

AGENDA
Notice of Regular Meeting
Sauk County Board of Supervisors
Tuesday, July 21, 2026 – 6:00 p.m.
County Board Meeting Room 326, 3rd Floor
West Square Building, Baraboo, WI 53913

Any person who has a qualifying disability that requires the meeting or materials at the meetings to be in an accessible location or format should contact the Sauk County Clerk's Office at 608-355-3286, between the hours of 8:00 AM and 4:30 PM, 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.

1. CALL TO ORDER AND CERTIFY COMPLIANCE WITH OPEN MEETING LAW

2. ROLL CALL

3. INVOCATION AND PLEDGE OF ALLEGIANCE

4. ADOPT AGENDA

5. ADOPT MINUTES OF PREVIOUS MEETING

6. GENERAL CONSENT AGENDA ITEMS

a. LAND RESOURCES & EXTENSION COMMITTEE:

- i. Resolution 50-2026 To Commend Serge Koenig For Over 31 Years Of Service To The People Of Sauk County. (Pages 4-5)**

b. HEALTH & HUMAN SERVICES COMMITTEE:

- i. Resolution 51-2026 To Honor Joyce Smidl For 25 Years Of Faithful Service To The People Of Sauk County. (Pages 6-7)**

7. SCHEDULED APPEARANCES

- a. Explore Sauk County Advertising and Marketing Report – Presented by Medium Giant.**
- b. Public Comment, Decorum, and County Board Procedure – Presented by Jim Witecha.**

8. PUBLIC COMMENT

- a. Registration form located on the table in gallery of County Board Room 326 – turn in to the County Board Vice Chair. During Public Comment, any person who is not a member of the body may comment on a specific item or issue that is on the agenda. Any comments not related to the agenda should be sent to the County Clerk to forward to the County Board.**

9. COMMUNICATIONS *(All communications are attached to Granicus)*

10. APPOINTMENTS

11. BILLS

12. CLAIMS

13. ELECTIONS

14. PROCLAMATIONS

15. REPORTS – INFORMATIONAL, NO ACTION REQUIRED

- a. Rebecca C. Evert, Sauk County Clerk – Rezoning petitions filed with the office of the Sauk County Clerk as a requirement of Wisconsin State Statutes 59.69(5)(e):
- b. Lisa Wilson, Sauk County Administrator
 - i. Administrator's Report.
- c. Tim McCumber, County Board Chair
 - i. Board Chair Update.

16. UNFINISHED BUSINESS

17. NEW BUSINESS

- a. **WCA DONATION: SUPERVISOR SEDERSTROM'S PROPOSAL FOR FRIENDS OF DEVIL'S LAKE.**
- b. **FINANCE, PERSONNEL, & INSURANCE COMMITTEE**
 - i. **Resolution 52-2026** To Amend The 2026 Budget For Tri-County Airport Building Improvements. (Pages 8-10)
- c. **FINANCE, PERSONNEL, & INSURANCE COMMITTEE, ECONOMIC DEVELOPMENT COMMITTEE AND EXECUTIVE & LEGISLATIVE COMMITTEE:**
 - i. **Resolution 48-2026** To Authorize The Administrator To Enter A Contract With Community And Economic Development Associates (CEDA) For Services To Assist In The Implementation Of A Sauk County Economic Development Transition And Communication Plan And To Amend The 2026 Administration Budget. (Pages 11-23)
- d. **HEALTH & HUMAN SERVICES COMMITTEE:**
 - i. **Resolution 53-2026** Authorizing The Transfer Of Women, Infant, And Children (WIC) Program Services To Healthfirst Network, Inc. (Healthfirst). (Pages 24-25)
- e. **HEALTH & HUMAN SERVICES COMMITTEE AND FINANCE, PERSONNEL, & INSURANCE COMMITTEE:**
 - i. **Resolution 54-2026** To Amend The Human Services 2026 Budget To Increase Funding For Pathways To A Better Life For A Sober Living Residence. (Pages 26-28)
- f. **LAND RESOURCES & ENVIRONMENT COMMITTEE:**
 - i. **Resolution 55-2026** Authorizing The County Administrator To Enter Into An Intergovernmental Agreement With The City Of Baraboo And Town Of Baraboo. (Pages 29-51)
- e. **LAND RESOURCES & EXTENSION COMMITTEE AND PUBLIC WORKS & INFRASTRUCTURE COMMITTEE:**
 - i. **Resolution 56-2026** To Authorize The Purchase Of Property Near The Timme Mill/Delton Dam For Portage Access. (Pages 52-122)

18. REFERRALS

19. NEW AGENDA ITEMS (NO DISCUSSION). SUBMIT IN WRITING OR BY E-MAIL NEW BUSINESS ITEMS TO THE COUNTY ADMINISTRATOR AS SOON AS POSSIBLE FOR REFERRAL PURSUANT TO THE SAUK COUNTY RULES OF THE BOARD.

20. ADJOURNMENT

Respectfully,



Tim McCumber
County Board Chair

County Board Members, County Staff & The Public – Provide the County Clerk a copy of:

1. Informational handouts distributed to Board Members
2. Original letters and communications presented to the Board.

www.co.sauk.wi.us

Agenda mail date via United States Postal Service: July 16, 2026.

Agenda Preparation: Tim McCumber, County Board Chair, jointly with the County Clerk and the County Administrator.

RESOLUTION # 50-2026

Resolution to Commend Serge Koenig for Over 31 Years of Service to the People of Sauk County

Resolution offered by the Land Resources and Extension Committee

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

BACKGROUND: It is customary for the Sauk County Board of Supervisors to recognize employees who have served the people of Sauk County with distinction. Serge Koenig has demonstrated unwavering commitment, professionalism and excellence in his roles with Sauk County Land Resources and Environment Department. Throughout Serge’s career with Sauk County, he has greatly contributed to the success and growth of the Sauk County Land Resources and Environment Department through multiple different achievements, including: implementation of the Narrows Creek Priority Watershed Project, inspiring thousands of students through youth conservation activities and events, and supporting hundreds of farmers with their transition to rotational grazing. Serge’s long-standing service stands as proof to his loyalty, persistence and dedication to the mission and vision of Sauk County.

THEREFORE, BE IT RESOLVED, that the Sauk County Board of Supervisors hereby expresses its sincere appreciation and admiration to Serge Koenig for over 31 years of outstanding service to the people of Sauk County.

BE IT FURTHER RESOLVED, that the Chairperson of the Sauk County Board of Supervisors is hereby directed to present Serge with an appropriate symbol of our appreciation for his services.

Approved by the Land Resources and Extension Committee on June 11, 2026.

To be presented to the County Board on July 21, 2026.

Consent Agenda Item: [X] YES [] NO

Fiscal Impact: [X] None [] Budgeted Expenditure [] Not Budgeted

Vote Required: Majority = X 2/3 Majority = _____ 3/4 Majority = _____

The County Board has the legal authority to adopt: Yes X No _____ as reviewed by the Corporation Counsel, _____, Date: _____.

Offered and passage moved by: **Land Resources and Extension Committee**

_____ ☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Peter Kinsman, Chair

_____ ☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Brian Peper, Vice Chair

_____ ☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Brandon Lohr, Secretary

_____ ☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Brock Pelton

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Robert Prosser

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Jeff Sederstrom

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Bernadette Greenwood

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Scott Alexander

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Randy Puttkamer

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Fiscal Note: No fiscal impact.



MIS Note: No information systems impact.

RESOLUTION #51-2026

Resolution to Honor Joyce Smidl for 25 years of Faithful Service to the People of Sauk County

Resolution offered by the Health & Human Services Committee

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

BACKGROUND: It is custom of the Sauk County Board of Supervisors to recognize staff members who have served the people of Sauk County with distinction. Joyce Smidl faithfully served the people of Sauk County by providing 25 years of service for Sauk County. Joyce started as the WIC Director in 2001. Her dedication and faithful commitment to serving WIC participants is appreciated. Joyce retired from her position with Sauk County on May 27th, 2026.

THEREFORE, BE IT RESOLVED, that the Sauk County Board of Supervisors, met in regular session, hereby expresses its appreciation, and commends Joyce Smidl for her 25 years of faithful service to the people of Sauk County; and

BE IT FURTHER RESOLVED that the Chairperson of the Sauk County Board of Supervisors is hereby directed to present Joyce Smidl an appropriate certificate of commendation as a symbol of our esteem and gratitude for her service.

Approved for presentation to the County Board by the Health and Human Services Committee, this 23rd of June 2026.

To be presented to the County Board July, 2026.

Consent Agenda Item: [] YES [X] NO

Fiscal Impact: [X] None [] Budgeted Expenditure [] Not Budgeted

Vote Required: Majority = _____ 2/3 Majority = _____ 3/4 Majority = _____

The County Board has the legal authority to adopt: Yes _____ No _____ as reviewed by the Corporation Counsel, _____, Date: _____

Offered and passage moved by:

Health & Human Services Committee

Rebecca M. Klitzke ☒ Aye ☐ Nay ☐ Abstain ☐ Absent
Rebecca Klitzke

Dave Clemens ☐ Aye ☐ Nay ☐ Abstain ☒ Absent

Thomas Dörner ☐ Aye ☐ Nay ☐ Abstain ☒ Absent

Jake Roxen ☐ Aye ☐ Nay ☐ Abstain ☒ Absent

Susie Tatone ☒ Aye ☐ Nay ☐ Abstain ☐ Absent
Susie Tatone

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Eleanor D. Vita
Eleanor Vita

☒ Aye ☐ Nay ☐ Abstain ☐ Absent

Renee Mikonowicz
Renee Mikonowicz

☐ Aye ☐ Nay ☐ Abstain ☒ Absent

Diane Reinfeldt
Diane Reinfeldt

☒ Aye ☐ Nay ☐ Abstain ☐ Absent

Clariss Funmaker
Clariss Funmaker

☒ Aye ☐ Nay ☐ Abstain ☐ Absent

Fiscal Note: No Impact. 

MIS Note: No Impact.

RESOLUTION # 52 - 2026

Resolution to Amend the 2026 Budget for Tri-County Airport Building Improvements

Resolution Offered by the Finance, Personnel, and Insurance Committee

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

BACKGROUND: The Tri-County Airport Commission discussed the ongoing exterior deterioration of the terminal building, which includes weather-related wear and aging. It was determined by the Commission that the building needs timely attention to prevent further degradation, which could have a potential impact on the airport operations. The Airport's long-range master plan is still several years out from completion, implementation, and outside funding being made available. The Commission agrees that making interim repairs is essential to maintain safety, functionality, and presentability of the terminal facilities.

The Commission released a formal Request for Proposal (RFP) process to ensure transparency, competitive pricing, and contractor ability to perform the necessary improvements. Upon the proposal opening, held on June 23rd, two proposals were received, which are attached as Appendix A. The Commission reviewed the proposals at their regularly scheduled meeting on June 25th and approved awarding the contract to Feiner Construction in the amount of \$95,704. The original Tri-County Airport budget did not take into consideration these potential repairs, thus a budget amendment is necessary.

Section 6.026(2)(a) of the Sauk County Code of Ordinance regarding ownership and funding of the airport between Sauk County and Richland County states the following:

County appropriations. All moneys appropriated for the construction, improvement, equipment, maintenance, or operation of the airport as managed by the Commission, or earned by the airport or made available for its construction, improvement, equipment, maintenance, or operation in any manner whatsoever, shall be deposited with the Treasurer of Sauk County, where it shall be kept in a special fund and paid out only on order of the Commission, drawn and signed by the secretary and countersigned by the chairperson of the Commission.

2.Capital expenditures. In addition to the appropriation for annual operating expenses, the county board of each member county shall appropriate on an annual basis the amount designated by the Commission for addition to the airport capital expenditure account in the upcoming year in the following proportions: Sauk County — 70 percent and Richland County — 30 percent, which shall be reserved forfeiture maintenance and construction projects exceeding \$5,000.00 in total cost and with a life expectancy of not less than five years.

THEREFORE, BE IT RESOLVED, that the Sauk County Board of Supervisors, who met in regular session, hereby authorizes an amendment to the 2026 Budget for the Tri-County Airport Building Improvements in the amount of \$67,000.

Approved for presentation to the County Board by the Finance, Personnel, and Insurance Committee this 21st of July 2026.

Consent Agenda Item: ☐ YES ☒ NO

Fiscal Impact: ☐ None ☐ Budgeted Expenditure ☒ Not Budgeted

Vote Required: Majority = _____ 2/3 Majority = X 3/4 Majority = _____

The County Board has the legal authority to adopt: Yes X No _____ as reviewed by the Corporation Counsel, _____, Date: _____.

Offered and Passage Moved by the Finance, Personnel, and Insurance Committee:

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Brandon Lohr, Chair

Gaile Burchill, Vice-Chair ☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor Jim Cliff ☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor Aaron Evert ☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor McCumber ☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor Sam Pocerich ☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor Ray Ring ☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor Terry Spencer ☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor Mark Waldon ☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Fiscal Note: General fund balance will be used in the amount of \$67,000 to cover Sauk County's portion of the terminal building repairs.

MIS Note: None

Appendix A

TRI-COUNTY AIRPORT TERMINAL BUILDING REPAIRS RFP								
BID OPENING								
TUESDAY, JUNE 22, 2026								
WEST SQUARE ROOM 213, 12:15 PM								
5.1 VENDOR CONTACT INFORMATION	MADATORY SITE VISIT	5.2 MATERIAL PRICE	5.2 LABOR PRICE	TOTAL COST	ALT 1 LABOR FOR SHEETING REPLACEMENT	PART 6 RFP ACKNOWLEDGEMENT	5.3 EXPECTED DELIVERY/INSTALLATION DATE	5.5 SWORN STATEMENT SIGNED
Brickl Bros.	X			\$ 128,950.00	\$96/hour Material to be subject to a 12.5% markup	X	September 2026	X
Feiner Construction LLC	X	Roof \$12,536 Soffit/Facia/Gutter \$5,361 Siding \$13,910 Windows/Doors \$6,700	Roof \$15,780 Soffit/Facia/Gutter \$10,239 Siding \$23,878 Windows/Doors \$7,300	\$ 95,704.00	\$100/sheet + Labor & Materials Labor \$85.00 per man hour Materials Cost + 10%	X	October 2026	X

RESOLUTION # 48-2026

Resolution to Authorize the Administrator to Enter a Contract with Community and Economic Development Associates (CEDA) for Services to Assist in the Implementation of a Sauk County Economic Development Transition and Communication Plan and to Amend the 2026 Administration Budget

Resolution Offered by the Finance, Personnel, and Insurance Committee, Economic Development Committee and Executive and Legislative Committee

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

BACKGROUND: Sauk County Administration Department, representatives from the Economic Development Committee, and members of the Sauk County Development Corporation (SCDC) Board began discussions surrounding a potential new partnership to expand economic development throughout Sauk County in Fall 2025. To assist in looking at options for a partnership, Community and Economic Development Associates (CEDA) were brought on board to examine the current structure of SCDC, discuss opportunities to assist local governments and businesses throughout the county with these efforts, and look at options for a new structure to advance county-wide economic development efforts.

The results of CEDA's efforts were outlined within a Sauk County Economic Development Transition Plan and Communication Plan, which are attached as Appendix A. These plans outline the roadmap, timelines, and metrics needed to further the discussion with the existing Sauk County Development Corporation to create a county-wide economic development program.

Given the scope and purpose of these documents, Sauk County and the Sauk County Development Corporation would like to continue to receive technical and management expertise services, as we continue discussions. To assist in the cost associated with these services, CEDA received a Capacity Building Grant from the Wisconsin Economic Development Corporation (WEDC) for \$45,000. Of that amount, \$25,000 will be provided towards this project with the remaining \$20,000 to be used towards a study of the economic development capacity of other Wisconsin counties. WEDC will only provide funds to a public entity, and as a result, Sauk County would be the recipient of all the grant funds, thus resulting in a budget amendment. The grant funds will not cover all of the contracts costs, in which mileage for meetings is not to exceed \$391.68 monthly paid per quarter (\$4,700.16 for the contract term). The remaining amount of the contract with CEDA would be paid through the Administration budget in the amount of \$7,340.

THEREFORE, BE IT RESOLVED, that the Sauk County Board of Supervisors, who met in regular session, hereby authorizes the County Administrator to enter a contract (Appendix B) with Community and Economic Development Associates for Services to assist in the implementation of a Sauk County Economic Development Transition and Communication Plan.

Approved for presentation to the County Board by the Economic Development Committee and Executive and Legislative Committee this 21st of July 2026.

Consent Agenda Item: ☐ YES ☒ NO

Fiscal Impact: ☐ None ☐ Budgeted Expenditure ☒ Not Budgeted

Vote Required: Majority = _____ 2/3 Majority = X 3/4 Majority = _____

The County Board has the legal authority to adopt: Yes X No _____ as reviewed by the Corporation Counsel, _____, Date: _____.

Offered and passage moved by the Economic Development Committee:

Joel Chrisler, Chair ☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Robert Prosser, Vice Chair ☐ Aye ☐ Nay ☐ Abstain ☐ Absent

_____ ☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Ray Ring, Secretary

Supervisor Peter Kinsman

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor Marty Krueger

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor Timothy McCumber

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor Palmer Schroder

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Offered and Passage Moved by the Executive and Legislative Committee:

Timothy McCumber, Chair ☐ Aye ☐ Nay ☐ Abstain ☐ Absent

John Dietrich, Vice-Chair ☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor Gaile Burchill

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor Joel Chrisler

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor Richard Cross

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor Peter Kinsman

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor Rebecca Klitzke

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

_____ ☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor Brandon Lohr

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor Brian Peper

Offered and Passage Moved by the Finance, Personnel, and Insurance Committee:

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Brandon Lohr, Chair

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Gaile Burchill, Vice-Chair

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Supervisor Jim Clift

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Supervisor Aaron Evert

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Supervisor McCumber

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Supervisor Sam Pocernich

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Supervisor Ray Ring

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Supervisor Terry Spencer

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Supervisor Mark Waldon

Fiscal Note: The total amount of the Capacity Building Grant is \$45,000, with \$25,000 covering the cost of the County's contract with CEDA for their work to assist in exploring a partnership with SCDC. The remaining \$20,000 for the larger study of the economic development capacity of counties throughout the state as requested by WEDC. Mileage for meetings is not to exceed \$391.68 monthly paid per quarter (\$4,700.16 for the contract term). The remaining amount of the contract with CEDA would be paid through the Administration budget in the amount of \$7,340. Due to a department vacancy, funding is available in the budget to cover the costs in 2026. Funds may be carried forwarded to the 2027 budget to finish the remaining contract costs the following year.

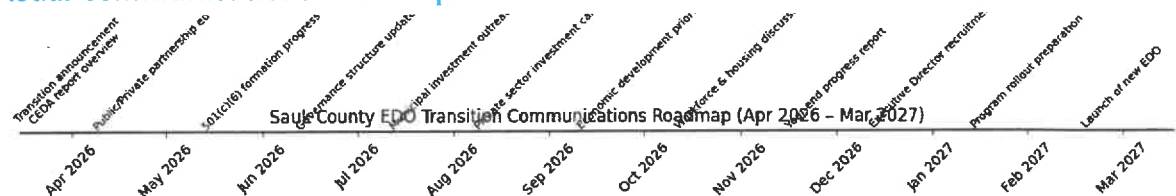
MIS Note: None

Sauk County Economic Development Transition Communications Plan

Timeline: July 2026 – June 2027

Purpose: Provide consistent communication to key stakeholders including Sauk County officials, municipalities, private sector investors, and regional partners throughout the transition from the Sauk County Development Corporation to a newly formed economic development organization.

Visual Communications Roadmap



Communications Objectives

- Maintain transparency with elected officials, municipalities, and investors.
- Communicate measurable progress toward implementing CEDA recommendations.
- Build stakeholder confidence in the new public/private partnership model.
- Encourage municipal and private sector investment.
- Establish credibility and momentum for the new economic development organization.

Communications Frequency

Two digital communications will be distributed each month:

1. Stakeholder Update – emailed to county board members, municipal officials, investors, and partners.
2. Public Update – website and social media update summarizing progress.

Earned media will be pursued during major milestones such as organizational formation, municipal investment commitments, private-sector partnerships, and executive director hiring.

Monthly Communications Themes

Month	Focus	Communications Topics
July 2026	Transition Launch	Announcement of transition and overview of CEDA

		recommendations
August 2026	Public/Private Partnership	Benefits of the partnership model and examples from peer counties
September 2026	Organizational Formation	Update on dissolution of SCDC and creation of new entity
October 2026	Governance	Board development and governance framework
November 2026	Municipal Investment	Municipal participation and funding model
December 2026	Private Sector Investment	Launch of investor campaign and business leadership role
January 2027	Economic Development Strategy	BRE programs and entrepreneurship initiatives
February 2027	Workforce & Housing	Regional workforce challenges and housing discussion
March 2027	Progress Update	Year-end transition progress report
April 2027	Staffing	Executive Director recruitment and operational planning
May 2027	Program Development	Economic development services and BRE launch
June 2027	Organizational Launch	Launch of new economic development organization

Earned Media Strategy

Earned media will be pursued at key transition milestones including:

- Announcement of transition process
- Formation of new economic development entity

- Municipal partnership announcements
- Private sector investment campaign
- Executive Director hiring
- Launch of the new organization

Key Stakeholder Audiences

- Sauk County Board and County Administration
- Municipal elected officials and administrators
- Private sector investors and business leaders
- Chambers of commerce and business organizations
- Workforce and education partners
- Regional economic development partners
- Local media outlets and community members

Success Metrics

- 24 digital communications delivered during the transition year
- 6–8 earned media placements
- Majority participation from Sauk County municipalities
- Successful recruitment of private sector investors
- Stakeholder awareness and engagement throughout transition

Sauk County Economic Development Transition Plan

Timeline: July 2026 – June 2027

Prepared for: Sauk County Development Corporation, Sauk County Board, and Transition Steering Committee

1. Purpose of the Transition Plan

This plan outlines the recommended process for transitioning from the Sauk County Development Corporation (SCDC) to a newly formed economic development organization. The new entity will operate as a modern public/private partnership designed to coordinate economic development across Sauk County.

The transition will occur between July 2026 and June 2027 and will involve establishing governance, securing funding commitments, forming the new legal entity, developing communications and marketing systems, and hiring professional staff to lead the organization.

2. Transition Leadership Structure

The transition will be coordinated by CEDA in partnership with the Sauk County Administrator and the SCDC Executive Committee.

A Transition Steering Committee will oversee the process and include representatives from:

- Sauk County government
- Municipal governments
- Private sector investors
- SCDC leadership
- CEDA transition coordinator

The committee will meet regularly to monitor progress, approve major decisions, and guide the formation of the new organization.

3. Transition Timeline Overview

The transition will occur in four phases:

Phase 1 – Organizational Design and Financial Modeling (July – September 2026)

Phase 2 – Funding Commitments and Legal Formation (September – December 2026)

Phase 3 – Organizational Development (December 2026 – March 2027)

Phase 4 – Staffing and Launch (April – June 2027)

4. Development of Financial Pro Forma

During the first phase of the transition, CEDA will develop a detailed 3–5 year financial pro forma for the new organization.

The pro forma will include projected revenue sources such as:

- County appropriation
- Municipal contributions
- Private sector investment
- Program revenue
- Grants and sponsorships

Projected expenditures will include:

- Executive Director salary and benefits
- Marketing and communications manager salary
- Office and operational costs
- Marketing and branding
- Business retention and expansion programming
- Investor relations and outreach
- Technology and website management

The pro forma will serve as the primary financial planning tool used to secure public and private investment commitments.

5. Funding Commitments

The new economic development organization will operate using a diversified funding model.

Recommended funding sources include:

County Investment: \$115,000 – \$125,000 annually

Municipal Investment: per-capita contributions from cities and villages

Private Sector Investment: \$60,000 in Year One increasing to \$80,000 in Year Two

Program Revenue: \$30,000 – \$45,000 annually

Grant Funding: supplemental program support

This diversified model provides long-term financial sustainability and shared regional investment.

6. Legal Formation of the New Organization

During the transition process the existing Sauk County Development Corporation will be dissolved and replaced by a newly formed economic development organization.

The new entity will be structured as a 501(c)(6) organization. This structure is commonly used by chambers of commerce and economic development organizations and allows stronger participation by the private sector.

Key steps include:

- Filing articles of incorporation
- Developing new bylaws
- Establishing governance and board representation
- Creating financial policies and procedures

7. Board Formation and Governance

A balanced board structure will be established including representation from:

- Sauk County government
- Municipal governments
- Private sector investors
- Utilities and financial institutions
- Workforce and education partners

This governance structure ensures broad participation and accountability.

8. Communications Plan

A comprehensive communications plan will support the transition.

The communications plan will include:

- Two digital updates per month
- Regular stakeholder briefings
- Earned media announcements
- Municipal engagement meetings
- Investor communications

Communications will focus on progress toward implementing the recommendations in the economic development strategy.

9. Recruitment of Professional Staff

The new organization will initially hire two professional staff positions.

Executive Director

The Executive Director will provide strategic leadership, oversee operations, manage stakeholder relationships, and lead economic development initiatives.

Marketing and Communications Manager

This role will oversee marketing initiatives, manage digital communications, support business recruitment, and maintain communication with investors and stakeholders.

Both positions are planned to be hired in April 2027.

10. Role of CEDA During the Transition

CEDA will provide interim economic development services throughout the transition period. These services include:

- Coordinating the transition process
- Supporting municipal and investor outreach
- Managing communications during the transition
- Developing the financial pro forma
- Supporting recruitment of the Executive Director

CEDA will gradually transition responsibilities to the Executive Director once hired.

11. Organizational Launch

The new economic development organization will officially launch in June 2027.

By that time the organization will have:

- Secured public and private funding commitments
- Established governance and bylaws
- Developed a communications and marketing platform
- Hired professional staff
- Established operational systems

The launch will include a public announcement and stakeholder event highlighting the future vision for economic development in Sauk County.

12. Expected Outcomes

The transition will result in a modern economic development organization capable of delivering coordinated business retention, expansion, entrepreneurship, workforce development, and marketing initiatives.

The organization will operate as a sustainable public/private partnership designed to strengthen Sauk County's economy and support long-term economic growth.

Appendix B

Contract for Professional Services

This contract is made and entered into by Community and Economic Development Associates, a Minnesota nonprofit corporation exempt from income tax as an organization operated for charitable purposes within the meaning of Internal Revenue Code section 501(c)(3), hereafter "CEDA", and Sauk County, A political subdivision of the State of Wisconsin, created by statute, whose territorial boundaries are those established in Wisconsin Statutes §2.01 and interpreted according to the federal township-and-range survey system, hereafter "County", to define the terms by which CEDA shall provide technical and management expertise services to the County.

I. Agreement scope and purpose. The County hereby retains CEDA to perform to its benefit the services described in paragraph II and further described in the Sauk County Economic Development Transition Plan attachment, to the end of the County more effectively accomplishing:

- * Prevention and/or combat of community and neighborhood deterioration and revitalization of deteriorated neighborhoods;
- * Attraction and/or retention of businesses that would not, but for the assistance provided, choose to locate/remain in the area;
- * The securing of businesses who will be required to provide jobs for unemployed and underemployed residents of the community; and
- * The expansion of business opportunities for minority entrepreneurs and other entrepreneurs that are viable business opportunities to enhance the well-being of the community and/or for businesses who are unable to obtain financing from conventional sources

II. Services to be provided by CEDA. CEDA agrees to provide technical and management expertise in the form of staff and materials to the County. Staff's services, and associated materials, will be provided in order to facilitate and support the accomplishment of the County's undertakings to the ends described in the preceding paragraph. CEDA staff will be provided twice per month in person, and twice per month remotely. CEDA's staff and materials shall be made available toward efforts as outlined in the Sauk County Economic Development Transition Plan and the Sauk County Economic Development Communications Plan included as addendums to this contract.

CEDA has submitted a Capacity Building Grant application to the Wisconsin Economic Development Corporation (WEDC) that includes the scope of services described in this Agreement and the addenda referenced herein. WEDC has provided conditional approval of the grant application.

The total WEDC grant award is expected to be \$45,000, consisting of \$25,000 for the Sauk County portion of the project and \$20,000 for a statewide study of county economic development capacity. CEDA agrees that the full \$45,000 WEDC award shall be applied to offset the County's payment obligations identified in Section III.A of this Agreement. After application of the grant funds, the County's total project cost shall be \$7,340.

In the event that WEDC does not approve or fund the Capacity Building Grant, CEDA and the County agree to suspend work under this Agreement and negotiate revised terms in good faith.

CEDA further agrees that, if any portion of the WEDC grant award is determined by WEDC to be ineligible for reimbursement, CEDA shall be solely responsible for such costs and shall not seek reimbursement or payment from Sauk County for any disallowed or unreimbursed grant expenses.

III. Obligations of the County.

- A. The County shall reimburse CEDA for staff time related to the Sauk County Pilot Project provided at the rate of \$32,340 annually. The annual rate is based on a minimum of eight hours per week for 52 weeks.
- B. The County shall serve as the fiscal agent and pass through the \$20,000 of the WEDC award for the statewide study.
- C. Materials, conferences, meetings and the like shall be paid for on a unit basis agreed to by the County in writing prior to the provision of the materials.
- D. The County shall reimburse CEDA on a quarterly basis for mileage to and from the County in an amount not to exceed \$391.68 per month.
- E. The County shall be responsible to provide payment to CEDA within 30 days of the submission of each invoice provided by CEDA.

