

- Agenda -



Sauk County Board Of Supervisors

Tuesday, November 13, 2007

6:00 p.m.

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

Pursuant to §65.90 of the Wisconsin Statutes, a Public Hearing on the Proposed 2008 Sauk County Budget will be held at 6:00 p. m. in Room #326 (County Board Room) of the West Square Building for the purpose of soliciting comments from the public regarding the 2008 Sauk County Budget for County Operations.

- **Convene Public Hearing:** Marty Krueger, County Board Chairman
 - **Budget Presentation:** Kathryn Schauf, Administrative Coordinator
 - **Public Comment** (*Interested parties wishing to speak on the Budget are asked to limit comments to not more than 2 minutes*)
 - **Adjourn Public Hearing:** Marty Krueger, County Board Chairman
-
- ***The November Annual Session of the Sauk County Board of Supervisors will be called to order immediately following the Public Hearing.***

• Special Meetings:

Finance Committee: 5:15 p.m., @ Gallery of County Board Room #326A, to consider:

1.) Approval of County vouchers; 2.) Consideration of 2008 Sauk County Budget.

- **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.**
- **Public comment.**

- **Communications.**

- 1.) Iowa County Resolution Petitioning The Wisconsin Secretary Of Transportation For Airport Improvement Aid By The Tri-County Airport Commission - Iowa, Richland And Sauk Counties, Wisconsin. **(pages 6 - 8)**
- 2.) Richland County Resolution Petitioning The Wisconsin Secretary Of Transportation For Airport Improvement Aid By The Tri-County Airport Commission - Iowa, Richland And Sauk Counties, Wisconsin. **(pages 9 - 11)**
- 3.) Letter from State of Wisconsin Department of Corrections, regarding increase in funding for contracting jail beds. **(page 12)**
- 4.) E-mail from Mark Steward, Planning & Zoning Director, regarding Walnut Hill Cemetery Plat located in the City of Baraboo. **(page 13)**

- **Bills & referrals.**

- **Claims.**

- **Appointments:**

Supervisors Joan Fordham and Arthur Carlson as Sauk County representatives on the **Southwest Wisconsin Care Management Coalition Governance Study Committee.**

- **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 #19-07** Subdivision Plat, Dix Estates, Township of Baraboo. Filed by applicant Mark Carlson, land surveyor. **(pages 14 - 17)**
2. William Orth, Sauk County Human Services Director, regarding Southwest Wisconsin Care Management Coalition Governance Study Committee.
3. Supervisor Endres, Chair, Sauk County Health Care Center Building Project Committee.
4. Supervisor Fordham, Chair, Continuum of Care Planning Committee, with status of grant application for ADRC funding.
5. Supervisor Ashford, Vice-Chair, Executive & Legislative Committee.
6. Marty Krueger, County Board Chair
7. Kathryn Schauf, Administrative Coordinator

- **Consent Agenda:**

Page # Committee:

18 ARTS, HUMANITIES, & HISTORIC PRESERVATION:

Resolution No. 131-07 Adding The White School, Spring Green; and The McArthur Residence, Baraboo, To The Sauk County Cultural And Historic Resources Designation.

- **Resolutions & Ordinances:**

Page #

COMMITTEE:

FINANCE COMMITTEE:

19 - 34

Resolution No. 132-07 Initial Resolution Authorizing The Issuance Of General Obligation Bonds Or Promissory Notes In An Amount Not To Exceed \$15,000,000.

35 - 45

PLANNING, ZONING & LAND RECORDS COMMITTEE:

Ordinance No. 133-07 Town Of Honey Creek From An Exclusive Agriculture, Single-Family Residential And Commercial To A Rural Community Zoning District Filed Upon The Town Of Honey Creek, Marcus Wenzel, Chair.

46 - 48

Resolution No. 134-07 Approving An Amendment To The Town of Merrimac Zoning Ordinance Regulating Manufactured Home Parks And Subdivisions.

49 - 51

PROPERTY & INSURANCE COMMITTEE:

Resolution No. 135-07 Approving Liability, Property And Workers Compensation Insurance Coverage, Carriers And Premiums For Sauk County From January 1, 2008 to January 1, 2009.

52 & 53

TRANSPORTATION & PARKS COMMITTEE:

Resolution No. 136-07 County Aid For Bridge Construction Under S. 82.08 Of The State Statutes.

54

FINANCE COMMITTEE:

Ordinance No. 137-07 Establishing Taxes to be Levied in Sauk County for Year 2008.

- Adjournment to a date certain.

Respectfully submitted,



Marty Krueger
County Board Chair

✓ **ATTENTION -**

County Board members, County staff, & members of the public:

Furnish the County Clerk a copy of:

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

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.

✓ **ATTENTION - County Board members:**

Stop in the Office of the County Clerk prior to each Board meeting to sign original resolutions and ordinances previously approved by your respective committee(s).

✓ **ATTENTION - County Board members:**

Sauk County Board of Supervisors Holiday Party

Spring Brook Golf Resort

Friday, December 07, 2007

RSVP by November 30, 2007 to:

Beverly J. Mielke, Sauk County Clerk

608-355-3286

e-mail: bmielke@co.sauk.wi.us

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, November 7, 2007

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

s:/everyone/admin/ag111307annual.lwp

RECEIVED

OCT 22 2007

RESOLUTION NO. 8-1007

SAUK COUNTY CLERK
BARABOO, WISCONSIN

PETITIONING THE WISCONSIN SECRETARY OF TRANSPORTATION FOR AIRPORT
IMPROVEMENT AID BY THE TRI-COUNTY AIRPORT COMMISSION - IOWA, RICHLAND
AND SAUK COUNTIES, WISCONSIN

WHEREAS, the Tri-County Airport Commission, herein referred to as the Sponsor, being a municipal body corporate of the State of Wisconsin, is authorized by law (Wis. Stat. § 114.11) to acquire, establish, construct, own, control, lease, equip, improve, maintain, and operate an airport; and

WHEREAS, the Sponsor desires to develop or improve the Tri-County Regional Airport, jointly owned by Iowa, Richland, and Sauk Counties, Wisconsin; and

WHEREAS, airport users have been consulted in formulation of the improvements included in this Resolution, and

WHEREAS, a public hearing was held prior to the adoption of this petition in accordance with Wis. Stat. § 114.33(2) as amended, and a transcript of the hearing is transmitted with this petition, and

WHEREAS, it is recognized that the improvements petitioned for as listed will be funded individually or collectively as funds are available, with specific project costs to be approved as work is authorized, the proportionate cost of the airport development projects described above which are to be paid by the Sponsor to the Secretary of the Wisconsin Department of Transportation (hereinafter referred to as the Secretary) to be held in trust for the purposes of the project; any unneeded and unspent balance after the project is completed is to be returned to the Sponsor by the Secretary; the Sponsor will make available additional monies that may be found necessary, upon request of the Secretary and approval of the Tri-County Airport Commission, to complete the project as described above; the Secretary shall have the right to suspend or discontinue the project at any time additional monies are found to be necessary by the Secretary, and the Sponsor does not provide the same; and

WHEREAS, the Sponsor is required by law (Wis. Stat. § 114.32(5)) to designate the Secretary as its agent to accept, receive, receipt for and disburse any funds granted by the United States under the Federal Airport and Airway Improvement Act, and is authorized by law to designate the Secretary as its agent for other purposes.

NOW, THEREFORE, BE IT RESOLVED, by the Iowa County Board of Supervisors met in regular session, that the Tri-County Airport Commission's petition for Federal and (or) State Aid in the following form is hereby approved as follows:

The petitioner, desiring to sponsor an airport development project with Federal and (or) State Aid, in accordance with the applicable State and Federal laws, respectfully represents and states:

1. That the airport, which it is desired to develop, should generally conform to the requirements for a General Aviation type airport as defined by the Federal Aviation Administration.

COPY

STATE OF WISCONSIN }
COUNTY, IOWA } I. Gregory T. Klusendorf
do hereby certify that
the above is a true and correct copy of the original
now on file in the office of the County Clerk and that it was
adopted by the Iowa County Board of Supervisors
on this date.

Date 10-16-07
(Seal) Greg Klusendorf
County Clerk

2. The character, extent, and kind of improvements desired under the project are as follows: Install security fencing; install security lighting; reconstruct hangar taxiways; construction of new terminal building; and any necessary related work.

3. That the airport project, which your petitioner desires to sponsor, is necessary for the following reasons: To meet the existing and future needs of the airport; and,

BE IT FURTHER RESOLVED, that a petition for Federal and (or) State Aid is hereby approved, contingent upon like approval in resolution form by the County Boards of Richland and Sauk Counties; and

BE IT FURTHER RESOLVED, that the Secretary is hereby designated as its agent and is requested to agree to act as such in matters relating to the airport development project described above, and is hereby authorized as its agent to make all arrangements for the development and final acceptance of the completed project whether by contract, agreement, force account or otherwise; and particularly, to accept, receive, receipt for and disburse federal monies or other monies, either public or private, for the acquisition, construction, improvement, maintenance and operation of the airport; and, to acquire property or interests in property by purchase, gift, lease, or eminent domain under Wis. Stat. ch. 32 of the Wisconsin Statutes; and, to supervise the work of any engineer, appraiser, negotiator, contractor or other person employed by the Secretary; and, to execute any assurances or other documents required or requested by any agency of the federal government and to comply with all federal and state laws, rules, and regulations relating to airport development projects; and

BE IT FURTHER RESOLVED, that the Sponsor requests that the Secretary provide, per Section 114.33(8)(a) of the Wisconsin Statutes, that the Sponsor may acquire certain parts of the required land or interests in land that the Secretary shall find necessary to complete the aforesaid project; and

BE IT FURTHER RESOLVED, that the Sponsor agrees to maintain and operate the airport in accordance with certain conditions established in Wis. Admin. Code ch. Trans 55 or in accordance with Sponsor assurances enumerated in a Federal Grant Agreement; and

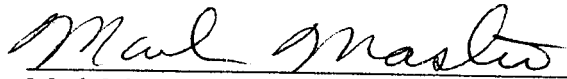
BE IT FURTHER RESOLVED, that the Chairperson of the Tri-County Airport Commission be authorized to sign and execute the Agency Agreement and Federal Block Grant Owner Assurances authorized by this resolution.

For consideration by the Iowa County Board of Supervisors on October 16, 2007.

Fiscal Note: The Tri-County Airport has been approved for inclusion in the National Plan of Integrated Airport Systems (NPIAS). Inclusion in the NPIAS is in part the result of development of a long-range airport improvement plan. Inclusion in the NPIAS also makes the Tri-County Airport eligible for funding from the Federal Airport Entitlement Program. This funding is expected to be \$150,000 per year for four years beginning in 2005. The Airport is required to contribute two and one-half percent (2½ %) per year, or \$3,750, to secure these funds.

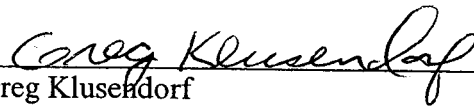
Resolution No. 8-1007

Adopted this 16th day of October, 2007.



Mark Masters
Iowa County Chairman

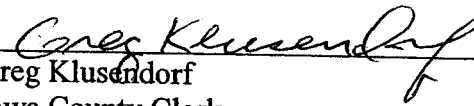
ATTEST:



Greg Klusendorf
Iowa County Clerk

CERTIFICATION OF ADOPTION

This is to certify that the attached resolution was duly adopted by the Iowa County Board of Supervisors on the 16th day of October, 2007.



