

- Agenda -



Sauk County Board Of Supervisors

Tuesday, July 17, 2007

6:00 p.m.

West Square Building, 505 Broadway, Rm. #326, Baraboo, Wisconsin 53913

• **Special Meetings:**

Planning, Zoning & Land Records Committee, 5:45 p.m., @ Gallery of County Board Room #326A to consider: 1.) Appointment of Mark Steward as Planning and Zoning Director.

Finance Committee, 5:50 p.m., @ Gallery of County Board Room #326A, to consider: 1.) Approval of County vouchers.

- **Call to order, and certify compliance with Open Meeting Law.**
- **Roll call.**
- **Invocation and pledge of allegiance.**
- **Adoption of agenda.**
- **Approval of minutes of previous meeting.**
- **Scheduled appearances:**
Andrea Lombard, regarding Sauk County Health Care Center.
- **Public comment.**
- **Communications:**
 - 1.) Letter from Sauk County Sheriff Randy M. Stammen to Mr. Olson L. Dumas, Beloit, Wisconsin, regarding public records. **(pages 5 & 6)**
 - 2.) Letter from Sauk County Sheriff Randy M. Stammen to County Board Supervisors, regarding inmate public visitation in the Sauk County Jail facilities. **(pages 7-9)**
 - 3.) Letter from Rick Moore, AIA, ACHA, Principal of Horty Elving, regarding recommendation for location of a Sauk County Continuum of Care Campus. **(pages 10 & 11)**
 - 4.) Letter to Marty Krueger, Sauk County Board Chair, from Kenneth W. West, Interim Sauk County Health Care Center Administrator, giving notice of retirement effective August 28, 2007. **(page 12)**
 - 5.) E-mail from Kathy Schauf, Sauk County Administrator, regarding the County Board agenda. **(page 13)**
 - 6.) Resolution from City of Reedsburg in support of constructing a new County Health Care Complex in the City of Reedsburg, and offer to pay the cost of the extension of Clark Street to the west and a connector Street from the complex to Clark Street. **(page 14)**

- **Bills & referrals.**
- **Claims.**

- **Appointments:**

- 1.) Mark Steward as **Sauk County Planning and Zoning Director.**
- 2.) Reona M. Holmes, Reedsburg, to the **Families Come First Committee.**
3 year term from May 01, 2007 to May 01, 2010.
- 3.) Darwin J. Nelson, Merrimac, as a **citizen member** on the **Commission On Aging Committee**, to fill the unexpired 3 year term of Darlene Hill.
Term to expire May 20, 2008.

- **Unfinished Business.**

- **Reports** (informational - no action required):

1. Beverly J. Mielke, Sauk County Clerk, rezoning petitions received per Wisconsin State Statutes 59.69(5)(e):
 - ♦ **Petition #7-07** Rezoning request, Township of Dellona, from Agricultural to Commercial. Filed by Vern Mittlesteadt. **(pages 15-19)**
 - ♦ **Petition #8-07** Rezoning request, Township of Baraboo, from Resource Conservancy-35 to Commercial. Filed by Michael and Tammy Wilm. **(pages 20-24)**
 - ♦ **Petition #9-07** Rezoning request, Township of Excelsior, from Resource Conservancy-5 to General Agricultural. Filed by Mark Carlson. **(pages 25-30)**
2. Supervisor Fordham, Chair, Continuum of Care Committee.
3. Supervisor Ashford, Vice-Chair, Executive & Legislative Committee.
4. Supervisor Huffaker, regarding Sauk County Board Annual Picnic.
5. Marty Krueger, County Board Chair
6. Kathryn Schauf, Administrative Coordinator

- **Consent Agenda:**

Page #	Committee:
	<u>AGRICULTURE, EXTENSION, EDUCATION & LAND CONSERVATION COMMITTEE:</u>
31	Resolution No. 76-07 Approving Farmland Preservation Program Applications (Craker).

- **Resolutions & Ordinances:**

Page #

COMMITTEE:

CONTINUUM OF CARE COMMITTEE and HEALTH CARE CENTER BOARD OF TRUSTEES:

32 - 35 Resolution No. 77-07 Delineating Size, Location, and Related Services For The Development Of A Skilled Nursing Facility Within The Construct Of The Development Of A Continuum Of Care And Creating The Health Care Center Building Projects Committee.

EXECUTIVE & LEGISLATIVE COMMITTEE:

36 Resolution No. 78-07 Denying Claim Of James Thieding Construction.

FINANCE COMMITTEE:

37 & 38 Resolution No 79-07 Authorizing A Contractual Agreement With _____ For Financial Advisor Services Related To Financing Of Sauk County Continuum Of Care Facilities.

39 Resolution No. 80-07 Approving Transfer Of Funds To The Sauk County Housing Authority For The Purchase Of Winfield Apartments.

40 & 41 Resolution No. 81-07 Authorizing A Contractual Agreement With Robert W. Baird & Co. For Financial Advisor Services Related To Financing Of Sauk County Continuum Of Care Facilities.

PERSONNEL COMMITTEE:

42 - 45 Resolution No. 82-07 Ratifying the 2007-2008 Collective Bargaining Agreement Between Sauk County And Wisconsin Professional Police Association, Law Enforcement Employee Relations Division (WPPA-LEER)

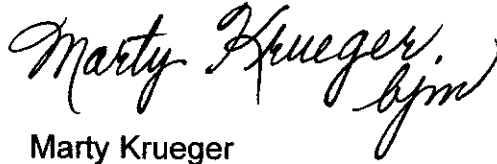
PLANNING, ZONING & LAND RECORDS COMMITTEE:

46 & 47 Resolution No. 83-07 Approving An Amendment To The Town Of Delton Planning And Zoning Ordinance To Rezone Certain Lands From An Agricultural To A Light Industrial Zoning District As Filed By Scott Morath.

48 - 54 Ordinance No. 84-07 Approving The Rezoning Of Lands In The Town Of Ironton From An Exclusive Agricultural To An Agricultural Zoning District Filed By James & Shirley Roecker, Property Owners, Ray Zobel & Sons, Agent (Petition 6-2007).

- Adjournment to a date certain.

Respectfully submitted,



Marty Krueger
County Board Chair

✓ **ATTENTION - County Board members, County staff, & public:**

Materials handed out at Sauk County Board of Supervisors meetings are required to be placed on file with the official records of the Proceedings of the Sauk County Board of Supervisors. **Furnish the County Clerk a copy of:**

- 1.) informational handouts distributed to Board members; and
- 2.) original letters/communications presented to the Board.

✓ **ATTENTION - County Board members:** Stop in the Office of the County Clerk prior to each Board meeting to sign original resolutions/ordinances approved by committees to be brought to the full County Board.

✓ **ATTENTION - County Board members** regarding reservation forms due August 24, 2007 for the **WCA Conference October 7, 8 & 9, 2007:** Per diem and mileage will be paid for Sunday, Monday and Tuesday, October 7, 8 & 9, 2007; Sauk County Financial Policy does not allow for reimbursement of meals or lodging for events held within the County. Supervisors will personally be responsible for reserving and paying for lodging accommodations.

Any person who has a qualifying disability that requires the meeting or materials at the meeting to be in an accessible location or format should contact Sauk County at 608.355.3269, or TTY at 608.355.3490, between the hours of 8:00 A.M. and 4:30 P.M., Monday through Friday, exclusive of legal holidays, at least 48 hours in advance of the meeting so that reasonable arrangements can be made to accommodate each request.

www.co.sauk.wi.us

Agenda mail date via United States Postal Service: Wednesday, July 11, 2007

Agenda preparation: Marty Krueger, County Board Chairman, with the assistance of Kathryn Schauf, Administrative Coordinator and Beverly J. Mielke, County Clerk

s:/everyone/admin/agdraft.lwp



Sauk County Sheriff's Office

Sheriff Randy M. Stammen

1300 Lange Court
Baraboo, WI 53913

Business (800) 377-1195 • (608) 356-4895 • Detective Division (608) 355-3213 • Jail/Huber (608) 355-3210 • Fax (608) 355-3572
www.co.sauk.wi.us

06-27-2007

Mr. Olton L. Dumas
1519 Wisconsin Avenue
Beloit, Wisconsin 53511

COPY

RECEIVED

JUN 29 2007

SAUK COUNTY CLERK
BARABOO, WISCONSIN

Dear Mr. Dumas;

Regarding your enclosed request to obtain copies of and inspect records of the Sauk County Sheriff's Department: Wisconsin State Statute 19.32(3) specifically excludes an "incarcerated person"¹ or inmate from the definition of "requester" for public records, unless the inmate requests inspection or copies of a record that *contains specific references to that person or his or her minor children*. In other words, you can only inspect and be provided with copies of jail documents in which you are the subject of or directly reference your name or your minor children. Because you are or were an inmate in either the Sauk County or Rock County Jail when your request was submitted, the request is herein denied, because you are not entitled to view and/or have copies of the records you requested.

Moreover, the majority of the items you list in your request (items #2, #3 #5 through #18) do not ask for a specific record and/or document. You are, essentially, requesting that the Sheriff's Department respond to a series of queries regarding operational issues and other criteria; you are requesting that the Sheriff's Department draft a response to questions you have posed. The federal and state open records laws do not require a County or other entities to draft or create records that do not already exist.


There is no written "Cooperative Establishment Agreement" (item #1) between the Counties of Sauk and Rock and, therefore, even if you were not an inmate when your request was submitted, the document you seek could and would not have been provided.

Finally, item #4 is too broad, vague and inadequately describes the specific records you are requesting. To provide all inmate classification records/documents and policies and procedures would require the Department to review and copy thousands of records and, therefore, such an undertaking would place an atypical and significant burden on the resources of the Sheriff's

¹Section 19.32(1c), Wis. Stats., defines "incarcerated person" as "a person who is incarcerated in a penal facility or who is placed on probation and given confinement...as a condition of placement, during the period of confinement for which the person has been sentenced."

Department and County of Sauk. Therefore, even if you were not an inmate when your request was submitted, the documents you seek could and would not have been provided.

Sincerely;

A handwritten signature in black ink, appearing to read "Randy Stammen", with a long horizontal flourish extending to the right.

Randy M. Stammen
Sheriff

RECEIVED

JUN 29 2007

SAUK COUNTY CLERK
BARABOO, WISCONSIN

06-27-2007

Dear Sauk County Board of Supervisors;

The e-mail forwarded to County Clerk Bev Mielke from a Ms. Ellen Jessen, dated 06-26-2007, is an essentially ludicrous distortion of the rules and regulations governing inmate public visitation in Sauk County Jail facilities. A comparison of the rules and visitation times in place in the old Historic Courthouse Jail and the current jail/Huber Center facilities is provide below:

- In the old jail inmates were allowed two fifteen minute public visits per 7 day week or **30 minutes per week.**
 - ♦ The current inmate visitation schedule allows an individual inmate to have a 20 minute visit in the morning and a 20 minute visit in the evening 6 days per week (Tuesday through Sunday with no visitation sessions on Mondays). Therefore, the amount of potential visitation minutes per provided to each inmate has been increased from 30 minutes to **240 minutes or 4 hours per 7 day week.**
- In the old jail inmates **could only be visited by 3 adults** whose names were provided to staff by the subject inmate and posted on an approved visitation list. An inmate could change the name of one of the adults on a one time basis only, but no more than 3 adults could visit and once the one time change of adult was made, the approved visitation list could not be altered.
 - ♦ The current inmate visitation rules allows any person 18 years of age or older to visit with an inmate. The visitor must present identification confirming he/she is at least 18 years of age or older.
 - ♦ Up to 2 adults may visit an inmate during a visitation session and, therefore, up to 24 different adults could potentially visit an inmate during a 7 day week.
- In the old jail inmates **could not** be visited by individuals 17 years of age or less.
 - ♦ The current inmate visitation rules allows any person 17 years of age or less to visit with an inmate provided the minor person or child is accompanied by their parent or legal guardian. Proof of parentage or legal guardianship must be provided by the adult accompanying a minor person or child (i.e., a birth certificate, adoption papers and/or proof of legal guardianship [court order]). The rationale for the proof of parentage and/or guardianship is or should be self evident; **we do not want a minor person or child to**

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visit with an adult inmate against the wishes and/or without the expressed approval of the child's parent and/or legal guardian.

- ♦ If accompanied by their parent or legal guardian, up to 3 minor persons or children may visit an inmate during a visitation session and, therefore, up to 36 different minor persons or children could potentially visit a single inmate during a 7 day week.