IV. Obligations of CEDA.

- A. CEDA is performing services as an independent contractor. Accordingly, the provision of staff by CEDA to provide technical and management expertise to the County under this Agreement neither creates a release of CEDA staff to employment at the County nor makes such staff subject to supervision by the County.
- B. CEDA has no authority or right, express or implied, to assume or create any obligation or responsibility on behalf of the County or to bind the County in any manner without express authorization of the Sauk County Board of Supervisors. CEDA will not represent the contrary, either expressly or implicitly, to anyone.
- C. CEDA is solely responsible for payroll tax responsibilities related to each of its staff persons whose time is provided under this Agreement and shall acquire and maintain necessary insurance related to their efforts under this Agreement, including carrying workers' compensation insurance coverage at all times. CEDA shall supply the County with certification of such coverage, if requested.
- D. CEDA shall be responsible to invoice the County for staff time and materials provided under this Agreement on a periodic basis, no less frequently than quarterly.

V. Period/Termination. The term of this Agreement is through July 1, 2026, commencing June 30, 2027. The Agreement may be terminated earlier in its term upon 30 days' written notice by CEDA to the County or by the County to CEDA. Upon termination, the County shall be liable to pay CEDA for services performed at \$32,340 per year for the Sauk County Pilot Project, \$20,000 for the statewide study, and materials provided under this Agreement prior to and through the effective date of termination, unless otherwise specifically agreed by the parties in writing.

VI. Construction of Agreement. This Agreement is to be performed and construed under Wisconsin law, and supersedes any and all prior agreements and contains the entire agreement of the parties.

SAUK COUNTY

By _____

Its _____

Date _____

COMMUNITY AND ECONOMIC DEVELOPMENT ASSOCIATES

By: Ron Zeigler

Its: Chief Executive Officer

Date _____

RESOLUTION # 53-2026

Resolution Authorizing the Transfer of Women, Infant, and Children (WIC) Program Services to Healthfirst Network, Inc. (Healthfirst)

Resolution offered by the Health and Human Resources Committee

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

BACKGROUND: Women, Infants and Children (WIC) is a U.S. federal assistance program that provides healthy food, nutrition education, breastfeeding support, and healthcare referrals to low-income pregnant, postpartum, and breastfeeding individuals, as well as infants and children up to age five. Grants are provided to each state and administered at the local level by county and city health centers, or private nonprofits. There is no statutory requirement that the WIC program be administered by local government. Sauk County's WIC program is currently administered through the Public Health department. The grant's funding cycle is October 1st – September 30th and renewed annually.

The grant award is based on caseload. Currently the average monthly caseload is 1160 participants. This average caseload has remained consistent since 2022. The grant award does not account for the yearly increase in wages, benefits and inflation. Under Sauk County, the WIC program is unable to grow without a significant contribution from tax levy. National WIC data shows that only half of eligible families are participating in the WIC program.

Established, as an independent, not-for-profit in 1973, Healthfirst Network, Inc., has a solid reputation across the state for providing WIC services to diverse populations. Healthfirst Network Inc. currently operates 11 WIC clinics in four Wisconsin counties. The HealthFirst Network is supported by numerous funding streams thus offering some protection from fluctuation at the federal level. These funding sources also allow for the delivery of more comprehensive services. The HealthFirst Network is able to provide in-house mental health services with their staff of licensed professionals including a psychiatric nurse practitioner and substance use disorder counselor. In addition to existing WIC clinic locations in Sauk County, HealthFirst Network intends to add a satellite clinic in Spring Green.

THEREFORE, BE IT RESOLVED, that the Sauk County Board of Supervisors approves the discontinuation of WIC services by the Public Health Department at the end of the current grant cycle, September 30, 2026. The HealthFirst Network will apply for the grant funding for the cycle beginning October 1, 2026 thereby assuring no disruption in services to current WIC participants.

BE IT FURTHER RESOLVED, that should Healthfirst Network, Inc. cease to operate in Wisconsin, Sauk County Public Health would consider reapplying for state WIC grant funding.

Approved for presentation to the County Board by the Health and Human Resources Committee, this 23rd day of June 2026.

Consent Agenda Item: [] YES [X] NO

Fiscal Impact: [] None [X] Budgeted Expenditure [] Not Budgeted

The transition to Healthfirst Network, Inc. is anticipated to occur in late 2026 and will have minimal impact on the 2026 budget. Barring any transition delays, the WIC program will be excluded from the 2027 budget

Vote Required: Majority = _____ 2/3 Majority = X 3/4 Majority = _____

The County Board has the legal authority to adopt: Yes _____ No _____ as reviewed by the Corporation Counsel, _____, Date: _____

Offered and passage moved by:

Health and Human Resources Committee

Rebecca M. Klitzke ☒ Aye ☐ Nay ☐ Abstain ☐ Absent
Rebecca Klitzke

Thomas Dorner ☐ Aye ☐ Nay ☐ Abstain ☒ Absent

Dave Clemens ☐ Aye ☐ Nay ☐ Abstain ☒ Absent

Jake Roxen ☐ Aye ☐ Nay ☐ Abstain ☒ Absent

Suzie Tatone ☐ Aye ☐ Nay ☒ Abstain ☐ Absent
~~Suzie~~
Suzie

Renee Mikonowicz ☐ Aye ☐ Nay ☐ Abstain ☒ Absent

Diane Reinfeldt ☒ Aye ☐ Nay ☐ Abstain ☐ Absent
Diane Reinfeldt

Eleanor Vita ☒ Aye ☐ Nay ☐ Abstain ☐ Absent
Eleanor Vita

Clariss Funmaker ☒ Aye ☐ Nay ☐ Abstain ☐ Absent
Clariss Funmaker

Fiscal Note: From a timeframe standpoint, it usually takes the state 4 to 6 months 90 from notification for a full transition to occur. The 2026 WIC budget is funded by approximately 91 \$355,000 from grant revenue, \$130,000 from tax levy, and \$70,000 from carryforward funding. 92 The transition to Healthfirst Network, Inc. is anticipated to occur towards the end of 2026; 93 and 94 therefore, have a minimal impact on the 2026 budget. Barring any transition delays, the WIC 94 program will be excluded from the 2027 budget.

MIS Note: None.

RESOLUTION # 54 -2026

Resolution to Amend the Human Services 2026 Budget to Increase Funding for Pathways to a Better Life for a Sober Living Residence

Resolution offered by the Health and Human Services Committee and Finance, Personnel, and Insurance Committee

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

BACKGROUND: Due to the National Opioid Settlement that was reached in February 2022, funding has been made available for abatement of the opioid epidemic in the United States. Sauk County prioritized the use of settlement funds in the amount of \$300,000 to expand access to sober living in Sauk County for the period of one year. A Request for Proposal (RFP) was issued in the Fall of 2025, resulting in the selection of Pathways to a Better Life as the sole recipient of the allocated funds to open a sober living residence in Sauk County. The Sauk County Board of Supervisors approved the use of \$300,000 in settlement funds on January 20, 2026. Pathways to a Better Life is requesting additional funds in the amount of \$200,000 to secure a larger residence or two residences in close proximity to one another, thereby allowing them to serve more residents.

THEREFORE, BE IT RESOLVED, that the Sauk County Board of Supervisors hereby authorizes Sauk County Human Services to amend their 2026 budget by an amount not to exceed \$200,000.

BE IT FURTHER RESOLVED, that the County Board authorizes the County Administrator to execute a contract with Pathways to a Better Life for the provision of a sober living residence in Sauk County with a total budget not to exceed \$500,000.

Approved this 23rd day of June 2026 by the Health and Human Services Committee, and the 14th day of July 2026 by the Finance, Personnel & Insurance Committee.

To be presented to the County Board on Tuesday, July 21, 2026.

Consent Agenda Item: [X] YES [] NO

Fiscal Impact: [] None [] Budgeted Expenditure [X] Not Budgeted

Vote Required: Majority = _____ 2/3 Majority = _____ 3/4 Majority = _____

The County Board has the legal authority to adopt: Yes X No _____ as reviewed by the Corporation Counsel, [Signature],
Date: 7-14-26.

Offered and passage moved by the Health and Human Services Committee:

[Signature] ☒ Aye ☐ Nay ☐ Abstain ☐ Absent
Rebecca Klitzke, Supervisor

_____ ☐ Aye ☐ Nay ☐ Abstain ☒ Absent
David Clemens, Supervisor

Thomas Dorner, Supervisor ☐ Aye ☐ Nay ☐ Abstain ☒ Absent

☐ Aye ☐ Nay ☐ Abstain ☒ Absent

Jacob Roxen, Supervisor

☐ Aye ☐ Nay ☐ Abstain ☒ Absent

Susie Tatone
Susie Tatone, Supervisor

☒ Ave ☐ Nay ☐ Abstain ☐ Absent

☐ Aye ☐ Nay ☐ Abstain ☒ Absent

Renee Mikonowicz, Citizen Member

☐ Ave ☐ Nav ☐ Abstain ☒ Absent

Diane Reinfeldt
Diane Reinfeldt, Citizen Member

☒ Aye ☐ Nay ☐ Abstain ☐ Absent

Eleanor Vita
Eleanor Vita, Citizen Member

☒ Ave ☐ Nav ☐ Abstain ☐ Absent


Clariss Funmaker, Citizen Member

☒ Ave ☐ Nav ☐ Abstain ☐ Absent

Offered and passage moved by the Finance, Personnel & Insurance Committee:

Chair, Brandon Lohr

☒ Aye ☐ Nay ☐ Abstain ☐ Absent

Chair, Brandon Lohr
Vice Chair, Gaile Burchill

☒ Ave ☐ Nav ☐ Abstain ☐ Absent

Secretary, Terry Spencer

☒ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor Jim Clift

☒ Ave ☐ Nay ☐ Abstain ☐ Absent

Supervisor Aaron Evert

☐ Ave ☐ Nay ☐ Abstain ☒ Absent

Supervisor Timothy McCumber

☒ Aye ☐ Nay ☐ Abstain ☐ Absent

Supervisor Sam Pocernich

☒ Ave ☐ Nav ☐ Abstain ☐ Absent

Supervisor Ray Ring

☒ Ave ☐ Nav ☐ Abstain ☐ Absent

Supervisor Mark Waldon

☒ Aye ☐ Nay ☐ Abstain ☐ Absent

Fiscal Note: In January 2026, the County Board approved the use of \$300,000 of opioid

103 settlement funds for a sober living facility. An additional \$200,000 is being requested to serve a
104 larger population. As of April 30, 2026, Sauk County has over \$2 million of opioid settlement
105 funds available from which the \$500,000 will be drawn. Future opioid settlement funds are
106 scheduled to continue to be received through 2038.
107 MIS Note: No information systems impact.



RESOLUTION # 55-2026

Resolution Authorizing the County Administrator to Enter into an Intergovernmental Agreement with the City of Baraboo and Town of Baraboo

Resolution offered by the Executive and Legislative Committee and Land Resources and Extension Committee

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

BACKGROUND: The Sauk County Board of Supervisors unanimously adopted the Great Sauk State Trail Master Plan in July 2024 (Resolution No. 59-2024). The Plan identifies a preferred and alternate route that connects the built trail in the Sauk Prairie area to the 400 State Trail in Reedsburg. The Plan intends that the final construction of the trail will accommodate a 10-12 foot bituminous paved shared-use transportation facility that will be physically separated from vehicular traffic as much as possible. One of the project goals, as expressed in the plan, is to provide a regional recreational trail experience connecting multiple communities; however, where the trail is located in incorporated areas, it is anticipated that the trail will also serve as an alternative transportation option to traditional vehicular options to access local destination businesses and attractions by residents and recreational trail users alike.

The planning process that led to the development of the Great Sauk State Trail Master Plan included a significant amount of involvement from the affected municipalities, state agencies, and other stakeholder groups to develop, review, and refine the plan. The plan identified Sauk County as the primary sponsor of the planning process and continued plan implementation through coordination with affected municipalities and state agencies, leading to a fully constructed trail.

Specifically, the plan more particularly identifies a route and recommendations by segment. This agreement, more particularly, applies to the Baraboo Segment, attached in map form in Appendix A, which includes the Baraboo Spur, as shown in map form in Appendix A.

The Intergovernmental Agreement outlines the Great Sauk State Trail's Baraboo spur, which spans parts of the City of Baraboo and Town of Baraboo, utilizing sections of the County Road DL right-of-way. Furthermore, it establishes a cooperative framework that defines municipal and county responsibilities regarding communication, funding, trail design, engineering, and ongoing maintenance.

THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors, met in regular session, that the County Administrator be authorized to enter into an intergovernmental agreement with the City of Baraboo and Town of Baraboo, attached hereto as Appendix A IGA.

Approved by the Executive and Legislative Committee on July 7, 2026.

Approved by the Land Resources and Extension Committee on July 9, 2026.

To be presented to the County Board on July 21, 2026.

Consent Agenda Item: ☐ YES ☐ NO

Fiscal Impact: ☒ None ☐ Budgeted Expenditure ☐ Not Budgeted

Vote Required: Majority = _____ 2/3 Majority = _____ 3/4 Majority = _____

The County Board has the legal authority to adopt: Yes _____ No _____ as reviewed by the Corporation Counsel, _____, Date: _____.

Offered and passage moved by:

Executive & Legislative Committee

Timothy McCumber, Chair

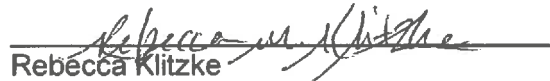
☐ Aye ☐ Nay ☐ Abstain ☐ Absent

John Deitrich, Vice Chair

☐ Aye ☐ Nay ☐ Abstain ☐ Absent


Peter Kinsman

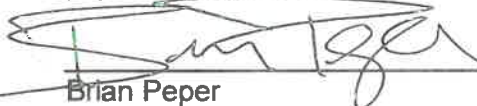
☒ Aye ☐ Nay ☐ Abstain ☐ Absent


Rebecca Klitzke

☒ Aye ☐ Nay ☐ Abstain ☐ Absent


Richard Cross

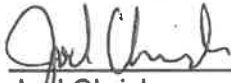
☒ Aye ☐ Nay ☐ Abstain ☐ Absent


Brian Peper

☒ Aye ☐ Nay ☐ Abstain ☐ Absent

Brandon Lohr

☐ Aye ☐ Nay ☐ Abstain ☐ Absent


Joel Chrisler

☒ Aye ☐ Nay ☐ Abstain ☐ Absent

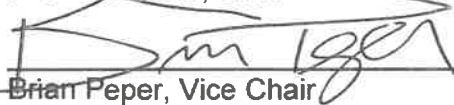

Gail Burchill

☒ Aye ☐ Nay ☐ Abstain ☐ Absent

Land Resources and Extension Committee


Peter Kinsman, Chair

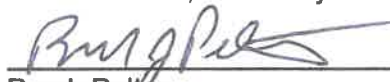
☒ Aye ☐ Nay ☐ Abstain ☐ Absent


Brian Peper, Vice Chair

☒ Aye ☐ Nay ☐ Abstain ☐ Absent

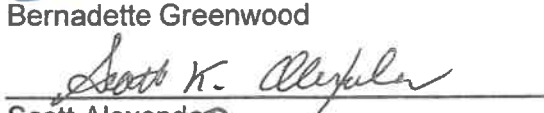
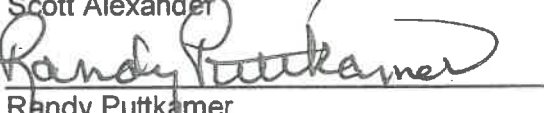
Brandon Lohr, Secretary

☐ Aye ☐ Nay ☐ Abstain ☐ Absent


Brock Pelton

☒ Aye ☐ Nay ☐ Abstain ☐ Absent

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	☒ Aye	☐ Nay	☐ Abstain	☐ Absent
Robert Prosser				
	☒ Aye	☐ Nay	☐ Abstain	☐ Absent
Jeff Sederstrom				
	☒ Aye	☐ Nay	☐ Abstain	☐ Absent
Bernadette Greenwood				
	☒ Aye	☐ Nay	☐ Abstain	☐ Absent
Scott Alexander				
	☒ Aye	☐ Nay	☐ Abstain	☐ Absent
Randy Puttkamer				

Fiscal Note: No fiscal impact. The Intergovernmental Agreement allows Sauk County to move forward with engineering, design, and construction work for that part of the Baraboo spur located in the Town of Baraboo. The City of Baraboo is wholly responsible for the engineering, design, construction, and maintenance for that portion of the Baraboo spur within the City limits. Funding for the County's portion of engineering, design, and construction costs will be included in future capital improvement plan budget requests. These funding requests will include applications for grants, donations, and sponsorships.



MIS Note: No information systems impact.

COOPERATIVE AGREEMENT

**Between
Sauk County, Wisconsin
and
City of Baraboo and Town of Baraboo**

FOR THE GREAT SAUK STATE TRAIL BARABOO SPUR

PROJECT TITLE: Cooperative Planning, Construction, and Maintenance of the Great Sauk State Trail Baraboo Spur.

This Agreement is made and entered into between Sauk County (County), the City of Baraboo (City), and the Town of Baraboo (Town), all municipal corporations and political subdivisions of the State of Wisconsin, collectively referred to as “parties.”

ARTICLE I – BACKGROUND AND OBJECTIVE

Objective: Develop the Baraboo Spur connecting the Great Sauk State Trail to Downtown Baraboo, which will provide a nonmotorized transportation facility to be primarily utilized by pedestrians and bicyclists.

Background: Developing the Baraboo Spur has been factually recognized by the governing bodies of the parties, and all parties agree that the project is a priority infrastructure project that deserves diligent effort to complete design and engineering plans as an initial step, followed by trail construction.

Sauk County

The Sauk County Board of Supervisors unanimously adopted the Great Sauk State Trail Master Plan in July 2024. The Plan identifies a preferred and alternate route that connects the built trail in the Sauk Prairie area to the 400 State Trail in Reedsburg. The Plan intends that the final construction of the trail will accommodate a 10-12 foot bituminous paved shared-use transportation facility that will be physically separated from vehicular traffic as much as possible. One of the project goals, as expressed in the plan, is to provide a regional recreational trail experience connecting multiple communities; however, where the trail is located in incorporated areas, it is anticipated that the trail will also serve as an alternative transportation option to traditional vehicular options to access local destination businesses and attractions by residents and recreational trail users alike.

The planning process that led to the development of the Great Sauk State Trail Master Plan included a significant amount of involvement from the affected municipalities, state agencies, and other stakeholder groups to develop, review, and refine the plan. The plan identified Sauk County as the primary sponsor of the planning process and continued plan implementation through coordination with affected municipalities and state agencies, leading to a fully constructed trail.

Specifically, the plan more particularly identifies a route and recommendations by segment. This Agreement, more particularly, applies to the Baraboo Segment, attached in map form in Appendix A, which includes the Baraboo Spur, as shown in map form in Appendix A. Also attached as part of Appendix A is Sauk County’s adoption resolution.

City of Baraboo

The City of Baraboo Common Council unanimously approved the Bicycle and Pedestrian Master Plan in January 2026. The master plan highlights the desire to establish a working relationship between the County and City, with the first step being securing an intergovernmental agreement. The City's adoption resolution is attached as Appendix B.

Town of Baraboo

The Town of Baraboo Board approved a resolution supporting the route depicted by the Baraboo Segment, including the route for the Baraboo Spur, in October 2025, attached hereto as Appendix C.

ARTICLE II - AUTHORITY

As it relates to the development, construction, operation and maintenance of the Great Sauk State Trail, the following references and obligations noted herein apply: Wis Stat. §59.03 references the County's organizational and administrative power. Wis Stat. § 66.0301(2) refers to the authorizing cooperation between municipalities and obligations therein. Wis Stat. § 23.175(2)(b) encourages other state agencies, political subdivisions, organizations and individuals to participate in planning, establishing, developing and maintaining state trails. Wis Stat. § 23.17(3)(a) encourages other state agencies, municipalities, organizations and individuals to participate in planning, establishing, developing and maintaining the Great Sauk State Trail.

ARTICLE III - STATEMENT OF WORK

All parties agree to perform their respective responsibilities as identified in the work areas below. In addition, each program under this Agreement will be further defined with more detail through future task agreements with each municipality, including background and objectives, statements of work, and budgets developed cooperatively between the parties, and approved by key officials from each municipality, where applicable. This Agreement shows substantial involvement by Sauk County to coordinate and facilitate the completion of tasks. The level of substantial involvement for specific task agreements may vary with each municipality and may be implemented in whole or in part by the respective municipality.

To ensure any one party's accountability to each of the other parties, and to guarantee the timely and complete performance of each party's respective tasks as assigned through this Agreement and any future task agreements, the parties hereby agree that the County and City will be responsible for a portion of the costs and services described herein. The City will be responsible for all costs of planning, development, and construction related to the Spur Trail beginning at the intersection of Highway DL and Mine Road and ending at the Baraboo River. The County will be responsible for all costs of planning, development, and construction related to the primary trail south of the geographic line at Highway DL and Mine Road. Sauk County will be responsible for the payment of vendor invoices and accounting for project costs. The City will provide final payment of their agreed upon contribution to the County no more than 30 days from the date of invoice by Sauk County following completion of the project described herein, or upon the payment of an individual invoice associated with the project by the County, after subsequent invoicing to the City for that portion of the project.

If the City fails to perform any service or project task expressly assigned to it under this Agreement or an applicable task agreement, and such failure continues for thirty (30) days after written notice from the County, the County may perform such service or task. The City shall reimburse the County for the actual, reasonable, necessary, and documented costs incurred in performing the service or task, provided that the County submits supporting documentation reasonably sufficient to verify such costs. The City shall have

the right to review and dispute any such costs. Any dispute shall be made in good faith and shall identify, with reasonable specificity, the basis for the dispute. The County shall have no obligation to complete or fund construction of any trail spur segment assigned to the City or Town if the City or Town elects not to complete such segment after the effective date of this Agreement or any applicable task agreement.

A. Communication, Collaboration and Cooperation: Effective communication, collaboration and cooperation are a crucial component to the project. Establishing trust and transparency while maintaining a positive and productive working relationship between and among the municipalities and the county are equally important and must be maintained throughout the project, and are of particular importance when managing public expectations.

1. The County shall provide communication services such as, but not limited to, the following:
 - a. Develop and implement communication and public participation strategies for the public and stakeholders, as needed, as well as efforts aimed at ensuring consistency with trail routing objectives and recognized future trail users.
 - b. Coordinate communication and public relations initiatives among the municipalities, the public, and the media.
 - c. Develop and prepare progress reports at regular intervals to be distributed to the municipalities and, in particular, to the elected bodies.
2. The municipalities shall provide communication services such as, but not limited to, the following:
 - a. Assist with the development and implementation of communication and public participation strategies for the public and stakeholders, as well as efforts aimed at ensuring consistency with trail routing objectives and recognized future trail users.
 - b. Share information as appropriate with the County to be disseminated to stakeholders and the public.
 - c. Contribute information to progress reports at regular intervals to be distributed to the municipalities and, in particular, to the elected bodies.

The parties shall attempt to resolve any dispute arising out of or relating to this Agreement promptly by negotiation between the Town, City, and County Administrators. To initiate a negotiation, a party shall give the other parties written notice of any dispute not resolved in the normal course of business. Within 10 days after delivery of the notice, the administrators shall meet at a mutually acceptable time and place, and thereafter as often as they reasonably deem necessary, to attempt to resolve the dispute. If the dispute has not been resolved by negotiation as provided herein within 45 days after delivery of the initial notice of negotiation, or if the parties failed to meet within 30 days, the parties shall endeavor to settle the dispute by mediation under the [CPR Mediation Procedure](#) currently in effect as of the date of mediation, provided, however, that if one party fails to participate as provided herein, the other parties can initiate mediation prior to the expiration of the 45 days. A mediator will be selected by agreement of the three parties, and if a mediator cannot

be agreed upon, a panel of three mediators will be selected, with each party designating its chosen mediator.

3. Both the County and City shall provide communication and collaboration services such as, but not limited to, the following:
 - a. Coordinate messages and information consistently to the public and stakeholders.
 - b. Cultivate and participate in partnerships with other agencies, Downtown Baraboo, Inc, Friends of the Great Sauk State Trail, Wisconsin Department of Natural Resources, and related organizations.
 - c. Provide support services and facilities for meetings and public participation events.
- B. **Spur Route Evaluation:** This Agreement provides for a detailed map showing the location of the Baraboo Spur. It is understood that due to unforeseen circumstances during the engineering and design phase, the exact route may be adjusted. Any adjustment must be agreed upon by Sauk County and Town of Baraboo for that part of the spur commencing at the intersection of Highways 136 and DL and ending at the intersection of Highway DL and Mine Road. Any adjustment for that part of the spur commencing at the intersection of Highway DL and Mine Road and ending at the Baraboo River will be solely made by the City of Baraboo.
 1. Technical Assistance:
 - a. The County will provide technical assistance throughout the project, and where necessary, coordinate assistance with respective public professionals and stakeholders for the Spur Trail. The County will include the respective party(ies), where applicable.
 - b. It will be necessary to contract with a consulting engineer for trail design and engineering technical assistance to develop complete construction plans. The County will coordinate the search and selection process in accordance with the parties' financial policy and will be responsible for retaining and administering the consulting engineer's work and reimbursement on behalf of the municipalities.
 - c. The County will be responsible for costs for a consulting engineer to complete trail design and engineering plans for the section of trail described as beginning at the intersections of Highways 113 and DL and ending at the intersection of Highway DL and Mine Road. The City will be responsible for costs for a consulting engineer to complete trail design and engineering plans for the section of trail described as beginning at the intersection of Highway DL and Mine Road and ending at the Baraboo River. The Town will not be responsible for any costs whatsoever; the Town will have an advisory role for that part of the spur located beginning at the intersections of Highways 113 and DL and ending at the intersection of Highway DL and Mine Road. See Appendix D, which shows the agreed-upon location of the Baraboo Spur by the parties, including geographic financial responsibility.

2. Acquisition of Easements (if needed):

- a. Temporary construction easements or permanent easements may be required. The consulting engineer designing the trail shall determine what, if any, construction easements are needed for the construction of the Spur Trail. The services associated with identifying and securing all necessary easements, and ensuring compliance with law and federal grant requirements, will be the responsibility of the consulting engineer, and these requirements will be required in the associated RFP and subsequent services agreement. The Town, City, and County hereby agree to provide all necessary support to the consulting engineer in securing such easements. Upon securing a construction easement, said easement must be recorded with the Sauk County Register of Deeds.

C. Spur Trail Design, Engineering and Construction: Upon adoption of this Agreement by the parties, the next phase of project development includes the formation of detailed trail design and engineered plans that meet standard specifications and ADA compliance, where applicable. Any reason for not meeting ADA compliance shall be documented.

1. Design and Engineering:

- a. The County will be responsible for developing and administering a request for proposals or request for qualifications to solicit and retain a consulting engineering firm to provide and prepare preliminary design and final design plans, specifications, and special provisions for the Spur Trail. The selection of a consulting engineering firm will be made jointly by the County and the City, utilizing a scored selection matrix. The Town will be allowed to submit feedback on the proposal received, to be considered by the County and City as part of their review. It is understood that the Request for Proposals will also include a section of trail located at Devils Lake State Park, and that the same or a different consultant may be selected for the Baraboo Spur.
- b. The County and City shall contribute financially to the preparation of preliminary design and final design plans, specifications, and special provisions, based on their geographic responsibility expressed under Section B Spur Route Evaluation 1.C. Payment for such services shall be tendered in accordance with Article III above.

2. Construction:

- a. The primary purpose of this Agreement is to secure a complete set of engineered plans for the Baraboo Spur. This section will be developed at a future date, pending the completion of engineered plans and the identification/securing of funds for the construction of the spur trail.

ARTICLE IV - MAINTENANCE

A. Post Trail Construction Routine Maintenance: Once the Spur Trail, or parts thereof, are constructed and fully operational, bituminous surface maintenance of the trail and areas around the trail to maintain the trail in a serviceable condition will be partially the responsibility of Sauk County and the City of Baraboo.

