

- Agenda -



Sauk County Board Of Supervisors
Tuesday, July 15, 2008 @ 6:00 p.m.
West Square Building, 505 Broadway, Rm. #326
Baraboo, Wisconsin 53913

• **Special Meetings:**

Health Care Center Building Committee: 4:30 p.m., EMBS Meeting Room, C 128, 510 Broadway, Sauk County Courthouse Annex, to consider:

1. Project redesign.
2. A resolution rescinding pursuit of LEED certification.
3. Project budget.

Executive and Legislative Committee: 5:15 p.m., Room 213, to consider:

1. Appointment to the Comprehensive Plan Steering Committee - Ervin Borleske to fulfill the unexpired term of Ron Churchill.
2. Resolution approving of Citizen Participation Plan: CDBG-EAP.
3. Possible closed session pursuant to 19.85(1)(g) conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Sauk Co. v. U.S. Dept. of the Interior.
4. Reconvene in open session.
5. Discussion and possible action on Sauk Co. v. U.S. Dept of the Interior.
6. Possible denial of Verizon claim for damage to an underground cable caused by the Highway Dept. and Virginia Johnston and Town & Country Senior Citizen Meal Site for a claim of medical reimbursement for Johnston who fell while delivering a meal.

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

1. Approval of County vouchers.

- **Call to order, and certify compliance with Open Meeting Law.**
- **Roll call.**
- **Invocation and pledge of allegiance.**
- **Adoption of agenda.**
- **Approval of minutes of previous meeting.**

- **Scheduled appearances:**
 - Rafael Carbonell, Executive Vice-president of Thrive, Madison, Wisconsin (www.thrivehere.org)
 - Jeri Zuber, Architect with Horty Elving, with update on design and re-bid of Health Care Center facility.

- **Public comment.**

- **Communications:**

Letter from The Jeff Scott Olson Law Firm, S.C., regarding Wisconsin Big Cat Rescue & Educational Center Forfeitures. **(pages 6 - 10)**

Township of Spring Green Resolution requesting assistance from Sauk County, Wisconsin Emergency Management, and FEMA in obtaining Grant funding, for removing the flood water at present time and a long term solution in the future. **(page 11)**

Township of Spring Green Resolution requesting assistance from Sauk County Board in directing the County Treasurers Office to allow the displaced residents of the Town of Spring Green an extension on their property tax installment, due on July 31, 2008. **(page 12)**

Sauk County Treasurer news release regarding real estate taxes due date. **(page 13)**

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

- **Appointments:**

Ervin Borleske to fill unexpired term of Ronald Churchill on the Sauk County **Comprehensive Planning Steering Committee.**

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

1. Beverly J. Mielke, Sauk County Clerk, rezoning petitions received per Wisconsin State Statutes 59.69(5)(e):
 - ♦ **Petition #10-08** Rezoning request - Township of Freedom, From RC-35 to Recreational-Commercial. Filed by Michael Kessenich, LaRue Station LLC. **(pages 14 - 17)**
2. Supervisor Endres, Chair, Sauk County Health Care Center Building Committee.
3. Supervisor Endres, Vice-Chair, Executive & Legislative Committee.
4. Marty Krueger, County Board Chair
5. Kathryn Schauf, Administrative Coordinator

- **Unfinished Business.**

- **Consent Agenda:** None

• **Resolutions & Ordinances:**

<u>Page #</u>	<u>COMMITTEE:</u>
18 & 19	AGING AND DISABILITY RESOURCE CENTER and EXECUTIVE & LEGISLATIVE: Resolution 66-08 Denying Claim Of Virginia Johnston And Town & Country Senior Citizen Meal Site.
20 - 23	EXECUTIVE & LEGISLATIVE: Ordinance 67-08 Amending Chapter 30 Of The Sauk County Code Of Ordinances To Create A Fair And Open Housing Section.
24 - 27	Resolution 68 -08 Adopting A Citizen Development Block Grant - Emergency Assistance Program (CDBG-EAP) Citizen Participation Plan.
28	HEALTH CARE CENTER BUILDING: Resolution 69-08 Amending Resolution 01-08, Authorizing The Construction Of A LEED Certified Skilled Nursing Facility.
29 & 30	HIGHWAY & PARKS: Resolution 70-08 Request To Accept Bid For Two (2) 14 Yard Dump Bodies With Central Hydraulic Systems
31 & 32	HIGHWAY & PARKS and EXECUTIVE & LEGISLATIVE: Resolution -7108 Denying Claim Of Verizon.
33 & 34	HIGHWAY & PARKS and UW EXTENSION, ARTS & CULTURE: Resolution 72-08 Proclaiming August 09, 2008 As Man Mound Day In Sauk County
35	LAW ENFORCEMENT & JUDICIARY: Resolution 73-08 Authorization To Purchase 2008 Ford Crown Victoria Replacement Squad Car Under Emergency Procedures.
n/a	<i>Possible</i> Resolution 74 -08 Authorization To Purchase Two Unmarked Squad Cars. (Copy not available.)
36 & 37	LAW ENFORCEMENT & JUDICIARY, PROPERTY & RESOURCE and EXECUTIVE & LEGISLATIVE: Resolution 75-08 Advisory Resolution Requesting The Wisconsin State Legislature To Continue The Wireless Emergency 9-1-1 Surcharge.

PLANNING, ZONING & LAND RECORDS:

- 38 - 46 Resolution 76-08 Denying Rezoning Of Lands In The Town Of Baraboo From A Resource Conservancy 35 To A Commercial Zoning District Filed Upon David Hutter, Property Owner (Petition 8-2008).
- 47 - 52 Ordinance 77-08 Approving The Rezoning Of Lands In The Town Of Freedom From A Resource Conservancy 35 To A Recreational-Commercial Zoning District Filed Upon Mid-Continent Railway Historical Society, Don Meyer, Agent (Petition 9-2008).

- Adjournment to a date certain.

Respectfully submitted,


Marty Krueger
County Board Chair

✓ - **County Board members:** reservation form for **WCA Conference October 12 - 14, 2008** is due August 22, 2008 to the Office of the Sauk County Clerk. Per diem and mileage will be paid for Sunday, Monday and Tuesday, October 12, 13, & 14, 2008; Sauk County Financial Policy does not allow for reimbursement of meals or lodging for events held within the County. Supervisors will personally be responsible for reserving and paying for lodging accommodations.

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

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

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

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

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

www.co.sauk.wi.us

Agenda mail date via United States Postal Service: Wednesday, July 9, 2008

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

s:/everyone/admin/agdraft.lwp

Jeff Scott Olson

Andrea J. Farrell

131 West Wilson Street, Suite 1200
Madison, Wisconsin 53703-3225
Telephone 608 283 6001
Facsimile 608 283 0945
Website: www.scofflaw.com
E-Mail: jsolson@scofflaw.com

July 2, 2008

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JUL 08 2008

SAUK COUNTY CLERK
BARABOO, WISCONSIN

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JUL 08 2008

SAUK COUNTY CORPORATION
COUNSEL'S OFFICE

Alene Kleczek, Esq.
Sauk County Corporation Counsel
505 Broadway St
Baraboo, WI 53913-2183

RE: Wisconsin Big Cat Rescue & Educational Center Forfeitures

Dear Atty. Kleczek and Sauk County Board Members:

As you know, Rock Springs and the surrounding area have experienced significant hardships in the past few months. These hardships have stemmed from unforeseen events such as flooding and road closures, which have negatively impacted tourist traffic and caused significant expenditures toward clean-up and damage control. As such, the monies available to the Rescue are much lower than anticipated. Therefore, the Wisconsin Big Cat Rescue & Educational Center respectfully requests that Sauk County consider forgiving the remaining unpaid forfeitures owed by the Rescue, or at least postponing the forfeitures owed by the Rescue for one year to allow the Rescue to recover from the recent hardships. Enclosed are two Resolutions for the County to consider, proposed by the Rescue. We request that you consider these and put one of them into effect.

Thank you for your compassion, and if we can be of any further assistance in passing one of these Resolutions, please let us know.

Sincerely,

Wisconsin Big Cat Rescue & Educational Center, Inc.

By

THE JEFF SCOTT OLSON LAW FIRM, S.C.



Andrea J. Farrell

AJF/cs
Enclosures
cc: Jeff Kozlowski

COPY

**Resolution to Postpone Monthly Payments for Forfeitures against
the Wisconsin Big Cat Rescue & Educational Center**

WHEREAS the October 2007 stipulation between Sauk County and the Wisconsin Big Cat Rescue and Educational Center, Inc. called for forfeitures and costs totaling \$7,5000 against the Wisconsin Big Cat Rescue and Educational Center, Inc.;

WHEREAS the \$7,500 was to be paid in monthly installments of \$1,250.00 beginning May 22, 2008;

WHEREAS the Wisconsin Big Cat Rescue and Educational Center, Inc. has paid \$1,250.00 in good faith toward the forfeitures and still owes \$6,250;

WHEREAS future events were unforeseen when the October 2007 stipulation was entered into;

WHEREAS Hwy 136 from Baraboo and Reedsburg has had heavy construction and been impassable in times recent;

WHEREAS the bridge over Narrows Creek has been impassable in times recent;

WHEREAS Rock Springs and surrounding areas have experienced flooding and water damage in times recent;

WHEREAS the highway construction, bridge impassability, and flooding have significantly reduced tourist traffic in the area in times recent;

WHEREAS it has become an extreme hardship to the Wisconsin Big Cat Rescue and Education Center, Inc. to continue with the payment plan at the present time due to unforeseen expenditures and reduced tourist traffic;

NOW THEREFORE IT BE RESOLVED that the Sauk County Board hereby finds that \$1,250 is a sufficient forfeiture to be imposed and authorizes and grants the Wisconsin Big Cat Rescue and Educational Center to be released from and forgo any future payments under the October stipulation as if the forfeiture had been paid in full.

This Resolution was requested by:

RECEIVED


JUL 08 2008

**SAUK COUNTY CORPORATION
COUNSEL'S OFFICE**

THE WISCONSIN BIG CAT RESCUE & EDUCATIONAL CENTER, INC.

By

THE JEFF SCOTT OLSON LAW FIRM, S.C.