There are 16 visitation booths for the public to use during the morning and afternoon visitation sessions. Depending on when visitors arrive at the jail, at least three 20 minute visitation sessions can be conducted in the morning and during the evening visitation periods and up to 4 individuals, with a combination of adults and minor persons, could visit one inmate during a 20 minute session. That means if the maximum number of visitors access each visitation booth during the 3 morning and 3 evening sessions, potentially 384 different individuals (adults, minor persons and/or children) could visit inmates held in Sauk County jail facilities each visitation day - or - 2,304 potential different visitors per 7 day week.

Furthermore, I know of no other jail facility within the State of Wisconsin which offers more visitation opportunities for the inmates in their custody. If any County Board member has any further questions or concerns regarding inmate public visitation, do not hesitate to contact either myself or Captain Michael Hafemann.

Sincerely;

A handwritten signature in black ink, appearing to read "Randy Stammen", with a horizontal line extending to the right.

Randy M. Stammen
Sheriff



ellen stenson-jessen
 <insten@yahoo.com>
 06/26/2007 11:25 AM

To BMielke@co.sauk.wi.us
 cc
 bcc
 Subject Jail

RECEIVED

JUN 26 2007

SAUK COUNTY CLERK
 BARABOO, WISCONSIN

Ms. Mielke, please see that all Sauk County Board members get a copy of this. Thanks.

Dear Sauk County Board,

I would like to make you aware that visiting hours at the Sauk County jail are discouraging to visitors. They are: Tues.-Sun. 9:00am to 10:30am and 7:00pm to 8:30pm.

In the old jail, visiting hours were not within this narrow parameter nor limited to 20 min.

If the visitor is from the far end of the county or out of the area, this is terribly inconvenient for 20 min.

In the winter it is even worse.

One of the rules, is that a visitor has to show a birth certificate for minors to visit, to prove that they are the legal guardian.

I witnessed a couple from Dane county who had to decide which one of them would visit since they brought their 3 month old and didn't bring a birth certificate.

This is pretty ridiculous. Even prisons don't require ID for individuals under 16 to visit.

I am wondering why visitation hours and time was cut since the jail is usually at less than 80% capacity and enough officers were hired for full capacity? It would seem that there may be officers with time on their hands.

Good luck getting a straight answer to that one. Stammen and Hafeman seem to think they can do what ever they want.

I sent them registered letters in March asking questions about other jail policies and they couldn't be bothered to answer.

Please look into the visitation hours and rules. Since, they don't have to move prisoners to a room, the idea was as I recall, to be more efficient. In my book that doesn't mean less visitation time.

Thank you for considering this.

Ellen Jessen

cc: Co. Pad. R. Stammen ✓

Be a better Globetrotter. Get better travel answers from someone who knows.
 Yahoo! Answers - Check it out.

RECEIVED

JUN 29 2007

SAUK COUNTY CLERK
BARABOO, WISCONSIN

June 18, 2007

Sauk County Joint Continuum of Care Committee and Trustee Committee

Re: Continuum of Care Campus Location

Dear Committee Members:

Horty Elving's role as your consultant is to advise you, based on our experience and good judgement, so that you can develop a successful continuum of care campus. We have no emotional stake in this and do so only in purely objective manner. After the joint committee meeting last night I have had time to reflect on the issue of site selection, among other aspects of this new campus development. This letter seemed to be the most organized and cohesive way to express those thoughts.

I appreciate the comment about our knowing healthcare inside and out and that we have not learned Sauk County sufficiently. I offer the following:

We were hired because of our expertise and experience in healthcare, which is why organizations such as yourself hire consultants--to benefit from their experience with other similar healthcare organizations, not because we know Sauk County. We have learned a great deal about your county and although Sauk County has specific characteristics of its own, it and its people are not unlike other rural counties that we have worked with previously. There are several characteristics of county government that affect this continuum of care development. Counties by nature provide services to a fairly large and sometimes diverse geographical area and a caretaker of your infrastructure. You provide these services and take care of the infrastructure in the most economical fashion that you can.

You are about to enter into a development that demands an entrepreneurial business approach where all decisions are made based solely on what is best for that business to survive; though it were a life or death situation, with no tax levy to assist the bottom line. In the entrepreneurial business model every decision is evaluated as to its affect on the business; it is not based on polls or public opinion--it is based solely on what is best for that business to survive and prosper. Every aspect of that business is evaluated objectively as to its affect on the business. This includes services offered, the cost of those services, the appeal of the facility, and the location. The location can affect the appeal and convenience. In today's marketing world convenience is an important factor. Building a continuum of care community is such an entrepreneurial business and it demands that all decisions be made objectively to support its goal of survival and success. If an entrepreneur thought they could gain even a small percentage of benefit, such as 5 or 10%, by locating in one location vs. another, they would do it because every little bit helps meet the goal of breaking even and turning a profit. Building this continuum of care community requires the same objective analysis into the decisions.

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Page 2

Sauk County Joint Continuum of Care Committee and Trustee Committee
June 18, 2007

The letter-to-the-editor made me think about the whole art of asking the right questions and asking them in such a way to elicit the desired response. It appears, as evidenced by the wording of the letter, there is a lack of commitment by the writer necessary to the continuum of care campus concept. It has not become the phrase or description of choice; the term "healthcare center" is still the predominant phrase. In the letter-to-the-editor it was worded that the county was going to build a new healthcare center with the possibility of future assisted living. This phrasing is a very weak description of a continuum of care campus. This suggests that the county is going to build a healthcare center and at some point, undetermined, you may build assisted living, but for all intents and purposes the county is building a healthcare center. People who use the healthcare center's services are typically not there by choice. I would venture a guess that the discussion with those 48 telephone callers did not talk much about those callers moving out to the existing healthcare center site; and, more importantly, I would guess that none of those callers were asked if they would move to the healthcare center as a life style choice, meaning: would they want to live in that location as an independent or somewhat independent senior--change their entire location for the center of their life? In addition, would they be willing to pay \$1,000/month for a one-bedroom independent living apartment with a meal, or \$1,800/month for an assisted living apartment with three meals in that setting? It would be my guess that, as we have experienced in other areas, most of these people are in denial that they will even utilize the healthcare facility, but they can be educated as to the options for senior living choices. When they become knowledgeable and have other choices, your site selection will weigh in heavily. Therefore the decision of where to live does not strike home with them at this time. The big change that this continuum of care community brings is that you are developing, first and foremost, a living environment that people will choose whether to come to or not. This idea of choice is critical to the thinking and decisions that go into its design and location. You have to keep this in mind when you ask whether people would prefer to live at the healthcare site or closer into town. In addition, the trend is for people to move away from farms to cities and towns. The population in 1900 in the U.S. had 90% of its people living in rural areas, with 10% in towns and cities. Today 50% live in towns and cities and that trend is continuing. We are building for the next 40 or 50 years and must keep that trend in mind.

Sauk County hired Horty Elving because of our experience in this area. Our experience with other facilities has shown us that people make decisions similarly, regardless of where they are located. Our experience also tells us that this will need to be run like a business and will need to be marketed to the public. Part of marketing is education of the products and services available. The other part of marketing is sales. Both of these are also influenced by public perception, even if the new campus in Reedsburg is not as close to retail or other services as we would like. There is a perception of convenience along with a real convenience of a much shorter drive to services, which is important to older people, allowing for continued independence, which is what this development is really all about. There is also a perception on the existing healthcare site that it is the existing healthcare site and that it is more isolated. We do not want you to develop a facility that has the perception that it is just a healthcare center; it needs to be and have the perception of being a senior living campus where people would want to come to as the preferred choice of a place to live. To benefit the continuum of care concept, we strongly recommend the Creekview Estate property.

Sincerely,

HORTY ELVING & ASSOCIATES, INC.

Rick Moore, AIA, ACHA, Principal

RM:bk



Health Care Center 5455 Hwy CH, Reedsburg, WI 53959

Telephone: (608) 524-4371 Administrative Fax: (608) 524-7576 Nursing Fax: (608) 524-7599

RECEIVED

JUN 29 2007

**SAUK COUNTY CLERK
BARABOO, WISCONSIN**

June 28, 2007

Mr. Marty Krueger, Sauk County Board Chairman
Sauk County West Square Building
505 Broadway
Baraboo, WI 53913

Dear Marty:

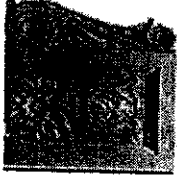
I will be completing my maximum allowable time to serve as Interim Administrator on August 28, 2007. I did try to go for one more extension of 120 days which would have brought me to the end of the year, but 27 years of past experience would not change their minds. I could have gone for renewal of licensure, but that would have required taking state boards once again, which would have required many nights of studying regulation, all for an additional 120 days.

This is my notice that I will be returning to retirement life as of August 29, 2007. It has been a real pleasure working with all of you, members of the Board of Trustees, members of County Government, and the staff of SCHCC all for the benefit of serving the residents entrusted to our care. Thank you for the privilege.

Sincerely,

Kenneth W. West
Interim Administrator

COPY



Kathy Schauf/WS/SCG
06/26/2007 11:43 AM

To Department Heads
cc
bcc
Subject County Board agenda

Just a reminder to all -

The Board of Supervisors has been increasingly insistent that they have the County Board agenda in a timely fashion. This requires that the Clerk have all materials to their office within the time allotted. The Clerk has indicated that they will need all resolutions (even if only in draft form) and accompanying documentation to their office by noon on July 10, 2007.

This may require some juggling on your parts as committees may not have met by the deadline - which is why if only draft language is available we will send that with *possible* as part of the description of the resolution being considered.

Thank you in advance for your cooperation in pulling the agenda together.

Kathy

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RESOLUTION
(Sauk County Health Complex)

File No. 3857-07

WHEREAS, Sauk County, Wisconsin intends to construct a new County Health Care Complex in Sauk County; and

WHEREAS, the Common Council of the City of Reedsburg believes it to be in the City's best interest that said Complex be constructed in the City of Reedsburg and the City is willing to provide incentives to the County to encourage it to construct the Complex in Reedsburg adjacent to the Madison Area Technical College Campus.

NOW, THEREFORE BE IT HEREBY RESOLVED That should Sauk County build its Health Care Complex in Reedsburg, the City of Reedsburg will pay the cost of the extension of Clark Street to the west and a connector street from the Complex to Clark Street, see attached map, as an incentive to Sauk County to construct its new Health Care Center Complex in Reedsburg.

STATE OF WISCONSIN)
COUNTY OF SAUK)

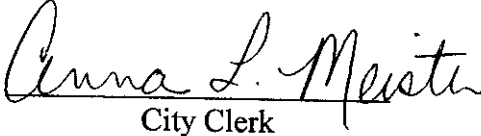
RECEIVED

JUN 22 2007

SAUK COUNTY CLERK
BARABOO, WISCONSIN

I hereby certify that the foregoing resolution is a true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 19th day of June, 2007 and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 19th day of June, 2007.


City Clerk

COPY

Petition # 7-2007

2007 DEVELOPMENT APPLICATION

Sauk County Office of Planning and Zoning
505 Broadway Street - Sauk County West Square Building
Baraboo, Wisconsin 53913
(608) 355-3285

RECEIVED

JUN 18 2007

SAUK COUNTY CLERK
BARABOO, WISCONSIN

Instructions:

1. It is strongly recommended that the applicant meet with a staff person prior to completing this application, with adequate time prior to an application deadline.
2. The applicant should complete and sign the form and provide all material listed within this application.
3. Please note: The application and attachments become part of the official public records of Sauk County and are therefore not returnable.

TYPE OF APPLICATION: (Please circle one or more)

Subdivision Plat Rezoning Development Plan Zoning Text Change

ZONING:
CURRENT Agricultural PROPOSED Commercial

NAME OF SUBDIVISION (if applicable) NA

PROJECT LOCATION NE 1/4 NW 1/4 Sec 26 pas 3842 RECEIVED

TOWNSHIP Delona MAY 31 2007

PROPERTY OWNER Vern M. Hesteadt SAUK COUNTY DEPARTMENT OF PLANNING & ZONING

APPLICANT Vern Hesteadt

PHONE NUMBER 608-524-3856 or 608 547-1520

MAILING ADDRESS 51696 A Coon Bluff Rd
Reedsburg WI 53959

SIGNATURE OF APPLICANT Vern Hesteadt DATE 5-26-07

Fee Paid \$350.00
Receipt # 25523 (Credit Account # 10063-444240)

COPY

- c: Corporation Counsel's Office
- Planning and Zoning Office
- County Clerk - For reporting at the next County Board of Supervisors meeting YN
- County Supervisor 3 Meister

TYPE OF APPLICATION AND INFORMATION REQUIREMENTS (continue for explanation)

Type of Application Fee Required	Project Facts (Please see Page 3)	Site/Plot Plan or Survey/Plat	Other Information (As required)
Subdivision / Plat Review / Development Plan / PUD \$300 plus \$20/lot	Yes	Preliminary Plat-6 copies Final Plat-11 copies Site/Plot Plan 1 reproducible copy	Aerial Photo of Site# Utilities statement* Architectural Drawings** Other information in Chapter 22 County Code
Rezoning \$350	Yes	Site/Plot Plan 1 reproducible copy	Aerial Photo of Site# Utilities statement*
Zoning Text Change \$350	No	No	**

Aerial photos are available from the Office of Planning and Zoning.

