

**MINUTES
CITY OF JEFFERSON COMMON COUNCIL
TUESDAY, JULY 16, 2019**

The Tuesday, July 16, 2019 meeting of the City of Jefferson Common Council was called to order at 7:00 p.m. by Mayor Oppermann. Members present were: Ald. Miller, Ald. Beyer, Ald. Tully, Ald. Peachey, Ald. Brandel, Ald. Krause, Ald. Horn, and Ald. Lares. Absent: None. Also present were: City Administrator Freitag, City Engineer Pinnow, City Attorney Rogers, WWTP Superintendent Clark and Chief Pileggi.

PUBLIC PARTICIPATION

Jalissa Bishop from Baker Tilly.

PRESENTATION: Summary of the 2018 Storm/Sewer Audit from Jodi Dobson with Baker Tilly Virchow Krause.

DISCUSSION: Administrator Freitag gave an overview regarding Comprehensive Plan Timetable.

APPOINTMENTS BY MAYOR AND CONFIRMED BY CITY COUNCIL:

Tabled.

PROPOSED ORDINANCE #4-19

Ald. Brandel introduced Ordinance #4-19 for the first reading.

**CITY OF JEFFERSON
PROPOSED ORDINANCE #4-19**

An Ordinance to Amend Section 300-19 B. of the Municipal Code of the City of Jefferson Related to Rezoning

The Common Council of the City of Jefferson, Wisconsin, do ordain as follows:

Section 1. Section 300-19 B. of the Zoning map, City of Jefferson, Wisconsin, which is herein made a part, is amended to change district boundaries of a 19 acre parcel, 631 N Watertown Ave (Property formerly known as Jefferson County Highway Shop) from ML (Limited Industrial District) to the zoning designation of MU (Mixed Use District).

Description:

BEG ON HGY 182.16FT N OF E&W 1/4/L, W478.50FT, N19DG'W 96.36FT, N3DGW 124.08FT, W 748.44FT TO ROCK RIV, SLY ON BK OF RIV 502.26FT, E 1178.76FT TO HGY, N19DGW 266.64FT TO POB. EX 1.432A IN PUERNER ST IN 975-562. ALSO COM W1/4/C, S88DG25'E 1593.99FT, N62DG04'E 251.7FT N71DG58'E 157.47FT TO POB, N81DG14'E 291.62FT, S17DG40'E 59.59FT, N88DG25'W 317.46FT, N71DG58'E 11.62FT TO POB. EX COM W1/4/C, S89DG01'E 1325.46FT, N15DGW 404.94FT TO POB, S88DG25'E 634.91FT, S13DGE 132.61FT, S29DG03'E 34.68FT, WLY 151.18FT ALG CUR, RAD 853.22FT, CD S72DG45'W 150.98FT, N17DG30'W 26.10FT, S65DG05'W 151.87FT, S73DG52'W 375.64FT, N04DG48'W 366.47FT TO POB. ALSO LD BTN W/L & RIVER. ALSO PT N WATERTOWN AVE VAC IN 1024-613 LYG ADJ. EX BEG SW/C LOT 3, CSM 998- 3-492, N18DG15'W 60FT, S80DG26'W 35FT, S18DG15'E 88.22FT, S89DG01'E 181.64FT N18DG15'W 35FT, N89DG01'W 145FT TO POB.

Parcel #: 241-0614-0231-015, 241-0614-0231-021, 241-0614-0231-017, 241-0614-0231-016, 241-0614-0231-018, 241-0614-0231-019, 241-0614-0231-020, 241-0614-0224-015

Address: 631 N Watertown Ave. (Property formerly known as Jefferson County Highway Shop)

Proposed Permanent Zoning Designation: MU (Mixed Use District)

Section 2. This ordinance shall take effect and be in full force after passage and publication as provided by law and notification and attestation of the district boundary changes incorporated herein the zoning map, City of Jefferson.

PROPOSED ORDINANCE #5-19

Ald. Krause introduced Ordinance #5-19 for the first reading.

**CITY OF JEFFERSON
ORDINANCE #5-19**

An Ordinance to Repeal and Recreate Section 120-1 of the Municipal Code Concerning Portions of the Building Construction Code

The Common Council of the City of Jefferson, WI hereby ordains as follows:

Section 1.

1. The provisions of Section 120.01(I) of the Municipal Code are hereby repealed in its entirety.
2. The following provisions of the Wisconsin Administrative Code are adopted by reference and made a part of this Chapter:

Wisconsin Commercial Building Code. The Wisconsin Commercial Building Code, Wis. Admin. Code SPS chs. 360 to 366, and all amendments adopted thereto, shall apply to all public buildings and places of employment and is hereby adopted by reference as if fully set forth herein. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. In any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

3. The following provisions of the Wisconsin Administrative Code are adopted by reference and made a part of this Chapter:

Wisconsin Uniform Dwelling Code. The provisions of chs. SPS 320 to 325, Wis. Adm. Code, and this chapter shall apply to construction and inspection procedures used for all new and existing one and two family dwellings, manufactured building for dwelling and newly constructed community based residential facilities providing care treatment and services for 3 to 8 adults. State building permit seals will not be required for permits for one and two family dwellings built before June 1, 1980.

