

**MINUTES
CITY OF JEFFERSON COMMON COUNCIL
CITY HALL COUNCIL CHAMBERS
THURSDAY, NOVEMBER 7, 2024**

The Thursday, November 7, 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, and Ald. Neils. Absent: None. Also present were: City Administrator Freitag, City Attorney Rogers, Lieutenant Schmidt and City Clerk/Deputy Treasurer Copsey.

PUBLIC PARTICIPATION

Mayor Oppermann gave a street repair update.

**DISCUSSION: VACANT ALDERPERSON-AT-LARGE SEAT INTERESTED PERSONS
COMMENTS**

Ald. Schroeder, seconded by Ald. Mattke moved to appoint Mr. Joshua Larson. On call of the roll, motion carried unanimously.

APPOINTMENT BY CITY COUNCIL:

Alderson-At-Large (expires April 2026)

Administration of the Oath of Office to newly elected officials by the City Clerk/Deputy Treasurer Copsey:

Joshua Larson Alderson-at-Large

DISCUSSION: PLAYLAND OF DREAMS ALTERNATE PLAN

Park and Recreation Director Holpfer went over an alternate plan to Playland of Dreams at Riverfront. The Playland of Dreams committee would like two new parks built. One at Riverfront and one at Stoppenbach Park, instead of one very large Playland at Riverfront.

ORDINANCE AMENDING SECTION 300-10.31 OF THE JEFFERSON MUNICIPAL CODE OF THE CITY OF JEFFERSON RELATED TO REZONING OF PARCELS #241-0614-1132-113 AND 241-0614-1132-115, 226 AND 238 RUSSELL COURT

(To be introduced for its second reading by Ald. Schroeder.)

**CITY OF JEFFERSON
PROPOSED ORDINANCE # 11-24**

The Common Council of the City of Jefferson, Wisconsin, do ordain as follows:

Section 1. Section 300-10.31 of the Zoning map, City of Jefferson, Wisconsin, which is herein made a part, is amended to change district boundaries of parcel number 241-0614-1132-115, 238 Russell Court and 241-0614-1132-113, 226 Russell Court from SR-D Single Family Residential to the zoning designation of DR-8 Duplex Residential District.

Description:

Being a redivision of Lot 1 and Lot 2 of Certified Survey Map No. 6413 Located in part of the Southwest ¼ of the Northwest ¼ part of the Southeast ¼ of the Northwest ¼, part of the Northwest ¼ of the Southwest ¼, and part of the Northeast ¼ of the Southwest ¼ all in section 11 town 6 North, Range 14 East, City of Jefferson, Jefferson County, Wisconsin.

Parcel #: 241-0614-1132-115 and 241-0614-1132-113

Address: 226 and 238 Russell Court.

Proposed Permanent Zoning Designation: DR-8 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.

Ald. Schroeder, seconded by Ald. Obernberger, moved to approve Ordinance No. 11-24. On call of the roll, Motion carried unanimously.

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP FOR SECTION 300-10.31 OF THE MUNICIPAL CODE OF THE CITY OF JEFFERSON RELATED TO THE REZONING.

(To be introduced for its first reading by Ald. Obernberger.)

**CITY OF JEFFERSON
PROPOSED ORDINANCE # 12-24**

The Common Council of the City of Jefferson, Wisconsin, do ordain as follows:

Section 1. Section 300-10.31 of the Zoning map, City of Jefferson, Wisconsin, which is herein made a part, is amended to change district boundaries of parcel number 241-0714-3513-004, South Junction Road and East of STH 26 from Suburban Mixed Use (SMU) to the zoning designation of Urban Mixed Use (UMU).

Description:

LOT 1, CSM 5915-34-123, DOC 1402162. EX CSM 6008-35-050, DOC 1412561. SUBJ TO ESMT IN DOC 1432009. SUBJ TO ESMT IN DOC 1436569.



Parcel #: 241-0714-3513-004

Address: South of Junction Road and East of STH 26.

Proposed Permanent Zoning Designation: Urban Mixed Use (UMU).