* Prior to the approval of any final plat or rezoning, the applicant must provide written statements from the utility providers which will serve the proposed development. The statements shall address the adequacy and location of all utility easements. The applicant shall also provide driveway access improvement approvals where applicable.

** Other items which the staff may require.

APPLICATION DEADLINE

All applications must be in the Office of Planning and Zoning no later than 12:00 noon on the day of the deadline. In order to be accepted, the application must contain all required items and information described in the application. Partial applications will not be accepted for placement on the Planning, Zoning and Land Records Committee agenda until all such materials are submitted.

APPLICATION DEADLINE DATE

**PLANNING, ZONING & LAND RECORDS COMMITTEE
MEETING DATE**

December 8, 2006
January 12, 2007
February 10, 2007
March 2, 2007
April 6, 2007
May 4, 2007
June 8, 2007
July 13, 2007
August 10, 2007
September 7, 2007
October 12, 2007
No Public Hearing in December

January 23, 2007
February 27, 2007
March 27, 2007
April 24, 2007
May 22, 2007
June 26, 2007
July 24, 2007
August 28, 2007
September 25, 2007
October 23, 2007
November 27, 2007

APPLICATION FEE

Submit the appropriate application fee indicated above. Make checks payable to Sauk County Planning & Zoning.

PROJECT FACTS

Please complete the following information for all proposed subdivisions and rezonings. Contact a staff person if you need assistance.

Name of Subdivision (if applicable) NA

Total Site Area (Acres) 2.01 Ac (Square Feet) 87,555

	<u>Existing zoning</u>	<u>Existing land use</u>
Subject Area	<u>Ag</u>	<u>Residence</u>
North	<u>Ag</u>	<u>Residence</u>
South	<u>Ag</u>	<u>Residence</u>
East	<u>Ag</u>	<u>Residence</u>
West	<u>Ag</u>	<u>Residence</u>

JUSTIFICATION STATEMENT

Please answer the following questions. Contact a staff person if you need assistance.

1. General description of the request.

Request to rezone to Commercial for Small engine repair business

2. Related background information on the project and site.

this is my residence home. want to use shop for full time business

3. Justification, special reasons or basis for the request.

4

Per Sauk County Laws, Small engine repair
Business must be commercial zoned per
Brown Summit

SITE/PLOT PLAN

Submit the following plan(s):

Scaled site/plot plan showing: date, north arrow, graphic scale; location of property lines, rights-of way, easements, water courses; streets, driveways, intersections; outlines of all buildings, setbacks, dimensions; means of vehicular and pedestrian access; layout and location of all off-street parking; schematic of drainage system; percentage and size in acres to be reserved as open space, parks and recreation; and the location of proposed trees, shrubs and ground cover, complete site erosion control plan and finished grade plan.

SURVEY/PLAT

Surveys and plats shall be signed and sealed by a registered surveyor and should include a legal description, computation of the total acreage of the site and any other requirements as defined by Wisconsin State Statutes Chapter 236 and Sauk County Code of Ordinances, Chapter 22.

OTHER INFORMATION

Submit these additional items which apply to the types of applications listed below:

1. Subdivisions - Submit a uniform street name plan with the application for a preliminary plat.
2. Development Plan - Submit information as required by Chapter 22, Sauk County Code of Ordinances.
3. Subdivisions/Rezoning - Submit a complete metes and bounds legal description.

SAUK COUNTY PLANNING AND ZONING
OWNER'S CONSENT FORM

Vern M. Hiesteadt, the sole owner of record of the
Owner's Name

property legally described as:

Pos 3842

states that he/she has thoroughly examined and is familiar with the application submitted to Sauk County Office of
Planning and Zoning submitted by Vern M. Hiesteadt, on behalf
Agent/Representative

of Vern M. Hiesteadt and expressly consents to the use of the
Applicant/Owner's Name

subject property for the purpose Rezone described in the
Type of Request

application and expressly consents to all conditions which may be agreed to for the application which may be
imposed by the Planning, Zoning and Land Records Committee and Sauk County Board of Supervisors. I will
permit representatives from the Sauk County Department of Planning and Zoning to access my property at any time
for a "site visit" before the public hearing is conducted.

By Vern M. Hiesteadt
Owner's Name

Petition # 8-07

2007 DEVELOPMENT APPLICATION

Sauk County Office of Planning and Zoning
505 Broadway Street - Sauk County West Square Building
Baraboo, Wisconsin 53913
(608) 355-3285

RECEIVED

JUN 21 2007

Instructions:

SAUK COUNTY CLERK
BARABOO, WISCONSIN

1. It is strongly recommended that the applicant meet with a staff person prior to completing this application, with adequate time prior to an application deadline.
2. The applicant should complete and sign the form and provide all material listed within this application.
3. Please note: The application and attachments become part of the official public records of Sauk County and are therefore not returnable.

TYPE OF APPLICATION: (Please circle one or more)

Subdivision Plat Rezoning Development Plan Zoning Text Change

ZONING:
CURRENT RC-35 PROPOSED Commercial

NAME OF SUBDIVISION (if applicable) _____

PROJECT LOCATION 0642

TOWNSHIP BARABOO

PROPERTY OWNER Mike & Tammy Wilm

APPLICANT SAME

COPY

PHONE NUMBER 608-356-8215

MAILING ADDRESS 53863 Hwy 12 BARABOO, Wisc.

SIGNATURE OF APPLICANT Michael W. L. DATE 4/16/07

Fee Paid 350.00

Receipt # 25541 (Credit Account # 10063-444240)

c: Corporation Counsel's Office
Planning and Zoning Office
County Clerk - For reporting at the next County Board of Supervisors meeting YN
County Supervisor Alexander #27

TYPE OF APPLICATION AND INFORMATION REQUIREMENTS (continue for explanation)

Type of Application Fee Required	Project Facts (Please see Page 3)	Site/Plot Plan or Survey/Plat	Other Information (As required)
Subdivision / Plat Review / Development Plan / PUD \$300 plus \$20/lot	Yes	Preliminary Plat-6 copies Final Plat-11 copies Site/Plot Plan 1 reproducible copy	Aerial Photo of Site# Utilities statement* Architectural Drawings** Other information in Chapter 22 County Code
Rezoning \$350	Yes	Site/Plot Plan 1 reproducible copy	Aerial Photo of Site# Utilities statement*
Zoning Text Change \$350	No	No	**

Aerial photos are available from the Office of Planning and Zoning.

* Prior to the approval of any final plat or rezoning, the applicant must provide written statements from the utility providers which will serve the proposed development. The statements shall address the adequacy and location of all utility easements. The applicant shall also provide driveway access improvement approvals where applicable.

** Other items which the staff may require.

APPLICATION DEADLINE

All applications must be in the Office of Planning and Zoning no later than 12:00 noon on the day of the deadline. In order to be accepted, the application must contain all required items and information described in the application. Partial applications will not be accepted for placement on the Planning, Zoning and Land Records Committee agenda until all such materials are submitted.

APPLICATION DEADLINE DATE

**PLANNING, ZONING & LAND RECORDS COMMITTEE
MEETING DATE**

December 8, 2006
January 12, 2007
February 10, 2007
March 2, 2007
April 6, 2007
May 4, 2007
June 8, 2007
July 13, 2007
August 10, 2007
September 7, 2007
October 12, 2007
No Public Hearing in December

January 23, 2007
February 27, 2007
March 27, 2007
April 24, 2007
May 22, 2007
June 26, 2007 Final Agenda
July 24, 2007
August 28, 2007
September 25, 2007
October 23, 2007
November 27, 2007

APPLICATION FEE

Submit the appropriate application fee indicated above. Make checks payable to Sauk County Planning & Zoning.

Steve

PROJECT FACTS

Please complete the following information for all proposed subdivisions and rezonings. Contact a staff person if you need assistance.

Name of Subdivision (if applicable) _____

Total Site Area (Acres) _____ (Square Feet) _____

	<u>Existing zoning</u>	<u>Existing land use</u>
Subject Area	<u>RC-35</u>	<u>Ag Field</u>
North	<u>Commercial</u>	<u>Car Dealer</u>
South	<u>RC-35</u>	<u>House</u>
East	<u>RC-35</u>	<u>Ag Field</u>
West	<u>RC-35</u>	<u>Woods / House</u>

JUSTIFICATION STATEMENT

Please answer the following questions. Contact a staff person if you need assistance.

1. General description of the request.

General mixed use development (Commercial)
billboards, office, retail, mini storage

2. Related background information on the project and site.

See #1

3. Justification, special reasons or basis for the request.

4

Consistent with being Baraboo
Comprehensive plan for future development.

SITE/PLOT PLAN

Submit the following plan(s):

Scaled site/plot plan showing: date, north arrow, graphic scale; location of property lines, rights-of way, easements, water courses; streets, driveways, intersections; outlines of all buildings, setbacks, dimensions; means of vehicular and pedestrian access; layout and location of all off-street parking; schematic of drainage system; percentage and size in acres to be reserved as open space, parks and recreation; and the location of proposed trees, shrubs and ground cover, complete site erosion control plan and finished grade plan.

SURVEY/PLAT

Surveys and plats shall be signed and sealed by a registered surveyor and should include a legal description, computation of the total acreage of the site and any other requirements as defined by Wisconsin State Statutes Chapter 236 and Sauk County Code of Ordinances, Chapter 22.

OTHER INFORMATION

Submit these additional items which apply to the types of applications listed below:

1. Subdivisions - Submit a uniform street name plan with the application for a preliminary plat.
2. Development Plan - Submit information as required by Chapter 22, Sauk County Code of Ordinances.
3. Subdivisions/Rezoning - Submit a complete metes and bounds legal description.

Michael & Tammy Wilm, the sole owner of record of the
Owner's Name

property legally described as: Parcel 0642

states that he/she has thoroughly examined and is familiar with the application submitted to Sauk County Office of
Planning and Zoning submitted by Tammy Wilm, on behalf
Agent/Representative

of Michael & Tammy Wilm and expressly consents to the use of the
Applicant/Owner's Name

subject property for the purpose Rezoning described in the
Type of Request

application and expressly consents to all conditions which may be agreed to for the application which may be
imposed by the Planning, Zoning and Land Records Committee and Sauk County Board of Supervisors. I will
permit representatives from the Sauk County Department of Planning and Zoning to access my property at any time
for a "site visit" before the public hearing is conducted.

By Tammy Wilm
Owner's Name

\$ 320.00

Petition # 9-2007

2007 DEVELOPMENT APPLICATION
Sauk County Office of Planning and Zoning
505 Broadway Street - Sauk County West Square Building
Baraboo, Wisconsin 53913
(608) 355-3285

RECEIVED
JUL 09 2007

SAUK COUNTY CLERK
BARABOO, WISCONSIN

Instructions:

1. It is strongly recommended that the applicant meet with a staff person prior to completing this application, with adequate time prior to an application deadline.
2. The applicant should complete and sign the form and provide all material listed within this application.
3. Please note: The application and attachments become part of the official public records of Sauk County and are therefore not returnable.

TYPE OF APPLICATION: (Please circle one or more)

Subdivision Plat Rezoning Development Plan Zoning Text Change

ZONING:
CURRENT RC-5 PROPOSED General Agricultural

NAME OF SUBDIVISION (if applicable) _____

PROJECT LOCATION Section 9 T12N R5E

TOWNSHIP Excelsior

PROPERTY OWNER Al Astle

APPLICANT Mark Carlson

PHONE NUMBER 608 697-8214 cell 608-742-2169 office

MAILING ADDRESS PO Box 340, Portage, WI, 53901

SIGNATURE OF APPLICANT Mark Carlson DATE 7-2-07

Fee Paid 350.00

Receipt # 25791 (Credit Account # 10063-444240)

c: Corporation Counsel's Office
Planning and Zoning Office
County Clerk - For reporting at the next County Board of Supervisors meeting Y/N
County Supervisor 11 Cassidy

COPY

COPY

TYPE OF APPLICATION AND INFORMATION REQUIREMENTS (continue for explanation)

Type of Application Fee Required	Project Facts (Please see Page 3)	Site/Plot Plan or Survey/Plat	Other Information (As required)
Subdivision / Plat Review / Development Plan / PUD \$300 plus \$20/lot	Yes	Preliminary Plat-6 copies Final Plat-11 copies Site/Plot Plan 1 reproducible copy	Aerial Photo of Site# Utilities statement* Architectural Drawings** Other information in Chapter 22 County Code
Rezoning \$350	Yes	Site/Plot Plan 1 reproducible copy	Aerial Photo of Site# Utilities statement*
Zoning Text Change \$350	No	No	**

Aerial photos are available from the Office of Planning and Zoning.

