

**MINUTES  
CITY OF JEFFERSON COMMON COUNCIL  
CITY HALL COUNCIL CHAMBERS  
WEDNESDAY AUGUST 15, 2023**

The Tuesday, August 15, 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. Schroeder, Ald. Beyer, Ald. Tully, Ald. Mattke, Ald. Teeter and Ald. Stone. Absent: Ald. Lares. Also present were: City Administrator Freitag, Attorney Rogers, City Director of Public Works Clark, City Clerk/Deputy Treasurer Copsey and Police Chief Richter.

**PUBLIC PARTICIPATION**

Caroline Soleska from Heron's Landing wants to inform the council of the parking issue they are having in their parking lot and the initial parking contract she has with the city. Heron's Landing is supposed to have 16 parking stalls for their business, and they are being used up by other businesses in the area. Ms. Soleska would like to know how to move forward with her contract she has with the city.

Elizabeth Pizzano 143 N High Ave and Benjamin Gomez 223 S. Highland Ave. would like to thank the city for their support of the Latina Festival. Jim Schroeder, 203 N Jackson Ave, would like to thank the mayor and the council for all the support for the festival as well.

**ADJOURN TO PUBLIC HEARING TO DISCUSS AN ORDINANCE AMENDING SECTION 300-19 OF THE ZONING MAP, CITY OF JEFFERSON, WISCONSIN, WHICH IS HEREIN MADE A PART, IS AMENDED TO CHANGE DISTRICT BOUNDARIES OF TAX PARCEL 241-0614-0242-008 AND 241-0614-0242-009 FROM SR-5 SINGLE FAMILY TO UMU URBAN MIXED USE.**

- A. Call to Order.
- B. Reading of Notice of Public Hearing by the City Administrator.
- C. Explanation of the Ordinance Change.
- D. Person wishing to be heard; please state your name, address and reason for appearing.
- E. Close of Hearing.

**AN ORDINANCE TO AMEND SECTION 300-19B OF THE MUNICIPAL CODE OF THE CITY OF JEFFERSON RELATED TO REZONING**

(To be introduced by Ald. Mattke for a second reading.)

**CITY OF JEFFERSON  
PROPOSED ORDINANCE #6-23**

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 Tax Parcel 241-0614-0242-008 and 241-0614-0242-009 from sR-5 Single Family to UMU Urban Mixed Use.

Description:

BEG 171.6FT S1DG48'E of C/P/S 2, S31DG30'W 167, 1FT, N18DG46'W 127FT, N17DG09'E 51FT, S88DG 33'E 126.6FT, S31DG30'W 25.6 FT TO POB.EX LD IN STH 26 IN VOL 301.595.

Parcel #: 241-0614-0242-008

Description:

BEG NE/C OF LD IN 262-232, N28DGE 130.44 FT, W TO RR ROW, S ON SD L TO PT W OF POB, E TO POB

Parcel #: 241-0614-0242-009

Proposed Permanent Zoning Designation: UMU URBAN MIXED USE.

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.

Ald. Mattke, seconded by Ald. Stone moved to approve Ordinance No. 6-23. On call of the roll, Motion carried unanimously.

### **DISCUSSION: LUBAHN PARK TRAIL**

Park and Rec Director Keller let the committee know that we have \$100,000 grant monies from the Greater Watertown Community Health Foundation (GWCHF) and would like to offer the idea of using the money for a walking trail at Lubahn Park. Keller had an estimate from Town and County Engineering that the project would cost around \$95,000 for the trail. Keller stated we would need to get an easement from the homeowners to put the pathway in. She would also like to add lighting to the paths that would cost around \$30,000-\$70,000 depending on the lighting. After discussion, it is the consensus of the council to get the criteria for what the money needs to be used for. The money needs to be used by the end of September.

### **CONSENT AGENDA**

(To be introduced by Ald. Schroeder.)

### **CITY OF JEFFERSON RESOLUTION NO. 33**

**BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for August 15, 2023, is hereby adopted.

- A. Vouchers Payable for August Payables in the amount of \$315,907.47, and July Manual Checks in the amount of \$5,058.79. Payroll Summary for August 11, 2023, in the amount of \$200,530.79.
- B. Council Minutes from August 1, 2023, of the Common Council.
- C. Licenses as Approved by the Regulatory Committee:
  - 1. Operator’s Licenses.

