POSSIBLE ACTION ON RESTRUCTURE OF CEDARBURG POLICE DEPARTMENT ADMINISTRATION**

Lieutenant McNerney explained to the Council the requested change in structure that would allow for an Administrative Captain to oversee the investigative and clerical divisions of the Cedarburg Police Department, and an Operations Captain to oversee the patrol division. This change would have no impact on the budget. It would be accomplished in two (2) phases; the first phase would take place November 2021 and the second phase would be implemented in January 2022. Police Chief Frank is in full support of the new structure.

A motion was made by Council Member Burkart to approve the restructure of Cedarburg Police Department Administration, seconded by Council Member Arnett. Motion carried without a negative vote with Council Member Bublitiz excused.

**NEW BUSINESS**

**DISCUSSION ONLY TO PROVIDE FEEDBACK ON THE REVISED DEVELOPMENT  
PLAN FOR NEW SUBDIVISION LOCATED AT 6660 SUSAN LANE**

City Planner Censky recalled that the Common Council provided feedback to the applicant at the September 27 Council meeting regarding this side-by-side residential project to help him decide whether to pursue annexation. While the Council generally supported the concept plan regarding housing style, density and the looped road pattern with a future connection to the east and the main entrance boulevard from Susan Lane, the Council asked that the two buildings at the north end of the woods be removed and that the road be shifted away from the northwest corner to better protect the woods in that area. Having made those changes, the applicant wants to make sure they meet with the Council's satisfaction before pursuing annexation. With the removal of the two structures, the project will now consist of 35 side-by-side ranch style buildings (70 units) down from the original proposal of 37 buildings (74 units). The project is now proposed at a density of 1.75 units per gross acre, 2.0 units per net acre, exclusive of the quarry.

Planner Censky outlined additional comments that were offered by staff:

- The identified wetlands will need to be dealt with as we proceed through the approval process.
- Fire hydrants shall be placed according to City Ordinances.
- The road construction shall be adequate to support the weight of fire department apparatus.
- The roadway turning radius shall be adequate to allow for easy access for fire apparatus.
- Fencing should be considered around the pond.
- Introduce a road connection along the east side of the circle for a future road.
- Each side of the entrance boulevard shall be 24' face to curb
- Roadway width for private roads is to be 28' curb face to curb face
- Consider moving entrance road to the east to line up with the existing drive.
- The static groundwater level should be monitored to determine the ultimate water level of the quarry.
- A note shall be included in the private covenants to alert all future owners within this project that the depth of the quarry exceeds that which our emergency dive time is rated for.

City Planner Censky stated that if the Common Council agrees with these revised plans, the applicant will submit his annexation petition and, in accordance with the Zoning Code, the site will temporarily be placed in the Rs-1 Single-Family Zoning District until permanent zoning is established. Following that, the next step in the process will have the applicant pursuing Use Plan amendment to establish the appropriate classification for the project and rezoning to the permanent zoning specific to the project.

Acting Mayor Thome stated that she appreciated that Kingsway Homes worked with the City to get to this point and the development will be a great addition to the community.

In answer to Council Member Verhaalen's question, Craig Caliendo stated that they will start preparing the site in early spring with the first building started at the end of summer or early fall.



In answer to Council Member Thome's question, Craig Caliendo stated that temporary fencing around the construction areas will protect the woods from any damage.

Access and entry points were discussed by the Developer and Common Council. Council Member Bublitz stated that before the City continues to develop this area of the City, the City needs to work with the County and address the speed limit on the north end of Sheboygan Road.

Council Member Simpson agreed that the speed needs to be addressed in this area for pedestrian safety.

It was the consensus of the Common Council to approve the revised development plan for the new subdivision located at 6660 Susan lane, and they thanked the developer for working with the City.

### **DISCUSSION AND POSSIBLE ACTION ON PROPOSED 2022 CITY BUDGET**

City Administrator Hilvo explained that the proposed tax rate is \$8.04 which is a \$0.17 increase from 2021, with Public Safety and Public Works remaining as the priorities for 2022.

Council Member Verhaalen explained that he is against borrowing \$150,000 and a \$0.17 increase. The City needs to hold the line; it is not a valid excuse that others are not holding the line.

Council Member Arnett explained that most of the increases are for the people. The fund balance range is good. The debt is at its peak now and the City is working on lowering it. Given the current environment and the cost of inflation he supports the budget.

Council Member Bublitz approved of the budget and is looking forward to joining the State Insurance Plan. She opined that as much as possible was removed from the budget. Council Member Bublitz expressed appreciation for the work done through the Finance Committee. She thanked City Administrator Hilvo and Finance Director/Treasurer Mertes, along with Department Heads and Staff for their hard work on the budget.

Council Member Arnett asked if it would be possible to borrow from the Water Recycling Fund for the air conditioning at City Hall and pay ourselves back? City Attorney Herbrand stated that he will research this option.

Chris Seward, W71 N396 Cedar Pointe Avenue, urged the Common Council to continue funding tree replacements, as his neighborhood has been decimated from lost ash trees due to Emerald Ash Borer disease.

**Motion made by Council Member Bublitz, seconded by Council Member Arnett, to approve the proposed 2022 City Budget. Motion carried with Council Members Bublitz, Arnett Simpson, Thome and Lythjohan voting aye, Council Member Verhaalen voting nay, and Council Member Burkart excused.**

**DISCUSSION AND POSSIBLE ACTION ON ARBOR DAY PROCLAMATION**

This Proclamation was presented to recognize the first observation of Arbor Day in 1872 with the planting of more than a million trees in Nebraska, to recognize their benefits, and to plant trees to gladden the heart and promote the well-being of this and future generations.

Motion made by Council Member Burkart, seconded by Council Member Thome, to adopt a Proclamation for Arbor Day. Motion carried without a negative vote with Council Member Simpson excused.

**DISCUSSION AND POSSIBLE ACTION ON ORDINANCE NO. 2022-10 ANNEXING 41.03 ACRES AT 6660 SUSAN LANE IN THE TOWN OF CEDARBURG TO THE CITY OF CEDARBURG**

Planner Censky reminded the Council that they provided positive feedback to the applicant last September and November for this side-by-side residential project and that feedback was echoed by the Plan Commission, as well. The applicant then used the feedback as the basis for pursuing annexation. To gain further support for the project, the applicant removed two buildings at the north end of the wooded area and shifted the road away from the northwest corner to better protect those woods. The project now consists of 35 side-by-side ranch style building (70 units), down from their original proposal of 37 buildings (74 units). It is now proposed at a density of 1.75 units per gross acre, 2.0 units per net acre, exclusive of the quarry.

Planner Censky continued that tonight's request is to approve annexing the property into the City. Section 13-1-40(f), City Zoning Code, requires that newly annexed areas be placed in the RS-1 Single-Family Zoning District until an ordinance is created for permanent zoning. Ultimately, the applicant will return to pursue rezoning the property to the Rd-1 Two-Family District with the Planned Unit Development PUD overlay District. The applicant was before the Plan Commission and Common Council several times, and the Plan Commission recommended approval by unanimous vote on March 7, 2022.

Motion made by Council Member Arnett, seconded by Council Member Thome, to adopt Ordinance No. 2022-10 annexing 41.03 acres at 6660 Susan Lane in the town of Cedarburg to the City of Cedarburg. Motion carried on a roll call vote with Council Members Burkart, Verhaalen, Thome, Lythjohan, Bublitz, and Arnett voting aye and Council Member Simpson excused.

**DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 2022-11 AUTHORIZING STAFF TO APPLY FOR A DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT GRANT**

Director of Engineering and Public Works Wieser explained that part of the application process to receive an Urban Non-Point Source and Stormwater Management Construction Grant; the DNR requires passage of a resolution to appoint the authorized representative for filing applications. AECOM is assisting staff with the grant application. The grant would be used to modify the Willowbrooke Pond to provide more efficient water quality treatment.

## CITY OF CEDARBURG

**MEETING DATE:** January 30, 2023

**ITEM NO:** 8.D.

**TITLE:** Discussion and possible action on award of Water Recycling Center Facility Plan contract

**ISSUE SUMMARY:** Staff requested proposals from a total of four engineering consulting firms for the Water Recycling Center Facility Plan. A detailed Request for Proposal (RFP) was sent to each firm, and the scope of work has been well defined. Three firms submitted responsive proposals. The three proposals were evaluated based on understanding, approach, schedule, project team, project experience and fee. The firm that scored the highest, based on the evaluation criteria, also happened to submit the lowest overall fee for service. This firm was Donahue and Associates. A summary of the evaluation criteria and the scoring for each firm is included with your agenda.

The Water Recycling Center Facility Plan will help the City make the decision whether to make improvements to the existing WRC or to pursue the building of a new wastewater treatment facility on City owned property southeast of the City.

**STAFF RECOMMENDATION:** Staff recommends award of the Water Recycling Center Facility Plan to Donahue and Associates based the evaluation criteria and low fee of \$29,970.00.

**BOARD, COMMISSION, OR COMMITTEE RECOMMENDATION:** Public Works and Sewerage Commission meeting on January 12th.

**BUDGETARY IMPACT:** \$29,970 out of the Water Recycling Center budget.

**ATTACHMENTS:** Summary spreadsheet of evaluation criteria and fees, Public Works & Sewerage Commission minutes from January 12, 2023.

**INITIATED/REQUESTED BY:** Mike Wieser and Dennis Grulkowski

**FOR MORE INFORMATION CONTACT:** Mike Wieser-Director of Engineering and Public Works  
262-375-7610  
Dennis Grulkowski – Water Recycling Center Superintendent  
262-375-7902

## WATER RECYCLING CENTER FACILITY PLAN RFP EVALUATION MATRIX

CITY OF CEDARBURG

Evaluation Criteria	Max Points	Strand & Associates	McMahon & Associates	Donahue & Associates	SEH
Understanding, Approach, Schedule	30	NA	27.8	27.8	28.3
Project Team	20	NA	19.5	19.3	19.3
Project Experience	20	NA	19.3	19.3	18.3
Fee	30	NA	11.4	30	22.8
TOTAL =	100	NA	<b>78</b>	<b>96.4</b>	<b>88.7</b>

Fee Submitted	NA	\$78,900	\$29,970	\$39,400
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Fee Points = (LPP/PPP) x 30

LPP = Lowest Price Proposal

PPP = Proposer's Price Proposal

LPP will get the maximum points



**CITY OF CEDARBURG  
PUBLIC WORKS AND SEWERAGE COMMISSION  
January 12, 2023**

**PW/SEW20230112-1  
UNAPPROVED**

A regular meeting of the Public Works and Sewerage Commission of the City of Cedarburg, Wisconsin, was held Thursday, January 12, 2023. This meeting was held at Cedarburg City Hall, W63N645 Washington Avenue, lower level, room 2. The meeting was called to order at 7:00 p.m. by Commissioner Oakes.

Roll Call: Present – Bill Oakes, Bob Dries, Andrew Hester, Council Member Rick Verhaalen, Charles Schumacher, Terry Wagner

Excused - Sandy Beck, Mayor Michael O’Keefe

Also Present - Director of Engineering Michael Wieser, Cedarburg Water Recycling Center Superintendent Dennis Grulkowski, Public Works Superintendent Joel Bublitz, Public Works Foreman Jeff Schmitz, Cedarburg Resident Mal Hepburn

**STATEMENT OF PUBLIC NOTICE**

Secretary Kim Esselmann confirmed that proper legal notice of the meeting had been given.

**APPROVAL OF MINUTES**

Motion made by Commissioner Schumacher, seconded by Commissioner Dries, to approve the minutes of November 10, 2022. The motion carried unanimously with Mayor O’Keefe and Commissioner Beck excused.

**COMMENTS AND SUGGESTIONS FROM CITIZENS**

No comments or suggestions were offered at this time.



**CONSIDER PROPOSALS RECEIVED FOR THE WATER RECYCLING CENTER FACILITY PLAN; AND ACTION THEREON**

Director Wieser stated the Water Recycling Center has requested an RFP evaluation proposal for the Water Recycling Center Facility Plan from four consultants (Strand & Associates, McMahon & Associates, Donahue & Associates and S.E.H.). The Water Recycling Center Facility Plan will eventually help the City make the decision whether to make improvements to the existing facility or whether to pursue the building of a new wastewater treatment facility.

Three out of the four requests were received and staff is recommending Donahue & Associates with a fee of \$29,970. This is a budgeted item of \$50,000. They will start February 1, pending Council approval and be completed in September. After completion, their report will go to the DNR for their comments and then returned to this commission.

Donahue & Associates will compare options of the current plant for 20 years to 50 years versus a new plant along with cost estimates.

Motion made by Commissioner Hester, seconded by Council Member Verhaalen, to recommend to the Common Council to accept the bid for a Wastewater Treatment Plant Facility Plan from Donahue & Associates for \$29,970 as presented. The motion carried unanimously with Mayor O'Keefe and Commissioner Beck excused.

**DISCUSS THE CITY CEMETERY CODE REQUIRING CONCRETE BURIAL VAULTS;  
AND ACTION THEREON**

Director Wieser stated City resident, Mal Hepburn would like to discuss the concrete burial vault requirement in Cedarburg cemeteries.

Mr. Hepburn asked for the City Ordinance to be revised to allow a pine box to be placed in the ground during interment without a vault. He stated that concrete vaults take up too much space and not having them allows people to be buried closer together. He also stated that he does not want to be embalmed.

Discussion was held. Embalming is not a State law and can/cannot be done with the funeral home you choose. As for not requiring a vault to allow burying people closer together, there is risk of collapse.

The main reason for a vault is to preserve the body by keeping soil and water out of the casket and to keep the cemetery plot from sinking as the casket deteriorates.

Motion made by Commissioner Hester, seconded by Commissioner Schumacher, to table this item until a funeral director and or a grave digger is able to provide some insight on this topic. The motion carried unanimously with Mayor O'Keefe and Commissioner Beck excused.

**DISCUSS THE MAINTENANCE AND COSTS OF THE YARD WASTE FACILITY AT  
PUBLIC WORKS SITE; AND ACTION THEREON**

Public Works Superintendent Bublitz explained the hard drive for the access control system at the yard waste facility failed in October. Staff sent the hard drive out to see if the data could be retrieved but that was unsuccessful. To repair the system, new key cards will likely be needed for all users and the contractor will have to hand program the entire system from scratch. To utilize the yard waste facility, City residents are charged a one-time fee of \$30 with no recurring costs unless the card is lost. There are approximately 3000 cards that have been issued.