* Prior to the approval of any final plat or rezoning, the applicant must provide written statements from the utility providers which will serve the proposed development. The statements shall address the adequacy and location of all utility easements. The applicant shall also provide driveway access improvement approvals where applicable.

** Other items which the staff may require.

APPLICATION DEADLINE

All applications must be in the Office of Planning and Zoning no later than 12:00 noon on the day of the deadline. In order to be accepted, the application must contain all required items and information described in the application. Partial applications will not be accepted for placement on the Planning, Zoning and Land Records Committee agenda until all such materials are submitted.

APPLICATION DEADLINE DATE

**PLANNING, ZONING & LAND RECORDS COMMITTEE
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December 8, 2006
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October 12, 2007
No Public Hearing in December

January 23, 2007
February 27, 2007
March 27, 2007
April 24, 2007
May 22, 2007
June 26, 2007
July 24, 2007
August 28, 2007
September 25, 2007
October 23, 2007
November 27, 2007

APPLICATION FEE

Submit the appropriate application fee indicated above. Make checks payable to Sauk County Planning & Zoning.

PROJECT FACTS

Please complete the following information for all proposed subdivisions and rezonings. Contact a staff person if you need assistance.

Name of Subdivision (if applicable) _____

Total Site Area (Acres) 77 Acres (entire property) (rezoned 2 3/4 acres)
(Square Feet) _____

	<u>Existing zoning</u>	<u>Existing land use</u>
Subject Area	<u>RC-5</u>	<u>residential (3 houses)</u>
North	<u>RC-5</u>	<u>Agricultural</u>
South	<u>RC-5</u>	<u>Agricultural</u>
East	<u>RC-5</u>	<u>Agricultural</u>
West	<u>RC-5</u>	<u>residential</u>

JUSTIFICATION STATEMENT

Please answer the following questions. Contact a staff person if you need assistance.

1. General description of the request.

I am requesting ^{the rezoning of} approximately 2 3/4 acres from RC-5 zoning to general agricultural zoning.

2. Related background information on the project and site.

Property contains 3 residences sharing a joint driveway with access to STH 23 & 33. 3 houses have been around for many years and are currently rental units.

Parcel contains 3 residences that are rental property. Owner would like create a parcel for each house so that they could be sold. Rezoning is requested to allow creation of 3 parcels by CSM.

SITE/PLOT PLAN

Submit the following plan(s):

Scaled site/plot plan showing: date, north arrow, graphic scale; location of property lines, rights-of way, easements, water courses; streets, driveways, intersections; outlines of all buildings, setbacks, dimensions; means of vehicular and pedestrian access; layout and location of all off-street parking; schematic of drainage system; percentage and size in acres to be reserved as open space, parks and recreation; and the location of proposed trees, shrubs and ground cover, complete site erosion control plan and finished grade plan.

SURVEY/PLAT

Surveys and plats shall be signed and sealed by a registered surveyor and should include a legal description, computation of the total acreage of the site and any other requirements as defined by Wisconsin State Statutes Chapter 236 and Sauk County Code of Ordinances, Chapter 22.

OTHER INFORMATION

Submit these additional items which apply to the types of applications listed below:

1. Subdivisions - Submit a uniform street name plan with the application for a preliminary plat.
2. Development Plan - Submit information as required by Chapter 22, Sauk County Code of Ordinances.
3. Subdivisions/Rezoning - Submit a complete metes and bounds legal description.

Al Astle, the sole owner of record of the
Owner's Name

property legally described as:

REZONE DESCRIPTION:

A parcel of land located in the NE1/4-SW1/4, Section 9, T12N, R5E, Town of Excelsior, Sauk County, Wisconsin bounded by the following described line:
Commencing at the W1/4 corner of said Section 9; thence N89°54'43"E along the east-west 1/4 line of said Section 9, 1605.42 feet to point of beginning; thence S5°52'18"E, 241.96 feet; thence S45°09'30"E, 129.32 feet; thence N89°27'20"E, 137.79 feet; thence N3°00'E, 120.00 feet; thence N89°54'43"E, 200.00 feet; thence N3°00'E, 211.44 feet to said east-west 1/4 line; thence S89°54'43"W along said east-west 1/4 line, 471.58 feet to point of beginning. Described parcel contains 2.76 acres and is subject to highway and other easements of record.

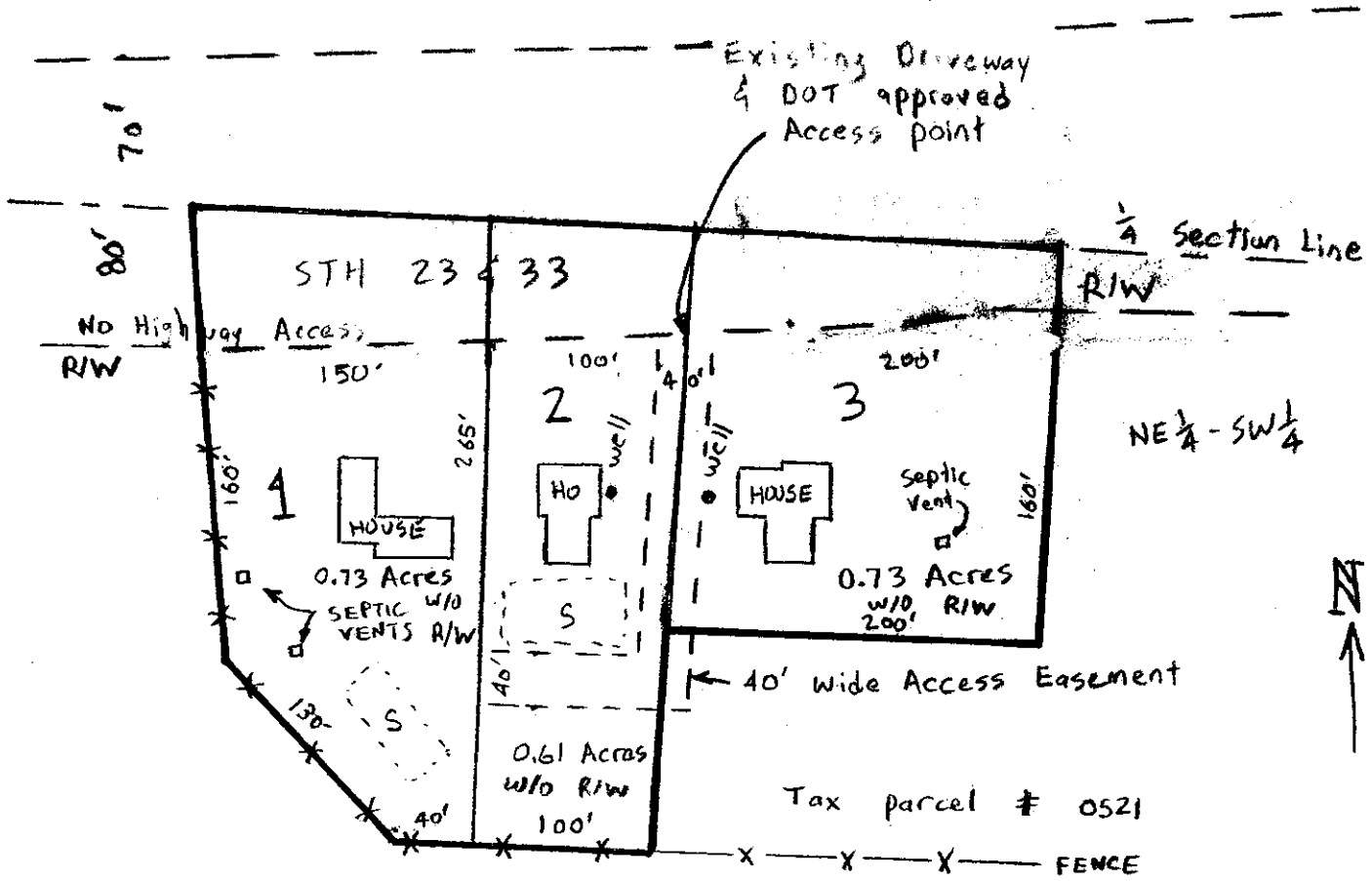
states that he/she has thoroughly examined and is familiar with the application submitted to Sauk County Office of Planning and Zoning submitted by Mark Carlson, on behalf
Agent/Representative

of Al Astle and expressly consents to the use of the
Applicant/Owner's Name

subject property for the purpose rezoning described in the
Type of Request

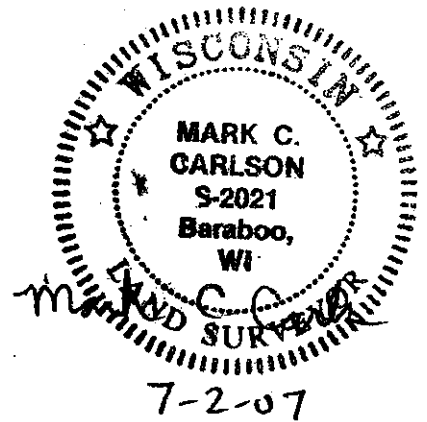
application and expressly consents to all conditions which may be agreed to for the application which may be imposed by the Planning, Zoning and Land Records Committee and Sauk County Board of Supervisors. I will permit representatives from the Sauk County Department of Planning and Zoning to access my property at any time for a "site visit" before the public hearing is conducted.

By Alvin Lee Astle
Owner's Name



Scale: 1" = 100'

S = soil test pits for new septic systems 7-10-01



Approving Farmland Preservation Program Application

WHEREAS, the Sauk County Board of Supervisors is required to approve the applications of individuals for inclusion in the Farmland Preservation Program; and

WHEREAS, the Land Conservation Committee has reviewed and examined the application of the persons listed below and found them eligible and worthy of approval;

NOW, THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors, met in regular session, that the application of the following landowners for inclusion in the Farmland Preservation Program be approved;

AND, BE IT FURTHER RESOLVED, that the Sauk County Clerk is hereby directed to forward a copy of this action along with the application to the Wisconsin Department of Agriculture, Trade, and Consumer Protection.

SAUK COUNTY FARMLAND PRESERVATION PROGRAM APPLICANTS:

Marlan and LaVera Craker, E6675 Skinner Road, Reedsburg, 25-year contract

For consideration by the Sauk County Board of Supervisors on July 17, 2007.

Respectfully Submitted:

**SAUK COUNTY AGRICULTURE, EXTENSION, EDUCATION &
LAND CONSERVATION COMMITTEE**

Lester Wiese, Chair

Linda Borleske

Robert Cassity

Kathy Zowin

Gerald Lehman

Joe Prem

FISCAL NOTE: No direct cost. County pays approximately 50 percent (50%) of administration expenses estimated at one staff position per 400 participants. Participation totals approximately 550 farms each year. This application will replace an expired contract on lands previously included in the Farmland Preservation Program. *CLT*

MIS: No impact.

RESOLUTION NO. 77 - 07

DELINEATING SIZE, LOCATION, AND RELATED SERVICES FOR THE DEVELOPMENT OF A SKILLED NURSING FACILITY WITHIN THE CONSTRUCT OF THE DEVELOPMENT OF A CONTINUUM OF CARE AND CREATING THE HEALTH CARE CENTER BUILDING PROJECTS COMMITTEE

WHEREAS, by Resolution No. 45-05, the Sauk County Board of Supervisors created the Continuum of Care Planning Committee to study available options within the continuum of care by investigating and evaluating the range of alternatives that are legally and feasibly available to the County, said Resolution reading in pertinent part as follows:

“ . . .that Sauk County continue to study the continuum of care for Sauk County elderly and disabled residents; and, . . . that a Continuum of Care Committee be formed to study the mix of services that could be provided in the County; and, . . .will investigate a range of alternatives including but not limited to, assisted living, dementia units, privatization of some or all services, and any other alternatives determined by the committee to better meet the needs of Sauk County residents.”

