

**MINUTES  
CITY OF JEFFERSON COMMON COUNCIL  
CITY HALL COUNCIL CHAMBERS  
TUESDAY, MARCH 17, 2026**

The Tuesday, March 17, 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, Ald. Teeter, Ald. Obernberger and Ald. Mattke. 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**

Erica Finger, 323 Linden Dr., had a complaint about the police coming to her house about her yard clean-up.

**ACKNOWLEDGMENT OF WISCONSIN FIREFIGHTER OF THE YEAR AWARD FOR FIRE CHIEF WEGNER**

Mayor Opperman recognized Fire Chief Wegner for his Firefighter of the Year Award.

**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.**

(To be introduced for the second reading by Ald. Neils)

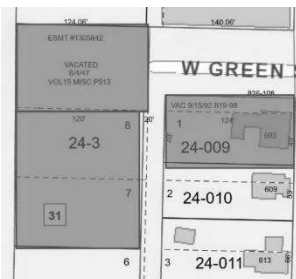
**CITY OF JEFFERSON  
ORDINANCE NO. 5-26**

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 241-0614-1124-003 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.

Ald. Neils, seconded by Ald. Mattke, moved to approve Ordinance No. 5-26. On call of the roll, motion carried unanimously.

**CONSENT AGENDA**

(To be introduced by Ald. Teeter.)

**CITY OF JEFFERSON  
RESOLUTION NO. 97**

**BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for March 17, 2026, is hereby adopted.

- A. Vouchers Payable for March Payables in the amount of \$194,222.85. Payroll Summary for March 6, 2026, amount of \$224,481.40.
- B. Council Minutes from March 3, 2026, of the Common Council.
- C. Licenses as Approved by the Regulatory Committee:
  - 1. Operator’s Licenses.
  - 2. Class B Beer License- Jefferson Baseball Blue Devil’s.

Ald. Teeter, seconded by Ald. Beyer, moved to approve Resolution No. 97. On call of the roll, Motion carried unanimously.

**RESOLUTION APPROVING THE DISALLOWANCE OF CLAIMS BY GABRIEL ALWIN.**

(To be introduced by Ald. Tully.)

**CITY OF JEFFERSON  
RESOLUTION NO. 98**

**WHEREAS**, Gabriel Alwin filed a Notice of Claim with the City of Jefferson’s City Clerk on January 18, 2026. The notice of claim alleges unauthorized entry onto and access to private property, “negligence in permitting civilian access and failing to protect property, failure to notify a property owner, failure to document and investigate the incident, and deprivation of property rights without due process.” The

allegations concern an incident that occurred in 2022, in which the City of Jefferson Police Department was asked to respond to the placement of a dog in Mr. Alwin's vehicle, which he alleges caused property damage, and

**WHEREAS**, After the Notice of Claim was filed, Gabriel Alwin sent multiple additional communications to various City and police officials with complaints about certain police interactions, some of which involved responses from the City of Jefferson Police Department. In his multiple complaints Mr. Alwin alleges a pattern of conduct towards him that he attributes to the City of Jefferson Police Department, various state agencies, and other municipal police departments, and

**WHEREAS**, The Notice of Claim, as well as all of Gabriel Alwin's follow-up communications have been referred to the City's appropriate insurance carrier and counsel who have recommended that the Claim be formally disallowed by the City of Jefferson

**NOW THEREFORE BE IT RESOLVED**, the City of Jefferson Common Council does hereby disallow the claims of Gabriel Alwin, 1098 Guild Street, Port Charlotte, Florida 33952, including the claims in his January 18, 2026, Notice of Claim, as well as all claims alleged in his subsequent communications as against the City of Jefferson, its officers, employees, elected officials and agencies, and that the Notice of Disallowance advise that no action on those claims may be brought against the City of Jefferson, its officers, employees, elected officials and agencies after six months from the date of service of the notice.

**BE IT FURTHER RESOLVED**, that a copy of this resolution be forwarded to the claimant by registered or certified mail, as a Notice of Disallowance.

**BE IT FURTHER RESOLVED**, that the City of Jefferson Common Council does hereby reserve any and all defenses to the claim related to compliance with Wis. Stat. § 893.80.

Ald. Tully, seconded by Ald. Schroeder, moved to approve Resolution No. 98. On call of the roll, Motion carried unanimously.

**RESOLUTION APPROVING OF THE VACATING OF ALLEY RUNNING BETWEEN W. WALWORTH STREET AND W. GREEN STREET LYING WITHIN THE CITY OF JEFFERSON, JEFFERSON COUNTY, WISCONSIN.**

(To be introduced by Ald. Stallman.)

**CITY OF JEFFERSON  
RESOLUTION NO. 99**

**WHEREAS**, the Common Council of the City of Jefferson, Wisconsin has received a petition from Timothy Freitag, City Administrator; and

**WHEREAS**, said petition requests that the Common Council set a public hearing to determine if an alley located within the legal boundaries of Jefferson should be discontinued and vacated; and

**WHEREAS**, the legal description of said Alley is as follows:

A 16-foot-wide alley running between Lots 1, 2, 3, 4, and Lots 5, 6, 7, 8, Block 31, Original Plat, City of Jefferson, Wisconsin and also the East 4 feet of Lots 5, 6, 7, 8, Block 31, Original Plat, City of Jefferson, Wisconsin; and

**WHEREAS**, a plat map of the aforementioned alley is attached hereto as Exhibit A; and

**NOW THEREFORE BE IT RESOLVED**, that a public hearing be set to determine the merits of the petition to discontinue and vacate the above described alley.

