

**MINUTES  
CITY OF JEFFERSON COMMON COUNCIL  
CITY HALL COUNCIL CHAMBERS  
WEDNESDAY OCTOBER 3, 2023**

The Tuesday, October 3, 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. Tully, Ald. Mattke, Ald. Teeter, Ald. Lares, Ald. Stone and Ald. Beyer. Absent: None. 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**

Chad Holpfer, with the Recreation Department would like to inform the public of the Egg-tober Hunt which will be held on Friday, October 27<sup>th</sup> at 11 am. Also, he would like to let the council know that the Riverfront backstop is complete at Riverfront Diamond 1.

**PRESENTATION: BOY SCOUT TROOP PROJECT**

Christian Crabtree, Boy Scout presented a project he would like to put in at Riverfront Park. The project would be putting a Gaga Ball game in. He went over what the game is, why he would like to install it, and the cost of the project. Christian went over his timeline for the project and what he would need to get the project done.

**PRESENTATION: LOOS HOMES RESIDENTIAL DEVELOPMENT PROJECT**

Cory O’Donnell, Loos Homes gave a presentation on the development project at the Fairways of Jefferson. Mr. O’Donnell went over that they are requesting a zoning change and gave the council a preliminary plat.

**MAYORAL APPOINTMENT:**

Tourism Committee ..... Cathy Cluff

Ald. Schroeder, seconded by Ald. Mattke moved to approve the Mayoral Appointment. On call of the roll, motion carried unanimously.

**AN ORDINANCE TO AMEND SECTION 270-1 AND 270-3 RELATING TO SALES IN PUBLIC RIGHT-OF-WAY AND TRANSIENT MERCHANTS**

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

**CITY OF JEFFERSON  
ORDINANCE NO. 10-23**

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

**Section 1.** Section 270-1 of the City of Jefferson Municipal Code Relating to Sales in Public Right-of-Way is hereby amended as follows:

## **§270-1 Sales in Public Right-of-Way**

No persons shall sell any goods or services in any public right-of-way or public street, city park, or any other city owned property without being issued a permit by the Common Council. The Common Council may issue a permit if it is satisfied that the sale of goods and/or services, or mobile food establishment, or mobile dessert establishment services, in the public right-of-way or street shall not be averse to public safety, health, or the welfare of the City. In exigent or extreme circumstances, the City Administrator shall have the authority to approve applications. This section does not apply to the following organizations and their events: Farmer's Markets, Gemuetlichkeit Days, Inc., The Chamber of Commerce, Holiday Parade of Lights, Rib Fest, Tomorrow's Hope, Live Music Foundation, The Friends of Goat Island, Jefferson Main Street Association, Inc., and National Night Out.

**Section 2.** Section 270-3(D)3 of the City of Jefferson Municipal Code Relating to Transient Merchants is hereby amended to read as follows:

### **§ 270-3 Transient Merchants**

“At the time the registration is returned, a fee shall be paid by the applicant to the Clerk/Treasurer to cover the cost of processing the registration. For one sale event not exceeding three consecutive days, the initial fee shall be \$15.00 ~~(for one event per year only)~~. For all other sale events, the initial fee shall be \$50.00. The Common Council may adjust said fees on an annual basis. All permits issued under this Chapter shall expire on December 31 at 11:59 PM with no proration or reduction of the fee allowed.”

Section 270-3(E) is hereby created to read as follows:

“This section does not apply to the following organizations and their events: Farmer's Markets, Gemuetlichkeit Days, Inc., The Chamber of Commerce, Holiday Parade of Lights, Rib Fest, Tomorrow's Hope, Live Music Foundation, The Friends of Goat Island, Jefferson Main Street Association, Inc., and National Night Out. Said organizations and events shall be required to submit a list of each vender to the City including name, address, phone number and items to be sold by vender.

Section 3. Except as stated herein, all other provision of §270-1 and §270-3 are hereby affirmed and shall be in full force and effect.

Section 4. This ordinance shall be effective on the date after its enactment and publication of this ordinance as required by law.

Ald. Beyer, second by Ald. Teeter moved to approve Ordinance #10-23. On call of the roll, motion carried unanimously.

**AN ORDINANCE TO AMEND SECTION 300-10.31 OF THE MUNICIPAL CODE OF THE CITY OF JEFFERSON RELATED TO REZONING OF PARCEL #241-0614-1224-000**

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

**CITY OF JEFFERSON  
ORDINANCE NO. 12-23**

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 241-0614-1224-000, 28.14 acres on Golf Drive from SR2 Single Family Residential to the zoning designation of SR3/DR8 Single Family Residential/Duplex Residential.