## CITY OF CEDARBURG

**MEETING DATE:** January 30, 2023

**ITEM NO:** 8.E.

**TITLE:** Discussion and review of the Orege Sludge Drying System pilot program\*

**ISSUE SUMMARY:** The Water Recycling Center has participated in a pilot study utilizing the Orege Sludge Drying System. This is a report of the results of the Water Recycling Center pilot study. It shows the cost saving potential to the City should this process be utilized.

**STAFF RECOMMENDATION:** Review the test results which show the potential cost savings not only financially but the reductions in emissions and the number of truckloads that are hauled each year.

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:** This item was discussed briefly at the January 13<sup>th</sup> Public Works and Sewerage Committee meeting.

**BUDGETARY IMPACT:** Potentially \$420,000.00

**ATTACHMENTS:** Orege Pilot SLG-F Field Test Report

**INITIATED/REQUESTED BY:** Dennis Grulkowski, Wastewater Superintendent

**FOR MORE INFORMATION CONTACT:** Dennis Grulkowski (262) 375-7900

January 10, 2023

Dennis Grulkowski  
Super Intendent  
Cedarburg Wastewater Treatment Plant

Cedarburg WWTP  
W54N370 Park Ln  
Cedarburg, WI 53012

**Re: Budgetary Proposal for Mobile Orege SLG®- F 100 Thickening Solution  
Proposal # 20230110SP - 0**

Dear Mr. Grulkowski

Orege would like to thank you for your interest in the SLG- F® Advanced Thickening Solution. This Budgetary Proposal is intended to provide an overview of the technology along with the approximate cost to purchase, ship, install and start-up/commission and maintain the unit.

**SLG-F® Technology**

The SLG-F® is a proprietary and patented advanced thickening system that conditions and thickens sludge to change its rheological properties utilizing a compressed air stream, velocity changes, and pressure to cause a physical alteration of the sludge matrix to improve the Solid – Liquid separation after flocculation and during thickening. The SLG-F® thickening system includes the VFD controlled blower, SLG®, polymer system, degassing, FloSep and VFD controlled cake pump.

During operation, thin sludge is pumped into the SLG® where compressed air and sludge are intimately mixed under pressure, creating an emulsion. The emulsified sludge is then flocculated, degassed and thickened. Thickening occurs with the FloSep which is a proprietary externally fed rotating wedge wire screen drum. The SLG-F® is a completely automated process that includes flow measurement, pressure sensors, and other instrumentation to effectively control the feed sludge pumping, air/sludge ratio, polymer make down, FloSep, and cake pump.

**SLG-F® Benefits**

Thickening has always been a cost-effective solution for improving several facets of a wastewater treatment plant. In this scenario thickening reduces sludge disposal costs, reduces truck traffic in the facility, reduces carbon emissions and increases capacity. During the pilot the sludge was





thickened from 2.1% to 4.6%, which equates to a greater than 50% decrease in total sludge volume. Annual results directly associated to the reduction of sludge are: \$170,000 savings in sludge disposal costs, 370 less trucks entering and leaving the facility, and 21.6 less metric tons of carbon dioxide entering the atmosphere thanks to Cedarburg and the SLG-F solution. Increasing the capacity at the facility will ease pressure associated with sludge storage by doubling the storage capacity of the existing aerobic digesters. The nimble size of the SLG-F paired with its ability to be relocated at a moment's notice allows the user to place the unit where it will be most efficient.

### Alternative SLG Applications

When separated from the Flo-Sep, the SLG can be used to increase the cake dryness of dewatered sludge when paired with a mechanical dewatering device. Orege currently has 8 installations of the SLG paired with a dewatering device in the United States resulting in over 16 SLGs currently in operation. An owner can expect a minimum cake dryness increase of 2.0 in this scenario, along with additional benefits associated with a reduction of polymer consumption, improved filtrate quality, and improved hydraulic throughput. The SLG-F can bring significant value to Cedarburg immediately and has the potential to grow with the municipality if it transitions to mechanical dewatering in the future.

### SLG- F® 100 Mobile Solution Pricing

This proposal outlines the cost of owning a Mobile SLG- F® 100. The SLG-F® includes an SLG and a Flosep oriented on a trailer made of galvanized structural steel. All equipment necessary to operate the SLG-F will be located within the footprint of the trailer. It is our determination that this technology is suitable for Cedarburg's current and future flow at the Cedarburg WWTP. The pricing contained herein is for the **standard equipment package only**. The package includes transportation to site, installation supervision and commissioning/start-up. It does not include site development, permitting or site-specific engineering.

SLG- F® 100 Thickener \_\_\_\_\_ \$355,000.00 (U.S. Dollars)

(Three Hundred Fifty-Five Thousand U.S. Dollars)

Mobile (Upgrade) \_\_\_\_\_ \$40,000 (U.S. Dollars)

(Forty Thousand U.S. Dollars)

Allen-Bradley PLC & HMI (Upgrade) \_\_\_\_\_ \$18,500.00 (U.S. Dollars)

(Eighteen Thousand Five Hundred U.S. Dollars)

Trailer Insulation & Heating (Optional) \_\_\_\_\_ \$13,500.00 (U.S. Dollars)

(Thirteen Thousand Five Hundred U.S. Dollars)

Seepex Sludge Feed Pump (Optional) \_\_\_\_\_ \$25,000.00 (U.S. Dollars)

(Twenty-Five Thousand U.S. Dollars)

## **Payment Schedule**

50% of Purchase Price due upon receipt of Purchase Order

20% of Purchase Price upon submittal approval

15% of Purchase Price when ready to ship

10% of Purchase Price due upon Completion of Commissioning

5% of Purchase Price due upon Execution/Acceptance of Closeout Documents

## **Inclusions & Exclusions**

### Inclusions

#### Standard Equipment:

- SLG<sup>®</sup>
- Blower
- Interconnecting pipes between SLG<sup>®</sup> and FloSep rotary drum thickener
  - Polymer injection spools
  - Deaerator
- Hard Side Trailer
- Flosep Rotary Drum
- Thickened Sludge Pump (outlet)
- Polymer make down and Pumping System

#### Instrumentation:

- Sludge flow meter
- Air flow meter
- Sludge feed line pressure indicator
- Reactor pressure indicator
- Polymer dilution water flow meter
- Polymer secondary dilution water flow meter
- Level sensor at SLG-F<sup>®</sup>

- Cake pump outlet pressure
- High-Pressure Safety Interlock on PC Pump

Variable Frequency Drives:

- Blower
- Thickened Sludge Pump
- ABB or Eaton/Cutler-Hammer VFD's

Controls:

Siemens with HMI (options available upon request).

Site Work:

- Freight
- Installation Supervision
- Start-up/Commissioning – approximately 5 business days

Exclusions:

- Site preparation
- Engineering
- Permitting

**Mechanical Warranty**

The Orege SLG-F® Solution is guaranteed to be free of manufacturing defects, defective parts and workmanship for a period of 12 months from the purchase or start of the purchase and for no longer than 18 months from the date of supply, provided Customer strictly observes the user manual and any other Orege instructions regarding the SLG-F® Solution and that Orege is notified of any defect in materials or manufacturing of the SLG-F® Solution within five calendar days following discovery of it. Orege makes no other warranty, express or implied, with respect to the SLG-F® Solution, including any a) warranty of merchantability; b) warranty of fitness for a particular purpose or c) warranty as to the quality of the SLG-F® Solution. Repairs and supplies of replacement parts associated with a fault in operation; maintenance; improper use and normal wear and tear are also excluded from this warranty.

**Miscellaneous**

This non-binding proposal is valid for six months from the date of this proposal.



Customer agrees that this proposal is a commercial offer and is non-binding on the parties. Any SLG-F® Solution transaction, be it lease or purchase, will require and be governed by definitive agreements signed by both parties which shall contain the Confidential Information and Intellectual property obligations, guarantee and limit of liability principles set forth in this proposal.

We hope the information contained in this proposal answers all your questions and confirms your interest in continuing to evaluate the SLG-F® Solution for your project. Please do not hesitate to contact me at 248-974-3428 or [Shelby.Pliska@Orege.com](mailto:Shelby.Pliska@Orege.com) if I can be of any further assistance.

Sincerely,

A handwritten signature in black ink that reads "Shelby Pliska".

Shelby Pliska  
Business Development Manager  
Orege North America Inc.



## SLG-F Mobile Unit Photos



Figure 1: SLG-F Mobile Unit



Figure 2: SLG-F Mobile Unit Connection Side



Figure 3: SLG-F Skidded

# PILOT SLG—F<sup>®</sup> FIELD TEST REPORT

Cedarburg, WI

## Table of Contents

<b>1.EXECUTIVE SUMMARY .....</b>	<b>4</b>
<b>2.SLG-F® ADVANCED THICKENING SYSTEM .....</b>	<b>5</b>
<b>3.PILOT LOCATION &amp; PLANT PROCESS FLOW .....</b>	<b>6</b>
<b>4.TESTING PROCEDURES .....</b>	<b>7</b>
<b>5.RESULTS .....</b>	<b>7</b>
5.a. Sludge characteristics .....	7
5.b. Jar testing .....	8
5.c. Pilot results: .....	8
<b>6. ECONOMICS and COSTS.....</b>	<b>10</b>
<b>7. Increase into digester HRT:.....</b>	<b>11</b>
<b>8. Reduction in CO2 Emissions .....</b>	<b>12</b>
<b>8.CONCLUSIONS AND RECOMMENDATIONS .....</b>	<b>13</b>
<b>Appendix A: Testing Procedures .....</b>	<b>14</b>
<b>Appendix B: Jar Testing.....</b>	<b>15</b>
<b>Appendix C: Economics and Costs.....</b>	<b>19</b>

## Tables

Table 1: SLG-F Run time .....	3
Table 2: Summary table .....	4
Table 3: Client TS% and VS%.....	7
Table 4: Thickening Summary .....	8
Table 5: Monthly Savings Compared to 2021 Historical Data .....	10
Table 6: Hauling Rate Impact 2023-2026.....	11
Table 7: Digester Data from Client.....	11
Table 8: HRT Calculation .....	11
Table 9: Client's Data for CO2 Emissions .....	12
Table 10: CO2 Emissions Calculations and Savings.....	12
Table 11: SLG-F Benefit Summary.....	13
Table 12: Orege Sampling Methods.....	14
Table 13: Trial Parameters .....	15
Table 14: Tested Polymers .....	15
Table 15: Jar Testing Results .....	16
Table 16: Client Hauling Information.....	19
Table 17: Mass Calculations.....	19



Table 18: Polymer Cost .....	19
Table 19: Fuel Surcharge Calculations .....	20
Table 20: SLG-F Energy Consumption During Pilot .....	20

## Figures

Figure 1 : SLG-F mobile unit in Cedarburg .....	5
Figure 2: Aerial View of Cedarburg WWTP .....	6
Figure 3: City of Cedarburg SLG-F location .....	7
Figure 4: Thickened Sludge from SLG-F in Flosep .....	9
Figure 5: Filtrate sample from SLG-F .....	9

## 1.EXECUTIVE SUMMARY

The Cedarburg Water Recycling facility is 2.23 MGD facility with a design capacity of 2.75 MGD. As part of their optimization efforts, Orege was invited to conduct a pilot demonstration of the SLG-F Advanced Thickening Solution.

The preliminary treatment includes fine screen and wash press. After the screen the sludge enters oxidation basin and is sent to clarifiers. The sludge from clarifiers enters gravity thickeners where it gets thickened to 2-2.4%. From gravity thickeners the sludge enters aerobic digester. The plant hauls the sludge from aerobic digester at 1.6-1.9% to be land applied.

Orege performed a Demo of the SLG-F® advanced thickening solution from 11/28/22 to 12/7/22 (Refer to table 1 for the actual run time for each day)

Table 1: SLG-F Runtime

Date	Run time	Gallons Processed
11/28/2022	100 mins	5900
11/29/2022	295 mins	17995
11/30/2022	275 mins	16775
12/1/2022	300 mins	18600
12/2/2022	285 mins	17385
12/5/2022	325 mins	20475
12/6/2022	335 mins	21105
12/7/2022	265 mins	16960

The purpose of this Demo was to demonstrate the capabilities of the SLG-F® Advanced Thickening system. The Demo was performed on secondary sludge from the gravity thickener. The goal was to thicken sludge from gravity thickener from 2-2.3% to 4-4.5% (less than 5%).

The demonstrated range of Performance of the SLG-F® Thickening system at stable steady state conditions are summarized in the table 2 :

Table 2: Summary Table

Thickening Summary
Average TS: 4.6 %
Treatment rate: 16.2 lb/DT
Sludge flow: 62 gpm
Max TS: 5.5 % (TR: 21.1 lb/DT)
Filtrate TSS: 0.37 g/L

## 2.SLG-F® ADVANCED THICKENING SYSTEM



*Figure 1 : SLG-F mobile unit in Cedarburg*

The SLG-F® Advanced Thickening system is package plant sludge thickening system that includes all required components to condition and thicken sludge. The advanced thickening system includes the SLG which pre-conditions the sludge to change its rheological properties utilizing a compressed air stream, velocity changes, and pressure to cause a physical alteration of the sludge matrix to improve the Solid – Liquid separation after flocculation and during thickening. The SLG-F® Advanced Thickening system includes the VFD controlled feed sludge pump, VFD controlled blower, SLG®, polymer system, degassing, FloSep and VFD controlled thickened cake pump.

During operations, thin sludge is pumped into the SLG® where compressed air and sludge are intimately mixed under pressure, creating an emulsion. The emulsified sludge is then flocculated, degassed, and thickened. Thickening occurs with the FloSep which is a proprietary externally fed rotating wedge wire screen drum. The SLG-F® Advanced Thickening system is a completely automated process that includes flow measurement, pressure sensors, and other instrumentation to effectively control the feed sludge pumping, air/sludge ratio, polymer make down, FloSep, and cake pump.

### 3.PILOT LOCATION & PLANT PROCESS FLOW

Figure 2 below is an aerial view of the plant.



Figure 2: Aerial View of Cedarburg WWTP





Figure 3: City of Cedarburg SLG-F location

During the pilot, the SLG-F® pumped sludge from the gravity thickener, thickened the material, and then pumped the thickened sludge to the scum pit. The sludge was then pumped to one of the digesters. The following sections will describe the procedures followed as well as the results of the pilot.

## 4. TESTING PROCEDURES

To ensure accurate and representative results, Orege has standardized testing procedures. During the pilot, sample collection began after stable operation of the SLG-F® was achieved, typically one hour after system startup. More details on the Orege sampling methods can be found in Appendix A. Data pertaining to the operational parameters were also collected during the pilot. Orege also collected information around the operational parameters which is detailed in Appendix A.

