

**MINUTES  
CITY OF JEFFERSON COMMON COUNCIL  
TUSEDAY, AUGUST 6, 2019**

The Tuesday, August 6, 2019 meeting of the City of Jefferson Common Council was called to order at 7:00 p.m. by Mayor Oppermann. Members present were: Ald. Miller, Ald. Beyer, Ald. Tully, Ald. Peachey, Ald. Horn, Ald. Krause, and Ald. Lares. Absent: Ald. Brandel. Also present were: City Administrator Freitag, City Engineer Pinnow, City Attorney Rogers, and City Clerk/ Deputy Treasurer Copsey.

**PUBLIC PARTICIPATION**

None.

**MAYORAL PROCLAMATION:**

**CITY OF JEFFERSON PROCLAMATION  
NATIONAL NIGHT OUT 2019**

WHEREAS, the National Association of Town Watch (NATW) is sponsoring a unique, nationwide crime, drug, and violence prevention program on August 6<sup>th</sup>, 2019 entitled “National Night Out”; and

WHEREAS, the “36<sup>th</sup> Annual National Night Out” provides a unique opportunity for the City of Jefferson to join forces with thousands of other communities across the country in promoting cooperative, police-community crime prevention efforts; and

WHEREAS, The City of Jefferson citizens play a vital role in assisting the City of Jefferson Police Department through joint crime, drug and violence prevention efforts in the City of Jefferson and is supporting “National Night Out 2019” locally; and

WHEREAS, it is essential that all citizens of the City of Jefferson be aware of the importance of crime prevention programs and impact that their participation can have on reducing crime, drugs and violence in the City of Jefferson; and

WHEREAS, police-community partnerships, neighborhood safety, awareness and cooperation are important themes of the “National Night Out” program;

NOW, THEREFORE I, City of Jefferson Honorable Mayor Dale Oppermann do hereby call upon all citizens of the City of Jefferson to join the City of Jefferson Police Department, the National Association of Town Watch of which we are a member, in supporting the “36<sup>th</sup> Annual National Night Out” on August 6<sup>th</sup>, 2019.

FURTHER, LET IT BE RESOLVED THAT I, City of Jefferson Honorable Mayor Dale Opperman do hereby proclaim Tuesday, August 6<sup>th</sup>, 2019 as “National Night Out” in the City of Jefferson.

\_\_\_\_\_  
Honorable Mayor Dale Oppermann  
City of Jefferson

**APPOINTMENTS BY MAYOR AND CONFIRMED BY CITY COUNCIL:**

A. Utility Commission.....Joe Pieters

Ald. Lares, seconded by Ald. Beyer moved to approve the appointments by the Mayor. Motion carried unanimously on call of a voice vote.

**DISCUSSION: DEVELOPMENT OF 200 PITZNER PARKWAY**

Eric Fritz from KEVA Sports gave an overview of what they are working on at 200 Pitzner Parkway, Jefferson. Mr. Fritz showed a slide show of what they expect the property to look like in the future.

**PUBLIC HEARING**

**Adjourn to Public Hearing on the Proposed Amendment to Section 17.04(2)(b) of the Municipal Code of the City of Jefferson Related to the Rezoning of 631 N. Watertown Ave (formerly known as Jefferson County Highway Shop).**

- A. Call to Order.
- B. Reading of Notice of Public Hearing by the City Administrator.
- C. Explanation of the Zoning Change by the City Engineer.
- D. Persons wishing to be heard; please state your name, address and reason for appearing.
- E. Close of Hearing.

**PROPOSED ORDINANCE #4-19**

Ald. Miller introduced Ordinance #4-19 for the second reading.

**CITY OF JEFFERSON  
PROPOSED ORDINANCE #4-19**

**An Ordinance to Amend Section 300-19 B. of the Municipal Code of the City of Jefferson Related to Rezoning**

The Common Council of the City of Jefferson, Wisconsin, do ordain as follows:

Section 1. Section 300-19 B. of the Zoning map, City of Jefferson, Wisconsin, which is herein made a part, is amended to change district boundaries of a 19 acre parcel, 631 N Watertown Ave (Property formerly known as Jefferson County Highway Shop) from ML (Limited Industrial District) to the zoning designation of MU (Mixed Use District).

