

**MINUTES
CITY OF JEFFERSON COMMON COUNCIL
CITY HALL COUNCIL CHAMBERS
TUESDAY, OCTOBER 1, 2024**

The Tuesday, October 1, 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, Ald. Beyer, Ald. Neils and Ald. Pinnow. Absent: None. Also present were: City Administrator Freitag, City Attorney Rogers, Police Chief Richter and City Clerk/Deputy Treasurer Copsey.

PUBLIC PARTICIPATION

None.

PRESENTATION: GENERAL PURPOSE FINANCIAL STATEMENTS AND UTILITY PURPOSE FINANCIAL STATEMENTS

Paul Frantz, Baker Tilly.

Ald. Schroeder, seconded by Ald. Tully, moved to accept the Financial Audit. On call of the roll, Motion carried unanimously.

PROCLAMATION: WHITE CANE SAFETY DAY



We're going outside.

**CITY OF JEFFERSON
PROCLAMATION**

WHEREAS, on October 6, 1964, the United States Congress designated October 15 of each year as White Cane Safety Day; and

WHEREAS, blindness and severe visual impairment affect approximately 109,000 Wisconsin residents; and

WHEREAS, the majority of these person use travel aids, such as a white cane or a service animal to get around public streets and sidewalks and places of public accommodation; and

WHEREAS, these travel aids are universally recognized as symbols representing vision loss; and

WHEREAS, Wisconsin's White Cane Law requires that motorists come to a full stop before approaching closer than 10 feet to a pedestrian who is using a white cane or service animal; and

WHEREAS, Greater awareness of the White Cane Law leads to safer, more attentive driving in general, enhancing the safety of all pedestrians, including children, elders and people with disabilities; and

WHEREAS, communities have the opportunity to implement many proven features to enhance the safety of all pedestrians, including sidewalks, accessible pedestrian signals and curb ramps.

NOW, THEREFORE BE IT RESOLVED that, I, Mayor Dale W. Oppermann, on behalf of the residents of City of Jefferson do hereby proclaim, October 15, 2024, as **WHITE CANE SAFETY DAY** in City of Jefferson and also acknowledge the importance of pedestrian safety year-round.

Dale Oppermann
MAYOR

Timothy Freitag
CITY ADMINISTRATOR

Council Members

Toby Tully, Jr.
Laurie Teeter
Jim Schroeder
Joe Mattke

Peg M. Beyer
Scott Obernberger
Chick Neils
Jen Pinnow

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 second 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.

Ald. Schroeder, seconded by Ald. Mattke, moved to approve Ordinance No. 9-24. 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 #241-0614-0224-062 and 241-0614-0224-013

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

**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.

Ald. Beyer, seconded by Ald. Tully, moved to approve Ordinance No. 10-24. On call of the roll, Motion carried unanimously.

CONSENT AGENDA

(To be introduced by Ald. Teeter.)

**CITY OF JEFFERSON
RESOLUTION NO. 62**

BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for October 1, 2024, is hereby adopted.

- A. Vouchers Payable for October Payables in the amount of \$884,204.38, August Manuals in the amount of \$7,923.00, and September Manuals in the amount of \$20,150.47. Payroll Summary for September 20, 2024, in the amount of \$116,902.65.
- B. Council Minutes from September 17, 2024, of the Common Council.
- C. Licenses as Approved by the Regulatory Committee:
 - 1. Operator’s Licenses.
 - 2. Liquor Licenses- Combination Class B Liquor License- Taco Fiesta.

Ald. Teeter, seconded by Ald. Obernberger, moved to approve Resolution No. 62. On call of the roll, Motion carried unanimously with Ald. Beyer and Ald. Neils abstaining from the minutes.

RESOLUTION AUTHORIZING HOUSING LOAN FOR 111 S. MAIN STREET, CHADY PROPERTIES, APPLICANT

(Be introduced by Ald. Obernberger.)

**CITY OF JEFFERSON
RESOLUTION NO. 63**

WHEREAS, Chady Properties submitted a request for a housing loan for the renovation of two (2) apartments located at 111 S. Main Street at a total estimated cost of \$72,000. The amount of the loan request is \$50,000 at an interest rate of three (3) percent, with a 10-year amortization period; and

WHEREAS, the Jefferson Revolving Loan Program is administered by the Jefferson Redevelopment Authority, but because of the size of the loan request the final review authority is the City Council; and

WHEREAS, the Redevelopment Authority considered the loan application at the regularly scheduled September 25, 2024 meeting and is recommending the loan with parameters to the City Council.

WHEREAS, the Redevelopment Authority found that the applicant has met the minimal conditions of the Revolving Housing Loan Manual and that the housing loan would allow the property owner to create another housing rental unit that it is not currently in a rentable condition and maintain one (1) additional unit for rent to qualified low and moderate income residents; and

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Jefferson, Wisconsin that it herein authorizes and approves a loan from the Jefferson Revolving Housing Loan Fund per the following amount parameters:

- Amount of Loan = \$50,000 (with \$22,000 private match by applicant)
- Interest Rate = Three (3) percent
- Repayment Period = 10 years
- Certification by Applicant that apartment units are to be rented to qualified low and moderate individuals per the income guidelines established for Jefferson County and adherence to the rent limits for affordable housing as determined by the State of Wisconsin for Jefferson County

BE IT FURTHER RESOLVED, by the City Council that the City Administrator, City Attorney, and City Clerk are directed to execute any documents associated with the loan and its closing on behalf of the City of Jefferson.

Ald. Obernberger, seconded by Ald. Mattke moved to approve Resolution No. 63. On call of the roll, Motion carried unanimously.

Ald. Schroeder, seconded by Ald. Mattke moved to adjourn the Jefferson Common Council Meeting at 7:26 p.m., carried unanimously on a voice vote.