

**MINUTES  
CITY OF JEFFERSON COMMON COUNCIL  
CITY HALL COUNCIL CHAMBERS  
TUESDAY, JANUARY 17, 2023**

The Tuesday, January 17, 2023 meeting of the City of Jefferson Common Council was called to order at 7:00 p.m. by Mayor Oppermann. Member's present were: Ald. Neils, Ald. Mattke, Ald. Tully, Ald. Schroeder, Ald. Beyer, Ald. Lares and Ald. Teeter. Absent: Ald. Brandel. Also present were: City Administrator Freitag, City Attorney Rogers, City Clerk/Deputy Treasurer Copsey, and Police Chief Richter.

**PUBLIC PARTICIPATION**

None.

**AN ORDINANCE AMENDING SECTION 300.02.70 (RA-35) RURAL HOLDING ZONING DISTRICT OF THE CITY OF JEFFERSON CODE OF ORDINANCES**

(To be introduced by Ald. Beyer for a first reading.)

**CITY OF JEFFERSON  
ORDINANCE NO. 1-23**

The Common Council of the City of Jefferson (the City), Wisconsin, hereby ordains as follows:

**Section 1.** §300.02.70 is hereby amended to include the following as a permitted use in a Rural Holding Zone:

(2)

(p) Golf Course and related activities.

§300.02.70 is hereby further amended to include the following as a conditional use in a Rural Holding Zone:

(3)

(x) Golf Course Maintenance, Food Snack Shed, and Pro Shop.

All other provisions of §300.02.70 are hereby reaffirmed.

**Section 2.** This ordinance shall take effect after the passage, publication, and attestation as required by law.

**CONSENT AGENDA**

(To be introduced by Ald. Schroeder.)

**CITY OF JEFFERSON  
RESOLUTION NO. 69**

**BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for January 17, 2023, is hereby adopted.

- A. Vouchers Payable for December 2022 in the amount of \$122,735.37, and January 2023 in the amount of \$252,305.73, and December Manuals in the amount of \$48,749.69. Payroll Summary for January 13, 2023 in the amount of \$165,989.72.
- B. Council Minutes from January 3 and January 10, 2023 of the Common Council.
- C. Licenses as Approved by the Regulatory Committee:
  1. Operator's Licenses.
  2. Picnic License- Jefferson Rotary Club Beer & Wine Tasting-Jefferson Fairgrounds.

Ald. Schroeder, seconded by Ald. Teeter moved to approve Resolution No. 69. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING THE SALE OF PROPERTY LOCATED IN THE MEADOWS SUBDIVISION**

(To be introduced by Ald. Teeter.)

**CITY OF JEFFERSON  
RESOLUTION NO. 70**

**WHEREAS**, the Gorman and Company, LLC (**the Developer**) has submitted an "Offer to Purchase" Contract for the purchase of approximately 2.5 acres of property located in the Meadows Estates Subdivision; and

**WHEREAS**, the Developer intends to construct a multi-family development consisting of approximately 60 market rate apartments at this location beginning the fall of 2023; and

**NOW, THEREFORE BE IT RESOLVED**, by the City Council of the City of Jefferson, Wisconsin that it herein approves said "Offer to Purchase" Contract, including the following terms:

- Selling Price: \$90,000
- Earnest Money: \$5,000
- Closing Date: June 30, 2023
- Contingencies: Tax Increment District Financing Assistance in an amount to be determined and appropriate zoning to allow for construction of no less than 60 multi-family apartment units.

**BE IT FURTHER RESOLVED**, by the City Council that the City Administrator is authorized to execute said "Offer to Purchase" Contract on behalf of the City of Jefferson and further authorizes the Mayor, City Administrator, and City Clerk to execute any document related to the closing of this property and transfer of title to Gorman and Company, LLC upon the review and consent of the City Attorney.

Ald. Teeter, seconded by Ald. Mattke moved to approve Resolution No. 70. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING THE SALE OF INDUSTRIAL PARK PROPERTY**

(To be introduced by Ald. Tully.)

**CITY OF JEFFERSON  
RESOLUTION NO. 71**

**WHEREAS**, the City of Jefferson has recently completed an expansion of the North Industrial Park to create additional industrially zoned lots for development; and

**WHEREAS**, the City has received an “Offer to Purchase” Contract from Todd Schultz to construct a warehousing/distribution building for Eway Transit, LLC on City owned property; and

**WHEREAS**, the proposed Eway Transit, LLC Development would include construction of an approximately 9,800 square feet building, consisting of warehousing, docks, and a small administrative office. The construction cost of said development is estimated at \$1.7 million; and

**NOW, THEREFORE BE IT RESOLVED**, by the Common Council of the City of Jefferson Wisconsin that it herein approves the “Offer to Purchase” Contract and authorizes the City Administrator to execute said Contract on behalf of the City of Jefferson. This sale of this industrial property includes the sale of a three (3) acre parcel at a total selling price of \$60,000. The City will be responsible for creating this lot utilizing a certified survey map process, site grading, and extension of North Parkway to create street access and utility availability.

Ald. Tully, seconded by Ald. Mattke moved to approve Resolution No. 71. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING THE CITY OF JEFFERSON TO EXCEED THE LEVY LIMIT SPECIFIED UNDER SECTION 66.0602, WISCONSIN STATUTES, ON AN ONGOING BASIS FOR STAFFING AND COMPESATING FIRE AND EMERGENCY SERVICES STAFF**

(To be introduced by Ald. Neils.)

**CITY OF JEFFERSON  
RESOLUTION NO. 72**

**WHEREAS**, the Common Council of the City of Jefferson has determined it is desirable and in the best interest of the City to increase the amount levied in the next fiscal year and for each fiscal year going forward by \$500,000 or 10.792% for the purpose of staffing and compensating Fire and Emergency Services Staff;

**WHEREAS**, such increase in the amount levied will exceed the City's allowable levy limit under Section 66.0602, Wisconsin Statutes, unless the electors approve a referendum allowing the increase; and

**WHEREAS**, the Common Council has determined it is desirable and in the best interest of the City to direct the City Clerk to submit the question as shown on the sample ballot attached hereto as Exhibit A to the electors for approval or rejection at the regularly scheduled election to be held on April 4, 2023.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Jefferson that:

1. The City Clerk is hereby directed to call a referendum election to be held in the City at the regularly scheduled election on April 4, 2023 for the purpose of submitting to the qualified electors of the City the question included on Exhibit A.
2. The City Clerk is directed to publish the required notices regarding the referendum election and provide the results of such election to the Wisconsin Department of Revenue.

Ald. Neils, seconded by Ald. Mattke moved to approve Resolution No. 72. On call of the roll, Motion carried unanimously.

Ald. Lares, seconded by Ald. Neils moved to adjourn the Jefferson Common Council Meeting at 7:13 p.m., carried unanimously on a voice vote.