1. Maintenance Responsibilities:

- a. The City of Baraboo agrees to be solely responsible for the costs of all routine maintenance incurred under this Agreement for their portion of the Spur Trail described as beginning at the intersection of Highway DL and Mine Road and ending at the Baraboo River. This responsibility includes incorporating additional parts of the Spur Trail following the contiguous annexation of land on both sides of Highway DL. Routine maintenance includes the following or substantially similar activities:
 - i. Snow and ice removal from the trail surface.
 - ii. Collecting/removing nuisance or obstructive debris (waste, tires, appliances, trash, trees, brush, litter, sand, soil, etc.) within the trail corridor.
 - iii. Chemical spraying of vegetation on trail shoulders.
 - iv. Removing graffiti or repairing vandalism.
 - v. Pruning, cutting, and removing overhanging and encroaching trees and other nuisance or obstructive vegetation.
 - vi. Mowing or string line trimming of turfs and shoulders.
 - vii. Replacing/repairing detectable warning plates.
 - viii. Replacing/repairing directional signs and posts.
 - ix. Replacing/repairing crosswalk markings/signs.
 - x. Replacing/repairing light fixtures, bulbs, casings, glass, and poles.
Cleaning public structures or facilities offered or available for trail users unless responsibility is specific.
- b. Sauk County agrees to be solely responsible for the costs of all routine maintenance incurred under this Agreement for that portion of the spur located as beginning at the intersections of Highways 113 and DL and ending at the intersection of Highway DL and Mine Road. Upon annexation of lands on both sides of Highway DL, all maintenance responsibilities will be automatically transferred to the City. Routine maintenance includes the following or substantially similar activities:
 - i. Collecting/removing nuisance or obstructive debris (waste, tires, appliances, trash, trees, brush, litter, sand, soil, etc.) within the trail corridor.
 - ii. Chemical spraying of vegetation on trail shoulders.
 - iii. Removing graffiti or repairing vandalism.
 - iv. Pruning, cutting, and removing overhanging and encroaching trees and other nuisance or obstructive vegetation.
 - v. Mowing or string line trimming of turfs and shoulders.
 - vi. Replacing/repairing detectable warning plates.
 - vii. Replacing/repairing directional signs and posts.
 - viii. Replacing/repairing crosswalk markings/signs.
 - ix. Replacing/repairing light fixtures, bulbs, casings, glass, and poles.
 - x. Cleaning public structures or facilities offered or available for trail users unless responsibility is the specific.

2. Maintenance Details:

- a. The trail shall be maintained at its full constructed width, free from encroachments or obstructions that reduce the usable trail surface.
- b. Brush must be cleared from an area two (2) feet outside the trail edge, and a minimum vertical clearance of ten (10) feet shall be maintained above the trail.
- c. The responsible jurisdiction under Article IV A.1. a and b shall respond within seven (7) days of notification with a plan to correct any maintenance deficiencies observed and/or reports by another party. Hazardous situations shall be corrected immediately upon receiving reasonable notice.
- d. Routine maintenance required by this Agreement shall be provided at reasonable intervals.
- e. Any item not identified as routine maintenance shall be the responsibility of the County for those parts of the spur trail located as beginning at the intersections of Highways 113 and DL and ending at the intersection of Highway DL and Mine Road and the City for those parts of the trail located in the City, including, but not limited to, bituminous surface maintenance and reconstruction, which will be maintained in a serviceable condition.
- f. All trail maintenance shall be performed in accordance with all applicable best management practices for recreational trails.

ARTICLE V - FUNDING

A. Municipal Funding: It is anticipated that local municipalities include funding for trail construction within their respective capital improvement plans.

1. Local Contribution:

- a. a. Direct financial contributions by the parties for project engineering and construction are not required under this Agreement. The parties acknowledge that direct financial contributions may be necessary to achieve full project completion; however, neither party commits to any specific financial contribution until project scope, cost estimates, and funding needs have been identified and evaluated. Such financial contributions will be more clearly delineated in a future task agreement or cost addendum after the completion of the RFQ/RFP. It is understood that the Town is exempt from providing any financial contribution.

B. Grants and other Funding Sources: It is understood that in order to realize construction of the trail, grant funding will be required and other forms of funding should be pursued. Such grant funding will be issued to the County in accordance with the payment management provisions of Article III of this agreement, but the City and Town's costs will be adjusted on a prorated basis in accordance with the applicability of such grants to the City and Town's responsibilities and trail sections contemplated herein, and subject to the lawfulness of applying grant funds to trail spurs.

1. Grants:

- a. Knowles Nelson Stewardship Grant. The County will be the lead agency to apply for and administer this grant, if applicable/available.
- b. Transportation Alternative Program (TAP). The City or County (or both as applicable) will be the lead agency to apply for and administer this grant, if applicable/available.
- c. Other Grants. The parties will seek and apply for additional grants as applicable and based on available staff resources. Grant administration will be determined on a case-by-case basis.

2. Other Funding:

- a. Friends Group or other established non-profit organizations. The County will assist in the creation of a Friends Group or expansion of the existing Great Sauk State Trail Friends Group or other non-profit entity whose purpose will be to raise funds for trail construction.
- b. At the parties' discretion, other funding sources not mentioned herein may be identified and pursued such as the installation of visual art pieces in exchange for construction donations. It is understood that if other funding sources are pursued, the affected municipality will be notified and, where applicable, will be asked to participate in any application process. The nature of the grant or funding source may dictate which party to this Agreement must (or should) apply for the funds, and some funding may be contingent upon the location of the trail segment, or the completion of that segment. Each party acknowledges and agrees that such trail or spur enhancement is beneficial to maximizing user's experience and the aesthetics of the trail. Each party hereby agrees to make best efforts to secure any grants or funds available for such purposes, and shall have the sole responsibility for the obligations associated with those grants or funds.

ARTICLE VI - MISCELLANEOUS

A. General Provisions. General provisions apply to all components of this Agreement.

1. Entire Agreement:

- a. This document contains the entire Agreement between the parties and may only be amended in writing by all parties.
- b. The duties established by this Agreement shall not be assigned to any other party or entity without the written consent of the parties.
- c. Any notice required or permitted under this Agreement shall be delivered personally or sent by first-class mail to the parties at their official postal addresses.

2. Termination.

- a. This Agreement may be terminated by any party without cause by providing thirty (30) days' notice to all other parties. The County may terminate this Agreement without

notice if it determines that irreparable harm is possible. The City shall reimburse any costs incurred by the County for consultant services for any part of the spur up to the date of termination.

3. Hold Harmless

- a. Each party shall hold harmless all other parties or its agents or assigns from any liability for damage to life or property resulting from acts or omissions of its employees, agents, or volunteers under this Agreement, to the extent allowable by Wisconsin law.

ARTICLE VII - DEFINITIONS

1. DEFINITIONS.

- a. Bituminous Surface Maintenance Bituminous Surface Maintenance means the maintenance and repair of the trail surface and shoulders, including but not limited to sweeping, snow and ice removal, crack sealing, sealcoating, patching, overlaying, and maintaining trail shoulders free of vegetation, erosion, and other conditions that may impair the safe use or drainage of the trail.
- b. Serviceable Condition means reconstruction, overlay or sealcoat of a bituminous trail surface.
- c. Standard Specifications means Wisconsin Department of Transportation Facilities Development Manual, AASHTO Standards.

WITNESSETH:

WHEREAS, the parties are anticipating entering into this Cooperative Agreement to secure complete trail design and engineering plans for the Baraboo Spur; and,

WHEREAS the County is willing to coordinate the effort between the parties, more particularly with the City of Baraboo and Town of Baraboo, recognizing that the parties are undertaking this venture as local partners; and,

WHEREAS the parties agree to fulfill their obligations by working cooperatively and contributing financially as specified in this Cooperative Agreement; and,

WHEREAS, the parties have determined that it is in the best interest of the citizens of Sauk County, the City of Baraboo, and the Town of Baraboo to provide by this Cooperative Agreement entered pursuant to and in accordance with the provisions of Wis. Stats. Chapter 23, Wis. Stat. §§ 66.0301, 59.03, and 59.56, and other applicable legal authorities, for the development, construction, operation, and maintenance of the Great Sauk State Trail.

NOW THEREFORE, based on the premises and the mutual covenants hereinafter set forth, the parties agree as follows:

IN WITNESS, WHEREOF, the parties have caused this Agreement to be executed by their respective names and duly authorized representatives as authorized by a Resolution duly passed by the governing body of the party.

FOR SAUK COUNTY	FOR THE CITY OF BARABOO
TIM MCCUMBER, Chairperson	ROB NELSON, Mayor
County Board	City Council
Date:	

FOR THE TOWN OF BARABOO	
BILL KLEMM, Chairperson	
Town Board	
Date:	

RESOLUTION # 59-2024

Resolution to adopt the Sauk County Great Sauk State Trail Master Plan as an Appendix to the 2020-2024 Sauk County Comprehensive Outdoor Recreation Plan.

Resolution offered by the Land Resources and Environment Committee

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

BACKGROUND:

In January 2023 Sauk County contracted with Hoisington Kogler Group, Inc. (HKGI) to assist Land Resources and Environment Department with the creation of the Great Sauk State Trail master plan. Building off the success of the 11.4 mile completed segment of the Great Sauk State Trail, the master plan and planning process was initiated to identify a route and recommendations to extend the multi-use trail north and west to connect to trail users to Devil's Lake State Park, the Baraboo Area, the Villages of North Freedom, and Rock Springs, and terminating at the start of the 400 State Trail in Reedsburg. Once constructed, the trail will provide a world-class trail experience, showcasing the natural landscape and connecting communities in Sauk County. The planning process involved a significant amount of community, stakeholder, agency, and municipal engagement to understand the issues and opportunities that the trail will present. In addition to identifying preferred and alternate trail routes, the plan identifies amenities that best support tourism, community development, and active living for those who live within and around the region. The Land Resources and Environment Department served as the project sponsor and project manager for the planning effort.

Resolution No. 150-2019 adopting the 2020-2024 Sauk County Outdoor Recreation Plan was approved by the Sauk County Board of Supervisors on January 21, 2020. The Great Sauk State Trail Master Plan is intended to be included as part of the Sauk County Outdoor Recreation Plan which will make the design and construction of the trail eligible to the Knowles Nelson Stewardship Grant and which will increase the probability that Sauk County will be successful with obtaining funding from other sources

THEREFORE, BE IT RESOLVED, that the Sauk County Board of Supervisors, met in regular session, does hereby adopt the Great Sauk State Trail Master Plan attached hereto as Appendix A as an appendix to the 2020-2024 Sauk County Outdoor Recreation Plan.

Approved for presentation to the County Board by the Land Resources and Environment Committee, this 11th day of July 2024

Consent Agenda Item: ☐ YES ☐ NO

Fiscal Impact: ☒ None ☐ Budgeted Expenditure ☐ Not Budgeted

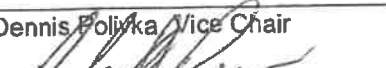
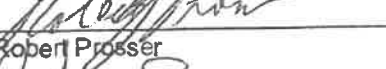
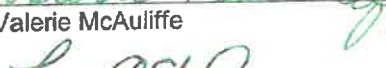
Vote Required: Majority = X 2/3 Majority = _____ 3/4 Majority = _____

The County Board has the legal authority to adopt. Yes X No _____ as reviewed by the Corporation Counsel, _____, Date:

07.16.2024

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Offered and passage moved by:

 Marty Krueger, Chair	☒ Aye	☐ Nay	☐ Abstain	☐ Absent
 Peter Kinsman	☒ Aye	☐ Nay	☐ Abstain	☐ Absent
 Brandon Lohr	☒ Aye	☐ Nay	☐ Abstain	☐ Absent
 Dennis Polivka, Vice Chair	☐ Aye	☐ Nay	☐ Abstain	☒ Absent
 Robert Prosser	☒ Aye	☐ Nay	☐ Abstain	☐ Absent
 Robert Spencer	☒ Aye	☐ Nay	☐ Abstain	☐ Absent
 Valerie McAuliffe	☒ Aye	☐ Nay	☐ Abstain	☐ Absent
 Lynn Eberl	☒ Aye	☐ Nay	☐ Abstain	☐ Absent
 Randy Puttkamer	☐ Aye	☒ Nay	☐ Abstain	☐ Absent

Fiscal Note: Design and construction of the trail will be funded through a combination of grants, county contributions, and local contributions. As funding opportunities become available, and if these opportunities require a percentage match, each opportunity will be evaluated individually and will be considered by the County Board under a resolution unique to that funding source.

MIS Note: No Impact

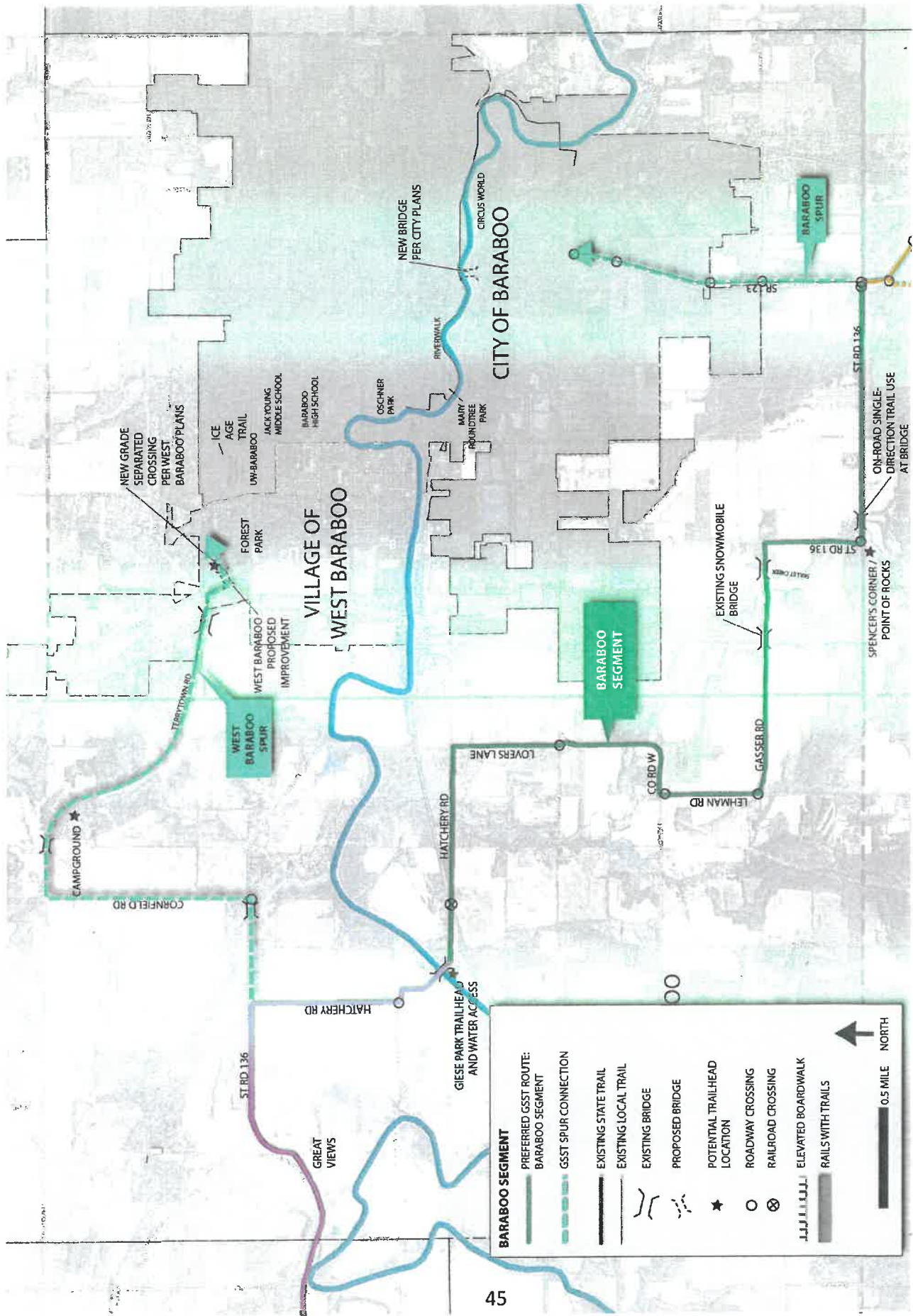


Figure 5.5 Baraboo Segment Map

The City of Baraboo, Wisconsin

Background: This resolution seeks the adoption of the 2026 Bicycle and Pedestrian Master Plan as submitted by the Bicycle/Pedestrian Commission.

In April 2025, City Council created the Bicycle/Pedestrian Commission to ensure that safe and efficient bicycle and pedestrian facilities are included in current infrastructure and future development of the City. First among the Commission's stated duties is the development of a Bicycle and Pedestrian Master Plan.

In June 2025, commission members and City staff began working on the plan. Over the next six months, they researched plans from other communities, consulted local professionals, met with elected officials, and engaged community members while preparing and discussing several drafts of the plan. A near-final draft of the plan was distributed for review by a large group of stakeholders. The recommendations received during the review period were evaluated, and most were incorporated into the final draft of the plan.

The plan is intended to serve as guide for the Bicycle/Pedestrian Commission, and other City entities, for the next five years. It establishes three primary goals for the City's bicycle and pedestrian infrastructure, improved connectivity, greater safety, and increased use. It provides an overview of the existing condition of our bicycle and pedestrian networks, challenges that users face, and the state of our education and enforcement efforts. The plan makes recommendations for improving the City's infrastructure and policies, promoting education and safe routes to school, generating positive economic impacts.

The Bicycle and Pedestrian Master Plan was reviewed and unanimously recommended for Council adoption by the Bicycle/Pedestrian Commission at their December 22, 2025 meeting.

Fiscal Note: ☒ Not Required ☐ Budgeted Expenditure ☐ Not Budgeted

Comments: Plan projects are identified as "goals" and "recommendations" with the understanding that funding sources have yet to be determined. The plan should be considered whenever bicycle or pedestrian infrastructure is being constructed or modified. Financing of any included projects will take place during annual budget process.

Resolved, by the Common Council of the City of Baraboo, Sauk County, Wisconsin:

THAT the 2026 Bicycle and Pedestrian Master Plan be approved as submitted by the Bicycle/Pedestrian Commission.

Offered by: Bicycle/Pedestrian Commission
Motion: Topham
Second: Hazard

Approved:

Attest:

RESOLUTION #2025-07

Resolution Supporting the Designation of the Great Sauk State Trail and the Baraboo / West Baraboo spurs within the limits of the Town of Baraboo and supporting Sauk County's submittal of an application to the Wisconsin Department of Transportation for the 2026-2030 Transportation Alternatives Program (TAP) Award Cycle

Resolved by the Town of Baraboo Town Board of Sauk County, Wisconsin:

BACKGROUND: The Sauk County Board of Supervisors unanimously adopted the Great Sauk State Trail Master Plan in July 2024. The Plan identifies a preferred and alternate route that connects the built trail in the Sauk Prairie area to the 400 State Trail in Reedsburg. The Plan intends that the final construction of the trail will accommodate a 10-12 foot bituminous paved shared-use transportation facility that will be physically separated from vehicular traffic as much as possible. One of the project goals, as expressed in the plan, is to provide a regional recreational trail experience connecting multiple communities; however, where the trail is located in incorporated areas, it is anticipated that the trail will also serve as an alternative transportation option to traditional vehicular options to access local destination businesses and attractions by residents and recreational trail users alike.

The planning process that led to the development of the Great Sauk State Trail Master Plan included a significant amount of involvement from the affected municipalities, state agencies, and other stakeholder groups to develop, review, and refine the plan. The plan identified Sauk County as the primary sponsor of the planning process and continued plan implementation through coordination with affected municipalities and state agencies, leading to a fully constructed trail.

Specifically, the plan more particularly identifies a route and recommendations by segment. This resolution, more particularly, applies to the North Freedom Segment, attached in map form in Appendix A, and the Baraboo and Devil's Lake Segments, including the Baraboo spur and West Baraboo spur, also attached in map form as part of Appendix A.

The Town of Baraboo accepts the preferred North Freedom, Baraboo, and Devil's Lake trail routes including the Baraboo and West Baraboo spurs as depicted in Appendix A and recognizes that the Great Sauk State Trail implements Wisconsin Statutes Chapters 1.11, 84.01(35), 84.60, and 85.02 and Wisconsin Administrative Code Chapter Trans 400 which requires "...due consideration to establishing bikeways and pedestrian ways in all new highway construction and reconstruction projects."

THEREFORE, BE IT RESOLVED, that the Town of Baraboo accepts the preferred North Freedom, Baraboo, and Devil's Lake trail routes including the Baraboo and West Baraboo spurs as depicted in Appendix A and recognizes that the Great Sauk State Trail project implements Wisconsin Statutes Chapters 1.11, 84.01(35), 84.60, and 85.02 and Wisconsin Administrative Code Chapter Trans 400 which requires that "...due consideration to establishing bikeways and pedestrian ways in all new highway construction and reconstruction projects."

BE IT FURTHER RESOLVED, that the Town of Baraboo supports Sauk County's submittal of an application to the Wisconsin Department of Transportation for the 2026-2030

50 Transportation Alternatives Program (TAP) Award Cycle for the North Freedom Segment.

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52 Approved by the Town of Baraboo Board on October 20, 2025.

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55 William F. Klemm, Town Board Chairperson

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57 ATTESTED: Morgan K. Olson, Town Clerk
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59 Town Treasurer

60 **Roll Call Vote Results**

61 William Klemm	☒ In Favor	☐ Opposed	☐ Abstained / Not Present
62 Randall Puttkamer	☒ In Favor	☐ Opposed	☐ Abstained / Not Present
63 Steven Hess	☐ In Favor	☐ Opposed	☒ Abstained / Not Present
64 Michael Terry	☒ In Favor	☐ Opposed	☐ Abstained / Not Present
65 William Steinhorst	☒ In Favor	☐ Opposed	☐ Abstained / Not Present

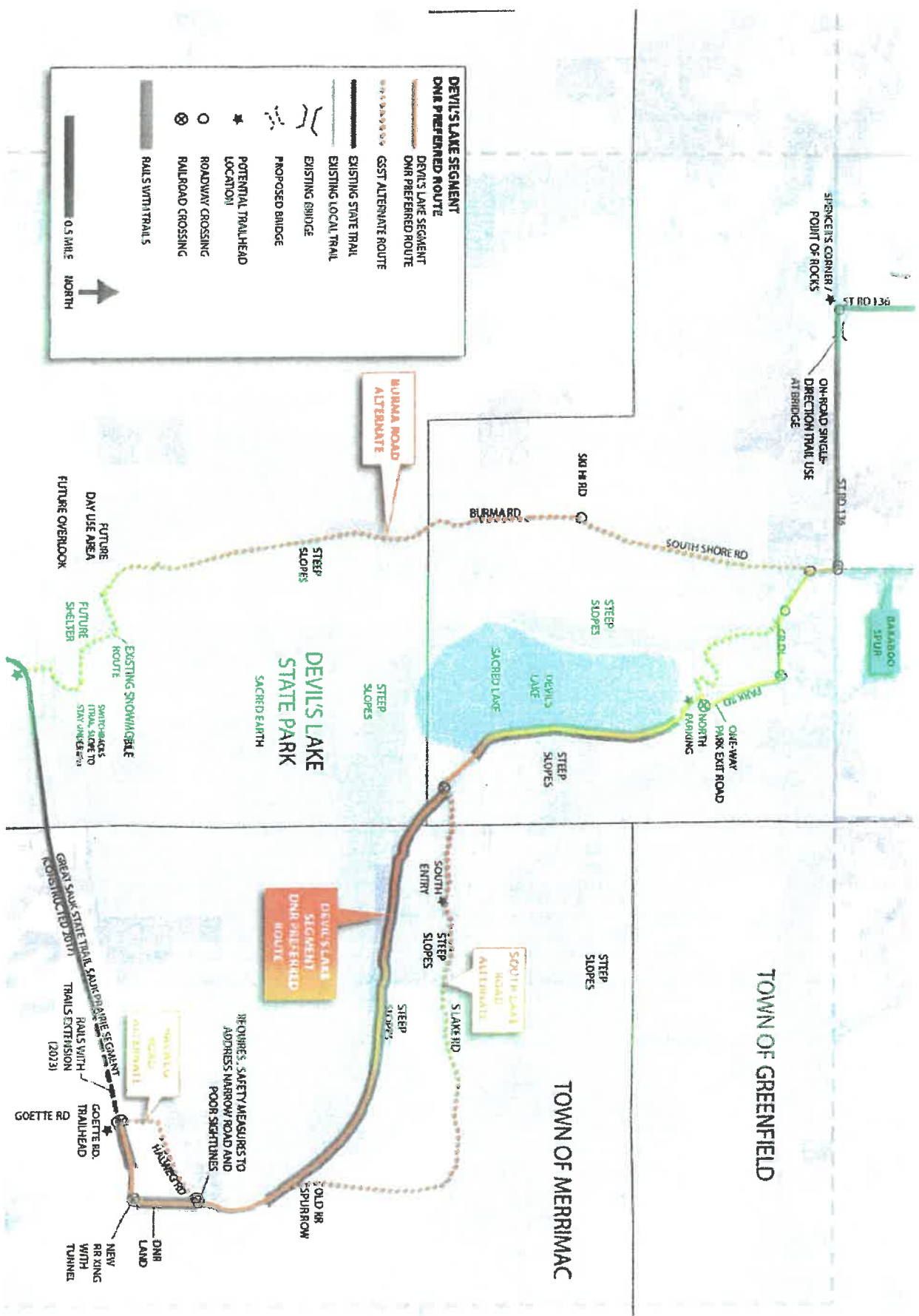


Figure 5.3 Devil's Lake Segment Map

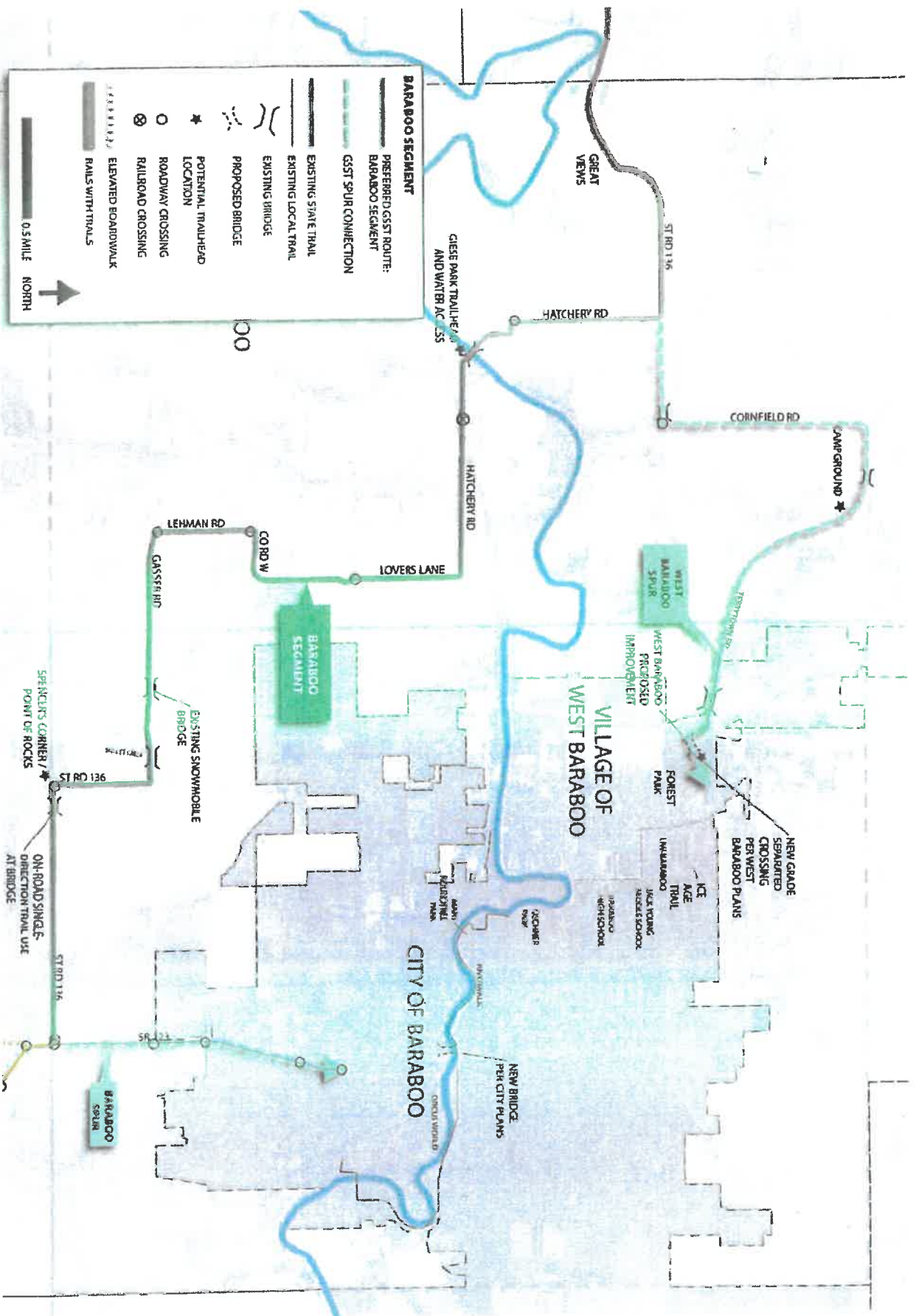


Figure 5.5 Baraboo Segment Map

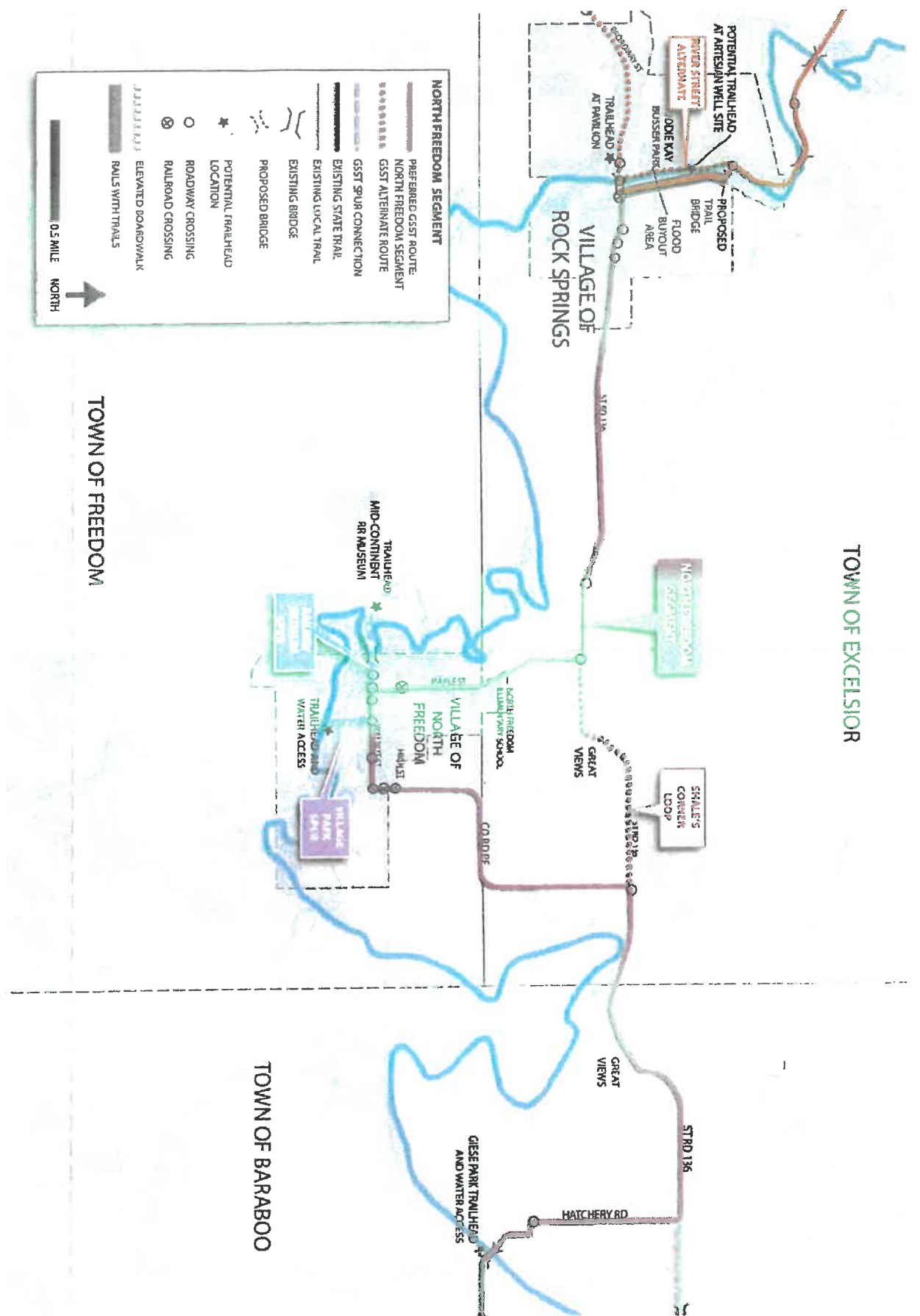


Figure 5.8 North Freedom Segment Map

RESOLUTION # 56-2026

Resolution to Authorize the Purchase of Property near the Timme Mill/Delton Dam for Portage Access

Resolution offered by the Land Resources and Extension Committee and Public Works and Infrastructure Committee

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

BACKGROUND: Sauk County owns, operates and maintains the Timme Mill/Delton Dam, located at the outlet of Mirror Lake at Dell Creek. The Wisconsin Department of Natural Resources has required the establishment of a portage route around the Delton Dam to connect Mirror Lake to Dell Creek. The Pine Cove Owners Association Inc. has offered to sell approximately 0.41 acres of property to Sauk County for this portage access.

