

**MINUTES  
CITY OF JEFFERSON COMMON COUNCIL  
CITY HALL COUNCIL CHAMBERS  
TUESDAY, MARCH 4, 2025**

The Tuesday, March 4, 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. Teeter, Ald. Tully, Ald. Beyer, Ald. Larson, Ald. Mattke, Ald. Obernberger and Ald. Neils. Absent: None. Also present were: City Administrator Freitag, City Attorney Rogers, Chief Richter and City Clerk/Deputy Treasurer Copsey.

**PUBLIC PARTICIPATION**

None.

**AN ORDINANCE AMENDING CHAPTER 251 OF THE JEFFERSON MUNICIPAL CODE.**

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

**CITY OF JEFFERSON  
ORDINANCE NO. 5-25**

**WHEREAS**, the City of Jefferson had previously enacted Chapter 251 that regulates the use, possession, and sale of tobacco products and electronic smoking devices; and

**WHEREAS**, the Common Council of the City of Jefferson now finds that it is vital to regulate the areas in which tobacco products and electronic smoking devices may be sold in the City to protect the City's youth.

**NOW THEREFORE**, the Common Council does hereby ordain as follows:

**Section 1.**     § 251-6. Except as set forth in Section 2 herein, Tobacco products and electronic smoking devices may be sold in the following areas within the City of Jefferson:

(a) All areas zoned commercial districts, all downtown districts, and industrial districts.

**Section 2.**     Tobacco products and electronic smoking devices shall not be sold in the following areas within the City of Jefferson

(a) All districts zoned residential and institutional;

(b) Any area (regardless of zoning) that is within 1000 feet of an elementary or secondary school;

(c) Any area located within 500 feet of another tobacco or e-cigarette retailer or premise holding a cigarette and tobacco license issued by the City of Jefferson.

**Section 3.**     The aforementioned restrictions set forth in Section 2 do not apply to any

existing license holders or any successor-in-interest, as long as said business is in continuous operation.

**Section 4.** Except as stated herein, all other provisions of Chapter 251 of the Jefferson Municipal Code are hereby affirmed.

**Section 4.** This ordinance shall be effective on the date after its enactment and publication as required by law.

Ald. Schroeder, seconded by Ald. Obernberger, moved to suspend the second reading. On call of the roll, Motion carried unanimously.

Ald. Beyer, seconded by Ald. Obernberger, moved to approve Ordinance #5-25. On call of the roll, Motion carried unanimously.

**CONSENT AGENDA**

(To be introduced by Ald. Teeter.)

**CITY OF JEFFERSON  
RESOLUTION NO. 110**

**BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for March 4, 2025, is hereby adopted.

- A. Vouchers Payable for March Payables in the amount of \$592,730.65, Manual Checks in the amount of \$11,958.49. Payroll Summary for February 21, 2025, in the amount of \$206,711.83.
- B. Council Minutes from February 18, 2025, of the Common Council.
- C. Licenses as Approved by the Regulatory Committee:
  - 1. Operator's Licenses.
  - 2. Tobacco License- Rock River Wellness, LLC.
  - 3. Tobacco License- Purple Haze.

Ald. Teeter, seconded by Ald. Beyer, moved to approve Resolution No. 110. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING THE MOVING OF THE APRIL 1, 2025,  
COMMON COUNCIL MEETING DUE TO THE APRIL ELECTION**

(To be introduced by Ald. Mattke.)

**CITY OF JEFFERSON  
RESOLUTION NO. 111**

**WHEREAS**, the City of Jefferson Common Council typically meets on the first and third Tuesday of each month, in this case April 1, 2025, 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 1, 2025, Common Council meeting will be postponed to April 2, 2025.

Ald. Mattke, seconded by Ald. Neils moved to approve Resolution No. 111. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING THE WRITE OFF OF PERSONAL PROERTY  
BILLS FROM 2023**

(To be introduced by Ald. Schroeder.)

**CITY OF JEFFERSON  
RESOLUTION # 112**

**BE IT RESOLVED** by the Common Council of the City of Jefferson that the City Administrator is hereby authorized to delete the following Personal Property bills from the accounts receivable:

<b><u>YEAR</u></b>	<b><u>PERSONAL PROPERTY</u></b>	<b><u>TOTAL DELINQUENT PRINCIPAL</u></b>
2023		
	<b>Around the Clock</b>	\$ 41. 12
	<b>Big Hitters LLC</b>	\$ 14. 30
	<b>Black Hawk Phase III</b>	\$ 502. 41
	<b>Elite Day Service</b>	\$ 3. 58
	<b>Jefferson Dream Nutrition</b>	\$ 76. 88
	<b>Jefferson Memory Care</b>	\$ 627. 56
	<b>Kbare Counseling</b>	\$ 50. 06

<b>Kiddie Kollege</b>	\$	126. 94
<b>John Leija</b>	\$	23. 24
<b>Locke Law Office</b>	\$	5. 36
<b>Pinnacle Propane Express</b>	\$	16. 09
<b>Playa Vallerta</b>	\$	8. 94
<b>Red Box</b>	\$	5. 36
<b>Robotic Process</b>	\$	23. 24
<b>Taco Fiesta</b>	\$	153. 76
<b>V Legion Games</b>	\$	218. 13
<b>Wood and Wool Shop</b>	\$	53. 64

**TOTAL                    \$1,950.61**

Ald. Schroeder, seconded by Ald. Beyer moved to approve Resolution No. 112. On call of the roll, Motion carried unanimously.

**AUTHORIZING SUBMITTAL OF SITE ASSESSMENT GRANT (SAG) TO WISCONSIN ECONOMIC DEVELOPMENT COMMISSION**

(To be introduced by Ald. Tully.)