Description:

BEG ON HGY 182.16FT N OF E&W 1/4/L, W478.50FT, N19DG'W 96.36FT, N3DGW 124.08FT, W 748.44FT TO ROCK RIV, SLY ON BK OF RIV 502.26FT, E 1178.76FT TO HGY, N19DGW 266.64FT TO POB. EX 1.432A IN PUERNER ST IN 975-562. ALSO COM W1/4/C, S88DG25'E 1593.99FT, N62DG04'E 251.7FT N71DG58'E 157.47FT TO POB, N81DG14'E 291.62FT, S17DG40'E 59.59FT, N88DG25'W 317.46FT, N71DG58'E 11.62FT TO POB. EX COM W1/4/C, S89DG01'E 1325.46FT, N15DGW 404.94FT TO POB, S88DG25'E 634.91FT, S13DGE 132.61FT, S29DG03'E 34.68FT, WLY 151.18FT ALG CUR, RAD 853.22FT, CD S72DG45'W 150.98FT, N17DG30'W 26.10FT, S65DG05'W 151.87FT, S73DG52'W 375.64FT, N04DG48'W 366.47FT TO POB. ALSO LD BTN W/L & RIVER. ALSO PT N WATERTOWN AVE VAC IN 1024-613 LYG ADJ. EX BEG SW/C LOT 3, CSM 998- 3-492, N18DG15'W 60FT, S80DG26'W 35FT, S18DG15'E 88.22FT, S89DG01'E 181.64FT N18DG15'W 35FT, N89DG01'W 145FT TO POB.

Parcel #: 241-0614-0231-015, 241-0614-0231-021, 241-0614-0231-017, 241-0614-0231-016, 241-0614-0231-018, 241-0614-0231-019, 241-0614-0231-020, 241-0614-0224-015

Address: 631 N Watertown Ave. (Property formerly known as Jefferson County Highway Shop)

Proposed Permanent Zoning Designation: MU (Mixed Use District)

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. Miller, seconded by Ald. Krause moved to approve Ordinance #4-19. On call of the roll, Motion carried unanimously.

**PROPOSED ORDINANCE #5-19**

(To be introduced for its second reading by Ald. Krause.)

**CITY OF JEFFERSON  
ORDINANCE #5-19**

**An Ordinance to Repeal and Recreate Section 120-1(I) of the Municipal Code Concerning Portions of the Building Construction Code**

The Common Council of the City of Jefferson, WI hereby ordains as follows:

**SECTION 1.**

§120-1(I) Building Code. (The provisions of Section 120.1(I) of the Municipal Code are hereby repealed in its entirety.)

1. The following provisions of the Wisconsin Administrative Code are adopted by reference and made a part of this Chapter:

Wisconsin Commercial Building Code. The Wisconsin Commercial Building Code, Wis. Admin. Code SPS chs. 360 to 366, and SPS 305, and all amendments adopted thereto, shall apply to all public buildings and places of employment and is hereby adopted by reference as if fully set forth herein. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. In any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

2. The following provisions of the Wisconsin Administrative Code are adopted by reference and made a part of this Chapter:

Wisconsin Uniform Dwelling Code. The provisions of ch. SPS 305 and chs. SPS 320 to 325, Wis. Adm. Code, and this chapter shall apply to construction and inspection procedures used for all new and existing one and two family dwellings, manufactured building for dwelling and newly constructed community based residential facilities providing care treatment and services for 3 to 8 adults. State building permit seals will not be required for permits for one and two family dwellings built before

June 1, 1980.

**SECTION 2.**

This ordinance shall take effect after the passage, publication, and attestation as required by law.

Ald. Krause, seconded by Ald. Tully moved to approve Ordinance #5-19. On call of the roll, Motion carried unanimously.

**PROPOSED ORDINANCE #6-19**

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

**CITY OF JEFFERSON  
PROPOSED ORDINANCE #6-19**

**An Ordinance to Amend Section 300-19 B. of the Municipal Code of the City of Jefferson Related to Rezoning**

The Common Council of the City of Jefferson, Wisconsin, do ordain as follows:

**SECTION 1.** Section 300-19 B. of the Zoning map, City of Jefferson, Wisconsin, which is herein made a part, is amended to change district boundaries of 345-347 E. Racine Street R-1 Single Family Residential District to the zoning designation of BHN Highway and Neighborhood Business District.

