

**MINUTES  
CITY OF JEFFERSON COMMON COUNCIL  
CITY HALL COUNCIL CHAMBERS  
TUESDAY, JANUARY 6, 2026**

The Tuesday, January 6, 2026, 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. Mattke, Ald. Neils, Ald. Stallman, Ald. Obernberger 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**

Ellen Waldmer, 606 Windsor Terrace, is in favor of the data center ordinance.

Jason Marin, N4750 Popp Road, in the closure of public ROW ordinance he would like to see more clearly stated that the person signing the contract is not liable for what happened at the event.

Julia Chady, 214 E Greenwood St., would like the closure of ROW ordinance clearly stated that it doesn't affect the road behind City Hall by Rotary Park during events.

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

Mayor Oppermann updated the public on a communication he received from pilots that fly patients to hospital at no cost to the patient that are dealing with life-threatening illnesses.

**AN ORDINANCE TO REPEAL AND REPLACE § 240-8 OF THE MUNICIPAL CODE OF THE CITY OF JEFFERSON CONCERNING THE TEMPORARY CLOSURE OF PUBLIC RIGHT OF WAYS IN THE CITY**

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

**CITY OF JEFFERSON  
ORDINANCE NO. 1-26**

**WHEREAS**, the City of Jefferson (the City) has adopted an ordinance (namely 240-8) regulating the temporary closure of public rights-of-way within the City; and

**WHEREAS**, the City has recently experienced an increase in applications to close public rights-of-way compelling the City to clarify the procedure for processing these applications.

**NOW THEREFORE**, the Common Council of the City of Jefferson, Wisconsin does hereby ordain as follows:

- 1) §240-8 of the Municipal Code is hereby repealed in its entirety.
  - 2) §240-8 shall be replaced as set forth below.
- A.** The Common Council may temporarily close a public right-of-way for celebrations or short-term commercial use upon the following conditions:
- 1) Definitions. As used herein the following terms shall have the meanings indicated below.
    - a) **APPLICANT.** The person or authorized representative of the event organizer who signs the application for temporary closure of a public right-of-way located within the City and who will be liable under the permit, if issued, for ensuring that the Special Event will be conducted in accordance with the provisions of this ordinance.
    - b) **CITY PROPERTY.** All municipal buildings, parks, athletic fields, streets, and any other right-of-way owned, leased or controlled by the City of Jefferson.
    - c) **EXTRAORDINARY SERVICES.** Reasonable and necessary services provided by the City which result from the Special Event. Examples of extraordinary services may include but are not limited to: Police protection/security, traffic control, DPW signage/deployment, Fire and EMS services, Parks department Services, or other services provided by the City of Jefferson to ensure the protection of participants and citizens and proper functioning of city services.
    - d) **SPECIAL EVENT.** A temporary planned occurrence on public or private property which necessitates the temporary closure of a City right-of-way.
    - e) **ARTERIAL ROADWAYS.** Serve major activity centers, are the highest traffic volume corridors, carry the high proportion of total urban travel on minimum of mileage, serve demand for intra-area travel between the central business district and outlying residential areas, to include Business Highway 26 and US Highway 18.
    - f) **SPECIAL EVENT PERMIT.** The written authorization that allows for the temporary closure of a City right-of-way. The permit will be signed by the City clerk once authorized by the Common Council. The permit will be in a form designated by the City and issued to the Applicant.

**B.** Permit Required.

1) The Applicant shall execute an agreement with the city holding the city harmless for accidents

or injuries occurring as a result of the closure of the public right-of-way. The applicant shall

specify the party responsible for the closure of the public right-of-way who shall be individually liable to the city for any loss sustained.

2) The application shall be accompanied by written consent of the residents or commercial tenants and properties with frontage on the affected right-of way and furnish proof of comprehensive general liability insurance in a minimum amount of \$500,000 for bodily injury or death and \$100,000 for property damage.

3) The Applicant shall pay a fee as set by the Common Council. Non-profit entities shall be exempt from a right of way closure fee as established by the Common Council beginning January 1, 2005. In lieu of the closure fee, all nonprofit entities shall be required to make an application fee payment of \$1 and comply with all other provision of this section.