WHEREAS, by Resolution No. 09-06, the Sauk County Board of Supervisors authorized your Continuum of Care Planning Committee “ . . .with the requisite planning for the development of the continuum of long term care through the construction of a facility that will incorporate a skilled nursing function and may provide for: Dementia beds; respite / crisis beds; adult day care; county prepared home delivered meals; home based therapies; assisted living; affordable housing; or other services as appropriate”; and,

WHEREAS, the Continuum of Care Planning Committee has detailed a process timeline for accomplishing these objectives as well as addressing gaps in the existing long term care service model; and,

WHEREAS, the research process that has been underway since December of 2003 has culminated in tangible results that will feed directly into processes for the Board of Supervisors consideration of alternatives regarding the programming, design and construction of a skilled nursing facility; and,

WHEREAS, efficiencies can be gained by linking an understanding of the vision of the role and purpose of the facility, the goals to be accomplished, and services to be provided in the form of early design decisions with a final design plan that accurately incorporates financial considerations, and the impact to the ongoing facility operational plan; and,

COPY

DELINEATING SIZE, LOCATION, AND RELATED SERVICES FOR THE DEVELOPMENT OF A SKILLED NURSING FACILITY WITHIN THE CONSTRUCT OF THE DEVELOPMENT OF A CONTINUUM OF CARE AND CREATING THE HEALTH CARE CENTER BUILDING PROJECTS COMMITTEE

WHEREAS, the project architect, Horty Elving, has made recommendations regarding size, location, and services after a three month evaluation process that included joint committee meetings, stakeholder input, analysis of broad committee goals, analysis of demographic and care trends, and service needs (Continuum of Care Gaps Analysis), with a focus on developing them within the framework of a continuum of care; and,

WHEREAS, your Continuum of Care Planning Committee concurs with this analysis, and does believe that it is in the best interests of Sauk County to proceed with the design and development of an eighty two (82) bed facility located within the City of Reedsburg at the property referred to as Creekview Estates; with said facility providing skilled nursing services, specialized meals, outpatient therapy services such as occupational, physical, and speech therapy services, a secure unit for the care of dementia and/or related conditions, facilities adequate for addressing bariatric care, inpatient rehabilitation, and limited space provision for dental and the Aging and Disability Resource Center; and,

WHEREAS, the Continuum of Care Planning Committee also recommends that the Capital Improvements Project plan incorporate an additional fifty (50) units of assisted living to be developed in the next three to eight years, as analysis of trends and market conditions proceed, complementing the State of Wisconsin's Family Care initiative.

NOW, THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors, met in regular session, that Sauk County to proceed with the design and development of an eighty two (82) bed facility located within the City of Reedsburg at the property referred to as Creekview Estates; with said facility providing skilled nursing services, specialized meals, outpatient therapy services such as occupational, physical, and speech therapy services, a secure unit for the care of dementia and/or related conditions, facilities adequate for addressing bariatric care, inpatient rehabilitation, and limited space provision for dental and the Aging and Disability Resource Center; and,

BE IT FURTHER RESOLVED, that the five (5) member Health Care Center Building Projects Committee is hereby created to be comprised of one (1) member from Property and Insurance, one (1) member from Finance, one (1) member from the existing Continuum of Care, and two (2) members from the Board of Trustees to provide project oversight and policy making authority; and,

BE IT FURTHER RESOLVED, that the Health Care Center Building Projects Committee is hereby authorized to contract with soil engineers and/or other related consultants as necessary to commence the pre-construction activities and proceed with a Phase I Environmental Investigation; and,

DELINEATING SIZE, LOCATION, AND RELATED SERVICES FOR THE DEVELOPMENT OF A SKILLED NURSING FACILITY WITHIN THE CONSTRUCT OF THE DEVELOPMENT OF A CONTINUUM OF CARE AND CREATING THE HEALTH CARE CENTER BUILDING PROJECTS COMMITTEE

BE IT FURTHER RESOLVED, that Horty Elving shall proceed with schematic design, design development, preparation of construction documents, and all necessary bid processes and documents; engage in prequalification of general contractors; and to solicit bids from qualified general contractors for said construction, contingent upon the County securing financing for the project; and,

BE IT FURTHER RESOLVED, that expenditures necessary for the provision of pre-construction activities, and other related costs shall be obtained from proceeds of a borrowing or borrowings except to the extent that budget dollars have been, or will be committed as part of the budget process.

For consideration by the Sauk County Board of Supervisors on July 17, 2007.

Respectfully submitted:

CONTINUUM OF CARE PLANNING COMMITTEE

Joan Fordham, Chairperson

Paul Endres
Paul Endres

Linda Borleske

Scott Alexander

Lowell Haugen

Al Dippel

Judith Stoeckmann

DELINEATING SIZE, LOCATION, AND RELATED SERVICES FOR THE DEVELOPMENT OF A SKILLED NURSING FACILITY WITHIN THE CONSTRUCT OF THE DEVELOPMENT OF A CONTINUUM OF CARE AND CREATING THE HEALTH CARE CENTER BUILDING PROJECTS COMMITTEE

BOARD OF TRUSTEES

Paul Endres

Paul Endres, Chairperson

Linda Borleske

Art Carlson

Henry Netzinger

Henry Netzinger

Larry Schroeder

Bill Higgins

Bill Higgins

Terri Langer

Terri Langer

Fiscal Note: Expenditures necessary for the provision of pre construction activities, and other related costs shall be obtained from proceeds of a borrowing or borrowings except to the extent that budget dollars have been, or will be committed as part of the budget process.

KPB

Information Systems Note: No immediate impact.

RESOLUTION NO. 78 - 07

DENYING CLAIM OF JAMES THIEDING CONSTRUCTION

WHEREAS, By letter of counsel, James Thieding Construction has requested that its request for an additional \$45,000 in compensation on work at the landfill be treated as a claim pursuant to Wis. Stats. § 893.80, said letter dated April 11, 2007; and


WHEREAS, this matter has been carefully reviewed by the County's staff and engineers, and it is the recommendation of this committee that this clam be denied.

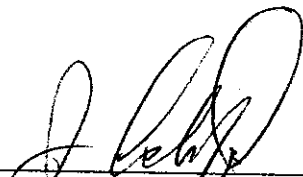
NOW, THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors, met in regular session, that the above-described claim be and hereby is denied.


For consideration by the Sauk County Board of Supervisors on July 17, 2007.

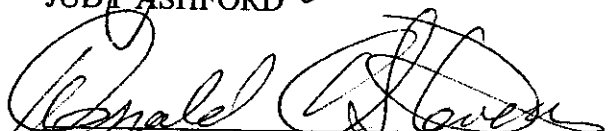
Respectfully submitted,

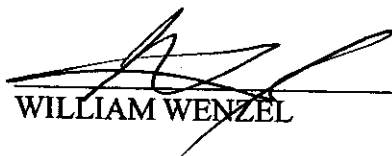
EXECUTIVE & LEGISLATIVE COMMITTEE


MARTY KRUEGER, Chairperson


JUDY ASHFORD


JOAN FORDHAM


DONALD STEVENS


WILLIAM WENZEL

FISCAL NOTE: Adoption of this resolution is anticipated to have no direct fiscal impact.

KAS

MIS NOTE: No MIS impact.

s:\ccounsel\86\86thieding7res

COPY

DRAFT

Authorizing a Contractual Agreement with _____ for Financial Advisor Services Related to Financing of Sauk County Continuum of Care Facilities

WHEREAS, it will be necessary to borrow funds to complete design development and construction of a skilled nursing facility with related continuum of care services, and to do so requires retaining the services of a qualified financial advisor; and,

WHEREAS, a Request for Proposal was developed and issued to elicit bids from qualified firms for assistance in developing financing plans and issuing debt; and,

WHEREAS, a review panel consisting of the Chairperson of the Finance Committee, the Administrative Coordinator, and the Controller reviewed all proposals received based on the technical qualifications and experience of the firm and its staff (weighted at 60 percent of the maximum points), cost (25 percent), and method of performance (15 percent); and,

WHEREAS, based upon the review panel's analysis and recommendation and interviews of the top three firms selected, your Finance Committee recommends acceptance of the proposal from the firm of _____ as being in the best interest of Sauk County for the provision of professional financial advisory services.

NOW, THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors, met in regular session, that the above-described proposal of _____ of _____, Wisconsin for financial advisory services reasonable and necessary for financing related to development and construction of a skilled nursing facility and related continuum of care services to be and hereby is accepted at a cost of _____; and,

BE IT FURTHER RESOLVED, that the Sauk County Clerk and County Board Chairperson are authorized and directed to enter into such contracts, with the review of the Corporation Counsel and Administrative Coordinator, as may be necessary and appropriate for the acceptance of said proposal for the furnishing of goods, services and the performance of work in accordance therewith; and,

BE IT FURTHER RESOLVED, that should _____ deem it necessary or in the best interest of Sauk County to make a presentation to the bond rating agency for the purpose of maintaining or improving Sauk County's bond rating, the Sauk County Finance Committee shall be authorized to send the Sauk County Board Chairperson or designee member of the Board, the Administrative Coordinator, and the Controller to an out of state location for such purpose and to allow all necessary and actual travel costs incurred (_____ shall bear all its own travel related costs); and,

BE IT FURTHER RESOLVED, that Sauk County hereby declares its official intent to reimburse all costs herein authorized from the proceeds of public borrowing in conjunction with the continuum of care project.

U W L

Resolution 79 - 07 Authorizing a Contractual Agreement with _____ for Financial
Advisor Services Related to Financing of Sauk County Continuum of Care Facilities

For consideration by the Sauk County Board of Supervisors on July 17, 2007.

Respectfully submitted,
SAUK COUNTY FINANCE COMMITTEE

Tommy Lee Bychinski, Chairperson

Joan Fordham

Thomas Kriegl

Marty Krueger

William F. Wenzel

Fiscal Note: Funding for provision of these services will be taken from the proceeds of any debt issued related to this project.

MIS Note: No impact.

RESOLUTION 80 -- 07

Approving Transfer of Funds to the Sauk County Housing Authority for the Purchase of Winfield Apartments

WHEREAS, the Sauk County Housing Authority was created by the Sauk County Supervisors with the mission to provide safe, decent, sanitary and affordable housing for the low income residents of Sauk County; and

WHEREAS, the Sauk County Housing Authority has been managing Winfield Apartments in Reedsburg for 15 years which is a building consisting of 24 living units, 21 of which are restricted for rental exclusively to low- to moderate-income families or individuals pursuant to the Affordable Housing Tax Credit program; and

WHEREAS, the Sauk County Housing Authority has the opportunity to purchase the Winfield Apartments from Heartland Properties, Inc. which would help to ensure that this building would continue to be available to house low-income residents of Sauk County; and

WHEREAS, the Winfield apartment building was recently appraised and given a fair market value of \$1,500,000:

NOW, THEREFORE, BE IT RESOLVED that up to \$170,380 be transferred from the Sauk County contingency fund to the Sauk County Housing Authority for the purpose of assisting to purchase the Winfield Apartments.

For consideration by the Sauk County Board of Supervisors on July 17, 2007.

SAUK COUNTY FINANCE COMMITTEE

TOMMY LEE BYCHINSKI, Chairman

MARTIN KRUEGER

JOAN FORDHAM

THOMAS KRIEGL

WILLIAM F. WENZEL

COPY

FISCAL NOTE: \$350,000 is available in the 2007 Contingency Fund. *YRB*

INFORMATION SYSTEMS NOTE: No information systems impact.

**Authorizing a Contractual Agreement with Robert W. Baird & Co. for Financial Advisor Services
Related to Financing of Sauk County Continuum of Care Facilities**

WHEREAS, it will be necessary to borrow funds to complete design development and construction of a skilled nursing facility with related continuum of care services, and to do so requires retaining the services of a qualified financial advisor; and,

WHEREAS, a Request for Proposal was developed and issued to elicit bids from qualified firms for assistance in developing financing plans and issuing debt; and,

WHEREAS, a review panel consisting of the Chairperson of the Finance Committee, the Administrative Coordinator, and the Controller reviewed all proposals received based on the technical qualifications and experience of the firm and its staff (weighted at 60 percent of the maximum points), cost (25 percent), and method of performance (15 percent); and,

WHEREAS, based upon the review panel's analysis and recommendation and interviews of the top three firms selected, your Finance Committee recommends acceptance of the proposal from the firm of Robert W. Baird & Co. as being in the best interest of Sauk County for the provision of professional financial advisory services.