Ald. Schroeder, seconded by Ald. Mattke moved to approve Resolution No. 33. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING BUDGET ADJUSTMENTS**

(To be introduced by Ald. Tully.)

**CITY OF JEFFERSON  
RESOLUTION NO. 34**

**BE IT RESOLVED** by the Common Council of the City of Jefferson, Wisconsin that the following 2022 budget adjustments are hereby authorized and shall be funded out of the General Fund fund balance:

<b>BUDGET ITEM</b>	<b>ACCOUNT #</b>	<b>CURRENT BUDGET</b>	<b>BUDGET ADJUSTMENT</b>	<b>REVISED AMOUNT</b>
<i>Municipal Court</i>				
Social Security	01-51210-15-142	\$1,925	<b>\$10</b>	\$1,935
<i>Attorney</i>				
Attorney Fees	01-51310-20-213	\$60,000	<b>\$9,425</b>	\$69,425
<i>Recreation Department</i>				
Programming Supplies	01-55210-30-342	\$37,000	<b>\$11,675</b>	\$48,675
<i>Senior Center</i>				
Materials to Maint Building	01-55220-30-352	\$1,000	<b>\$875</b>	\$1,875
<i>Forestry</i>				
Landscape Materials	01-55610-30-371	\$7,200	<b>\$2,200</b>	\$9,400

<b>BUDGET ITEM</b>	<b>ACCOUNT #</b>	<b>CURRENT BUDGET</b>	<b>BUDGET ADJUSTMENT</b>	<b>REVISED AMOUNT</b>
Fund 19 – TIF #5	19-50000-40-400	\$0	<b>\$365,700</b>	\$365,700
Fund 24 – TIF #8	24-50000-40-400	\$0	<b>\$127,400</b>	\$127,400
Fund 26 – TIF #10	26-50000-20-200	\$0	<b>\$16,500</b>	\$16,500
Fund 47 – Land Acq Fund	47-50000-30-350	\$0	<b>\$349,200</b>	\$349,200
Fund 49 – Development Fund	49-50000-30-300	\$0	<b>\$325</b>	\$325

**BE IT FURTHER RESOLVED** that the above budget adjustments are funded out of the respective fund balances.

Ald. Tully, seconded by Ald. Mattke moved to approve Resolution No. 34. On call of the roll, motion carried unanimously.

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

(To be introduced by Ald. Beyer.)

**CITY OF JEFFERSON  
RESOLUTION NO. 35**

**WHEREAS**, the City of Jefferson is currently completing 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 Kingdom Shalom Properties, Inc., d/b/a Kool Trikes North, LLC to relocate their business to the North Industrial Park. The first phase of the development includes construction of an approximately 5,000 square foot building, consisting of office, showroom, fabricating, and warehouse space. The construction cost of said development is estimated at \$500,000; and

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

Ald. Beyer, seconded by Ald. Neils moved to approve Resolution No. 35. On call of the roll, motion carried unanimously.

**RESOLUTION AUTHORIZING THE RIVERFRONT DIAMOND BACKSTOP**

(To be introduced by Ald. Neils.)

**CITY OF JEFFERSON  
RESOLUTION NO. 36**

**BE IT RESOLVED** by the Common Council of the City of Jefferson, Wisconsin that the City of Jefferson obtained two quotes from contractors to remove and replace the diamond one backstop at Riverfront Park. This project will replace the current backstop in its current position.

**WHEREAS**, the City of Jefferson allocated monies for this project in the 2023 capital improvement plan and;

**WHEREAS**, the lowest quote was from Lemke Fence Company in the amount of \$21,852;

**NOW, THEREFORE BE IT RESOLVED** that the City of Jefferson authorizes the Parks and Recreation Department staff to enter into an agreement with Lemke Fence Company to demo and install a new backstop on diamond one at Riverfront Park in the amount of \$21,852.

Ald. Neils, seconded by Ald. Mattke moved to approve Resolution No. 36. On call of the roll, Motion carried unanimously.

Ald. Mattke, seconded by Ald. Beyer moved to adjourn the Jefferson Common Council Meeting at 7:33 p.m., carried unanimously on a voice vote.