Description:

E49.5FT OF LOT 12, BLK 3, SANBORN & BARBER'S ADD.

Parcel #: 241-0614-0244-112

Address: 345-347 E. Racine Street

Proposed Permanent Zoning Designation: BHN (Highway Neighborhood Business District)

**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.

**PROPOSED ORDINANCE #7-19**

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

**CITY OF JEFFERSON  
PROPOSED ORDINANCE #7-19**

**An Ordinance to modify Chapter 300 of the City of Jefferson Municipal Code Concerning the Operation**

**of Wineries**

The Common Council of the City of Jefferson, WI hereby ordains as follows:

**SECTION 1.**

§300-30(P) is created to read as follows:

Operation of a brew pub or winery in a BC Business District with the limitation that no more than 50,000 gallons of product are manufactured in a given calendar year.

**SECTION 2.**

This ordinance shall take effect after passage, publication, and attestation as required by law.

**CONSENT AGENDA**

(Ald. Tully introduced Resolution No. 28.)

**CITY OF JEFFERSON  
RESOLUTION NO. 28**

**BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for August 6, 2019 is hereby adopted.

- A. Vouchers Payable for July 2019 in the amounts of \$317,443.90. Payroll Summary for July 19, 2019 in the amount of \$175,181.69 and August 2, 2019 in the amount of \$175,606.01.
- B. Council Minutes from July 16, 2019 of the Common Council.
- C. Licenses as Approved by the Regulatory Committee.
  - 1. Operator's Licenses
  - 2. Class B Beer & Class C Wine License
    - a. Playa Vallarta Mexican Grill, Inc.
  - 3. Special Class B Licenses
    - a. Jefferson Rotary Club- Brat & Burger Dinner (Wine License)

Ald. Tully, seconded by Ald. Lares moved to approve Resolution No. 28. On call of the roll, Motion carried unanimously.

**RESOLUTION ACCEPTING AN OFFER TO PURCHASE FOR 123 W. MILWAUKEE STREET**

(Ald. Lares introduced Resolution No. 29.)

**CITY OF JEFFERSON  
RESOLUTION NO. 29**

**AUTHORIZING AN OFFER TO PURCHASE AGREEMENT FOR PROPERTY LOCATED AT 123  
W. MILWAUKEE STREET**

**NOW BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that it herein authorizes and approves a Commercial Offer to Purchase Agreement for the acquisition of 123 W. Milwaukee

Street (most recently known as the Rock Bottom Tavern and Restaurant – 135 South Main Street, Inc., current owner); and

**BE IT FURTHER RESOLVED**, the acquisition of 123 W. Milwaukee Street is a Tax Increment District #5 Project and that Tax Increment District #5 Fund will reimburse the City's General Fund for any funds advanced to purchase this property from future Tax Increment District #5 revenues, including the proceeds of a General Obligation Bond Issue.

Ald. Lares, seconded by Ald. Peachey moved to approve Resolution No. 29. Motion carried unanimously on call of the roll.

**PRESENTATION: REDEVELOPMENT OF 123 W. MILWAUKEE STREET**

Rob Lewis from Lewis Station Winery in Lake Mills would like to buy the building at 123 W. Milwaukee Street to open a winery in Jefferson. Mr. Lewis gave an overview of what he would like to do with the property at 123 W. Milwaukee St.

**RESOLUTION AUTHORIZING THE SALE OF 123 W. MILWAUKEE STREET**

(To be introduced by Ald. Horn.)

**CITY OF JEFFERSON  
RESOLUTION NO. 30**

**AUTHORIZING THE SALE OF PROPERTY LOCATED AT 123 W. MILWAUKEE STREET**

**BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that it herein authorizes and approves the sale of property located at 123 W. Milwaukee Street to Rob Lewis or assigns per the terms of the Commercial Offer to Purchase entered into by the City and Rob Lewis or assigns; and

**BE IT FURTHER RESOLVED**, by the Common Council that the sale of property located at 123 W. Milwaukee Street to Rob Lewis is conditioned upon the prior sale of this property to the City of Jefferson by the current owner, 135 S. Main Street, Inc.

Ald. Horn, seconded by Ald. Tully moved to approve Resolution No. 30. Motion carried unanimously on call of the roll.

