

**MINUTES
CITY OF JEFFERSON COMMON COUNCIL
CITY HALL COUNCIL CHAMBERS
TUESDAY, FEBRUARY 3, 2026**

The Tuesday, February 3, 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. Stallman, Ald. Teeter, Ald. Neils and Ald. Obernberger. Absent: None. Also present were: City Administrator Freitag, City Attorney Rogers, Public Works Director Clark, Police Chief Richter and City Clerk/Deputy Treasurer Copey.

PUBLIC PARTICIPATION

Julia Chady, 214 E Woolcock Street, has concerns about the data center ordinance and would like some of the language reconsidered.

DISCUSSION- CONCEPT OF NAMING THE CONSERVANCY TRAIL IN HONOR OF FORMER MAYOR WILLIAM BRANDEL

Mayor Oppermann explained that there is a proposal to honor Former Mayor William Brandel as the Bill Brandel Trail with a metal overhead structure. The council is in favor of this.

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

(To be introduced for second 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.

Ald. Tully, seconded by Ald. Teeter, moved to approve Ordinance No. 2-26. On call of the roll, Motion carried unanimously.

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

(To be introduced for second 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.

Ald. Obernberger, seconded by Ald. Neils, moved to approve Ordinance No. 3-26. On call of the roll, Motion carried unanimously.

AN ORDINANCE AMEND THE OFFICIAL ZONING MAP FOR SECTION 300-10.31 OF THE MUNICIPAL CODE OF THE CITY OF JEFFERSON RELATED TO THE REZONING OF PARCEL NUMBER 241-0614-1013-000 AND 241-0614-1012-015

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

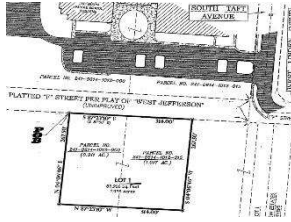
**CITY OF JEFFERSON
ORDINANCE NO. 4-26**

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 241-0614-1013-000 and 241-0614-1012-015 from Institutional (I) to the zoning designation of RH-35 Rural Holdings.

Description:

BEING A PART OF OUTLOT 16 OF THE PLAT OF
“WEST JEFFERSON”, LOCATED IN PART OF THE
SOUTHWEST ¼ OF NOTHEAST ¼ OF SECTION 10,
TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF
JEFFERSON, JEFFERSON COUNTY, WISCONSIN.



Parcel #: 241-0614-1013-000/241-0614-1012-015

Address: 501 S. Taft Ave.

Proposed Permanent Zoning Designation: RH-35 Rural Holdings.

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. 88

BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for February 3, 2026, is hereby adopted.

- A. Vouchers Payable for December Payables in the amount of \$52,251.88, January Payables in the amount of \$1,698,331.56. Payroll Summary for January 23, 2026, amount of \$220,424.72.
- B. Council Minutes from January 20, 2026, of the Common Council.
- C. 2026 Fireworks Contract- \$25,000.00.
- D. 2026 JYBSC Agreement.
- E. Licenses as Approved by the Regulatory Committee:
 1. Operator's Licenses.
 2. Milk License- Engelhardt Dairy of WI.
 3. Milk License- Kraemer Dairy.
 4. Junk License- Aumann's Service.
 5. Temporary Class B- Jefferson County Beef Producers Steak Dinner- March 14, 2026- Jefferson County Fairpark.
 6. Temporary Class B- Fort Atkinson Wisconsin Conservation Club Annual Banquet- March 16, 2026- Jefferson County Fairpark.

Ald. Teeter, seconded by Ald. Beyer, moved to approve Resolution No. 88. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING TELECOMMUNICATION ENGINEERING AND INSPECTION SERVICES WITH VMC, LLC

(To be introduced by Ald. Stallman.)

**CITY OF JEFFERSON
RESOLUTION NO. 89**

WHEREAS, the Jefferson Water Wastewater Utility has been contacted by a representative for AT&T for upgrades to the telecommunication antenna on the South Water Tower where engineering and inspection services will be needed for this project; and

WHEREAS, all engineering and inspection services are paid for by the telecommunication provider through an escrow account funded by the telecommunication provider that the City maintains; and

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein authorizes VMC, LLC for the engineering and inspection services related to the telecommunications antenna upgrades at the South Water Tower; 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. Stallman, seconded by Ald. Mattke, moved to approve Resolution No. 89. On call of the roll, Motion carried unanimously.

Ald. Neils, seconded by Ald. Teeter moved to adjourn the Jefferson Common Council Meeting at 7:45 p.m., carried unanimously on a voice vote.