4. The following provisions of the Wisconsin Administrative Code are adopted by reference and made a part of this Chapter:

SUPPLEMENT. The provisions of this chapter shall be deemed to supplement any and all laws of the State and orders of the State Department of Safety and Professional Services relating to buildings.

5. The following provisions of the Wisconsin Administrative Code are adopted by reference and made a part of this Chapter:

SCOPE.

- a. The provisions of this chapter shall govern the design, construction, alteration, repairs, demolition, and moving of all buildings and structures.
- b. All buildings and structures hereafter erected, altered, repair, moved or demolished that are used or designed to be used for the purpose herein defined shall comply in full with the requirements of this chapter. No provision of this chapter shall be construed to repeal, modify, or constitute an alternative to any lawful zoning regulation.

6. The following provisions of the Wisconsin Administrative Code are adopted by reference and made a part of this Chapter:

CHANGE OF USE. When the use of a building or structure is changed and the requirements for the new use are more stringent than those for the previous use, then such building or structure shall be made to comply with the requirements for the new use as provided in this chapter.

7. The following provisions of the Wisconsin Administrative Code are adopted by reference and made a part of this Chapter:

PROHIBITION. No person shall maintain, occupy, or use a building or structure or part thereof that has been erected or altered in violation of this chapter.

8. The following provisions of the Wisconsin Administrative Code are adopted by reference and made a part of this Chapter:

ESTABLISHMENT OF MINIMUM STANDARDS. The purpose of this chapter is to protect the health, safety, and welfare of the public and employees by establishing minimum standards for the design, construction, structural strength, quality of materials, adequate egress facilities, sanitary facilities, natural lighting, heating and ventilating, energy, conservation and fire safety for all public buildings and places of employment.

Section 2.

This ordinance shall take effect after the passage, publication, and attestation as required by law.

CONSENT AGENDA

(Ald. Tully introduced Resolution No. 25.)

**CITY OF JEFFERSON
RESOLUTION NO. 25**

BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for July 16, 2019 is hereby adopted.

- A. Vouchers Payable for July 2019 in the amounts of \$148,583.15. Payroll Summary for July 2, 2019 in the amount of \$169,629.36.
- B. Council Minutes from July 2, 2019 of the Common Council.
- C. Closure of ROW- Wedl's Hamburger Stand.
- D. Licenses as Approved by the Regulatory Committee.
 - 1. Operator's Licenses
 - 2. Special Class B Licenses
 - a. Jefferson Rotary Club- Brat & Burger Dinner

Ald. Tully, seconded by Ald. Brandel moved to approve Resolution No. 25. On call of the roll, Motion carried unanimously.

RESOLUTION ACCEPTING THE 2018 SEWER AND STORM UTILITY FINANCIAL STATEMENTS AND AUDIT REPORT

(Ald. Peachey introduced Resolution No. 26.)

**CITY OF JEFFERSON
RESOLUTION NO. 26**

RESOLUTION TO ACCEPT THE 2018 SEWER AND STORM UTILITY FINANCIAL STATEMENTS AND AUDIT REPORT

BE IT RESOLVED by the Common Council of the City of Jefferson that the 2018 Storm and Sanitary Sewer Utility Financial Statements and Audit Report are hereby accepted.

Ald. Peachey, seconded by Ald. Horn moved to approve Resolution No. 26. Motion carried unanimously on call of the roll.

RESOLUTION AUTHORIZING TO RETAIN SPECIAL COUNCIL

(Ald. Miller introduced Resolution No. 27.)

**CITY OF JEFFERSON
RESOLUTION NO. 27**

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO RETAIN SPECIAL COUNCIL TO PROVIDE LEGAL SERVICES RELATED TO ZONING ISSUES AND POTENTIAL LITIGATION RELATING TO THE HILLTOP MOTEL PROJECT

WHEREAS, the City of Jefferson Building and Zoning Administrator has been requested by the God Touch Ministry to provide a zoning code determination for the Hilltop Motel Property; God Touch Ministry is a potential purchaser of the Hilltop Motel Property; and

WHEREAS, the City Attorney is currently unable to represent the City of Jefferson due to a conflict of interest; and

WHEREAS, the City Administrator is requesting the authority to retain Attorney Stan Riffle from the Municipal Law Firm of Municipal Law & Litigation Group, S.C. Arenz, Molter, Macy, Riffle, Larson & Bitar as Special Counsel to advise the Building and Zoning Administrator and represent the City of Jefferson in this matter; and

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein authorizes the City Administrator to retain the legal services of Stan Riffle from the Municipal Law Firm of Municipal Law & Litigation Group as it relates to zoning issues and potential litigation relating to the Hilltop Motel Property. Attorney fees for services rendered shall be based on an hourly rate of \$250.00.

Ald. Miller, seconded by Ald. Brandel moved to approve Resolution No. 27. Motion carried unanimously on call of the roll.

Ald. Peachey, seconded by Ald. Tully moved to adjourn the July 16, 2019 meeting of the Common Council. On a voice vote, motion carried unanimously.