Greg Klusendorf
Iowa County Clerk

NOV - 1 2007

RESOLUTION NO. 07- 108

SAUK COUNTY CLERK
BARABOO, WISCONSIN

Petitioning The Wisconsin Secretary Of Transportation For Airport Improvement Aid By The Tri-County Airport Commission - Iowa, Richland And Sauk Counties, Wisconsin

WHEREAS, the Tri-County Airport Commission, herein referred to as the Sponsor, being a municipal body corporate of the State of Wisconsin, is authorized by law (Wis. Stat. § 114.11) to acquire, establish, construct, own, control, lease, equip, improve, maintain, and operate an airport; and

WHEREAS, the Sponsor desires to develop or improve the Tri-County Regional Airport, jointly owned by Iowa, Richland, and Sauk Counties, Wisconsin; and

WHEREAS, airport users have been consulted in formulation of the improvements included in this Resolution, and

WHEREAS, a public hearing was held prior to the adoption of this petition in accordance with Wis. Stat. § 114.33(2) as amended, and a transcript of the hearing is transmitted with this petition, and

WHEREAS, it is recognized that the improvements petitioned for as listed will be funded individually or collectively as funds are available, with specific project costs to be approved as work is authorized, the proportionate cost of the airport development projects described above which are to be paid by the Sponsor to the Secretary of the Wisconsin Department of Transportation (hereinafter referred to as the Secretary) to be held in trust for the purposes of the project; any unneeded and unspent balance after the project is completed is to be returned to the Sponsor by the Secretary; the Sponsor will make available additional monies that may be found necessary, upon request of the Secretary and approval of the Tri-County Airport Commission, to complete the project as described above; the Secretary shall have the right to suspend or discontinue the project at any time additional monies are found to be necessary by the Secretary, and the Sponsor does not provide the same; and

WHEREAS, the Sponsor is required by law (Wis. Stat. § 114.32(5)) to designate the Secretary as its agent to accept, receive, receipt for and disburse any funds granted by the United States under the Federal Airport and Airway Improvement Act, and is authorized by law to designate the Secretary as its agent for other purposes.

NOW, THEREFORE, BE IT RESOLVED, by the Richland County Board of Supervisors met in regular session, that the Tri-County Airport Commission's petition for Federal and (or) State Aid in the following form is hereby approved as follows:

The petitioner, desiring to sponsor an airport development project with Federal and (or) State Aid, in accordance with the applicable State and Federal laws, respectfully represents and states:

1. That the airport, which it is desired to develop, should generally conform to the requirements for a General Aviation type airport as defined by the Federal Aviation Administration.
2. The character, extent, and kind of improvements desired under the project are as follows: Install security fencing; install security lighting; reconstruct hangar taxiways; construction of new terminal building; and any necessary related work.
3. That the airport project, which your petitioner desires to sponsor, is necessary for the following reasons: To meet the existing and future needs of the airport; and,

COPY

BE IT FURTHER RESOLVED, that a petition for Federal and (or) State Aid is hereby approved, contingent upon like approval in resolution form by the County Boards of Iowa and Sauk Counties; and

BE IT FURTHER RESOLVED, that the Secretary is hereby designated as its agent and is requested to agree to act as such in matters relating to the airport development project described above, and is hereby authorized as its agent to make all arrangements for the development and final acceptance of the completed project whether by contract, agreement, force account or otherwise; and particularly, to accept, receive, receipt for and disburse federal monies or other monies, either public or private, for the acquisition, construction, improvement, maintenance and operation of the airport; and, to acquire property or interests in property by purchase, gift, lease, or eminent domain under Wis. Stat. ch. 32 of the Wisconsin Statutes; and, to supervise the work of any engineer, appraiser, negotiator, contractor or other person employed by the Secretary; and, to execute any assurances or other documents required or requested by any agency of the federal government and to comply with all federal and state laws, rules, and regulations relating to airport development projects; and

BE IT FURTHER RESOLVED, that the Sponsor requests that the Secretary provide, per Section 114.33(8)(a) of the Wisconsin Statutes, that the Sponsor may acquire certain parts of the required land or interests in land that the Secretary shall find necessary to complete the aforesaid project; and

BE IT FURTHER RESOLVED, that the Sponsor agrees to maintain and operate the airport in accordance with certain conditions established in Wis. Admin. Code ch. Trans 55 or in accordance with Sponsor assurances enumerated in a Federal Grant Agreement; and

BE IT FURTHER RESOLVED, that the Chairperson of the Tri-County Airport Commission be authorized to sign and execute the Agency Agreement and Federal Block Grant Owner Assurances authorized by this resolution.

VOTE ON FOREGOING RESOLUTION

AYES _____ NOES _____

RESOLUTION Adopted

Walter U. Wood
COUNTY CLERK

RESOLUTION OFFERED BY THE RICHLAND
COUNTY REPRESENTATIVE OF THE TRI-
COUNTY AIRPORT COMMISSION

FOR AGAINST
Tom J. Gorman ✓

DATED October 30, 2007

Jim Doyle
Governor

Rick Raemisch
Secretary

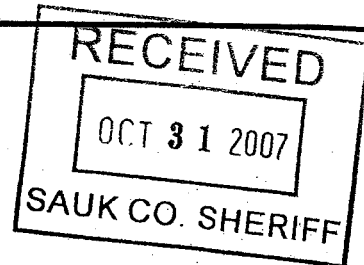


State of Wisconsin
Department of Corrections

Mailing Address

3099 E. Washington Ave.
Post Office Box 7925
Madison, WI 53707-7925
Telephone (608) 240-5000
Fax (608) 240-3300

October 29, 2007



RECEIVED

NOV 02 2007

SAUK COUNTY CLERK
BARABOO, WISCONSIN

Sheriff Randy Stammen
1300 Lange Ct
Baraboo, WI 53913

Dear Sheriff Stammen:


I wrote to you last week advising that the Department of Corrections was running out of funding for contract jail beds, and that the Department would have to remove state inmates from county jails starting in December 2007, and we would not be able to enter into any new contracts or renew contracts for 2008 if a new state budget was not approved in time. As you likely have heard, the Legislature subsequently reached a compromise and passed a 2007-09 state budget this week. I am pleased to inform you that the new state budget eliminates the need for the Department to scale back or eliminate our jail contracts, which would have been detrimental to both the Department of Corrections and the counties with which we contract.

The new biennial budget as signed Friday by Governor Doyle includes a substantial increase in funding for contract jail beds for the Department of Corrections. That funding increase will allow the Department not only to fund existing contracts at their current levels, but also to expand our contracts in counties where additional bed space is available for state inmates. We remain very interested in continuing discussions with you about a possible contract for jail bed space.

Given the extended impasse in the state budget negotiations and the dwindling funding for jail contracts in the Department's continuing appropriation, I felt it was necessary to notify Sheriffs of the possible removal of inmates from county jails, so that Sheriffs could start planning accordingly. I offer my sincere apology for any disruption or anxiety that this forewarning may have caused you and other officials in your county. Nevertheless, I believe that the Legislature was spurred into action in large part because Sheriffs and other local officials sent a strong message to Madison that the failure to pass a state budget was not acceptable and would deeply affect a wide range of local services, including public safety. Thank you for your support in helping to bring the budget impasse to an end.

The Department of Corrections highly values its partnerships with Sheriffs in contracting for jail bed space. We look forward to strengthening these partnerships as we work jointly to make Wisconsin safer for everyone.

Sincerely,


Rick Raemisch
Secretary

COPY

Mark Steward/WS/SCG
11/05/2007 02:04 PM

To Bev Mielke/WS/SCG@SCG
cc
bcc
Subject Cemetery Plat

Bev

The Walnut Hill Cemetery Plat is located in the City of Baraboo, so County Board action is not necessary. The surveyors incorrectly identified the plat as being located within the Town of Baraboo.

Thanks.

Mark Steward
Planning & Zoning Director
Sauk County
West Square Building, Room 248
505 Broadway
Baraboo, WI 53913
608-355-3285

COPY

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OCT 12 2007

SAUK COUNTY CLERK
BARABOO, WISCONSIN

Instructions:

2007 DEVELOPMENT APPLICATION

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

Petition # 19-07

RECEIVED

OCT 12 2007

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 Agricultural PROPOSED Agricultural

NAME OF SUBDIVISION (if applicable) DIX ESTATES

PROJECT

LOCATION NW 1/4 - SE 1/4, SW 1/4 - SE 1/4 Section 12, T11N R6E

TOWNSHIP

Baraboo

PROPERTY OWNER

Dan Dix and Janet Soucek
David and Doris Estate

APPLICANT

Mark Carlson, land surveyor

PHONE NUMBER

(608) 697-8214

MAILING ADDRESS

Mark Carlson General Engineering
PO Box 340 Portage WI 53901

SIGNATURE OF APPLICANT

Mark Carlson

DATE 10-11-07

Fee Paid

to P + Z Dept.

Receipt #

NA (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 Y/N

County Supervisor Endres

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) Dix Estates

Total Site Area (Acres) 78.98 Acres (Square Feet) _____

	<u>Existing zoning</u>	<u>Existing land use</u>
Subject Area	<u>Agricultural</u>	<u>Agricultural</u>
North	<u>Agricultural</u>	<u>residential</u>
South	<u>RC-5</u>	<u>State Park</u>
East	<u>Agricultural</u>	<u>Agricultural</u>
West	<u>single family & Agricultural</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.

Divide family farm between heirs per will.

2. Related background information on the project and site.

Portions of property along Old Lake Road are served by Baraboo Sanitary District #1.

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

4

subdivision is necessary to
create parcels to distribute to heirs
per will.

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.

RESOLUTION NO. 131 - 07

ADDING THE WHITE SCHOOL, SPRING GREEN; AND THE MCARTHUR RESIDENCE, BARABOO, TO THE SAUK COUNTY CULTURAL AND HISTORIC RESOURCES DESIGNATION

WHEREAS, Section 59.56(1) of the Wisconsin Statutes provides authority for the Sauk County Board of Supervisors to promote cultural programs, projects and related activities within the County; and,

WHEREAS, Section 59.69(4m) of the Wisconsin Statutes grants authority to designate any place, structure or object throughout the County with a special character or historic interest as landmarks of historic significance; and,

WHEREAS, the Sauk County Code of Ordinances, Chapter 38 grants authority to the Arts, Humanities and Historic Preservation Committee operating as the Landmarks Commission to designate such properties, structure and objects throughout the County with a special character of historic interest as landmarks of historic significance; and,

WHEREAS, The White School, 242 North Lexington Street, Spring Green was designed by D. R. Jones, and built in 1877; and the McArthur residence at 1107 Birch Street, Baraboo was designed by architect Walter J. Keith and built in 1900 for Postmaster Arthur P. Cheek; and,

WHEREAS, your Arts, Humanities, and Historic Preservation Committee, acting as the Landmarks Commission does believe that The White School, Spring Green; and the McArthur residence, Baraboo, qualify for status as landmarks significant to Sauk County; and,

WHEREAS, the Landmarks Commission has received requests to have the properties added to the official County Register.

NOW, THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors, met in regular session, that The White School, Spring Green; and the McArthur residence, Baraboo be added to the official County Register.

For consideration by the Sauk County Board of Supervisors on November 13, 2007.