## 5. RESULTS

### 5.a. Sludge characteristics

The table below shows the results of the total solids (TS%) and volatile solids (VS%) content from the sludge sample collected during the site visit completed on November 9, 2022 before the pilot began. The sample was secondary sludge pulled from the gravity thickener.

Table 3: Client TS% and VS%

Test	Results
Total Solids (TS)	2.63%
Volatile Solids (VS)	73.8%

The sample indicated that the total solids content was 2.63% which is over the client indicated range of 2.0-2.3%. The volatile solids was over 70%.

### 5.b. Jar testing

Jar testing was performed at Orege's lab to identify the best polymer for thickening. The polymer selection was initially narrowed based on the VS% of the sludge sample. Based on the results of the jar testing, 840 LH was the best polymer in terms of floc structure, filtrate, and strength. Due to these results, 840 LH was used during the pilot. Further details about the polymers tested and the jar testing can be found in Appendix B.

### 5.c. Pilot results:

The pilot's objective was to thicken sludge from the gravity thickener to 4.0-4.5%. Table 4 summarizes the results of the SLG-F® performance during the pilot

Table 4: Thickening Summary

Date	Avg Feed Sludge concentration (%)	Avg Sludge flow (gpm)	Thickened Sludge %TS	Treatment rate (lb/DT)	Filtrate TSS g/L	Number of data	Gallons of Sludge Processed
<b>Week 1 11/28/22 to 12/2/22</b>	2.15%	62	4.7	18.7	0.34	16 samples	76 555 gal
<b>Week 2 12/5/22 to 12/7/22</b>	2.13%	63	4.5	18.9	0.30	14 samples	58 275 gal

As highlighted in Table 4 above, an average TS of 4.5-4.7% was achieved, surpassing Cedarburg's goal.



Figure 4: Thickened Sludge from SLG-F in Flosep



Figure 5: Filtrate sample from SLG-F

## 6. ECONOMICS and COSTS

During the demo, Orege thickened sludge to 4.5% TS or more. The benefits from increasing the sludge's total solids was calculated using this increase along with costs, data, and estimates provided by Cedarburg. More details on Cedarburg's hauling information, the mass calculations, and polymer costs can be found in Appendix C.

Cedarburg's hauling costs for 2021 were used to calculate potential savings if the SLG-F was fully implemented for the entire year. This model displays a month by month overlook and can be found summarized in the table below.

Table 5: Monthly Savings Compared to 2021 Historical Data

Month	Sludge hauled (Gal)	Sludge to haul with SLG-F (Gal)	No of trucks GT	No of trucks SLG-F	Price for hauling w/o SLG-F	Price for hauling with SLG-F	Hauling Savings
Jan-21	346,008	150,513	56	24	\$ 27,681	\$ 12,041	\$ 15,640
Feb-21	305,684	132,973	49	21	\$ 24,455	\$ 10,638	\$ 13,817
Mar-21	359,240	156,269	58	25	\$ 28,739	\$ 12,502	\$ 16,238
Apr-21	246,252	107,120	40	17	\$ 19,700	\$ 8,570	\$ 11,131
May-21	312,092	135,760	50	22	\$ 24,967	\$ 10,861	\$ 14,107
Jun-21	441,388	192,004	71	31	\$ 35,311	\$ 15,360	\$ 19,951
Jul-21	305,928	133,079	49	21	\$ 24,474	\$ 10,646	\$ 13,828
Aug-21	374,468	162,894	60	26	\$ 29,957	\$ 13,031	\$ 16,926
Sep-21	356,824	155,218	58	25	\$ 28,546	\$ 12,417	\$ 16,128
Oct-21	353,976	153,980	57	25	\$ 28,318	\$ 12,318	\$ 16,000
Nov-21	325,672	141,667	53	23	\$ 26,054	\$ 11,333	\$ 14,720
Dec-21	333,920	145,255	54	23	\$ 26,714	\$ 11,620	\$ 15,093
<b>TOTAL</b>	<b>4,061,452</b>	<b>1,766,732</b>	655	285	<b>\$324,916</b>	<b>\$141,339</b>	
Savings considering 12-month SLG-F Operation (Without Polymer Cost)							<b>\$183,578</b>
Savings considering 8 months SLG-F operation (except Nov, Dec, Jan and Feb; Without polymer cost)							<b>\$124,308</b>

The Pricing for the hauling rate for Cedarburg's sludge was provided by client for the years 2023-2026. This pricing was used to calculate the potential savings from the SLG-F and assumes that hauled sludge volume does not change. Table 6 summarizes the two different hauling rates and the associated costs. It should be noted these estimates do not include fuel surcharges. More details about the fuel surcharges can be found in Appendix C.



Table 6: Hauling Rate Impact 2023-2026

Year	2023-2024	2025-2026
Price per gal	\$0.080	\$0.085
Price per year for hauling with <b>Gravity Thickening</b> (1.74%)	\$324,916	\$345,223
Price per year for hauling with <b>SLG-F</b> (4%)	\$141,339	\$150,172
Annual Savings (Hauling and Polymer considered)	\$168,843	\$180,316

Operational costs pertaining to the SLG-F were calculated and can also be found in Appendix C.

## 7. Increase into digester HRT:

Based on client's information gathered into table below, an increase of the HRT can be calculated.

Table 7: Digester Data from Client

Digester Volume each (gals)	Sludge flow average 2022 feeding digester (gals/mont h)	Sludge flow average 2022 being hailed (gals/mont h)
<b>197,400</b>	269,346	308,510

In the table below, monthly 2022 average sludge flows going in and out of the Digester have been used.

Table 8: HRT Calculation

Sludge sent to Digester 1,2 client GT (gals/day)	Sludge hailed out of Digester 1,2 client GT (gals/days)	Current HRT in Digester 1,2 (days)	Sludge sent to Dig 1,2 after SLG-F (gals/day)	Sludge hailed out of Digester 1,2 after SLG-F (gals/day)	HRT (with SLG-F) in Dig 1,2 (days)
4,344	4,976	40	1890	2165	91

The increase of the HRT allows the client to store sludge for longer periods of time. Hauling events will occur less often.



## 8. Reduction in CO2 Emissions

To understand the environmental benefit the SLG-F can bring, the reduction in carbon dioxide emissions was calculated. The calculations and conversion factors for diesel fuel equivalences below were pulled from the EPA website\*

1 gallon of diesel consumed = 10,180 grams of CO<sub>2</sub>  
 10,180 grams of CO<sub>2</sub> emitted =  $10.180 \times 10^{-3}$  metric tons CO<sub>2</sub>

The CO<sub>2</sub> emissions were calculated using these conversion factors and client communicated elements which can be found in the following table

Table 9: Client's Data for CO2 Emissions

Miles per gallon for the tanker (mpg)	Miles for the round-trip from the plant (miles)	Type of fuel
8	46	Diesel

By implementing the SLG-F, Cedarburg can reduce carbon emissions by approximately 21.6 metric tons annually. Further details on the monthly and annual CO<sub>2</sub> emissions with and without the SLG – F can be found in the table below

Table 10: CO2 Emissions Calculations and Savings

	No SLG - F	With SLG - F
Average number of trucks per month	55	24
Average fuel consumption a month (gallons)	316.3	138
Average CO <sub>2</sub> emission per month (metric tons of CO <sub>2</sub> )	3.2	1.4
CO <sub>2</sub> emissions savings per month (metric tons of CO <sub>2</sub> )	1.8	
CO <sub>2</sub> emissions savings per year (metric tons of CO <sub>2</sub> )	21.6	

\*<https://www.epa.gov/energy/greenhouse-gases-equivalencies-calculator-calculations-and-references>

## 8.CONCLUSIONS AND RECOMMENDATIONS

The SLG-F pilot effectively thickened the blend sludge from the gravity thickener. The pilot was successful and demonstrated the breadth of flexibility that the SLG-F can provide.

The goals from the pilot proposal were consistently achieved throughout the duration of the pilot. Orege is confident that the implementation of the SLG-F Advanced Thickening Unit will improve the overall solids handling process and lower the annual disposal cost. As demonstrated during the pilot, the installation and operation of the system is efficient and can be implemented easily and used on demand. A benefit summary for the SLG-F can be found in Table 11.

There are two possibilities with the location of SLG-F. One where the SLG-F is connected to the gravity thickener and the thickened sludge gets sent to the digester. Other where the SLG-F is connected directly to digester 1 and the thickened sludge gets sent to digester 2. With the second setup there is no impact on savings.

Orege would like to thank Cedarburg Water recycling facility and their staff for the assistance and hospitality during Orege's time in Cedarburg and look forward to a full-scale installation of the SLG-F®. If there are any further questions or comments that need to be addressed, please feel free to contact Orege for clarification.

*Table 11: SLG-F Benefit Summary*

Scenario	Savings for 8 months	Savings for 12 months
Sludge hauling savings per year (\$)	\$ 124,308	\$ 183,578
Polymer cost per year (\$)	\$10,035	\$ 14,734
Total savings per year (\$)	\$ 119,978	\$168,844
CO <sub>2</sub> savings (metric ton per year)	14.4	21.6

## Appendix A: Testing Procedures

Table 12 provides the sampling media, frequency, sampling methodology, and testing protocol for the samples collected during the entirety of the pilot. Sample collection began after stable operation of the SLG-F® was achieved, typically one hour after startup of the system.

Table 12: Orege Sampling Methods

Media	Test Analysis	Units	Frequency	Sampling Methodology	Testing Protocol
<b>SLG-F® Thickened Sludge</b>	Total Solids (TS)	%	Minimum of 3 campaigns/day (1 composite sample taken from 3 locations on the drum Refer to Note 1)	Grab	SM2540G
<b>Sludge from gravity thickener Total Solids</b>	Total Solids (TS)	% and g/L	Minimum of 3/day	Grab	SM2540G
<b>Digested Sludge Total Solids</b>	Total Solids (TS)	% and g/L	2 throughout the demo period	Grab	SM2540B
<b>Filtrate</b>	TSS	mg/L	Minimum of 3/day	Grab	SM2540D
<b>Polymer</b>	Concentration	%	As needed	Measured	Measured
	Treatment Rate	lb./DT	One @ each Sampling Event	Measured & Calculated	Measured & Calculated

Note:

1. The thickened sludge was sampled at the FloSep outlet: 1 right side sample, 1 middle sample and 1 left side sample and combined to form one composite sample per sampling event.
2. Jar testing of sludge and polymer will be conducted as needed throughout the Field Test and the process adjusted as needed.
3. Sampling and analysis were performed by Orège in the onsite laboratory.

Table 13 summarizes the operational parameters collected during the pilot and their relevant details.

Table 13: Trial Parameters

Operational Parameter	Location	Units	Frequency	Measuring Device
Feed Sludge flow rate	SLG-F®	GPM	Continuous	Magnetic flow meter
Feed sludge pressure	SLG-F®	PSI	Continuous	Pressure transducer
Reactor pressure	SLG-F®	PSI	Continuous	Pressure transducer
Air flow	SLG-F®	SCFM	Continuous	SLG® Control Panel
Polymer Dosing Rate	Polymer Skid	kg/TDS or lbs/dry ton	Continuous	Volume measurement/calculation
Drum speed	Rotary Drum	Rpm/%	Continuous	Rotary drum VFD
Power Consumption	Blower frequency	Hz/%	Continuous	Calculated Value

## Appendix B: Jar Testing




Orege performed jar testing at Orege's lab to identify the best polymer for thickening. Based on the VS% the polymers were selected between 60-80% cationicity. The Client does not use any polymer and does not have a polymer unit on the plant. The table below summarizes the polymers tested and their characteristics.

Table 14: Tested Polymers




Name	Type	% Charge	Viscosity (cP)
EM 840 CT/ C-6287	Emulsion	80	4.2-5.2
EM 840 LOB/ C-6292	Emulsion	80	3.9-4.8
EM 840 LH/ C-9555	Emulsion	80	2.2-3.2
EM 840 MEB/ C-6295	Emulsion	80	3.0-3.9
EM 840 HIB/ C-6296	Emulsion	80	2.1-3.0
EM 640 L/ C-9545	Emulsion	60	3.3-4.3
EMR 2580 /C-6286	Emulsion	80	2.4-3.1


The seven polymers listed in Table 14 were used in testing. The results from the jar tests are summarized in the table below.

Table 15: Jar Testing Results

Polymer type	Volume of Sludge	Polymer Conc.	Treat ment rate lb/DT	Picture	Comment
EM 840 LOB	100 mL	0.3%	19.4		Small floc, 6 pours most appropriate, clear filtrate. Slimy/sticky
EM 840 LH	100 mL	0.3%	19.4		Large floc, strong floc, filtrate mostly clear with small floc, not sticky.
EM 640 L	100 mL	0.3%	19.4		Little to small floc, very hazy filtrate, sticky.



Polymer type	Volume of Sludge	Polymer Conc.	Treat ment rate lb/DT	Picture	Comment
EM 840 CT	100 mL	0.3%	19.4		Barely any floc, very sticky, almost zero filtrate.
EMR 2580	100 mL	0.3%	19.4		Nonexistent small floc, very sticky, very consistent with 840 CT.
EM 840 MEB	100 mL	0.3%	26.2		Zero floc at first, very small. After 3 mL of additional polymer added, medium floc formed, filtrate very hazy

Polymer type	Volume of Sludge	Polymer Conc.	Treat ment rate lb/DT	Picture	Comment
EM 840 HIB	100 mL	0.3%	19.4		Small floc, hazey filtrate, very sticky

Based on the results of the jar testing, 840 LH was the best polymer in terms of floc structure, filtrate, and strength.

## Appendix C: Economics and Costs

To understand the economic benefits of the SLG-F, Orege collected information about solids disposal from Cedarburg. This information was then used to derive estimates about the potential change in sludge volume and its additional benefits. The client information and mass calculations are summarized in the tables below.

Table 16: Client Hauling Information

<b>Hauling a year (\$)</b>	\$324,916
<b>Gals per truck (gal)</b>	6200
<b>Price per gal (\$)</b>	\$0.08
<b>Price per truck (\$)</b>	\$496
<b>Trucks per year</b>	655

Table 17: Mass Calculations

<b>Mass calculation</b>	<b>Client</b>	<b>Orege</b>
<b>Gallons hauled per year</b>	4,061,452	1,766,732
<b>Volume per truck (gal)</b>	6200	6200
<b>Hauling TS%</b>	1.74	4
<b>Lbs per truck</b>	900	2068
<b>Number of trucks</b>	655	285

The polymer treatment rate identified during the pilot was used to provide an estimate on annual polymer cost. The polymer cost estimation can be found in the table below.

