

**MINUTES  
CITY OF JEFFERSON COMMON COUNCIL  
CITY HALL COUNCIL CHAMBERS  
TUESDAY, SEPTEMBER 17, 2024**

The Tuesday, September 17, 2024 meeting of the City of Jefferson Common Council was called to order at 7:00 p.m. by Mayor Oppermann. Members' present were: Ald. Schroeder, Ald. Obernberger, Ald. Teeter, Ald. Tully, Ald. Mattke, and Ald. Pinnow by telephone. Absent: Ald. Beyer and Ald. Neils. Also present were: City Administrator Freitag, City Attorney Rogers, Police Chief Richter and City Clerk/Deputy Treasurer Copsey.

**PUBLIC PARTICIPATION**

None.

**AN ORDINANCE AMENDING §139-1 OF THE JEFFERSON MUNICIPAL CODE OF ORDINANCES**

(To be introduced for second reading by Ald. Tully.)

**CITY OF JEFFERSON  
ORDINANCE NO. 8-24**

**WHEREAS**, the City of Jefferson had previously adopted a fire prevention ordinance, set forth in Chapter 139 of its Code of Ordinances; and

**WHEREAS**, one of the references in Chapter 139 is outdated and needs to be amended.

**NOW THEREFORE**, the Common Council of the City does hereby ordain as follows:

**Section 1.** Section 139-1 of the Code of the City of Jefferson is hereby deleted in its entirety.

**Section 2.** Section 139-1 henceforth shall read as follows:

The most current edition of the National Fire Protection Association Codes and Standards is hereby adopted by reference and made part of Chapter 139.

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

Ald. Tully, seconded by Ald. Mattke, moved to approve Ordinance No. 8-24. On call of the roll, Motion carried unanimously.

**AN ORDINANCE AMENDING §300-10.31 OF THE JEFFERSON MUNICIPAL CODE OF THE CITY OF JEFFERSON RELATED TO REZONING PARCEL #241-0614-1113-104**

(To be introduced for first reading by Ald. Schroeder.)

**CITY OF JEFFERSON  
PROPOSED ORDINANCE #9-24**

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 271 E. Green Street from I Institutional Use to the zoning designation of SR-5 Single Family Residential.

Description:

**LOT 1, CSM 6493, DOC 1487016**

Parcel #: 241-0614-1113-104

Address: 271 E. Green Street

Proposed Permanent Zoning Designation: SR-5 Single Family 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 AMENDING §300-10.31 OF THE JEFFERSON MUNICIPAL CODE OF THE CITY OF JEFFERSON RELATED TO REZONING PARCEL #241-0614-0224-062 and 241-0614-0224-013**

(To be introduced for first reading by Ald. Teeter.)

**CITY OF JEFFERSON  
PROPOSED ORDINANCE #10-24**

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 683 N. Watertown Ave. from SR-2 Single Family to the zoning designation of UMU Urban Mixed Use.

Description:

**LOT 3, CSM 998-3-492, DOC 743684. ALSO PT IN N WATERTOWN AVE  
VAC IN DOC 987430 LYG ADJ. ALSO BEG SW/C SD 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  
AND**

**LOT 1, CSM 6476, DOC 1484678**

Parcel #: 241-  
0614-0224-062 and 241-0614-0224-013

Address: 683 N. Watertown Ave.

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.

**CONSENT AGENDA**

(To be introduced by Ald. Teeter.)

**CITY OF JEFFERSON  
RESOLUTION NO. 56**

**BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for September 17, 2024, is hereby adopted.

- A. Vouchers Payable for September Payables in the amount of \$2,175,165.54. Payroll Summary for September 6, 2024, in the amount of \$174,075.21.
- B. Council Minutes from September 3, 2024, of the Common Council.
- C. Licenses as Approved by the Regulatory Committee:
  - 1. Operator's Licenses.
  - 2. Liquor Licenses- Spirits Cocktail Club.
  - 3. Cigarette Licenses.
  - 4. Closure of Right-of-Way- Jefferson Chamber of Commerce- Fire House Alley- Boo Bash, October 17, 2024.

Ald. Teeter, seconded by Ald. Schroeder, moved to approve Resolution No. 56. On call of the roll, Motion carried unanimously.

**RESOLUTION APPROVING THE SPECIAL EVENT FOR THE WISCO CHASE REGATTA**

(Be introduced by Ald. Obernberger.)

**CITY OF JEFFERSON  
RESOLUTION NO. 57**

**WHEREAS**, The Jefferson County Rowing Club has submitted a public special event application to hold their 2024 WISCO Chase Rowing Regatta at Rock River Landing Park on Sunday October 6th, 2024; and

**WHEREAS**, since this event anticipates over 250 attendees for the event, Common Council approval is necessary; and

**WHEREAS**, the organizers have met with City staff, and will continue to meet with staff before the event; and

**WHEREAS**, their required documentation including application, and additional insurance coverage are all in good standing; and

**NOW, THEREFORE BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that it herein approves the Public Special Event Application for The Jefferson County Rowing Club's WISCO Chase Rowing Regatta on Sunday October 6th, 2024 at Rock River Landing Park.

Ald. Obernberger, seconded by Ald. Mattke moved to approve Resolution No. 57. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING THE UPDATED PURCHASING POLICY**

(To be introduced by Ald. Mattke.)