The purchase price totals \$41,000.00, which includes \$25,000.00 for the real estate and \$16,000.00 for additional items including a new security fence for the former Cave Bar opening, the new property survey and legal description, title work, seller's attorneys' fees, and closing costs. A completed appraisal by PARE Consultants LLC indicated a market value of \$22,500.00 for the real estate. A Phase I Environmental Site Assessment (ESA) was conducted by Solid Ground Environmental and revealed no recognized environmental conditions in connection with the property. No additional environmental investigations were recommended. Supporting documentation including the appraisal and executive summary of the Phase I ESA are included as "Exhibit A".

THEREFORE, BE IT RESOLVED, that the Sauk County Board of Supervisors hereby authorizes the purchase of the above-described property for the purpose of establishing public portage access around the Delton Dam as described in the attached purchase agreement "Exhibit B"; and,

BE IT FURTHER RESOLVED, that the Land Resources and Environment Department and Administrator are authorized to proceed with all necessary steps to complete the acquisition, including execution of purchase agreements, closing documents, and any related actions necessary to finalize the real estate transaction.

Approved by the Land Resources and Extension Committee on April 9, 2026, and the Public Works and Infrastructure Committee on April 13, 2026.

To be presented to the County Board on May 19, 2026.

Consent Agenda Item: ☐ YES ☐ NO

Fiscal Impact: ☐ None ☒ Budgeted Expenditure ☐ Not Budgeted

Vote Required: Majority = _____ 2/3 Majority = _____ 3/4 Majority = _____

The County Board has the legal authority to adopt: Yes _____ No _____ as reviewed by the Corporation Counsel, _____, Date: _____

Offered and passage moved by:

LAND RESOURCES & EXTENSION COMMITTEE:

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Marty Krueger, Chair

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Valerie McAuliffe, Secretary

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Dennis Polivka, Vice Chair

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Lynn Eberl

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Peter Kinsman

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Brandon Lohr

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Robert Prosser

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Robert Spencer

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Randall Puttkamer

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE:

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Brian Peper, Chair

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Thomas Dorner, Secretary

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Mark "Smooth" Detter, Vice Chair

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Richard Cross

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Bryant Hazard

☐ Aye ☐ Nay ☐ Abstain ☐ Absent
Valerie McAuliffe

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Robert Spencer

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Terry Spencer

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Mark Waldon

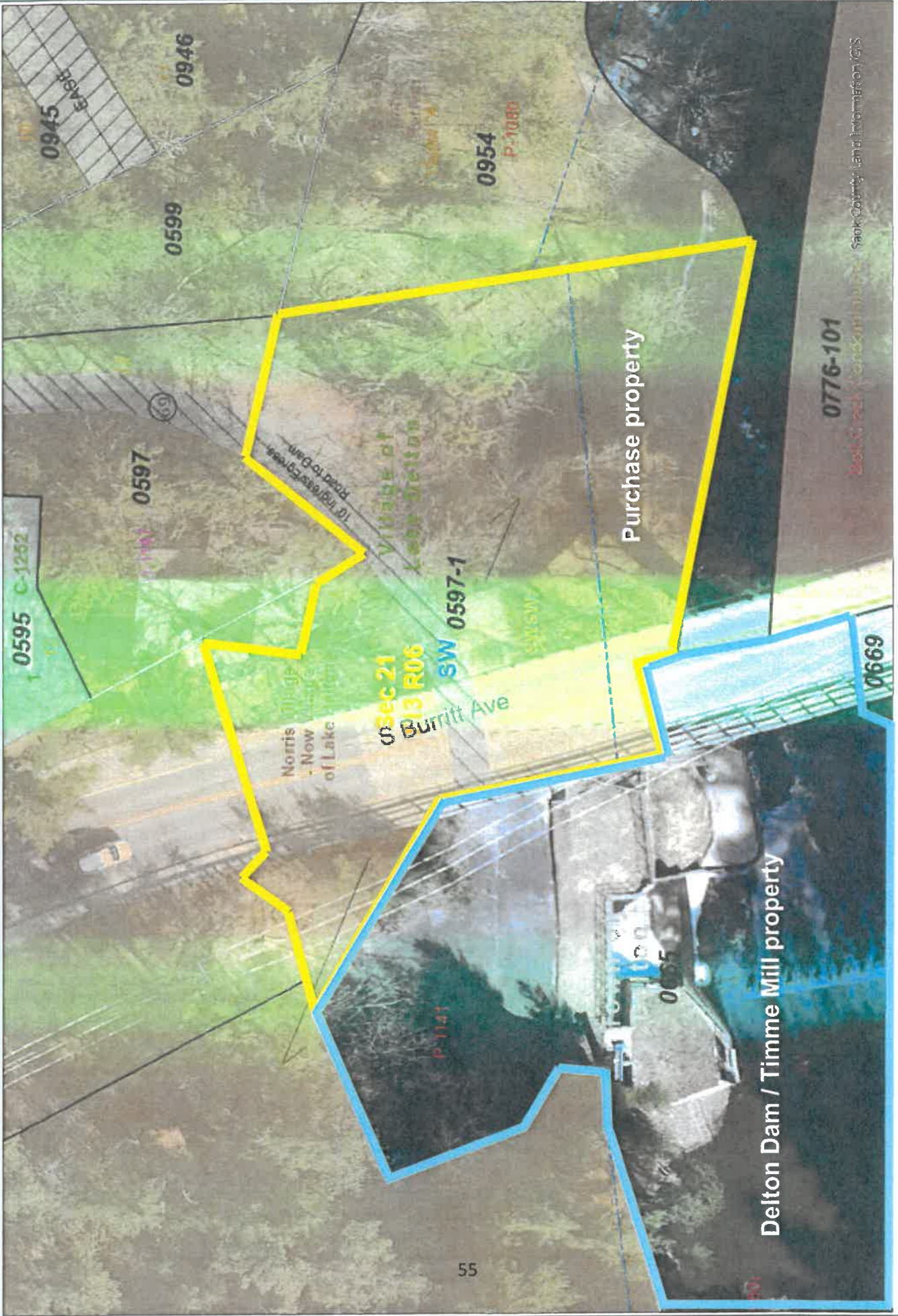
☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Fiscal Note: The Land Resources and Extension Committee approved \$50,000 of carry forward funding for the property purchase.

MIS Note: No MIS impact.



Exhibit A: Delton Dam / Timme Mill Property



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FOR INFORMATIONAL PURPOSES ONLY

Sauk County does not warrant the accuracy of the data contained herein and makes no warranty with respect to its correctness or validity. Data contained in this map is limited by the method and accuracy of its collection.



Exhibit A

11/21/2025

Sauk County Land Information GIS



JOE BEVERIDGE

913.461.9906

JOE@SOLIDGROUNDENVIRONMENTAL.COM

SOLIDGROUNDENVIRONMENTAL.COM

**Vacant land
Portions of 353 South Burritt Avenue
Sauk County
Lake Delton, Wisconsin 53965**

**For
Sauk County**

December 19, 2025

Project Number: 13963

A photograph showing a cross-section of the ground with dark, rich soil and numerous green grass blades growing upwards. The text "PHASE ONE ENVIRONMENTAL SITE ASSESSMENT" is overlaid on the bottom right of the image.

PHASE ONE
ENVIRONMENTAL
SITE ASSESSMENT

EXECUTIVE SUMMARY

Solid Ground Environmental, LLC was retained by Sauk County (Client) to perform a Phase I Environmental Site Assessment (ESA) of portions of 353 South Burritt Avenue in Lake Delton, Wisconsin (Sauk County) (subject property). The subject property consists of one 0.4-acre portion of a larger parent parcel owned by Pine Cove Owners Association Inc. A Site Plan Map is included in Appendix A.

This practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability. This practice was written to satisfy 40 Code of Federal Regulations (CFR) Part 312 – Standards and Practices for All Appropriate Inquiries.

The goal of the Phase I ESA process is to identify recognized environmental conditions (RECs) defined as “ (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition” (ASTM 1527-21).

Subject Property History

The subject property has been wooded or undeveloped land since at least 1937.

Records Review

Environmental Risk Information Services (ERIS) reviewed all federally required environmental databases. The subject property’s parent parcel is listed in the Environmental Repair (ERP) and Closed Remediation Sites (CRS) databases. According to the ERIS Report, the subject property was entered into the ERP program in June of 1990 and received closure in January of 1999. A representative of the current ownership noted that the issues associated with this ERP and CRS listing are not associated with the subject property. Solid Ground Environmental obtained the entire ERP and CRS file for this listing, which is included in Appendix E. The file clearly shows the former contamination is not associated with the subject property. Based on this information and site closure, these listings are not considered RECs.

The environmental database search did reveal surrounding sites within the required search distances in the environmental databases. None of these sites represent a REC for the subject property.

Vapor Intrusion

Vapor Intrusion is defined as: a process by which chemicals in soil or groundwater migrate to indoor air above a contaminated site. Vapor intrusion is not expected to be a concern for the subject property.

Conclusions

Solid Ground Environmental has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 of portions of 353 South Burritt Avenue in Lake Delton, Wisconsin (Sauk County), the subject property. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. This assessment has revealed no recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject property.

Recommendations

Based on the findings of this Phase I ESA, Solid Ground Environmental does not recommend any additional environmental investigations to satisfy the requirements to qualify for the innocent landowner, contiguous subject property owner, or bona fide prospective purchaser limitations to CERCLA liability.

Viability Date

Per ASTM 1527-21, the Phase I ESA has a shelf life of 180 days, calculated from the date of the first critical tasks. **This Phase I ESA Report expires May 25, 2026.** It should be noted Solid Ground Environmental did not search for environmental liens, and if the User completed this prior to November 26, 2025, then that would change the viability date expiration.

Action	Viability Date
Interviews	December 8 and 19, 2025
Review of Government Records	November 26, 2025
Visual Inspection/Site Reconnaissance	November 26, 2025
Environmental Lien Search	N/A – Not completed by Solid Ground Environmental

The Executive Summary does not fully summarize the Phase I ESA. The entire report must be read in order to fully understand all findings, opinions, and recommendations.

Solid Ground Environmental recognizes that there may be various options for dealing with the concerns identified. The options discussed above are not the only acceptable alternatives for dealing with the potential concerns. Many factors can influence this decision including, but not limited to, risk tolerance of the Client, use of subject property, and capital restraints. These options are provided by Solid Ground Environmental, LLC solely as guidance for further action.

APPRAISAL REPORT



PARE
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Appraisal of:

0.41 acre lot off South Burnett Avenue
Lake Delton, WI 53940

Owned by:

Pine Cove Owners Association, Inc.

Prepared for:

Sauk County Land Resources and Environment

Prepared by:

Ross Hasheider, Certified General Appraiser

Precision Appraisal & Real Estate Consultants, LLC © 2025

www.pareconsultants.com pareconsultants@gmail.com

P.O. Box 667, Potosi, WI 53959

608-768-2665



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June 5, 2025

Property Location: 0.41 acres off Sout Burritt Avenue
Lake Delton, Wisconsin 53940
Village of Lake Delton
Sauk County, Wisconsin

Sauk County Land Resources and Environment
57995 White Mound Drive
Hillpoint, Wisconsin 53937
matt.stieve@saukcountywi.gov
(608) 355-4800

Dear Intended Users,

Thank you for the opportunity to write this appraisal. The attached report contains a summary of the general and specific data used to form my conclusions of value. This appraisal determines an opinion of Market Value as of the effective date of this report for decision making purposes. The Sales Comparison Approach was used to determine the value of this property.

This appraisal is not based on any extraordinary assumptions or hypothetical conditions. This appraisal report has been prepared in compliance with USPAP (Uniform Standards of Professional Appraisal Practice) as well with FIRREA (Financial Institutions Reform and Recovery Act of 1989), and FDIC Interagency Appraisal and Evaluation Guidelines, rev. 12/2010.

As a result of my findings, it is my opinion that the property rights described herein warrant the following Market Value, as of May 22, 2025:

\$22,500

Twenty-Two Thousand Five Hundred Dollars

We sincerely appreciate your business. Please do not hesitate to reach out if you have any questions.

Sincerely,

Ross Hasheider

WI Certified General Appraiser No. 2702, Expires 12/14/2025
Precision Appraisal & Real Estate Consultants, LLC



General Assignment Information

Prepared For (Client):	Sauk County Land Resources and Environment Attn. Matt Stieve and Jekka Alt 57995 White Mound Drive Hillpoint, Wisconsin 53937 matt.stieve@saukcountywi.gov (608) 355-4800
Prepared By:	Ross Hasheider, CGA Precision Appraisal & Real Estate Consultants, LLC 146 Railroad St, Ste 200 Reedsburg, WI 53959 (608)768-2665
Subject Property Address:	0.41 acres off South Burritt Avenue, Lake Delton, Wisconsin 53940
Property Use:	Vacant Land
Occupancy:	Vacant
Municipality:	Village of Lake Delton
County, State:	Sauk County, Wisconsin
Property Owner Name(s):	Pine Cove Owners Association, Inc.
Parcel Number(s):	146 0597-10000
Subject Legal Description:	See attached tax bill(s)...
2024 Real Estate Tax Total (all parcels):	\$1,950.21
Report Date (printed):	June 5, 2025
Effective Date of Value:	May 22, 2025
Final Opinion of Value:	\$22,500
Scope of Work	
Client Name:	Sauk County Land Resources and Environment
Purpose of Appraisal:	The purpose of this assignment is to determine the market value of the property as of the effective date.



Intended Use:	This report is intended to be used as an aid to the client to assist in establish value basis and for internal business making purposes.
Intended User(s):	The intended user of this appraisal report is the above mentioned client only.
Hypotheticals:	This appraisal is not prepared under any hypothetical conditions or scenarios that are known to be false.
Extraordinary Assumptions:	This appraisal is not made under any extraordinary assumptions.
Rights Appraised:	Fee Simple
Standard(s) Followed:	This appraisal adheres to Standards 1 and 2 of the 2025 version of USPAP (Uniform Standards of Professional Appraisal Practice) to the extent possible, unless superseded by a higher standard. This appraisal complies with FIRREA (Financial Institutions Reform and Recovery Act of 1989), and FDIC Interagency Appraisal and Evaluation Guidelines, rev. 12/2010.
General Requirements:	To develop a reliable opinion of value that is summarized in a printed or PDF report which discusses the evidence used to draw its conclusion.
Approaches to Use:	This appraisal shall address all applicable approaches to value which are required to produce reliable results. The elimination or non-use of any approaches are to be explained.
Special Instructions:	None
Research & Verification Requirements:	The market is to be researched for trends related to supply and demand factors. The competitiveness and marketability of the subject property must be addressed within the content of the market analysis. Pertinent information relative to all value-influencing attributes of the subject and comparable sales must be addressed to a reasonable extent. The appraiser signing this document must perform a visual inspection of the vacant lot that is the subject property, and the appraiser must perform a visual inspection of the comparable sales used in this appraisal by way of personal visit, third party services, Geographic Information Systems, other appraisers, or through employees of PARE Consultants. Comparable sales used in this appraisal must be verified with a party involved with the transaction or verified with the county or state records office.
Scope of Inspection:	The subject property was personally inspected for this appraisal. The inspection included an exterior walk-through, note-taking drone flight and photography documentation. All areas that were readily observable without special equipment were viewed. It is important to note that the appraisal inspection differs significantly



	from a “building inspection”, and the appraiser is not a licensed building inspector. The physical onsite appraisal inspection was completed by Ross Hasheider.
--	---

Sale/Option/Listing/Offer History of Subject Property

Comments: (analyze all sales within the last three year period, to the appraiser’s knowledge, any interest transfers, partial interests, current options, listings, offers or purchase agreements)

Rental/Use History:	There is no rental history for the subject property.
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3 Year Sale History:	No recent sales have occurred for the subject.
-----------------------------	--

Listing History:	Currently the property is not listed for sale.
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Current Agreement:	No agreement is known by the appraiser.
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Market Analysis – Physical, Legal & Locational Attributes

Location of Subject:	The subject is situated in the Village of Lake Delton which is located in Sauk County, Wisconsin. Employment, education, entertainment, shopping, etc. are within Lake Delton as well as Wisconsin Dells, Baraboo, and Reedsburg. The property is located approximately 0.08 miles south-southeast of the intersection of Burritt Avenue and Xanadu Road. The subject is 2.1 miles southwest of Wisconsin Dells, 5.89 miles north of Baraboo and 14.5 miles northeast of Reedsburg.
-----------------------------	---

Median Household Income:	\$61,875 - Village of Lake Delton
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Traffic Count:	According to Wisconsin DOT, traffic counts 0.32 miles north-northeast of the subject property on West Munroe Avenue are 9,400 cars per day.
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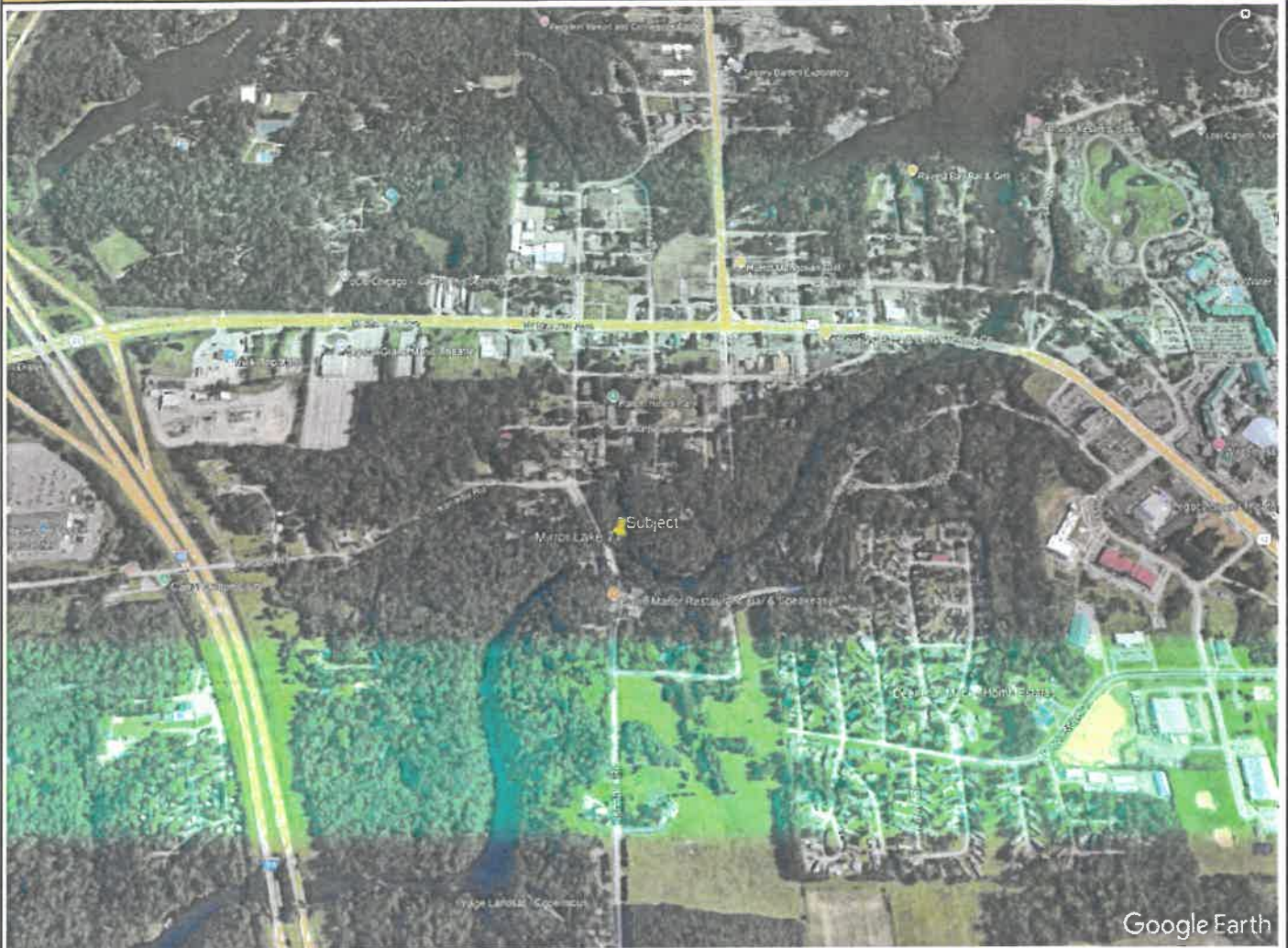
Boundaries:	The neighborhood is bound by South Burritt Avenue to the west, Mathew Street to the north, Alcan Drive to the east and south.
--------------------	---

Area Land Use:	Land use in the area is predominantly residential with some commercial uses. More commercial uses are in the surrounding areas along Wisconsin Dells Parkway. Recreational uses are scattered throughout.
-----------------------	---

Growth:	According to the US Department HUD SOCDS Building Permit Database, there have been between 150-370 single family building permits issued each year over the past five years in Sauk County. Multi-family building permits have ranged from 2-191 over the past five years, showing there is a demand for housing in the area.
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Neighborhood Aerial



Zoning CODE(s):	WC
Zoning Description:	Waterfront Commercial
Min Lot Size:	None
Other Comment:	None
Subject Compliance:	Legal / conforming
Other Districts:	None known
Land Use Easements:	None known
Utility Easements:	Typical local utilities lines along edge



Other Restrictions:	None known		
Market Analysis – Market Delineation – Part 1			
Competitive Space:	Non-buildable Land with Waterfrontage		
Region/Market Area:	Wisconsin		
Available Data:	Data and general activity in smaller markets such as rural Wisconsin is limited. It is therefore often required to search for comparisons in an expanded geographic region to include all similar communities, that can be reasonably compared, where market data is available.		
Market Analysis – Supply & Demand – Part 1			
Search Criteria:	Sales and active listings for land in Wisconsin with waterfrontage and is non-buildable with less than 10 acres.		
No. Current Listings:	1	Median Price:	\$45,000 or \$11,905/Acre
No. of Sales:	2	Median Price:	\$64,250 or \$54,705/Acre
Marketing Time:	Average of 204 days on the market.		
Supply Changes:	The market is balanced at this time with six months of inventory.		
Competition:	Out of all the data researched, the selection of competing sales and listings was narrowed to a set of five sales which range in price from \$12,000 to \$48,000, and from \$0.17 to \$1.65 per square foot.		



5 Year Market Trends for Waterfront Non-Buildable Lots Under 10 Acres

LAND MARKET TREND REPORT



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Time Period		Data Source:	\$/ac/yr adjustment:
Start Date	10/30/2020	WIREX MLS	\$8,496
End Date	4/4/2025		
Time Period (years)	4.4		

Supply & Demand		No. Properties	Med. Price	Med. Price/Ac	Criteria Summary		
No. Current Listings	1		\$45,000	\$11,905	27	Count Search	
Sales in last 12 mo.	2		\$64,250	\$54,705	CRITERIA SUMMARY		
Sales in last 12-24 mo.	7		\$45,000	\$24,000	Clear All		
Sales in last 24-36 mo.	11		\$55,000	\$10,204	Status	SLD, ALL ACTIVE, PND	
Sales in last 36-48 mo.	4		\$21,750	\$39,466	Closing Date	05/22/2020 - 05/22/2025	
Sales in last 48-60 mo.	2		\$17,000	\$4,489	Features: Must Have 1 or More	CC9 - Limited/Non-Buildable, A20 - Waterfront-Actual	
Absorption & Inventory		Avg % Change		242.0%		Total Acres	<= 10
Sales per month in last year	0						
Months of Land Inventory	6						

Status	SLD, ALL ACTIVE, PND
Closing Date	05/22/2020 - 05/22/2025
Features: Must Have 1 or More	CC9 - Limited/Non-Buildable, A20 - Waterfront-Actual
Total Acres	<= 10

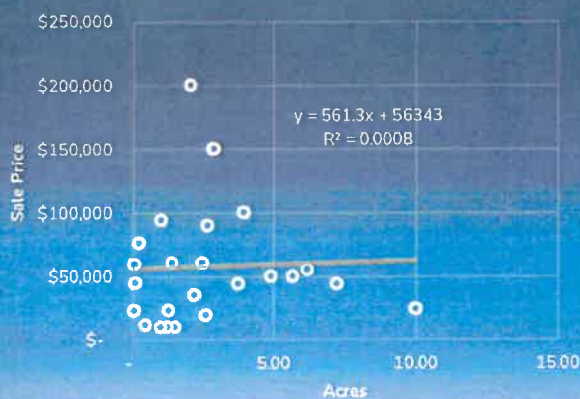
DEMAND TRENDS



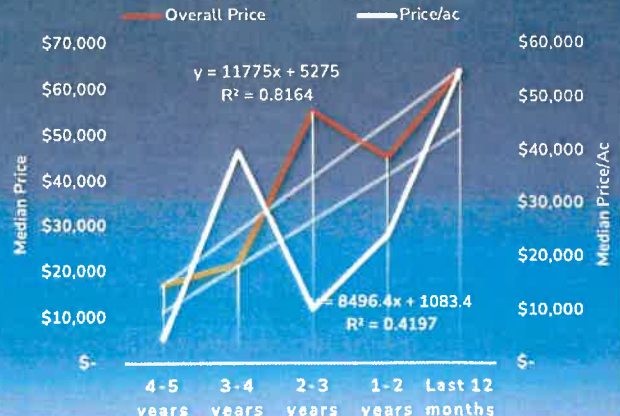
ABSORPTION AND AVG SIZE



ADDED VALUE PER ACRE



PRICE TRENDS





Market Analysis – Market Delineation – Part 2

Competitive Space:	Waterfront Land
Region/Market Area:	Sauk County, Wisconsin
Available Data:	Data and general activity in smaller markets such as rural Wisconsin is limited. It is therefore often required to search for comparisons in an expanded geographic region to include all similar communities, that can be reasonably compared, where market data is available.