Table 18: Polymer Cost

<b>Polymer cost (\$/lb.)</b>	\$2.5
<b>Treatment rate (lb./DT)</b>	20
<b>Polymer cost per year (\$/year)</b>	\$ 14,734

### Note on Polymer cost:

The treatment rate was rounded up to 20 lb/DT for the calculations. This rate is higher than the actual treatment rate. Also, the annual polymer cost assumes 12 months of operation per year.

In addition to their base price, the haulers add a percentage surcharge per monthly gallons hauled based on the fuel price. The pricing range and surcharge percentage are summarized in the table below.

Table 19: Fuel Surcharge Calculations

Fuel Price (\$)	Surcharge on Monthly total gallons	Hauling Surcharge Cost Per year @ 1.74% No SLG-F	Hauling Surcharge Cost Per year @ 4% (SLG-F)	Hauling Surcharge Savings Per year
4-4.25	1%	\$3,249	\$1,413	\$1,836
4.25 - 4.49	2%	\$6,498	\$2,827	\$3,672
4.50 -4.75	3%	\$9,747	\$4,240	\$5,507
4.75 - over 5	4%	\$12,997	\$5,654	\$7,343

To help Cedarburg get a complete understanding of all costs associated with the SLG-F, the energy consumption costs were calculated.

The table below is calculated based on the following assumptions:

- Feed sludge flow rate of 65 gpm
- Sludge feed concentration of 2.1%
- Electrical unit cost of 0.08 \$/kWh
  - The unit cost of 0.08 \$/kWh was chosen from known average cost of power, if Cedarburg's rate is different, please notify Orege so that we can update the report.

Table 20: SLG-F Energy Consumption During Pilot

Equipment	Power usage (kW)	Cost per h	Cost per gallon	Cost per DT
Panel	0.1	\$0.01	\$0.0000021	\$0.02
Sludge feed pump*	5.5	\$0.44	\$0.0001128	\$1.27
Blower	12.6	\$1.01	\$0.0002585	\$2.91
FloSep	0.373	\$0.03	\$0.0000077	\$0.09
Discharge pump*	3	\$0.24	\$0.0000615	\$0.69
Polymer System	0.95	\$0.08	\$0.0000195	\$0.22
Total	22.5	\$1.80	\$0.0004620	\$5.21

\* Power consumption might change depending on final setup

## CITY OF CEDARBURG

**MEETING DATE:** January 30, 2023

**ITEM NO:** 8.M.

**TITLE:** Discussion and possible action on Resolution No. 2023-04 Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing.

**ISSUE SUMMARY:** The City of Cedarburg, Ozaukee County, Wisconsin (the "Issuer") plans to undertake an extension of Hanover Avenue through its Tax Incremental District No. 7 (the Project). The City of Cedarburg expects to finance the project on a long-term basis by issuing tax-exempt bonds or other tax-exempt obligations. The Bonds will not be issued prior to commencement of the Project, the City must provide interim financing to cover costs of the Project incurred prior to receipt of the proceeds of the Bond.

**STAFF RECOMMENDATION:** Approve Resolution 2023-04

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:** N/A

**BUDGETARY IMPACT:** None

**ATTACHMENTS:** Resolution No. 2023-04

**INITIATED/REQUESTED BY:** Kelly Livingston, Finance Director

**FOR MORE INFORMATION CONTACT:** Kelly Livingston 262-375-7602 or Maureen Hartjes 262.376-3907



## **RESOLUTION NO. 2023-04**

### **RESOLUTION DECLARING OFFICIAL INTENT TO REIMBURSE EXPENDITURES FROM PROCEEDS OF BORROWING**

**WHEREAS**, the City of Cedarburg, Ozaukee County, Wisconsin (the "Issuer") plans to undertake an extension of Hanover Avenue through its Tax Incremental District No. 7 (the "Project");

**WHEREAS**, the Issuer expects to finance the Project on a long-term basis by issuing tax-exempt bonds or other tax-exempt obligations (collectively, the "Bonds");

**WHEREAS**, because the Bonds will not be issued prior to commencement of the Project, the Issuer must provide interim financing to cover costs of the Project incurred prior to receipt of the proceeds of the Bonds; and

**WHEREAS**, the Common Council (the "Governing Body") of the Issuer deems it to be necessary, desirable, and in the best interests of the Issuer to advance moneys from its funds on hand on an interim basis to pay the costs of the Project until the Bonds are issued.

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Issuer that:

**Section 1. Expenditure of Funds.** The Issuer shall make expenditures as needed from its funds on hand to pay the cost of the Project until proceeds of the Bonds become available.

**Section 2. Declaration of Official Intent.** The Issuer hereby officially declares its intent under Treas. Reg. Section 1.150-2 to reimburse said expenditures with proceeds of the Bonds, the principal amount of which is not expected to exceed \$2,500,000.

**Section 3. Unavailability of Long-Term Funds.** No funds for payment of the Project from sources other than the Bonds are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by the Issuer pursuant to its budget or financial policies.

**Section 4. Public Availability of Official Intent Resolution.** The Resolution shall be made available for public inspection at the office of the Issuer's Clerk within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19, and shall remain available for public inspection until the Bonds are issued.

**Section 5. Effective Date.** This Resolution shall be effective upon its adoption and approval.

PASSED and ADOPTED by the Common Council this 30<sup>th</sup> day of January, 2023.

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Mike O’Keefe  
Mayor

ATTEST:

(SEAL)

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Tracie Sette  
City Clerk

**CITY OF CEDARBURG  
COMMON COUNCIL  
January 9, 2023**

**CC20230109-1  
UNAPPROVED**

A regular meeting of the Common Council of the City of Cedarburg, Wisconsin, was held on Monday, January 9, 2023 at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers and online utilizing the Zoom app.

Mayor O’Keefe called the meeting to order at 7:00 p.m.

Roll Call:           Present - Mayor Michael O’Keefe, Council Members Melissa Bitter, Jack Arnett, Rick Verhaalen, Robert Simpson, Patricia Thome, Mark Mueller

Excused - Council Member Kristin Burkart

Also Present - City Administrator Mikko Hilvo, City Attorney Michael Herbrand, Deputy City Clerk Amy Kletzien, Director of Engineering and Public Works Mike Wieser, City Planner Jon Censky, Fire Chief Jeff Vahsholtz, interested citizens and news media

**STATEMENT OF PUBLIC NOTICE**

At Mayor O’Keefe’s request, Deputy City Clerk Kletzien 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. Citizen’s present were welcomed and encouraged to provide their input during the citizen comment portion of the meeting.

**COMMENTS AND SUGGESTIONS FROM CITIZENS**

Connie Kincaide, N75 W7255 Linden Street, brought attention to a Facebook page for the Cedarburg Community Conversations, presented by the Diversity Committee in partnership with the Cedarburg Public Library, promoting the second in the series of conversations on January 16, 2023 at the Cedarburg Public Library at 6:00 p.m. The first conversation had an attendance of 50 people and several Council Members. She encouraged everyone to attend this next meeting also. Ms. Kincaide advised that she is running for School Board in the upcoming election.

**NEW BUSINESS**

**DISCUSSION AND POSSIBLE ACTION ON CERTIFIED SURVEY MAP FOR THE FOX RUN DEVELOPMENT**

City Planner Censky explained that this Certified Survey Map (CSM) will serve to dedicate the public road right-of-way for the Hanover Avenue extension south from its intersection with Western Road within the Fox Fun Development. All other roads/driveways within this project are private. He reminded the Council that this project has gone through the approval process for everything but the official dedication of the public road right-of-way and this CSM is the tool to accomplish that task. Upon the Common Council approval, staff will secure the necessary signatures and then send it to the Ozaukee County Register of Deeds office for recording. The Plan Commission recommended approval at their December 5, 2022 meeting.

Motion made by Council Member Thome, seconded by Council Member Simpson, to approve the Certified Survey map for the Fox Fun Development. Motion carried without a negative vote with Council Member Burkart excused.

**DISCUSSION AND POSSIBLE ACTION ON ORDINANCE NO. 2023-01 RELATING TO POSSESSION OF VAPE DEVICES ON SCHOOL GROUNDS OR BY UNDERAGE PERSONS**

Police Chief McNerney explained that the possession and use of vape devices within schools and by persons under the age of 18 is a significant issue to the schools and to law enforcement. The Police Department is unable to enforce vaping without an ordinance; thereby, he asked for the approval of Ordinance No. 2023-01.

Motion made by Council Member Thome, seconded by Council Member Mueller, to approve Ordinance No. 2023-01 relating to possession of vape devices on school grounds or by underage persons. Motion carried without a negative vote with Council Member Burkart excused.

**DISCUSSION AND POSSIBLE ACTION TO ALLOW CITY ADMINISTRATOR TO SIGN THE OZAUKEE COUNTY EMS SUBRECIPIENT AGREEMENT FOR THE UTILIZATION OF ARPA FUNDS FOR FIRE/EMS SERVICES**

City Administrator Hilvo explained that Ozaukee County has allocated ARPA funds to assist Ozaukee County Fire Departments in hiring additional Firefighter/Paramedics throughout the County. Cedarburg has been approved for \$200,000 each year for the next three years beginning in 2023. To receive these funds the City needs to sign an EMS Subrecipient Agreement with Ozaukee County.

City Attorney Herbrand stated that he has reviewed the agreement and this identical agreement has been signed by Port Washington, Saukville, and Grafton.

Motion made by Council Member Thome, seconded by Council Member Simpson, to allow City Administrator to sign the Ozaukee County EMS Subrecipient agreement for the utilization of ARPA Funds for Fire/EMS services. Motion carried without a negative vote with Council Member Burkart excused.

**DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF PROFESSIONAL SERVICES CONTRACT WITH RAMBOLL TO UPDATE THE DAM FAILURE ANALYSIS AND TO PERFORM HYDRAULIC CAPACITY ANALYSES ON WOOLEN MILLS DAM**

Director Wieser explained that the previous consultant Graef submitted a Dam Failure Analysis of the Woolen Mills Dam to the WDNR in March of 2022. The WDNR has preliminarily assigned a “high” hazard rating to the Woolen Mills Dam and has asked for modifications to the DFA computer model. Upon completion of the model modifications and approval of the model by the WDNR, the hydraulic evaluation can be completed, and a hazard rating assigned. Based on these discussions and when the extent of the work that will be required is known, a separate scope of work and contract will be developed to move forward with the dam repairs.

Council Member Arnett referenced the Common Council minutes from November 9, 2020 along with the motion that was made after an extensive discussion at that meeting regarding the dams. “Motion made by Council Member Arnett, that the Common Council recognizes that Cedarburg's dams are

historically significant and shall be preserved for future generations. The Council hereby instructs City staff to take all actions necessary to preserve city owned Cedarburg Dams. This shall remain the position of the City of Cedarburg until modified by the Common Council. Motion was seconded by Council Member Thome. Motion carried on a roll call vote with Council Members Verhaalen, Burkart, Arnett, Bublitz, Lythjohan and Thome voting in favor and Council Member Simpson excused.”

It was also mentioned that a benefactor established a fund of \$250,000 to maintain the dams in perpetuity.

Motion made by Council Member Arnett, seconded by Council Member Bitter, to approve the professional services contract with Ramboll to update the dam failure analysis and to perform hydraulic capacity analyses on the Woolen Mills Dam in amount not to exceed \$19,700. Motion carried without a negative vote with Council Member Burkart excused.

**DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF SEWER SERVICE AGREEMENT WITH W74 N1204 WASHINGTON AVENUE**

Director Wieser explained that the resident at W74 N1204 Washington Avenue has a failing onsite septic system and is requesting to connect a sanitary sewer lateral to the sanitary manhole at their south property line. This manhole was installed in the summer of 2022 as part of the Fairway Village Phase 2 subdivision. The resident at W74 N1204 Washington Avenue is required to connect to the sanitary sewer within one year. Since this property was created by land division, they would also be required to extend the sanitary sewer main across their frontage to the farthest limit of the parcel. However, since the land to the north is in the Town of Cedarburg and cannot be annexed due to the boundary agreement with the Town, staff does not see the need for the extension of the sanitary sewer main across the frontage of W74 N1204 Washington Avenue at this time.

This agreement allows the resident at W74 N1024 Washington Avenue to connect to the sanitary sewer main at their south property line but in the event of further land division or other change of circumstances the owner would be forced to extend the sanitary sewer main to the farthest limit of their parcel at their expense.

Director Wieser added that this is an emergency situation because the owner is having to pump out their holding tank weekly.

City Attorney Herbrand explained that he has reviewed the agreement. The landowner will be bound by this agreement, and it will be recorded for any future owners of this property.

Motion made by Council Member Verhaalen, seconded by Council Member Simpson, to approve the Sewer Service Agreement with W74 N1204 Washington Avenue with amendment to paragraph three and the addition of paragraph nine. Motion carried without a negative vote with Council Member Burkart excused.

**DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 2023-01 DESIGNATING DEPOSITORIES AND AUTHORIZING SIGNATURES FOR CEDARBURG LIGHT & WATER COMMISSION CHECKING AND SAVINGS ACCOUNTS**



City Administrator Hilvo explained that each year, a resolution must be brought before the Common Council for approval of the current banking institutions utilized by Cedarburg Light & Water and the City of Cedarburg. The Resolution must also specify who the approved signers will be on those accounts. Resolution Nos. 2023-01 and 2023-02 represent the most recent update and require Council approval.

Motion made by Council Member Thome, seconded by Council Member Arnett, to approve Resolution No. 2023-01 designating depositories and authorizing signature for Cedarburg Light & Water Commission checking and savings accounts. Motion carried without a negative vote with Council Member Burkart excused.

**DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 2023-02 DESIGNATING DEPOSITORIES AND AUTHORIZING SIGNATURES FOR THE CITY OF CEDARBURG CHECKING AND SAVINGS ACCOUNTS**

Motion made by Council Member Thome, seconded by Council Member Arnett, to approve Resolution No. 2023-02 designating depositories and authorizing signatures for the City of Cedarburg checking and savings accounts. Motion carried without a negative vote with Council Member Burkart excused.

**DISCUSSION AND POSSIBLE ACTION ON COLLATERAL ASSIGNMENT OF THE TIF AGREEMENT FOR THE FOX RUN DEVELOPMENT IN FAVOR OF BANK FIRST N.A.**

City Administrator Hilvo explained that as part of the TIF agreement the Developer discussed and negotiated the collateral assignment of the TIF agreement into the TIF Incentive Agreement in Article III(B) and Article VIII of that agreement with the City. The documents have since been compiled and require the City's consent. Nothing in this agreement waives the City's rights.

Motion made by Council Member Arnett, seconded by Council Member Thome, to approve the collateral assignment of the TIF Agreement for the Fox Run Development in favor of Bank First N.A. Motion carried without a negative vote with Council Member Burkart excused.