 7/2/08
Andrea J. Farrell Date

This Resolution was reviewed and recommended by:

THE SAUK COUNTY EXECUTIVE AND LEGISLATIVE COMMITTEE

Marty Krueger, Chair, or Authorized Representative Date

This Resolution was approved by:

SAUK COUNTY CORPORATION COUNSEL

Alene Kleczek, or Authorized Representative Date

**Resolution to Postpone Monthly Payments for Forfeitures against
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WHEREAS the bridge over Narrows Creek has been impassable in times recent;

WHEREAS Rock Springs and surrounding areas have experienced flooding and water damage in times recent;

WHEREAS the highway construction, bridge impassability, and flooding have significantly reduced tourist traffic in the area in times recent;

WHEREAS it has become an extreme hardship to the Wisconsin Big Cat Rescue and Education Center, Inc. to continue with the payment plan at the present time due to unforeseen expenditures and reduced tourist traffic;

NOW THEREFORE IT BE RESOLVED that the Sauk County Board hereby authorizes and grants the Wisconsin Big Cat Rescue & Educational Center to cease payments for one year and resume monthly payments of \$1,250.00 in July of 2009 without penalty or interest.

This Resolution was requested by:

THE WISCONSIN BIG CAT RESCUE & EDUCATIONAL CENTER, INC.

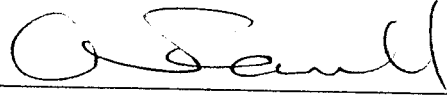
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JUL 08 2008

**SAUK COUNTY CORPORATION
COUNSEL'S OFFICE**

By

THE JEFF SCOTT OLSON LAW FIRM, S.C.



Andrea J. Farrell

7/2/08

Date

This Resolution was reviewed and recommended by:

THE SAUK COUNTY EXECUTIVE AND LEGISLATIVE COMMITTEE

Marty Krueger, Chair, or Authorized Representative Date

This Resolution was approved by:

SAUK COUNTY CORPORATION COUNSEL

Alene Kleczek, or Authorized Representative Date

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JUL - 8 2008

SAUK COUNTY CLERK
BARABOO, WISCONSIN

Town of Spring Green

Resolution # 27

Whereas, The Town Board has committed to seek assistance in removing the flood water issues at the present time and a long term solution for the future,

Whereas, The Town Board requires financial help to fund these projects,

NOW, THEREFORE, BE RESOLVED, that the Town Board of Spring Green is hereby requesting assistance from Sauk County, Wisconsin Emergency Management, and FEMA in obtaining Grant funding, for removing the flood water at presence time and a long term solution in the future.

Dated the 7th day of July, 2008.

Attested: I, James Blaw, Town Clerk, do hereby certify
The above resolution is correct.
July 3, 2008

Town Board of Spring Green

Chairman [Signature]

Supervisor [Signature]

Supervisor [Signature]

COPY

Town of Spring Green

SAUK COUNTY CLERK
BARABOO, WISCONSIN

Resolution # 28

Whereas, The Town of Spring Green displaced residents are asking The Town Board for Property Tax relief,

Whereas, The Town of Spring Green Board has committed to seeking assistance for displaced residents,

NOW, THEREFORE, BE RESOLVED, that the Town Board of Spring Green is hereby requesting assistance from Sauk County board in directing the County Treasures Office to allow the displaced residents of the Town of Spring Green an extension on their property tax installment, due on July 31, 2008.

This extension is to be for 120 day's from July 31, 2008 or a deadline of November 30, 2008 or whichever is the latest possible date for the year of 2008.

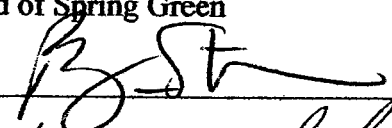
The County would relinquish any late penalty fee for late payment during this period.

Dated the 7th day of July, 2008.

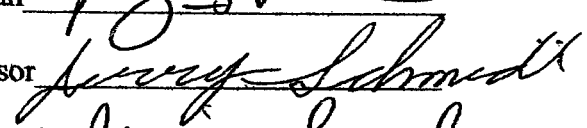
Attested: I, James Blain, Town Clerk, do hereby certify
The above resolution is correct.
July 3, 2008

Town Board of Spring Green

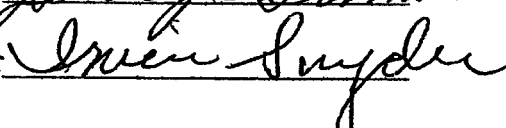
Chairman



Supervisor



Supervisor



COPY



PATRICIA L. CARIGNAN
County Treasurer/Real Property Lister
West Square Building
505 Broadway, RM 148
Baraboo, WI 53913

Phone: (608)355-3275
Fax: (608)355-3577

Date: July 9, 2008
To: Sauk County Media
From: Patricia Carignan, Sauk County Treasurer
Re: News Release Regarding Real Estate Taxes Due Date

COPY

The recent flooding of many areas in Sauk County has caused damage to a significant number of properties as well as financial and emotional hardships for the owners of these properties. This all comes at a time when the due date for the second installment of the 2007 taxes, July 31st, will soon be here. Patricia Carignan, Sauk County Treasurer, feels that it is important for the taxpayers of Sauk County to understand that the July 31st date is not subject to an extension, with the exception of the five day grace period allowed under statutory changes made in late 2007.

The payment dates for property taxes are established by Wisconsin State Statutes. Not all of the property tax collected by the County is retained by the County. State statute requires that by August 20th of each year the County must pay out to every taxing jurisdiction the balance of all of the tax money levied for that year, as well as all special assessments and charges. Included in those receiving payouts from the County are cities, towns and villages, schools and vocational schools, lake management districts, tax incremental finance districts (TIDs) and the state. These levels of government rely on the August payment for proper and efficient functioning of their operations, including assisting their citizens with flood recovery. The County holds the burden of any unpaid taxes, and thus runs the risk of having to borrow money if taxes are not paid in a timely manner. This could place an even greater burden on the taxpayers of the County.

Sauk County maintains that, even if allowed by statute, it would not be possible to guaranty fairness in attempting to establish guidelines for determining which properties were to be allowed an extension for payment of taxes.

The Sauk County Treasurer encourages property owners that have postponed 2007 taxes to make any payments they can by the due date, even if only partial payments, as only the unpaid balance after that date is subject to interest and penalty at a rate of 1.5% per month, retroactive to February 1st. Payments to the Sauk County Treasurer can be made by mail or during regular business hours, and partial payments are accepted.

The taxes soon due are for the 2007 tax year, and are based on values for all properties as they existed January 1, 2007. The December, 2008 tax bills will reflect the status of all properties as of January 1, 2008. Any changes in assessment due to flood damage will be during the 2009 assessment year, thus it is important for property owners to contact their assessor late this year to review the status of their property for January 1, 2009.

Sauk County encourages all affected by the flooding to contact FEMA for information on what types of assistance may be available.

2008 DEVELOPMENT APPLICATION
Sauk County Office of Planning and Zoning
505 Broadway Street - Sauk County West Square Building
Baraboo, Wisconsin 53913
(608) 355-3285

Petition # 10-2008

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JUL 02 2008

SAUK COUNTY CLERK
BARABOO, WISCONSIN

Instructions:

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

TYPE OF APPLICATION: (Please circle one or more)

Subdivision Plat Rezoning Development Plan Zoning Text Change

ZONING:
CURRENT RC-35 PROPOSED Rec - Commercial

NAME OF SUBDIVISION (if applicable) NA

PROJECT LOCATION Sec 15 T11N R5E

TOWNSHIP Freedom

PROPERTY OWNER LA RUE STATION LLC

APPLICANT MICHAEL KESSENIK

PHONE NUMBER 608 522 4443 (CELL 608 477 2678)

MAILING ADDRESS 55876 CTY HWY PF

NORTH FREEDOM WI 53951

SIGNATURE OF APPLICANT [Signature] DATE 6-20-08

Fee Paid \$500.00

Receipt # 30586 (Credit Account # 10063-444240)

RECEIVED

JUL 02 2008

c: Corporation Counsel's Office
Planning and Zoning Office
County Clerk - For reporting at the next County Board of Supervisors meeting
County Supervisor 21 Evans

SAUK COUNTY CLERK
BARABOO, WISCONSIN

PROJECT FACTS

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

Name of Subdivision (if applicable) NA

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

	<u>Existing zoning</u>	<u>Existing land use</u>
Subject Area	<u>RC-35</u>	<u>Bar / Postcard + Diner Hill</u>
North	<u>RC-35</u>	<u>Field</u>
South	<u>RC-35</u>	<u>Field</u>
East	<u>RC-35</u>	<u>Storage Bldgs</u>
West	<u>RC-35</u>	<u>Field / Turn Garage</u>

JUSTIFICATION STATEMENT

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

1. General description of the request.

Want to add on to building for restaurant, bigger kitchen. Possible option for camping for special events, such as live bands, sport fields: volleyball kickball etc.

2. Related background information on the project and site.

Recently purchased property for restaurant bar business.

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

4

To bring into compliance with current zoning for building permits to expand current business.

SITE/PLOT PLAN

Submit the following plan(s):

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

SURVEY/PLAT

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

OTHER INFORMATION

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

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

SAUK COUNTY PLANNING AND ZONING
OWNER'S CONSENT FORM

MICHAEL KESSEVICH

Owner's Name

, the sole owner of record of the

property legally described as:

POS 2798

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

Agent/Representative

of MICHAEL KESSEVICH and expressly consents to the use of the

Applicant/Owner's Name

subject property for the purpose REZONE described in the

Type of Request

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

By

M. Kessevich

Owner's Name

**DENYING CLAIM OF VIRGINIA JOHNSTON AND
TOWN & COUNTRY SENIOR CITIZEN MEAL SITE**

WHEREAS, Virginia Johnston and Town & Country Senior Citizen Meal Site has filed a Notice of Claim, pursuant to Wis. Stats. § 893.80, dated April 22, 2008, against Sauk County for the amount of \$654.25 in damages allegedly arising due to Virginia Johnston falling down several steps while delivering a meal at a meal site and sustaining injuries for which she needed medical attention, and

WHEREAS, your Aging & Disability Resource Center Committee and Executive & Legislative Committee has had this claim under advisement and would recommend that it be denied.

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

For consideration by the Sauk County Board of Supervisors on July 15, 2008.