Respectfully submitted,

SAUK COUNTY ARTS, HUMANITIES & HISTORIC PRESERVATION COMMITTEE

ARTHUR CARLSON, Chairperson

JUDY ASHFORD

ROSE WHITE

TOMMY LEE BYCHINSKI

PETER TOLLAKSEN

DALE LOOMIS

MOLLY ARBOGAST

COPY

Fiscal Note: Plaques supplied to properties will be funded out of the existing 2007 Arts, Humanities, and Historic Preservation budget. *MB*

Resolution No. 132-2007

INITIAL RESOLUTION AUTHORIZING THE
ISSUANCE OF
GENERAL OBLIGATION BONDS OR PROMISSORY NOTES
IN AN AMOUNT NOT TO EXCEED \$15,000,000

WHEREAS, the Board of Supervisors of Sauk County, Wisconsin (the "County") finds and determines that it is necessary, desirable and in the best interest of the County to raise funds for public purposes, including constructing and equipping a skilled nursing facility (the "Project"), and there are insufficient funds on hand to pay said costs;

WHEREAS, the Board of Supervisors hereby finds and determines that the Project is within the County's power to undertake and serves a "public purpose" as that term is defined in Section 67.04(1)(b) of the Wisconsin Statutes;

WHEREAS, counties are authorized by the provisions of Chapter 67 of the Wisconsin Statutes to borrow money and to issue general obligation bonds or promissory notes for such public purposes;

WHEREAS, counties may issue general obligation bonds or promissory notes (collectively referred to herein as the "Securities") for such public purposes pursuant to Section 67.045(1)(b) of the Wisconsin Statutes if the Board of Supervisors adopts a resolution that sets forth its reasonable expectations that issuance of the Securities will not cause the County to increase the debt levy rate, as defined in Section 59.605(1)(b) of the Wisconsin Statutes;

WHEREAS, the Department of Revenue has promulgated standards for debt issuance regarding the establishment of such reasonable expectations (Wis. Admin. Code § Tax 21.06);

WHEREAS, the County's 1992 debt service levy for the year 1993 was \$332,567, and the County's debt levy rate was .000214038 as set forth on the attached Exhibit A;

WHEREAS, the five-year historical average percentage of dollar growth in equalized values of taxable property exclusive of tax incremental district value is 8.64% as set forth in the attached Exhibit B;

WHEREAS, the growth in the allowable annual debt levy rate as determined by multiplying the growth in equalized value by the prior year levy rate is set forth in the attached Exhibit C;

WHEREAS, the County Board of Supervisors has previously adopted Ordinance No. 158-91 and Ordinance No. 128-93 providing for a County sales tax of .5% with the proceeds therefrom to be first directed toward paying debt service on any bond or note issuances (Exhibits D and E);

COPY

Res 132-07

WHEREAS, the County Board of Supervisors has projected said sales tax revenues it intends to use for debt service to increase at the rates set forth on the attached Exhibit F;

WHEREAS, the proposed debt service for the Securities necessary to pay the cost of the Project is set forth on the attached Exhibit G and shows no increase in the County's 1992 debt levy rate over the life of the Securities;

WHEREAS, the County's independent certified public accountants have agreed that the Project constitutes expenditures which can be associated with the issuance of long-term debt in accordance with Generally Accepted Accounting Principles as set forth in the attached Exhibit H; and

WHEREAS, there are no balloon payments or variable rate debt contemplated by the County and the County is not using any estimate of state aid in reaching its conclusion on reasonable expectations.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County that:

Section 1A. Reasonable Expectations. In accordance with Section 67.045(1)(b) of the Wisconsin Statutes and Wis. Admin. Code § Tax 21.06 and on the basis of the information set forth on Exhibits A through H attached hereto, the Board of Supervisors reasonably expects that \$15,000,000 general obligation bonds or promissory notes issued to pay the cost of the Project will not cause the County to increase the debt levy rate as defined in Section 59.605 of the Wisconsin Statutes.

Section 1B. Notice. Pursuant to Wis. Admin. Code § Tax 21.06, the County Clerk is directed to send to the Department of Revenue a copy of this resolution and all supporting documentation appended thereto together with the voting results thereon and a completed county tax levy rate limit reporting form within ten business days of the adoption hereof together with any other information requested by the Department of Revenue.

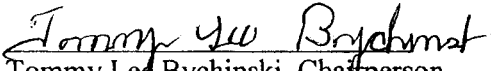
Section 1C. Authorization of the Securities. The County shall sell and deliver the Securities, in a principal amount not to exceed \$15,000,000, issued for the purposes above stated, to a purchaser to be determined by subsequent resolutions of the County Board.

Res. 132-07

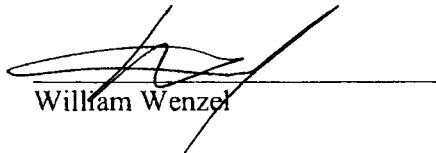
Section 2. Direct Annual Irrepealable Tax. For the purpose of paying the principal of and interest on the Securities as the same become due, the full faith, credit and resources of the County are hereby irrevocably pledged and there be and there hereby is levied on all the taxable property in the County a direct, annual, irrepealable tax in such years and in such amounts as are sufficient to meet such principal and interest payments when due.

For consideration by the Sauk County Board of Supervisors on November 13, 2007.

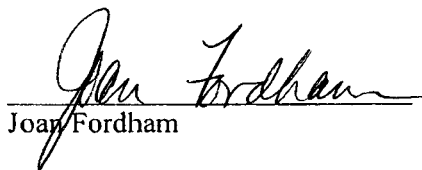
Respectfully Submitted,
Sauk County Finance Committee


Tommy Lee Bychinski, Chairperson

Thomas Kriegel


Willfram Wenzel


Marty Krueger


Joan Fordham

Adopted and recorded this 13th day of November, 2007.

Marty Krueger,
Chairperson

ATTEST:

Beverly J. Mielke,
County Clerk

(SEAL)

Co. 56 SAUK
Code Name

1993 Payable 1994 County Tax Levy Rate Limit Calculation

Operating Levy Rate Calculation	
Historical Data	
1. 1992 County Tax Levy from Line 27 Apportionment sheet	1. \$ 8,484,579
2. Less 1992 payable 1993 Special Purpose Levies	2. \$ < 186,624 >
3. Less 1992 payable 1993 Debt Levy	3. \$ < 332,567 >
4. Line 1 less Lines 2 & 3 equals Actual 1992 payable 1993 County Operating Levy	4. \$ 7,965,388
Determination of Actual 1992 payable 1993 Operating Levy Rate	
5. 1992 payable 1993 County Operating Levy (Line 4)	5. \$ 7,965,388
6. 1992 Equalized Value of county exclusive of TID value increments.	6. \$ 1,553,777,800
7. 1992 payable 1993 Operating Levy Rate (Line 5 ÷ Line 6)	7. .005126465
Determination of Allowable 1993 payable 1994 Operating Levy	
8. 1992 payable 1993 Operating Levy Rate (Line 7)	8. .005126465
9. 1993 Equalized value of the county exclusive of TID value increments.	9. \$ 1,705,068,800
10. Allowable 1993 payable 1994 Operating Levy (Line 8 x Line 9)	10. \$ 8,740,976
Adjustments to Allowable Operating Levy	
11. Adjustments to 1993 payable 1994 Operating Levy allowed by referendum 66.77(3)	11. \$ 0
12. Adjustments to 1993 payable 1994 Operating Levy for transfer of services to other governmental units. 66.77(3)(c)1.	12. \$ < 0 >
13. Adjustments to 1993 payable 1994 Operating Levy for transfer of services from other governmental units. 66.77(3)(c)2.	13. \$ 0
14. Allowable 1994 Operating Levy and adjustments (Sum of Lines 10 through 13)	14. \$ 8,740,976
Actual 1993 Payable 1994 Operating Levy Rate	
15. Actual 1993 payable 1994 Operating Levy less Special Purpose Levies	**15. \$ 8,682,669
16. Actual 1993 payable 1994 Operating Levy Rate (Line 15 ÷ Line 9)	16. .005092269
**Warning: must not exceed line 14 (See S.66.77(4) Penalties)	

Actual County Tax Levy Rate	
1a. Actual 1993 payable 1994 Operating Levy Rate (Line 16)	1a. .005092269
2a. Actual 1993 payable 1994 Debt Levy Rate (Line 35)	2a. .000214000
3a. Actual County Tax Levy Rate less Special Purpose Levies (Line 1a. + 2a.)	3a. .005306269
4a. 1993 County Tax Levy from Line 27 Apportionment sheet	4a. \$ 9,310,231.20
5a. 1993 Equalized value of the county exclusive of TID value increments. (Line 9)	5a. \$ 1,705,068,800
6a. 1993 payable 1994 County Tax Levy Rate (Line 4a. ÷ 5a.)	6a. .005460326

Donald E. Allen, Controller
Responsible Official

12/14/93
Date

(608) 356-5581
Telephone

SL 202

Co. 56 SAUK
Code Name

Debt Levy Rate calculation	
Determination of Actual 1992 payable 1993 Debt Levy Rate	
17. 1992 payable 1993 Debt Levy (Line 3)	17. \$ 332,567
18. 1992 Equalized Value of county exclusive of TID value increments (Line 6)	18. \$1,553,777,800
19. 1992 payable 1993 Debt Levy Rate (Line 17 ÷ Line 18)	19. <input type="text" value="0.000214038"/>
Determination of Allowable 1993 payable 1994 Debt Levy	
20. 1992 payable 1993 Debt Levy Rate (Line 19)	20. 0.000214038
21. 1993 Equalized Value of the County exclusive of TID value increments (Line 9)	21. \$1,705,068,800
22. 1993 payable 1994 Allowable Debt Levy (Line 20 x Line 21)	22. \$ 364,949
Adjustments to Allowable Debt Levy	
23. Adjustment for 1993 payable 1994 Debt Levy for Debt issued to comply with court orders and judgements. 67.04(5)(b)1.	23. \$ 0
24. Adjustment for 1993 payable 1994 Debt Levy for debt issued to fund Capital Cost Loans under s. 144.241 or 144.2415 Stats. 67.04(5)(b)2.	24. \$ 0
25. Adjustment for 1993 payable 1994 Debt Levy for debt issued to provide liability insurance and risk management services under 611.11(4) stats. 67.04(5)(b)3.	25. \$ 0
26. Adjustment for 1993 payable 1994 Debt Levy for debt issued with referendum approval. 67.045(1)(a)	26. \$ 0
27. Adjustment for 1993 payable 1994 Debt Levy for resolution of reasonable expectation authorizing debt. 67.045(1)(b)	27. \$ 0
28. Adjustment for 1993 payable 1994 Debt Levy for debt authorized by the governing body prior to August 12, 1993. 67.045(1)(c)	28. \$ 0
29. Adjustment for 1993 payable 1994 Debt Levy for debt issued for purposes under s. 67.05(7)(c),(cc),(f),(h), or (l). 67.045(1)(d)	29. \$ 0
30. Adjustment for 1994 Debt payments and related cost financed by issuing new debt. 67.045(1)(e)	30. \$ 0
31. Adjustment for 1994 debt issues approved by a three-fourths vote of the members-elected as defined in s. 59.001(2M) Stat. 67.045(1)(f)	31. \$ 0
32. Allowable 1993 payable 1994 Debt Levy and adjustments (Sum of Lines 22 through 31)	32. <input type="text" value="\$ 364,949"/>
Actual 1993 Payable 1994 Debt Levy Rate	
33. Actual 1993 payable 1994 Debt Levy	**33. \$ 364,884
34. 1993 Equalized value of the County excluding TID value increment (Line 9)	34. \$ 1,705,068,800
35. Actual 1993 payable 1994 Debt Levy Rate (Line 33 ÷ Line 34)	35. <input type="text" value="0.000214000"/>

** Warning: Must not exceed line 32 (see s. 66.77(4) penalties)

DDF/EA
10/05/93

SL 202

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608 355 3292 2435.000

EXHIBIT B

SAUK COUNTY
PROJECTED GROWTH IN EQUALIZED VALUATION

Historical Growth

Year	Equalized Valuation (TID OUT)	Dollar Yearly Growth	Percent Yearly Growth
2002	\$ 4,202,633,700		
2003	4,483,633,400	\$ 280,999,700	6.68%
2004	4,916,244,300	432,610,900	9.64%
2005	5,446,757,300	530,513,000	10.79%
2006	5,998,918,700	552,161,400	10.13%
2007	6,359,767,000	360,848,300	6.01%
Average Growth for the past five years:			8.64%