**DISCUSSION AND POSSIBLE ACTION ON A PREMISE DESCRIPTION CHANGE FOR THE CULTURAL CENTER, W62 N546 WASHINGTON AVENUE, TO INCLUDE THEIR PARKING LOT FOR EVENTS SCHEDULED FOR THE FOLLOWING DATES: MAY 4, JUNE 1, JULY 6, AUGUST 3, 2023 FROM 5:00 P.M. – 9:00 P.M., TO ALLOW FOR THE SALE OF ALCOHOL**

Sue Schrader of the Cedarburg Cultural Center explained that they are creating new programming ideas for 2023. One of the core components of their mission is "music," but since Covid businesses up and down Washington Avenue have music, making it harder for them to stay competitive. They want to have an OZK Night Market that would be a free, outdoor event showcasing a variety of local vendors, performers, and artists. It will be a celebration of Ozaukee's unique and inspiring creative culture. The proposed dates are Thursdays, May 4, June 1, July 6, and August 3 from 5:00 p.m. – 9:00 p.m. They are requesting that their premise description on their liquor license be extended to their parking lot on those dates/times. Sue Schrader explained that they will have people standing at the exits to ensure attendees are not leaving the parking lot with liquor, along with additional signage and posting this rule on their website.

Motion made by Council Member Verhaalen, seconded by Council Member Simpson, to approve the premise description change for the Cultural Center, W62 N546 Washington Avenue, to include their parking lot for events scheduled for the following dates: May 4, June 1, July 6, and August 3, 2023 from 5:00 p.m. to 9:00 p.m., to allow for the sale of alcohol. Motion carried without a negative vote with Council Member Burkart excused.

**DISCUSSION AND POSSIBLE ACTION ON AMENDMENT TO THE LISTING CONTRACT FOR HWY 60 BUSINESS PARK BROKER SERVICES PROVIDED BY NEWMARK**

City Administrator Hilvo explained that Newmark was selected in September 2020 to provide commercial broker services for the Business Park. The agents for Newmark are Curt Pitzen and Mitchell Starczynski. Per the contract, they do not get payment unless a lot is sold. When a lot is sold they receive an 8% commission if they are the only agents involved in the sale. If an external broker is involved they would receive a 10% commission. The minimum commission is \$7,000 per acre or \$8,000 per acre if an outside agent procures a buyer. The contract was for a year and has since been extended annually. This amendment extends the contract for another year.

Motion made by Council Member Arnett, seconded by Council Member Thome, to approve the amendment to the listing contract for the Hwy 60 Business Park broker services provided by Newmark. Motion carried without a negative vote with Council Member Burkart excused.

**DISCUSSION AND REVIEW OF AMCAST UPDATE**

City Administrator Hilvo explained that a meeting is scheduled for March 1 with the EPA and DNR.

There will be a special Plan Commission meeting on January 23, 2023 at 7:00 p.m. for a concept review of a developer's proposed redevelopment plans for the 4.4-acre former Amcast site located southeast of the office building at the corner of Hamilton Road and Johnson Avenue.

**DISCUSSION AND POSSIBLE ACTION TO CONSIDER MAYOR O'KEEFE'S APPOINTMENT OF TERRY WAGNER TO THE PUBLIC WORKS AND SEWERAGE COMMISSION**

Motion made by Council Member Verhaalen, seconded by Council Member Thome, to approve Mayor O'Keefe's appointment of Terry Wagner to the Public Works and Sewerage Commission. Motion carried without a negative vote with Council Member Burkart excused.

**CONSENT AGENDA**

Motion made by Council Member Thome, seconded by Council Member Simpson, to approve the following consent agenda items:

- December 12, 2022 Council meeting minutes
- New 2022-2023 Operator Licenses for the period ending June 30, 2023 for Patrick Curran, Kali Kellerman, and Anastasia Pylypiuk
- Payment of bills dated 12/03/2022 through 12/29/22, transfers dated 12/07/22 through 12/30/22, and payroll for period 11/27/22 through 12/10/22 and 12/11/22 through 12/24/22

Motion carried without a negative vote with Council Member Burkart excused.

### **CITY ADMINISTRATOR'S REPORT**

City Administrator Hilvo stated that Fox Run Development has paid the City \$836,831 in impact fees and \$112,307 in permit fees, totaling \$949,138 in revenue to the City.

### **COMMENTS AND SUGGESTIONS FROM CITIZENS**

An interested citizen on zoom asked if DJ Burns was the developer proposing a development to the January 23, 2023 Plan Commission meeting. Attorney Herbrand stated that the Developer will be presented at that meeting.

Connie Kincaide, N75 W7255 Linden Street, thanked the City for their due diligence in looking at the future Fire/EMS services to the residents, as this decision cannot be taken lightly. Ms. Kincaide also stated that she would like to see the open positions on boards, commissions, and committees posted on the City website.

### **COMMENTS AND ANNOUNCEMENTS BY COUNCIL MEMBERS**

Council Member Arnett stated that he collected 37 signatures and he intended to run again for District 2 Council Member; however, three people have submitted papers to run for this position and he will not be able to run because he has met his term limits. He regrets that he will not be able to support the 37 people who endorsed him. Council Member Arnett encouraged the candidates to attend Council meetings leading up to the election to be apprised of what is happening in the City.

### **MAYOR REPORT**

Mayor O'Keefe issued a Proclamation for Dr. Martin Luther King Jr. Day.

### **ADJOURNMENT – CLOSED SESSION**

Motion made by Council Member Thome, seconded by Council Member Mueller, to adjourn to closed session at 7:50 p.m. pursuant to State Statutes 19.85(e) to deliberate or negotiate the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. More specifically discussion/update on the concept of a new shared services agreement for Fire/EMS services with the Town of Cedarburg. Approval of closed session minutes from December 12, 2022. Motion carried on a roll call vote with Council Members Bitter, Arnett, Verhaalen, Simpson, Thome, and Mueller voting aye and Council Member Burkart excused.

### **RECONVENE TO OPEN SESSION**

Motion made by Council Member Verhaalen, seconded by Council Member Mueller, to reconvene to open session at 9:13 p.m. Motion carried on a roll call vote with Council Members Bitter, Arnett, Verhaalen, Simpson, Thome, and Mueller voting aye and Council Member Burkart excused.

**ADJOURNMENT**

Motion made by Council Member Arnett, seconded by Council Member Mueller, to adjourn the meeting at 9:13 p.m. Motion carried without a negative vote with Council Member Burkart excused.

Amy D. Kletzien, MMC/WCPC  
Deputy City Clerk

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Page 1/17

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
01/06/2023	PWBDD	42545	A LYNEIS ELECTRIC LLC	MAINT/CONTRACTED SERVICES	500290	555510	3,210.00
01/06/2023	PWBDD	42547	ABLE DISTRIBUTING	OPERATING SUPPLIES	500350	518100	241.28
01/06/2023	PWBDD	42548	AT&T	TELEPHONE/COMMUNICATIONS	500225	522110	102.14
01/06/2023	PWBDD	42549	AT&T	INVOICE CLEARING ACCOUNT	131060	000000	2,790.39
01/06/2023	PWBDD	42553*#	BEYER'S HARDWARE	OPERATING SUPPLIES	500350	518100	1.88
				OPERATING SUPPLIES	500350	518100	9.89
				REPAIR AND MAINTENANCE	500240	522120	22.49
				REPAIR AND MAINTENANCE	500240	522120	6.28
				REPAIR AND MAINTENANCE	500240	555510	33.57
				CHECK PWBDD 42553 TOTAL FOR FUND 100:			74.11
01/06/2023	PWBDD	42554	BLAIN'S FARM & FLEET	OPERATING SUPPLIES	500350	533210	129.88
01/06/2023	PWBDD	42555*	BURKE TRUCK & EQUIPMENT INC.	MAINTENANCE PARTS	500353	533210	79.38
01/06/2023	PWBDD	42556	CEDARBURG CHAMBER OF COMMERCE	PROF PUBLICATIONS AND DUES	500320	511100	185.00
01/06/2023	PWBDD	42557	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	522110	603.35
01/06/2023	PWBDD	42560	CITY OF CEDARBURG	MAINTENANCE	500530	533410	2,975.90
01/06/2023	PWBDD	42561	CONLEY MEDIA, LLC	OTHER EXPENSES	500390	555140	113.96
01/06/2023	PWBDD	42562	CORELOGIC, INC.	OVERPAYMENT OF TAXES	261400	000000	3,077.98
				OVERPAYMENT OF TAXES	261400	000000	4,649.52
				OVERPAYMENT OF TAXES	261400	000000	5,505.31
				CHECK PWBDD 42562 TOTAL FOR FUND 100:			13,232.81
01/06/2023	PWBDD	42563	EMERGENCY MEDICAL PRODUCTS	SUPPLIES AND EXPENSES	500347	522120	80.45
01/06/2023	PWBDD	42564	EXTINGUISHERS AT RANDOM LLC	MAINTENANCE SUPPLIES	500340	522100	68.00
01/06/2023	PWBDD	42565	FIVE CORNERS DODGE	REPAIR AND MAINTENANCE	500240	522120	25.70
				REPAIR AND MAINTENANCE	500240	522120	25.70
				REPAIR AND MAINTENANCE	500240	522120	335.36



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Page 2/17

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				CHECK PWBDD 42565 TOTAL FOR FUND 100:			386.76
01/06/2023	PWBDD	42566	GHL PROPERTIES	OVERPAYMENT OF TAXES	261400	000000	4,946.29
01/06/2023	PWBDD	42568	GREGORY G BUTLER	OVERPAYMENT OF TAXES	261400	000000	193.26
01/06/2023	PWBDD	42570	JAMES L JUSTINGER	OVERPAYMENT OF TAXES	261400	000000	26.95
01/06/2023	PWBDD	42571	JEREMY P BRAUN	OVERPAYMENT OF TAXES	261400	000000	109.30
01/06/2023	PWBDD	42573	JONATHAN CENSKY	PROFESSIONAL SERVICES	500210	566310	5,193.76
01/06/2023	PWBDD	42576	LEAGUE OF WI .MUNICIPALITIES	PROF PUBLICATIONS AND DUES	500320	511100	5,785.46
01/06/2023	PWBDD	42577	MARK E O'NEILL	OVERPAYMENT OF TAXES	261400	000000	279.88
01/06/2023	PWBDD	42579	NAPA AUTO PARTS	MAINTENANCE PARTS	500353	533210	30.80
				MAINTENANCE PARTS	500353	533210	12.96
				MAINTENANCE PARTS	500353	533210	31.00
				MAINTENANCE PARTS	500353	533210	36.21
				CHECK PWBDD 42579 TOTAL FOR FUND 100:			110.97
01/06/2023	PWBDD	42580	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	500310	514100	12.79
				OFFICE SUPPLIES	500310	514100	32.89
				OFFICE SUPPLIES	500310	514100	89.56
				OFFICE SUPPLIES	500310	514100	545.57
				CHECK PWBDD 42580 TOTAL FOR FUND 100:			680.81
01/06/2023	PWBDD	42581	ONTECH SYSTEMS, INC	PROFESSIONAL SERVICES	500210	514700	319.20
				PROFESSIONAL SERVICES	500210	514700	927.50
				CHECK PWBDD 42581 TOTAL FOR FUND 100:			1,246.70
01/06/2023	PWBDD	42583	PREMIER APPAREL	UNIFORMS	500346	522410	921.32
				OPERATING SUPPLIES	500350	522410	258.68
				CHECK PWBDD 42583 TOTAL FOR FUND 100:			1,180.00
01/06/2023	PWBDD	42584	RIVER RUN COMPUTERS, INC.	ATTORNEY/CONSULTANT	500212	522110	1,350.00

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Page 3/17

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Fund: 100 GENERAL FUND							
				TELEPHONE/COMMUNICATIONS	500225	522110	75.00
				CHECK PWBDD 42584 TOTAL FOR FUND 100:			<u>1,425.00</u>
01/06/2023	PWBDD	42586	SETTLERS INN	OFFICE SUPPLIES	500310	514200	1,360.00
01/06/2023	PWBDD	42587	SOUTHSIDE TIRECO., FRANKLIN	MAINTENANCE PARTS	500353	533210	442.04
01/06/2023	PWBDD	42589	TKK ELECTRONICS,LLC	EQUIPMENT/CAPITAL OUTLAY	500380	522120	51.42
01/06/2023	PWBDD	42590	TODD W BUGNACKI	OVERPAYMENT OF TAXES	261400	000000	423.92
01/06/2023	PWBDD	42591	TOWN OF CEDARBURG	EXTRAORDINARY SERVICES	500211	516100	618.60
				EXTRAORDINARY SERVICES	500211	516100	428.11
				CHECK PWBDD 42591 TOTAL FOR FUND 100:			<u>1,046.71</u>
01/06/2023	PWBDD	42592*#	U.S. CELLULAR	BUDD CELL 5488	500225	522310	42.00
				THOMA CELL 0282	500225	522310	42.50
				URBANEK CELL 5335	500225	533110	42.86
				WIESER CELL 1782	500225	533110	38.83
				DPW IPAD 1293	500225	533210	25.36
				HINTZ CELL 9168	500225	533210	42.86
				BUBLITZ HOT SPOT 0913	500225	533210	39.86
				BUBLITZ TABLET 1195	500225	533210	25.00
				LEGAULT TABLET 9599	500225	555510	10.86
				KETTNER TABLET 9629	500225	555510	10.86
				MASSE TABLET 5195	500225	555510	10.86
				WESTPHAL TABLET 8568	500225	555510	10.86
				WESTPHAL CELL 3140	500225	555510	43.21
				CHECK PWBDD 42592 TOTAL FOR FUND 100:			<u>385.92</u>
01/06/2023	PWBDD	42593	UNIFIRST CORPORATION	OPERATING SUPPLIES	500350	533210	52.47
				OPERATING SUPPLIES	500350	533210	52.47
				OPERATING SUPPLIES	500350	533210	52.47
				OPERATING SUPPLIES	500350	533210	(10.00)
				CHECK PWBDD 42593 TOTAL FOR FUND 100:			<u>147.41</u>
01/06/2023	PWBDD	42594	WCMA	PROF PUBLICATIONS AND DUES	500320	513200	186.00

