

**MINUTES
CITY OF JEFFERSON COMMON COUNCIL
CITY HALL COUNCIL CHAMBERS
TUESDAY, MAY 20, 2025**

The Tuesday, May 20, 2025 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. Teeter, Ald. Larson, Ald. Obernberger, Ald. Tully, and Ald. Mattke and Ald. Neils. Absent: Ald. Beyer. Also present were: City Administrator Freitag, City Attorney Rogers, Public Works Director Clark and City Clerk/Deputy Treasurer Copsey.

PUBLIC PARTICIPATION

Nick Puentz who lives at 209 S. Main Street, handed out a petition to save the Jefferson House Hotel, or 135 S. Main Street. Mr. Puentz went over some safety concerns for the property.

Ellie Walldmer, 606 Puerner St., gave her concerns of the property at 135 S. Main Street and the disrepair of the building.

Julia Chady, 502 ½ N. Center Ave., gave her concerns of the property at 135 S. Main Street and the disrepair of the building.

CONSENT AGENDA

(To be introduced by Ald. Teeter.)

**CITY OF JEFFERSON
RESOLUTION NO. 11**

BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for May 20, 2025, is hereby adopted.

- a. Vouchers Payable for May Payables in the amount of \$1,170,762.16, May Manuals in the amount of \$14,272.33. Payroll Summary for May 16, 2025, amount of \$205,896.71.
- b. Council Minutes from May 6, 2025, of the Common Council.
- c. Licenses as Approved by the Regulatory Committee:
 1. Operator's Licenses.

Ald. Teeter, seconded by Ald. Obernberger, moved to approve Resolution No. 11. On call of the roll, Motion carried unanimously.

RESOLUTION DECLARING A BLIGHTED AREA

(To be introduced by Ald. Tully.)

**CITY OF JEFFERSON
RESOLUTION NO. 12**

1. Sections 66.1331 and 66.1333 of the Wisconsin Statutes (the "Act") state that it is the policy of the state to protect and promote the health, safety, and general welfare of the people of the state in which blighted areas exist by eliminating and preventing the recurrence of such areas; and

2. The Act authorizes the City of Jefferson to undertake certain activities within the City for the purpose of carrying out redevelopment, blight elimination, blight prevention, and urban renewal programs and projects, together with all powers necessary or incidental to effect adequate and comprehensive redevelopment, blight elimination, and urban renewal programs and projects; and

3. The City has studied the facts and circumstances regarding the former Arrow, Inc. property with parcel number 241-0614-1124-013 located at the western terminus of West Walworth Street near the intersection with South Main Street (the “Blighted Property”); and,

4. Due to the historical operations of the facility as the former Lein Oil Company, Inc. prior to 1979, the lack of improvements or vertical construction on the currently vacant lot, proximity of the railroad track, potential challenges relating to proximity to the floodplain, and the potential for the presence of discharges of hazardous substances to the environment at the Blighted Property, the City finds that conditions exist to justify a finding of blight as defined under Wis. Stat. § 66.1333(2m)(bm); and

5. The City has evaluated the Wisconsin Department of Natural Resources’ Bureau of Remediation and Redevelopment Tracking System (“BRRTS”) database entries for the Blighted Property there are three closed historical remedial action sites in the vicinity of the Blighted Property; and

6. The adjacent parcel 241-0614-1124-003 to the immediate north of the Blighted Property was recently acquired by the City and has two closed remedial action sites associated with former operations of Schweiger Furniture Industries (BRRTS #02-28-555941 and #03-28-000435) and a parcel to the southeast, 241-0614-1124 with mailing address 721 South Main Street, is the location of a former Unocal gas station (BRRTS #03-28-002828); and

7. The Blighted Property has been vacant and underutilized for at least five decades and is immediately adjacent to City-owned property being considered for redevelopment; and

8. The City is authorized under Section 66.1337 of the Wisconsin Statutes to carry out blight elimination, slum clearance and urban renewal projects in the City; and

9. The City desires to obtain the Blighted Property for the purpose of slum clearance and blight elimination, therefore this Resolution is necessary to qualify the City for the local governmental unit exemption under Section 292.11(9)(e)1m.d. of the Wisconsin Statutes for specific environmental liability at the Blighted Property; and

10. This Council now finds it necessary and in the public interest to enable the City to undertake activities to eliminate and prevent blight, obsolescence, and the deterioration of property in the City.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin, that:

1. The City hereby designates the former Arrow, Inc. property (the Blighted Property) as blighted

property that substantially impairs the sound growth of the community. The Blighted Property is approximately 0.697 total acres and is designated on the map attached as **Exhibit A**.

