

**MINUTES
CITY OF JEFFERSON COMMON COUNCIL
CITY HALL COUNCIL CHAMBERS
TUESDAY, NOVEMBER 4, 2025**

The Tuesday, November 4, 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. Tully, Ald. Beyer, Ald. Obernberger, Ald. Mattke, Ald. Neils, Ald. Stallman and Ald. Teeter. Absent: None. Also present were: City Administrator Freitag, City Attorney Rogers, Public Works Director Clark, Police Chief Richter and City Clerk/Deputy Treasurer Copsy.

PUBLIC PARTICIPATION

Pat Rice, 334 E. Dodge St., asked for copies of the rate sheet of the proposed Wastewater rate increases.

Brad Fosskett, 361 E. Linden Dr., would like to thank the Park and Recreation board for the revisions to Stoppenbach Park concept plan. He also would like the city to get grants for the new Wastewater Treatment Plant to try to offset the costs.

Public Works Director Clark gave an update on the stop lights that are out by Dane and Main Street.

MAYORAL REPORT

Mayor Oppermann read a thank you letter from Sister Grace Schauf for her birthday proclamation from the city.

Mayor Oppermann also gave a monthly highlight report on what's been happening around the community and events city leaders have attended.

REVIEW AND POSSIBLE ACTION

Mayor Oppermann let the public know about the July 4th, 2026 Celebration for the 250th Birthday of the Country and the 190th Birthday of the city.

July 4, 2026, Celebration Event Contracts.

Ald. Neils, seconded by Ald. Mattke moved to approve the July 4th, 2026, contract. On call of the roll, motion carried 7-1.

PRESENTATION

City Noth PUD- General Development Plan. (David Koziol, Virtus Development and Ben Rohr from Vandewalle & Associates, Inc.)

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 second 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 complies 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.

Ald. Schroeder, seconded by Ald. Teeter, moved to approve Ordinance #8-25. On call of the roll, Motion carried unanimously.

AN ORDINANCE TO AMEND SECTION 230-5 OF THE CITY OF JEFFERSON MUNICIPAL CODE RELATED TO THE WASTEWATER RATES FOR THE CITY OF JEFFERSON

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

**CITY OF JEFFERSON
PROPOSED ORDINANCE #10-25**

THE COMMON COUNCIL OF THE CITY OF JEFFERSON, WISCONSIN DO ORDAIN AS FOLLOWS:

Section 1. Section 230-5 is hereby amended as it relates to Wastewater Rates for the City of Jefferson.

§ 230-5. Amount of user charges. [Amended 10-18-2005 by Ord. No. 16-05; 10-18-2005 by Ord. No. 17-05; 03-18-2008 by Ord. No. 3-08; 05-18-2010 by Ord. No. 6-10; 11-13-2012 by Ord. No. 14-12; 11-18-14 by Ord. No. 16-14; 01-05-2016 by Ord. No. 16-15; 07-02-2018 by Ord. No. 5-18]

A. Sewerage service charges. There is hereby levied and assessed upon each lot, parcel of land, building, premises or unit having a connection with the wastewater works a sewerage service charge based upon the quantity of wastewater discharged, pursuant to §66.0821, Wis. Stats., as amended or renumbered from time to time. Such sewerage service charges shall be billed to the person owning, using or occupying the property served. The sewerage service charges shall consist of a fixed monthly and a variable charge as set forth in the following sections.

B. Fixed charge.

- 1) The fixed monthly charge shall be a minimum monthly charge for all users based in part upon the number of meters connected to the wastewater works and in part upon the size of such meter or meters. Significant contributors shall have a separately computed fixed charge which will exclude bond depreciation, bond reserve account and new debt retirement (other than I/I) components from the fixed charge shown in the following schedule, such components to be paid for pursuant to §230-3 of this article. Residential customers will be placed into one of three tiers based on average water use as described in Subsection E.
- 2) Fixed service charges are as follows:

Meter Size (Inches)	Monthly Charges Effective January 1, 2026
5/8	\$18.30
3/4	\$27.45

1	\$45.75
1 ½	\$91.50
2	\$146.40
3	\$274.50
4	\$457.50
6	\$915.00

6 contract \$468.00

Rural customer surcharge: 25%

3) Fixed service charge for residential-class customers are as follows:

Average Monthly Water Usage (cubic feet)	Monthly Charges Effective January 1, 2026
0 to 300	\$23.58
301 to 600	\$33.68
601 and up	\$48.28

C. Variable charge.

- 1) Users will be billed on a monthly basis for the volume and strength of wastewater discharged to the wastewater works.
- 2) Normal domestic sewage.
 - a) Effective **January 1, 2026**: \$11.36 per 1,000 gallons or \$8.50 per 100 cubic feet
- 3) Sewage of greater than normal strength.
 - a) Charges to users discharging wastewater of greater than normal strength will be assessed a surcharge based on the amount by which the wastewater exceeds the normal strength of wastewater, which is 275 milligrams per liter BOD5, 320 milligrams per liter SS, 23 milligrams per liter NH3-N and 8 milligrams per liter P. The following rates will be used:

Parameter	Monthly Charges Effective January 1, 2026
BOD5	\$0.820 per lb.

SS	\$0.821 per lb.
N (ammonia)	\$1.699 per lb.
P (phosphorus)	\$16.368 per lb.

- b) Charges to users discharging wastewater of greater than normal strength shall be computed in accordance with the formula presented below:

Effective **January 1, 2026**:

$$C = \$11.36 \times V + .00834 \times V \times [(\$0.820 \times B) + (\$0.821 \times S) + (\$1.699 \times N) + (\$16.368 \times P)]$$

Where:

C = Charge to sewer user for operation, maintenance and replacement costs for treatment works.

V = Wastewater volume in 1,000 gallons.

B = Concentration of BOD from a user above the normal strength of 275mg/l.

S = Concentration of suspended solids from a user above the normal strength of 320 mg/l.

N = Concentration of ammonia nitrogen from a user above the normal strength of 23 mg/l.

P = Concentration of phosphorus from a user above the normal strength of 8 mg/l.

\$11.36 = Charge for that portion of the waste equal to normal strength wastewater. Includes cost for treating 275 mg/l BOD₅, 320 mg/l SS, 23 mg/l N and 8 mg/l P.

.00834 = Conversion factor (mg/l to lb.)

- c) Surcharges will be computed by multiplying flow times strength (mg/l) daily and adding the pounds for the month. Total flow for the month will be multiplied by the residential strength and the result compared to the actual pounds discharged. Surcharges will be applied to pounds in excess of residential strength on the basis of the month's results. In no event will a user pay less per 1,000 gallons of flow than the charge for normal strength wastewater, which includes an imputed level of BOD, SS, NH₃-N and P.

4) Holding tank and septage waste charges to licensed dischargers shall be computed on the following basis:

a) Holding tank discharges shall include the following:

Charge	Amount
Total volume/strength charge	\$8.49
Surcharge of 25%	\$2.12
Dumping charge	\$5.00

Total charge per thousand gallons \$15.61

b) Septage waste discharges shall include the following:

Charge	Amount
Total volume/strength charge	\$44.31
Surcharge of 25%	\$11.08
Dumping charge	\$7.50

Total charge per thousand gallons \$62.89

D. Special assessments. Not included in the sewerage service charges above are the costs associated with providing local collecting facilities to users, which the City may assess by special assessment, in whole or in part, to the property benefited thereby.

E. Residential fixed charge. Residential sewer customers shall pay a fixed monthly charge, as set forth in Subsection **B(3)** for all months. The following method for calculating the volume shall be used to determine which of three tiers the residential customer falls:

- 1) During the month of May each year, the Water Utility shall calculate the four-month average water usage for each residential customer. The four-month average shall be based on the actual water usage during the preceding four-month period (January through April, inclusive). The calculated average shall be used for each respective residential customer's sewer charge and determine which billing tier the customer will be placed for the next 12 months.
- 2) If a residential customer is establishing new service during the year and no average water usage can be determined, the customer shall be placed into the 301 to 600 cubic feet usage tier.

Section 2. This ordinance shall take effect and be in full force after passage and publication as provided by law.

CONSENT AGENDA

(To be introduced by Ald. Teeter.)

**CITY OF JEFFERSON
RESOLUTION NO. 59**

BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for November 4, 2025, is hereby adopted.