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Page 4/17

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
01/06/2023	PWBDD	42595	WISCONSIN HUMANE SOCIETY	ANIMAL POUND	500213	522110	60.00
01/13/2023	PWBDD	42597	ANTHONY NASHID	OVERPAYMENT OF TAXES	261400	000000	1,117.88
01/13/2023	PWBDD	42598	ASSESSMENT TECHNOLOGIES, LLC	PROFESSIONAL SERVICES	500210	515400	11,700.00
01/13/2023	PWBDD	42601*#	BEST HEATING & AIR CONDITION	REPAIR AND MAINTENANCE	500240	522230	2,510.20
01/13/2023	PWBDD	42602*#	BEYER'S HARDWARE	OPERATING SUPPLIES	500350	518100	34.69
				OPERATING SUPPLIES	500350	533210	36.89
				REPAIR AND MAINTENANCE	500240	555510	505.79
				REPAIR AND MAINTENANCE	500240	555510	24.72
				REPAIR AND MAINTENANCE	500240	555510	8.99
				REPAIR AND MAINTENANCE	500240	555510	23.38
				CHECK PWBDD 42602 TOTAL FOR FUND 100:			634.46
01/13/2023	PWBDD	42603	BLAIN'S FARM & FLEET	REPAIR AND MAINTENANCE	500240	533730	229.99
01/13/2023	PWBDD	42604	BUBLITZ PLUMBING & HEATING	REPAIR AND MAINTENANCE	500240	555510	385.25
01/13/2023	PWBDD	42605*#	CARDMEMBER SERVICE	ICMA 2023 MEMBERSHIP DUES	162000	000000	864.00
				NOTARY RENEWAL	500310	514100	188.95
				ZOOM	500320	514100	63.26
				HOLIDAY LUNCH	500210	519200	1,376.62
				STAMPS	500225	522110	167.99
				AMAZON	500310	522110	390.92
				FAUCET	500310	522110	88.65
				UNIFORMS	500346	522110	294.08
				TRAVEL & TRAINING	500330	522120	1,139.00
				UNIFORMS	500346	522120	282.98
				EQUIPMENT/CAPITAL OUTLAY	500380	522120	100.73
				EQUIPMENT/CAPITAL OUTLAY	500380	522120	562.57
				AMAZON	500380	522120	715.48
				UNIFORMS	500346	522130	134.40
				PRIME MINISTER	500350	522410	246.61
				WIS. HISTROY MAGAZINE	500320	533110	65.00
				AMAZON	500350	533210	17.98

01/26/2023 09:01 AM  
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CHECK DISBURSEMENT REPORT FOR CITY OF CEDARBURG  
CHECK DATE FROM 01/06/2023 - 01/20/2023  
Banks: PWBDD

Page 5/17

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
				PLOW MARKERS	500340	533450	154.99
				REFRIG WEAR	500240	555510	28.13
				CHECK PWBDD 42605 TOTAL FOR FUND 100:			6,882.34
01/13/2023	PWBDD	42606	CARYL GIULIANI	OPERATING EXPENSES	500235	522230	60.00
01/13/2023	PWBDD	42609*#	CINTAS CORPORATION	OPERATING SUPPLIES	500350	533210	248.22
01/13/2023	PWBDD	42610	CIVIC PLUS	EQUIPMENT/CAPITAL OUTLAY	500380	514700	2,894.06
01/13/2023	PWBDD	42611	COMPLETE OFFICE OF WISCONSIN	OFFICE SUPPLIES	500310	522110	148.83
01/13/2023	PWBDD	42612	CONLEY MEDIA, LLC	LEGAL PUBLICATIONS	500325	514100	640.33
01/13/2023	PWBDD	42613	DAVID P SHERRILL	OVERPAYMENT OF TAXES	261400	000000	2,064.33
01/13/2023	PWBDD	42614	DEPARTMENT OF THE NAVY	EQUIPMENT/CAPITAL OUTLAY	500380	522120	900.00
01/13/2023	PWBDD	42615	DUSTIN HALYBURTON	OPERATING EXPENSES	500235	522230	240.00
01/13/2023	PWBDD	42616#	EGELHOFF LAWNMOWER SERVICE	MAINTENANCE PARTS	500353	533210	39.75
				EQUIPMENT/CAPITAL OUTLAY	500380	555510	543.98
				CHECK PWBDD 42616 TOTAL FOR FUND 100:			583.73
01/13/2023	PWBDD	42617	ENERCON, INC.	STREET SWEEPING	500295	533440	3,300.00
01/13/2023	PWBDD	42620	GENERAL COMMUNICATIONS INC	REPAIR AND MAINTENANCE	500240	522110	14,520.00
01/13/2023	PWBDD	42621#	HOME DEPOT CREDIT SERVICES	MAINTENANCE SUPPLIES	500340	533450	356.74
				MAINTENANCE SUPPLIES	500340	533450	327.00
				REPAIR AND MAINTENANCE	500240	555510	405.01
				CHECK PWBDD 42621 TOTAL FOR FUND 100:			1,088.75
01/13/2023	PWBDD	42622	JASON SZPAK	OVERPAYMENT OF TAXES	261400	000000	853.66
01/13/2023	PWBDD	42623	JUSTIN M MORGAN	OVERPAYMENT OF TAXES	261400	000000	249.65
01/13/2023	PWBDD	42627	LIESENER SOILS INC.	REPAIR AND MAINTENANCE	500240	533440	192.00
01/13/2023	PWBDD	42628*#	MASTER PRINTWEAR	K-9 UNIT EXPENSE	500352	522120	1,087.60

01/26/2023 09:01 AM  
User: mrusso  
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CHECK DISBURSEMENT REPORT FOR CITY OF CEDARBURG  
CHECK DATE FROM 01/06/2023 - 01/20/2023  
Banks: PWBDD

Page 6/17

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
01/13/2023	PWBDD	42629	MENARD'S	OPERATING SUPPLIES	500350	533210	(39.98)
				MAINTENANCE PARTS	500353	533210	107.96
				CHECK PWBDD 42629 TOTAL FOR FUND 100:			67.98
01/13/2023	PWBDD	42630	MID-MORAINES MUNIC. ASSOCIATION	PROF PUBLICATIONS AND DUES	500320	511100	734.74
01/13/2023	PWBDD	42631	MOTION & CONTROL ENTERPRISES LLC	MAINTENANCE PARTS	500353	533210	117.06
01/13/2023	PWBDD	42632	NAPA AUTO PARTS	MAINTENANCE PARTS	500353	533210	11.39
				MAINTENANCE PARTS	500353	533210	8.18
				CHECK PWBDD 42632 TOTAL FOR FUND 100:			19.57
01/13/2023	PWBDD	42633	NEWMAN CHEVROLET	OPERATING EXPENSES	500235	522230	425.42
01/13/2023	PWBDD	42634	NEWS GRAPHIC	OFFICE SUPPLIES	500310	514100	126.00
01/13/2023	PWBDD	42635	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	500310	515600	60.04
01/13/2023	PWBDD	42637	ONTECH SYSTEMS, INC	PROFESSIONAL SERVICES	500210	514700	570.00
01/13/2023	PWBDD	42640	QUALITY STATE OIL CO., INC.	FUEL INVENTORY	161500	000000	3,603.50
				FUEL INVENTORY	161500	000000	2,549.97
				CHECK PWBDD 42640 TOTAL FOR FUND 100:			6,153.47
01/13/2023	PWBDD	42641	RESPONDER SERVICES LLC	SUPPLIES AND EXPENSES	500347	522120	253.11
01/13/2023	PWBDD	42642	RICARDO F CORDEIRO	OVERPAYMENT OF TAXES	261400	000000	4,890.74
01/13/2023	PWBDD	42644	ROBERT D KUFAHL	OVERPAYMENT OF TAXES	261400	000000	2,511.44
01/13/2023	PWBDD	42645	SIG SAUER, INC	EQUIPMENT/CAPITAL OUTLAY	500380	522120	480.00
01/13/2023	PWBDD	42646#	SPECTRUM	TELEPHONE/COMMUNICATIONS	500225	522110	32.85
				OPERATING SUPPLIES	500350	533210	10.95
				CHECK PWBDD 42646 TOTAL FOR FUND 100:			43.80
01/13/2023	PWBDD	42647	STATE CHEMICAL SOLUTIONS	OPERATING SUPPLIES	500350	533210	134.12



01/26/2023 09:01 AM  
User: mrusso  
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CHECK DISBURSEMENT REPORT FOR CITY OF CEDARBURG  
CHECK DATE FROM 01/06/2023 - 01/20/2023  
Banks: PWBDD

Page 7/17

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
01/13/2023	PWBDD	42648	THE UNIFORM SHOPPE	UNIFORMS	500346	522120	293.75
				UNIFORMS	500346	522120	12.00
				CHECK PWBDD 42648 TOTAL FOR FUND 100:			305.75
01/13/2023	PWBDD	42649	TOTAL CARE GROUP	OVERPAYMENT OF TAXES	261400	000000	1.00
01/13/2023	PWBDD	42650	TRANS UNION LLC	TELEPHONE/COMMUNICATIONS	500225	522110	83.00
01/13/2023	PWBDD	42651	TRANSUNION RISK AND ALTERNATIVE	TELEPHONE/COMMUNICATIONS	500225	522110	75.00
01/13/2023	PWBDD	42652#	UNIFIRST CORPORATION	REPAIR AND MAINTENANCE	500240	518100	128.89
				OPERATING SUPPLIES	500350	533210	52.47
				OPERATING SUPPLIES	500350	533210	78.63
				CHECK PWBDD 42652 TOTAL FOR FUND 100:			259.99
01/13/2023	PWBDD	42653	WASC	TRAVEL & TRAINING - WASC MEMBERSHIP	500330	555140	65.00
01/13/2023	PWBDD	42654	WEST BEND HOLDING GROUP LLC	OVERPAYMENT OF TAXES	261400	000000	2,276.58
01/20/2023	PWBDD	42656	ADAPTIVE RESTORATION, LLC	TRAVEL & TRAINING	500330	533210	1,309.80
01/20/2023	PWBDD	42657#	ADVOCATE AURORA HEALTH, INC	DUE FROM LIGHT & WATER	156200	000000	105.00
				EAP/125 ADMIN	500161	519200	467.25
				CHECK PWBDD 42657 TOTAL FOR FUND 100:			572.25
01/20/2023	PWBDD	42661	AURORA HEALTH CARE	PROFESSIONAL SERVICES	500210	522130	25.00
01/20/2023	PWBDD	42665*#	BEYER'S HARDWARE	MAINTENANCE PARTS	500353	533210	20.69
				MAINTENANCE PARTS	500353	533210	9.89
				MAINTENANCE PARTS	500353	533210	2.68
				CHECK PWBDD 42665 TOTAL FOR FUND 100:			33.26
01/20/2023	PWBDD	42667	BRAUN TK ELEVATOR	REPAIR AND MAINTENANCE	500240	518100	256.26
01/20/2023	PWBDD	42668	BURKE TRUCK & EQUIPMENT INC.	MAINTENANCE PARTS	500353	533210	166.85
01/20/2023	PWBDD	42669*#	CHARTER COMMUNICATIONS	ACCTS REC - FIRE DEPARTMENT	136100	000000	226.54

01/26/2023 09:01 AM  
User: mrusso  
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CHECK DISBURSEMENT REPORT FOR CITY OF CEDARBURG  
CHECK DATE FROM 01/06/2023 - 01/20/2023  
Banks: PWBDD

Page 8/17

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
				TELEPHONE/COMMUNICATIONS	500225	513100	7.85
				TELEPHONE/COMMUNICATIONS	500225	513200	7.85
				TELEPHONE/COMMUNICATIONS	500225	514100	37.96
				INTERNET	500220	514700	1,088.34
				TELEPHONE/COMMUNICATIONS	500225	515400	15.18
				TELEPHONE/COMMUNICATIONS	500225	515600	22.77
				TELEPHONE/COMMUNICATIONS	500225	518100	62.60
				TELEPHONE/COMMUNICATIONS	500225	518100	49.99
				TELEPHONE/COMMUNICATIONS	500225	522110	425.12
				TELEPHONE/COMMUNICATIONS	500225	522230	15.23
				TELEPHONE/COMMUNICATIONS	500225	522310	15.18
				INTERNET	500220	522410	139.98
				TELEPHONE/COMMUNICATIONS	500225	522410	22.77
				TELEPHONE/COMMUNICATIONS	500225	533110	22.90
				TELEPHONE/COMMUNICATIONS	500225	533210	30.50
				OPERATING SUPPLIES	500350	533210	163.98
				TELEPHONE/COMMUNICATIONS	500225	555140	15.18
				INTERNET	500220	555510	163.98
				INTERNET	500220	555510	107.98
				INTERNET	500220	555510	127.97
				TELEPHONE/COMMUNICATIONS	500225	566310	15.18
				CHECK PWBDD 42669 TOTAL FOR FUND 100:			2,785.03
01/20/2023	PWBDD	42670	CHRISTOPHER C CRAIN	OVERPAYMENT OF TAXES	261400	000000	101.39
01/20/2023	PWBDD	42671	CHUCK MOEGENBURG	REPAIR AND MAINTENANCE	500240	518100	120.00
01/20/2023	PWBDD	42673	CIVIC PLUS	EQUIPMENT/CAPITAL OUTLAY	500380	514700	6,500.00
01/20/2023	PWBDD	42675	CORELOGIC, INC.	OVERPAYMENT OF TAXES	261400	000000	305.19
01/20/2023	PWBDD	42676	CROWN ASSET MANAGEMENT LLC	COURT ORDERED DEDUCTIONS	215914	000000	10.37
01/20/2023	PWBDD	42680	DISCOVERY COACH	OTHER EXPENSES - WINERY BUS DEPOSIT	500390	555140	100.00
01/20/2023	PWBDD	42682	FIRE SAFETY USA INC	OPERATING EXPENSES	500235	522230	610.00
01/20/2023	PWBDD	42684	GRAFTON ACE HARDWARE	REPAIR AND MAINTENANCE	500240	555510	13.49
01/20/2023	PWBDD	42685	GUTHRIE & FREY	REPAIR AND MAINTENANCE	500240	518100	75.00