**CITY OF JEFFERSON  
RESOLUTION NO. 58**

**BE IT RESOLVED** by the Common Council of the City of Jefferson, Wisconsin that the updated City of Jefferson Purchasing Policy changes are hereby adopted.

Ald. Mattke, seconded by Ald. Tully moved to approve Resolution No. 58. On call of the roll, Motion carried unanimously.

**RESOLUTION REQUESTING EXEMPTION FROM COUNTY LIBRARY TAX**

(To be introduced by Ald. Schroeder.)

**CITY OF JEFFERSON  
RESOLUTION NO. 59**

**WHEREAS** the Jefferson County Board has established a county library service and levies a county library tax as authorized under Section 43.57 (3) of the Wisconsin Statutes, and

**WHEREAS** Section 43.64 (2) (b) of the Wisconsin Statutes provides that a village or city is exempt from the county library tax if it levies a tax for public library service and appropriates and expends for a library fund as defined by s.43.52 (1) during the year for which the county tax levy is made a sum at least equal to the county library tax rate in the prior year multiplied by the equalized valuation of the property in the city or village for the current year, and

**WHEREAS**, the city of Jefferson will, in 2025, appropriate and expend an amount in excess of that calculated above,

**NOW THEREFORE BE IT RESOLVED** that the city of Jefferson hereby requests of the Jefferson County Board of Supervisors that the city of Jefferson be exempted from the payment of any tax for the support of the County Library Service as provided in Section 43.64 (2).

**BE IT FURTHER RESOLVED** that copies of this resolution be forwarded by the city clerk to the following parties:

ADMINISTRATOR  
Jefferson County Library Council  
Dwight Foster Public Library  
209 Merchants Avenue  
Fort Atkinson, WI 53538

COUNTY CLERK  
311 S. Center Street, Room 109  
Jefferson, WI 53549

Ald. Pinnow, seconded by Ald. Teeter moved to approve Resolution No. 59. On call of the roll, Motion carried unanimously.

**RESOLUTION APPROVING AERATION BLOWER REPLACEMENT PURCHASE**

(To be introduced by Ald. Tully.)

**CITY OF JEFFERSON  
RESOLUTION NO. 60**

**WHEREAS**, the Jefferson Wastewater Treatment Aeration System requires an aeration blower replacement; and

**WHEREAS**, the Jefferson Wastewater Utility obtained pricing from Mulcahy Shaw Water for the replacement and upgrade parts in the amount of \$40,207.00; and

**WHEREAS**, the Finance Committee has reviewed the quotes and concurs with the recommendation of the Wastewater Utility Superintendent to purchase the replacement and upgrade parts from Mulcahy Shaw Water and will be funded with Replacement Fund monies and recommends the same to the Common Council; and

**NOW, THEREFORE BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that it herein approves the purchase of the aeration blower and upgrade system parts from Mulcahy Shaw Water; and

**BE IT FURTHER RESOLVED**, by the Common Council of the City of Jefferson that the City Administrator is herein authorized and directed to execute any contract or document associated with the above action on behalf of the City of Jefferson following its review by the City Attorney.

Ald. Tully, seconded by Ald. Mattke moved to approve Resolution No. 60. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING A DEVELOPERS AGREEMENT BETWEEN THE CITY OF JEFFERSON AND JEFFERSON HILLS CONDOMINIUMS, LLC**

(To be introduced by Ald. Tully.)

**CITY OF JEFFERSON  
RESOLUTION NO. 61**

**WHEREAS**, Jefferson Hills Condominiums, LLC (the Company) intends to acquire a parcel of vacant land located within the legal boundaries of the City of Jefferson. The property is an undeveloped parcel located on the north side of the City and abuts Junction Road; and

**WHEREAS**, the Company intends to construct multi-use commercial and residential units upon the Property, including approximately fifty-four town house condominiums and two separate retail sites totaling 11,500 square feet. The estimated taxable value of the project at build-out is approximately \$19 million (the Project); and

**WHEREAS**, the project requires the extension of street and utility infrastructure to serve the development. The extension of public improvements will occur in two phases. The estimated cost of the public infrastructure improvements is \$1,376,515; and

**WHEREAS**, Wisconsin Statutes empower cities to assist development projects by lending or contributing funds and performing other actions of a character which the City is authorized to perform for other purposes; and

**WHEREAS**, the City anticipates providing financial assistance to cover a portion of the public infrastructure improvements to serve the project. Said assistance will not exceed \$880,000 and will be paid by combination of a cash contribution and pay-go tax increment assistance; and

**NOW, THEREFORE BE IT RESOLVED**, by the City Council of the City of Jefferson, Wisconsin that it herein approves and authorizes a Developer's Agreement between the City and Jefferson Hills Condominium, LLC which sets forth the obligations of each as related to the project. The Mayor, Administrator, City Clerk, and City Attorney are authorized to execute documents related to the Developer's Agreement on behalf of the City of Jefferson.

Ald. Tully, seconded by Ald. Obernberger moved to approve Resolution No. 61. On call of the roll, Motion carried unanimously.

Ald. Mattke, seconded by Ald. Teeter moved to adjourn the Jefferson Common Council Meeting at 7:22 p.m., carried unanimously on a voice vote.