Sauk County

Increase in Debt Levy Available from Projected Growth in Equalized Valuation

Levy Year	Projected TID OUT Equalized Valuation	Dollar Yearly Growth	Dollar Debt Levy \$0.000214038	Dollar Increase in Debt Levy
2007	\$6,359,767,000	\$360,848,300	\$1,361,230	\$77,235
2008	\$6,909,158,219	\$549,391,219	\$1,478,820	\$117,590
2009	\$7,506,008,836	\$596,850,617	\$1,606,569	\$127,749
2010	\$8,154,418,652	\$648,409,816	\$1,745,353	\$138,784
2011	\$8,858,841,629	\$704,422,977	\$1,896,126	\$150,773
2012	\$9,624,116,490	\$765,274,861	\$2,059,924	\$163,798
2013	\$10,455,499,950	\$831,383,460	\$2,237,871	\$177,947
2014	\$11,358,702,830	\$903,202,879	\$2,431,190	\$193,319
2015	\$12,339,929,280	\$981,226,450	\$2,641,210	\$210,019
2016	\$13,405,919,401	\$1,065,990,121	\$2,869,372	\$228,162
2017	\$14,563,995,539	\$1,158,076,138	\$3,117,244	\$247,872
2018	\$15,822,112,584	\$1,258,117,045	\$3,386,528	\$269,284
2019	\$17,188,912,614	\$1,366,800,030	\$3,679,075	\$292,547
2020	\$18,673,784,255	\$1,484,871,641	\$3,996,894	\$317,818
2021	\$20,286,927,174	\$1,613,142,919	\$4,342,167	\$345,273
2022	\$22,039,422,141	\$1,752,494,967	\$4,717,267	\$375,100
2023	\$23,943,307,142	\$1,903,885,001	\$5,124,770	\$407,503
2024	\$26,011,660,071	\$2,068,352,930	\$5,567,475	\$442,705
2025	\$28,258,688,562	\$2,247,028,491	\$6,048,424	\$480,949
2026	\$30,699,827,580	\$2,441,139,018	\$6,570,920	\$522,496

(a) Mill rate based on 2007 Equalized Valuation (TID-OUT) of \$6,359,767,000 increasing 8.64% annually. 8.64% is the average annual growth rate from 2002-2007.

ORDINANCE NO. 158 - 91

Creating Section 30.04 of the Sauk County Code of Ordinances (S.C.C.O.), entitled "COUNTY SALES AND USE TAX"

WHEREAS, s. 77.70 of the Wisconsin Statutes, as amended by 1985 Act 41, and as amended by 1991 Act 39, authorizes any county to impose county sales and use taxes at the rate of 0.5 percent in the manner and to the extent set forth in Subchapter V of Chapter 77 of the Wisconsin Statutes; and

WHEREAS, your Finance Committee has closely considered the arguments in favor of and against adoption of such a tax and believes that the potential impact of a county sales tax on the level of county property taxes is of such significance that the full County Board should formally consider adoption of such a tax; and

WHEREAS, State funding of mandated programs and State shared revenues are decreasing each year relative to costs of operating programs, causing localities to shoulder more costs; and

WHEREAS, your Committee is advised that currently forty Wisconsin counties are receiving revenues from such a tax, and it appears that most, if not all, counties neighboring Sauk County have adopted or are seriously considering adoption of a county sales tax as a form of property tax relief; and

WHEREAS, revenues collected from county sales and use taxes shall be used to reduce the property tax levy in the following order:

1. Pay the annual debt service obligations of the County;
2. Pay for designated capital projects; and
3. Any remainder revenues to further offset the levy; and

WHEREAS, the County has embarked on major building programs to be completed over the next several years, requiring additional debt service which will be added directly to the levy unless there is sales tax revenue; and

WHEREAS, the first year of sales tax revenues would only provide approximately one-half of the annual revenues expected, therefore prompting timely passage of the ordinance so that there are sufficient revenues in 1993 for debt service; and

WHEREAS, the General Fund balance will not have excess reserves to offset the levy as has been done in the past.

NOW, THEREFORE, the County Board of Supervisors of Sauk County does hereby ordain as follows:

I. Section 30.04 of the Sauk County Code of Ordinances, entitled "County Sales and Use Tax" is hereby created, as attached hereto.

II. The Sauk County Clerk shall forthwith include in the proposed Sauk County Budget for 1992 and account, to be known as "County Sales Tax Revenues", account no. 100-00-41220-000-000, and shall revise the total anticipated revenues and the levy shown in the budget to reflect reduction of the amount to be raised by the property tax levy by all anticipated proceeds of the sales tax herein established.

*III. The county sales tax established by this Ordinance shall become effective April 1, 1992.

IV. The Sauk County Clerk shall deliver a certified copy of this Ordinance to the Secretary of Revenue of the State of Wisconsin, no later than December 1, 1991.

For consideration by the Sauk County Board of Supervisors on November 12, 1991.

Respectfully submitted:

SAUK COUNTY FINANCE COMMITTEE

Ewald Blum
Ewald Blum, Chairman

Clifford Mack
Clifford Mack

Melvin Rose
Melvin Rose

FISCAL NOTE
<input checked="" type="checkbox"/> NOT REQUIRED
<input type="checkbox"/> APPROPRIATE
<input type="checkbox"/> NOT APPROPRIATE

FISCAL NOTE: The Finance Committee, with the Administrative Coordinator, County Auditor, and County Financial Advisors, have estimated that \$750,000 would be received by the County in 1992. If the proposed County Sales Tax is adopted, the 1992 proposed property tax mill rate per \$1000 would be reduced from \$6.0728 to \$5.5586.

30.04 COUNTY SALES AND USE TAX.

(1) Authority and Purpose.

This ordinance is enacted on the authority of Subchapter V of the Wisconsin Statutes Chapter 77 and the county sales and use taxes imposed herein shall be used for the purpose of reducing the property tax levy by 1) paying the debt service on any bond or note issuance, 2) paying for designated capital projects, and 3) any remainder revenues to further offset the levy. All monies collected from the sales and use tax shall be maintained in a separate revenue account.

(2) Imposition of Tax.

There is hereby imposed a Sauk County sales and use tax at a rate of 0.5% in the manner and to the extent permitted as set forth in Subchapter V of Wisconsin Statutes Chapter 77 which are incorporated herein and acts amendatory thereto.

(3) Effective Date.

This ordinance shall become effective April 1, 1992, and a certified copy of this ordinance shall be delivered to the Secretary of Revenue of the State of Wisconsin at P.O. Box 8933, Madison, WI 53708, at least 120 days prior to the effective date.

* (4) Repeal.

This ordinance may be repealed by subsequent ordinance duly enacted by the Sauk County Board of Supervisors. In the event of repeal, a certified copy of the repeal ordinance shall be delivered to the Secretary of Revenue of the State of Wisconsin at least 60 days before the effective date of repeal.

Dated this 12th day of November, 1991

* A floor motion was made by Litscher, seconded by Montgomery to amend the enacting ordinance by inserting at the end of Paragraph III, "And shall expire on December 31, 2007" and to have Section 30.04(4) read,

"(4) Expiration.

This ordinance shall automatically expire on December 31, 2007". Roll call vote was taken on the motion to amend the ordinance (AYES: 22, NAYES: 9, ABSENT: 0) and carried. Roll call vote was then taken on the ordinance, as amended (AYES: 17, NAYES: 14, ABSENT: 0). Motion carried and the amended ordinance was adopted.

ORDINANCE NO. 128 -93

Repealing Subsection 30.04(4) Of The Sauk County Code
Of Ordinances (S.C.C.O.), Entitled "COUNTY SALES AND USE TAX,"
To Allow Continued Application Of Sales Tax Proceeds
To Pay The Annual Debt Service Obligations Of The County
Beyond December 31, 2007

WHEREAS, on August 17, 1993, the Honorable Sauk County Board of Supervisors adopted Resolution No. 100-93 authorizing Your Executive & Legislative and Property & Insurance Committees to enter into a contractual agreement with Vierbicher Associates for professional services in the completion of a comparative site study and space needs analysis of the West Square and West Baraboo locations for a proposed Sauk County building program; and

WHEREAS, Your Committees have recommended construction of an 80,000 square foot building located on the West Square site as being in the best interest of Sauk County, but believe that even if an effort is made to avoid that much of an investment, Sauk County will have to make substantial expenditures, requiring the issuance of debt, to meet mandates of the Americans With Disabilities Act (ADA) and critical space needs of Sauk County offices; and

WHEREAS, Ordinance No. 158-91, adopted by the Honorable Sauk County Board of Supervisors on November 12, 1991, established a sales tax for Sauk County and provided in subsection 30.04(4) of the Sauk County Code of Ordinances (S.C.C.O.) that the county sales tax therein enacted would be effective April 1, 1992, and automatically expire on December 21, 2007, unless sooner amended; and

WHEREAS, 1993 Wisconsin Act 16, the State Biennial Budget, imposes tax levy rate limits, including a specific debt levy limit applicable to debt issuances after August 12, 1993, on all Wisconsin counties; and

WHEREAS, Your Committees believe there to be a long term impact on the level of county property taxes and bond rating if the county sales tax is not amended to be available as an alternative source for debt service payments, such that the full County Board should formally consider the immediate repeal of subsection 30.04(4) of the S.C.C.O., so that the sale tax will continue to be available to reduce the property tax levy in the following order:

1. Pay the annual debt service obligations of the County;
2. Pay for designated capital projects; and
3. Offset the costs of current County operations; and

NOW, THEREFORE, the County Board of Supervisors of Sauk County does hereby ordain as follows:

AH. I

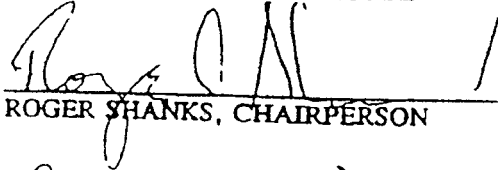
ORDINANCE NO. 128-93
Page 2

- I. Subsection 30.04(4) of the Sauk County Code of Ordinances is hereby repealed.
- II. This Ordinance shall be effective immediately.
- III. The Sauk County Clerk shall deliver a certified copy of this Ordinance to the Secretary of Revenue of the State of Wisconsin, immediately.

For consideration by the Sauk County Board of Supervisors on October 19, 1993.

Respectfully submitted:

SAUK COUNTY EXECUTIVE
& LEGISLATIVE COMMITTEE


ROGER SHANKS, CHAIRPERSON


EUGENE HACKBARTH

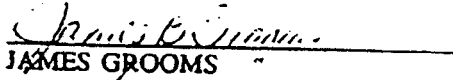
GERALD BRILLOWSKI


ROBERT GEFFERT


CLIFFORD MACK

SAUK COUNTY PROPERTY
& INSURANCE COMMITTEE


LYNN GROTOPHORST, CHAIRPERSON


JAMES GROOMS


VIRGIL HARTJE

DONALD LICHTER

MARCUS WESTON

Note: The Finance Committee also adopted this ordinance amendment on October 19, 1993.

Fiscal Note: No direct fiscal impact attributed to this Resolution; fiscal aspects of any actual construction to be addressed by separate Resolution.

Ordinance effective upon passage pursuant to Section 59.02, Stats., October 19, 1993.