Respectfully submitted,

AGING & DISABILITY RESOURCE CENTER COMMITTEE

ROBERT C. CASSITY, CHAIRPERSON

MARCY HUFFAKER

STEVEN BACH

ARTHUR CARLSON

TOMMY LEE BYCHINSKI

COPY

66-08

Resolution Denying Claim of Johnston
Page 2 of 2

EXECUTIVE & LEGISLATIVE COMMITTEE

MARTY KRUEGER, CHAIRPERSON

PAUL ENDRES

DONALD STEVENS

JOAN FORDHAM

WILLIAM F. WENZEL

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

MIS NOTE: No MIS impact.

s:\ccounsel\86\johnston\Resolution

ORDINANCE NO. 67-08

AMENDING CHAPTER 30 OF THE SAUK COUNTY CODE OF ORDINANCES
TO CREATE A FAIR AND OPEN HOUSING SECTION

WHEREAS, the Sauk County Code of Ordinances currently does not contain a provision ensuring fair and open housing in Sauk County, consistent with Wis. Stats. § 106.50; and,

WHEREAS, it is the official policy of Sauk County to ensure fair and open housing within the county, and an ordinance is necessary to explicitly express and enforce that policy;

NOW, THEREFORE, BE IT ORDAINED, by the Sauk County Board of Supervisors, met in regular session, that the following amendment to Chapter 30 of the Sauk County Code of Ordinances, creating a new Section 30.60 of the Sauk County Code of Ordinances to read as follows, is hereby adopted to become effective upon passage:

30.60 Fair and Open Housing. (1) Sauk County recognizes its responsibilities under Section 106.50 of the Wisconsin Statutes, as amended, and adheres to the policy of fair and open housing for all persons and to the prohibition of discrimination in housing.

(2) Section 106.50 of the Wisconsin Statutes, as amended, is adopted by reference into these ordinances in its entirety as if fully set forth herein.

(3) The officials and employees of Sauk County shall assist in the orderly prevention and removal of all discrimination in housing within the county by implementing the authority and enforcement procedures set forth in Wis. Stat. § 106.50, as amended.

(4) The County Clerk shall maintain forms for complaints to be filed under Wis. Stat. § 106.50, as amended, and shall assist any person alleging a violation thereof in Sauk County to file a complaint thereunder by directing the person to the Equal Rights Division of the Wisconsin Department of Work Force Development for enforcement of the statute and this ordinance.

For consideration by the Sauk County Board of Supervisors on July 15, 2008.

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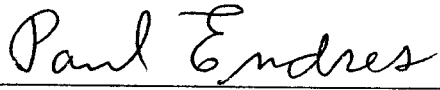
ORDINANCE NO. 67 - 08
AMENDING CHAPTER 30 OF THE SAUK COUNTY CODE OF ORDINANCES
TO CREATE A FAIR AND OPEN HOUSING SECTION
Page 2 of 2

Respectfully submitted,

EXECUTIVE AND LEGISLATIVE COMMITTEE




MARTY KRUEGER, Chair

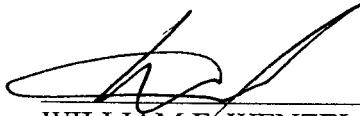


PAUL ENDRES, Vice Chair

DONALD STEVENS



JOAN FORDHAM



WILLIAM F. WENZEL

FISCAL NOTE: No Fiscal impact. *KPB*
MIS NOTE: No MIS impact.

CHAPTER 30

MISCELLANEOUS PROVISIONS

30.01	Available for Future Use	30.11	University of Wisconsin Baraboo-Sauk County (re: Operation of Motor Vehicles on Campus)
30.02	Cut-off Reception Time for Filing and Recording of Documents with the Register of Deeds Office	30.12	University of Wisconsin Baraboo-Sauk County (re: To Define and Regulate the Sales, Possession and Use of Fireworks)
30.03	Tax Deeded Lands	30.50	Access to Public Records
30.04	County Sales and Use Tax	30.60	Fair and Open Housing
30.05	Imposing Penalty on Delinquent Real Estate Taxes and Special Assessments and Charges		
30.06	Assessing Service Fee on Worthless Checks and Processing Overpayments and Underpayments Received by the County		

30.02 Cut-off Reception Time for the Filing and Recording of Documents with the Register of Deeds Office. Pursuant to s. 59.20(3) of the Wisconsin Statutes, provision is hereby made that the cut-off reception time for the filing and recording of documents with the Sauk County Register of Deeds shall be one-half hour prior to the close of the official business day during which time the Register of Deeds Office is open to the public, in order to complete the processing, recording and indexing to conform to the day of reception.

30.03 Tax Deeded Lands. This ordinance is enacted under the authority of Chapters 74 and 75 of the Wisconsin Statutes.

(1) Purposes and Statement of Policy.

(a) To establish a procedure for the sale of Sauk County real property obtained by Tax Deed.

(b) To empower the County Treasurer, County Clerk and Property & Insurance Committee to acquire, manage and dispose of tax deeded lands so as to realize as much revenue as circumstances permit.

(2) Definitions: The following terms as used in this section shall have the meanings indicated.

(a) BOARD means the Sauk County Board of Supervisors.

(b) CLERK means Sauk County Clerk.

(c) COMMITTEE means the Property & Insurance Committee of the Sauk County Board of Supervisors.

(d) FORMER OWNER means any person, persons, or business entity last holding title to lands which have been taken by tax deed and includes the heirs, successors, assigns and personal representative of the estate of any such person or entity.

(e) TAX DEEDED LANDS means lands which have been acquired by Sauk County through the process of collecting delinquent real estate taxes by tax deed, foreclosure of tax certificates, deed in lieu of tax deed or other real estate tax collection means.

(f) TREASURER means Sauk County Treasurer.

(3) Administration and Oversight Responsibilities.

(a) The Treasurer and Clerk shall administer this ordinance in accordance with its provisions.

(b) The Committee shall oversee the administration of this ordinance.

(4) Lands Exempt From Application Of This Chapter. Lands which subsequent to acquisition have been improved for or dedicated to a public use by Sauk County in accord with §§ 59.04 & 59.06 Stats., shall not be treated as tax deeded lands and shall not be disposed of under the procedures of this section. Such lands shall be disposed of only as the Board shall from time to time direct.

Authority shall consult with the county corporation counsel before releasing any information requiring separation under this subsection.

(7) Effective Date. This Ordinance shall take effect on January 1, 1983.

30.60 Fair and Open Housing. (1) Sauk County recognizes its responsibilities under Section 106.50 of the Wisconsin Statutes, as amended, and adheres to the policy of fair and open housing for all persons and to the prohibition of discrimination in housing.

(2) Section 106.50 of the Wisconsin Statutes, as amended, is adopted by reference into these ordinances in its entirety as if fully set forth herein.

(3) The officials and employees of Sauk County shall assist in the orderly prevention and removal of all discrimination in housing within the county by implementing the authority and enforcement procedures set forth in Wis. Stat. § 106.50, as amended.

(4) The County Clerk shall maintain forms for complaints to be filed under Wis. Stat. § 106.50, as amended, and shall assist any person alleging a violation thereof in Sauk County to file a complaint thereunder by directing the person to the Equal Rights Division of the Wisconsin Department of Work Force Development for enforcement of the statute and this ordinance.

Section 30.04 was created and adopted by the Sauk County Board of Supervisors on November 12, 1991. Amended by the Sauk County Board of Supervisors on May 17, 2005 - Ordinance No. 62-05.

Section 30.60 was created and adopted by the Sauk County Board of Supervisors on July 15, 2008. Ordinance No. 08-

RESOLUTION 68-08

ADOPTING A CITIZEN DEVELOPMENT BLOCK GRANT - EMERGENCY ASSISTANCE PROGRAM (CDBG-EAP) CITIZEN PARTICIPATION PLAN

WHEREAS, Sauk County anticipates applying for a Community Development Block Grant Emergency Assistance Program grant for housing rehabilitation; and

WHEREAS, the State of Wisconsin Department of Commerce and the U.S. Department of Housing and Urban Development require recipients of Community Development Block Grant Emergency Assistance monies to have in place a Citizen Participation Plan; and

WHEREAS, the Citizen Participation Plan shall encourage citizen participation (especially by persons of low to moderate income), provide citizens reasonable and timely access to local meetings and information, provide for technical assistance, provide for public hearings, provide for a complaint procedure and accommodate non-English speaking residents; and

WHEREAS, the Community Development Block Grant - Emergency Assistance Program (CDBG-EAP) Citizen Participation Committee has prepared and publicly reviewed a Citizen Participation Plan.

NOW, THEREFORE, BE IT RESOLVED, the Sauk County Board of Supervisors officially adopts the Citizen Participation Plan.

For consideration by the Sauk County Board of Supervisors on July 15, 2008.

Respectfully submitted,

EXECUTIVE AND LEGISLATIVE COMMITTEE

Marty Krueger, Chairman

Joan Fordham

Paul Endres

William F. Wenzel

Don Stevens

COPY

Fiscal Note: No fiscal impact. *KIB*
MIS Note: No MIS impact.

DRAFT

Citizen Participation Plan Community Development Program for Sauk County

PURPOSE

In order for the Community Development Program to operate effectively, and to address the needs of the citizens of Sauk County, the entire population must be kept informed. The decision-making process must be open and consistent with State and Federal regulations. To accomplish this, the following plan will be followed:

PROGRAM OVERSIGHT

1. Sauk County shall create a Citizen Participation Committee, which members shall be appointed by the Chair, Sauk County Board of Supervisors and confirmed by the County Board. This Committee shall be responsible for implementation of the Citizen Participation Plan, as well as offering guidance to the County Board in the preparation of the grant application.

The Sauk County Board of Supervisors shall oversee the preparation of the Community Development Block Grant – Emergency Assistance Program grant application.

2. To insure responsiveness to the needs of its citizens, Sauk County shall provide for and encourage citizen participation. Particular emphasis shall be given to participation by persons of low and moderate income (LMI).

CITIZEN PARTICIPATION

1. Sauk County shall establish a committee composed of person's representative of County demographics. This committee must include at least one LMI person.

The committee members should also include representatives from the local government, real estate, banking and labor communities whenever possible. This committee will assume responsibility for coordinating all required elements of the citizen participation plan. All committee members must be residents of Sauk County.

NOTICE OF HEARINGS

1. Official notice of hearings will be by public notice in the Baraboo News Republic, official newspaper for Sauk County, at least two weeks prior to the hearing. In addition, the public notice shall be posted at the County municipal building. These notices will include time, place and date of meetings, as well as a brief agenda.
2. All notifications of meetings and available assistance must be worded in such a way as to encourage LMI participation. In addition, all meeting announcements shall include, where and during what hours information and records relating to the proposed and actual use of funds may be found.