Market Analysis – Supply & Demand – Part 2

Search Criteria:	Active listings and sales in Sauk County with less than five acres with waterfrontage.		
No. Current Listings:	21	Median Price:	\$333,500 or \$375,455/Acre
No. of Sales:	18	Median Price:	\$110,000 or \$168,400/Acre
Marketing Time:	Average of 450 days on the market.		
Supply Changes:	The market is balanced at this time with 14 months of inventory.		
Competition:	Out of all the data researched, the selection of competing sales and listings was narrowed to a set of five sales which range in price from \$12,000 to \$48,000, and from \$0.17 to \$1.65 per square foot.		



5 Year Market Trends for Waterfront Land in Sauk County Under 5 Acres

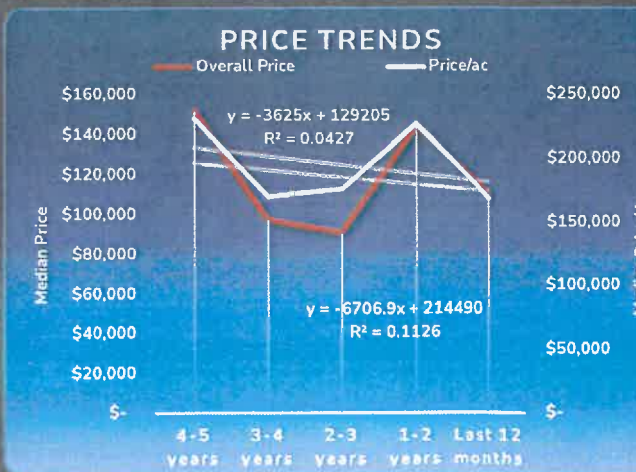
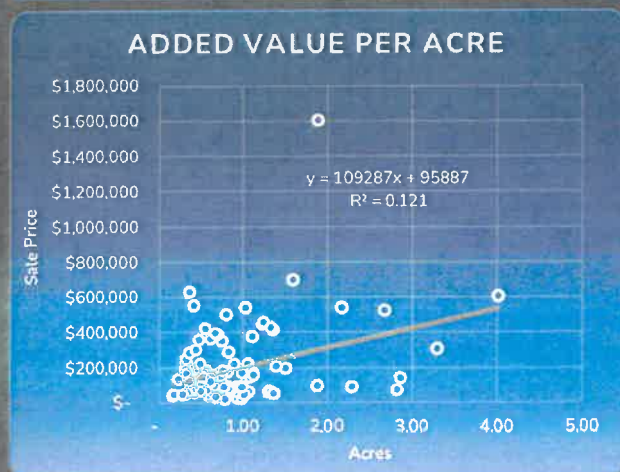
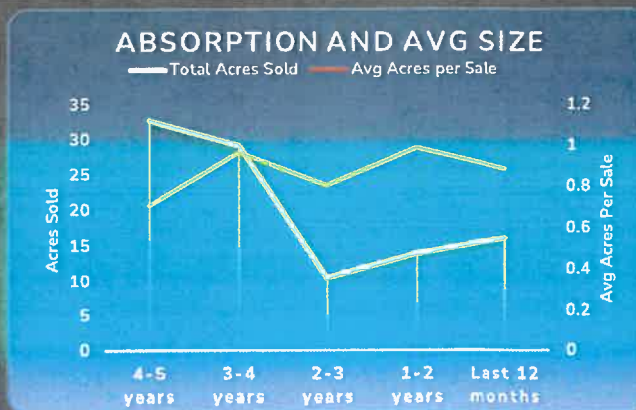
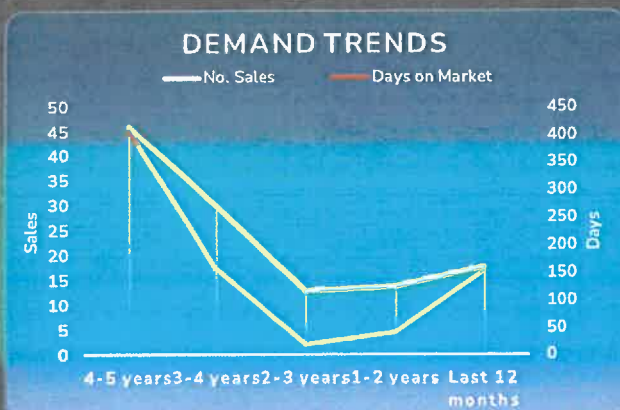
LAND MARKET TREND REPORT



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Consultants

Time Period		Data Source:	\$/ac/yr adjustment:
Start Date	5/22/2020	WIREX MLS	(\$6,709)
End Date	5/16/2025		
Time Period (years)	5.0		

Supply & Demand		No. Properties	Med. Price	Med. Price/Ac	Criteria Summary	
No. Current Listings	21		\$333,500	\$375,455	144	Count Search
Sales in last 12 mo.	18		\$110,000	\$168,400	CRITERIA SUMMARY	
Sales in last 12-24 mo.	14		\$143,500	\$226,973	Clear All	
Sales in last 24-36 mo.	13		\$89,900	\$176,275	Status	SLD, ALL ACTIVE, PND
Sales in last 36-48 mo.	30		\$96,750	\$169,559	Closing Date	05/22/2020 - 05/22/2025
Sales in last 48-60 mo.	46		\$151,500	\$230,642	Total Acres	<= 5
Absorption & Inventory		Avg % Change		-4.9%	Features: Must Have 1 or More	A20 - Waterfront-Actual
Sales per month in last year	2				County	Sauk
Months of Land Inventory	14					



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Marketability of Subject

Comments: The conditions of the local market provide opportunity for investment because there are many local financial institutions willing to lend money at historically normal interest rates to creditworthy individuals who desire to purchase this type of real estate. The demand for this type of property exists in the marketplace which is evident by the land use in the area and by the transactions that have occurred in the market and within similar nearby markets. The subject property is considered marketable, with good appeal for location on Dell Creek, but it also has steep slopes, a driveway easement, and floodplain area which makes the property non-buildable. However, the land can be used for recreational uses still making it marketable.

Marketability Rating	Select One
Very Marketable (prime location, prime condition, lots of demand in market, etc.)	
Marketable (average location, no adverse factors, balanced market, etc.)	X
Limited Marketability (adverse condition or location, oversupplied market, etc.)	

Reasonable Exposure Time

Comments: Based on the evidence found within the comparable sales used in this appraisal, and general review of market statistics, Reasonable Exposure estimated at 3-6 months.

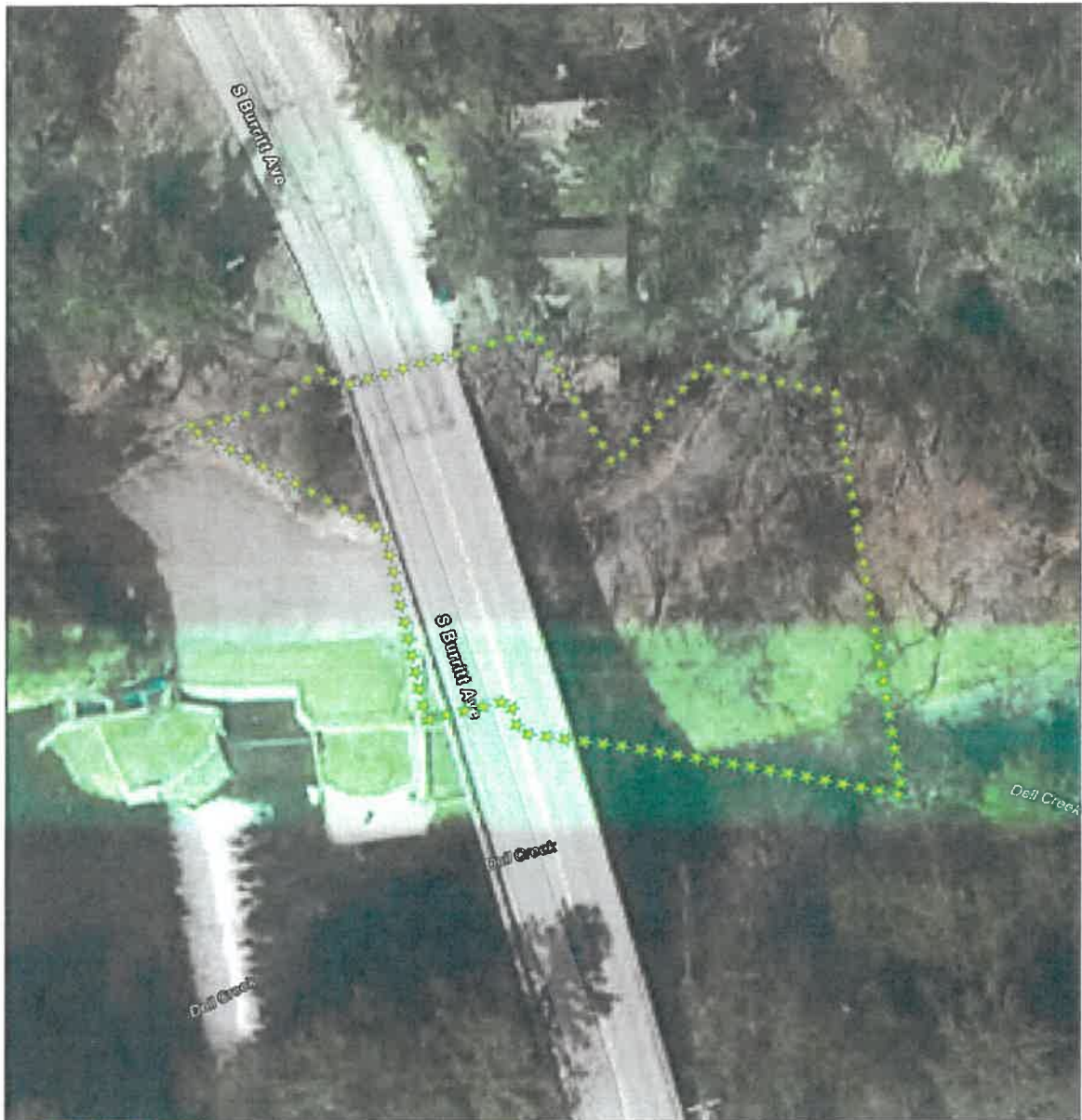
Land Description

Site Size (acres)	0.41	Site Size (square feet)	17,859.6
Cover	Partially Covered	Shape of Site	Irregular
Elec / Gas / Data	No / No / No	Driveway/Parking Stalls	Asphalt / None
Water Supply	None	Septic/Sewer	None
Ecological Landscape	Central Sand Plains	Watershed	Lake Delton-Dell Creek
Land Type Association	Wisconsin Dells	Major Basin	Mississippi River
Bedrock Geology	Cambrian Dolostone	Dominant Trees	White Pine
Access	Driveway Easement	Visibility	Visible from Road

Comments: The site contains 0.41 acres of very steeply sloping land generally sloping to the south-southeast with gradients ranging between 7 and 80 percent, which makes the property non-buildable. The major soil type, Norden and Eleva soils and rock outcrop with twelve to sixty percent slopes, comprises approximately 97% of the total area. Roughly 10% of the subject is currently developed. The predominant tree canopy component throughout the subject is generally characterized as White Pine; the majority of the tree height is between 20 and 40 feet tall. The property has roughly 0.053 acres located in the floodplain and does not contain any USGS classified wetlands.



Subject Aerial



WROC Aerial Imagery Map

Sauk County
Parcel No. 146 0597-10000

0 5 10 20 US Feet

Scale: 1:468



Mapped by: BCM

Created on: 6/4/2025

Prj: NAD83 HARN WI TM

Filename: OutputData10



Legend

Parcel

Easements	Driveway Easement Typical Utility	Encroachments	None
Floodplain	None	Other Hazard(s)	None



Improvement Description

Building No.

N/A

Year Built

N/A

Improvement Description: There are no improvements on the site.

Highest & Best Use

Definition: The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible and that results in the highest value.

Legally Allowable?

The zoning allows for a multitude of permitted and conditional uses that conform to the stated purpose of the district. The current use as recreational vacant land is allowed under the current zoning.

Physically Possible?

The site has steep slopes, floodplain area, and a driveway easement which limits the buildability of the property. There are no other physical limitations besides the size and shape of the lot. Due to these limitations, the property is non-buildable.



Financially Feasible?

Based on what uses are commonplace in the immediate marketplace, feasible uses include recreational land.

Maximally Productive?

As vacant, the maximally productive use of the land would be for recreational use.



Valuation – Sales Comparison Approach

Search Parameters

A search was conducted using WiREx, the Wisconsin Statewide MLS, for non-buildable lots with waterfrontage and less than ten acres throughout Wisconsin. A total of four sales were found. The search was expanded to non-waterfront properties in order to bracket attributes of the subject. Five sales were selected which are located in Columbia and Jefferson Counties.

Dataset

Prior to adjustments, the prices range from \$12,000 to \$48,000 or \$0.17 to \$1.65 psf. Market conditions are adjusted up \$561 per acre per year based on the non-buildable waterfront land regression analysis under the market analysis section. Properties that sold over a year prior to the effective day of this report are granted a market condition adjustment.

Explanation of Adjustments

Factors that affect the price are considered for adjustment to ensure that the indicated value reflects a fair market price as of the effective date. Additionally, adjustments are also applied for value-influencing features such as location, cover, slope, size, etc. Two types of adjustments are applied, quantitative and qualitative. Quantitative adjustments are based on known dollar amounts or percentages, but are only applied when the amount of the adjustment is quantifiable with market evidence. Quantitative adjustments are made for market conditions. Qualitative adjustments are applied when the market doesn't provide enough data to extract a precise amount, but the market does provide solid indicators that lead to the conclusion of certain features being more or less desirable. Qualitative adjustments are made for major location factor, cover, slope, wetlands / floodplains, buildability, and size.

Price Adjustments

An adjustment under this section is made for properties that sold over a year prior to the effective date of this report. Comp 1 sold in 2021 leading to an 8% or \$0.05 adjustment. An adjustment of \$0.01 or 6% is made for Comp 4 selling in 2024. Due to selling in 2021 a 21% or \$0.05 adjustment is made for Comp 5.

Value Adjustments

Primary location factor is adjusted up for properties that are located in a less expensive market than the subject. Cover is granted a downward adjustment for properties that are more open do to requiring less clearing before construction can begin. Properties that aren't as steep as the subject are granted a downward adjustment due to being superior to the subject. Upward adjustments are made for comparables that have wetland area and more floodplain area than the subject. A downward adjustment is made for properties that don't have any floodplain area. Properties that can be buildable with limited amount of work received a downward adjustment. Finally, adjustments were made for size to reflect increasing prices with decreasing size, and vice-versa.



Summary of Adjustments

The comps are adjusted as follows:

	Sale Price	Sale Price PSF	Adj. Sale Price PSF	Net +/- Adj.
Comp 1	\$12,000	\$0.61	\$0.66	+
Comp 2	\$24,500	\$1.65	\$1.65	- -
Comp 3	\$35,000	\$0.25	\$0.25	+ + + +
Comp 4	\$44,000	\$0.27	\$0.28	+ + + +
Comp 5	\$48,000	\$0.17	\$0.22	+ + +

Adjustment Explanation

Comp 1 is granted a double upward adjustment for having wetland space and more floodplain area than the subject. A downward adjustment is made for Comp 1 being more level than the subject. Based on Comp 1, the value should be more than (+) \$0.66 psf.

Comp 2 is adjusted up for wetland and floodplain area due to having more than the subject. Cover is adjusted down for Comp 2 being mostly open. Slope is also adjusted down for Comp 2 being more level than the subject. Currently the property is non-buildable, but with some fill there could be a buildable section. Because there is the potential for construction, a double downward adjustment is made. Comp 2 leads to a value less than (- -) \$1.65 psf.

Comp 3 received an upward adjustment for primary location factor due to being in a less expensive market than the subject. A double upward adjustment is made for Comp 3 being completely covered in a wetland and floodplain. Size is adjusted up twice for Comp 3 being larger than the subject. A downward adjustment is made for Comp 3 being more level. According to Comp 3, the value is much more than (+ + + +) \$0.25 psf.

Comp 4 is given an upward adjustment for location because it is in a less expensive market. Double upward adjustments are made for Comp 4 being larger than the subject as well as for being located completely in a floodplain and wetland. Slope is adjusted down for Comp 4 being more level. After adjustments, the value should be more than (+ + + +) \$0.28 psf.

Comp 5 is adjusted up for secondary location factor due to being on a side street without any waterfrontage. Size is adjusted up three times for Comp 5 being much larger than the subject. There is no wetland or floodplain area for Comp 5 leading to a downward adjustment. Comp 5 leads to a value more than (+ + +) \$0.22 psf.

Reconciliation / Conclusion of Value

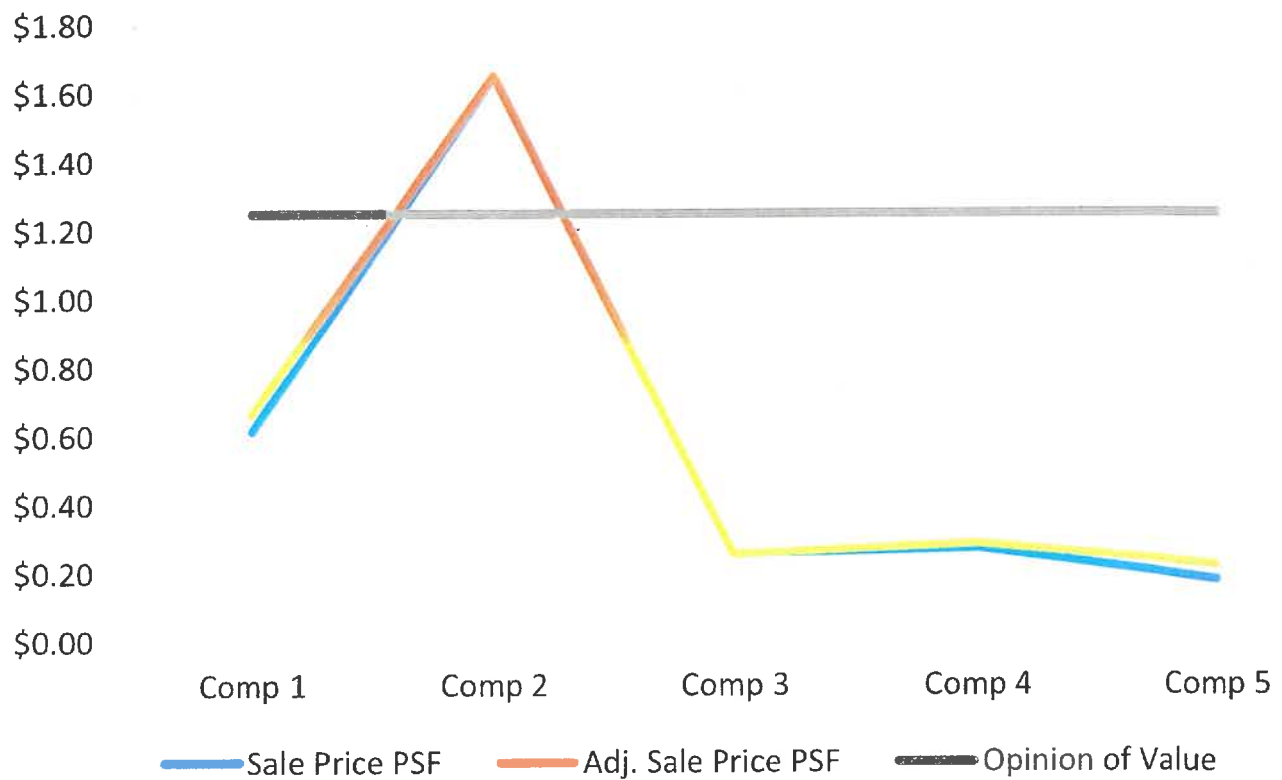
After adjustments were made, the prices adjust with a range from roughly \$0.22 to \$1.65 psf. Comps 1 and 2 are the best comparables requiring the least amount of adjustments. Most of the weight is placed on Comps 1 and 2 and the rest of the comparables are given the remaining weight. The value is concluded at \$1.25 psf. This results in a rounded conclusion of \$22,500.

Value Indicator - Sales Comparison Approach	\$22,500
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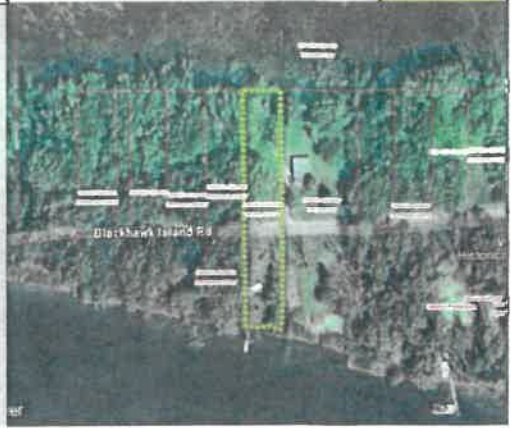
	Net +/- Adj.	Adj. Sale Price PSF
Comp 5	+ + +	\$0.22
Comp 3	+ + + +	\$0.25
Comp 4	+ + + +	\$0.28
Comp 1	+	\$0.66
Subject	=	\$1.25
Comp 2	- -	\$1.65

Relationship between sale price per square foot, adjusted sale price per square foot, and opinion of value.





Adjustment Grids / Comp Photos

Characteristic	Subject	Land Comp 1	
Location	0.4 Ac S Burnitt Ave Lake Delton, WI 53965 V. Lake Delton, Sauk County	W7348 Blackhawk Island Rd Fort Atkinson, WI 53538 T. Sumner, Jefferson County	
Sale Price	—	\$12,000	
Estimated Value of Improvements		\$0	
Land Price		\$12,000	
Sale Date (month/year)		Aug-21	
Source	Inspection, Assessor	MLS 1914734 / Fort Real Estate Company LLC	
Grantor		Ellen Johnson	
Grantee		Scott T. and Jennifer L. Breyer	
Doc. No.		County Doc 1449671	
Site Area (acres)	0.41	0.45	
Site Area (square feet)	17860	19,602	
Land Price / Acre		\$26,667	
Lane Price / Square Foot		\$0.61	
PRICE ADJUSTMENTS		ITEM	ADJ
Property Rights Conveyed	Fee Simple	Fee Simple	1.00
Market Conditions		Aug-21	1.08
Condition of Sale / DOM		Arms Length / 1 DOM	1.00
Financing Terms		Cash	1.00
ADJUSTMENT FACTOR		TOTAL FACTOR	1.08
Adjusted Price / Acre		\$0.66	
VALUE ADJUSTMENTS		ITEM	ADJ
Primary Location Factor	Lake Delton	Fort Atkinson	
Secondary Location Factor	Dell Creek	Rock River	
View	Dell Creek	Rock River	
Cover	Mostly Covered	Mostly Covered	
Slope/Shape	Steep	Level	-
Wetlands / Floodplain	None / 13%	60% / 100%	+ +
Size Factor		Similar, No Adj	
Zoning	Waterfront Commercial	Wetland Overlay	
Access	Driveway Easement	Average, 1 Side	
Net Adjustment		Comments: This comp suggests the value is more than (+) \$0.66 psf.	+
Final Adjusted Price / SF			\$0.66
Aerial Parcel Map			

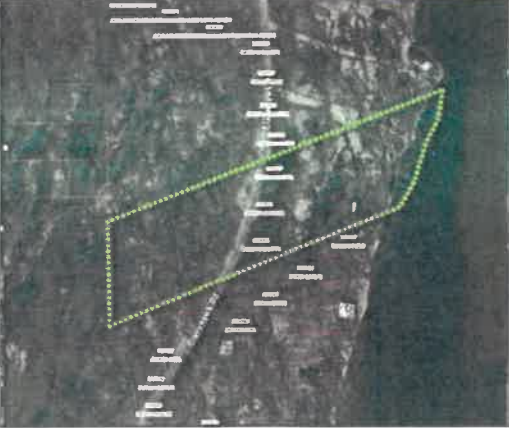


Characteristic	Subject	Land Comp 2	
Location	0.4 Ac S Burritt Ave Lake Delton, WI 53965 V. Lake Delton, Sauk County	Lt1 Rock River Paradise Watertown, WI 53094 T. Watertown, Jefferson County	
Sale Price	---	\$24,500	
Estimated Value of Improvements		\$0	
Land Price		\$24,500	
Sale Date (month/year)		Jan-25	
Source	Inspection, Assessor	MLS MM1900346 / Harris Realty Group	
Grantor		Maksim Djuric	
Grantee		Theodore Butor	
Doc. No.		County Doc 1491686	
Site Area (acres)	0.41	0.34	
Site Area (square feet)	17860	14,810	
Land Price / Acre		\$72,059	
Lane Price / Square Foot		\$1.65	
PRICE ADJUSTMENTS		ITEM	ADJ
Property Rights Conveyed	Fee Simple	Fee Simple	1.00
Market Conditions		Jan-25	1.00
Condition of Sale / DOM		Arms Length / DOM 48	1.00
Financing Terms		Cash	1.00
ADJUSTMENT FACTOR		TOTAL FACTOR	1.00
Adjusted Price / Acre		\$1.65	
VALUE ADJUSTMENTS		ITEM	ADJ
Primary Location Factor	Lake Delton	Watertown	
Secondary Location Factor	Dell Creek	Rock River	
View	Dell Creek	Rock River	
Cover	Mostly Covered	Mostly Open	-
Slope/Shape	Steep	Level	-
Wetlands / Floodplain	None / 13%	50% / 100%	+ +
Size Factor		Similar, No Adj	
Zoning	Waterfront Commercial	Single Family	
Access	Driveway Easement	Average, 1 side	
Buildability	Non-buildable	Non-buildable Currently, Potential to build in future if fill is added	- -
Net Adjustment		<i>Comments: This comp shows the value is less than (- -) \$1.65 psf.</i>	- -
Final Adjusted Price / SF			\$1.65
Aerial Parcel Map			



Characteristic	Subject	Land Comp 3	
Location	0.4 Ac S Burritt Ave Lake Delton, WI 53965 V. Lake Delton, Sauk County	N6376 W Lane Road Portage, WI 53901 T. Caledonia, Columbia County	
Sale Price	—	\$35,000	
Estimated Value of Improvements		\$0	
Land Price		\$35,000	
Sale Date (month/year)		Apr-25	
Source	Inspection, Assessor	MLS 1988275 / United Country Midwest	
Grantor		Simon and Krista Nevill	
Grantee		Michael Maloney	
Doc. No.		County Doc 983556	
Site Area (acres)	0.41	3.20	
Site Area (square feet)	17860	139,392	
Land Price / Acre		\$10,938	
Lane Price / Square Foot		\$0.25	
PRICE ADJUSTMENTS		ITEM	ADJ
Property Rights Conveyed	Fee Simple	Fee Simple	1.00
Market Conditions		Apr-25	1.00
Condition of Sale / DOM		Arms Length / 142 DOM	1.00
Financing Terms		Cash	1.00
ADJUSTMENT FACTOR		TOTAL FACTOR	1.00
Adjusted Price / Acre		\$0.25	
VALUE ADJUSTMENTS		ITEM	ADJ
Primary Location Factor	Lake Delton	Portage	+
Secondary Location Factor	Dell Creek	Long Lake	
View	Dell Creek	Long Lake	
Cover	Mostly Covered	Mostly Covered	
Slope/Shape	Steep	Level	-
Wetlands / Floodplain	None / 13%	100% / 100%	+ +
Size Factor		Larger, adj up	+ +
Zoning	Waterfront Commercial	Recreational	
Access	Driveway Easement	Average, 1 Side	
Net Adjustment		Comments: This comp points to a value much more than (+ + + +) \$0.25 psf.	+ + + +
Final Adjusted Price / SF			\$0.25
Aerial Parcel Map			