Sauk County

Sales Tax Revenue Projections

EXHIBIT F

LEVY YEAR YEAR DUE	SALES TAX REVENUES AVAILABLE FOR DEBT SERVICE
2006 2007	\$3,111,914
2007 2008	\$2,187,651
2008 2009	\$2,192,964
2009 2010	\$2,193,151
2010 2011	\$2,195,420
2011 2012	\$2,194,533
2012 2013	\$2,446,263
2013 2014	\$1,989,573
2014 2015	\$2,001,373
2015 2016	\$1,991,873
2016 2017	\$1,988,873
2017 2018	\$2,006,868
2018 2019	\$2,003,068
2019 2020	\$2,004,345
2020 2021	\$2,002,000
	\$32,509,865

Health Care Facility Example Financing Plan

BAIRD

EXHIBIT G

LEVY YEAR DUE	\$5,000,000 G.O. PROMISSORY NOTES Dated December 31, 2007 (First Interest 10/1/08)		\$10,000,000 BOND ANTICIPATION NOTES Dated April 1, 2008 (First Interest 4/1/08)		\$10,000,000 G.O. REFUNDING BONDS Dated October 1, 2010 (First Interest 4/1/11)		NEW DEBT SERVICE	YEAR DUE
	PRINCIPAL (10/1)	INTEREST AVG= 4.42%	PRINCIPAL (10/1)	INTEREST AVG= 4.50%	PRINCIPAL (10/1)	INTEREST AVG= 5.00%		
	TOTAL		TOTAL		TOTAL			
2006								2007
2007	\$750,000	\$164,840					\$914,840	2008
2008	\$50,000	\$237,100					\$912,100	2009
2009	\$235,000	\$184,975	\$675,000	\$450,000			\$909,975	2010
2010	\$235,000	\$173,288					\$908,288	2011
2011	\$245,000	\$163,300					\$908,300	2012
2012	\$255,000	\$152,888					\$907,888	2013
2013	\$750,000	\$142,050					\$1,392,050	2014
2014	\$770,000	\$109,800					\$1,379,800	2015
2015	\$815,000	\$75,150					\$1,390,150	2016
2016	\$855,000	\$38,475					\$1,393,475	2017
2017					\$795,000	\$500,000	\$1,295,000	2018
2018					\$835,000	\$460,250	\$1,295,250	2019
2019					\$875,000	\$418,500	\$1,293,500	2020
2020					\$920,000	\$374,750	\$1,294,750	2021
2021					\$965,000	\$328,750	\$1,293,750	2022
2022					\$1,015,000	\$280,500	\$1,295,500	2023
2023					\$1,065,000	\$229,750	\$1,294,750	2024
2024					\$1,120,000	\$176,500	\$1,296,500	2025
2025					\$1,175,000	\$120,500	\$1,295,500	2026
2026					\$1,235,000	\$61,750	\$1,296,750	2027
					\$10,000,000	\$6,451,250	\$23,968,115	

Health Care Facility Example Financing Plan

BAIRD

LEVY YEAR	YEAR DUE	EXISTING		NEW		COMBINED		OFFSETTING		LEVY SUPPORTED		MILL RATE	YEAR DUE
		DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	SALES TAX REVENUES	SALES TAX REVENUES	DEBT SERVICE	DEBT SERVICE				
2006	2007	\$3,350,539				\$3,350,539		\$3,111,914		\$238,625		\$0.039778	2007
2007	2008	\$2,437,651	\$914,840	\$3,352,491		\$3,352,491		\$2,187,651		\$1,164,840		\$0.183158	2008
2008	2009	\$2,442,964	\$912,100	\$3,355,064		\$3,355,064		\$2,192,964		\$1,162,100		\$0.168197	2009
2009	2010	\$2,443,151	\$909,975	\$3,353,126		\$3,353,126		\$2,193,151		\$1,159,975		\$0.154540	2010
2010	2011	\$2,445,420	\$908,288	\$3,353,708		\$3,353,708		\$2,195,420		\$1,158,288		\$0.142044	2011
2011	2012	\$2,444,533	\$908,300	\$3,352,833		\$3,352,833		\$2,194,533		\$1,158,300		\$0.130751	2012
2012	2013	\$2,446,263	\$907,888	\$3,354,150		\$3,354,150		\$2,446,263		\$907,888		\$0.094335	2013
2013	2014	\$1,989,573	\$1,392,050	\$3,381,623		\$3,381,623		\$1,989,573		\$1,392,050		\$0.133140	2014
2014	2015	\$2,001,373	\$1,379,800	\$3,381,173		\$3,381,173		\$2,001,373		\$1,379,800		\$0.121475	2015
2015	2016	\$1,991,873	\$1,390,150	\$3,382,023		\$3,382,023		\$1,991,873		\$1,390,150		\$0.112655	2016
2016	2017	\$1,988,873	\$1,393,475	\$3,382,348		\$3,382,348		\$1,988,873		\$1,393,475		\$0.103945	2017
2017	2018	\$2,006,868	\$1,295,000	\$3,301,868		\$3,301,868		\$2,006,868		\$1,295,000		\$0.088918	2018
2018	2019	\$2,003,068	\$1,295,250	\$3,298,318		\$3,298,318		\$2,003,068		\$1,295,250		\$0.081863	2019
2019	2020	\$2,004,345	\$1,293,500	\$3,297,845		\$3,297,845		\$2,004,345		\$1,293,500		\$0.075252	2020
2020	2021	\$2,002,000	\$1,294,750	\$3,296,750		\$3,296,750		\$2,002,000		\$1,294,750		\$0.069335	2021
2021	2022		\$1,293,750	\$1,293,750		\$1,293,750				\$1,293,750		\$0.063773	2022
2022	2023		\$1,295,500	\$1,295,500		\$1,295,500				\$1,295,500		\$0.058781	2023
2023	2024		\$1,294,750	\$1,294,750		\$1,294,750				\$1,294,750		\$0.054076	2024
2024	2025		\$1,296,500	\$1,296,500		\$1,296,500				\$1,296,500		\$0.049843	2025
2025	2026		\$1,295,500	\$1,295,500		\$1,295,500				\$1,295,500		\$0.045844	2026
2026	2027		\$1,296,750	\$1,296,750		\$1,296,750				\$1,296,750		\$0.042240	2027
		<u>\$33,998,490</u>	<u>+</u>	<u>\$23,968,115</u>	<u>=</u>	<u>\$57,966,605</u>	<u>-</u>	<u>\$32,509,865</u>	<u>=</u>	<u>\$25,456,740</u>			

(a) Mill rate based on 2007 Equalized Valuation (TID-OUT) of \$6,359,767,000 increasing 8.64% annually.
8.64% is the average annual growth rate from 2002-2007.

Debt Service Tax Levy/Rate Limit: 1992 Debt Levy Mill Rate \$0.21404



October 23, 2007

Ms. Kerry Beghin, Controller
Sauk County West Square Building
505 Broadway
Baraboo, WI 53913

Dear Ms. Beghin:


You have asked us to review Sauk County's proposed capital project involving construction of a new health care center for applicability with Wisconsin Administrative Code § Tax 21.06. That section deals with the requirement that projects associated with the debt to be issued be capital expenditures in accordance with U.S. generally accepted accounting principles (GAAP).

Capital project expenditures relate to costs incurred in a capital projects fund which has been created to account for the financial resources to be used for the acquisition or construction of major capital facilities. Capital projects funds are typically financed by long-term debt proceeds of the governmental unit which is the case for Sauk County. We agree with Sauk County's determination that the capital expenditures for a new health care center would fall within the scope of capital project expenditures being reported in a capital projects fund, in accordance with GAAP.

Please call me at (608) 240-2303 if you have any questions.

Sincerely,

VIRCHOW, KRAUSE & COMPANY, LLP


Thomas A. Scheidegger, CPA, Partner

TAS/dh

ORDINANCE NO. 133-2007

PETITION 16-2007. APPROVING THE REZONING OF LANDS IN THE TOWN OF HONEY CREEK FROM AN EXCLUSIVE AGRICULTURE, SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL TO A RURAL COMMUNITY ZONING DISTRICT FILED UPON THE TOWN OF HONEY CREEK, MARCUS WENZEL, CHAIR.

WHEREAS, a public hearing was held by the Planning, Zoning & Land Records Committee on October 23, 2007, upon petition 16-2007 as filed by the Town of Honey Creek, c/o Marcus Wenzel, Chair for a change in the zoning of certain lands from an Exclusive Agricultural, Single-Family Residential and Commercial to a Rural Community Zoning District; and

WHEREAS, the Planning, Zoning and Land Records Committee reviewed and discussed the request as described in petition 16-2007; and

WHEREAS, the Town of Honey Creek Town Board unanimously approved the rezone to a Rural Community Zoning District on October 9, 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 16-2007, 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 November 13, 2007.

Respectfully submitted,
PLANNING, ZONING & LAND RECORDS

Lester Weise, Chair

Joel Gaalswyk, Vice Chair

Judy Ashford

Gerald Lehman

Fiscal Note:
No fiscal impact

Halsey Sprecher

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 September 25, 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 11-2007 Rezone. A petition to rezone certain lands in the Town of Excelsior, County of Sauk, Wisconsin, from a Resource Conservancy 5 to Single Family Residential Zoning District for the purpose of establishing three residential building lots of less than 5 acres. Lands are owned by Virginia Alt c/o Harlan Olson of Evergreen Realty, Inc., 2350 E Main Street, Reedsburg, WI 53959.
- B. The land to be affected by the proposed rezone to Single Family Residential is located in the NW ¼, SE ¼ Section 8, T.12N, R.5E, Town of Excelsior, Sauk County, Wisconsin and more particularly described under Petition 11-2007. Area to be rezoned contains 6.01 gross 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: September 3, 2007

SAUK COUNTY PLANNING, ZONING AND LAND RECORDS COMMITTEE

BY: BRIAN SIMMERT
 Sauk County Department of Planning and Zoning
 505 Broadway Street
 Sauk County West Square
 Baraboo, WI 53913

To be published September 10, 2007
 For office use only: Pet. No. 11-2007
 If you have a disability and need a large print version, please call (608) 355-3285. If you need that a 48 hour notice is given. Please

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"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) Jennifer Evert</p> <p>C. Date of Delivery</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 style="text-align: center; font-family: cursive;">Jennifer Evert Town of Henry Creek Clerk E8721 County Road C North Freedom, WI 53951</p>	<p>3. Service Type</p> <p><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; font-size: 1.2em;">7004 2510 0003 0271 0851</p>	



Staff Report

Petition 16-2007

Sauk County Planning, Zoning
and Land Records Committee

October 23, 2007

Applicant:

Town of Honey Creek

Property Location:

Town of Honey Creek
Sections 7, 8, 10
T. 8 N. - R. 3 E.

Leland

Herrick Road

C

Denzer

C

PLANNING, ZONING & LAND RECORDS COMMITTEE STAFF REPORT

Petition # 16-2007 Proposed Rural Community Rezone by the Town of Honey Creek, Marcus Wenzel, Town Chair.

Public Hearing Scheduled for: 10/23/07

1. Request

A request by the Town of Honey Creek to change the zoning of property from an Exclusive Agricultural, Single-Family Residential and Commercial Zoning District to a Rural Community Zoning District. The primary purpose or basis of the rezone request is to implement the *Town of Honey Creek Comprehensive Plan (August, 2004)*. This planning document identifies these unincorporated villages as 'smart-growth' areas which are defined as areas that can be easily developed or redeveloped utilizing existing infrastructure and which will encourage efficient development patterns.

A secondary, and more significant purpose of the request is to enable the Town of Honey Creek to implement the *Joint Master Plan for the Villages of Leland and Denzer (November, 2006)*. This planning document, the first of its kind for rural Sauk County, utilizes traditional community design concepts and sets forth a series of core goals that suggests that these communities redevelop in a way that maintains and builds upon the traditional hamlet character. This character includes the creation and maintenance of walkable communities, use of traditional neighborhood design concepts such as compact building design/mixed uses/front porches and other community friendly architectural features, protecting environmentally sensitive areas and enhancement of these areas as community assets, tying the historically developed areas to newly developed areas through connectivity and use of historical architectural types, and finally the development and utilization of community gathering areas.