REQUIRED PUBLIC HEARINGS

Public hearings shall be held to obtain citizen views and to enable them to respond to proposals at all stages of the Community Development Program, including the development of needs, the review of proposed activities and the review of program performance. Hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries and with accommodations for the handicapped, and if needed, for non-English speaking persons.

1. The first hearing will receive citizens views and provide an explanation of:
 - a. Community development needs, objectives and strategies.
 - b. The Community Development Block Grant – Emergency Assistance Program including goals, objectives, application process, amount of funds available, timetable, eligible activities, etc.
2. The second hearing will receive citizen views and provide a review of the performance of the funded activities.
3. The first public hearing shall be held during the development of the application for funds. The second public hearing shall be held during the implementation of the program. The County will attempt to have at least one of the public hearings in the target area.

PROGRAM INFORMATION/FILES/ASSITANCE

1. Technical assistance will be provided to any citizen who requests information about program requirements. Assistance with the application process will be provided by consultant staff in the Community Development Department. A consultant staff member will meet with citizens on request.

copies of notices and brochures.

3. Citizens will be invited to make proposals regarding the application. If suitable proposals are submitted in writing, a written response will be provided within 15 days. Every effort will be made to respond to all proposals prior to the final action on the subject.
4. Citizens may petition or request in writing assistance or changes. The Sauk County Board will respond to all such requests within 15 days after the Board has met to discuss the request.

COMPLAINTS

The County Clerk's office should be the first contact for complaints. The clerk's office will handle citizen complaints about the program in a timely manner and will respond in writing to all written letters of complaint within 15 days after receipt of the complaint. The nature and disposition of verbal complaints will be reported in a complaint log.

In addition to the above procedure, any citizen wishing to object may complain directly to the following address:

Department of Commerce
Bureau of Local Development
P.O. Box 7970
Madison, WI 53707-7970

NON-ENGLISH SPEAKING PERSONS

The County of Sauk will regularly survey the municipality to identify non-English speaking persons and will make all special efforts to assure them equal opportunity in the citizen participation process.

RESOLUTION NO. 1-08
**AMENDING RESOLUTION 01-08, AUTHORIZING THE CONSTRUCTION OF A LEED
CERTIFIED SKILLED NURSING FACILITY**

WHEREAS, Resolution No. 1-08 authorized the design and development of a LEED certified Skilled Nursing Facility; and,

WHEREAS, a recent increase in construction costs combined with budget constraints require a reduction in project costs for the facility; and,

WHEREAS, the Health Care Center Building Committee is still concerned with construction of an energy efficient facility which will help keep ongoing operation costs to a minimum; and,

WHEREAS, the Health Care Center Building Committee continues its commitment to the values articulated in the County mission statement, and by example establishes the County's acknowledgment of the importance of incorporation of environmentally sound construction methods; and,

WHEREAS, the project will still promote a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

NOW, THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors, met in regular session, that Sauk County amends resolution 1-08 by rescinding said resolution except that portion of the facility that has already been designed and cannot be rescinded; and,

BE IT FURTHER RESOLVED, that the Health Care Center Building Committee will design and construct an energy efficient facility through the use of applicable green technologies.

For Consideration by the Sauk County Board of Supervisors on July 15, 2008.

Respectfully submitted,

HEALTH CARE CENTER BUILDING COMMITTEE

Paul Endres, Chairperson

Virgil Hartje

Tommy Lee Bychinski

William Higgins

Joan Fordham

Fiscal Note: By foregoing the LEED Certification, it is estimated we would see \$50,000 in savings relative to initial building costs. *KPB*

Information System Note: No information system impact.

COPY

DRAFT

RESOLUTION NO. 7008

Request To Accept Bid For Two (2) Fourteen Yard Dump Bodies With Central Hydraulic System From Monroe Truck Equipment, Monroe, Wisconsin.

WHEREAS, your Highway Department is in need of two (2) Fourteen Yard Dump Bodies with Central Hydraulic System, and in a planned program of replacement, having set minimum specifications for same and,

WHEREAS, your Committee received three (3) bid proposals for two (2) Fourteen Yard Dump Bodies with Central Hydraulic System, copies attached, your Highway Committee has agreed to accept the following bid which met our specifications subject to County Board approval:

From: Monroe Truck Equipment
Monroe, Wisconsin

Two (2) Crysteel Rip Raptor - Fourteen Yard Dump Bodies
with Central Hydraulic System \$ 70,410.00

Net Cost, F.O.B. Baraboo \$ 70,410.00


NOW, THEREFORE, BE IT RESOLVED, that the above bid be approved, it further being understood that this expenditure will be paid from Highway Department funds.

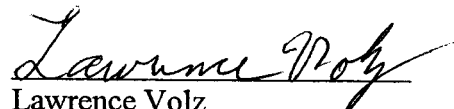
For Consideration by the Sauk County Board of Supervisors on July 15, 2008.

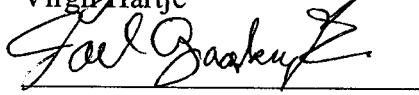
Respectfully submitted:

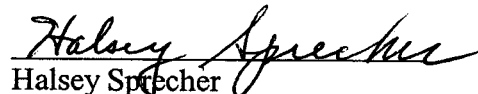
Sauk County Highway and Parks Committee

COPY


Virgil Hartje


Lawrence Volz


Joel Gaalswyk


Halsey Sprecher


Martin (Tim) Meister

Fiscal Note: This Expenditure will be paid from Highway Fund Account #70-185010.
Information System Note: No information system impact.

KPB

800 78-08

**SUMMARY SHEET
 BID PROPOSAL**

**BID LETTING DATE: July 9, 2008 at 10:00 a.m.
 FOR TWO (2) 14 YARD DUMP BODY/CENTRAL HYDRAULIC SYSTEMS**

FIRM NAME	MAKE & MODEL	TOTAL COST F.O.B BARABOO	DELIVERY DATE	REMARKS
Madison Truck Equipment	15' Specialized Truck Eg "Elliptical" Dump Body Package	\$71,932.00	120-150 days	
Monroe Truck Equipment	Crystal Rip Raptor	\$70,410.00	120-150 days	*Low Bid
Universal Truck Equipment	Henderson Magnum Rock Body	\$79,594.00	60-120 days	

RESOLUTION NO. 71 - 08

DENYING CLAIM OF VERIZON

WHEREAS, Verizon has filed a Notice of Claim, pursuant to Wis. Stats. § 893.80, dated June 10, 2008 against Sauk County for an undetermined amount in damages allegedly arising due to the Sauk County Highway Department damaging an underground cable while putting up a sign, and

WHEREAS, your Highway Committee and Executive & Legislative Committee has had this claim under advisement and would recommend that it be denied.

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

For consideration by the Sauk County Board of Supervisors on July 15, 2008.

Respectfully submitted,

HIGHWAY & PARKS COMMITTEE:

~~HIGHWAY~~

VIRGIL HARTJE, CHAIRPERSON

TIM MEISTER

HALSEY SPRECHER

JOEL GAALSWYK

LARRY VOLZ

COPY

71-08

EXECUTIVE & LEGISLATIVE COMMITTEE

MARTY KRUEGER, CHAIRPERSON

PAUL ENDRES

DONALD STEVENS

JOAN FORDHAM

WILLIAM F. WENZEL

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

MIS NOTE: No MIS impact.

KPB

s:\ccounsel\86\verizon\Resolution

Resolution 72-08

PROCLAIMING AUGUST 09, 2008 AS MAN MOUND DAY IN SAUK COUNTY

WHEREAS, Sauk County recognizes and values its historic and prehistoric heritage; and,

WHEREAS, there exists a Native American effigy mound in the shape of a man located in Section 28 of Greenfield Township; and,

WHEREAS, this mound was first surveyed on July 23, 1859, by pioneer surveyor and historian William H. Canfield; and,

WHEREAS, in 1907 through the efforts of the Sauk County Historical Society, the Wisconsin Archeological Society, and the Wisconsin Federation of Women's Clubs the mound property was purchased and preserved; and,

WHEREAS, a park was established and dedicated on August 7, 1908; and,

WHEREAS, Sauk County has maintained the park for several decades; and,

WHEREAS, Sauk County added land to the park in 1964 and 1968; and,

WHEREAS, Sauk County and the Sauk County Historical Society are working together in stewardship of Man Mound.

NOW, THEREFORE BE IT PROCLAIMED by the Sauk County Board of Supervisors met in regular session, that August 9, 2008, be proclaimed MAN MOUND DAY in Sauk County; and,

BE IT FURTHER RESOLVED that the County encourages the community to join in the commemoration of this unique feature and the acknowledgment of its importance in Sauk County history.

For consideration by the Sauk County Board of Supervisors on ~~June 17,~~ July 15, 2008.

Respectfully submitted,

COPY

~~HIGHWAY COMMITTEE:~~ HIGHWAY & PARKS COMMITTEE:

Virgil Hartve
VIRGIL HARTVE, Chairperson

Tim Meister
TIM MEISTER

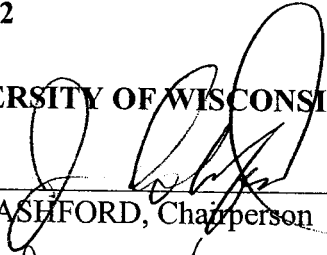
Larry Volz
LARRY VOLZ

Joel Gaalswyk
JOEL GAALSWYK

Halsey Sprecher
HALSEY SPEECHER

RESOLUTION NO. 72 - 08
PROCLAIMING AUGUST 09, 2008 AS MAN MOUND DAY
PAGE 2

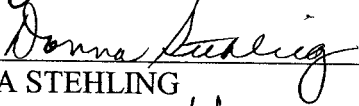
UNIVERSITY OF WISCONSIN EXTENSION, ARTS AND CULTURE COMMITTEE:



JUDY ASHFORD, Chairperson



PETER TOLLAKSEN



DONNA STEHLING



LESTER WIESE



MARCY HUFFAKER

Fiscal Note: No fiscal impact.
MIS Impact: None *KPB*

**AUTHORIZATION TO PURCHASE 2008 FORD CROWN VICTORIA
REPLACEMENT SQUAD CAR UNDER
EMERGENCY PROCEDURES**

WHEREAS, a 2008 Ford Crown Victoria police package marked squad car belonging to Sauk County was destroyed in a flood in June, 2008; and

WHEREAS, the squad car has been declared a total loss by Local Government Property Insurance Fund adjusters; and

WHEREAS, a vehicle is needed to replace the destroyed car; and

WHEREAS, a replacement 2008 Ford Crown Victoria can be purchased from Kayser Ford in Madison, Wisconsin, at the state bid price of \$22,345; and

WHEREAS, Administrative Coordinator Kathy Schauf has authorized the expenditure of funds under emergency procedures; and

WHEREAS, Sauk County will be reimbursed by the Local Government Property Insurance Fund in the amount of \$16,697 and by Sauk County's self insurance fund in the amount of \$3,000; and

WHEREAS, the remaining amount due for replacement of the squad in the amount of \$2,648 will be paid from available funds in the Vehicle Replacement-Field Services Account; and

WHEREAS, the Sauk County Law Enforcement & Judiciary Committee has authorized the purchase of the replacement 2008 Ford Crown Victoria police package squad car for a cost of \$22,345 with costs being partially offset by insurance payments.