NOW, THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors, met in regular session, that the above-described proposal of Robert W. Baird & Co. of Milwaukee, Wisconsin for financial advisory services reasonable and necessary for financing related to development and construction of a skilled nursing facility and related continuum of care services to be and hereby is accepted at a cost of \$5,000 per issue plus expenses if serving as financial advisor only or 0.60% of the par amount of bonds plus expenses if serving as underwriter; and,

BE IT FURTHER RESOLVED, that the Sauk County Clerk and County Board Chairperson are authorized and directed to enter into such contracts, with the review of the Corporation Counsel and Administrative Coordinator, as may be necessary and appropriate for the acceptance of said proposal for the furnishing of goods, services and the performance of work in accordance therewith; and,

BE IT FURTHER RESOLVED, that should Robert W. Baird & Co. deem it necessary or in the best interest of Sauk County to make a presentation to the bond rating agency for the purpose of maintaining or improving Sauk County's bond rating, the Sauk County Finance Committee shall be authorized to send the Sauk County Board Chairperson or designee member of the Board, the Administrative Coordinator, and the Controller to an out of state location for such purpose and to allow all necessary and actual travel costs incurred (Robert W. Baird & Co. shall bear all its own travel related costs); and,

BE IT FURTHER RESOLVED, that Sauk County hereby declares its official intent to reimburse all costs herein authorized from the proceeds of public borrowing in conjunction with the continuum of care project.

COPY

Resolution 81 - 07 Authorizing a Contractual Agreement with Robert W. Baird & Co. for
Financial Advisor Services Related to Financing of Sauk County Continuum of Care Facilities
Page 2 of 2

For consideration by the Sauk County Board of Supervisors on July 17, 2007.

Respectfully submitted,
SAUK COUNTY FINANCE COMMITTEE

Tommy Lee Bychinski, Chairperson

Joan Fordham

Thomas Kriegl

Marty Krueger

William F. Wenzel

Fiscal Note: Funding for provision of these services will be taken from the proceeds of any debt issued related to this project. *RPB*

MIS Note: No impact.

RATIFYING THE 2007-2008 COLLECTIVE BARGAINING AGREEMENT BETWEEN SAUK COUNTY AND WISCONSIN PROFESSIONAL POLICE ASSOCIATION, LAW ENFORCEMENT EMPLOYEE RELATIONS DIVISION (WPPA-LEER)

WHEREAS, the existing collective bargaining agreement between Sauk County and Wisconsin Professional Police Association, Law Enforcement Employee Relations Division (WPPA-LEER) hereinafter referred to as WPPA, expired on December 31, 2006; and

WHEREAS, the Negotiating Committee, acting under the authority of the Personnel Committee and Mediator recommendation, has negotiated a tentative agreement with the WPPA (attached hereto), for the terms of a successor agreement for the calendar years 2007 and 2008; and,

WHEREAS, the provisions of the tentative agreement reflect a commitment of Sauk County to remain competitive with the wage rates of neighboring counties, and the dedication of both parties to recruit and retain the highest quality employees for Sauk County; and,

WHEREAS, the Personnel Committee, after careful consideration and review, believe the provisions of the tentative agreement as being in the best interest of Sauk County.

NOW, THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors met in regular session, that the Sauk County Personnel Committee be and hereby is authorized and directed to sign on behalf of Sauk County a collective bargaining agreement incorporating the provisions of the tentative agreement, set forth in more detail in the attached summary;

For consideration by the Sauk County Board of Supervisors on July 17, 2007.

Respectfully submitted,

SAUK COUNTY PERSONNEL COMMITTEE

TIM MEISTER

PETER TOLLAKSEN

SCOTT ALEXANDER

JUDITH STOECKMANN

HENRY NETZINGER

COPY

FISCAL NOTE: Excluding the potential impact of new positions, the total fiscal impact (*total package cost*) of this two year agreement between Sauk County and Wisconsin Professional Police Association, Law Enforcement Employee Relations Division (WPPA-LEER), is estimated at 4.64% growth over the 2006 actual costs for this bargaining unit.

Factored into the costing of this proposal are increased costs in health insurance (*factored at 15.0% annually for 2008*); 2.75% (ATB) increase on January 1, 2007 all rates; .25 cents on July 1, 2007 for Detectives and Patrol Deputies; 2.0% (ATB) increase on January 1, 2008; 1.0% (ATB) increase on July 1, 2008 and .25 cents on July 1, 2008 for Detectives and Patrol Deputies; and,

KPB

The year-to-year percentage growth is estimated as follows:

2007 - 2.75% ATB 1/1/07	\$278,959 (total package)	increase over 2006
2008 - 2.0% ATB 1/1/08		
1.0% ATB 7/1/08	\$364,027 (total package)	increase over 2007

**TENTATIVE AGREEMENT BETWEEN
SAUK COUNTY
AND
WISCONSIN PROFESSIONAL POLICE ASSOCIATION
LAW ENFORCEMENT EMPLOYEE RELATIONS**

The 2004 - 2006 Collective Bargaining Agreement shall remain unchanged for a two (2) year period commencing January 1, 2007, except as follows:

Deletions are indicated by:

~~Strikethrough.~~

Additions and new language are indicated by:

Underline and boxes.

Any language not included in this offer is intended to remain unchanged.

ARTICLE 4 - UNION RIGHTS

~~Article 4(B) Bulletin Boards - The Employer agrees to provide bulletin board space for the Union in each building in which bargaining unit employees work. The bulletin board shall be used by the Union for notices only for the following: Union meetings, Union sponsored Union activities, Union educational and social events, Union sponsored community sponsored and other matters of immediate noncontroversial nature.~~

~~Upon written demand from the Employer, the Union shall promptly remove from such bulletin board any material which is defamatory, defamatory in its nature, defamatory to the labor-management relationship. The Employer will retain ownership of the bulletin boards. In the event the Union fails to remove material in violation of this article, the Employer reserves the right to remove said material from the bulletin board upon written demand from the Employer.~~

~~Article 4(C) Union Business - Except as otherwise herein expressly provided or agreed to by the Employer, Union business shall be transacted outside of the normal working hours of the bargaining unit employees. Union business shall be transacted during regular working hours only if such business is necessary for the resolution of disputes, grievances, and such cases shall not be transacted during the processing of grievances, disciplinary cases, or other such cases. The immediate supervisor of the employee shall be notified of such work time in violation of Union business, in advance of the beginning of such work time, and the employee shall be notified of such work time in violation of Union business. The Employer reserves the right to suspend any employee who violates this article or Employer property. Such suspensions shall not constitute a violation of the collective bargaining agreement of the Employer's interests.~~

~~The Employer representative shall Union shall have the right to access all information and data provided by the Employer and shall have the right to access all information and data provided by the Employer.~~

~~Article 4(D) Union Officers - The Union agrees to provide, within a reasonable time, the Employer with an election of selection of Union representatives, employees, and other matters of Union business.~~

ARTICLE 11 - HOLIDAYS & VACATIONS

11.02 - VACATION APPROVAL.

(A) Vacation schedules must be approved by the department head. In the event that two (2) or more applications for the same vacation period are submitted simultaneously, seniority shall prevail, otherwise vacation slots shall be on a first-come, first-preference basis.

(B) ~~Employees in the Security Division (SD)~~ vacation days may be granted to two employees within the same division on the same date(s) at the discretion of the immediate supervisor with the availability of personnel and overtime costs being recognized as managerial concerns. It is understood that, while management will not always be able to grant every request, no other criteria will be arbitrarily introduced as deciding factors in the vacation approval decision-making process.

~~Employees in the Security Division (SD) who have been granted vacation days for the purpose of attending to family matters shall be granted such vacation days on a first-come, first-preference basis.~~

~~11.02 (C) - VACATION CARRY-OVER: Employees have the ability to carry over a maximum of 10 (10) days of vacation to the following calendar year provided the employee is not on a leave of absence at the end of the calendar year. Services rendered and all other benefits shall be maintained during the leave of absence.~~

~~11.02 (D) - VACATION NOTIFICATION: Employees shall be notified the status of a vacation request by the supervisor at least 14 days in advance.~~

ARTICLE 12 - LEAVES OF ABSENCE

12.01 - ELIGIBILITY AND USE OF SICK LEAVE CREDITS. Sick leave as used herein shall be defined as absence from duty of any employee because of illness, bodily injury, exposure to a contagious disease (and being quarantined or hospitalized after such exposure) upon members of the immediate family whose illness requires the care of such employee.

~~An Employee who has unused sick leave shall be eligible for paid sick leave absence from work due to illness, temporary disability or bodily injury. Family members also be allowed to use accumulated sick leave for the care of a spouse, child, spouse or other dependent who is ill and in need of care. The term "immediate family" shall be defined as the Family Medical Leave Act (FMLA) definition of "immediate family" which includes the definition of "immediate family" as set forth in the FMLA. The purpose of this section is to provide employees with the opportunity to use their accumulated sick leave for the care of family members. The term "immediate family" shall be defined as the FMLA definition of "immediate family" which includes the definition of "immediate family" as set forth in the FMLA.~~

If an employee is absent from work for any reasons set forth under ~~12.01~~ A of this article, an employee must notify his/her duty officer of the fact by the employee's normal starting time. Failure to notify the officer will result in the loss of paid sick leave.

~~**12.03 - USE OF SICK LEAVE CREDITS.** If an employee is absent from work for any reasons set forth under (A) of this article, an employee must notify his/her duty officer of the fact by the employee's normal starting time. Failure to notify the officer will result in the loss of paid sick leave. An employee who has unused sick leave shall be eligible for sick leave for absence from work due to illness, temporary disability, bodily injury or medical emergency. Employees may also be allowed to use up to three (3) days of accumulated sick leave for the care of a spouse, child or other dependent who is ill and in need of~~

ARTICLE 14 - MISCELLANEOUS ISSUES

14.07 - CLOTHING ALLOWANCE. The Employer agrees that effective, January 1, 2001, all employees classified as Patrolman [REDACTED] or Detective shall receive four hundred dollars (\$400.00) per year for a clothing allowance and clothing maintenance allowance. The Employer further agrees that all employees classified as Deputy-Security, Clerk, Administrative Assistant, and Tele-Communicator shall receive three hundred dollars (\$300.00) per year for a clothing allowance and clothing maintenance allowance. The clothing allowance and clothing maintenance allowance shall be distributed in two (2) equal installments in the months of March and September. Clothing shall be in good condition and maintained properly at all times. The County shall bear the full cost of any uniform requirement changes. If, while on duty, damage to a deputy's uniform is great enough to warrant discarding of the article of clothing, the County will pay for the purchase of such new article.

ARTICLE 15 - SCOPE OF AGREEMENT

15.02 - EFFECTIVE DATES. This Agreement shall become effective as of January 1, 2004 [REDACTED] and shall remain in full force and effect until and including December 31, 2006 [REDACTED] and shall be automatically renewed from year to year thereafter unless negotiations are initiated by either prior to August 1, 2006 [REDACTED] or any first day of August of any effective year of this Agreement thereafter.

OTHER MATTERS

1. Renumeration of Article 12.
2. Effective July 1, 2007, the 25 year rate (step 8) will be eliminated. However, the 20 year rate (step 7) becomes the former 25 year rate. (The Former Step 8 becomes the new Step 7)
3. A side bar will be incorporated regarding specific staffing levels in the jail specific only to vacation requests.
4. Implement the following wage increases on the dates indicated below:

01/01/2007	2.75% Across the board on all rates.
07/01/2007	.25 cents for Patrol Deputies and Detectives (only).
01/01/2008	2.0% Across the board on all rates.
07/01/2008	1.0% Across the board on all rates .25 cents for Patrol Deputies and Detectives (only).

SAUK COUNTY RESERVES THE RIGHT TO ADD TO, DELETE FROM AND/OR OTHERWISE MODIFY ANY OF THESE PROPOSALS DURING THE COURSE OF NEGOTIATIONS WITHOUT PREJUDICE AND WITHOUT PRECEDENT.

IN ADDITION, EACH ELECTED OFFICIAL RESERVES THE RIGHT TO VOTE AS THEY DEEM APPROPRIATE IN CONSIDERATION OF THE RATIFICATION OF ANY TENTATIVE AGREEMENT BROUGHT TO THE COUNTY BOARD FOR A SUCCESSOR AGREEMENT.

RESOLUTION NO. B3-2007

APPROVING AN AMENDMENT TO THE TOWN OF DELTON
PLANNING AND ZONING ORDINANCE TO REZONE CERTAIN LANDS FROM AN
AGRICULTURAL TO A LIGHT INDUSTRIAL ZONING DISTRICT
AS FILED BY SCOTT MORATH.