In an effort to create the flexibility needed to accommodate this type of development, Sauk County with assistance from the Towns of Honey Creek and Troy, developed and adopted the Rural Community Zoning District. This District offers the flexibility needed to realize the desired type of development by these two villages.

Lands affected by the rezone are fully noted under Petition # 16-2007. The cover page to this staff report also shows affected lands as part of the proposed rezone. Please see Appendix A for a copy of the Rural Community Zoning District.

2. History/Information

Background Information

The Town of Honey Creek Comprehensive Plan identified the unincorporated Villages of Leland and Denzer as the two primary growth areas both from a redevelopment and new development standpoint. During the comprehensive planning process, an attempt was made to designate lands adjacent to the developed areas in these two villages for new development. However, after lengthy discussion it was decided that the designation of new land for development should not be made as part of the comprehensive planning process. The reason for this decision was to eliminate any pressure for new development proposals on vacant land and to offer Village residents an opportunity to define their community's future. This led to a second planning process that culminated into the development of the *Joint Master Plan for Leland and Denzer*. This *Plan* sets forth guidelines and development procedures which will ensure that new development is traditional in location, use and appearance. Stated differently, the village residents wanted to ensure that new development utilize traditional neighborhood design while avoiding conventional types of development that are typified by a separation of commercial from residential uses, large 'suburban' residential lots, wide streets, and architecture that is not community friendly or consistent with historic architectural types.

The second reason for the decision to wait on the designation of new lands for development was to give time to Sauk County to develop and adopt a new zoning district, the Rural Community Zoning District, which along with an adopted *Village Master Plan* would effectively facilitate future development patterns that are consistent with tradition.

During the comprehensive planning process, the decision to wait on any future land use designations originated from an understanding that a past mistake made by the Town and Sauk County actually created a unique opportunity. Prior to the adoption of the Town's Comprehensive Plan, the Town of Honey Creek's previous Land Use Plan also recognized Leland and Denzer as growth areas, however when the Town adopted Exclusive Agricultural Zoning in 1987, this zoning district was also applied to the Leland and Denzer. This error effectively prevented future development in these designated 'growth' areas unless a rezone out of Exclusive Agriculture was first completed. While some rezones out of Exclusive Agriculture have taken place over time to accommodate additional development in the two villages, the process to rezone likely appeared too cumbersome to a landowner. Therefore, as a result of Leland and Denzer being zoned Exclusive Agricultural for the last 20 years, the areas historic character and traditional village layout has been preserved. Essentially, these two villages have not changed. The fact that these areas have been preserved presented an opportunity for the Town and the residents in these Villages to not only encourage new development, but also encourage development that fits the traditional character of these areas.

As stated earlier in this staff report, the Town of Honey Creek seized this opportunity by developing and adopting the *Village Master Plan*. This planning document provides specific written guidelines and illustrations to builders and developers relative to achieving the plans six core goals. These core goals are as follows (note that the actual plan elaborates on these goals):

1. Preserve wetlands, streams and open space and provide public access to these resources;
2. Design in environmentally sound ways;
3. Create walkable places and gathering areas where neighbors can be acquainted with on another;
4. Tie the historically developed parts of the village with new development;
5. Mix homes, businesses and community life;
6. Promote traditional neighborhood and housing design and enduring architecture.

History

2003-2004. The Town of Honey Creek developed the Town of Honey Creek Comprehensive Plan with assistance provided by the Sauk County Planning & Zoning Department.

August 10, 2004. The Town of Honey Creek Town Board adopted the Town of Honey Creek Comprehensive Plan.

May 16, 2006. The Sauk County Board of Supervisors adopted the Rural Community Zoning District.

Summer 2006. The Town Board contracted with Sauk County Planning & Zoning to develop a joint master plan. The Town Board also appointed a Committee of residents who reside in Leland and Denzer to begin developing the plan. At the end of this planning process, the final draft plan was made available for review at an open house.

November 14, 2006. The Town of Honey Creek Town Board adopted the *Joint Master Plan for the Villages of Leland and Denzer*.

August 27, 2007. The Town of Honey Creek and Sauk County Planning & Zoning sent a joint letter to all residents in Leland and Denzer describing the master plan document and that the first step to its implementation will be a rezone of all existing lots to the Rural Community Zoning District. The

memorandum also invited interested residents to an information meeting to discuss the proposed rezone. See Appendix B for a copy of the memo.

September 11, 2007. The Town of Honey Creek held an information meeting for residents of Leland and Denzer to discuss the proposed rezone petition. There were no residents in attendance at this meeting. The Town Board then directed the Town Chair to complete a development application to petition Sauk County for the rezone of the two villages.

October 2, 2007. Marcus Wenzel, Town of Honey Creek Chair submitted a complete Development Application to Sauk County requesting that all existing lots in Leland and Denzer be rezoned to the Rural Community Zoning District.

October 3, 2007. Sauk County Planning & Zoning sent a notice of rezone to all affected property owners and property owners adjacent to areas being rezoned of an upcoming public hearing before the Sauk County Planning, Zoning and Land Records Committee. No correspondence was received in response to this notice.

October 9, 2007 The Town of Honey Creek Plan Commission unanimously recommended approval of the rezone to the Town Board. The Town of Honey Creek Board unanimously approved the rezone.

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 as is the case with this rezone proposal, the impact that the rezone will have on affected landowners.

- **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, so that future land use conflicts do not occur and so that there is not an inappropriate mix of uses.

Adjacent Land uses and Zoning for Leland and Denzer combined

Direction	General Land Use	Zoning
Site- existing parcels in Leland and Denzer	Single-Family Residential, Institutional, Commercial, Recreational	Exclusive Agricultural Commercial Single-Family Residential
North	Agricultural Fields	Exclusive Agricultural
South	Agricultural Fields	Exclusive Agricultural
East	Agricultural Fields	Exclusive Agricultural
West	Agricultural Fields	Exclusive Agricultural

- **Physical constraints to development**

While this is a previously platted area by CSM or lots of record, issues such as floodplain, wetlands, and soil suitability will be evaluated on a case-by-case basis prior to the issuance of a land use/building permit.

4. Impact of the rezone on property owners

- **Impact of rezone on properties currently zoned Single-Family Residential**

The proposed rezone will not have any impact to property owners currently zoned Single-Family Residential. It will however offer opportunities to establish businesses within the residential structure, which is not currently an option under Single-Family Residential Zoning.

- **Impact of rezone on properties currently zoned Commercial**

The proposed rezone will not have any impact on existing commercial operations. However, new commercial operations will require the issuance of a Special Exception Permit by the Sauk County Board of Adjustment. Any new commercial operation must be consistent with provisions of the *Village Master Plan*.

- **Impact of rezone on properties currently zoned Exclusive Agricultural**

The proposed rezone will offer these property owners an option to utilize the permitted and special exception uses under the Single-Family Residential, Multiple-Family, Recreational-Commercial and Commercial Zoning Districts. The primary provision that will be removed as a result of this rezone is the ability to keep livestock. According to an inventory completed in the summer of 2006 as part of the master planning process, there were no animals in either Village.

Overall, the rezone will remove the strict requirements of any one zoning district and will open up opportunities to bring about mixed uses and development that represents historical development patterns. However, only single-family land uses are automatically permitted. All other land uses will first require approval via a special exception permit. This planning scheme will afford continued opportunities for residents to define the commercial and mixed-use components of these villages as they grow.

5. Recommendation

In summary, the proposed rezone to the Rural Community Zoning District is intended to reestablish Leland and Denzer as thriving unincorporated villages with new development being consistent with the *Joint Master Plan for the Villages of Leland and Denzer*. The Town, through its planning process, offered many opportunities for public input for residents in the villages. There has also been no opposition by village residents to the proposed change. The rezone will also offer the flexibility needed to incorporate mixed uses reminiscent of the historical development pattern in the villages. The Town Plan Commission and Town Board also approved the rezone of existing lots within the two Villages to the Rural Community District. Given this analysis, staff does recommend that the Sauk County Planning, Zoning and Land Records Committee approve **Petition #16-2007**, a rezone to the Rural Community District.

APPENDIX A

7.06 Rural Community District (1) Purpose. To identify those areas that were historically developed as small, compact centers, typically defined as an unincorporated village and which consist predominately of a residential character but with a core of mixed-use commercial, residential, and community services. These centers incorporate local-scale economic and social functions that are integrated with the housing. The unincorporated village typically has a recognizable center, discrete physical boundaries, and a pedestrian scale and orientation. Through the designation of unincorporated villages, this District will provide a means to maintain and rebuild these core mixed-use centers consistent with their traditional character as well as provide an opportunity for the expansion of the core mixed-use center and contiguous residential areas utilizing the pedestrian scale and orientation.

(2) Use. In this district no structure or premise shall be erected, moved or structurally altered unless otherwise provided in this ordinance, except as provided below:

(a) Permitted Uses. Any permitted use in the Single Family Residential District.

(b) Special exceptions. The Sauk County Board of Adjustment, after investigation, viewing of the proposed site(s) and public hearing may authorize the location of any of the permitted or special exception uses in the Multiple-Family, Recreational-Commercial or Commercial Districts and that are consistent with the applicable comprehensive plan(s), provided that the location is consistent with the intent of this ordinance and does not significantly injure the public health, safety or welfare. The approved use shall comply with all the regulations for the District and any reasonable conditions or safeguards that the Board may impose that are in keeping with the general intent and purpose of this ordinance.

(3) Heights, yards, area and other requirements.

(a) Height. Except as otherwise provided in this ordinance, no building hereafter erected, converted, enlarged or structurally altered shall exceed a height of 35 feet. The requirements of Section 7.13(4) shall also apply.

(b) Detached accessory structures. Detached accessory structures in the Rural

Community District shall comply with all building setback requirements and be limited to one (1) main accessory structure and one (1) secondary accessory structure per lot. Detached accessory structures shall include garages and buildings clearly incidental to the primary use of the property, but does not include boat houses or boat lifts as defined in Chapter 8. The dimensional standards for accessory structures shall be as follows:

1. Height. No accessory structure shall exceed a height of 20 feet.

2. Accessory building placement. Accessory buildings shall not extend beyond the furthest extent of the front encroachment of the primary structure on the property.

3. Floor area.

a. The main detached accessory structure floor area shall be based on lot size.

<u>Lot Size</u>	<u>Maximum Floor Space</u>
0-19,999 square feet	600 square feet
20,000-43,559 square feet	900 square feet
43,560+ square feet	1,200 square feet

b. The secondary detached accessory structure shall have a maximum of 120 square feet of floor area.

4. Any detached accessory structure exceeding the maximum allowable square foot floor area and/or maximum allowable height shall require approval as a variance by the Sauk County Board of Adjustment. The Sauk County Board of Adjustment, after investigation, viewing of the proposed sites and public hearing, may grant a variance. Any variance granted shall be based on such evidence as may be presented at the public hearing in consideration of the following factors:

a. The architectural compatibility of the structure with the surrounding residential area.

b. That the proposed use of such a structure is consistent with the purpose and intent of this district.

c. Potential for conflict with adjacent residential uses.

d. Need of the proposed structure for a location in a residential area.

e. Any other factors deemed pertinent.

(c) Lot area and width. All lots shall have a minimum width of 80 feet for sewer and

APPENDIX A

100 feet for un-sewered and a minimum lot size of 8000 square feet for sewerred and 20,000 square feet for un-sewered.

(d) Floor area. Floor area shall not be less than 500 square feet for commercial uses and 750 square feet for residential uses.

(e) Side yard. There shall be a side yard on each side of a building of not less than 5 feet with an aggregate of 15 feet.

(f) Rear yard. There shall be a rear yard for each building of not less than 25 feet.

(g) Highway setback lines. Highway setback lines shall be the same as those required in Section 7.18.