NOW, THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors, met in regular session that the Sauk County Sheriff be authorized and directed to purchase a 2008 Ford Crown Victoria from Kayser Ford in Madison, Wisconsin, for a cost of \$22,345.

For consideration by the Sauk County Board of Supervisors this 15th day of July, 2008

Respectfully submitted,

COPY

SAUK COUNTY LAW ENFORCEMENT AND JUDICIARY COMMITTEE

DONALD C. STEVENS, CHAIR

PETER TOLLAKSEN

CHARLES MONTGOMERY

ROBERT SINKLAIR

HALSEY SPRECHER

Fiscal Note:

Replacement costs in the amount of \$16,697 to be paid by Local Government Property Insurance Fund, \$3,000 to be paid by Sauk County's self insurance fund and \$2,648 to be paid from Vehicle Replacement-Field Services account.

KPB

**ADVISORY RESOLUTION
REQUESTING THE WISCONSIN STATE LEGISLATURE
TO CONTINUE THE WIRELESS EMERGENCY 9-1-1 SURCHARGE**

WHEREAS, the Wisconsin State Legislature allocates funding for wireless emergency 9-1-1 surcharges to counties of the State of Wisconsin; and

WHEREAS, authorization for wireless emergency 9-1-1 surcharges will end on November 30, 2008, and the Wisconsin State Legislature has not passed legislation regarding wireless emergency 9-1-1 surcharges beyond the sunset of November 30, 2008; and

WHEREAS, the wireless emergency 9-1-1 surcharge provided funding for the initial purchase and maintenance of equipment and the mapping system that locates wireless phone users who call 9-1-1 for emergency services; and

WHEREAS, the wireless emergency 9-1-1 surcharge also funded the ongoing monthly circuit line costs to deliver the wireless 9-1-1 calls to the Sauk County Communications Center; and

WHEREAS, a surcharge on wired lines exists for maintenance of databases for 9-1-1 purposes; and

WHEREAS, for the time period of October, 2007, to April, 2008, over 13,700 wireless 9-1-1 calls were received in the Sauk County Communication Center, and currently approximately 65 percent of calls received are from wireless phones; and

WHEREAS, this technology greatly reduces law enforcement, emergency medical services and fire response time to accidents, crimes and fires in and around Sauk County; and

WHEREAS, Sauk County will continue to have expenditures of \$40,000 to \$50,000 per year for circuit line charges, system maintenance and software upgrades directly related to the wireless emergency 9-1-1 services; and

WHEREAS, Sauk County will continue to experience significant budget shortfalls when the initial equipment faces replacement or when technology requires the replacement of the current equipment, which could cost in excess of \$200,000; and

WHEREAS, all counties utilizing this grant in the State of Wisconsin will be adversely affected by the elimination of the current wireless emergency 9-1-1 surcharges.

NOW, THEREFORE, BE IT RESOLVED, that the Sauk County Board of Supervisors respectfully requests that the Wisconsin State Legislature modify current state statues to indefinitely extend the emergency wireless 9-1-1 surcharge; and

BE IT FURTHER RESOLVED, that the Sauk County Clerk shall forward a copy of this resolution to the Governor of the State of Wisconsin, all Sauk County legislative representatives, the Wisconsin Counties Association and all counties in the State of Wisconsin.

COPY

RESOLUTION NO. 75 - 08

ADVISORY RESOLUTION REQUESTING THE WISCONSIN STATE LEGISLATURE TO CONTINUE THE WIRELESS EMERGENCY 9-1-1 SURCHARGE

Page 2

Respectfully submitted this 15th day of July, 2008.

Law Enforcement & Judiciary Committee

Executive & Legislative Committee

Donald C. Stevens, Chair

Morton F. Krueger
Marty Krueger, Chair

Charles Montgomery

Paul Endres
Paul Endres

Robert Sinklair

Joan Fordham
Joan Fordham

Halsey Sprecher

Donald C. Stevens
Donald C. Stevens

Peter Tollaksen

William F. Wenzel
William F. Wenzel

Property & Resource Committee

Virgil Hartje, Chair

Charles Montgomery

Larry Volz

Shawn M. Posewitz

Al Dippel

Fiscal Note: Sauk County has received \$327,053 to date for wireless 911 system implementation. Continuation of the surcharge would help fund the \$40,000 to \$50,000 of annual costs for circuit line charges, system maintenance and software upgrades directly related to the wireless emergency 9-1-1 services. *KFB*

MIS Note: No MIS impact.

RESOLUTION NO. 762008

PETITION 8-2008. DENYING THE REZONING OF LANDS IN THE TOWN OF BARABOO FROM A RESOURCE CONSERVANCY 35 TO A COMMERCIAL ZONING DISTRICT FILED UPON DAVID HUTTER, PROPERTY OWNER.

WHEREAS, a public hearing was held by the Planning, Zoning & Land Records Committee on June 24, 2008, upon petition 8-2008 as filed by David Hutter for a change in the zoning of certain lands from a Resource Conservancy 35 to a Commercial Zoning District; and

WHEREAS, the Planning, Zoning and Land Records Committee reviewed and discussed the request as described in petition 8-2008; and

WHEREAS, the Town of Baraboo Town Board approved the rezone to a Commercial Zoning District on May 12, 2008; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors met in regular session, that the rezoning of the aforementioned lands, more particularly described in petition 8-2008, as filed with the Sauk County Clerk, under the Sauk County Zoning Ordinance, Chapter 7 SCCO, be Denied.

For consideration by the Sauk County Board of Supervisors on July 15, 2008.

Respectfully submitted,
PLANNING, ZONING & LAND RECORDS

Judy Ashford

Robert Cassity

Joel Gaalswyk

Gerald Lehman

Henry Netzinger

Fiscal Note:
No fiscal impact

KPB

COPY

OFFICE OF
SAUK COUNTY PLANNING AND ZONING
 SAUK COUNTY WEST SQUARE BUILDING
 505 BROADWAY
 BARABOO, WI 53913
 Telephone: (608) 355-3285

NOTICE

PLEASE TAKE NOTICE, that the Planning, Zoning and Land Records Committee of the Sauk County Board of Supervisors will hold a public hearing on June 24, 2008, 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 8-2008 Rezone. A petition to rezone certain lands in the Town of Baraboo, County of Sauk, Wisconsin, from a Resource Conservancy 35 to a Commercial Zoning District.

Lands to be affected by the proposed rezone are located in NW ¼, NW ¼ of Section 15, T11N, R6E, Town of Baraboo, Sauk County, Wisconsin. Said parcel to be rezoned includes .96 acres more or less.
- B. 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 to establish mini storage units.
- B. Any person desiring more information may contact the Sauk County Planning and Zoning Office, Brian Simmert at the Sauk County West Square Building (Telephone 608/355-3285).

Date: June 3, 2008

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 Building
 Baraboo, WI 53913

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>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> <p>Article Addressed to:</p> <p><i>Kay Barabridge Town of Baraboo clerk E1200x City View Rd Baraboo, WI 53913</i></p>	<p style="text-align: right;">e mail for those so requesting provided</p> <p>A. Signature <i>X Kay Barabridge</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>KAY BARBRIDGE</i> Date of Del <i>JUN 3 2008</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below.</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

Article Number (Transfer from service label) **7006 2760 0000 9900 9146**



Staff Report

Petition 8-2008

Sauk County Planning, Zoning
and Land Records Committee

June 24, 2008

Applicant:

David S. Hutter
S6260 State Road 113
Merrimac, WI 53561

Property Location:

Town of Baraboo
Section 15
T. 11 N. - R. 6 E.



Inset
[Symbol] Road Setbacks [Symbol] Wetland Area

PLANNING, ZONING & LAND RECORDS COMMITTEE STAFF REPORT

Petition # 8-2008 Proposed Commercial Rezone by David Hutter, owner and applicant.

Public Hearing Scheduled for: June 24, 2008

1. Request

A request by David Hutter to change the zoning of property from a Resource Conservancy 35 to a Commercial Zoning District. The purpose or basis of the rezone request, as stated by the applicant, is as follows: "The intent is to construct mini-warehouse storage units or possibly sell property...The lot size does not fit the existing zoning of RC 35 and rezoning to commercial would be a better use of size and location." The land to be affected by the proposed rezone includes:

The land to be affected by the proposed rezone to Commercial is located in Section 15, T.11N, R.6E, Town of Baraboo, Sauk County, Wisconsin and more particularly described as parcel 002-0438-00000 and under Petition 8-2008. Area to be rezoned contains .96 acres more or less. See also Appendix A for a POS of the property showing the location of existing buildings.

2. History/Information

- **History**

May 12, 2008. The Town of Baraboo Town Board approved the rezone for David Hutter from a Resource Conservancy 35 to a Commercial Zoning District.

May 13, 2008. A complete rezone application was submitted to the Planning & Zoning Department requesting a rezone from a Resource Conservancy 35 zoning district to a Commercial Zoning District.

- **Information**

David Hutter indicates that the land he wishes to rezone is currently abandoned. According to the information provided by the applicant, he wishes to develop mini storage units on his .96-acre parcel, which is located along Skillet Creek Road, in the Town of Baraboo. The applicant further states that the property may be sold after rezoning. The applicant also states that the property was vacant when purchased in January of 2007 and believes that a more appropriate use would be to remove the current structures and redevelop the property.

