

**MINUTES  
CITY OF JEFFERSON COMMON COUNCIL  
CITY HALL COUNCIL CHAMBERS  
TUESDAY, MARCH 18, 2025**

The Tuesday, March 18, 2025 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. Teeter, Ald. Tully, Ald. Beyer, Ald. Larson, Ald. Mattke, Ald. Obernberger and Ald. Neils. Absent: None. Also present were: City Administrator Freitag, City Attorney Rogers, Chief Richter and City Clerk/Deputy Treasurer Copsey.

**PUBLIC PARTICIPATION**

Judge William Gruber, Town of Lake Mills is running for Judge in Jefferson County and was introducing himself to the council and the citizens of Jefferson.

**CONSENT AGENDA**

(To be introduced by Ald. Teeter.)

**CITY OF JEFFERSON  
RESOLUTION NO. 117**

**BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for March 18, 2025, is hereby adopted.

- A. Vouchers Payable for March Payables in the amount of \$213,000.58, February Manual Checks in the amount of \$1,675.00, and March Manual Checks in the amount of \$112.00. Payroll Summary for March 7, 2025, in the amount of \$211,036.57.
- B. Council Minutes from March 4, 2025, of the Common Council.
- C. 2025 American Legion Flag Subsidy.
- D. Licenses as Approved by the Regulatory Committee:
  1. Operator's Licenses.
  2. Temporary Class B License- Jefferson County Lodge 9- Car Show, Jefferson County Fairgrounds- April 25-26<sup>th</sup>, 2025.

Ald. Teeter, seconded by Ald. Beyer, moved to approve Resolution No. 117. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING SPECIAL EVENT APPLICATION APPROVAL FOR 3RD  
FASTPITCH SPRING INVITATIONAL**

(To be introduced by Ald. Schroeder.)

**CITY OF JEFFERSON  
RESOLUTION NO. 118**

**WHEREAS**, the Jefferson Youth Baseball Softball Club (JYBSC) has submitted a special public event application to hold their Spring Fastpitch Invitational Tournament at Riverfront Park the weekend of May 16<sup>th</sup>-18<sup>th</sup>; and

**WHEREAS**, since this event anticipates 250 plus 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, additional insurance coverage, and recommendation from the Park, Recreation, & Forestry Commission 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 JYBSC Spring Fastpitch Invitational Tournament at Riverfront Park.

Ald. Schroeder, seconded by Ald. Teeter moved to approve Resolution No. 118. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING BUDGET ADJUSTMENTS**

(To be introduced by Ald. Tully.)

**CITY OF JEFFERSON  
RESOLUTION NO. 119**

**BE IT RESOLVED** by the Common Council of the City of Jefferson, Wisconsin that the following 2024 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>Attorney</i>				
Attorney Fees	01-51310-20-213	\$60,000	<b>\$6,000</b>	\$66,000
<i>Inspection Services</i>				
Building Inspection Contract	01-52410-20-226	\$80,500	<b>\$9,025</b>	\$89,525
<i>EMS</i>				
Wages – Part-time	01-52550-10-129	\$188,000	<b>\$143,200</b>	\$331,200
<b>BUDGET ITEM</b>	<b>ACCOUNT #</b>	<b>CURRENT BUDGET</b>	<b>BUDGET ADJUSTMENT</b>	<b>REVISED AMOUNT</b>
Fund 15 – Taxi Fund	15-50000-50-589	\$140,000	<b>\$41,800</b>	\$181,800
Fund 22 – TIF #6	22-50000-30-310	\$150	<b>\$190,800</b>	\$190,950
Fund 23 –TIF #7	23-50000-20-200	\$0	<b>\$422,300</b>	\$422,300
Fund 24 – TIF #8	24-50000-30-310	\$150	<b>\$128,100</b>	\$128,250
Fund 25 –TIF #9	25-50000-30-310	\$150	<b>\$146,600</b>	\$146,750
Fund 27 – TIF #11	27-50000-40-400	\$0	<b>\$5,400,000</b>	\$5,400,000

Fund 34 – Library Fund	34-50000-30-352	\$1,200	<b>\$11,950</b>	\$13,150
Fund 35 – Civic Promotion	35-50000-40-415	\$0	<b>\$4,200</b>	\$4,200
Fund 47 – Land Acq Fund	47-50000-30-350	\$0	<b>\$263,500</b>	\$263,500
Fund 49 – Development Fund	49-50000-30-300	\$0	<b>\$25</b>	\$25
Fund 66 – Cap Project Fund	66-50000-40-430	\$1,566,400	<b>\$756,300</b>	\$2,322,700

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

Ald. Tully, seconded by Ald. Neils moved to approve Resolution No. 119. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING THE REPLACEMENT OF THE GREENWOOD CEMETERY OFFICE BUILDING WINDOW REPLACEMENT**

(To be introduced by Ald. Neils.)