4) The Applicant (s) is required to pay 50% of the estimated extraordinary services prior to the special event. Failure to pay 50% of the estimated extraordinary services voids the applicant's special event permit. Final cost incurred for extraordinary services, less the amount of services

already paid will be invoiced to the Applicant with net thirty-day terms. Failure to pay the final invoice will result in future right-of-way closure applications being denied.

**C. Approval or denial of application.** Applications for special event permits will be processed in the order of their receipt.

1) Upon receiving an application for closure of right-of-way, the City Clerk will forward the application to the City departments for review. The City departments may schedule a meeting or meetings involving the applicant and any of the other affected City departments.

2) As soon as practical after the closure of right-of way application is submitted, the City Clerk will present the application, estimated extraordinary fees and supporting documents to the Regulatory Committee for review. After reviewing, the Regulatory Committee will move to approve, conditionally approve or deny the application.

3) To the extent permitted by law, the Regulatory Committee may deny an application for a permit if the applicant has on prior occasions made material misrepresentations

regarding the nature or scope of any event or activity previously permitted, has held prior special events without proper permitting or licensing, or has violated the terms of a prior permit issued to or on behalf the applicant.

**D. Right-of-way closure cancellation**

- 1) Arterial roadways in the City of Jefferson shall not be closed, unless specifically approved by the City of Jefferson for a city sponsored parade.
- 2) Closures are at all times subject to cancellation or modification due to emergencies, at the City's sole discretion. Closures and all activities and participants within closed areas, are at all times subject to direction and orders of police. Organizers and participants shall comply with the direction of police officers controlling traffic and security.
- 3) A path of at least 15 feet in width, having no obstacles within it, must be maintained through closed areas to allow for passage of emergency vehicles.
- 4) Permits may be revoked if the applicant fails to comply with any conditions places on the permit, the requirements of this section, or any other applicable laws.

**E.** Consumption of alcoholic beverages in the closure of right-of-way. A person holding a Class "B" or "Class B" license for an adjacent premises may sell alcohol in designated areas according to the terms set forth above. During such time, § ~~160-16~~ of the Code shall be inapplicable to the right-of-way closure. Upon approval of the permit as set forth above, the applicant's license shall be deemed to be amended for the term of the right-of-way closure of the original license.

- 1) Penalties. Any person who violates any provision of this ordinance or who violates any condition of a Special Event Permit will be subject to a forfeiture of not less than \$500 nor more than \$1,000. Each day of violation will be considered a separate offense. In addition, the City may enforce violations by way of injunctive relief and all other remedies available at law or in equity.
- 2) This ordinance shall be effective on the date after its enactment and publications as required by law.

**AN ORDINANCE TO REPEAL AND REPLACE SECTIONS OF § 300 OF THE MUNICIPAL CODE OF THE CITY OF JEFFERSON REGARDING SIGNS**

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

**CITY OF JEFFERSON  
ORDINANCE NO. 2-26**

**WHEREAS**, the City of Jefferson, Wisconsin (the City) has previously enacted Sign Usage Regulations as part of its zoning code; and

**WHEREAS**, the Common Council of the City hereby finds that it is in the best interest of the City to clarify certain portions of its Sign Usage Regulations.

**NOW THEREFORE**, the Common Council of the City of Jefferson, Wisconsin does hereby adopt the following ordinance (all references are to the City's zoning code).

**Section 1.** Section 300.09.27 Sign Permits: Application, Enforcement, and Revocation.

A. Applicability.

1. Paragraph (1) is abolished in its entirety.
2. Paragraph (2) is re-numbered Paragraph 1 and is re-stated to read: No sign that requires City staff approval in Section 300.09.11 shall be erected, installed, constructed, or maintained without the granting of a permit from the building/zoning inspector in accordance with the provisions of this section.
3. Paragraph 3 is re-numbered Paragraph 2; Paragraph 4 is re-numbered Paragraph 3; Paragraph 5 is re-numbered Paragraph 4; Paragraph 6 is re-numbered Paragraph 5; Paragraph 7 is re-numbered Paragraph 6.

B. Review Authority. This paragraph is abolished in its entirety and re-stated as follows: All signs which require approval of a sign permit by the building/zoning inspector or plan commission shall be reviewed according to the following evaluation factors:

1. Conformance to the zoning and sign code.
2. Minimization of conflict with vehicular or pedestrian circulation.
3. Compatibility with the building characteristics, adjacent uses, and adjacent signs.
4. Compatibility with the specific physical site conditions which warrant approval of the proposed sign.
5. Materials and maintenance aspects.
6. Legibility and visual clarity.