01/26/2023 09:01 AM  
User: mrusso  
DB: Cedarburg

CHECK DISBURSEMENT REPORT FOR CITY OF CEDARBURG  
CHECK DATE FROM 01/06/2023 - 01/20/2023  
Banks: PWBDD

Page 9/17

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
01/20/2023	PWBDD	42687	JAMIE MESSERMAN	AWARDS, SUPPLIES	500343	519200	25.00
01/20/2023	PWBDD	42688*#	JANI-KING OF MILWAUKEE	PROFESSIONAL SERVICES	500210	518100	2,808.00
				PROFESSIONAL SERVICES	500210	522100	1,872.00
				OPERATING SUPPLIES	500350	533210	398.34
				CHECK PWBDD 42688 TOTAL FOR FUND 100:			5,078.34
01/20/2023	PWBDD	42691	MATHESON TRI-GAS INC	MAINTENANCE PARTS	500353	533210	78.99
01/20/2023	PWBDD	42692	MID-MORAINÉ MUNIC. ASSOCIATION	TRAVEL & TRAINING	500330	511100	30.00
01/20/2023	PWBDD	42693	MID-STATE EQUIPMENT	MAINTENANCE PARTS	500353	533210	480.07
01/20/2023	PWBDD	42696	NAPA AUTO PARTS	MAINTENANCE PARTS	500353	533210	26.99
				MAINTENANCE PARTS	500353	533210	17.99
				MAINTENANCE PARTS	500353	533210	59.07
				CHECK PWBDD 42696 TOTAL FOR FUND 100:			104.05
01/20/2023	PWBDD	42698#	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	500310	515600	43.38
				OFFICE SUPPLIES	500310	515600	7.99
				OFFICE SUPPLIES	500310	515600	67.98
				OFFICE SUPPLIES	500310	522110	406.36
				CHECK PWBDD 42698 TOTAL FOR FUND 100:			525.71
01/20/2023	PWBDD	42699	OZAUKEE COUNTY CLERK	EQUIPMENT/CAPITAL OUTLAY	500380	514200	1,724.50
01/20/2023	PWBDD	42700	QUALITY STATE OIL CO., INC.	GAS AND OIL EXPENSE	500351	533210	758.65
01/20/2023	PWBDD	42701	REDISHRED ACQUISITION INC	OFFICE SUPPLIES	500310	515600	55.00
01/20/2023	PWBDD	42704	ROGUE FITNESS	EQUIPMENT/CAPITAL OUTLAY	500380	522120	1,071.68
01/20/2023	PWBDD	42705	SAN-A-CARE, INC.	OPERATING SUPPLIES	500350	518100	456.16
01/20/2023	PWBDD	42707	SHARP ELECTRONICS CORPORATION	EQUIPMENT OUTLAY	500385	514700	850.21
01/20/2023	PWBDD	42708#	THE UNIFORM SHOPPE	UNIFORMS	500346	522110	191.90
				UNIFORMS	500346	522120	290.85

01/26/2023 09:01 AM  
User: mrusso  
DB: Cedarburg

CHECK DISBURSEMENT REPORT FOR CITY OF CEDARBURG  
CHECK DATE FROM 01/06/2023 - 01/20/2023  
Banks: PWBDD

Page 10/17

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
CHECK PWBDD 42708 TOTAL FOR FUND 100:							482.75
01/20/2023	PWBDD	42710	TONY YOUNG	ATTORNEY/CONSULTANT	500212	522110	150.00
01/20/2023	PWBDD	42711	UNIFIRST CORPORATION	OPERATING SUPPLIES	500350	533210	52.47
01/20/2023	PWBDD	42715	WISCONSIN CHIEFS OF POLICE ASSOC.	TRAVEL & TRAINING	500330	522110	250.00
01/20/2023	PWBDD	42716	WISCONSIN DEPT OF JUSTICE	TELEPHONE/COMMUNICATIONS	500225	522110	21.00
01/20/2023	PWBDD	42717	WITMER PUBLIC SAFETY GROUP	OPERATING EXPENSES	500235	522230	506.06
01/20/2023	PWBDD	42718#	WM CORPORATE SERVICES, INC	MAINT/CONTRACTED SERVICES	500290	533710	42,517.44
				MAINT/CONTRACTED SERVICES	500290	533730	21,835.75
CHECK PWBDD 42718 TOTAL FOR FUND 100:							64,353.19
Total for fund 100 GENERAL FUND							211,778.02
Fund: 200 CEMETERY FUND							
01/06/2023	PWBDD	42572	JJ S PLUMBING REPAIR	HOUSE MAINTENANCE	500245	544210	396.06
01/13/2023	PWBDD	42602*#	BEYER'S HARDWARE	OPERATING SUPPLIES	500350	544210	24.27
Total for fund 200 CEMETERY FUND							420.33
Fund: 220 RECREATION PROGRAMS FUND							
01/06/2023	PWBDD	42558	CINDY PRAEFKE	SUMMER SOCCER	467329	000000	130.00
01/06/2023	PWBDD	42567	GRAFTON PARKS AND RECREATION	MISCELLANEOUS REVENUE	486000	000000	331.56
01/06/2023	PWBDD	42574	KASS INC	SOLAR RECREATION	500356	555390	5,408.00
01/06/2023	PWBDD	42575	KRISTA MAXWELL	SUMMER SOCCER	467329	000000	35.00
01/06/2023	PWBDD	42578	MASTER PRINTWEAR	POMS EXPENSES	500394	555390	380.00
01/06/2023	PWBDD	42582	PORT WASHINGTON PARKS & REC	MISCELLANEOUS REVENUE	486000	000000	1,007.52
01/13/2023	PWBDD	42605*#	CARDMEMBER SERVICE	KALAHARI RESORT	162000	000000	117.00
				AMAZON	500347	555390	161.34
				PLUG & PLAY	500347	555390	15.00
				POMS EXPENSES,ARTS MILL	500394	555390	105.86
CHECK PWBDD 42605 TOTAL FOR FUND 220:							399.20

01/26/2023 09:01 AM  
User: mrusso  
DB: Cedarburg

CHECK DISBURSEMENT REPORT FOR CITY OF CEDARBURG  
CHECK DATE FROM 01/06/2023 - 01/20/2023  
Banks: PWBDD

Page 11/17

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 220 RECREATION PROGRAMS FUND							
01/13/2023	PWBDD	42625	LAURA KJELL	POMS REVENUE	467332	000000	90.00
01/13/2023	PWBDD	42628*#	MASTER PRINTWEAR	SUPPLIES AND EXPENSES	500347	555390	2,407.00
				SOLAR RECREATION	500356	555390	1,650.00
				CHECK PWBDD 42628 TOTAL FOR FUND 220:			4,057.00
01/20/2023	PWBDD	42669*#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	555390	30.50
01/20/2023	PWBDD	42674	CONLEY MEDIA, LLC	SUPPLIES AND EXPENSES	500347	555390	126.00
01/20/2023	PWBDD	42690	KATHLEEN BREUER	SUMMER SOCCER	467329	000000	35.00
				Total for fund 220 RECREATION PROGRAMS FUND			12,029.78
Fund: 240 SWIMMING POOL FUND							
01/13/2023	PWBDD	42605*#	CARDMEMBER SERVICE	CELLULAR ALARM	500390	555320	49.99
01/20/2023	PWBDD	42669*#	CHARTER COMMUNICATIONS	INTERNET	500220	555320	139.98
				TELEPHONE/COMMUNICATIONS	500225	555320	41.46
				CHECK PWBDD 42669 TOTAL FOR FUND 240:			181.44
				Total for fund 240 SWIMMING POOL FUND			231.43
Fund: 260 LIBRARY FUND							
01/06/2023	PWBDD	42546	ABDO-SPOTLIGHT-MAGIC WAGON	DONATION EXPENDITURES	500322	555110	218.46
01/06/2023	PWBDD	42552	BAKER & TAYLOR BOOKS	PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	165.83
				DONATION EXPENDITURES	500322	555110	225.12
				CHECK PWBDD 42552 TOTAL FOR FUND 260:			390.95
01/06/2023	PWBDD	42569	JAMES IMAGING SYSTEMS, INC.	MAINT/CONTRACTED SERVICES	500290	555110	364.25
01/06/2023	PWBDD	42585	SCHOLASTIC LIBRARY PUBLISHING	DONATION EXPENDITURES	500322	555110	17.67
01/13/2023	PWBDD	42600	BAKER & TAYLOR BOOKS	PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	25.11
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	96.65
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	399.42
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	475.17
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	159.46



01/26/2023 09:01 AM  
User: mrusso  
DB: Cedarburg

CHECK DISBURSEMENT REPORT FOR CITY OF CEDARBURG  
CHECK DATE FROM 01/06/2023 - 01/20/2023  
Banks: PWBDD

Page 12/17

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 260 LIBRARY FUND							
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	10.63
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	11.19
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	100.30
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	431.32
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	34.61
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	35.81
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	479.26
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	440.82
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	442.93
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	384.51
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	11.19
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	41.75
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	47.70
				DONATION EXPENDITURES	500322	555110	393.76
				DONATION EXPENDITURES	500322	555110	402.98
				DONATION EXPENDITURES	500322	555110	164.74
				DONATION EXPENDITURES	500322	555110	463.87
				CHECK PWBDD 42600 TOTAL FOR FUND 260:			5,053.18
01/13/2023	PWBDD	42605*#	CARDMEMBER SERVICE	CYBERLINK	500225	555110	407.92
				POSTAGE	500315	555110	4.95
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	20.40
				STEAM PURCHASE	500322	555110	631.99
				LIBRARY TECHNOLOGY	500382	555110	59.00
				LIBRARY TECHNOLOGY	500382	555110	9.99
				CHECK PWBDD 42605 TOTAL FOR FUND 260:			1,134.25
01/13/2023	PWBDD	42618	FINDAWAY	DONATION EXPENDITURES	500322	555110	159.41
01/13/2023	PWBDD	42626	LAWNSCAPERS, INC	MAINT/CONTRACTED SERVICES	500290	555110	1,491.25
01/13/2023	PWBDD	42638	ORKIN COMMERCIAL SERVICES	MAINT/CONTRACTED SERVICES	500290	555110	85.00
01/20/2023	PWBDD	42655	A TO Z REFRIGERATION & HVAC, I	REPAIR AND MAINTENANCE	500240	555110	2,517.65
01/20/2023	PWBDD	42659*	AMAZON CAPITOL SERVICES	PROGRAM SUPPLIES	500308	555110	44.81
				OFFICE SUPPLIES	500310	555110	24.98

01/26/2023 09:01 AM  
User: mrusso  
DB: Cedarburg

CHECK DISBURSEMENT REPORT FOR CITY OF CEDARBURG  
CHECK DATE FROM 01/06/2023 - 01/20/2023  
Banks: PWBDD

Page 13/17

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 260 LIBRARY FUND							
				OFFICE SUPPLIES	500310	555110	67.85
				DONATION EXPENDITURES	500322	555110	45.52
				DONATION EXPENDITURES	500322	555110	128.27
				LIBRARY TECHNOLOGY	500382	555110	63.99
				CHECK PWBDD 42659 TOTAL FOR FUND 260:			375.42
01/20/2023	PWBDD	42669*#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	555110	182.96
01/20/2023	PWBDD	42678	DEPARTMENT OF ADMINISTRATION	SHARED SYSTEM SERVICES	500381	555110	600.00
01/20/2023	PWBDD	42688*#	JANI-KING OF MILWAUKEE	MAINT/CONTRACTED SERVICES	500290	555110	951.90
				MAINT/CONTRACTED SERVICES	500290	555110	(463.32)
				CHECK PWBDD 42688 TOTAL FOR FUND 260:			488.58
01/20/2023	PWBDD	42703	RIVISTAS SUBSCRIPTION SERVICES	PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	5,598.33
01/20/2023	PWBDD	42706	SCHAEFER POWER SYSTEMS	REPAIR AND MAINTENANCE	500240	555110	538.50
				Total for fund 260 LIBRARY FUND			19,215.86
Fund: 270 FIRE DEPT & EMS							
01/13/2023	PWBDD	42601*#	BEST HEATING & AIR CONDITION	REPAIR AND MAINTENANCE	500240	522500	8,122.15
01/20/2023	PWBDD	42658	AIRGAS USA LLC	SUPPLIES AND EXPENSES	500347	522500	337.35
01/20/2023	PWBDD	42660	ANDREW HEIDTKE	OPERATING SUPPLIES	500350	522500	112.86
01/20/2023	PWBDD	42663	BADGER FIREFIGHTERS ASSOCIATION	PROF PUBLICATIONS AND DUES	500320	522500	100.00
01/20/2023	PWBDD	42664	BERTHA MARIE HAGEN	REFUNDS - EMS BILLING	500392	522500	50.00
01/20/2023	PWBDD	42666	BOUND TREE MEDICAL, LLC	SUPPLIES AND EXPENSES	500347	522500	37.50
01/20/2023	PWBDD	42669*#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	522500	99.99
				TELEPHONE/COMMUNICATIONS	500225	522500	324.58
				CHECK PWBDD 42669 TOTAL FOR FUND 270:			424.57
01/20/2023	PWBDD	42679	DIANE C MILLER	REFUNDS - EMS BILLING	500392	522500	24.72
01/20/2023	PWBDD	42681	EMERGENCY MEDICAL PRODUCTS	SUPPLIES AND EXPENSES	500347	522500	100.45

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Banks: PWBDD

Page 14/17

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 270 FIRE DEPT & EMS							
01/20/2023	PWBDD	42683	GALLS	UNIFORMS	500346	522500	72.36
01/20/2023	PWBDD	42702	RICOH USA, INC.	MAINT/CONTRACTED SERVICES	500290	522500	39.41
01/20/2023	PWBDD	42709	THIENSVILLE FIRE DEPARTMENT	PROFESSIONAL SERVICES	500210	522500	4,095.69
01/20/2023	PWBDD	42712	UNITED HEALTH CARE	REFUNDS - EMS BILLING	500392	522500	631.48
				REFUNDS - EMS BILLING	500392	522500	507.11
				CHECK PWBDD 42712 TOTAL FOR FUND 270:			
01/20/2023	PWBDD	42713	UNITED HEALTHCARE COMMUNITY PLAN	REFUNDS - EMS BILLING	500392	522500	409.28
01/20/2023	PWBDD	42719	ZOLL MEDICAL CORPORATION	EMS - FAP GRANT EXPENSES	500397	522500	16,864.28
Total for fund 270 FIRE DEPT & EMS							31,929.21
Fund: 350 TIF DISTRICT FUND #4							
01/06/2023	PWBDD	42551	AXLEY BRYNELSON, LLP	ATTORNEY/CONSULTANT	500212	566710	4,277.00
01/13/2023	PWBDD	42643	RNR WATER LLC	PROFESSIONAL SERVICES	500210	566710	250.00
Total for fund 350 TIF DISTRICT FUND #4							4,527.00
Fund: 353 TIF DISTRICT #6							
01/06/2023	PWBDD	42596	WONDRA CONSTRUCTION INC	TIF - SANITARY SEWER	500451	566710	1,109.69
				TIF - ROAD AND GUTTER	500453	566710	126.12
				TIF - WATER SYSTEM	500459	566710	3,204.15
				TIF - STORMWATER MGMT SYS	500460	566710	3,560.04
CHECK PWBDD 42596 TOTAL FOR FUND 353:							8,000.00
01/13/2023	PWBDD	42608*#	CEDARBURG LIGHT & WATER	TIF - STREET LIGHTING/ELECTRIC	500456	566710	14,462.77
Total for fund 353 TIF DISTRICT #6							22,462.77
Fund: 400 CAPITAL IMPROVEMENTS FUND							
01/06/2023	PWBDD	42550	AVI SYSTEMS, INC.	LIBRARY BUILDING	500824	555110	9,304.89
01/06/2023	PWBDD	42555*	BURKE TRUCK & EQUIPMENT INC.	2022 DUMP BODY AND PLOW #97	500880	533210	54,538.74
01/13/2023	PWBDD	42607*#	CEDAR CORPORATION	DUE FROM LIGHT & WATER	156200	000000	374.40
				STREET IMPROVEMENTS	500854	533311	1,047.15