3. Issues

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

- **Present adjacent land uses and zoning**

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

Direction	Land Use	Zoning
Site	Abandoned structures	Resource Conservancy 35
North	Wetland	Resource Conservancy 35
South	Woods/Hwy 12	Resource Conservancy 35
East	Motel	Commercial
West	Wetland	Resource Conservancy 35

- **Physical constraints to development**

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

Floodplain: None

Wetlands: Yes- See staff report cover for the location of wetlands on the property as established by the WI-DNR. Development on the property will likely be limited to a concrete slab due to seasonal high ground water levels. See also Appendices B and C showing the location of the proposed mini-storage building based upon two different wetland delineations. The delineation in Appendix B is by K&L Engineering and the delineation in Appendix C is by the WI-DNR.

Steep Slopes: None

Prime Agriculture Soils: None

Septic Suitability: Yes- Due to seasonal high groundwater, a septic system is likely not feasible.

- **Access to USH 12**

Staff has concerns relative to access to this property at the intersection of Skillet Creek Road and USH 12. Specifically, the sight-line distance of motorists traveling northeast on USH 12 is severely limited. Additionally, the reaction time is also limited from the point where motorists round the curve and are able to see the intersection to the point where they reach the intersection. Staff has requested that the Wisconsin DOT provide additional information relative to safety issues at this point on USH 12.

4. Consistency with local development plans and ordinances

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

Consistency with the Sauk County 20/20 Development Plan

- **Proposed Commercial Rezone**

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

Economic Development Chapter 3 Goal 1 states: ... *Locating industrial and commercial development in close proximity can also be beneficial, as many businesses share information and customer and employee base from the same geographic area...*

This goal goes on to state: *Another critical factor in encouraging new business development to locate contiguous to existing development is to discourage sprawl or strip development. Employment, tourism*

and shopping areas generate higher traffic volume that needs to be properly planned for and managed. This can more effectively be accomplished if growth is contiguous and clustered.

With consideration given to this goal in the *Sauk County 20/20 Development Plan* and when considering that there are other commercial businesses in the area, the rezoning of these lands appears to be appropriate and consistent with Sauk County's Plan.

Transportation Chapter 7 Goal 2 states: *Sauk County should maintain and promote safe, aesthetically pleasing transportation corridors.*

With consideration given to this goal in the *Sauk County 20/20 Development Plan* and when considering that the structures in the area are abandoned, the rezoning of these lands appears to be appropriate and consistent with Sauk County's Plan.

Consistency with the Town of Baraboo Comprehensive Plan (2005)

The *Town of Baraboo Comprehensive Plan* includes policy statements that apply to recognized land uses on the *Land Use Plan Map*. The *Land Use Plan Map* designates the applicant's parcel, 002-0438-00000, as Commercial. This designation is consistent with the designation of lands in the immediate area along existing USH 12 as remaining Commercial. See Appendix B for *Map 1-1 Town of Baraboo Land Use Plan Map* depicting future land uses along USH 12. A commercial rezone of this property is consistent based on the *Town of Baraboo Comprehensive Plan*.

Consistency with the USH 12 Corridor Growth Management Plan

The purpose of the USH 12 planning process was to help Sauk County and its communities along the USH 12 corridor plan for growth related impacts from a number of expansion projects, including the USH 12 bypass around the Baraboo and Lake Delton areas. The USH 12 plan provides recommendations to affected communities that focuses on identifying areas for development while preserving natural areas and farms, protecting community appearance, promoting appropriate economic development, and making the most of transportation improvements.

The *USH 12 Corridor Growth Management Plan* recognizes that the property proposed for the rezone is located in the Baraboo Area District. The future vision of this area suggests that, "New growth be directed to less productive, less sensitive areas—coupled with coordinated infill and redevelopment—to provide continued economic opportunities and protect community character." This District also emphasizes a higher-quality development with an emphasis on the quality of development rather than the type of land use.

5. Recommendation

In summary, the proposed rezone and land use is consistent with the *Town of Baraboo Comprehensive Plan* and *Land Use Map*. The proposed rezone also meets the intent of the *Sauk County 20/20 Development Plan* as the area to be rezoned is adjacent to existing commercial uses. The *USH 12 Corridor Growth Management Plan* does recognize the rezone of this property insofar that the plan encourages coordinated infill and redevelopment. While developing this property commercially and for the purpose of establishing mini-storage units appears to be consistent with respective plans, staff has concerns relative safety and access to the property via the intersection of USH 12 and Skillet Creek Road. Given this analysis and concern for safety, staff recommends that the PZLR Committee table **Petition #8-2008**, a rezone to Commercial, until additional information can be collected pertaining to highway safety.

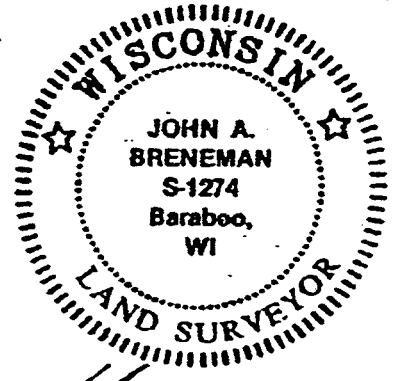
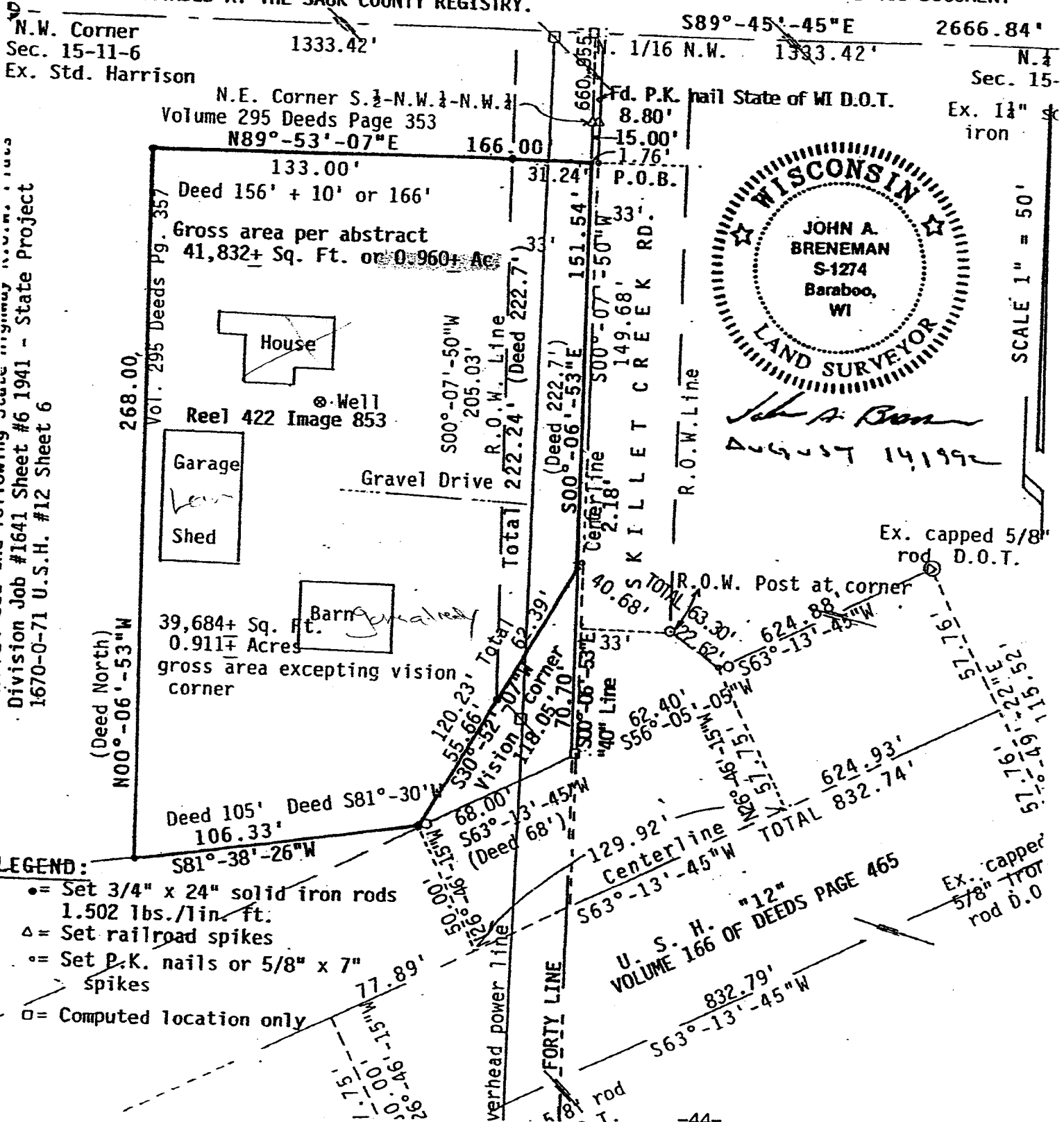
Report submitted by Brian Simmert, Sauk County Planner

L A T O F S U R V E Y

Appendix A

0960

PERFORM A RETRACEMENT PLAT OF SURVEY OF TAX PARCEL 0438 BRUCE A. KEE SKILLET CREEK ROAD - BARABOO WI 53913 - BEING DESCRIBED AND RECORDED IN KEEL 422 IMAGE 853 AT THE OFFICE OF SAUK COUNTY REGISTER OF DEEDS AS FOLLOWS: A PARCEL OF LAND IN THE SOUTH ON HALF OF THE N.W. 1/4-N.W. 1/4 OF SECTION 15, T11N, R6E, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 15 FEET SOUTH OF THE NORTHEAST CORNER OF SAID S. 1/2-N.W. 1/4-N.W. 1/4; THENCE SOUTH 222.7 FEET TO THE NORTHERLY RIGHT OF WAY OF HIGHWAY 12 AND 13, THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY 68 FEET; THENCE SOUTH 81°-30' WEST 105 FEET; THENCE NORTH 268 FEET; THENCE EAST TO THE POINT OF BEGINNING. A PORTION THEREOF BEING SUBJECT TO A CONVEYANCE OF LANDS FOR HIGHWAY PURPOSES U.S.H. 12, FROM HARDY L. SPENCER AND GLADYS SPENCER TO SAUK COUNTY WISCONSIN. RECORDED IN VOLUME 166 OF DEEDS ON PAGE 465 DOCUMENT #239680 RECORDED AT THE SAUK COUNTY REGISTRY.