Ald. Stallman, seconded by Ald. Mattke, moved to approve Resolution No. 99. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING TO ENTER INTO PROFESSIONAL SERVICES AGREEMENT WITH WATER TECHNOLOGIES INC. (WTI) FOR JEFFERSON FAMILY AQUATIC CENTER FACILITY CONDITIONS ASSESSMENT.**

(To be introduced by Ald. Schroeder.)

**CITY OF JEFFERSON  
RESOLUTION NO. 100**

**WHEREAS**, the City of Jefferson operates the Jefferson Family Aquatic Center located at 518 N. Fifield Avenue; and

**WHEREAS**, a comprehensive professional assessment of the facility's current physical condition is necessary to inform capital planning and budget decisions; and

**WHEREAS**, the Parks, Recreation & Forestry Department solicited proposals from qualified aquatic facility consultants; and

**WHEREAS**, Water Technology, Inc. of Beaver Dam, Wisconsin submitted a proposal to provide facility condition assessment services including evaluation of pool basin, mechanical and filtration systems, water treatment equipment, pool deck, aquatics building, code compliance review, phased recommendations with cost estimates, and presentation of findings to City Council; and

**WHEREAS**, the cost is below the \$25,000 threshold requiring formal competitive bidding under Wisconsin Statutes §62.15(1); and

**WHEREAS**, this project has been budgeted in the 2026 Capital Improvement Plan with funding to be used from Park Development Funds.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Jefferson, Wisconsin, that City staff is authorized to execute a professional services agreement with Water Technology, Inc. for facility condition assessment services for the Jefferson Family Aquatic Center at a cost not to exceed Twenty Thousand Dollars (\$20,000).

Ald. Schroeder, seconded by Ald. Beyer, moved to approve Resolution No. 100. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING 2025 BUDGET AMENDMENTS**

(To be introduced by Ald. Neils.)

**CITY OF JEFFERSON  
RESOLUTION NO. 101**

**BE IT RESOLVED** by the Common Council of the City of Jefferson, Wisconsin that the following 2024 budget adjustments are hereby authorized and shall be funded out of the General Fund fund balance:

<b>BUDGET ITEM</b>	<b>ACCOUNT #</b>	<b>CURRENT BUDGET</b>	<b>BUDGET ADJUSTMENT</b>	<b>REVISED AMOUNT</b>
<i>Attorney</i>				
Attorney Fees	01-51310-20-213	\$60,000	<b>\$11,700</b>	\$71,700
<i>General Misc</i>				
Tyson Expenses	01-51910-70-739	\$0	<b>120,800</b>	120,800
<i>Fire Department</i>				
Material to Maint Vehicles	01-52310-30-355	\$15,000	<b>\$4,700</b>	\$19,700
<i>Inspection Services</i>				
Building Inspection Contract	01-52410-20-226	\$80,000	<b>\$53,250</b>	\$133,250
<i>Parks</i>				
Material to Maint Equipmnt	01-55510-30-354	\$3,000	<b>\$11,550</b>	\$14,550
<b>BUDGET ITEM</b>	<b>ACCOUNT #</b>	<b>CURRENT BUDGET</b>	<b>BUDGET ADJUSTMENT</b>	<b>REVISED AMOUNT</b>
Fund 6 – Storm Water Fund	06-50000-20-265	\$19,350	<b>\$48,075</b>	\$67,425
Fund 15 – Taxi Fund	15-50000-50-589	\$180,500	<b>\$70,600</b>	\$251,100
Fund 23 –TIF #7	23-50000-50-500	\$56,850	<b>\$311,600</b>	\$368,450
Fund 24 – TIF #8	24-50000-20-214	\$5,000	<b>\$10,200</b>	\$15,200
Fund 25 –TIF #9	25-50000-20-224	\$0	<b>\$9,400</b>	\$9,400
Fund 27 – TIF #11	27-50000-40-400	\$3,016,875	<b>\$643,925</b>	\$3,660,800
Fund 28 – TIF #12	28-50000-20-224	\$0	<b>\$4,350</b>	\$4,350
Fund 47 – Land Acq Fund	47-50000-30-350	\$0	<b>\$34,000</b>	\$34,000

**BE IT FURTHER RESOLVED** that the above budget adjustments are funded out of the respective fund balances.

Ald. Neils, seconded by Ald. Teeter, moved to approve Resolution No. 101. On call of the roll, Motion carried unanimously.

**RESOLUTION APPROVING THE PURCHASE AND SALE AGREEMENT WITH CITY NORTH DEVELOPMENT LLC**

(To be introduced by Ald. Beyer.)

**CITY OF JEFFERSON  
RESOLUTION NO. 102**

**WHEREAS**, the City of Jefferson Wisconsin (the City) is the legal owner of a parcel of undeveloped land located on the north side of the City and as the following tax parcel numbers:

A) **241-0614-0224-062**

B) **241-0614-0224-013; and**

**WHEREAS**, the City has been approached by City North Development, LLC to purchase said parcel along with an adjoining parcel owned by Jefferson County for the purpose of residential and commercial development; and

**WHEREAS**, the City's Common Council hereby finds that it is in the City's best interest to sell said parcel to City North Development, LLC for the price of \$17,553.00 and for the purpose of residential and commercial development.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Jefferson, Wisconsin, that the aforementioned parcel of land be sold to City North Development, LLC for the sum of \$17,553.00 and pursuant to the terms of a certain purchase and sales agreement.

Ald. Beyer, seconded by Ald. Mattke, moved to approve Resolution No. 102. On call of the roll, Motion carried unanimously.

Ald. Neils, seconded by Ald. Mattke moved to adjourn the Jefferson Common Council Meeting at 7:41 p.m., carried unanimously on a voice vote.