**CITY OF JEFFERSON  
RESOLUTION NO. 120**

**BE IT RESOLVED** by the Common Council of the City of Jefferson, Wisconsin that the Capital Project Funds will be used to fund the replacement of the windows in the Greenwood Cemetery Office Building.

**BE IT FURTHER RESOLVED** that the amount shall not exceed \$19,200 as approved by the Finance Committee.

Ald. Neils, seconded by Ald. Schroeder moved to approve Resolution No. 120. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING THE SALE OF UNNEEDED PARCEL**

(To be introduced by Ald. Mattke.)

**CITY OF JEFFERSON  
RESOLUTION NO. 121**

**WHEREAS**, the City of Jefferson, Wisconsin (the City) is the owner of a certain parcel of undeveloped land located along Riverview Drive within the City (the Parcel) and has been designated as Parcel ID 31-021 (see Exhibit A attached hereto); and

**WHEREAS**, the City has previously entered into an agreement whereby the City would sell the Parcel to Nestle Purina Petcare Company for the gross sum of \$60,000; and

**WHEREAS**, the City hereby finds that the Parcel is no longer needed by it and that the sale transaction is in the best interest of the City.

**NOW THEREFORE BE IT RESOLVED** by the Common Council of the City of Jefferson the following:

- 1) That the sale of the Parcel to Nestle Purina Petcare Company is hereby approved.
- 2) Timothy Freitag, City Manager, is hereby authorized to sign any and all documents necessary to complete said sale on behalf of the City.

Ald. Mattke, seconded by Ald. Obernberger moved to approve Resolution No. 121. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING SUBMITTAL OF A WISCONSIN IDLE SITES GRANT APPLICATION TO THE WISCONSIN ECONOMIC DEVELOPMENT COMMISSION (WEDC)**

(To be introduced by Ald. Obernberger.)

**CITY OF JEFFERSON  
RESOLUTION NO. 122**

**WHEREAS**, Virtus Development intends to acquire and redevelop the former Jefferson County Highway Department Property into a mixed-use (residential and commercial) development referred to as City North; and

**WHEREAS**, City North is proposed to include approximately 350 residential units, 25,000 square feet of anchoring retail space and 10,000 square feet of ground floor retail space, and community spaces, including public plazas, pedestrian-friendly streets, and community recreation and gathering spaces; and

**WHEREAS**, the goals of the project include reinvigorating the community's historic downtown by introducing a mix of residential, retail, and commercial spaces, providing workforce market rate housing that addresses a pressing local need for greater housing options, and supporting local business and workforce development by developing anchor and ground floor commercial development which supports local business and creates housing for a new workforce that is developing with the expansion of local industry; and

**WHEREAS** the project will require environmental remediation and street and water and sewer infrastructure improvements estimated to cost approximately \$1,500,000. The developer is requesting that the City of Jefferson submit a Wisconsin Idle Sites Grant Application in the amount of \$250,000 to the WEDC to offset these costs; and

**NOW, THEREFORE BE IT RESOLVED**, by the City Council of the City of Jefferson, Wisconsin that it herein authorizes the Mayor and City Administrator to submit a Wisconsin Idle Site Grant Application in the amount of \$250,000 to the WEDC for the purpose of supporting the development of the City North Project. Said amount does not include an amount up to \$12,000 for costs associated with the administration of the grant if it is funded, these funds will be supplied by Virtus Development. These funds are to be utilized to reimburse the City for the cost of grant administration, including completion of a required audit of the grant that is to be completed by the City's auditor.

Ald. Obernberger, seconded by Ald. Mattke moved to approve Resolution No. 122. On call of the roll, Motion carried unanimously.

Ald. Mattke, seconded by Ald. Neils moved to adjourn to closed session. On call of the roll, Motion carried unanimously.

Ald. Larson, seconded by Ald. Mattke moved to adjourn to open session. On call of the roll, Motion carried unanimously.

Ald. Mattke, seconded by Ald. Neils moved to adjourn the Jefferson Common Council Meeting at 7:46 p.m., carried unanimously on a voice vote.