Division Job #1641 Sheet #6 1941 - State Project 1670-0-71 U.S.H. #12 Sheet 6

- LEGEND:
- = Set 3/4" x 24" solid iron rods 1.502 lbs./lin. ft.
 - △ = Set railroad spikes
 - = Set P.K. nails or 5/8" x 7" spikes
 - = Computed location only

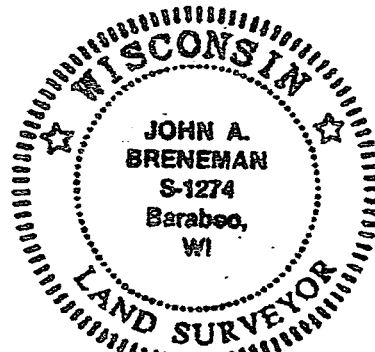
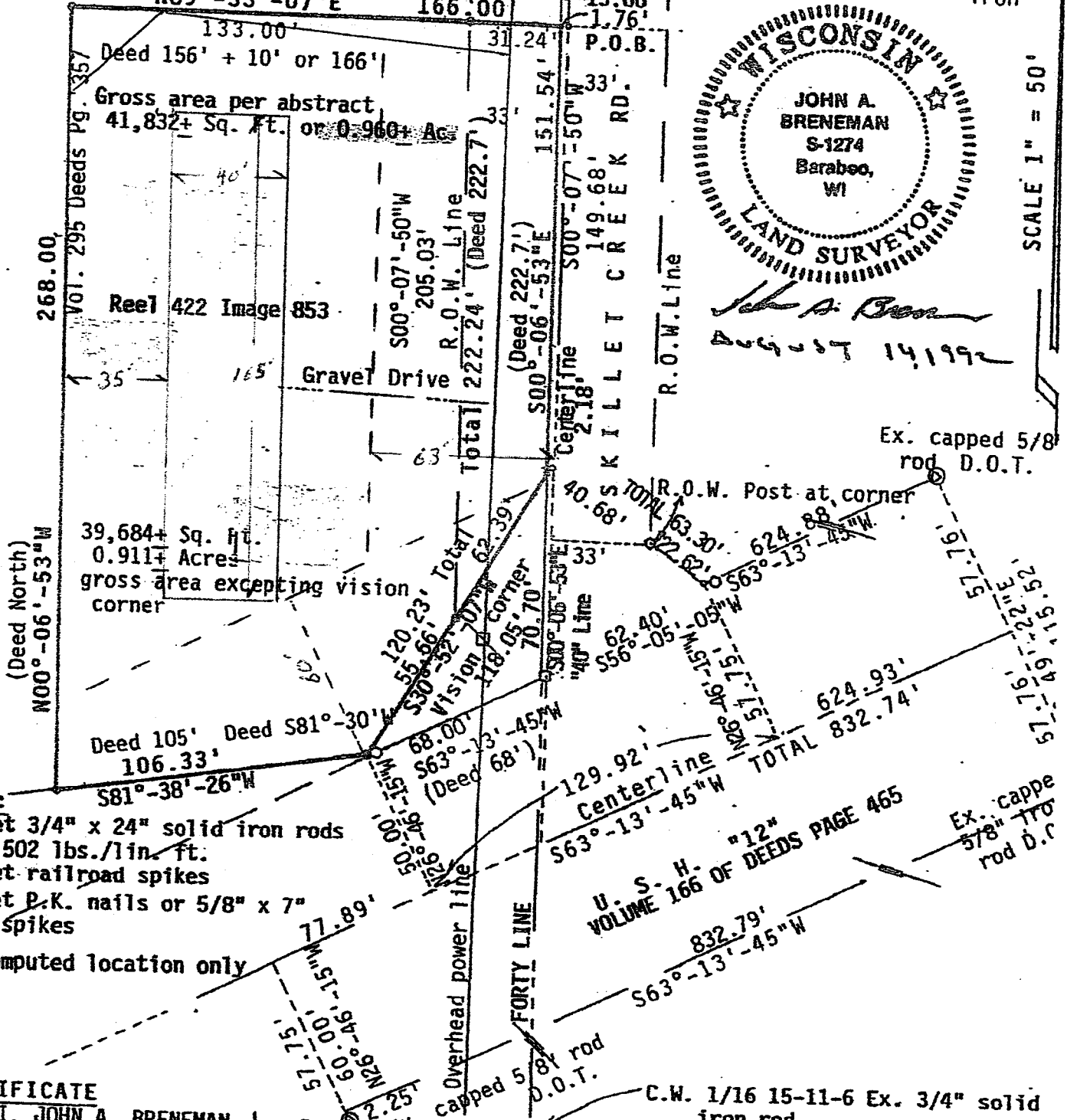
THENCE NORTH 268 FEET; THENCE EAST TO THE POINT OF BEGINNING. A PORTION THEREOF BEING SUBJECT TO A CONVEYANCE OF LANDS FOR HIGHWAY PURPOSES U.S.H. 12, FROM HARDY L. SPENCER TO SAUK COUNTY WISCONSIN. RECORDED IN VOLUME 166 OF DEED Appendix B. #239680 RECORDED AT THE SAUK COUNTY REGISTRY.

SURVEYORS NOTE: See the following State Highway R.O.W. Plats
 Division Job #1641 Sheet #6 1941 - State Project
 1670-0-71 U.S.H. #12 Sheet 6

N.W. Corner
 Sec. 15-11-6
 Ex. Std. Harrison

N.E. Corner S. 1/2 - N.W. 1/2 - N.W. 1/4
 Volume 295 Deeds Page 353
 N89°-53'-07"E 166.00

S89°-4' 666.84'
 1/16 N.W. 1333.42'



John A. Breneman
 200-117 14,199

SCALE 1" = 50'

LEGEND:

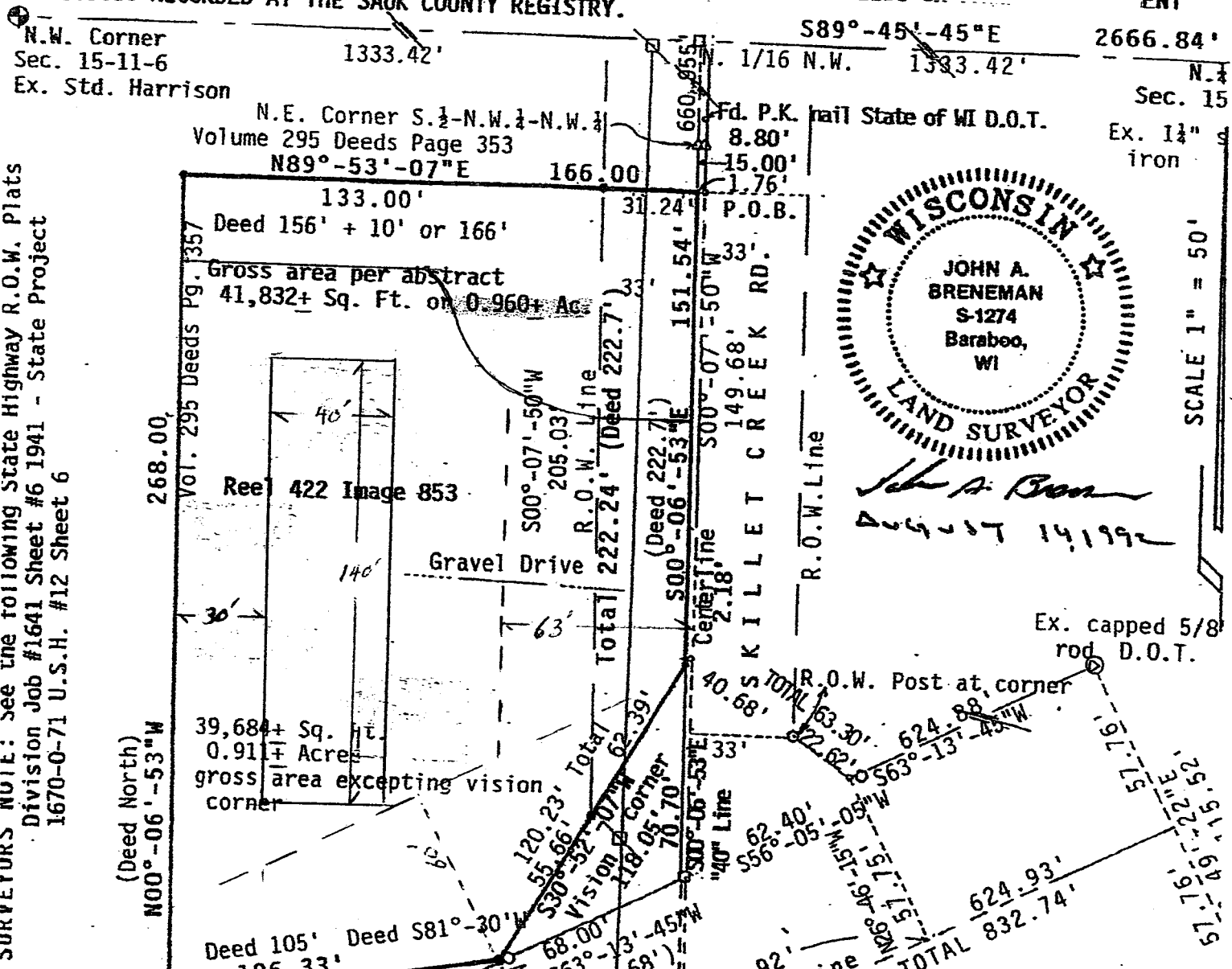
- = Set 3/4" x 24" solid iron rods 1.502 lbs./lin. ft.
- △ = Set railroad spikes
- ⊙ = Set P.K. nails or 5/8" x 7" spikes
- = Computed location only

CERTIFICATE

I, JOHN A. BRENEMAN, J.A.B., Registered Land Surveyor of the State of Wisconsin do hereby certify that I have surveyed and mapped the property shown upon this plat and that the within is a true representation of the exterior boundaries of the land surveyed to the best of my knowledge and belief and that I have fully complied

THENCE NORTH 268 FEET; THENCE EAST TO THE POINT OF BEGINNING. A PORTION T
 A CONVEYANCE OF LANDS FOR HIGHWAY PURPOSES U.S.H. 12, FROM HARDY L. S
 SPENCER TO SAUK COUNTY WISCONSIN. RECORDED INN VOLUME 166 OF DEEDS O
 #239680 RECORDED AT THE SAUK COUNTY REGISTRY.