**Section 2.** Section 300.09.05E Prohibited Signs.

- A. Paragraphs 4 and 5 are both abolished in their entireties.
- B. The remaining paragraphs of this Section are re-numbered accordingly.

**Section 3.** Section 300.09.09 Fuel Price Signs.

- A. Paragraph B(1) is amended to allow names, logos, or symbols to be a maximum of 30 square feet in size and must face a public right-of-way.
- B. Paragraph B(2) is abolished in its entirety and the remaining provision is re-numbered accordingly.

**Section 4.** Section 300.09.35 Nonconforming Signs.

- A. Paragraph C(2) is abolished in its entirety and is re-stated to read: Altering a sign does not include maintaining the existing appearance of the sign; changing the appearance of the sign face; replacing the sign face of the supporting structure with identical materials, colors, and messages; changing the message of a changeable copy sign, replacing the changeable copy portion of the sign with an electronic message sign (and supporting electric component) of the same size; or changing the face of an off-premise advertising sign (billboard).
- B. Paragraph C(3) is abolished in its entirety and is restated to read: A tenant sign may be replaced to accommodate a new tenant without triggering the need to bring the entire sign, or any of its parts, into compliance with the provisions of this Chapter.

**Section 5.** Section 300.09.05F Other Definitions.

- A. The definition of the term “maintain” is abolished in its entirety and is re-stated to read: Maintain: Maintaining the existing appearance of the sign; replacing the sign face or the supporting structure with identical materials, colors and messages; changing the message of a changeable copy sign; replacing the changeable copy portion of the sign with an electronic message sign (and supporting electronic components) of the same size or changing the face of an off-premise advertising sign (billboard).

**Section 6.** Figure 300.09.11a Permanent Business Sign Group.

- A. This provision is amended to require the approval for new monument, dual-post, pylon, wall, awning, canopy, marquee, projecting and order board signs to City Staff.

**Section 7.** Figure 300.09.11c Permanent Miscellaneous Sign Group.

- A. This provision is amended to require the approval of new metal plaque, permanent plat, and institutional information signs to City Staff.

**AN ORDINANCE AMENDING THE CITY’S ZONING CODE IN ORDER TO REGULATE CONSTRUCTION AND OPERATION OF DATA CENTERS**

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

**CITY OF JEFFERSON  
ORDINANCE NO. 3-26**

WHEREAS, it has come to the attention of the City’s Common Council that data centers have become frequently more common in the State of Wisconsin; and

WHEREAS, there is no mention or regulation of data centers in the City’s zoning code; and

WHEREAS, the City’s Common Council have come to the conclusion that it is in the best interest of the City that the City’s zoning code be amended so the City will be prepared should there be a proposal to construct a data center inside the City’s legal boundaries.

NOW THEREFORE, the Common Council of the City of Jefferson, Wisconsin does hereby adopt the following ordinance (all references are to the City's zoning code):

Section 1. Zoning District of Data Centers. Section 300.02.53(B)(HI) Heavy Industrial Zoning District is amended to include data centers as a principal use.

Section 2. Definition and Regulation of a Data Center. Section 300.03.14 is amended to include as Paragraph F, the definition of a Data Center and the regulation of same:

(F) Data Center.

(1) A completely enclosed facility that houses technology infrastructure such as servers, storage, and networking equipment to process, manage, and store data.

Supporting equipment typically includes cooling systems, power infrastructure and generation, and security systems for on-site activities.

(2) Regulations:

(a) All activities, except loading and unloading, shall be conducted entirely within the confines of a building except for Large-Scale Public Services and Utilities as regulated by Section 300.03.12F.

(b) Utility plans and operational capacity needs regarding water, electricity, fiber, and cooling systems shall be provided and reviewed by the Director of Public Works to determine if there is sufficient capacity to handle the proposed Data Center land use.

(c) A noise, traffic, utility, or other similar impact study may be required as determined by the Building/Zoning Inspector or Plan Commission.

(d) Facility shall be surrounded by a buffer yard with a minimum opacity of 1.0 along all borders of the property abutting properties which are not zoned HI.

