

**MINUTES**  
**CITY OF JEFFERSON COMMON COUNCIL**  
**CITY HALL COUNCIL CHAMBERS**  
**TUESDAY, AUGUST 19, 2025**

The Tuesday, August 19, 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. Larson, Ald. Tully, and Ald. Mattke, Ald. Beyer, Ald. Neils, and Ald. Teeter. Absent: Ald. Obernberger. Also present were: City Administrator Freitag, City Attorney Rogers, Public Works Director Clark and City Clerk/Deputy Treasurer Copsey.

**PRESENTATION: GENERAL PURPOSE FINANCIAL STATEMENTS AND UTILITY PURPOSE FINANCIAL STATEMENTS**

Baker Tilly, Vasvi and Jodi Dobson.

**PUBLIC PARTICIPATION**

Noelle Willharm, 135 N. German Ave., is opposed to the size of of the proposed park at Stoppenbach Park outlined in the CORP plan.

Mike Prosser, 203 N. Jackson Ave., is not in favor of the proposed park at Stoppenbach Park as outlined in the CORP plan.

Frank Bristol, 523 E. Linden Dr., is in favor of the proposed park at Stoppenbach Park as outlined in the CORP plan.

Cindy Baumann, 515 E. Woodcock St., is not in favor of the proposed park changes in the CORP plan for the Stoppenbach Park.

Amy Johnson, 304 E. Linden Dr., is not in favor of the proposed park changes in the CORP plan for the Stoppenbach Park.

Bob Zentz, 719 Hill St., is not in favor of the proposed park changes in the CORP plan for the Stoppenbach Park.

Brad Fosskett, 361 E. Linden Dr., is not in favor of the proposed park changes in the CORP plan for the Stoppenbach Park.

Blaine Cunningham, 800 N. Main St., Fort Atkinson, is concerned about the ADA accessibility with City Hall and Rotary Park.

Mike Soleska, 140 S. Dewey, is concerned about the ADA accessibility in the city. Mr. Soleska is not in favor of the proposed changes in the CORP plan for the Stoppenbach Park.

**REVIEW AND POSSIBLE ACTION:** Comprehensive Outdoor Recreation Plan. (CORP)

Ald. Neils, seconded by Ald. Tully moved to approve the entire Comprehensive Outdoor Recreation Plan as presented. And direct staff and the Park and Rec Commission to review the Stoppenbach Park concept plan. Focusing on the playgrounds, size, layout, and location within the park. And to provide recommendations back to the council for further consideration, so the council can move forward with the citywide priorities in the Comprehensive Outdoor Recreation Plan. While ensuring that the Stoppenbach Park concept plan remains in the park, but is carefully reviewed and refined including its placement, size and overall design in response to community input before final implementation.

Ald. Obernberger, seconded by Ald. Larson moved to amend Ald. Neils motion to approve the CORP and to remove the portions of the Stoppenbach concept plan from it and refer it back to the Park and Recreation Commission for further review and possible revision after additional public hearing and comment periods.

On call of the roll, a vote of 5-4 passed, with the mayor voting on a tie vote to make the amendment change.

On call of the roll, motion carried 7-1 on a vote to remove Stoppenbach Park from the approval of the CORP plan and return it to the Park and Rec Commission for further consideration.

**MAYORAL PROCLAMATION: HONORING SISTER GRACE SCHAUF FOR HER 70 YEARS OF SERVICE.**

Tabled.

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE MUNICIPAL CODE OF THE CITY OF JEFFERSON RELATED TO THE ZONING MAP AMENDMENT FOR THE GENERAL DEVELOPMENT PLAN (GDP) AND PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.**

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

**CITY OF JEFFERSON  
ORDINANCE NO. 8-25**

**WHEREAS**, there has been a request submitted by City North Development, LLC (the Developer) for an amendment to the City's Zoning Map; and

**WHEREAS**, the City's Plan Commission held a public hearing to consider the Developer's request for approval of said requests; and

**WHEREAS**, the Plan Commission has determined that the PUD is in compliance with all requirements of the City's Zoning Ordinance provided that the conditions of approval set forth below have been met in full by the Developer; and

**WHEREAS**, the City Council has reviewed the staff report to the Plan Commission and has considered the Plan Commission finding that the PUD is in the best interest of the City and should be approved.

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

**Section 1.** Section 300-10.31 of the City’s Zoning Map, which is herein made a part hereof, is amended to change district boundaries of parcel numbers 241-0614-0231, 241-0614-0224-013, 241-0614-0224-062, 241-0614-0231-021, and 241-0614-0231-015 at 141 Woolcock Street and 683 North Watertown Road from Urban Mixed Use (UMU) to UMU with a PUD Overlay. Uses include Mixed Use Buildings, Indoor Sales and Service, Apartments, and Townhomes.

**Section 2.** The proposed PUD filed in this matter is hereby approved and incorporated herein by reference subject to the following conditions:

- A) That the Developer acquires legal title of the real estate covered by this ordinance and described below.
- B) That the Developer complies with the City’s Park fees regulations at the time a building permit is issued to the Developer.
- C) That the Developer comply with the provisions of a certain Developer’s Agreement dated November 15, 2024, by the parties and the terms of any Purchase Agreement made by the parties.
- D) That the Developer complies with all requirements set forth and approved by the Plan Commission and City Council within the General Development Plan (GDP) and each phase’s Specific Implementation Plan (SIP), unless said GDP or SIP is amended in accordance with Section 300.10.45 of the City of Jefferson Zoning Ordinance.
- E) That the Developer commence construction of its project plans for the real estate covered by this ordinance within six months following approval of the GDP.
- F) This Planned Development District GDP shall be binding upon the owner(s) of the real estate within the District and its successors and assigns and enforceable by the City of Jefferson.