WHEREAS, the Town of Delton has been granted the authority to exercise village powers under Wis Stat. § 60.12(2)(c); and

WHEREAS, a public hearing was held by the Planning and Zoning Committee of the Town of Delton in accordance with Wis Stat. § 60.61(4)(c) on April 9, 2007, as requested by the Scott Morath, for a change in the zoning of certain lands from an Agricultural to a Light Industrial zoning district, for the purpose of allowing a truck hauling business. Said lands are located in Section 3, T12N, R6E, Town of Delton, Sauk County Wisconsin and more particularly described as by Lot 1 of a proposed CSM as shown under Appendix A.; and

WHEREAS, the Delton Town Board, on April 16, 2007 voted to approve the rezoning request of said lands; and

WHEREAS, Wis Stat. § 60.62(3) states that no zoning ordinance or amendment to a zoning ordinance may be adopted unless approved by the county board; and

WHEREAS, the Sauk County Board of Supervisors approved the Town of Delton Planning and Zoning Ordinance on April 20, 1982 and all amendments thereafter; and

WHEREAS, your Committee, based upon the facts of the request, does recommend that the rezone as an amendment to the Town of Delton Planning and Zoning Ordinance, be GRANTED

NOW, THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors met in regular session, that the rezoning of the aforementioned lands, from an Agricultural to a Light Industrial zoning district under the Town of Delton Planning and Zoning Ordinance, be Approved.

For consideration by the Sauk County Board of Supervisors on July 17, 2007.

Respectfully submitted,
PLANNING, ZONING & LAND RECORDS COMMITTEE

Lester Weise
Lester Weise, Chair

Joel Gaalswyk
Joel Gaalswyk, Vice Chair

Judy Ashford
Judy Ashford

Gerald Lehman
Gerald Lehman

Halsey Sprecker
Halsey Sprecker

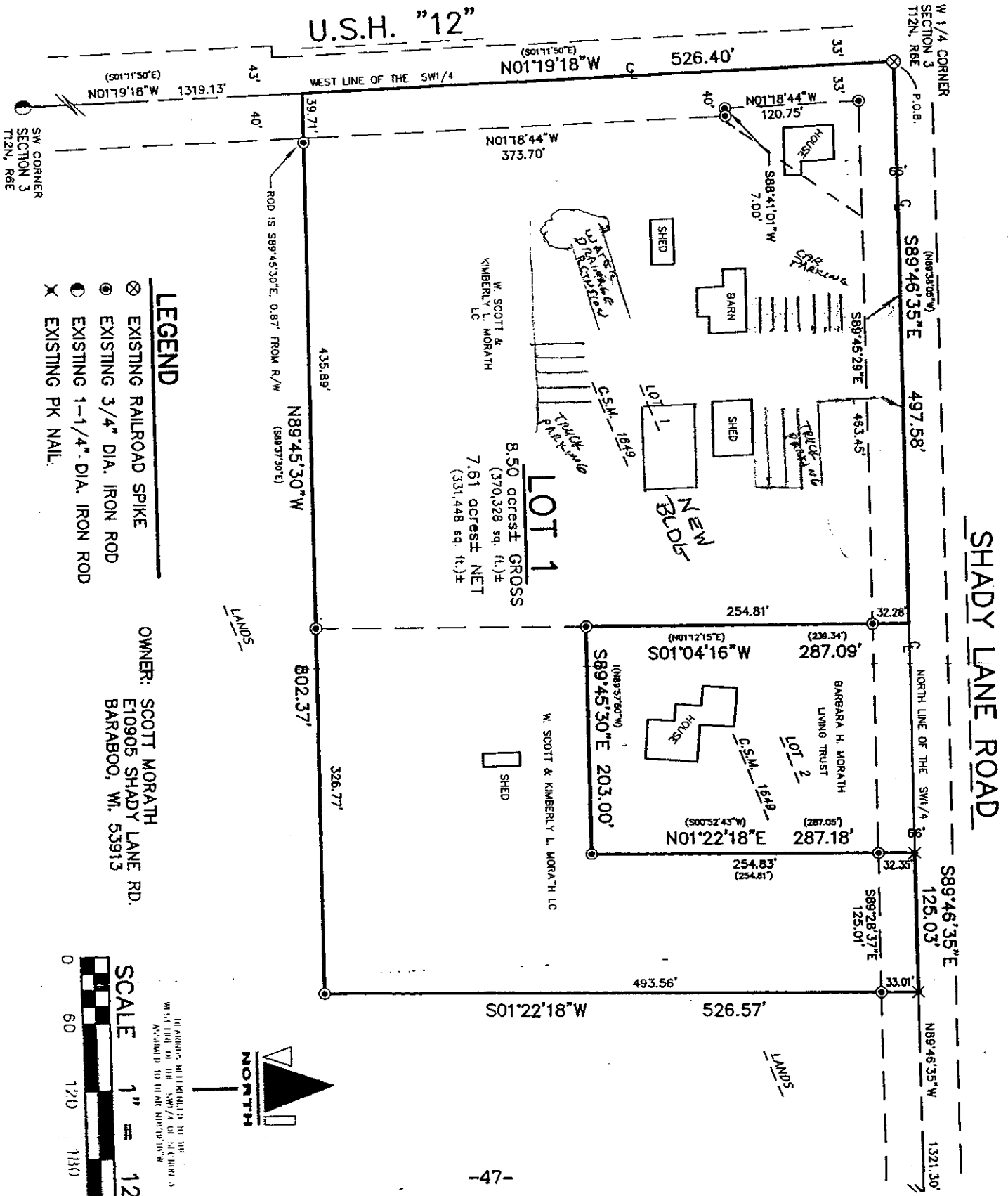
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Fiscal note: no impact

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NW 1/4 OF THE SW 1/4, SECTION 3, T12N, R6E,
 TOWN OF DELTON, SAUK COUNTY, WISCONSIN.

U.S.H. "12"



ORDINANCE NO. 84-2007

PETITION 6-2007. APPROVING THE REZONING OF LANDS IN THE TOWN OF IRONTON FROM AN EXCLUSIVE AGRICULTURAL TO AN AGRICULTURAL ZONING DISTRICT FILED UPON JAMES & SHIRLEY ROECKER, PROPERTY OWNERS, RAY ZOBEL & SONS, AGENT.

WHEREAS, a public hearing was held by the Planning, Zoning & Land Records Committee on June 26, 2007, upon petition 6-2007 as filed by James & Shirley Roecker for a change in the zoning of certain lands from an Exclusive Agricultural to an Agricultural Zoning District; and

WHEREAS, the Planning, Zoning and Land Records Committee reviewed and discussed the request filed by James & Shirley Roecker, as described in petition 6-2007; and

WHEREAS, the Town of Ironton Town Board approved the rezone to an Agricultural Zoning District on May 14, 2007; and

WHEREAS, your Committee, based upon the facts of the request, does recommend that the petition be APPROVED.

NOW, THEREFORE, BE IT ORDAINED, by the Sauk County Board of Supervisors met in regular session, that the rezoning of the aforementioned lands, more particularly described in petition 6-2007, as filed with the Sauk County Clerk, under the Sauk County Zoning Ordinance, Chapter 7 SCCO, be Approved.

For consideration by the Sauk County Board of Supervisors on July 17, 2007.

Respectfully submitted,
PLANNING, ZONING & LAND RECORDS

Lester Weise
Lester Weise, Chair

Joel Gaalswyk
Joel Gaalswyk, Vice Chair

Judy Ashford
Judy Ashford

Gerald Lehman
Gerald Lehman

Halsey Sprecher
Halsey Sprecher

Fiscal Note:
No fiscal impact

OLT

COPY

OFFICE OF
SAUK COUNTY PLANNING AND ZONING

SAUK COUNTY WEST SQUARE BUILDING
505 BROADWAY
BARABOO, WI 53913
Telephone: (608) 355-3285

NOTICE

PLEASE TAKE NOTICE, that the Planning, Zoning and Land Records Committee of the Sauk County Board of Supervisors will hold a public hearing on June 26, 2007, at 9:30 a.m., or as soon thereafter as the matter may be heard, in the County Board Room at the Sauk County West Square Building in the City of Baraboo to consider:

- I. A. Petition 6-2007 Rezone. A petition to rezone certain lands in the Town of Ironton, County of Sauk, Wisconsin, from an Exclusive Agricultural to an Agricultural Zoning District for the purpose of extending an existing quarry operation. Lands are owned by James Roecker c/o Ray Zobel & Sons, Inc., 321 Veterans Drive, Reedsburg, WI 53959.
- B. The land to be affected by the proposed rezone to Agricultural is located generally in the SW ¼ of Section 24, T.12N, R.3E, Town of Ironton, Sauk County, Wisconsin and more particularly described as tax parcels 022-0559-00000, 022-0570-00000 and 0574-00000. Area to be rezoned to contains 78.76 acres more or less.
- C. Testimony of persons to appear at the public hearing; any person so desiring will be given a reasonable opportunity to express their opinions on the matter before the Committee.
- II. A. The purpose of the proposed rezone is noted under item I. A. above.
- B. Any person desiring more information may contact the Sauk County Planning and Zoning Office, Brian Simmert at the Sauk County West Square Building (Telephone 608/355-3285).

Date: June 4, 2007

SAUK COUNTY PLANNING, ZONING AND LAND RECORDS COMMITTEE

BY: BRIAN SIMMERT
Sauk County Department of Planning and Zoning
505 Broadway Street

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Sharon Verthein</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery <i>Sharon Verthein</i> <i>6-7-07</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p><i>Sharon Verthein Town of Ironton Clerk E4685 Pickett Road Reedsburg, WI 53959</i></p>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7004 2510 0003 0271 0844</p>	

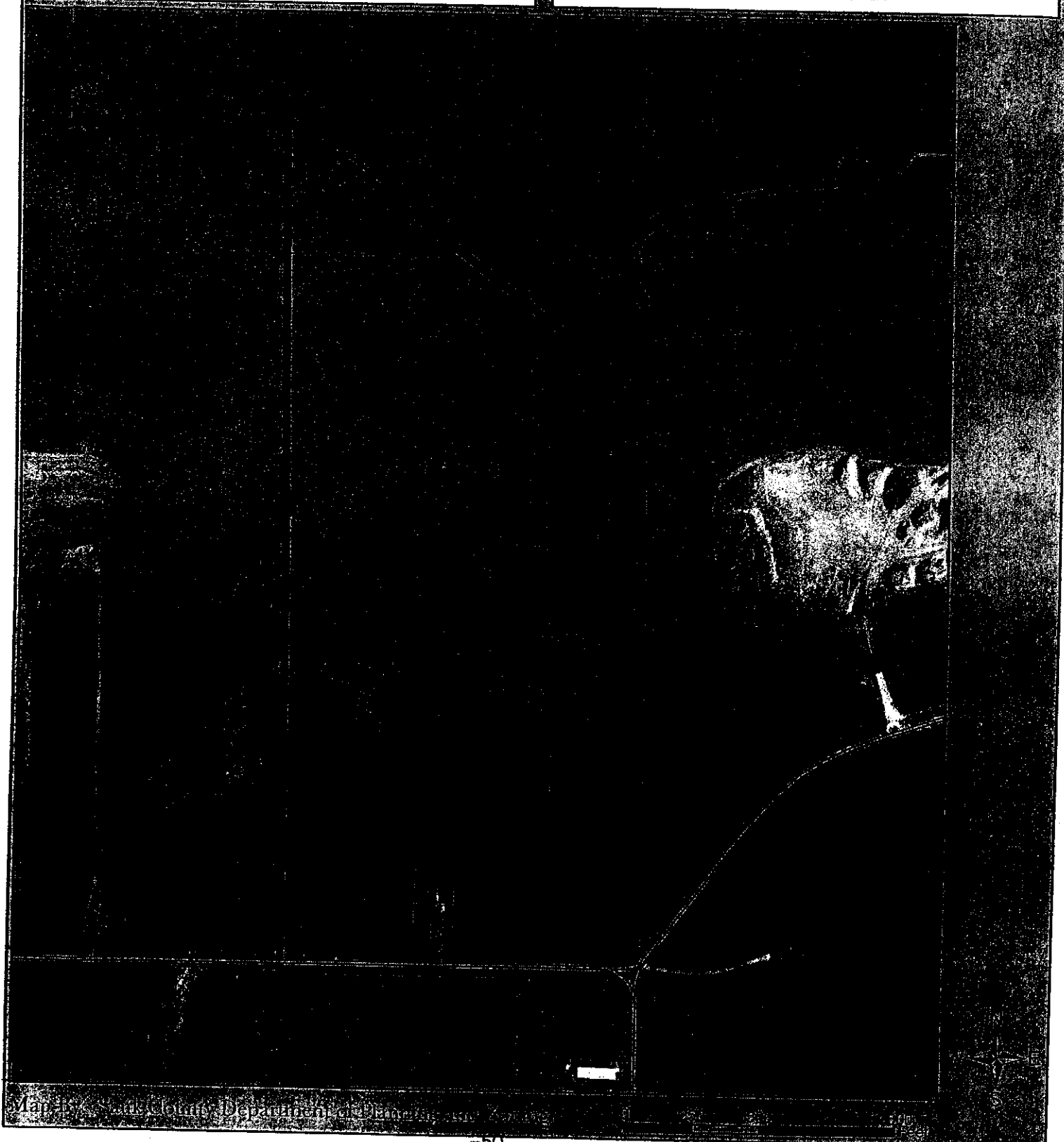
those so requesting provided

Applicant:

Ray Zobel and Sons, Inc.
321 Veterans Drive
Reedsburg, WI 53959

Property Location:

Town of Ironton
Section 24
T. 12 N. - R. 3 E.