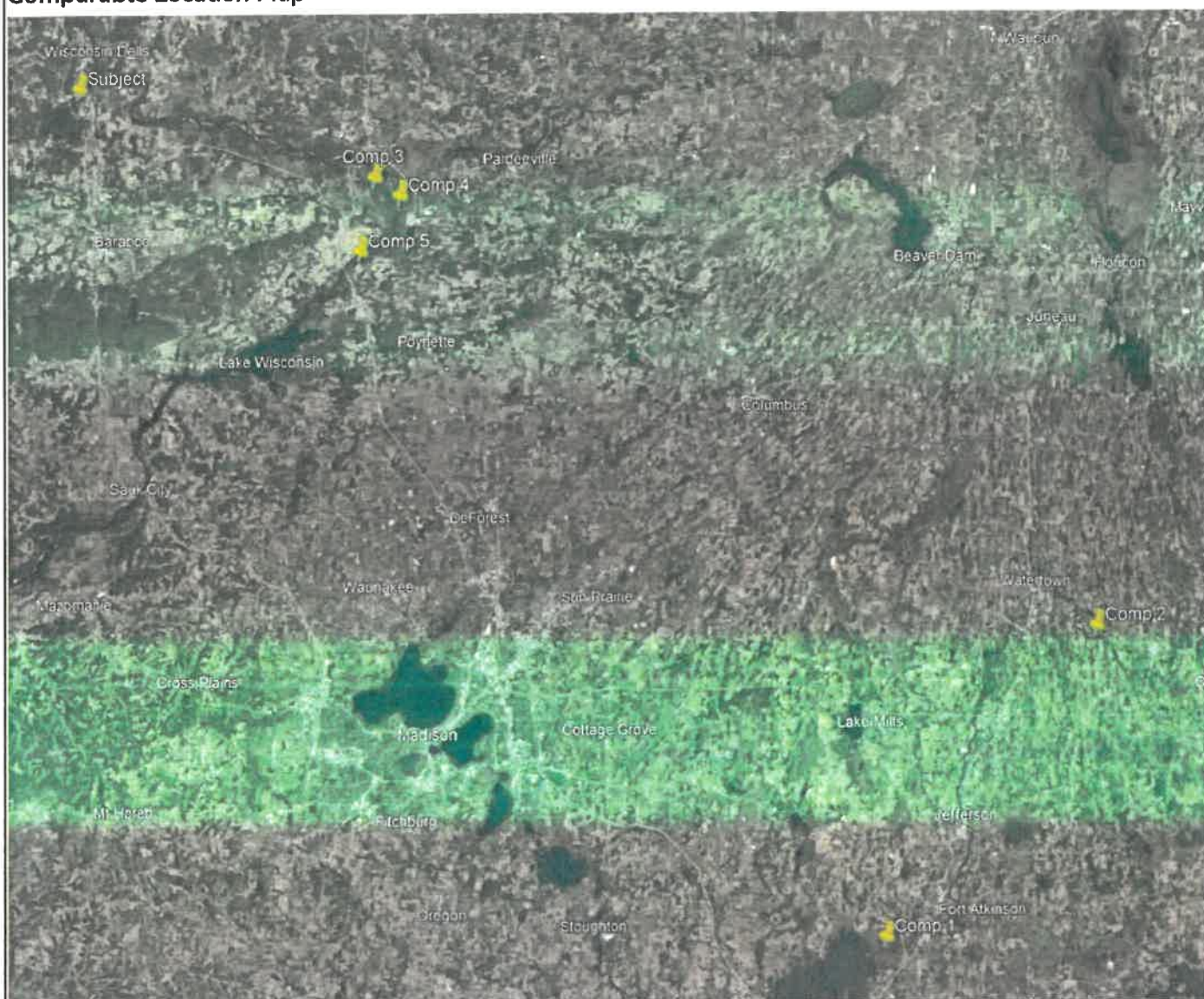
Characteristic	Subject	Land Comp 4	
Location	0.4 Ac S Burritt Ave Lake Delton, WI 53965 V. Lake Delton, Sauk County	Lots 148, 149, 150 Blackhawk Road Portage, WI 53901 T. Caledonia, Columbia County	
Sale Price	—	\$44,000	
Estimated Value of Improvements		\$0	
Land Price		\$44,000	
Sale Date (month/year)		Mar-24	
Source	Inspection, Assessor	MLS 1970507 / Rock Realty	
Grantor		Frank G Olbrot Jr	
Grantee		Bill and Lisa Heyden	
Doc. No.		County Doc 973562	
Site Area (acres)	0.41	3.77	
Site Area (square feet)	17860	164,221	
Land Price / Acre		\$11,671	
Lane Price / Square Foot		\$0.27	
PRICE ADJUSTMENTS		ITEM	ADJ
Property Rights Conveyed	Fee Simple	Fee Simple	1.00
Market Conditions		Mar-24	1.06
Condition of Sale / DOM		Arms Length / 15 DOM	1.00
Financing Terms		Cash	1.00
ADJUSTMENT FACTOR		TOTAL FACTOR	1.06
Adjusted Price / Acre		\$0.28	
VALUE ADJUSTMENTS		ITEM	ADJ
Primary Location Factor	Lake Delton	Portage	+
Secondary Location Factor	Dell Creek	Wisconsin River	
View	Dell Creek	Wisconsin River	
Cover	Mostly Covered	Mostly Covered	
Slope/Shape	Steep	Level	-
Wetlands / Floodplain	None / 13%	100% / 100%	++
Size Factor		Larger, adj up	++
Zoning	Waterfront Commercial	Agricultural	
Access	Driveway Easement	Average, 1 Side	
Net Adjustment		Comments: This comp leads to a value much more than (+ + + +) \$0.28 psf.	++++
Final Adjusted Price / SF			\$0.28
Aerial Parcel Map			



Characteristic	Subject	Land Comp 5	
Location	0.4 Ac S Burritt Ave Lake Delton, WI 53965 V. Lake Delton, Sauk County	Parkway Dr Poynette, WI 53955 T. Dekorra, Columbia County	
Sale Price	---	\$48,000	
Estimated Value of Improvements		\$0	
Land Price		\$48,000	
Sale Date (month/year)		Oct-21	
Source	Inspection, Assessor	MLS 1910458 / United Country Midwest	
Grantor		Gregor Properties LLC	
Grantee		Trevor Gorman Stageman	
Doc. No.		County Doc 949802	
Site Area (acres)	0.41	6.38	
Site Area (square feet)	17860	277,913	
Land Price / Acre		\$7,524	
Lane Price / Square Foot		\$0.17	
PRICE ADJUSTMENTS		ITEM	ADJ
Property Rights Conveyed	Fee Simple	Fee Simple	1.00
Market Conditions		Oct-21	1.27
Condition of Sale / DOM		Arms Length / 136 DOM	1.00
Financing Terms		Cash	1.00
ADJUSTMENT FACTOR		TOTAL FACTOR	1.27
Adjusted Price / Acre		\$0.22	
VALUE ADJUSTMENTS		ITEM	ADJ
Primary Location Factor	Lake Delton	Poynette	
Secondary Location Factor	Dell Creek	Side Street	+
View	Dell Creek	Wisconsin River	
Cover	Mostly Covered	Mostly Covered	
Slope/Shape	Steep	Steep	
Wetlands / Floodplain	None / 13%	None / None	-
Size Factor		Larger, adj up	+ + +
Zoning	Waterfront Commercial	Recreational	
Access	Driveway Easement	Average, 1 Side	
Net Adjustment		Comments: This comp shows the value is much more than (+ + +) \$0.22 psf.	+ + +
Final Adjusted Price / SF			\$0.22
Aerial Parcel Map			



Comparable Location Map





Valuation – Cost Approach

The Cost Approach is not applicable due to there being no improvements on the property.

Value Indicator from Cost Approach

Not Developed

Valuation – Income Approach

The Income Approach is applicable when a property can produce income. Land can be rented out for income, but that is not typical for properties similar to the subject. Little data is available to determine a rent for land like the subject. For these reasons, the Income Approach is not developed.

Value Indicator from Income Approach

Not Developed

Valuation – Reconciliation

The most reliable method is the Sales Comparison Approach when the market offers enough data to confidently draw a conclusion of value. Because the subject is vacant land, only the Sales Comparison Approach is applicable and it is given all of the weight. The value is concluded as follows:

Reconciliation			
Approach to Value	Indicator	Weight	Value
Sales Comparison	\$22,500	100%	\$22,500
Cost	\$0	0%	\$0
Income	\$0	0%	\$0
Subtotal			\$22,500
Final Opinion of Value (Rounded)			\$22,500

The final opinion of value is concluded at \$22,500. (Rounded)

Final Opinion of Value

Report Date (printed)	Date of Inspection	Effective Date of Value	Market Value
6/5/2025	5/22/2025	5/22/2025	\$22,500



Certification

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
7. This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the edition of the Uniform Standards of Professional Appraisal Practice current and FIRREA as of the date of the appraisal.
9. I have made a personal inspection of the property that is the subject of this report.
10. Ross Hasheider provided significant professional assistance to the person signing this report.
11. The property's price or value has not been discussed with the owner or owner's representative.
12. In the three years preceding the acceptance of this assignment, I have not appraised the subject property nor have I rendered any professional services related to the subject property.
13. I certify that, prior to accepting this assignment and entering into this agreement to perform this assignment, I have properly identified the problem to be addressed and have the knowledge and experience to complete this assignment competently, and I have taken all steps necessary or appropriate to complete the assignment competently.

Appraiser Name:	Signature:	Certification No.	Expiration of License
Ross Hasheider		Wisconsin Certified General Appraiser No. 2702	12/14/2025



General Assumptions and Limiting Conditions

This appraisal report has been made with the following general assumptions:

1. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
2. The property is appraised as though free and clear of any or all liens and encumbrances unless otherwise stated in this report.
3. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
4. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
5. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable.
6. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
7. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in this appraisal report.
8. It is assumed that all required licenses, certificates of occupancy consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
9. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
10. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.



This appraisal report has been made with the following general limiting conditions:

1. Any allocation or the total value estimate in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with the right of publication.
3. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
5. The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

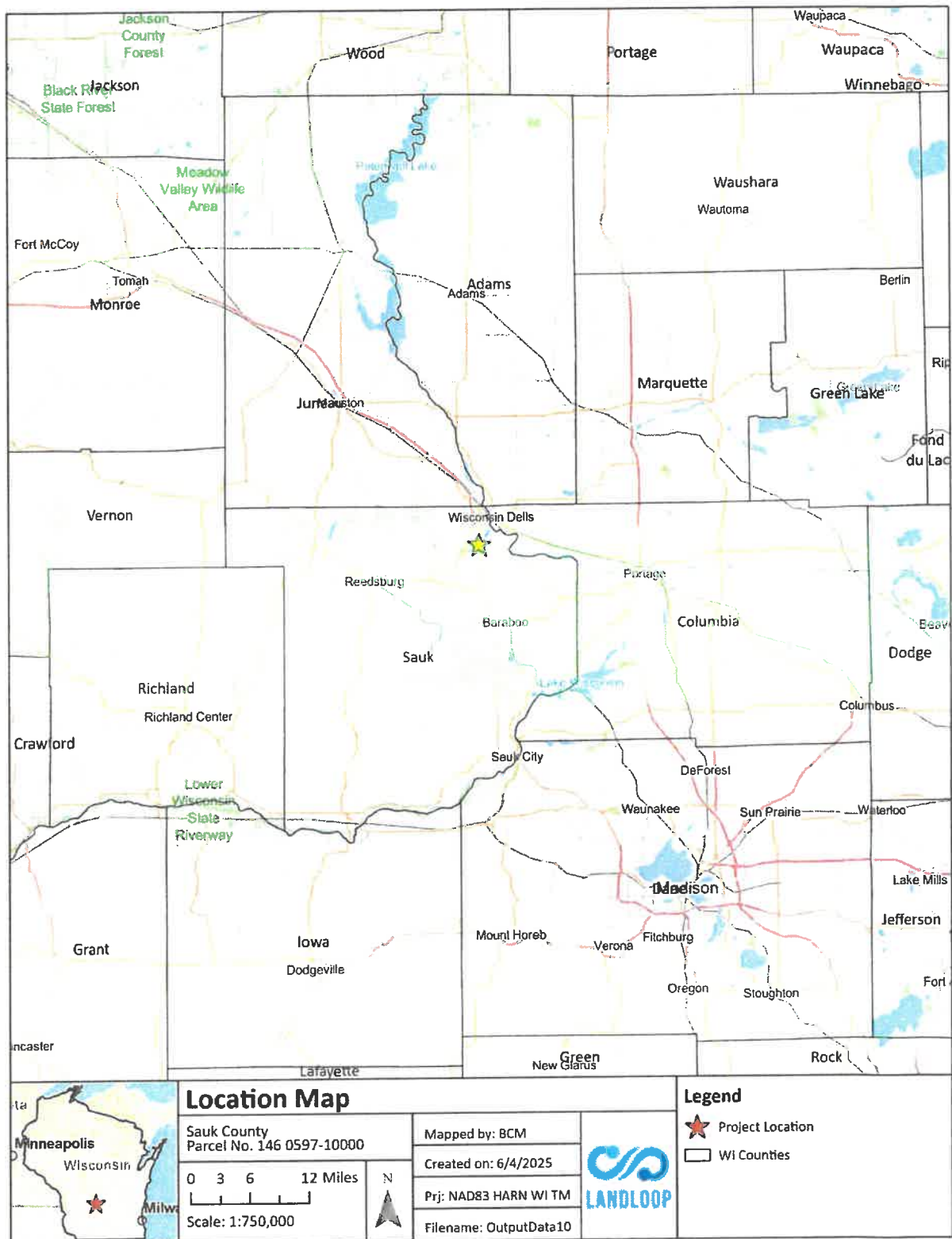
Definition of Value

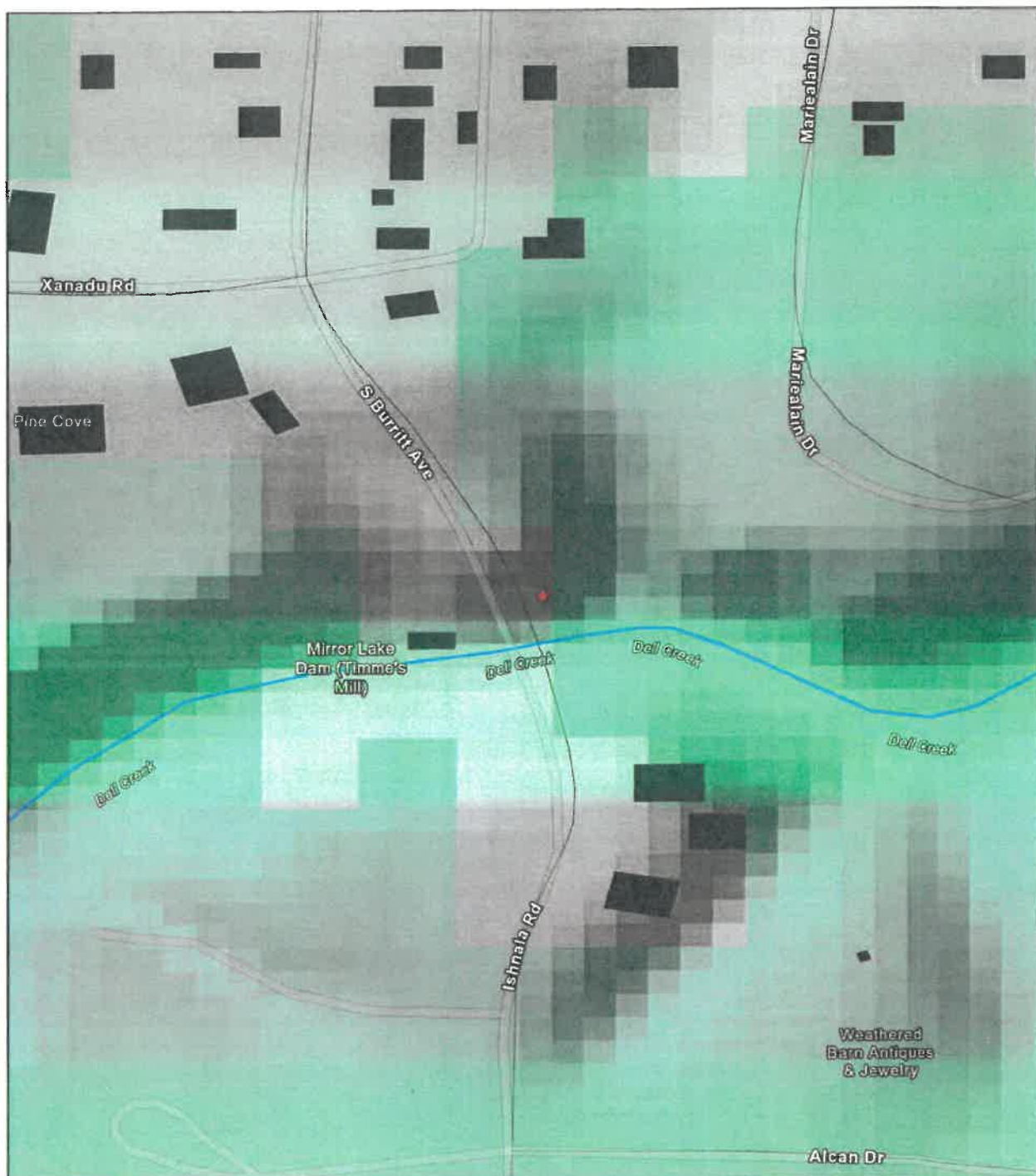
"Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1) Buyer and seller are typically motivated;
- 2) Both parties are well informed or well advised, and acting in what they consider to be their own best interests;
- 3) A reasonable time is allowed for exposure to the open market;
- 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale." – Source: 12 CFR 34.42(g).

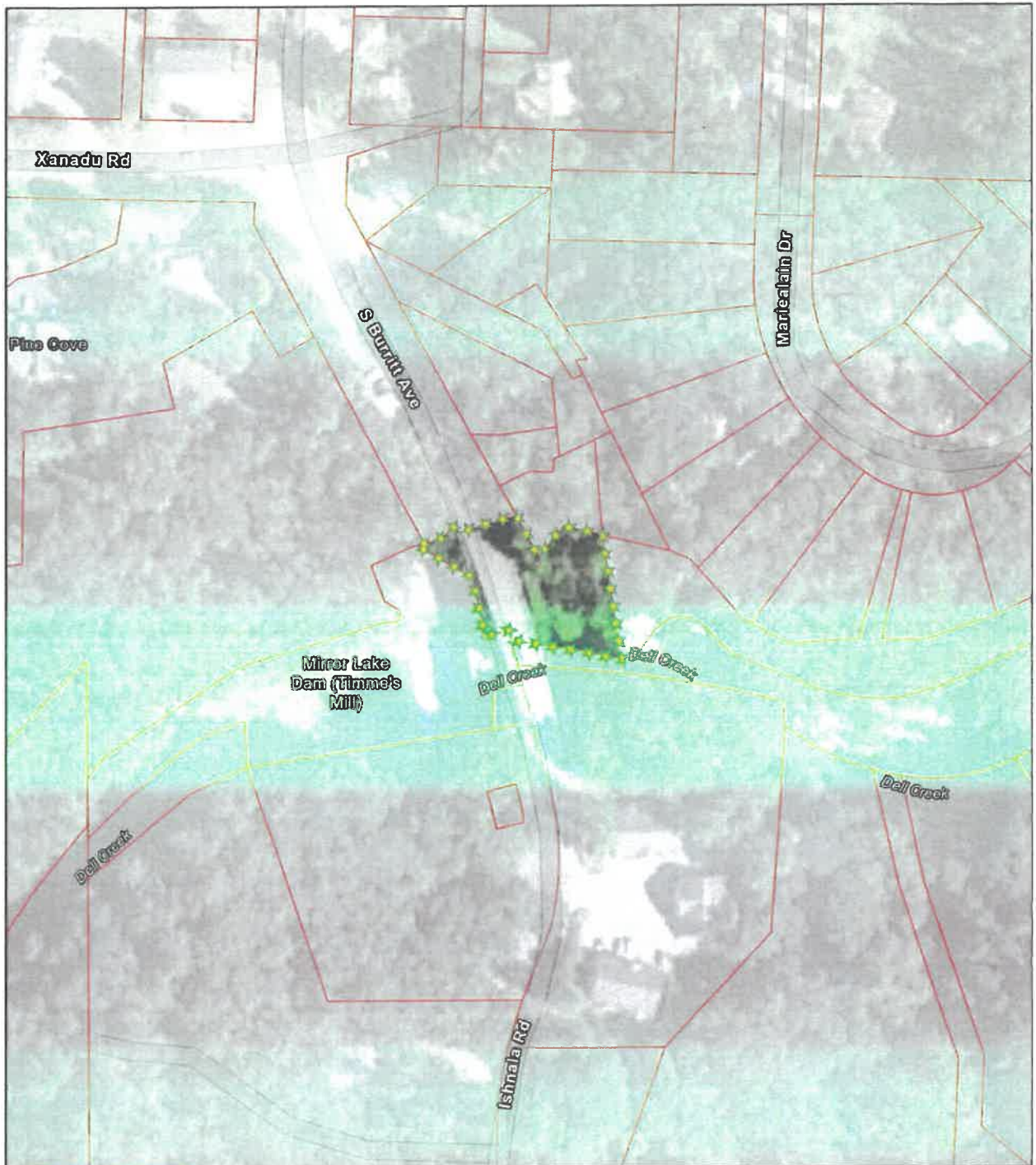


Subject Property Maps

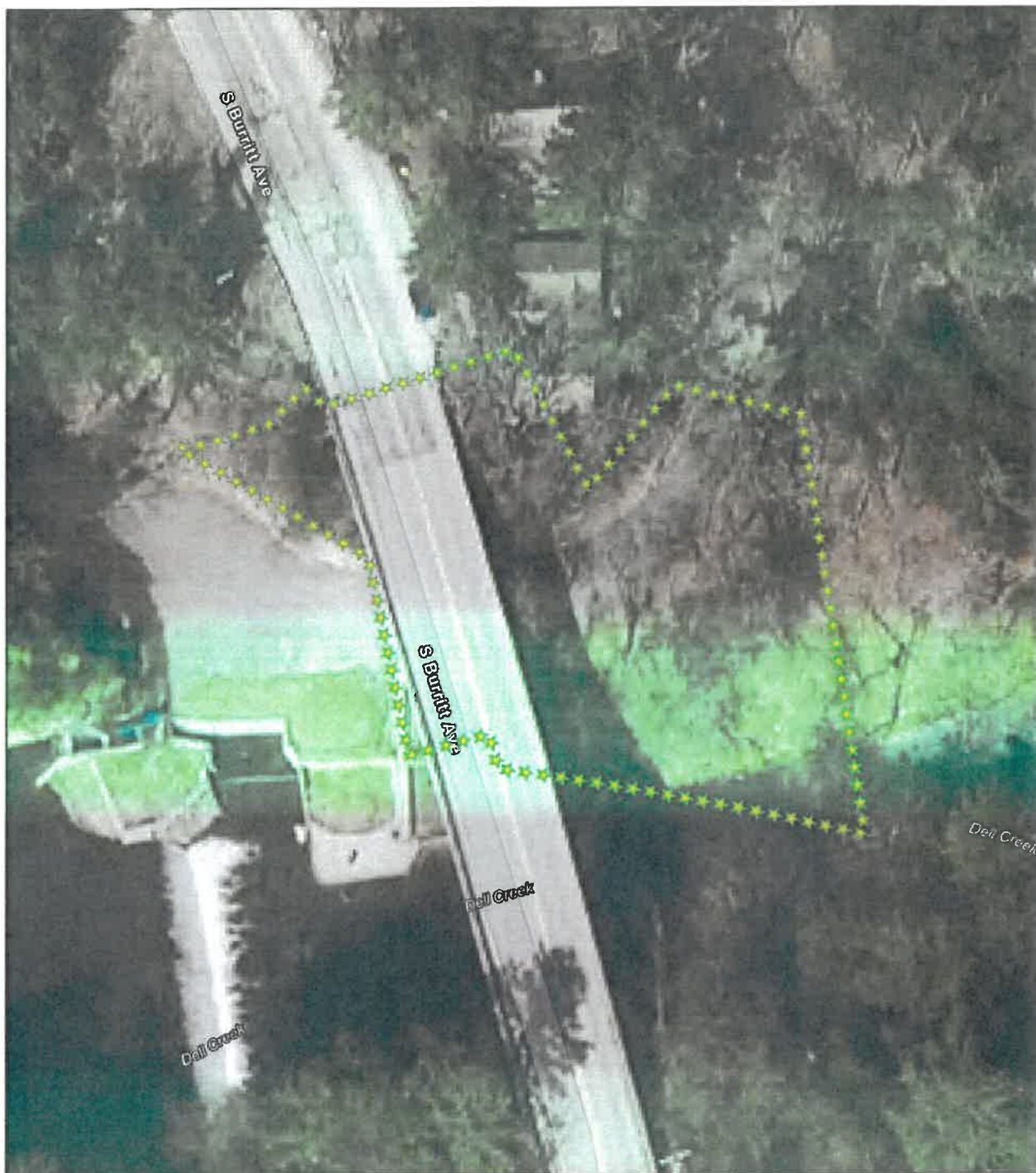




	Neighborhood Map		
	Sauk County Parcel No. 146 0597-10000		
	Mapped by: BCM		
	Created on: 6/4/2025		
0 0.010.02 0.03 Miles Scale: 1:2,154		Prj: NAD83 HARN WI TM	
		Filename: OutputData10	
		Legend	
		Project Location	Hydrology
		Buildings	Conservation Easements
		Trout Waters	Agriculture
		CLASS I	Barren
		CLASS II	Forest
		CLASS III	Grassland
			Open Water
			Shrubland
			Urban/Developed
			Wetland



	Ownership Map		Legend	
	Sauk County Parcel No. 146 0597-10000		Mapped by: BCM	Parcel 2021 Parcels
	0 25 50 100 US Feet		Created on: 6/4/2025	
	Scale: 1:1,559		Prj: NAD83 HARN WI TM	
		Filename: OutputData10		



WROC Aerial Imagery Map

Sauk County
Parcel No. 146 0597-10000

0 5 10 20 US Feet

Scale: 1:468



Mapped by: BCM

Created on: 6/4/2025

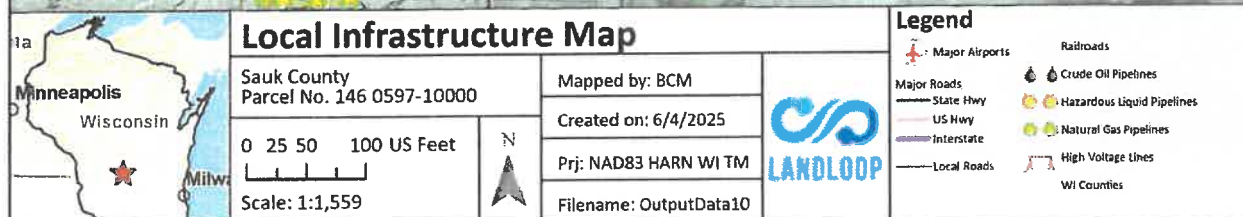
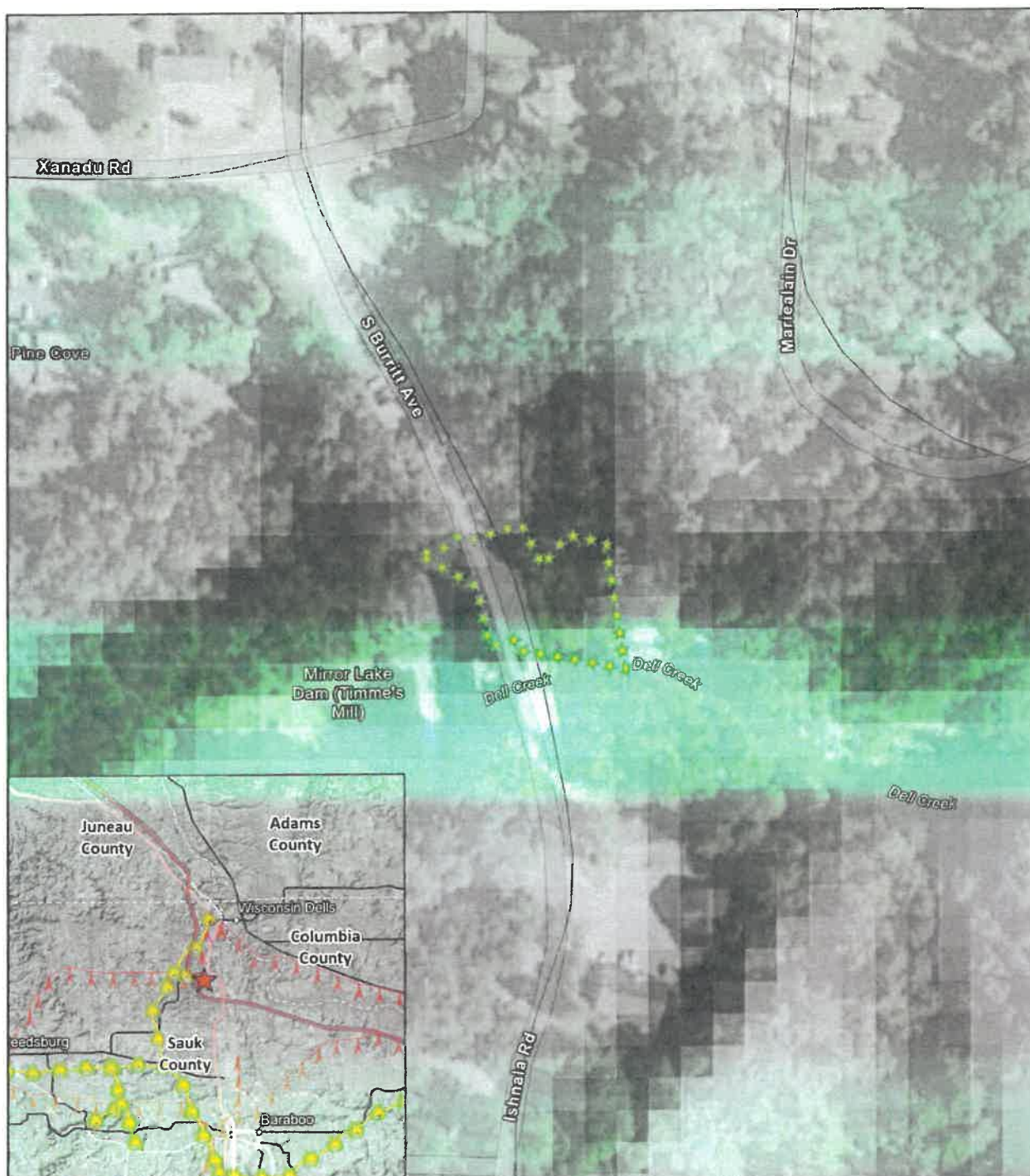
Prj: NAD83 HARN WI TM