**Section 3.** Description of Property: See Attached.

**Section 4.** This ordinance shall become effective upon passage and publication as provided by law.

**CONSENT AGENDA**

(To be introduced by Ald. Teeter.)

**CITY OF JEFFERSON  
RESOLUTION NO. 36**

**BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for August 19, 2025, is hereby adopted.

- a. Vouchers Payable for August Payables in the amount of \$241,236.95. Payroll Summary for August 8, 2025, amount of \$202,781.44.
- b. Council Minutes from August 5, 2025, of the Common Council.
- c. Licenses as Approved by the Regulatory Committee:
  1. Operator's Licenses.
  2. Temporary Class B License- Jefferson County Lodge 9, Madison Classic Car Show, September 26-27, 2025.
  3. Closure of City Right-of-Way: Gemuetlichkeit Days- S. Gardner- September 14, 2025.
  4. Sales of Goods in the Right-of-Way- Gemuetlichkeit Days- September 14, 2025.

Ald. Teeter, seconded by Ald. Larson, moved to approve Resolution No. 36. On call of the roll, Motion carried unanimously.

**RESOLUTION ACCEPTING GENERAL PURPOSE AND UTILITY FINANCIAL STATEMENTS AND AUDIT REPORTS**

(To be introduced by Ald. Tully.)

**CITY OF JEFFERSON  
RESOLUTION NO. 37**

**BE IT RESOLVED** by the Common Council of the City of Jefferson that the 2024 General Purposed and Utility Financial Statements and Audit Reports are hereby accepted.

Ald. Tully, seconded by Ald. Neils, moved to approve Resolution No. 37. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING A CONTRACT WITH VIERBICHER ENGINEERING FOR CIVIL ENGINEERING SERVICES RELATED TO THE 1 ROCK RIVER ROAD REDEVELOPMENT PROJECT**

(To be introduced by Ald. Larson.)

**CITY OF JEFFERSON  
RESOLUTION NO. 38**

**WHEREAS**, a Phase I Environmental Site Assessment (ESA) completed in the spring of 2025 indicated potential recognized environmental conditions at the 1 Rock River Road Property, leading to an ongoing Phase II ESA. The Rock River's floodplain encroaches onto the site, with both the floodway and floodplain mapped within the two parcels comprising the subject property. The City desires to remove the majority of the lot from the floodplain through the placement of fill. The project is not intended to impact the floodway. Utilities are also planned for reconstruction to facilitate the site redevelopment from industrial to mixed-use residential/commercial and parkland; and

**WHEREAS**, City staff are recommending that Vierbicher Engineering be retained to provide the next phase of engineering services required to ready the subject property for redevelopment and reuse. These services are to include a topographical survey, schematic design, design development, demolition plan, construction documents, hydraulic analysis, and FEMA CLOMR/WDNR floodplain documentation and final FEMA LOMR documentation; and

**NOW, THEREFORE BE IT RESOLVED**, by the City Council of the City of Jefferson, Wisconsin that it herein approves a contract with Vierbicher Engineering in an amount not to exceed \$111,700 for the above referenced engineering services and authorizes the City Administrator to sign said contract on behalf of the City of Jefferson upon the review and consent of the City Attorney.

Ald. Larson, seconded by Ald. Mattke moved to approve Resolution No. 38. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING INVESTIGATION WORK AND CONTRACT WITH GEOSYNTec CONSULTANTS FOR ADDITIONAL ENVIRONMENTAL CONSULTING SERVICES FOR 1 ROCK RIVER ROAD PROPERTY**

(To be introduced by Ald. Beyer.)

**CITY OF JEFFERSON  
RESOLUTION NO. 39**

**WHEREAS**, Geosyntec Consultants, Inc., (Geosyntec) recently completed a Phase II Environmental Investigation for the 1 Rock River Road Property. Based upon the results of the recent Phase II Environmental Site Assessment (ESA) completed by Geosyntec, environmental contamination has been identified in the subsurface that requires further investigation in accordance with Wisconsin Administrative Code, Chapter NR 700 series of regulations and to ready the Site for potential redevelopment.

**NOW, THEREFORE BE IT RESOLVED**, by the City Council of the City of Jefferson, Wisconsin that it herein approves a contract with Geosyntec to develop a Site Investigation Work Plan (including \$700 Wisconsin Department of Natural Resources review fee) for the subject property at a cost not to exceed \$11,000, and authorizes the City Administrator to execute said contract on behalf of the City of Jefferson.

Ald. Beyer, seconded by Ald. Teeter moved to approve Resolution No. 39. On call of the roll, Motion carried unanimously.

**ADJOURN TO CLOSED SESSION PURSUANT TO SECTION 19.85(1)(E) OF THE WISCONSIN STATE STATUTE TO DISCUSS PURCHASE OF PUBLIC PROPERTIES, THE INVESTING OF PUBLIC FUNDS, OR CONDUCTION OTHER SPECIFIED PUBLIC BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION TO DISCUSS INDUSTRIAL BUSINESS PROSPECTS.**

Ald. Mattke, seconded by Ald. Beyer to go into closed session. On call of the roll, motion carried unanimously.

Ald. Mattke, seconded by Ald. Beyer moved to go into open session. On call of the roll, motion carried unanimously.

Ald. Mattke, seconded by Ald. Beyer moved to adjourn the Jefferson Common Council Meeting at 8:43 p.m., carried unanimously on a voice vote.