**Description:**

COM N1/4/C, S01DG48'E 602.94 FT, S88DG11'W 234.48FT, S487 .69FT, W164.13FT TO POB, S41 DG29'W 23.87FT, S63DG10'W 254.99FT, S00DG35'E 1288.24 FT, S01DG07'E 442.06FT, S85 DG38'W 400.46FT, S36DG32'W 218.59FT, S03DG28'W 123.75FT N87DG55'W 260.37FT, S82DG13' W 294.02FT, S00DG59'W 195.38 FT, N89DG00'W 66FT, N00DG59' E 206.34FT, N79DG34'W 112.99 FT, N20DG48'W 489.20FT, N46 DG57'E 125.68FT, S77DG22'E 481.76FT, N79DG06'E 300.56FT N26DG41'E 277.64FT, N07DG23' W 379.93FT, N22DG21'E 766.93 FT, N17DG07'W 527.68FT, N59 DG48'E 254.83FT, S270.53FT, E370.87FT TO POB. ALSO ESMT IN DOC 1306472. EX PT IN CSM 5760-32-279, DOC 1377692. ALSO COM N1/4/C, S00DG58'E 3549.20FT, N88DG10'W 1870.60 FT, N01DG49'E 206.34FT, N78 DG44'W 112.99FT TO POB, N19 DG58'W 489.20FT, S10DG11'E 464.38FT, S88DG10'E 85FT TO POB. ALSO COM N1/4/C, S00DG 58'E 1594.35FT, N89DG10'W 989.53FT TO POB, S17DG05'W 598.96FT, N23DG11'E 621.80FT N89DG10'W 68.93FT TO POB. SUBJ TO ESMT IN DOC 1438839. SUBJ TO ESMT IN DOC 1477295.

**Parcel #:** 241-0614-1224-000

**Address:** No Parcel Address

**Permanent Zoning Designation:** SR3/DR8 Single Family Residential/Duplex Residential

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.

**AN ORDINANCE TO AMENDING SECTION 300-2.51 OF THE MUNICIPAL CODE OF THE CITY OF JEFFERSON RELATED TO (MI) MEDIUM INDUSTRIAL ZONING DISTRICT.**

(To Be Introduced for its First Reading by Ald. Tully.)

**CITY OF JEFFERSON  
PROPOSED ORDINANCE #13-23**

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

Section 1. 300-2.51 (MI) Medium Industrial Zoning District

- A.** Intent. This district is intended to permit mid-scale to large-scale industrial and office development at an intensity which is consistent with economic development objectives and compatible with adjacent residential and commercial development. The primary distinguishing feature of this district is that it is geared toward indoor industrial activities with some raw materials or finished products stored outside. This district tends to be heavy, but not typically a nuisance for adjoining properties.
- B.** Principal uses permitted by right. Refer to Article **III** for detailed definitions and requirements for each of the following land uses.

- (1) Office.
- (2) Personal or professional service.
- (3) Outdoor display.
- (4) Artisan production shop.
- (5) Commercial kitchen.
- (6) Indoor maintenance service.
- (7) Vehicle service and repair.
- (8) Outdoor open space institutional.
- (9) Passive outdoor recreation.
- (10) Essential services.
- (11) Light industrial.
- (12) Indoor storage and wholesaling.
- (13) **Indoor food production and processing.**

- C.** Principal uses permitted as conditional use. Refer to Article **III** for detailed definitions and requirements for each of the following land uses.

- (1) Active outdoor recreation.
- (2) Large-scale public services and utilities.
- (3) Production greenhouse.
- (4) Indoor food cultivation and farming.
- (5) **Indoor food production and processing.**
- (6) Personal storage facility.
- (7) Outdoor storage and wholesaling.
- (8) Transit center.
- (9) Distribution center.
- (10) Off-site parking lot.
- (11) Off-site structured parking.
- (12) Communication tower.
- (13) Cultivation.
- (14) Community Garden.

Section 2. Except as stated herein, all other provisions of 300-2.51 are hereby affirmed and shall be in full force and effect.

Section 3. This ordinance shall be effective on the date after its enactment and publication of this ordinance as required by law.

**CONSENT AGENDA**

(To be introduced by Ald. Schroeder.)

**CITY OF JEFFERSON  
RESOLUTION NO. 45**

**BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for October 3, 2023, is hereby adopted.

- A. Vouchers Payable for October Payables in the amount of \$933,766.79. Payroll Summary for September 22, 2023, in the amount of \$208,948.76.
- B. Council Minutes from September 19, 2023, of the Common Council.
- C. Licenses as Approved by the Regulatory Committee:
  - 1. Operator’s Licenses.
  - 2. Sales of Goods in the ROW- Lions Club, October 14<sup>th</sup> Pub Crawl.
  - 3. Temporary Class B Picnic License- Lions Club, October 14<sup>th</sup> Pub Crawl.

Ald. Schroeder, seconded by Ald. Beyer moved to approve Resolution No. 45. On call of the roll, Motion carried unanimously.