**CITY OF JEFFERSON  
RESOLUTION NO. 113**

**WHEREAS**, the City of Jefferson intends to acquire property located at 1 Rock River Road and 135 W. Linden Street (the former Tyson Foods Manufacturing Property); and

**WHEREAS**, the City recently completed a Phase I Environmental Assessment for the referenced properties; and

**WHEREAS**, the City now intends to complete a Phase II Environmental Assessment for the subject properties, an environmental audit of the buildings located within the properties, and complete the removal of a known underground storage tank located within the properties; and

**WHEREAS**, City staff has prepared a Site Assessment Grant (SAG) application and requests approval from the City Council to submit said application to the Wisconsin Economic Development Commission; and

**NOW, THEREFORE BE IT RESOLVED**, by the City Council of the City of Jefferson, Wisconsin which herein authorizes the Mayor and City Administrator to submit a SAG application to the Wisconsin Economic Development Commission in the amount of \$181,500 to fund the cost of the following projects:

- Phase II Environmental Assessment - \$122,000
- Building Regulated Materials Assessment - \$33,600
- Removal of an Underground Storage Tank – \$25,500

**BE IT FURTHER RESOLVED**, by the City Council that the City's 20% cost share of the project, or \$31,500, be paid from general City funds. In addition, the City will fund an independently reviewed schedule of expenditures.

Ald. Tully, seconded by Ald. Mattke moved to approve Resolution No. 113. On call of the roll, Motion carried unanimously.

**RESOLUTION AWARDING THE 2025 STREET & UTILITY IMPROVEMENTS PROJECT CONTRACT A**

(To be introduced by Ald. Obernberger.)

**CITY OF JEFFERSON  
RESOLUTION NO. 114**

**WHEREAS**, the City of Jefferson obtained three bids from contractors for the 2024 Street and Utility Improvements Project Contract A with Forest Landscaping & Construction, Inc. of Lake Mills, 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 Forest Landscaping & Construction, Inc. of Lake Mills, WI for the base, alternate 4, and supplemental bids, for a total of \$1,036,533.75 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 2025 Street and Utility Improvements Project Contract A to Forest Landscaping & Construction, Inc. of Lake Mills, 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.

Ald. Obernberger, seconded by Ald. Teeter moved to approve Resolution No. 114. On call of the roll, Motion carried unanimously.

**RESOLUTION AWARDING THE 2025 STREET & UTILITY IMPROVEMENTS PROJECT  
CONTRACT B**

(To be introduced by Ald. Neils.)

**CITY OF JEFFERSON  
RESOLUTION NO. 115**

**WHEREAS**, the City of Jefferson obtained two bids from contractors for the 2024 Street and Utility Improvements Project Contract B with Visu-Sewer, Inc. of Pewaukee, 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 Visu-Sewer, Inc. of Pewaukee, WI for the base and supplemental bids, for a total of \$74887.50 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 2025 Street and Utility Improvements Project Contract B to Visu-Sewer, Inc. of Pewaukee, 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.

Ald. Neils, seconded by Ald. Mattke moved to approve Resolution No. 115. On call of the roll, Motion carried unanimously.

**RESOLUTION CONCERNING ONE ROCK RIVER REDEVELOPMENT PROJECT**

(To be introduced by Ald. Tully.)

**CITY OF JEFFERSON  
RESOLUTION NO. 116**

The City of Jefferson in Jefferson County, Wisconsin, resolves as follows:

**RECITALS**

1. The City has studied the facts and circumstances regarding the former Tyson Foods property within the City with mailing addresses 1 Rock River Road (with Tax Parcel IDs 241-0614-1124-005) and 135 West Linden Drive (with Tax Parcel IDs 241-0614-1121-036) (together, the “Property”) and due to the deterioration of the facility buildings, significant challenges relating to proximity to the floodplain, and documented history of discharges of hazardous substances to the environment at the Property, it has been determined that conditions exist on this parcel to justify a finding of blight as defined by Wisconsin Statutes 66.1333(2m)(bm); and

2. On February 4, 2025, the City passed Resolution 106 declaring the Property to be a blighted property for the purposes of maximizing its environmental liability protections while pursuing acquisition of the Property; and

3. Acquiring the property after executing a blight determination is one of the acceptable means of acquiring the Property and qualify as a bona fide prospective purchaser under federal environmental law and qualify for the local governmental unit exemption under Wis. Stat. § 292.11(9)(e); and

4. On December 31, 2024, the City engaged environmental consulting firm GeoSyntec, to prepare a Phase I Environmental Site Assessment Report (Phase I Report) to evaluate and identify potential environmental issues at the property to be utilized in leveraging federal and state grant funding sources; and

5. In mid-February, 2025, GeoSyntec has proposed a draft Phase I Report for City consideration and the City has collaborated with Thrive Economic Development organization to pursue grant funding opportunities; and

6. This Council now finds it necessary and in the public interest continue pursuit of the redevelopment of the Property, accept the Phase I Report, and pursue the recommended next steps in the Phase I Report.

**NOW THEREFORE BE IT RESOLVED**, by the Council of the City of Jefferson, Wisconsin, as follows.

1. This Council accepts the conclusions of the Phase I Report and requests GeoSyntec to finalize the Phase I Report.

**BE IT FURTHER RESOLVED THAT** this resolution shall become effective upon adoption and publication, as required under Wis. Stat. Section 61.50.

Ald. Tully, seconded by Ald. Mattke moved to approve Resolution No. 116. On call of the roll, Motion carried unanimously.

Ald. Larson, seconded by Ald. Mattke moved to adjourn the Jefferson Common Council Meeting at 7:32 p.m., carried unanimously on a voice vote.