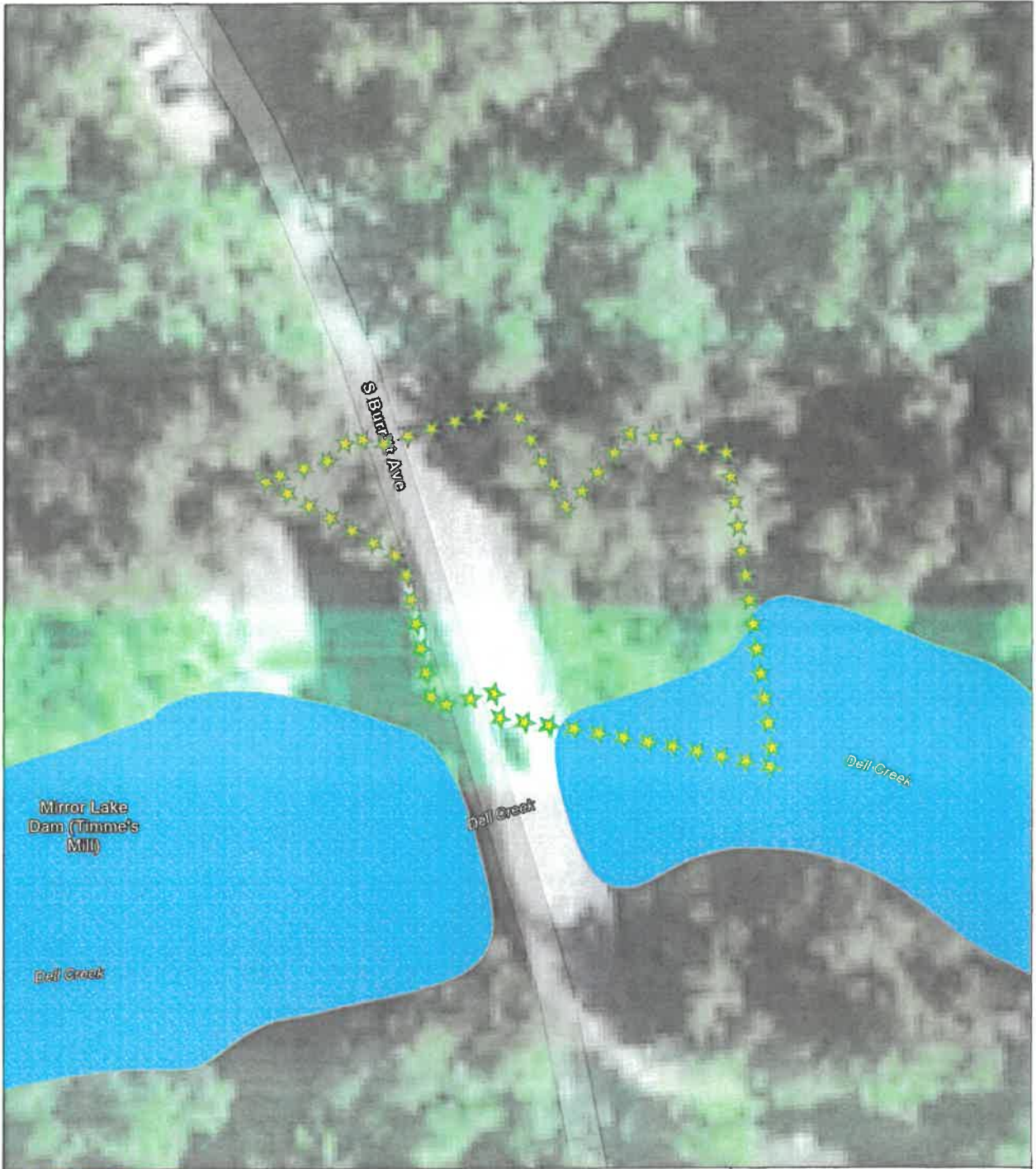
Filename: OutputData10



Legend

 Parcel





Flood Hazard Map

Sauk County
Parcel No. 146 0597-10000

0 10 20 40 US Feet

Scale: 1:624

Mapped by: BCM

Created on: 6/4/2025

Prj: NAD83 HARN WI TM

Filename: OutputData10



Legend

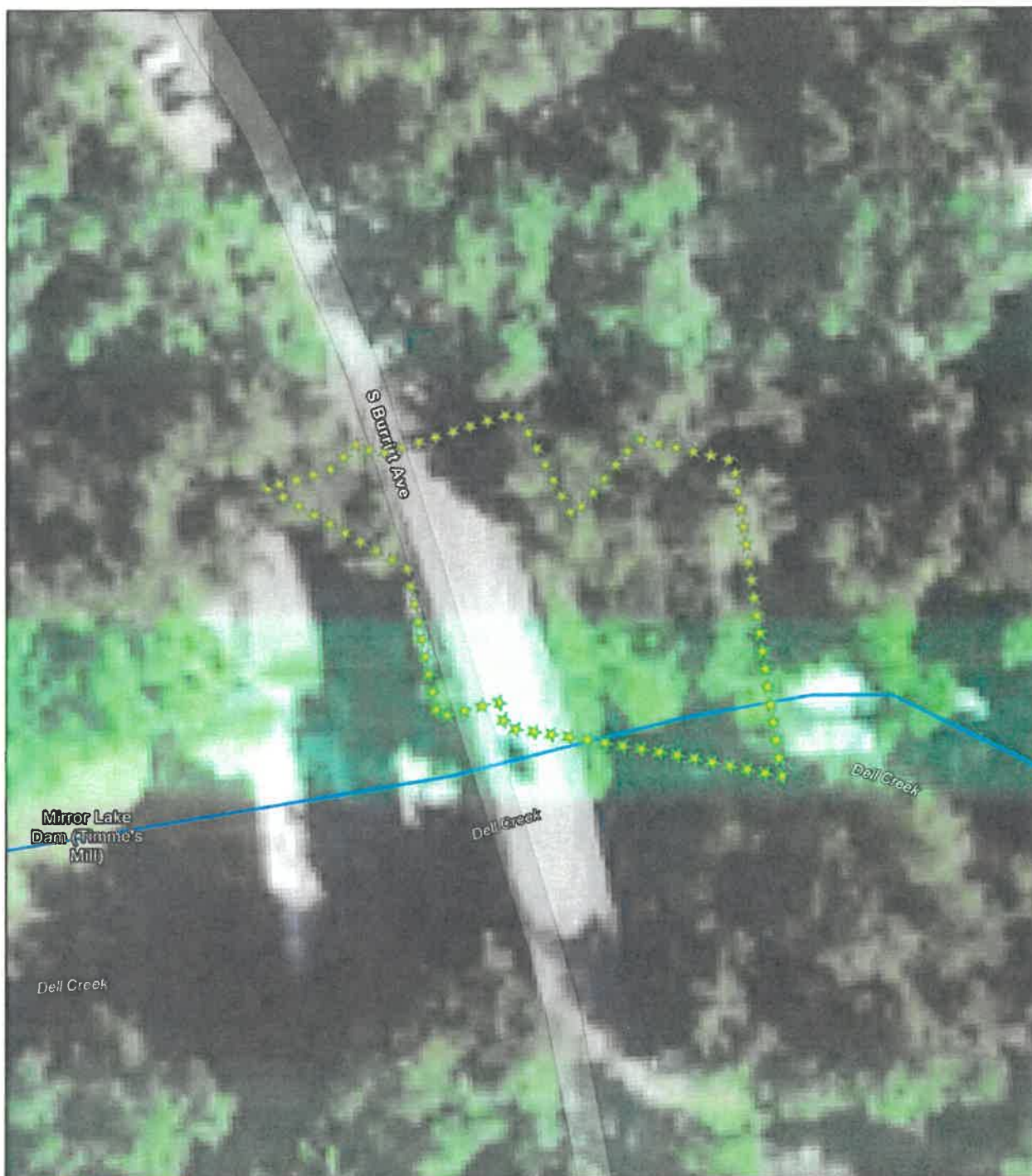
Parcel

FEMA Flood Hazard

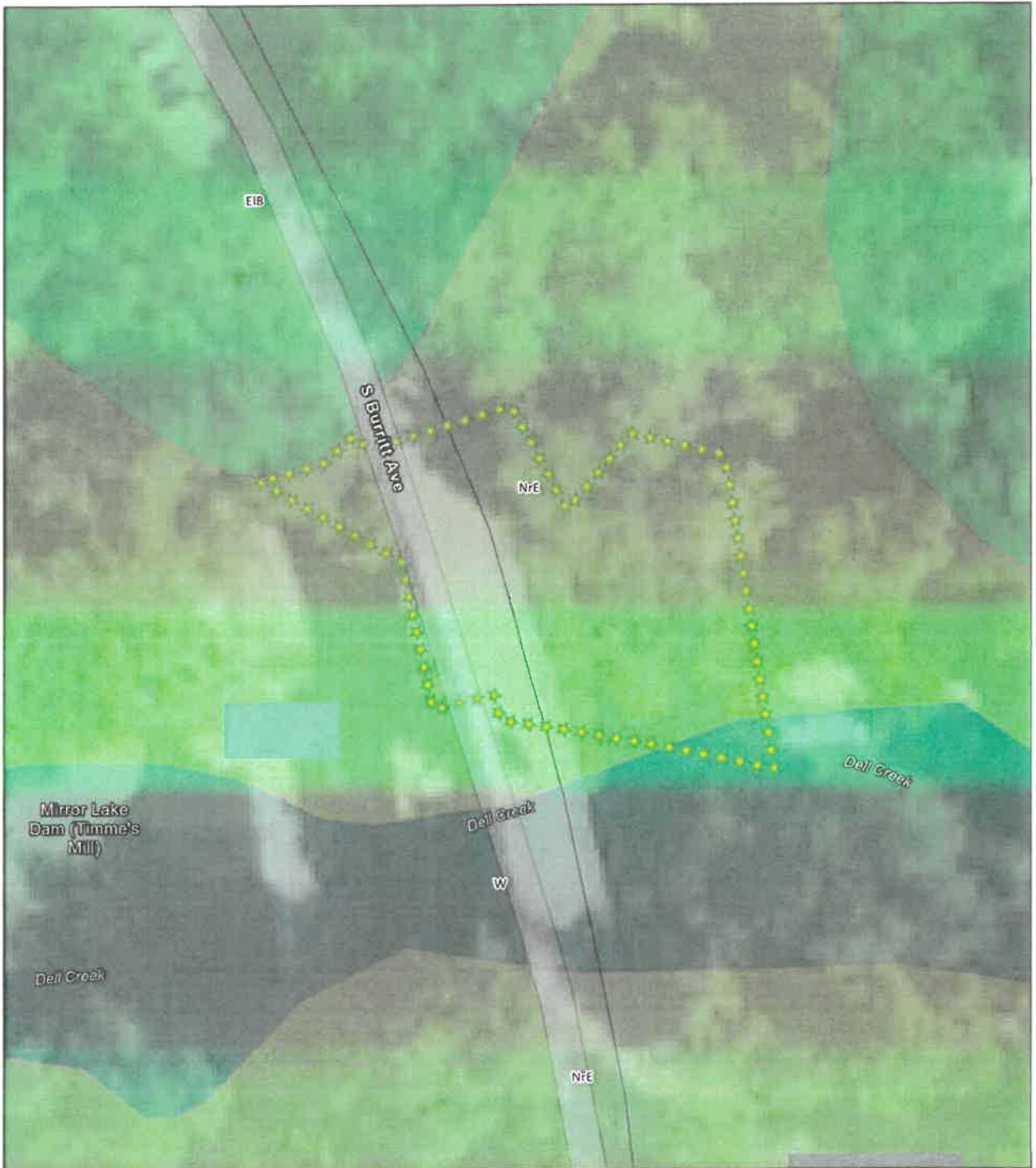
Area of Minimal Flood Hazard

Area of 1% Chance of Flood Hazard

Base Floodplain

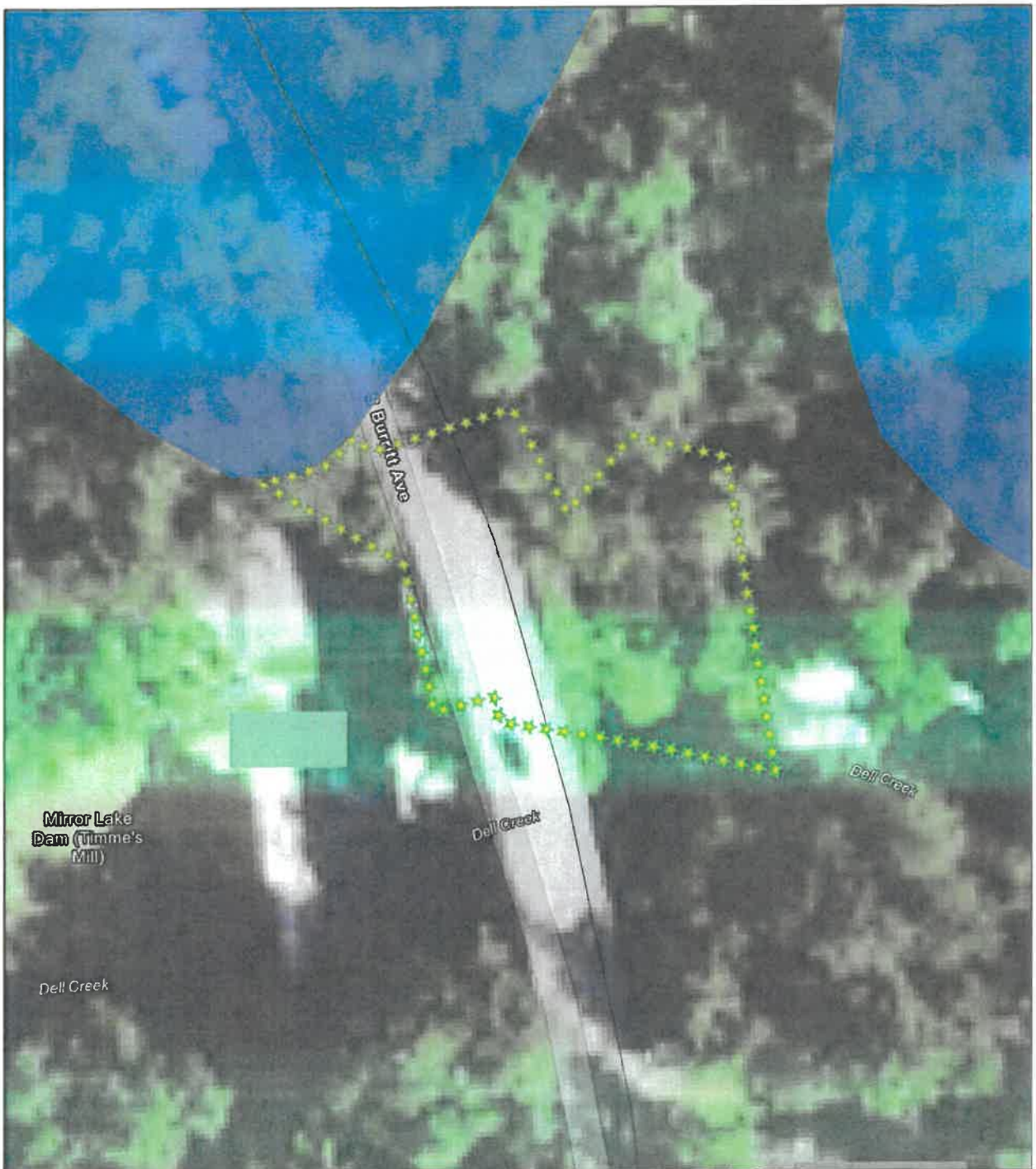


	Wetland Map			Legend
	Sauk County Parcel No. 146 0597-10000	Mapped by: BCM		Parcel
	0 10 20 40 US Feet	Created on: 6/4/2025		Wetland too small to delineate
	Scale: 1:624	Prj: NAD83 HARN WI TM		Hydrology
				Wisconsin Wetland Inventory
				Potential Restorable Wetlands



	gSSURGO Dominant Soil Type Map		
	Sauk County Parcel No. 146 0597-10000	Mapped by: BCM	
	0 10 20 40 US Feet Scale: 1:624	Created on: 6/4/2025	
		Prj: NAD83 HARN WI TM Filename: OutputData10	

Legend
Parcel Buildings Local Roads
gSSURGO
EIB: Eleva sandy loam, 2 to 6 percent slopes
NFE: Nordens and Eleva soils and rock outcrop, 12 to 80 percent slopes
W: Water



Soil Productivity Map

Sauk County
Parcel No. 146 0597-10000

0 10 20 40 US Feet

Scale: 1:624



Mapped by: BCM

Created on: 6/4/2025

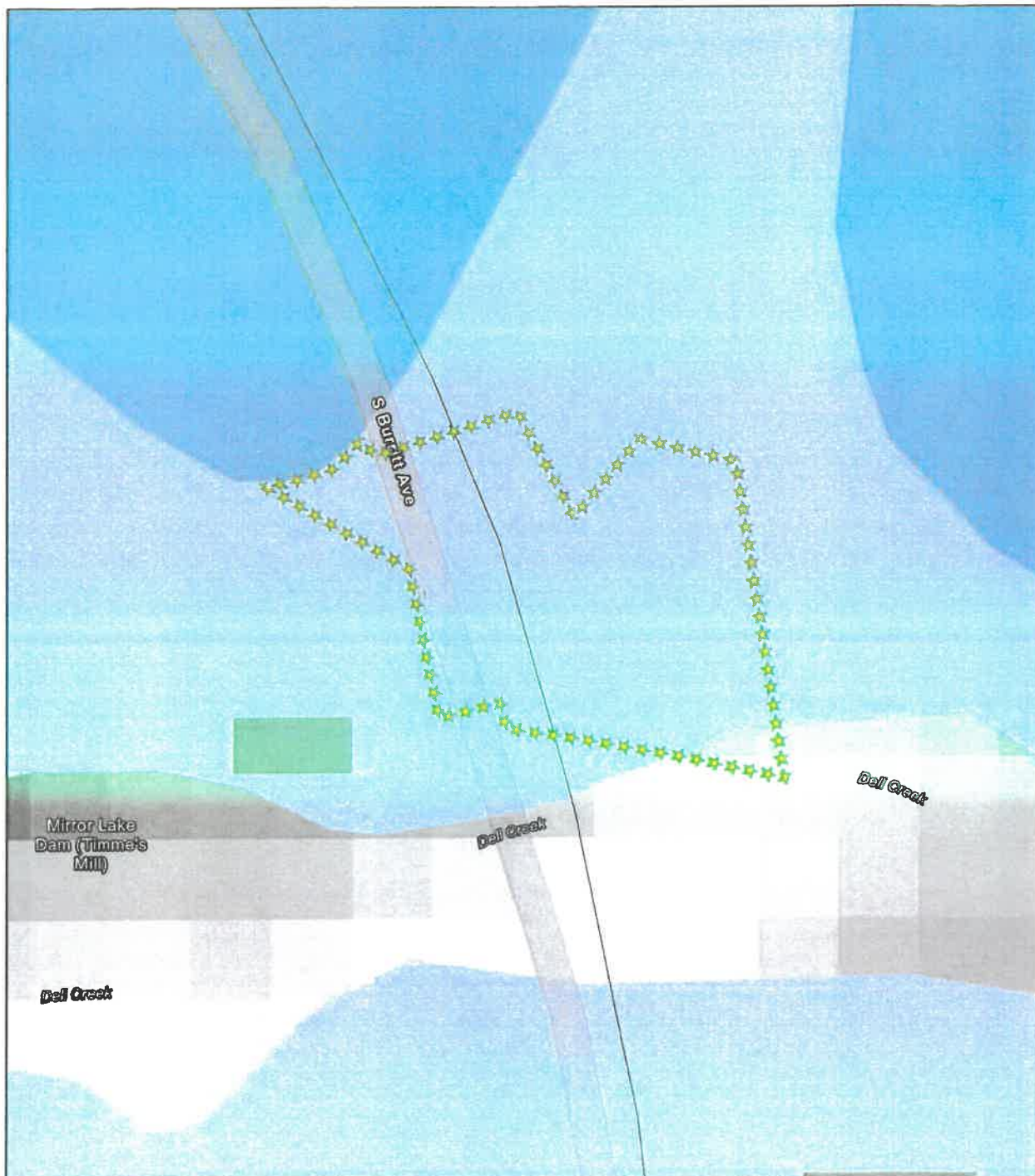
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Legend

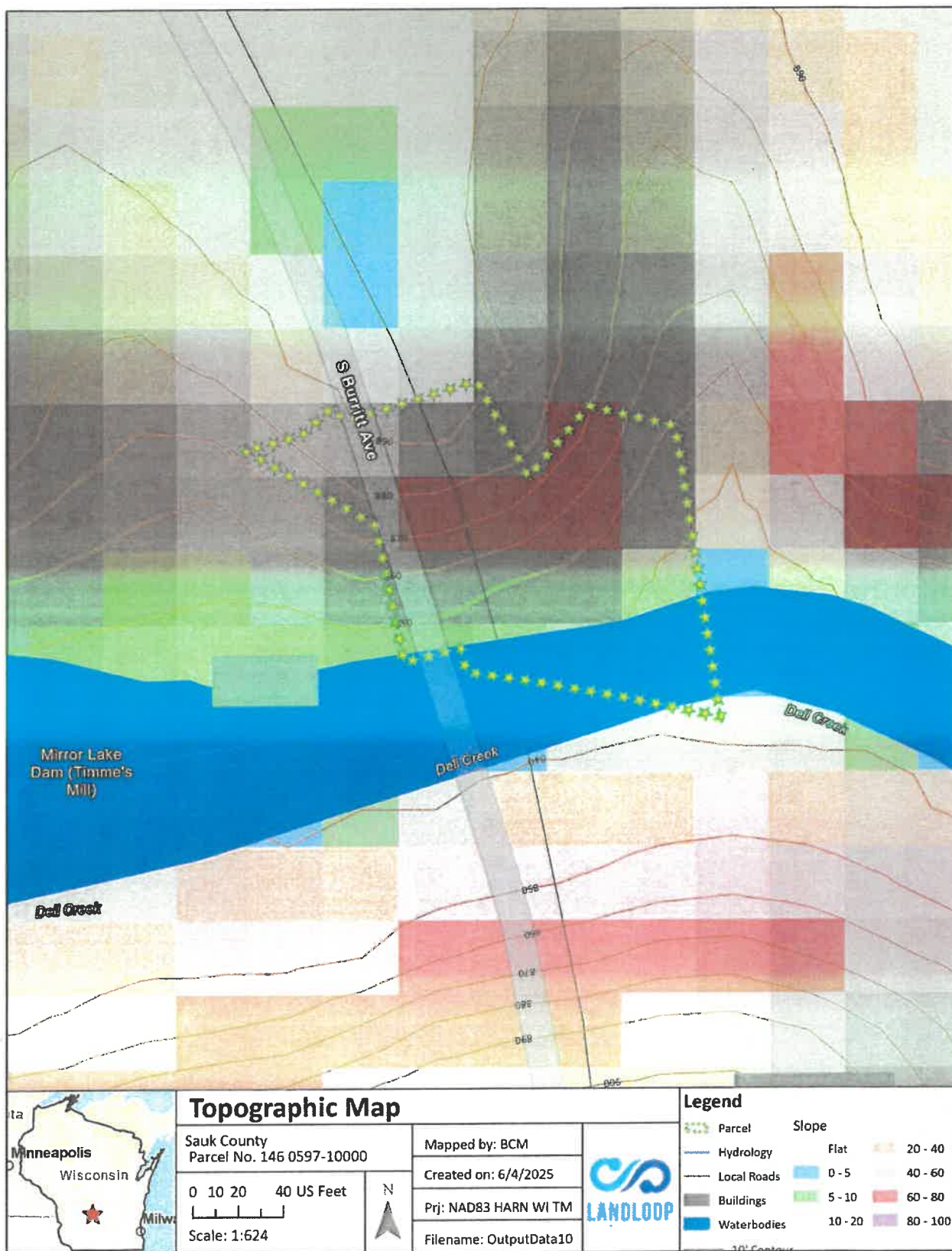
Parcel — Local Roads Buildings
Soil Productivity
All areas are prime farmland

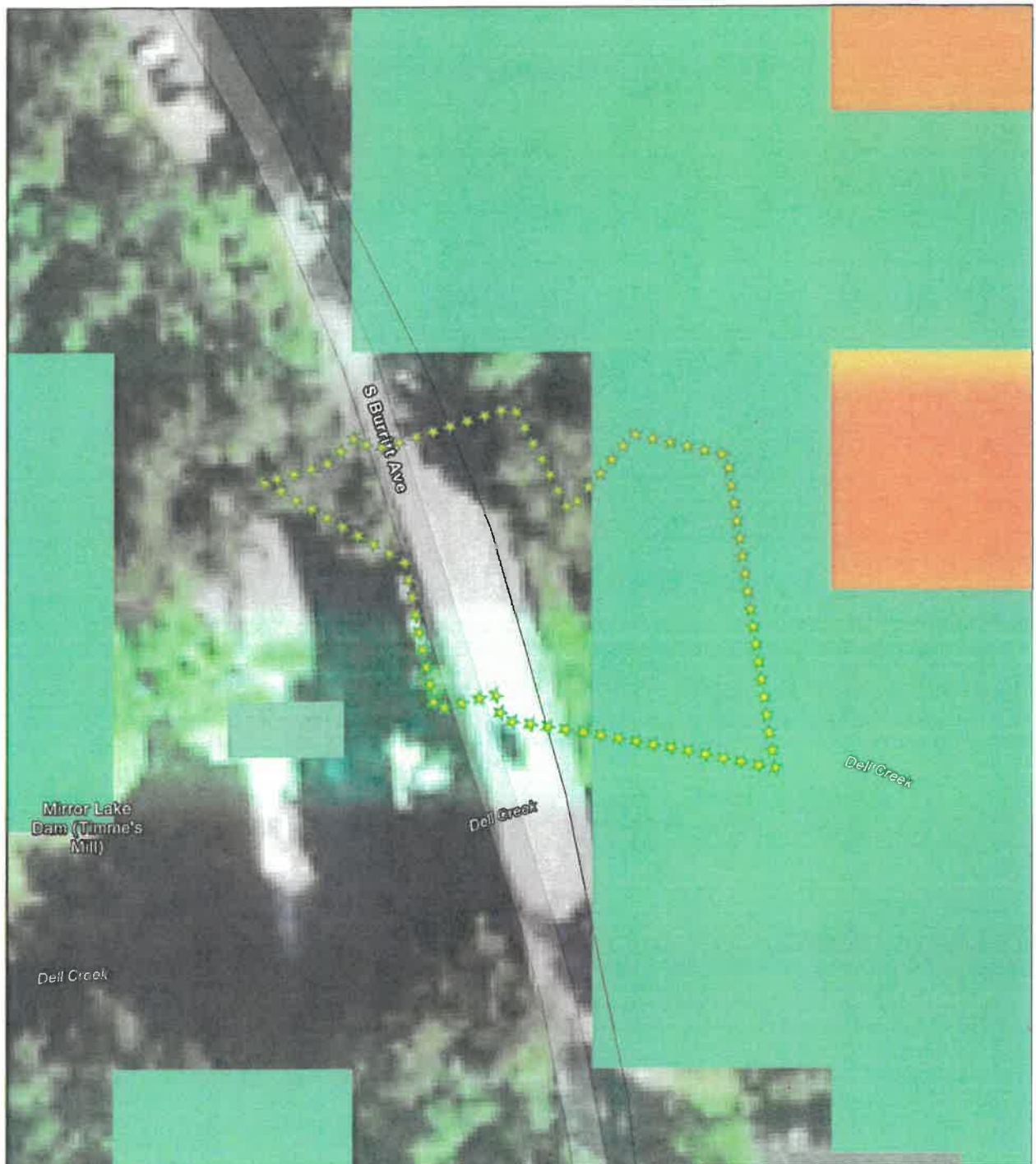


	Crop Yield Potential Map		
	Sauk County Parcel No. 146 0597-10000	Mapped by: BCM	
	0 10 20 40 US Feet	Created on: 6/4/2025	
	Scale: 1:624	Prj: NAD83 HARN WI TM	
		Filename: OutputData10	