A petition by James & Shirley Roecker c/o Ray Zobel & Sons, Inc. to change the zoning of property from an Exclusive Agricultural to an Agricultural Zoning District. The purpose or basis of the rezone request, as stated by the applicant, is to rezone for the purpose of extending an existing quarry. The land to be affected by the proposed rezone includes:

Part of the SE ¼ - NE ¼ , NE ¼ - SE ¼ and SE ¼ - SE ¼ Section 21, T12N, R3E, Town of Ironton, Sauk County, Wisconsin also described as Tax Parcels 022-0559-00000, 022-0570-00000, 022-0570-00000. Area to be rezoned contains 78.76 acres more or less.

2. History

- **History**

May 14, 2007. The Town of Ironton Board approved a request by James & Shirley Roecker to rezone lands from an Exclusive Agricultural to an Agricultural Zoning District. See Appendix A for a copy of town correspondence.

May 29, 2007. Sauk County Planning & Zoning received a complete Development Application from Ray Zobel & Sons, Inc. c/o Edward Zobel for a rezone to an Agricultural Zoning District.

June 4, 2007. Planning & Zoning staff sent notice to other affected agencies including the Reedsburg Fire and Ambulance District as well as adjacent and surrounding landowners notifying them of the rezone proposal. No correspondence has been received

3. Issues

When reviewing a rezone proposal and change in land use, staff looks at several criteria, including how the proposed use fits into the surrounding area, whether there are any constraints to development at the proposed site and if the proposed use is consistent with local and county development plans and ordinances.

- **Present adjacent land uses and zoning**

First, the existing land uses and zoning designations in the surrounding area are reviewed to determine the proposal's compatibility and appropriateness. It is important that the proposed use and zoning be compatible and appropriate to the area.

Adjacent Land Uses and Zoning

Direction	Land Use	Zoning
Site	Woods & Tillable Land	Exclusive Agricultural
North	Woods	Exclusive Agricultural
South	Tillable Land	Exclusive Agricultural
East	Quarry	Agricultural
West	Woods and Tillable Land	Exclusive Agricultural

- **Physical constraints to development**

Second, it must be determined if there are any special physical constraints to development at the property. These include:

Floodplain: None

Wetlands: None

Steep Slopes: Part > 12 to 20

Prime Agriculture Soils: Yes 60% class I,II and III

Septic Suitability: NA

4. Consistency with local development plans and ordinances

When reviewing a rezone application for a property within Sauk County, staff looks at how the proposed land use relates to the County and Town development plans.

Consistency with the Sauk County 20/20 Development Plan

- **Proposed Agricultural Rezone**

Staff has reviewed the proposed land use designation and has concluded that the designation of this area does meet the provisions of the *Sauk County 20/20 Development Plan*. The identified policy and a brief explanation are as follows:

Chapter 7: Transportation Policy 7.2 states: *Sauk County should identify and zone existing potential nonmetallic mineral extraction material sources and access points. This should be based upon the quantity and quality of materials, accessibility, adjacent land uses and impact to the significant natural resources within the county.*

This goal goes on to state: *Utilizing standards located within local development plans (comprehensive plans), county staff should work with aggregate producers to identify those areas that are suitable for quarries. This effort should be conducted in order to give Sauk County residents and aggregate producers a sense of where quarrying activities are most appropriate.*

Staff Note: The Town of Ironton has begun the process of developing a Comprehensive Plan. As part of this process staff will be working with the Ironton community to identify policies to guide the placement of future mineral extraction operations. The final Comprehensive Plan for the Town of Ironton will also include a 'Potential Mineral Deposits' map showing the location of good and moderate rock and stone deposits. A copy of this *draft* map is located under Appendix B.

Considering the overall goal from *Sauk County 20/20 Development Plan* as it relates to mineral extraction coupled with the town's comprehensive planning process and the potential for mineral deposits to exist on this property, it appears as though rezoning the lands under this petition for a quarry is consistent with the County Plan.

5. Recommendation

In summary, the proposed rezone and land use is consistent with the *Town of Ironton's Potential Mineral Deposits Map*. The proposed rezone also meets the intent of the *Sauk County 20/20 Development Plan* based upon the identification of existing mineral resources and that the area is adjacent to an existing quarry. The Town of Ironton Town Board did also approve a rezone of the lands under this application from Exclusive Agricultural to Agricultural. Given this analysis, staff recommends that the PZLR Committee approve **Petition #6-2007**, a rezone to Agricultural.

Town of Ironton Board Meeting
May 14, 2007

PRESENT: G. McDonough, J. Pearson, T. Smelcer, J. Gosdeck, S. Verthein, Jerome Parrish, Al Verthein, Bill Verthein, John & Pam Tourdot, Ed Zobel, Shirley Roecker

PLEDGE: Was recited.

CALL TO ORDER: The monthly board meeting was called to order by Town Chairman, Terry Smelcer at 7:30 pm

MEETING NOTICE: Proper meeting notice was verified.

MINUTES OF APRIL MEETING: Motion to approve the minutes with corrections by J. Pearson, 2nd by G. McDonough. Passed.

FINACIAL REPORT: Motion to approve Treasure's report with addition by J. Pearson 2nd by T. Smelcer. Passed

PATROLMEN'S INPUT: The roads are being worked on: Barreau has seal coat removed and trees cut. White and Bundy Hollow Rd was pulverized, graveled and ditched, Pickel has been blasted and rock removed and the fence replaced, Basswood has some culvert ends to be put on yet.

OLD BUSINESS: Spring Cleanup: Lots of tires this year had 4 dumpsters of material, collecting \$1760.

NEW BUSINESS: Dog License/Tags: Jeanne reported that postcards were sent out to dog owners who have not licensed their dogs and a list was sent to the county.

→ **ED ZOBEL REZONE:** Mr. Zobel would like to purchase 78.7 acres from James and Shirley Roecker located on the township line on the corner of Meyer and Fish Pond Roads. He wants to have it rezoned to general Ag to go along with the property that he currently owns next to this parcel. Motion to accept the rezoning of the 78.7 acres from Exclusive Ag to General Ag by G. McDonough, 2nd by J. Pearson. Passed.

ALLEN HELD WATER RENT: Mr. Held would like to have an increase of \$25 per month for the well rent from the township. Motion by J. Pearson to increase the rent to \$25 per month starting after June 1, 2007, 2nd by G. McDonough. Passed.

DATE OF BOARD OF REVIEW TO ADJOURN: June 5, 2007 at 7 pm will be the date that the board will meet to adjourn the board of review to a later date so that the assessment roll can be completed.

OPEN BOOK: June 26, 2007 will be Open Book from 1-3 pm at the Town Hall.

NIMS TRAINING: Dates for NIMS training are coming up. T Smelcer stated that he would be attending the necessary training.

TOWNS ASSOCIATION MEETING: May 17, 2007 at Hillpoint VFW Hall at 8 pm.

WELCOME PACKET: A welcome packet was put together by S. Verthein to welcome new residents to the township. It would include information on the sanitation pickup, a current copy of the town's newsletter, the Sauk County Rural Living Guide. It was felt that this information would be helpful to new residents. Motion by T. Smelcer to send this packet to all new residents, 2nd by J. Pearson. Passed

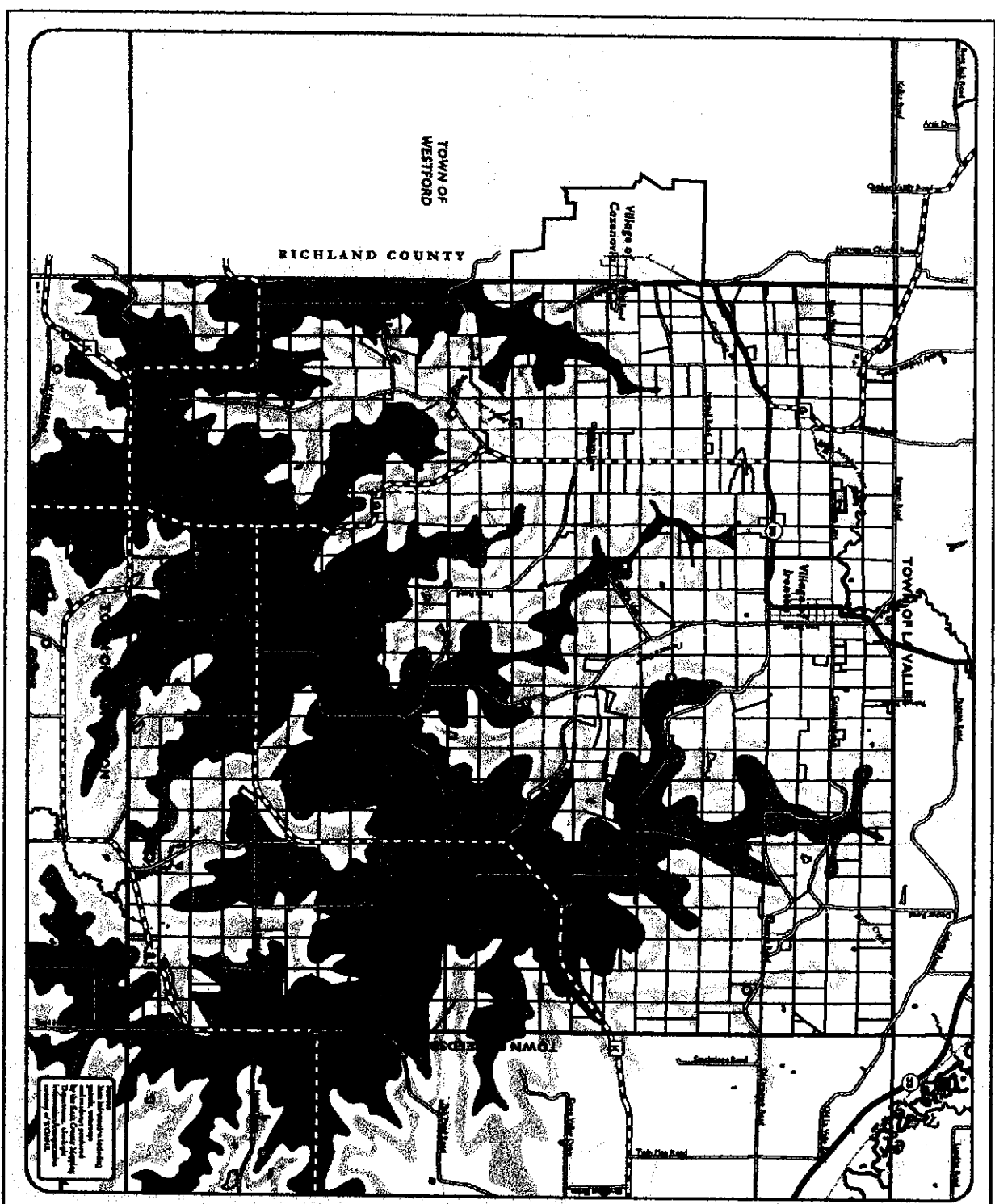
CITIZEN INPUT: John Tourdot had a question on the driveway that was moved because of an electrical pole.

BILLS TO PAY: Motion by G. McDonough to pay bill with addition of J&J Underground, 2nd by J. Pearson. Passed.

Motion to adjourn by T. Smelcer at 9:00pm, 2nd by G. McDonough. Passed

Respectfully submitted,

Sharon Verthein



Town of Ironston
Comprehensive Plan

Map
9-4

Potential Mineral Deposits

- Legend**
- Potential Deposits
 - Rock/Stone - Good
 - Rock/Stone - Moderate
 - Mineral Extraction Operations
 - Active
 - Inactive
 - Boundaries
 - Parcel Boundary
 - Town of Ironston
 - Town Boundaries
 - County Boundary
 - Transportation
 - State Highway
 - County Highway
 - Town Road
 - Municipal Street
 - "400" State Trail
 - River/Stream