(h) Lot coverage. No residential building together with its accessory buildings shall cover in excess of fifty percent (50%) of the net lot area.

APPENDIX B

MEMORANDUM

DATE: August 27, 2007

TO: Town of Honey Creek Property Owners
located in the unincorporated Villages of Leland and Denzer

FROM: Brian Simmert, Sauk County Planner
Marcus Wenzel, Town of Honey Creek Chair

RE: Rezone to the Rural Community District

The Town of Honey Creek has had a long and progressive history of providing its landowners with flexibility in making land use decisions while protecting what residents have come to like about living in the Town including its natural beauty, agricultural opportunities and overall rural community charm. In an effort to continue this tradition of progressive planning, the Town adopted the *Town of Honey Creek Comprehensive Plan* in the fall of 2004. This *Plan* identified the unincorporated Villages of Leland and Denzer as 'Smart Growth Areas' which are briefly defined as areas that will enable the development and redevelopment of lands with existing infrastructure.

As part of the Comprehensive Plan, the Town was directed to develop and adopt a Master Plan for the Villages of Leland and Denzer. The Town Board adopted this Plan, called the *Master Plan for the Villages of Leland and Denzer*, in the fall of 2006. This *Plan* highlights the functional relationship these two unincorporated Villages have had as traditional community centers serving a predominately rural agricultural community beginning from when the Town was first settled. While these Village centers have maintained their function as community centers, it has been less so over time. Furthermore, since the Town's Comprehensive Plan recognizes these areas for future development, the rural character of these Villages could be altered indefinitely by just one conventional subdivision development proposal.

In an effort to both maintain and over time enhance these traditional community centers, the *Master Plan* provides real input to builders and developers that all new development should maintain traditional placement on the land, preservation of resources, traditional architecture and use of high-quality building materials. The end result may be growth in these two villages, but also a continuation of the traditional make-up and feel of these two Villages. Equally important, the *Master Plan* also recommends mixing uses where buildings with commercial businesses can also include residential units, and over time establishing a Village Center which includes commercial business space and green/park space that can serve as community gathering areas.

A component of implementing this *Master Plan* includes a rezone of certain lands out of their current zoning district to a new district recently adopted by Sauk County called the *Rural Community District*. The purpose of this district is to identify areas that were historically developed as small, compact centers, typically defined as an unincorporated village and which consist predominately of a residential character but with a core of mixed-use commercial, residential, and community services. The primary permitted use in this district consists of single family homes, however after evaluation by the residents in each respective village and approval by the Town Board and Sauk County, uses consistent with commercial

(over)

and recreational-commercial can also be permitted. The idea behind this "open-ended" zoning district is to provide flexibility in multi-use types of development and to promote the two Villages as small economic centers that include businesses consistent with the rural character such as a bar, general store, art shop etc.

Enclosed with this memorandum please find a map of the two Villages which shows the properties affected by the proposed rezone to the Rural Residential District. While most properties are currently zoned Exclusive Agricultural, some are zoned Single-Family Residential and some Commercial. Regardless of the initial zoning, any existing single-family use will be permitted to continue as is. Any existing commercial use will be allowed to continue provided that the use is not discontinued for more than one (1) year. All new commercial land uses will first require an opportunity for community input followed by Town and County approval.

Also enclosed, please find a copy of the respective Sauk County Zoning Ordinances that apply. A copy of the Vilage of Leland and Denzer Master Plan can be viewed at the Town of Honey Creek Town Hall or on Sauk County's website at http://www.co.sauk.wi.us/dept/pz/comp_plan/cp_village_leland_denzer.htm

Please note that there will also be an informational meeting scheduled for September 11, 2007 at 7:00 p.m. (prior to the Town Board meeting) at the Town of Honey Creek Town Hall in Denzer to discuss the master plan, its intent and the impact the master plan and rezone may have on property owners. If you have any questions, please feel free to contact me at (608) 355-3286 ext: 3437 or the Town Chair, Marcus Wenzel at 544-2785.

If you have any questions about any of this, feel free to call or attend this meeting. It really is quite a simple plan, mostly to give Leland and Denzer some kind of identity and it is way to make it easier to and give the town and local residents more input into any new building or zoning there. This is in no way an open door for any type of unwanted development or building.

Sincerely

Marcus Wenzel (Town Chairman) / Brian Simmert (Sauk County Planning and Zoning)

RESOLUTION NO. 134-2007

APPROVING AN AMENDMENT TO THE TOWN OF MERRIMAC ZONING ORDINANCE
REGULATING MANUFACTURED HOME PARKS AND SUBDIVISIONS

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

WHEREAS, the Town Board of the Town of Merrimac adopted amendments to the Town of Merrimac Zoning Ordinance on October 2, 2007; and

WHEREAS, the application of amendments to the Town of Merrimac Zoning ordinance will add provisions regulating manufactured home parks and subdivisions; and

WHEREAS, the amended language to the Town of Merrimac Zoning Ordinance is referenced under Appendix A of this Resolution; 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 Merrimac Zoning Ordinance on January 19, 1993 and all amendments thereafter; and

WHEREAS, a public meeting was held by the Planning, Zoning and Land Records Committee on October 23, 2007, as requested by the Town of Merrimac, for an amendment to the Town of Merrimac Zoning Ordinance as referenced in Appendix A; and

WHEREAS, your Committee, based upon the facts of the request, does recommend that the amendments to the Town of Merrimac Zoning Ordinance, as referenced in Appendix A, be GRANTED

NOW, THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors met in regular session, that the amendments to the Town of Merrimac Zoning Ordinance as referenced in Appendix A, under the Town of Merrimac Zoning Ordinance, be Approved.

For consideration by the Sauk County Board of Supervisors on November 13, 2007.

Respectfully submitted,
PLANNING, ZONING & LAND RECORDS COMMITTEE

Lester Weise, Chair

Joel Gaalswyk, Vice Chair

Judy Ashford, Secretary

Gerald Lehman

Halsey Sprecher

Fiscal note: no impact

COPY

TOWN OF MERRIMAC
Planning & Zoning Ordinance Section 11 for the allowance of
Manufactured (Mobile) Home Parks and Subdivisions.

11.0 MANUFACTURED HOME PARKS and SUBDIVISIONS

11.01 Manufactured Home Parks or Subdivisions, also referred herein as Mobile Home Parks, shall be permitted as a Conditional Use Permit or Planned Area Development in the Single Family Residential District only upon approval by the Town Board only after such proposal has been recommended for approval by the Town of Merrimac Planning & Zoning Commission, after a public hearing.

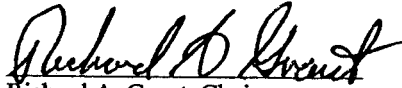
11.02 In approving such location, the Board shall view the proposed site or sites and shall consider such evidence as may be presented at the hearing, bearing upon the general purpose and intent of this ordinance to promote the public health, safety and general welfare and the specific purpose of this paragraph to prevent the overcrowding of land and the development of housing blight in rural areas. In addition, such mobile home parks shall meet the following requirements:

- 1) All mobile homes shall be placed on a foundation provided with anchors sufficient to meet or exceed the number and design required by the State of Wisconsin (Manufactured Home Construction and Safety Standards).
- 2) Each mobile home shall be provided with a foundation around its entire perimeter.
- 3) There shall be two off-street parking spaces for automotive vehicles on each mobile home space or lot paved with asphalt or concrete.
- 4) Each automobile parking space shall be not less than nine (9) feet wide and 18 feet deep, exclusive of maneuvering and access space.
- 5) There shall be a system of asphalt or concrete public or private streets as approved by the Town and providing access from each and every mobile home, space or lot and automobile parking space within such mobile home park
- 6) Each mobile home space or lot shall meet or exceed the same lot size or area and setback standards as other single family dwelling units, as described in Section 7.04 of the Town of Merrimac Zoning Ordinance and as specified in the approved Conditional Use Permit or Planned Area Development.
- 7) In addition to all other required yards and open spaces, each mobile home park shall be completely surrounded, except for permitted entrances and exits, by a vegetated buffer, which shall be not less than twenty five (25) feet wide. Within such buffer there shall be established within six (6) months after issue of the permit for the location of a permanent evergreen planting, such as White, Green and/or Blue Spruce. The plantings should have a minimum height at planting of eight (8) feet and not be located more than ten (10) feet from the nearest planting. The plantings should be arranged that within ten (10) years they will have formed a screen equivalent in opacity to a solid fence or wall. Such permanent planting shall be grown or maintained to a height of not less than fifteen (15) feet.
- 8) It shall be a condition of the granting of a permit for the establishment of any such mobile home park, and a continuing condition for the operation of the same, that:
 - a. All parking spaces, walks and driveways be constructed and maintained so as to prevent the accumulation of surface water and the formation of substantial muddy areas.
 - b. That the planting screen required by subsection 6 be established and continuously maintained.
 - c. That sanitary facilities at least equal to the requirements of the State Board of Health be established and maintained.

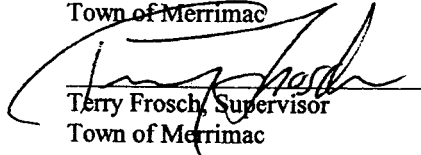
- d. There shall be a weekly solid waste disposal collection service for each space.
- e. Each mobile home park shall set aside a contiguous area of at least five percent (5%) of the total site area for a private recreation area. This shall be in addition to yard open spaces. This area shall be maintained by the mobile home park owner.
- f. Mobile homes sales office or other business or commercial uses, with the exception of a central laundry building, shall be prohibited from locating in the park unless otherwise approved in the Conditional Use Permit or Planned Area Development.
- g. Storage areas shall be located within the mobile home units, private garages, or in a central storage area approved as part of the Conditional Use Permit or Planned Area Development, and shall be limited to use by only current Mobile Home Park residents.
- h. All mobile homes shall meet the construction standards of the State of Wisconsin Manufactured Home Construction and Safety Standards and all other applicable federal, state and local codes.
- i. No mobile home park operator may require that only mobile homes purchased from the Park operator or owner be placed in the park, or sold to the Park operator or owner when the mobile home owner moves out of the park.
- j. Each mobile home park shall have a minimum area of five (5) acres.

Adopted this 2nd day of October, 2007

SO RESOLVED BY THE BOARD OF THE TOWN OF MERRIMAC:



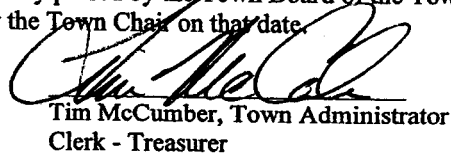
Richard A. Grant, Chair
Town of Merrimac



Terry Frosch, Supervisor
Town of Merrimac

Steve Peetz, Supervisor
Town of Merrimac

I hereby certify that the foregoing ordinance was duly passed by the Town Board of the Town of Merrimac on the 2nd day of October, 2007, and approved by the Town Chair on that date.