**RESOLUTION AUTHORIZING JOHN'S DISPOSAL CONTRACT**

(To be introduced by Ald. Tully.)

**CITY OF JEFFERSON  
RESOLUTION NO. 31**

**WHEREAS**, the City of Jefferson has contracted with John’s Disposal Service, Inc for refuse and recycling service for a term ending December 31, 2024; and

**WHEREAS**, the City of Jefferson rates for refuse and recycling with John’s Disposal Service have not increased since 2015; and

**WHEREAS**, in light of adverse recycling markets, John’s Disposal Service has proposed an increase in residential and commercial monthly rates for 2020 and 2021 of \$1.75 (\$0.15 increase for garbage and \$1.60 for recycling) for residential customers and 1.50 (\$0.20 increase for garbage and \$1.30 for recycling) for commercial customers; and

**WHEREAS**, the proposal involves two significant service level increases for residential service including changing bulk item collection from monthly collection on the 2<sup>nd</sup> Tuesday of each month to call-in service as well as adding electronics to call-in bulk pickup;

**NOW, THEREFORE BE IT RESOLVED** by the Common Council of the City of Jefferson that from January 1, 2020 thru December 31, 2021, the rates for refuse and recycling will increase by \$1.75 per month for residential customers and by \$1.50 per month for commercial customers;

**BE IT FURTHER RESOLVED** by the Common Council of the City of Jefferson that the City Administrator is authorized to sign an amended Contract by and between John’s Disposal Service, Inc. and the City of Jefferson for refuse and recycling collection based on the terms above with the contract term between the City of Jefferson and John’s Disposal Service remaining in place until December 31, 2024.

Ald. Tully, seconded by Ald. Lares moved to approve Resolution No. 31. Motion carried unanimously on call of the roll.

**RESOLUTION AUTHORIZING THE PUBLIC PARTICIPATION COMP PLAN**

(To be introduced by Ald. Miller.)

**CITY OF JEFFERSON  
RESOLUTION NO. 32**

**RECOMMENDING THE ADOPTION OF A PUBLIC PARTICIPATION PLAN  
FOR THE UPDATE OF THE COMPREHENSIVE PLAN  
CITY OF JEFFERSON, WISCONSIN**

**WHEREAS**, the City of Jefferson on November 18, 2008 adopted the City of Jefferson Comprehensive Plan under the authority of and procedures established by §66.1001(4), Wisconsin Statutes; and

**WHEREAS**, that Comprehensive Plan document advises both the regular Plan Commission review of the Comprehensive Plan, as well as the ability to respond to unique circumstances which arise in relation to the Comprehensive Plan which are distinct from the regular plan review process, and to enable the City's consideration of potential amendments and updates where the Plan becomes irrelevant or contradictory to emerging policy or trends; and

**WHEREAS**, §66.1001(4)(a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of the comprehensive plan preparation or update process, and that such written procedures shall provide for wide distribution of draft plan materials, an opportunity for the public to submit written comments on the plan materials, and a process for the governing body to respond to such comments; and

**WHEREAS**, the City of Jefferson believes that meaningful public involvement in processes designed to consider and update its Comprehensive Plan is important to assure that the resulting Plan meets the wishes and expectations of the public; and

**WHEREAS**, the attached "Public Participation Strategy and Procedures for the City of Jefferson Comprehensive Plan Update" includes procedures to foster public participation, ensure distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.; and

**WHEREAS**, at a duly noticed public meeting held on July 24, 2019, the City of Jefferson Plan Commission adopted resolution 2019-1 recommending that the Jefferson City Council adopt the attached "Public Participation Strategy and Procedures for the City of Jefferson Comprehensive Plan Update" as its public participation procedures for updating the City's Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Jefferson hereby adopts the procedures included in the "Public Participation Strategy and Procedures the City of Jefferson Comprehensive Plan Update" as its public participation procedures for periodic amendments to the City's Comprehensive Plan, meeting the requirements of §66.1001(4)(a), Wisconsin Statutes.

Ald. Miller, seconded by Ald. Peachey moved to approve Resolution No. 32. Motion carried unanimously on call of the roll.

Ald. Peachey, seconded by Ald. Lares moved to adjourn the August 6, 2019 meeting of the Common Council at 8:05 p.m. On a voice vote, motion carried unanimously.