(e) All buildings shall be located a minimum of 250 feet from residentially zoned property.

(f) Exterior Building Design Standards. See Section 300.07.40.

(g) Minimum and maximum required parking: one space per employee on the largest work shift.

Section 3. Off-Street Parking for Data Centers. Figure 300.06.06a in Section 300.06.06 is amended to require all data centers to have a minimum of one off street parking space per employee on the largest work shift. Figure 300.06.06a in Section 300.06.06 is further amended to

require all data centers to have no more than 1.5 off-street parking spaces for each employee on the largest work shift.

Section 4. Permitted Land Uses. Section 300.03.05 is amended to show that data centers are a permitted use in a Heavy Industrial (HI) Zone.

Section 5. Effective Date. This ordinance shall become effective upon passage and publication as required by law.

**CONSENT AGENDA**

(To be introduced by Ald. Teeter.)

**CITY OF JEFFERSON  
RESOLUTION NO. 83**

**BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for January 6, 2025, is hereby adopted.

- A. Vouchers Payable for December Payables in the amount of \$727,217.46, January Payables in the amount of \$248,858.45. Payroll Summary for December 26, 2025, amount of \$233,654.98.
- B. Council Minutes from December 16 and 22, 2025, of the Common Council.
- C. Licenses as Approved by the Regulatory Committee:
  - 1. Operator’s Licenses.
  - 2. Class A Beer & Liquor License- Wine & Roses, Inc.
  - 3. Temporary Class B- Optimist Club of Jefferson, Trivia Contest- January 31, 2026- Jefferson County Fairgrounds.
  - 4. Taxicab License- Brown Cab, Inc.

Ald. Teeter, seconded by Ald. Beyer, moved to approve Resolution No. 83. On call of the roll, Motion carried, with Ald. Obernberger abstaining from the council minutes of December 16, 2025.

**RESOLUTION AUTHORIZING TO PURCHASE PARKS MACHINERY AND ENQUIPMENT**

(To be introduced by Ald. Neils.)

**CITY OF JEFFERSON  
RESOLUTION NO. 84**

**WHEREAS**, the City of Jefferson has budgeted \$50,000 in the 2026 Capital Improvement Plan for parks machinery; and

**WHEREAS**, the City has generated \$9,825 in proceeds from the fall auction sale of equipment to be applied toward this purchase; and

**WHEREAS**, the Parks and Recreation Department with the assistance of the City's Chief Mechanic and Fleet Manager has solicited three competitive bids for a Bobcat L28 Articulating Loader with attachments; and

**WHEREAS**, Bobcat of Madison has submitted the lowest responsible bid;

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Jefferson that city staff is hereby authorized to execute the purchase of one (1) Bobcat L28 Articulating Loader, two (2) attachments, and any extended warranties, not to exceed a total cost of \$59,825.

Ald. Neils, seconded by Ald. Schroeder, moved to approve Resolution No. 84. On call of the roll, Motion carried unanimously.

**RESOLUTION APPROVING COST REIMBURSEMENT FOR ADDITIONAL INSTALLATION DEPTH OF SEWER MAIN FOR THE JEFFERSON HILLS CONDOMINIUMS PROJECT**

(To be introduced by Ald. Beyer.)

**CITY OF JEFFERSON  
RESOLUTION NO. 85**

**WHEREAS**, The City of Jefferson intends to extend sewer at a later date yet to be determined to the undeveloped area east of the Jefferson Hills Condominiums Project; and

**WHEREAS**, this requires the sewer main to be installed at a depth and cost greater than required for the Jefferson Hills Condos Project; and

**NOW, THEREFORE BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that it herein approves the reimbursement to Jefferson Hills Condominiums, LLC in the amount of \$49,000.00 for the additional costs including engineering and installation; and

**BE IT FURTHER RESOLVED**, by the Common Council of the City of Jefferson, that the City Administrator is herein authorized and directed to execute any contract or document associated with the above action on behalf of the City of Jefferson following its review by the City Attorney.

Ald. Beyer, seconded by Ald. Mattke, moved to approve Resolution No. 85. On call of the roll, Motion carried unanimously.

Ald. Stallman, seconded by Ald. Neils moved to adjourn the Jefferson Common Council Meeting at 7:31 p.m., carried unanimously on a voice vote.