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. 71**

BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for November 7, 2024, is hereby adopted.

- A. Vouchers Payable for October Payables in the amount of \$654,893.34. Payroll Summary for October 18, 2024, in the amount of \$204,128.58.
- B. Council Minutes from October 15, 2024, of the Common Council.
- C. Rental Agreement with ADRC for Meals on Wheels Program.
- D. 2025 Humane Society of Jefferson County Contract- \$20,978.49.
- E. Licenses as Approved by the Regulatory Committee:
 - 1. Operator's Licenses.

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

**RESOLUTION AUTHORIZING TAX INCREMENT DISTRICT #6 ACCEPTANCE OF FINAL
AUDIT AND DISTRIBUTION OF EXCESS INCREMENT TO OVERLYING TAXING
DISTRICTS**

(To be introduced by Ald. Tully.)

**CITY OF JEFFERSON
RESOLUTION NO. 72**

WHEREAS, the City created Tax Incremental District No. 6 on January 1, 2009, and;

WHEREAS, on February 6, 2024 the Council terminated the District:

BE IT FURTHER RESOLVED, that the Common Council hereby accepts the Final Audit for Tax Increment District #6; and:

BE IT FURTHER RESOLVED, that the City Treasurer shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares to be determined in the final audit by the City's auditors, Baker Tilley.

Ald. Tully, seconded by Ald. Schroeder moved to approve Resolution No. 65. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING HOUSING LOAN FOR PROPERTY LOCATED AT 127 E RACINE STREET, FIELDS PROPERTIES, APPLICANT

(To be introduced by Ald. Beyer.)

**CITY OF JEFFERSON
RESOLUTION NO. 73**

WHEREAS, Fields Properties, Inc. submitted a request for a housing loan for the renovation of two (2) apartments located at 127 Racine Street at an estimated total cost of \$120,000. 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 Revolving Housing Loan Program is administered by the Jefferson Redevelopment Authority, but because of the size of the loan request the final review authority is the Jefferson City Council; and

WHEREAS, the Redevelopment Authority considered the loan application at their regularly scheduled October 30, 2024 meeting and is recommending the loan with parameters to the City Council; and

WHEREAS, the Redevelopment Authority found that the applicant has met the minimal conditions of the Revolving Housing Loan Manual and that a housing loan would allow the property owner to renovate two (2) housing rental units that are not currently in a rentable condition for 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 parameters:

- Amount of Loan = \$50,000 (with remaining match provided by the 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-income 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
- Adherence to all other Jefferson Revolving Housing Loan Program Manual requirements.

Ald. Beyer, seconded by Ald. Obernberger moved to approve Resolution No. 73. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING THE CONTRACT BETWEEN THE CITY OF JEFFERSON AND VIRTUS, INC

(To be introduced by Ald. Mattke.)

**CITY OF JEFFERSON
RESOLUTION NO. 74**

WHEREAS, the City of Jefferson, Wisconsin (the City) has created Tax Increment District No. 12 (TID 12) for the purpose of promoting economic development on the City’s near north side (the Project); and

WHEREAS, the City has been approached by City North Development, LLC (the Company) concerning development of approximately 13 acres of land located within the boundaries of TID 12; and

WHEREAS, the City and the Company have reached an agreement wherein the City will help the Company financially with promoting the Project; and

WHEREAS, but for this assistance from the City, the Company could not complete the Project; and

WHEREAS, the Project is in the City’s long range best interest;

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

- a) The Project is in the City’s best interest and the City’s financial assistance to the Company in the form of return of the tax dollars from the improvements is economically justified.
- b) The Master Development Agreement negotiated between the City and the Company is appropriate to both sides and City officials are hereby authorized to execute said agreement on behalf of the City.

Ald. Mattke, seconded by Ald. Teeter moved to approve Resolution No. 74. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING THE HIRE OF A FULL-TIME WASTEWATER/WATER OPERATOR

Tabled.

Ald. Mattke, seconded by Ald. Neils moved to adjourn the Jefferson Common Council Meeting at 7:47 p.m., carried unanimously on a voice vote.