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Page 15/17

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 400 CAPITAL IMPROVEMENTS FUND							
				STORMWATER IMPROVEMENTS	500475	533440	228.15
				CHECK PWBDD 42607 TOTAL FOR FUND 400:			<u>1,649.70</u>
01/20/2023	PWBDD	42659*	AMAZON CAPITOL SERVICES	LIBRARY BUILDING	500824	555110	960.17
01/20/2023	PWBDD	42662	AXON ENTERPRISE INC	OFFICER EQUIPMENT	500724	522120	12,788.40
01/20/2023	PWBDD	42686	HORN PLASTICS INC	HARDWARE FOR TURC 97	500880	533210	5,109.50
01/20/2023	PWBDD	42689	JGS GEOTECH, LLC	STREET IMPROVEMENTS	500854	533311	4,338.00
01/20/2023	PWBDD	42714	VANTAGE FINANCIAL	DEBT SERVICE - PRINCIPAL	500610	555510	3,423.60
				DEBT SERVICE - PRINCIPAL	500610	555510	3,438.60
				DEBT SERVICE - INTEREST	500620	555510	184.40
				DEBT SERVICE - INTEREST	500620	555510	169.40
				CHECK PWBDD 42714 TOTAL FOR FUND 400:			<u>7,216.00</u>
				Total for fund 400 CAPITAL IMPROVEMENTS FUND			95,905.40
Fund: 601 WATER RECYCLING CENTER							
01/06/2023	PWBDD	42553*#	BEYER'S HARDWARE	MAINTENANCE SUPPLIES	500340	573830	3.20
01/06/2023	PWBDD	42559	CINTAS CORPORATION	SAFETY EQUIPMENT	500372	573825	114.40
				SAFETY EQUIPMENT	500372	573825	112.11
				CHECK PWBDD 42559 TOTAL FOR FUND 601:			<u>226.51</u>
01/06/2023	PWBDD	42588	STARNET TECHNOLOGIES	TELEPHONE/COMMUNICATIONS	500225	573825	576.00
01/06/2023	PWBDD	42592*#	U.S. CELLULAR	WRC DUTY PHONE 3142	500225	573825	38.75
				URBANEK TABLET 2188	500225	573825	10.86
				HACKERT TABLET 4519	500225	573825	10.86
				WRC TABLET 5112	500225	573825	25.86
				CHECK PWBDD 42592 TOTAL FOR FUND 601:			<u>86.33</u>
01/13/2023	PWBDD	42599	BADGER STATE WASTE, LLC	SLUDGE HAULING	500294	573825	21,735.60
01/13/2023	PWBDD	42602*#	BEYER'S HARDWARE	JANITORIAL SUPPLIES	500342	573830	106.81

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 601 WATER RECYCLING CENTER							
01/13/2023	PWBDD	42605*#	CARDMEMBER SERVICE	COMPUTER/COPIER SUPPLIES	500312	573825	369.99
				NILES EXPEDITE	500370	573825	1,155.00
				AMAZON	500340	573830	274.44
				COSTCO	500342	573830	218.65
				COLLECTION SYSTEM MAINT	500360	573835	577.74
				AMAZON	500310	573850	50.46
				CHECK PWBDD 42605 TOTAL FOR FUND 601:			2,646.28
01/13/2023	PWBDD	42607*#	CEDAR CORPORATION	COLLECTION MAINS AND ACCESS.	184313	000000	300.30
01/13/2023	PWBDD	42609*#	CINTAS CORPORATION	SAFETY EQUIPMENT	500372	573825	112.11
01/13/2023	PWBDD	42619	FUREY FILTER AND PUMP	WRC ADAPTIVE MANAGEMENT	500383	573835	2,895.00
				ADJUSTABLE AERATOR MOUNTS (CARBON	500383	573835	7,572.00
				CHECK PWBDD 42619 TOTAL FOR FUND 601:			10,467.00
01/13/2023	PWBDD	42624	LAI, LTD	MAINTENANCE SUPPLIES	500340	573830	858.22
01/13/2023	PWBDD	42636	OLSEN'S PIGGLY WIGGLY	LAB SUPPLIES	500370	573825	20.90
01/13/2023	PWBDD	42639	OZAUKEE COUNTY LAND & WATER MGN	WRC ADAPTIVE MANAGEMENT	500383	573835	300.00
01/20/2023	PWBDD	42665*#	BEYER'S HARDWARE	MAINTENANCE SUPPLIES	500340	573830	5.61
				MAINTENANCE SUPPLIES	500340	573830	72.22
				CHECK PWBDD 42665 TOTAL FOR FUND 601:			77.83
01/20/2023	PWBDD	42669*#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	573825	139.98
				TELEPHONE/COMMUNICATIONS	500225	573825	62.00
				CHECK PWBDD 42669 TOTAL FOR FUND 601:			201.98
01/20/2023	PWBDD	42672	CINTAS CORPORATION	SAFETY EQUIPMENT	500372	573825	112.11
01/20/2023	PWBDD	42677	DD SLING & SUPPLY, INC.	MAINTENANCE SUPPLIES	500340	573830	115.61
01/20/2023	PWBDD	42694	MILWAUKEE RUBBER PRODUCTS	COLLECTION SYSTEM MAINT	500360	573835	407.30



Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 601 WATER RECYCLING CENTER							
01/20/2023	PWBDD	42697	NORTH CENTRAL LABORATORIES	LAB SUPPLIES	500370	573825	989.27
				LAB SUPPLIES	500370	573825	(545.34)
				CHECK PWBDD 42697 TOTAL FOR FUND 601:			443.93
				Total for fund 601 WATER RECYCLING CENTER			38,798.02
Fund: 700 RISK MANAGEMENT FUND							
01/13/2023	PWBDD	42608*#	CEDARBURG LIGHT & WATER	DUE TO LIGHT AND WATER	256200	000000	3,281.56
01/20/2023	PWBDD	42695	MUNICIPAL PROPERTY INSURANCE	PROPERTY INSURANCE	500510	519400	51,878.00
				Total for fund 700 RISK MANAGEMENT FUND			55,159.56
			TOTAL - ALL FUNDS				492,457.38
'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND							
'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT							

**CITY OF CEDARBURG**  
**TRANSFER LIST**  
1/1/23-1/27/23

<b>Date</b>	<b>Amount</b>	<b>Transfer to</b>
<b>PWSB CHECKING ACCOUNT</b>		
1/3/2023	\$10,223.50	Delta Dental-Jan dental & vision insurance
1/10/2023	\$13,761.59	State of Wisconsin-December sales tax
1/13/2023	\$238,000.00	PWSB Payroll
1/13/2023	\$1,422.54	Aflac-December premiums
1/16/2023	\$2,083.43	ADP Invoices
1/18/2023	\$1,344.85	ICMA-contributions for 12/25/22-1/7/23
1/18/2023	\$5,312.00	North Shore Bank-contributions for 12/25/22-1/7/23
1/18/2023	\$522.50	Police Union-contributions for 12/25/22-1/7/23
1/18/2023	\$346.15	State of Wisconsin-child support for 12/25/22-1/7/23
1/18/2023	\$775.38	Wis Deferred Comp-contributions for 12/25/22-1/7/23
1/18/2023	\$2,269.44	Minnesota Life-February premiums
1/20/2023	\$1,920.00	Retirees surcharge reimbursement (Jan & Feb)
1/24/2023	\$153,095.64	ETF-February health insurance premiums
1/20/2023	\$949,982.22	LGIP-EMS Equipment Replacement Fund
1/20/2023	\$293,496.21	CVMIC-2023 Liability insurance premiums
1/26/2023	\$236,000.00	PWSB Payroll
1/26/2023	\$1,358.61	ICMA-contributions for 1/8/23-1/21/23
1/26/2023	\$5,662.67	North Shore Bank-contributions for 1/8/23-1/21/23
1/26/2023	\$522.50	Police Union-contributions for 12/25/22-1/7/23
1/26/2023	\$346.15	State of Wisconsin-child support for 1/8/23-1/21/23
1/26/2023	\$769.78	Wis Deferred Comp-contributions for 1/8/23-1/21/23
	<u>\$1,919,215.16</u>	
<b>PWSB PAYROLL CHECKING ACCOUNT</b>		
1/13/2023	\$170,573.85	Payroll for 12/25/22-1/7/23
1/13/2023	\$68,005.66	Payroll taxes for 12/25/22-1/7/23
1/27/2023	\$166,255.90	Payroll for 1/8/23-1/21/23
1/27/2023	\$68,814.60	Payroll taxes for 1/8/23-1/21/23
	<u>\$473,650.01</u>	
<b>PWSB TAX COLLECTION ACCOUNT</b>		
1/13/2023	\$1,487,972.88	Ozaukee County-December tax settlement
1/13/2023	\$6,915,400.28	Cedarburg School District-December tax settlement
1/13/2023	\$14,690.07	M-T School District-December tax settlement
1/13/2023	\$958,939.70	MATC-December tax settlement
	<u>\$9,377,002.93</u>	



City of Cedarburg

## City Administrator's Report

January 26, 2023

### Department News

*The following information is provided to keep the Common Council and staff informed on some of the activities and events of the City. Points of clarification may be addressed during the City Administrator's Report portion of the agenda; however, if discussion of any of these items is necessary, placement on a future Council agenda should be directed.*

**Engineering & Public Works**— A design meeting was held for the 2023 Street & Utility Projects. A preconstruction meeting was held for the Hanover Street extension, and construction should begin early March and end by Labor Day.

**Clerk**—The Clerk's Office will be sending out approximately 460 absentee ballots next week, for requests that have been received for the February 21, 2023 Spring Primary. Cedarburg residents will be voting for Supreme Court Justice and District 2 Council Member. The top two winners in each race will be on the April 4, 2023 Spring Election ballot.

**Building Inspector**—The Senior Center signs will be replaced this week. The long-time tenants at the cemetery home will be moving out in February. Building Inspector Thoma will be getting four proposals for reroofing the house.

**Library**— Director Eastwood is working on the Annual Library report for the State.

**Senior Center**—The Center had a record breaking turnout for the 2023 Travel Show last week. Aubrey Suppiger returned to the Senior Center this week as Senior Center Supervisor. Fitness classes continue to be popular.

**Treasurer**— This is a payroll week. Finance Director/Treasurer Livingston is working on a WRS report that is due month-end.

**Light & Water**— The Western Avenue water tower will be coming down this year. A rate case hearing with the PSC will take place in February for a proposed rate increase.

**Administrator**—The City switched from MyCivicApp to SeeClickFix to manage citizen service requests. The City's email switch from the County to Office 365 has been delayed until February. The Plan Commission met Monday night to review a concept plan for the former Amcast site.

Respectfully submitted,

Mikko Hilvo

## 2022 PERMIT SUMMARY BY MONTH

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Erosion Control	5	7	10	5	10	3	7	5	4	2	1	8	67
Coops							1						1
Single Family	2	6	6	4	6	3	5	5	3	2	1	2	45
Duplex	2	2	4	2	4		2		2			4	22
Assessory Building			1	5	2	3	2	2	2	2		1	20
Addition/Alteration	12	13	20	17	12	11	12	14	13	13	9	6	152
Commerical New Constructio						1			2		1	3	7
Commercial Additions/Alterati	2	2	2	1		3			1		2	2	15
Pools		1											1
Razing					2					1	1		4
Heat/Vent	25	22	20	24	23	31	30	29	58	20	22	19	323
Signs	2	4		1	2	1	1	2	1	2		3	19
Plumbing	27	38	33	32	47	148	29	29	102	29	29	50	593
Electrical	43	35	40	33	51	148	47	38	46	23	73	33	610
Occupancy	2	5	7	6	7	9	8	9	8	13	13	6	93
TOTAL VALUE TO CITY	1,718,400	2,834,155	4,417,851	3,291,371	3,847,840	2,724,061	2,693,012	2,424,332	1,817,809	1,719,193	2,807,512	1,697,155	31,992,691
INSPECTIONS													
Jeff Thoma						89	179	297	213	295	211	147	1431
JOE JACOBS	1	3		2	2	6	1	3	1	5	2	1	27
MICHAEL BAIER	106	198	174	206	215	14							913
ROGER KISON						122	50	23	17	26	11	15	264



**CITY OF CEDARBURG  
BUILDING INSPECTION DEPARTMENT  
YEAR END COMPARISONS**

PERMITS ISSUED	2022	2021	2020	2019	2018	2017
Single Family	45	24	36	40	39	32
Duplex	22	8	16	0	0	0
Multi-Family	2	0	7	4	7	0
Accessory Building	20	21	22	30	19	20
Addition/Alteration	152	231	246	172	156	181
<b>COMMERCIAL CONSTRUCTION</b>						
New Construction	5	2	1	4	5	1
Addition/Alteration	15	10	32	34	29	22
Signs	19	23	29	36	30	23
Pools	1	1	4	3	3	1
Razing	4	2	2	4	6	1
Moving	0	0	0	0	0	0
Electrical	610	427	450	435	397	342
Heating/Vent	323	315	312	308	292	244
Plumbing	593	389	352	391	398	359
Cert of Compliance	-	-	-	-	-	-
Chicken Coops	1	0	2	3	1	3
Occupancy	95	63	71	87	67	64
Total Value	31,992,691	23,973,375	49,156,001	128,131,688	66,255,463	33,903,778

INSPECTIONS MADE	2022	2021	2020	2019	2018	2017
Mike Baier	913	2112	2238	2267	1946	1744
Roger Kison	278	33	24	66	25	21
Joe Jacobs	27	42	87	90	43	20
Andy Lyneis	-	-	-	-	-	1
Jeffrey Thoma	1434					
<b>TOTAL</b>	<b>2652</b>	<b>2177</b>	<b>2349</b>	<b>2423</b>	<b>2014</b>	<b>1786</b>

01/04/2023