The City intends to acquire the Blighted Property for the purposes of blight elimination and facilitation of urban renewal projects within the City.

Ald. Tully, seconded by Ald. Mattke moved to approve Resolution No. 12. On a voice vote, Motion carried unanimously.

RESOLUTION OF NECESSITY FOR A BLIGHTED PROPERTY

(To be introduced by Ald. Schroeder.)

**CITY OF JEFFERSON
RESOLUTION NO. 13**

WHEREAS, the function of the City of Jefferson (“City”) is to promote the health, safety and general welfare of City residents; and

WHEREAS, the function of the City is to carry out blight elimination, slum clearance, urban renewal programs and projects and housing projects, as directed by the Common Council and as authorized under secs. 66.1335 Wis. stats.; and

WHEREAS, the City has approved a redevelopment project known as the Tax Incremental District No. 5 Project which offers a unique opportunity to create high quality and attractive downtown redevelopment; and

WHEREAS, in order to accomplish the redevelopment, there is a need to acquire fee simple title to the following real estate (the “Property”) for demolition and land assembly purposes:
LEGAL DESCRIPTION – SEE ATTACHED EXHIBIT A
and;

WHEREAS, the City intends to proceed to adopt a resolution of necessity for acquisition of the Property, pursuant to Wis. Stats secs. 32.06(1) and 32.07(2); and

WHEREAS, the statutory eminent domain process has a number of protections for landowners, which will be put in place by adoption of this Resolution.

NOW THEREFORE, on motion duly made and approved, the City hereby makes the following findings and orders, pursuant to Wis. Stat. §32.06(1) and §32.07(2):

1. That it is a public purpose to acquire fee title to the subject property for the elimination of blight and redevelopment of the property.

Ald. Schroeder, seconded by Ald. Mattke moved to approve Resolution No. 13. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING THE PURCHASE OF JEFFERSON FOOD AND BEVERAGE INNOVATION CAMPUS SIGNAGE

(To be introduced by Ald. Neils.)

**CITY OF JEFFERSON
RESOLUTION NO. 14**

WHEREAS; the City of Jefferson intends to install identification signage for the Jefferson Food and Beverage Park which is nearing completion; and

WHEREAS; City staff solicited proposals from three (3) area sign companies for the fabrication and installation of two (2) identification signs to be installed at two (2) entrance locations; and

WHEREAS; staff are recommending the purchase of the signs from Madison Sign Company of Madison, Wisconsin per the following:

- A medium size (20 ft x 6 ft, 6”), two (2) - faced masonry sign to be installed at the south, STH 26 entrance way at a cost of \$56,396.50; and
- A small size (6ft x 6ft), two (2) – faced masonry sign to be installed at the Industrial Drive entrance at a cost of \$24,487.50
- Plus, a Site Survey at a cost of \$408.00
- Project delivered at a cost of \$81,292.00 including installation

WHEREAS; the Finance Committee has reviewed this matter and concurs with staff and is recommending the purchase of the signs from Madison Signs; and

NOW, THEREFORE BE IT RESOLVED; by the City Council of the City of Jefferson, Wisconsin that it herein approves the Madison Signs proposal for the fabrication and installation of two (2) identification signs for the Jefferson Food and Beverage Innovation Campus at a total cost of \$81,292 and authorizes the City Administration to sign documents associated with this matter upon review of the City Attorney.

Ald. Neils, seconded by Ald. Teeter moved to approve Resolution No. 14. On call of the roll, Motion carried unanimously.

ADJOURN TO CLOSED SESSION PURSUANT TO SECTION 19.85(1)(E) OF THE WISCONSIN STATE STATUTES TO DISCUSS PURCHASE OF PUBLIC PROPERTIES, THE INVESTING OF PUBLIC FUNDS, OR CONDUCTION OTHER SPECIFIED PUBLIC BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION TO DISCUSS LAND ACQUISITION FOR 135 S. MAIN STREET.

Ald. Larson, seconded by Ald. Neils moved to go into closed session. On call of the roll, motion carried unanimously.

Ald. Mattke, seconded by Ald. Larson moved to go into open session. On call of the roll, motion carried unanimously.

Ald. Mattke, seconded by Ald. Neils moved to adjourn the Jefferson Common Council Meeting at 8:17 p.m., carried unanimously on a voice vote.