

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

The Tuesday, March 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. Neils, Ald. Stallman, and Ald. Teeter. Absent: Ald. Obernberger and Ald. Mattke. Also present were: City Administrator Freitag, City Attorney Rogers, Public Works Director Clark, Police Chief Richter and City Clerk/Deputy Treasurer Copsy.

PUBLIC PARTICIPATION

Chief Richter wanted to recognize Officer Aaron Harring-Spoerl that is deployed at this time with the Wisconsin National Guard, please keep him in your thoughts as he is in the Middle East.

MAYORAL REPORT: Mayor Oppermann.

PRESENTATION: 1 ROCK RIVER ROAD ENVIRONMENTAL STUDY- GEOSYNTEC

Adam Roder, PE, PG from Geosyntec gave an update on the progress of the environmental study that has been ongoing at 1 Rock River Road and the next steps.

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 241-0614-1124-003 AND 241-0614-1124-009 FROM INSTITUTIONAL (I) TO THE ZONING DESIGNATION OF URBAN MIXED-USE (UMU)

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

**CITY OF JEFFERSON
ORDINANCE NO. 5-26**

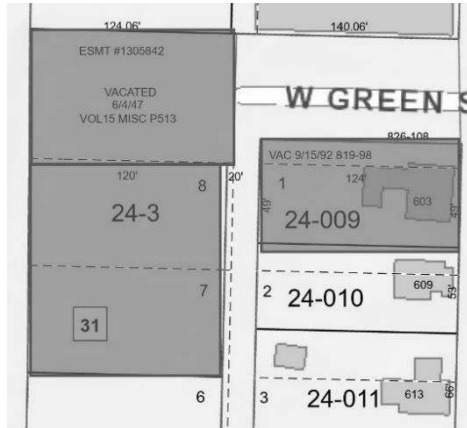
An Ordinance to Amend the Official Zoning Map for Section 300-10.31 of the Municipal Code of the City of Jefferson Related to the Rezoning.

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 241-0614-1124-003 and 241-0614-1124-009 from Institutional (I) to the zoning designation of Urban Mixed-Use (UMU).

Description:

241-0614-1124-009 (603 S Main St) - N49FT OF LOT 1,
BLK 31, ORIG PLAT. ALSO, S15FT X 124FT OF W
GREEN ST.241-0614-1124-003 - LOTS 7&8, BLK 31,
ORIG PLAT. EX E4FT. ALSO VAC GREEN ST LYG
BTWN BLK 26 & BLK 31



Parcel #: 241-0614-1124-003 and 241-0614-1124-009

Address: 603 S. Main Street and W. Green Street

Proposed Permanent Zoning Designation: UMU Urban Mixed-Use.

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. 93

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

- A. Vouchers Payable for December Payables in the amount of \$26,029.40, March Payables in the amount of \$1,008,746.72, February Manuals in the amount of \$70,758.95. Payroll Summary for February 20, 2026, amount of \$219,473.80.

- B. Council Minutes from February 17, 2026, of the Common Council.
- C. 2026 Humane Society of Jefferson County Contract- \$21,213.61.
- D. Licenses as Approved by the Regulatory Committee:
 - 1. Operator’s Licenses.
 - 2. Temporary Class B- Jefferson Chamber of Commerce Wine Walk- May 15, 2026- Multiple Locations.

Ald. Teeter, seconded by Ald. Stallman, moved to approve Resolution No. 93. On call of the roll, Motion carried unanimously.

RESOLUTION AWARDING THE 2026 STREET AND UTILITY IMPORVEMENT PROJECTS

(To be introduced by Ald. Tully.)

**CITY OF JEFFERSON
RESOLUTION NO. 94**

WHEREAS, the City of Jefferson obtained four bids from contractors for the 2026 Street and Utility Improvements Project with RR Walton & Company LTD of Whitewater, WI being the low bidder; and

WHEREAS, the Finance Committee has reviewed the bids and concurs with the recommendation of the Director of Public Works and Town & Country Engineering to award the project to RR Walton & Company LTD of Whitewater, WI for the base, alternate 1 and 2, and supplemental bids, for a total of \$1,455,391.97 and recommends the same to the Common Council; and

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein awards the 2026 Street and Utility Improvements Project to RR Walton & Company LTD of Whitewater, WI; 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. A portion of this project will be funded by General Obligation Bonds and shall be reimbursed to the Capital Fund if the Project commences before said bond issue.

Ald. Tully, seconded by Ald. Schroeder, moved to approve Resolution No. 94. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING MEMORANDUM OF INTENT BETWEEN DAKOTA HEINE D/B/A D-D CONCRETE AND CITY OF JEFFERSON REGARDING PURCHASE OF NORTH INDUSTRIAL PARK PROPERTY

(To be introduced by Ald. Stallman.)

**CITY OF JEFFERSON
RESOLUTION NO. 95**

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Jefferson, Wisconsin that it herein approves a Memorandum of Intent with Dakota Heine d/b/a D-D Concrete to purchase approximately three (3) acres of North Industrial Park Property by December 31, 2027 subject to the following requirements:

- Purchase price of property: \$25,000 per acre; and
- City (at its cost) will create a certified survey map that will create the parcel of land to be purchased; and
- City to complete certain stormwater improvements and remove surplus fill presently located on the site prior to closing.

BE IT FURTHER RESOLVED, that the City Administrator is authorized to execute said Memorandum of Intent on behalf of the City of Jefferson upon the review and consent of the City Attorney.

Ald. Stallman, seconded by Ald. Beyer, moved to approve Resolution No. 95. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING THE MOVING OF THE APRIL 7, 2026 COMMON COUNCIL MEETING DUE TO THE APRIL ELECTION

(To be introduced by Ald. Beyer.)

**CITY OF JEFFERSON
RESOLUTION NO. 96**

WHEREAS, the City of Jefferson Common Council typically meets on the first and third Tuesday of each month, in this case April 7, 2026, but because of the General Election being that date,

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein the April 7, 2026 Common Council meeting will be postponed to March 31st, 2026.

Ald. Beyer, seconded by Ald. Teeter, moved to approve Resolution No. 96. On call of the roll, Motion carried unanimously.

Ald. Neils, seconded by Ald. Tully moved to adjourn the Jefferson Common Council Meeting at 7:44 p.m., carried unanimously on a voice vote.