**RESOLUTION OF NECESSITY FOR ACQUISITION OF EASEMENTS AND RESTRICTIVE COVENANTS**

(To be introduced by Ald. Neils.)

**CITY OF JEFFERSON  
RESOLUTION NO. 46**

**WHEREAS**, the function of the City of Jefferson (“City”) is to promote the health, safety and general welfare of City residents; and

**WHEREAS**, the function of the City is to carry out blight elimination, slum clearance, urban renewal programs and projects and housing projects, as directed by the Common Council and as authorized under secs. 66.1335 Wis. stats.; and

**WHEREAS**, the City has approved a redevelopment project known as the Tax Incremental District No. 5 Project which offers a unique opportunity to create high quality and attractive downtown redevelopment; and

**WHEREAS**, in order to accomplish the redevelopment, there is a need to acquire fee simple title to

the following real estate (the “Property”) for demolition and land assembly purposes:  
**LEGAL DESCRIPTION – SEE ATTACHED EXHIBIT A**  
and;

**WHEREAS**, the City intends to proceed to adopt a resolution of necessity for acquisition of the Property, pursuant to Wis. Stats secs. 32.06(1) and 32.07(2); and

**WHEREAS**, the statutory eminent domain process has a number of protections for landowners, which will be put in place by adoption of this Resolution.

**NOW THEREFORE**, on motion duly made and approved, the City hereby makes the following findings and orders, pursuant to Wis. Stat. §32.06(1) and §32.07(2):

That it is a public purpose to accomplish the acquisition Property described on Exhibit A.

Ald. Neils, seconded by Ald. Mattke moved to approve Resolution No. 46. On call of the roll, motion carried unanimously.

**RESOLUTION AUTHORIZING THE LEASE OF PROPERTY BETWEEN THE CITY OF JEFFERSON AND NESTLE PURINA PETCARE COMPANY**

(To be introduced by Ald. Stone.)

**CITY OF JEFFERSON  
RESOLUTION NO. 47**

**WHEREAS**, Nestle Purina Petcare Company is in need of additional parking for their employees during their expansion project; and

**WHEREAS**, they have reached out to City staff to inquire about the availability of the VFW Rec Center parking lot; and

**WHEREAS**, City staff is recommending that the area south of the VFW Rec. Center be leased to Nestle Purina Petcare Company per the terms of a written lease agreement that would run from October 3, 2023 to October 31, 2024; and

**WHEREAS**, Nestle Purina Petcare Company will lease this parking area for Nestle staff from Monday-Thursday 3:30 a.m. – 7 p.m. and Friday 3:30 a.m. – 5 p.m. This will not infringe on the city lease agreement with the current lease of the Rec. Center on Fridays at 5 pm through Sunday evening; and

**NOW, THEREFORE BE IT RESOLVED**, by the City Council of the City of Jefferson, Wisconsin that it herein approves the proposed Lease Agreement between the City and Nestle Purina Petcare Company. Said Lease Agreement would be for a term of one year at a sum of \$2,000 per month. These monies will be deposited into the Park Development Fund for use of a yet determined project.

**BE IT FURTHER RESOLVED**, by the City Council that the City Administrator is authorized to execute said Lease Agreement on behalf of the City of Jefferson.

Ald. Stone, seconded by Ald. Mattke moved to approve Resolution No. 47. On call of the roll, motion carried unanimously.

**RESOLUTION AUTHORIZING RECOGNIZED HOLIDAY LIGHTING ON THE MILWAUKEE STREET BRIDGE AND PUBLIC LIGHTING REQUEST**

(To be introduced by Ald. Mattke.)

**CITY OF JEFFERSON  
RESOLUTION NO. 48**

**WHEREAS**, the City of Jefferson in October of 2022 completed lights display package installed on the Milwaukee Street Bridge; and

**WHEREAS**, the display has now been functioning since that time displaying a variety of colored lights reflecting some holidays and themes each month; and

**WHEREAS**, the purpose of the lighting is to create a visual amenity and unifying ambiance to those who visit Jefferson and the downtown business corridor;

**WHEREAS**, upon review the City Council will follow nationally recognized holidays for the purpose of lighting the bridge. The holidays include New Years Day, Martin Luther King Jr's Birthday, Washington's Birthday (AKA Presidents Day), Memorial Day, Juneteenth National Independence Day, Independence Day, Labor Day, Columbus Day, Thanksgiving Day, Christmas Day, and other approved public lighting request submitted to the city.

**NOW, THEREFORE BE IT RESOLVED**, by the City Council of the City of Jefferson, Wisconsin that the holidays be approved for display, and to be reviewed and amended on an annual basis by the common council.

Ald. Mattke, seconded by Ald. Neils moved to approve Resolution No. 48. On call of the roll, Motion carried unanimously.

Ald. Mattke, seconded by Ald. Stone moved to adjourn the Jefferson Common Council Meeting at 7:37 p.m., carried unanimously on a voice vote.