- A. Vouchers Payable for November Payables in the amount of \$. Payroll Summary for October 31, 2025, amount of \$216,287.87.
- B. Council Minutes from October 21, 2025, of the Common Council.
- C. Licenses as Approved by the Regulatory Committee:
 - 1. Operator’s Licenses.

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

RESOLUTION APPROVING REVISED STOPPENBACH PARK CONCEPT PLAN AND AMEND THE CITY OF JEFFERSON CORP

(To be introduced by Ald. Neils.)

**CITY OF JEFFERSON
RESOLUTION NO. 60**

WHEREAS, the City of Jefferson Common Council adopted the Comprehensive Outdoor Recreation Plan (CORP) on August 19th, 2025, providing a long-range vision for park and recreation facilities and services in the community; and

WHEREAS, on August 19, 2025, the Common Council motioned to approve and amend the adoption of the CORP, removing portions of the Stoppenbach Park Concept Plan and referring it back to the Park and Recreation Commission for review and possible revision; and

WHEREAS, in response, the Park and Recreation Commission held a public workshop on September 22, 2025, and provided an online community engagement portal to collect public comments, reviews, and suggestions during the concept plan’s review period; and

WHEREAS, following public input and consideration, the Park and Recreation Commission, at its October 20, 2025 meeting, approved a revised Stoppenbach Park Concept Plan and recommended the plan for Common Council’s final approval; and

WHEREAS, the revised Stoppenbach Park Concept Plan aligns with the goals and objectives of the City’s adopted CORP and represents the community’s vision for future park development and improvement.

NOW THEREFORE, be it resolved, by the Common Council of the City of Jefferson, Wisconsin, that the Stoppenbach Park Concept Plan is hereby approved and that the City’s Comprehensive Outdoor Recreation Plan (CORP) is hereby amended to include the Stoppenbach Park Concept Plan as an official component of the plan.

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

RESOLUTION AUTHORIZING MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF JEFFERSON AND GORMAN AND COMPANY, LLC REGARDING 1 ROCK RIVER ROAD REDEVELOPMENT PROJECT

(To be introduced by Ald. Obernberger.)

**CITY OF JEFFERSON
RESOLUTION NO. 61**

WHEREAS, the City of Jefferson (City) and Gorman and Company, LLC (Gorman) have discussed entering into a non-binding Memorandum of Understanding that creates a framework of cooperation between the two parties regarding the redevelopment of the former Tyson Manufacturing Facility located at 1 Rock River Road and potentially adjacent parcels; and

WHEREAS, the City of Jefferson, as current owner of the property, intends to ready said property for future redevelopment; and

WHEREAS, the City will undertake initial due diligence on the property, including surveying, geotechnical analysis, environmental testing and remediation, demolition of improvements, and floodplain management; and

WHEREAS, Gorman will review the initial due diligence and prepare a Master Plan of Redevelopment for the property and develop construction cost estimates for the Master Development Plan; and

WHEREAS, the parties agree to work cooperatively together in the preparation of applications for any additional sources of funding that may be necessary to accomplish the redevelopment of the property; and

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Jefferson, Wisconsin that it herein authorizes a Memorandum of Understanding between the City of Jefferson and Gorman and Company, LLC that establishes a non-binding framework for the redevelopment of property located at 1 Rock River Road. Both parties agree to act in good faith toward one another. Gorman agrees to perform its duties set forth in this Agreement without compensation from the City.

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

RESOLUTION ACCEPTING THE RESIGNATION OF MUNICIPAL JUDGE JOANN MILLER

(To be introduced by Ald. Mattke.)

**CITY OF JEFFERSON
RESOLUTION NO. 62**

WHEREAS, the Mayor and City Administrator recently received notification that JoAnn Miller has resigned her position as Municipal Judge prior to the completion of her term of office;

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, accepts the resignation letter of the Municipal Judge.

Ald. Mattke, seconded by Ald. Stallman moved to approve Resolution No. 62. On call of the roll, Motion carried unanimously.

Ald. Mattke, seconded by Ald. Neils moved to adjourn the Jefferson Common Council Meeting at 8:05 p.m., carried unanimously on a voice vote.