Appendix C



SURVEYORS NOTE: see the following State Highway R.O.W. Plats
 Division Job #1641 Sheet #6 1941 - State Project
 1670-0-71 U.S.H. #12 Sheet 6

- LEGEND:**
- = Set 3/4" x 24" solid iron rods 1.502 lbs./lin. ft.
 - △ = Set railroad spikes
 - = Set P.K. nails or 5/8" x 7" spikes
 - = Computed location only

CERTIFICATE

I, JOHN A. BRENEMAN, J.A.B. Registered Land Surveyor of the State of Wisconsin do hereby certify that I have surveyed and mapped the property shown upon this plat and that the within is a true representation of the exterior boundaries of the land surveyed to the best of my knowledge and belief and that I have fully complied

ORDINANCE NO. 77-2008

PETITION 9-2008. APPROVING THE REZONING OF LANDS IN THE TOWN OF FREEDOM FROM A RESOURCE CONSERVANCY 35 TO A RECREATIONAL-COMMERCIAL ZONING DISTRICT FILED UPON MID-CONTINENT RAILWAY HISTORICAL SOCIETY, DON MEYER, AGENT.

WHEREAS, a public hearing was held by the Planning, Zoning & Land Records Committee on June 24, 2008, upon petition 9-2008 as filed by Don Meyer for a change in the zoning of certain lands from a Resource Conservancy 35 to a Recreational-Commercial Zoning District; and

WHEREAS, the Planning, Zoning and Land Records Committee reviewed and discussed the request as described in petition 9-2008; and

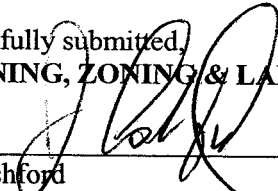
WHEREAS, the Town of Freedom Town Board approved the rezone to a Recreational-Commercial Zoning District on May 13, 2008; and

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 9-2008, as filed with the Sauk County Clerk, under the Sauk County Zoning Ordinance, Chapter 7 SCCO, be Approved.

For consideration by the Sauk County Board of Supervisors on July 15, 2008.

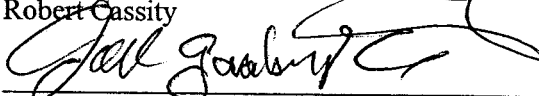
Respectfully submitted,
PLANNING, ZONING & LAND RECORDS



Judy Ashford



Robert Cassity



Joel Gaalswyk



Gerald Lehman



Henry Netzing

Fiscal Note:
No fiscal impact

KPB

COPY

OFFICE OF
SAUK COUNTY PLANNING AND ZONING

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

NOTICE

PLEASE TAKE NOTICE, that the Planning, Zoning and Land Records Committee of the Sauk County Board of Supervisors will hold a public hearing on June 24, 2008, 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 9-2008 Rezone. A petition to rezone certain lands in the Town of Freedom, County of Sauk, Wisconsin, from a Resource Conservancy 35 to a Recreational-Commercial Zoning District.

Lands to be affected by the proposed rezone are located in Section 2, T11N, R5E, Town of Freedom, Sauk County, Wisconsin. Said parcel to be rezoned includes 41.86 acres more or less.

- B. 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 to bring the Mid-Continent Railway Historical Society property into compliance with current zoning requirements and to allow future expansion of railway museum facilities.
- B. Any person desiring more information may contact the Sauk County Planning and Zoning Office, Brian Simmert at the Sauk County West Square Building (Telephone 608/355-3285).

Date: June 3, 2008

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 Building
Baraboo, WI 53913

To be published June 9, 2008 at
For office use only: Pet. No. 9-
If you have a disability and need
that a 48 hour notice is given. I

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Melody Rd
Town of Freedom clark
54977 County Road D
Rusk Springs, WI 53961

2. Article Number
(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X D Rh

Agent
 Addressee

B. Received by (Printed Name)

Dennis Kern

C. Date of Delivery

6/5/08

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

7006 2760 0000 9900 9139



Staff Report

Petition 9-2008

Sauk County Planning, Zoning
and Land Records Committee

June 24, 2008

Applicant:

Mid-Continent Railway Historical Society, Inc.
Don Meyer, Manager
PO Box 358
North Freedom, WI 53951

Property Location:

Town of Freedom
Section 2
T. 11 N. - R. 5 E.



PLANNING, ZONING & LAND RECORDS COMMITTEE STAFF REPORT

Petition # 9-2008 Proposed Recreational-Commercial Rezone by Mid-Continent Railway Historical Society, owner. Application submitted by Don Meyer, Manager.

Public Hearing Scheduled for: June 24, 2008

1. Request

A request was submitted by Don Meyer of Mid-Continent Railway Historical Society, Inc to change the zoning of property from a Resource Conservancy 35 to a Recreational-Commercial Zoning District. The purpose or basis of the rezone request, as stated by the applicant, is as follows: "New construction in order to house rolling stock and archives plus improve restroom facilities...Request is being made in anticipation of construction of display buildings in order to better conserve the large artifact collection. This is in keeping with the Town of Freedom's own long-range development plan. Re-zoning has been endorsed by the Town Board." The land to be affected by the proposed rezone includes:

The land to be affected by the proposed rezone to Recreational-Commercial is located in Section 2, T.11N, R.5E, Town of Freedom, Sauk County, Wisconsin and more particularly described as parcels 002-0030-00000, 002-0033-00000, 022-0036-00000, 002-0027-00000, and 002-0040-00000 and under Petition 9-2008. Area to be rezoned contains 41.86 acres more or less. See also Appendix A for a POS of the property showing the location of existing buildings.

2. History/Information

- **History**

May 13, 2008. The Town of Freedom Town Board approved a Rezone from RC-35 to Recreation-Commercial.

June 2nd, 2008. A complete rezoning application was received by the Sauk County Department of Planning and Zoning.

- **Information**

Don Meyer of Mid-Continent Railway Historical Society, Inc indicates that the current rezone application is to bring the property into compliance with current zoning requirements and to allow future expansion of railway museum facilities. He also states that other objectives are to improve restroom facilities and build new structures to house rolling stock. A final objective is to develop an RV camping area to house volunteers and utilize an area of existing train cars as a camping area. In order to establish a "campground" the applicant will first need approval by the Sauk County Board of Adjustment. Campgrounds are considered a special exception use under Section 7.08(b) 17.

3. Issues

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

- **Present adjacent land uses and zoning**

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

Direction	Land Use	Zoning
Site	Mid-Continent Railway Museum	Resource Conservancy 35
North	Wetland	Resource Conservancy 35
South	Woodland	Resource Conservancy 35
East	Woodland	Resource Conservancy 35
West	Agricultural Field	Resource Conservancy 35

- **Physical constraints to development**

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

Floodplain: Yes- The area is located within close proximity of the Baraboo River, adjacent wetlands and within identified floodplain boundaries. P&Z staff is working with the applicant to locate/relocate facilities out of the floodplain.

Wetlands: Yes- See Map 9-1 of the *Town of Freedom Comprehensive Plan* for the location of wetlands on the property. Development on the property may be limited due to seasonal high ground water levels.

Steep Slopes: None

Prime Agriculture Soils: None

Septic Suitability: None- According to the Septic Suitability Map 6-1 of the *Town of Freedom Comprehensive Plan*, the area has been identified with a rating of HIGH for conventional septic probability.

4. Consistency with local development plans and ordinances

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

Consistency with the Sauk County 20/20 Development Plan

- **Proposed Commercial Rezone**

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

Economic Development Chapter 3 Goal 1 states: ... Sauk County should encourage new business and industrial development to location contiguous to existing development...

With consideration given to this goal in the *Sauk County 20/20 Development Plan* and when considering that the Mid-Continental Railway Museum's requested rezone would remain contiguous with the Village of North Freedom, the rezoning of these lands appears to be appropriate and consistent with Sauk County's Plan.

Economic Development Chapter 3 Goal 3 states: Sauk County should encourage and support existing businesses and pursue appropriate new businesses with placements, expansions and upgrades.

With consideration given to this goal in the *Sauk County 20/20 Development Plan* and when considering that the stated goals of the owner are to upgrade the museum's facilities to better house property and better accommodate visitors, the rezoning of these lands appears to be appropriate and consistent with Sauk County's Plan.

Farmland Preservation Chapter 4 Goal 7 states: *Land use plans will focus upon maintaining large, contiguous blocks of farmland and good soil/water conservation practices.*

With consideration given to this goal in the *Sauk County 20/20 Development Plan* and when considering that the rezone does not threaten to breakup contiguous blocks of farmland, the rezoning of these lands appears to be appropriate and consistent with Sauk County's Plan.

Consistency with the Town of Freedom Comprehensive Plan (2005)

The *Town of Freedom Comprehensive Plan* includes policy statements that apply to recognized land uses on the *Land Use Plan Map*. The *Land Use Plan Map* designates the applicant's parcels as 'Primary Growth/Transition Area-Residential/Commercial.' This designation is consistent with the designation of lands in the immediate area surrounding the Village of North Freedom. See Chapter 11: Land Use for *Map 11-7 Town of Freedom Land Use Plan Map* in the *Town of Freedom Comprehensive Plan* depicting future land uses in the Town. Also, this rezoning is consistent with the Town's Land Use goal to "Utilize an organized development pattern, which will minimize conflicting land uses and provide for a controlled rate of development." See Section 11:12, Land Use Goal, Objectives and Policies, of the *Town of Freedom Comprehensive Plan* for the Land Use Goals. A commercial rezone of this property is consistent based on the *Town of Freedom Comprehensive Plan*.

5. Recommendation

In summary, the proposed rezone and land use is consistent with the *Town of Freedom Comprehensive Plan* and *Land Use Map*. The proposed rezone also meets the intent of the *Sauk County 20/20 Development Plan*, as the area to be rezoned is adjacent to existing recreational-commercial uses. Given this analysis, staff does make a recommendation on this petition that the PZLR Committee approve **Petition #9-2008**, a rezone to Recreational-Commercial.

Report submitted by Brian Simmert, Sauk County Planner