Tim McCumber, Town Administrator
Clerk - Treasurer

RESOLUTION 135-07

APPROVING LIABILITY, PROPERTY AND WORKERS COMPENSATION INSURANCE COVERAGE, CARRIERS AND PREMIUMS FOR SAUK COUNTY FROM JANUARY 1,2008 to JANUARY 1, 2009

WHEREAS, your Property and Insurance Committee has reviewed the 2008 premiums for General Liability, Nursing Home Liability/Professional Liability and Excess Liability (Umbrella) coverage for Sauk County from the Wisconsin County Mutual Insurance Corporation (WCMIC) and does recommend the following as being in the best interests of the County:

COVERAGE	DEDUCTIBLE	LIMITS	PREMIUM
General and Auto Liability			
❖ General Liability	\$10,000 occ./ \$75,000agg.	\$10,000,000	\$149,295.00
❖ Uninsured Motorists	\$10,000	\$25,000 person/ \$50,000occ.	\$(included)
❖ Automobile Liability			\$149,295.00
Health Care Center Personnel			
❖ Injury Coverage	\$10,000 occ./ \$75,000agg.	\$5,000,000	\$ 8,154.00
❖ Personal Injury Coverage Health Care Center			\$ 12,741.00
❖ Health Care Center Professional Liability	\$10,000	\$1,000,000/ Occurrence \$3,000,000/ Aggregate	\$ 20,470.00
Special Exposures			\$ 960.00
Deductible Fund Escrow (Subject to Adjustment)			\$ 64,921.00
Total WCMIC Liability Premium (Subject to Escrow Adjustment)			\$405,836.00

and;

WHEREAS, your Property and Insurance Committee has reviewed the 2008 premiums for Property Insurance for Sauk County and does recommend the Property Insurance coverage for Sauk County from the Local Government Property Insurance Fund (LGPIF) and does recommend the following as being in the best interest of the County:

COVERAGE	DEDUCTIBLE	PREMIUM
Buildings and Contents	\$25,000	\$22,534.00
Contractors Equipment	\$500	\$12,205.00
Automobile Physical Damage	\$500	\$27,543.00
Other Coverage		\$1,341.00
TOTAL LGPIF PREMIUM		\$63,623.00

and;

COPY

Res 135-07

Page 2 Approving Liability, Property & Workers Compensation Insurance Coverage's

WHEREAS, your Property and Insurance Committee solicited bids for the Workers Compensation coverage for the 2008 as our existing Workers Compensation Carrier (Sentry Insurance) will no longer be providing this coverage starting in 2008, and;

WHEREAS, two companies provided proposals for Workers Compensation coverage one such proposal being a self insurance program submitted by Wisconsin County Mutual Insurance Corporation (WCMIC), and;

WHEREAS, with a self insurance program it will require more involvement by the County staff as to tracking and paying claims which will require accounting of claims thus an account will need to be created for Workers Compensation Losses, and;

WHEREAS, Sauk County accepts all liabilities associated with a self-insured worker's compensation program and agrees to follow all requirements established by Wisconsin Statutes and the Worker's Compensation Division, and;

WHEREAS, your Property and Insurance Committee has reviewed these requirements and feels that that the following self insurance proposal by Wisconsin County Mutual Insurance Corporation (WCMIC) as being in the best interest of Sauk County

Wisconsin County Mutual Self Insurance Administration Fee (Administration fee covers WCMIC wages & cost to administer the program)	\$25,000	
Wisconsin County Mutual Reinsurance Fee (This is an insurance policy that WCMIC purchases in case the total losses on any individual claim exceed \$50,000 and the total losses in the policy year exceed \$500,000)	\$32,000	
Wisconsin County Mutual Risk Bearing Fee (Flat Fee for WCMIC to run our program)	\$50,000	
TOTAL PAYMENT TO WCMIC FOR SELF INSURANCE	\$107,022	
Amount Set aside in County Account to Cover Workers Compensation Losses (Losses totaling more than this amount are covered by WCMIC)	\$500,000	
<u>Self Insured Propose Program Costs</u>	<u>Total Premium</u>	<u>\$607,022</u>

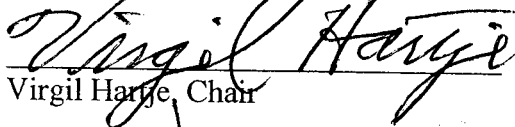
NOW, THEREFORE BE IT RESOLVED, by the Sauk County Board of Supervisors met in regular session, that the above insurance coverage and premiums be, and hereby are, adopted for the policy period of January 1, 2008, through January 1, 2009.

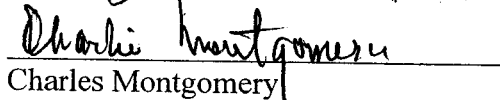
Res. 135-07

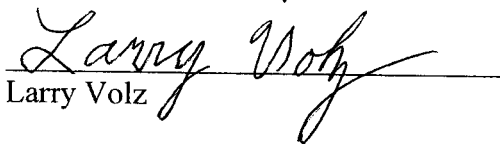
Page 3 Approving Liability, Property & Workers Compensation Insurance Coverage's
For consideration by the Sauk County Board of Supervisors on November 13th, 2007.

Respectfully submitted,

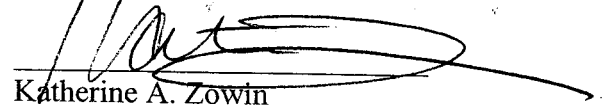
Sauk County Property and Insurance Committee


Virgil Harje, Chair


Charles Montgomery


Larry Volz


Al Dippel


Katherine A. Zowin

Fiscal Note: The above premium costs are included in the 2008 proposed budget. Auto Liability is budgeted as a separate line item in various departments, in accordance with vehicle inventory values. General Liability is charged back to certain departments that can receive additional outside funding with an allocation basis of relative expenditures. Workers Compensation is allocated to departments according to wages budgeted. Property and Equipment Insurance is allocated to the departments based on property and equipment assigned to each department. Health Care Center Professional Liability and Personal Injury Extension Endorsement are allocated to the Sauk County Health Care Center.

KPB



Information System Note: No information system impact.

RESOLUTION NO. 1366₀₇

County Aid For Bridge Construction Under S. 82.08 Of The State Statutes

WHEREAS, by specifications in the 2008 Budget and Levy for 2008, the Honorable Board of Supervisors of Sauk County has appropriated funds and authorized the Sauk County Transportation and Parks Committee to proceed with the proper prosecution of all work provided for therein, and

WHEREAS, your Committee has included in its budget requests appropriations for the granting of petitions for County aid under S. 82.08, Stats., filed by governmental units as follows:

LOCAL GOVERNMENT BRIDGE	TOTAL AMOUNT	LOCAL SHARE	COUNTY SHARE
TOWN OF BEAR CREEK			
Dietl Road Box Culvert	\$ 6,080.00	\$ 3,040.00	\$ 3,040.00
Dietl Road Culvert	\$ 2,326.57	\$ 1,163.57	\$ 1,163.00
Cummings Road Culvert	\$ 3,326.70	\$ 1,663.70	\$ 1,663.00
TOWN OF EXCELSIOR			
Coon Bluff Bridge	\$ 12,138.28	\$ 6,069.28	\$ 6,069.00
TOWN OF FAIRFIELD			
Shady Lane Road Culvert	\$ 1,121.11	\$ 561.11	\$ 560.00
TOWN OF FRANKLIN			
Butternut Road Culvert	\$ 5,800.00	\$ 2,900.00	\$ 2,900.00
Ohio Road Bridge	\$ 35.91	\$ 18.91	\$ 17.00
Mill Road Bridge	\$ 8,906.07	\$ 4,453.07	\$ 4,453.00
Ohio Road Box Culvert	\$ 71,063.27	\$ 35,532.27	\$ 35,531.00
TOWN OF FREEDOM			
Sugar Road	\$ 4,028.93	\$ 2,014.93	\$ 2,014.00
McCoy Road	\$ 2,480.56	\$ 1,240.56	\$ 1,240.00
Klein Road	\$ 2,480.56	\$ 1,240.56	\$ 1,240.00
TOWN OF GREENFIELD			
Durwards Glen Road	\$ 5,028.21	\$ 2,514.21	\$ 2,514.00
TOWN OF LA VALLE			
Dutch Hollow Road	\$ 66,523.03	\$ 33,262.03	\$ 33,261.00
Stout Road	\$ 8,372.48	\$ 4,186.48	\$ 4,186.00
Thompson Road Culverts	\$ 10,800.87	\$ 5,400.87	\$ 5,400.00
Timmons Road Culverts	\$ 9,612.26	\$ 4,806.26	\$ 4,806.00

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Res. 136-07

TOWN OF TROY

Babington Road	\$ 29,890.25	\$ 14,945.25	\$ 14,945.00
Hilton Drive	\$ 2,194.82	\$ 1,097.82	\$ 1,097.00

TOWN OF WESTFIELD

Center Valley Road - Northend	\$ 3,067.54	\$ 1,534.54	\$ 1,533.00
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TOWN OF WOODLAND

Dean Beier Bridge	\$ 1,465.48	\$ 733.48	\$ 732.00
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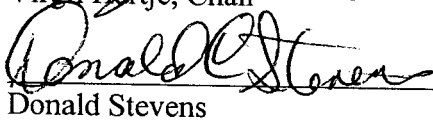
NOW, THEREFORE BE IT RESOLVED, by the Sauk County Board of Supervisors met in regular session that the above described petitions for County Aid be and hereby are granted with the appropriations shown approved.

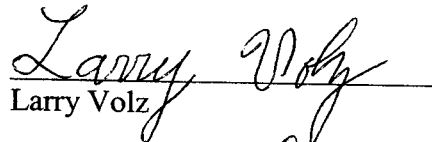
For Consideration by the Sauk County Board of Supervisors on November 13, 2007.

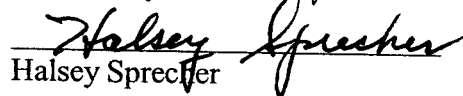
Respectfully submitted:

Sauk County Transportation/Parks Committee


Virgil Hartje, Chair


Donald Stevens


Larry Volz


Halsey Sprecher


Martin (Tim) Meister

Fiscal Note: Appropriation. This expenditure will be paid from Highway Acct.#70030303-526100. Local Bridge Aids. Funds for this Resolution are included in the Highway Budget request for 2008.

Information System Note: No information system impact.

KPB

ORDINANCE #137 - 2007
Establishing Taxes to be Levied in Sauk County for the Year 2008

The Sauk County Board of Supervisors does hereby ordain as follows:

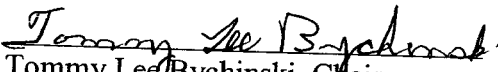
1. The sum of \$1,147,210.32 be levied as a State Tax.
2. The sum of \$23,839,708.71 be levied as a County General Tax (*not including special purpose levies*).
3. The sum of \$771.29 be levied as State Special Charges upon the County for Charitable and Penal purposes.
4. The sum of \$4,000.00 be levied as a Veterans Relief Tax, under Section 45.86, Wisconsin Statutes.
5. The sum of \$832,513.00 be levied upon all towns, and the villages of Cazenovia, Ironton, Lime Ridge, Loganville, Merrimac, and West Baraboo, as a County Library Tax under Section 43.64, Wisconsin Statutes.
6. The sum of \$128,364.00 be levied upon all towns, and the villages of Cazenovia, Ironton, Lake Delton, LaValle, Lime Ridge, Loganville, Merrimac, Plain, Prairie du Sac, Sauk City, and West Baraboo for a Bridge Tax under Section 82.08, Wisconsin Statutes.

ADOPTION OF THIS ORDINANCE approves the 2008 proposed County budget and establishes taxes to be herein levied for the taxable year of 2007, effective upon passage, pursuant to Section 59.02, Wisconsin Statutes.

For consideration by the Sauk County Board of Supervisors on November 13, 2007.

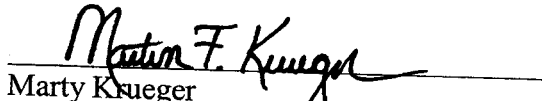
Respectfully submitted:

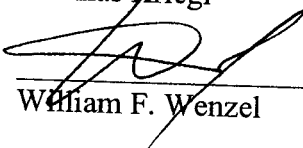
SAUK COUNTY FINANCE COMMITTEE:


Tommy Lee Bychinski, Chairperson


Joan Fordham

Thomas Kriegl


Marty Krueger


William F. Wenzel

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Fiscal Note: Passage of this ordinance establishes the 2007 County Levy, which is a portion of the total 2008 County Budget. *YRB*

MIS Note: No impact.