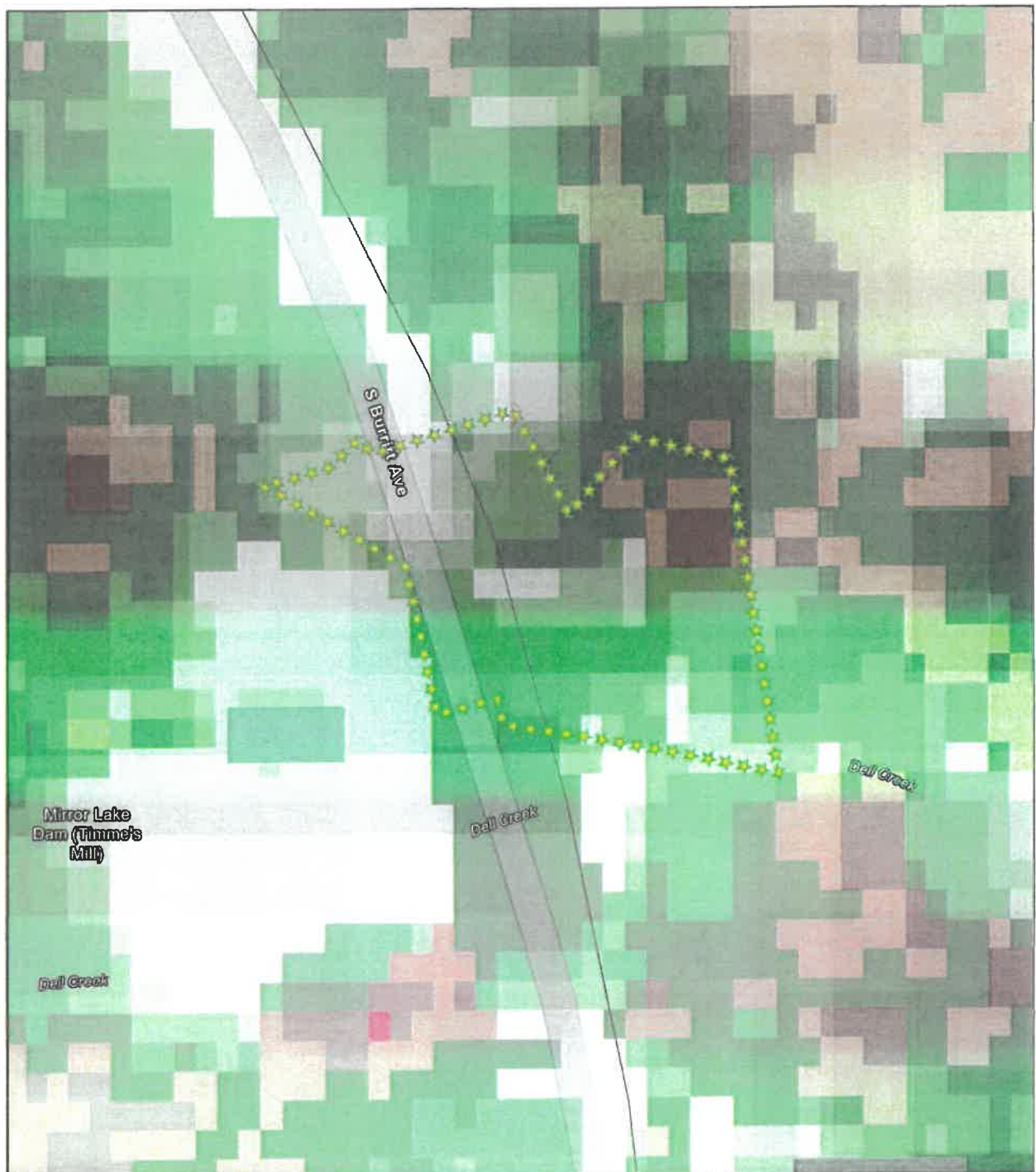
Legend

Parcel	NCCPI All commodities
Buildings	Lower yields
Local Roads	Average yields





	WiscLand 2 Tree Species Map			Legend		
	Sauk County Parcel No. 146 0597-10000			Parcel	Local Roads	Buildings
	0 10 20 40 US Feet Scale: 1:624			Timber Species		
	N			Red Pine		
				White Pine		



	Tree Canopy Height Map		
	Sauk County Parcel No. 146 0597-10000	Mapped by: BCM	
	0 10 20 40 US Feet Scale: 1:624	Created on: 6/4/2025	
	Prj: NAD83 HARN WI TM Filename: OutputData10		
Legend			Canopy Height (ft)
Parcel			< 10
Buildings			10 to 20
Local Roads			20 to 40
			40 to 60
			60 to 80
			80 to 100
			100 to 120
			> 120



Subject Property Pictures

Subject Aerial



Subject Facing Northwest





Subject Facing North



Subject Facing Northeast





Subject Facing Northeast



Subject Facing Northeast





Subject Facing North



Dam Near Subject





Street View Facing South



Street View Facing North





Subject Tax Bill(s) & Legal Description(s)

VILLAGE OF LAKE DELTON
TIM MCCUMBER, TREASURER
PO BOX 87
LAKE DELTON WI 53940

SAUK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2024
REAL ESTATE

PINE COVE OWNERS ASSOC INC



Parcel Number: 146 0597-10000
Bld Number: 649090

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

212 NANADU RD
Sec. 21, T13N, R6E
VIL LAKE DELTON S 20-13-6 PRT SE SE & S 21-13-6 PRT SW
SW (INCL BEKS 68 & 73 OF VILL OF DELTON PLAT) PER
R399-661 - POS 3238 ENC V391-071 & EXC EXC PINE COVE
CONDO PHASE 4 (SEASE PER R505-891) 5.75A (- FUTURE
PHASES AREA AS SHOWN ON PHASE 4) & INC
5.750 ACRES

649090/146 0597-10000

PINE COVE OWNERS ASSOC INC
PO BOX 415
LAKE DELTON WI 53940

Please inform treasurer of address changes.

ASSESSED VALUE LAND 141.000		ASSESSED VALUE IMPROVEMENTS 0		TOTAL ASSESSED VALUE 141.000		AVERAGE ASSESSMENT RATIO 0.943627635		NET ASSESSED VALUE RATE 0.01383128 (Does NOT include credits)		NET PROPERTY TAX 1950.21	
ESTIMATED FAIR MARKET VALUE AND 149.400		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0		TOTAL ESTIMATED FAIR MARKET VALUE 149.400		☐ A use in the business regardless of location		School taxes calculated by school district 149.20			
TAXING JURISDICTION											
		2023 PER STATE & LOCAL TAXES & FEES		2024 PER STATE & LOCAL TAXES & FEES		2023 NET TAX		2024 NET TAX		% CHG	
Sauk County		521.479		561.701		641.89		454.17		-28.3%	
Village of Lake Delton		837.073		899.643		459.81		313.46		-30.5%	
Wisc Dells Schools		2,579.915		2,835.683		1,083.51		778.93		-28.7%	
MATC		1,006.020		1,074.415		129.21		94.71		-26.7%	
Mirror Lake Dist		0		0		315.28		298.94		-5.2%	
TOTAL		4,944.487		5,371.442		2,609.70		1,950.21		-25.3%	
FIRST DOLLAR CREDIT LOTTERY AND GAMING CREDIT NET PROPERTY TAX						0.00 0.00 2,609.70		0.00 0.00 1,950.21		0.0% 0.0% -25.3%	
FOR INFO. PAYMENT PAY BY: JANUARY 31, 2025											
Warning: If not paid by due date, a late payment option fee (5% and 10% late fees) described subject to interest and if applicable, penalty. Failure to pay on time. See reverse.											

TOTAL DUE: \$1,950.21

FIRST DUE PAYMENT

PAY BY:

JANUARY 31, 2025

Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and if
applicable, penalty.
Failure to pay on time. See reverse.

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes Applied to Property	Year Increase Ends
Wisc Dells Schools	950.634	83.04	2036			
Wisc Dells Schools	488.640	39.11	2026			

PAY 1ST INSTALLMENT OF BY JANUARY 31, 2025	\$975.21	PAY 2ND INSTALLMENT OF: BY JULY 31, 2025	\$975.00	PAY FULL AMOUNT OF BY JANUARY 31, 2025	\$1,950.21
AMOUNT ENCLOSED		AMOUNT ENCLOSED		AMOUNT ENCLOSED	
MAKE CHECK PAYABLE AND MAIL TO:		MAKE CHECK PAYABLE AND MAIL TO:		MAKE CHECK PAYABLE AND MAIL TO:	
VILLAGE OF LAKE DELTON TIM MCCUMBER, TREASURER PO BOX 87 LAKE DELTON WI 53940		SAUK COUNTY TREASURER 505 BROADWAY STREET, RM 148 BARABOO, WI 53913		VILLAGE OF LAKE DELTON TIM MCCUMBER, TREASURER PO BOX 87 LAKE DELTON WI 53940	
PIN# 146 0597-10000 PINE COVE OWNERS ASSOC INC BILL NUMBER: 649090		PIN# 146 0597-10000 PINE COVE OWNERS ASSOC INC BILL NUMBER: 649090		PIN# 146 0597-10000 PINE COVE OWNERS ASSOC INC BILL NUMBER: 649090	
INCLUDE THIS STUB WITH YOUR PAYMENT		INCLUDE THIS STUB WITH YOUR PAYMENT		INCLUDE THIS STUB WITH YOUR PAYMENT	



Appraiser Resume

Ross Hasheider, CGA

PARE Consultants

146 Railroad Street, Suite 200

Reedsburg, WI 53959

www.pareconsultants.com



License

Wisconsin Certified General Appraiser no. 2702

Education

University of Wisconsin – Whitewater

Graduation Date: May 2018

Bachelor of Business Administration - Double Major Finance and Human Resource Management

Recent Appraisal Courses Completed

General Appraiser Site Valuation and Cost Approach	2022
General Appraiser Sales Comparison Approach	2022
General Appraiser Income Approach	2022
General Report Writing & Case Studies	2022
Commercial Appraisal Review – Subject Matter Elective	2023
Expert Witness for Commercial Appraisers – Subject Matter Electives	2023

Employment History

Pare Consultants, Reedsburg, WI	Appraiser	2020-Present
Field's at the Wilderness, Wisconsin Dells, WI	Server / Manager	2015-Present
Summit Credit Union, Portage, WI	Senior Universal Banker	2018-2020
Great Wolf Lodge, Wisconsin Dells, WI	Human Resources Assistant	2017-2018
MBE, CPA, Baraboo, WI	Intern	2013-2014

Ross Hasheider started working as a residential appraiser in 2020 before transitioning to commercial properties in 2022. In 2024, Mr. Hasheider received his Certified General Appraiser license after completing his education and experience requirements. Mr. Hasheider has experience working on a multitude of different property types including office, retail, multi-family residences, vacant land, self-storage units, and warehouses.



NO. 2702 - 10

THE STATE OF WISCONSIN

Hereby certifies that

ROSS L HASHEIDER

was granted a certificate to practice as a

**CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
RELATED TRANSACTIONS IS AQB COMPLIANT**

*in the State of Wisconsin in accordance with Wisconsin Law
on the 29th day of January in the year 2024.*

The authority granted herein must be renewed each biennium by the granting authority.

*In witness thereof, the State of Wisconsin
Department of Safety and Professional Services
has caused this certificate to be issued under
its official seal.*


DPS Secretary


Tony Evers, Governor

This certificate was printed on the 3th day of March in the year 2024



NO. 2702 - 10

EXPIRES: 12/14/2025

The State of Wisconsin Department of Safety and Professional Services

Hereby certifies that

ROSS L HASHEIDER

was granted a certificate to practice as a

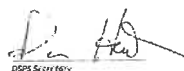
**CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
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its official seal.*




DPS Secretary

This certificate was printed on the 3th day of March in the year 2024



PURCHASE AND SALE AGREEMENT

This PURCHASE AND SALE AGREEMENT (this “Agreement”) is made and entered into as of _____, 2026 (the “Contract Date”), by and between Sauk County, a county and political subdivision of the State of Wisconsin (“Buyer”), and the Pine Cove Owner’s Association, Inc., a Wisconsin corporation (“Seller”) (Buyer and Seller shall be referred to herein singularly as a “Party” or collectively as the “Parties”).

RECITALS

WHEREAS, Seller is the fee owner of the real property consisting of approximately 0.41 acres and located on South Burritt Avenue, Village of Lake Delton, County of Sauk, State of Wisconsin and as legally described on the attached Exhibit A, together with all improvements, all easements and rights benefiting or appurtenant to the land, including Seller’s rights in any vacated or existing public rights- of-way abutting the land (collectively referred to as the “Property”);

WHEREAS, the Parties desire to enter into this Agreement pursuant to which Buyer will purchase, accept, and assume from Seller, and Seller will sell, convey, transfer, and assign to Buyer, all Seller’s rights, title and interest in the Property pursuant to the conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained in this Agreement, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties hereto agree as follows:

1. Recitals. Buyer and Seller acknowledge and agree that the Recitals set forth above are true and accurate and are therefore incorporated into this Agreement.
2. Sale of Property. Seller agrees to sell, and Buyer agrees to buy, pursuant to the terms of this Agreement, all of Seller’s rights, title, and interest in and to the Property. The final acreage to be acquired by Buyer may be determined by survey obtained by Buyer as provided for in Section 6 below.
3. Buyer’s Intended Use. Buyer is purchasing the Property as part of an improvement project to the Delton Dam, which is described as portage access around the Delton Dam as required by the Wisconsin Department of Natural Resources (the “Project”).
4. Purchase Price.
 - a. Payment. Subject to the terms of this Agreement, Seller agrees to sell and Buyer agrees to purchase the Property for a purchase price of Forty-One Thousand Dollars (\$41,000.00) (the “Purchase Price”). The Purchase Price shall be allocated as set forth below in Section 4(b). The Purchase Price, minus any other adjustments as permitted in this Agreement, shall be paid at Closing by wire transfer of immediately available funds as set forth in Section 6 of this Agreement.

- b. Allocation. The Purchase Price shall be allocated as follows:
- (i) Land: \$25,000.00
 - (ii) Additional Costs (actual costs, as described below and referred to as "Additional Costs"): \$16,000.00
- c. Additional Costs. Seller shall be credited the actual Additional Costs incurred by Seller in an amount no greater than \$16,000.00 at Closing. Seller shall be responsible for payment of all costs and expenses incurred greater than \$16,000.00. Upon completion of the work for which the Additional Costs are incurred, Seller shall provide to Buyer written invoices as documentation of the Additional Costs. The actual Additional Costs shall be credited to Seller for the cost of the following:
- (i) Security fence for the former Cave Bar opening
 - (ii) Property survey and legal description
 - (iii) Title work
 - (iv) Seller's attorneys' fees and costs, and any other professional expenses.
 - (v) Recording and closing costs
5. Buyer's Contingencies. The obligations of Buyer under this Agreement are subject to and contingent upon satisfaction of each of the following contingencies:
- a. Legal Description. Seller shall complete preparation of the Property's legal description no later than thirty (30) days of the Effective Date to ensure the proper preparation of the Title Commitment and Title Policy (as defined below).
 - b. Title. Title shall have been found acceptable, or be made acceptable, in accordance with the requirements and terms of Section 6 of this Agreement.
 - c. Inspection and Approval Period. Buyer shall have determined during the sixty (60) day period from the Effective Date (the "Inspection Period"):
 - (i) That within sixty (60) days of the Effective Date, Buyer is satisfied with the results of and matters disclosed by such soil and geotechnical tests of the Property as Buyer may deem necessary.
 - (ii) That within sixty (60) days of the Effective Date, water, sanitary sewer, storm sewer, natural gas, electricity and other utilities are available at the boundary of the Property in capacities adequate for Buyer's intended use of the Property upon terms and conditions acceptable to Buyer.
 - (iii) That within sixty (60) of the Effective Date, all matters disclosed by any Phase I or Phase II Environmental Assessment(s) for the Property.

- (iv) That within sixty (60) days of the Effective Date, Buyer has obtained all preliminary plan approvals, site plan and other governmental approvals required for the acquisition, development, improvement and operation of the Property and for the Project upon terms and conditions acceptable to Buyer. Seller shall execute all reasonable consents or applications, as required in connection with Buyer's applications for governmental approvals, provided Buyer shall be solely responsible for all costs associated with obtaining governmental approvals.
 - d. Appraisal. Within thirty (30) days of the Effective Date, Buyer may obtain an appraisal of the Property, at Buyer's sole cost and expense.
 - e. Performance of Seller's Obligations. As of the Closing Date, Seller shall have performed all of Seller's obligations under this Agreement and the representations and warranties of Seller in this Agreement shall be true and correct on the Closing Date, as of made on the Closing Date.
 - f. Access to Property. Seller shall allow Buyer and Buyer's agents, representatives or employees access to the Property without charge and at all reasonable times for the purpose of Buyer's investigation, testing and securing governmental approvals for the Project.
 - g. Access Easement. Buyer and Seller shall agree upon the terms of a written Access Easement to encumber a portion of Seller's remaining property to ensure Buyer and its users will have sufficient access to the Property for Buyer's Intended Use. A copy of the Access Easement and accompanying legal description is attached hereto and incorporated herein as Exhibit B. The Access Easement shall be recorded at Closing. Buyer shall pay the recording costs for the Access Easement.
 - h. Termination by Buyer During Inspection Period. Buyer may terminate this Agreement prior to the expiration of the Inspection Period for any reason by written notice (the "Termination Notice") from Buyer to Seller. If Buyer does not terminate this Agreement prior to the expiration of the Inspection Period, Buyer's shall be deemed to have waived or accepted the Section 5 contingencies. Buyer shall have the right to unilaterally waive any contingency by written notice to Seller. Upon termination by Buyer, this Agreement shall become null and void and neither Party will have further rights or obligations regarding this Agreement or the Property.
6. Closing. Unless otherwise agreed to by the Parties, the closing of the purchase and sale contemplated by this Agreement (the "Closing"), shall be held no later than July 1, 2026 and on a specific date to be determined by the Parties (the "Closing Date"). The Closing shall take place at 10:00 a.m. local time at the office of the Title Company or at such other place and time as may be mutually agreed to. Seller agrees to deliver possession of the

Property to Buyer on the Closing Date.

- a. Seller's Closing Documents. On the Closing Date, Seller shall execute and/or deliver to Buyer the following (collectively, "Seller's Closing Documents"):
- (i) Warranty Deed. A Warranty Deed ("Deed") conveying the Property to Buyer, free and clear of all encumbrances., except the Permitted Encumbrances hereafter defined.
 - (ii) Bill of Sale. A bill of sale for personal property or general intangibles to be conveyed from Seller to Buyer (if applicable.)
 - (iii) Closing Statement. A closing statement prepared by the Title Company to be executed by Seller and the Title Company at the Closing that accurately describes the economic terms of the transaction described in this Agreement.
 - (iv) Seller's Affidavit. An Affidavit of Title by Seller (Uniform Conveyancing Blanks Form) indicating that, to Seller's actual knowledge, on the Closing Date there are no outstanding, unsatisfied judgments, tax liens or bankruptcies against or involving Seller or the Property; that there has been no skill, labor or material furnished to the Property by Seller for which payment has not been made or for which mechanics' liens could be filed; and that there are no other unrecorded interests in the Property, together with whatever standard owner's affidavit and/or indemnity (ALTA Form) which may be required by the Title Company to issue an Owner's Policy of Title Insurance with title standard exceptions waived.
 - (v) FIRPTA Certificate. A non-foreign certificate, properly executed and in recordable form, containing such information as is required by IRC Section 1445(b) (2) and its regulations.
 - (vi) Date-Down Certificate. A certificate confirming the accuracy, as of the Closing Date, of the representations and warranties set forth in Section 7.
 - (vii) Other Documents. Such other documents as are reasonably required to be executed by Seller in order to transfer the Property to Buyer in accordance with the terms of this Agreement.
- b. Buyer's Closing Documents. On the Closing Date, Buyer will execute and/or deliver to Seller the following (collectively, "Buyer's Closing Documents"):
- i) Purchase Price. The Purchase Price by wire transfer is to be delivered to Seller on the Closing Date.
 - ii) Closing Statement. A closing statement prepared by the Title Company to be executed by Seller, Buyer, and the Title Company at the Closing that

accurately describes the economic factors of transaction described this Agreement.

- iii) Title Documents. Such documents that may be reasonably required by the Title Company in order to record the Seller's Closing Documents and issue the Title Insurance Policy required by this Agreement.
- iv) Other Documents. Such other documents as are reasonably required to be executed in order to transfer the Property to Buyer in accordance with the terms of this Agreement.

7. Prorations. Seller and Buyer agree to the following prorations and allocation of costs regarding this Agreement:

- a. Title Insurance and Closing Fee. Seller will pay all costs of providing the Title Commitment. Buyer shall pay for the premium required for the issuance of the Owner's Title Insurance Policy ("Policy") and any desired endorsements to the Policy. Seller and Buyer will each pay one-half of any reasonable and customary closing fee or charge imposed by the Title Company.
- b. Real Estate Taxes. Real estate taxes shall be prorated as of the Closing Date, with Seller responsible for real estate taxes prior to the Closing.
- c. Special Assessments. Seller shall pay all special assessments levied, pending or otherwise of record against the Property as of the Closing Date. Buyer shall pay all special assessments levied after the Closing Date.
- d. Recording Costs. Seller will pay the cost of recording all documents necessary to transfer record title to Buyer. Seller shall also pay the state deed tax due, if any, in order to record the Warranty Deed.
- e. Other Costs. Except as otherwise provided in this Agreement, Seller and Buyer shall each pay their own professional fees and costs incurred in this transaction.

8. Title Examination. Title Examination will be conducted as follows:

- a. Title Evidence. Buyer shall obtain a Commitment (the "Title Commitment") for an ALTA Owner's Policy of Title Insurance to insure title to the Real Property, in the amount of the Purchase Price, issued by the Title Company. The Title Commitment will commit the Title Company to insure title to the Real Property subject only to the Permitted Encumbrances (defined in Section 6(c) of this Agreement) and shall include a Special Assessment search.
- b. Buyer's Objections. Within thirty (30) days after receiving the Title Commitment,

Buyer will make in writing, any objections (the "Objections") to any matters disclosed in the Title Commitment that are not acceptable to Buyer. Any matter shown on such Title Commitment and not objected to by Buyer shall be a "Permitted Encumbrance" hereunder. Seller will have thirty (30) days after receipt of the Objections to cure the Objections ("Title Cure Period"), during which period the Closing will be postponed as necessary. Seller shall use its reasonable best efforts to correct any Objections on or before the Closing Date. If the Objections are not cured within such thirty (30) day period, Buyer, as its sole remedy, will have the option to terminate this Agreement or waive the Objections and proceed to close.

- c. Title Policy. At closing, Buyer will receive a Proforma Title Insurance Policy (the "Title Policy") issued by the Title Company pursuant to the Commitment, or a suitably marked-up Commitment initialed by the Title Company undertaking to issue such a Title Policy in the form required by the Commitment as approved by Buyer. Buyer shall pay the full cost of all extended coverage and endorsements to the Title Policy or any title insurance required by Buyer's lender.
9. Representations and Warranties by Seller. Seller represents and warrants to Buyer as follows:
- a. Title to Property. Seller holds marketable title to the Property, free and clear of all encumbrances except the Permitted Encumbrances.
 - b. Proceedings. There is no action, litigation, investigation, condemnation or proceeding of any kind pending or threatened against Seller or any portion of the Property that would affect Seller's ability to perform its obligations under this Agreement or prohibit Buyer from conducting Buyer's intended use on the Property after Closing.
 - c. Unrecorded Documents. There are no unrecorded leases, contracts, easements, or any other documents creating rights in parties other than Seller which cannot be terminated by Seller prior to Closing and which will continue to affect the Property after Closing.
 - d. Condition of Property. There are no present violations of any restrictions relating to the use or improvement of the Property.
 - e. Incorporation. Buyer is duly organized or incorporated under the laws of the State of Wisconsin and has received all requisite authority to transact business in the State in which the Property is located.
 - f. Authority. Seller has the requisite power and authority to enter into and perform this Agreement, and the execution of this Agreement and performance of the Seller's obligations hereunder have been duly authorized by all necessary action on the part

of the Seller and have been duly executed and delivered.

- g.** No Foreign Person. Seller is not, nor shall any of Seller's Permitted assigns be, a "foreign person," "foreign partnership," "foreign trust," or "foreign estate," as those terms are defined in Code Section 1445 and the regulations promulgated thereunder.
 - h.** No Conflict. Seller's execution, delivery and performance this Agreement and of the Seller's Closing Documents do not conflict with or result in violation of Seller's organizational documents, any agreement to which Seller is a party, or judgment, order or decree of any court or arbiter to which Seller is a party.
 - i.** Validity. Upon execution, the Seller's Closing Documents will be valid and binding obligations of Seller and are enforceable in accordance with their terms.
 - j.** No Consents. No consents or approvals from any third parties are required for Seller to perform its obligations under this Agreement.
 - k.** No Brokers. No broker, finders, or consultants have been retained in the negotiation or consummation of the transaction contemplated by this Agreement. Seller shall not enter into a contract or other agreement for broker or realtor services applicable to the Property during the term of this Agreement.
- 10.** Representations and Warranties of Buyer. Buyer represents and warrants to Seller as of the Effective Date and the Closing Date as follows:
- a.** County Status. Buyer is a Wisconsin county pursuant to the Wisconsin Statutes and is therefore bound by certain legal obligations and restrictions.
 - b.** Authority. Buyer has the power and authority to enter into this Agreement and all of the Buyer's Closing Documents signed or to be signed by it.
 - c.** Validity. Upon execution, the Buyer's Closing Documents will be valid and binding obligations of Buyer, and are enforceable in accordance with their terms.
 - d.** No Consents. No consents or approvals from any third parties are required for Buyer to perform its obligations under this Agreement.
 - e.** No Brokers. No broker, finders, or consultants have been retained in the negotiation or consummation of the transaction contemplated by this Agreement. Seller shall not enter into a contract or other agreement for broker or realtor services applicable to the Property during the term of this Agreement.
- 11.** Condemnation. If, prior to the Closing Date, eminent domain proceedings are commenced

or Seller receives notice of the pendency of eminent domain proceedings against all or any part of the Property, Seller shall immediately give notice to Buyer of such fact and at Buyer's option (to be exercised by notice to Seller within thirty (30) days after Seller's notice), this Agreement shall terminate, in which event neither Party will have further obligations under this Agreement. If Buyer shall fail to give such notice, this Agreement shall remain in effect, there shall be no reduction in the Purchase Price, and the Seller shall assign to Buyer at the Closing Date all of Seller's right, title and interest in and to any award made or to be made in the condemnation proceedings. Prior to the Closing Date, Seller shall not designate counsel, appear in, or otherwise act with respect to the condemnation proceedings without Buyer's prior written consent.

12. Survival. Except as otherwise provided above, all of the terms of this Agreement will survive and be enforceable after the Closing.
13. Notices. Any notice or communication required or permitted to be given by any party to the other shall be in writing and shall be deemed to have been given when sent by electronic mail (with electronic confirmation of transmission) to the following email addresses:

If to Seller: _____

If to Buyer: Sauk County Administrator
 Attn: Lisa Wilson
 Sauk County West Square Building
 Room #134
 505 Broadway
 Baraboo, WI 53913
 Email: lisa.wilson@saukcountywi.gov

with a copy (which shall not constitute notice) to:

Sauk County Clerk

Sauk County West Square Building
Room # 144
505 Broadway
Baraboo, WI 53913
Email: becky.evert@saukcountywi.gov_

Any Party may change its address for the service of notice by giving written notice of such change to the other party by electronic mail ten (10) days prior to the effective date of such change.

14. County Status. Seller acknowledges and accepts that Buyer is a county pursuant to Wis. Stat. Ch. 59 and is therefore bound by certain legal obligations and restrictions. Seller agrees to be bound by any restrictions or obligations that may extend to Seller, its affiliates or representatives by virtue of this Agreement and Buyer's statement as a county, including but not limited to the Wisconsin Open Meetings law and the Wisconsin Public Records Law set forth in Wis. Stat. Ch. 19.
15. Indemnification. Seller, including its affiliates, shareholders, members, representatives, employees and agents (collectively, "Seller's Affiliates"), shall indemnify and defend Buyer, its affiliates, representatives, elected officials, employees and agents against, and hold all of them harmless from, all losses, damages, claims, fees, or other amounts arising directly or indirectly, from or in connection with (i) any breach of any representation or warranty made by Seller in this Agreement, (ii) any breach by Seller or Seller's Affiliates of any covenant, agreement or obligation of Seller in this Agreement, and/or (iii) any and all actions brought by a third party against Buyer in connection with the ownership of the Property on or after the Closing Date, or relating to any acts of Seller or Seller's Affiliates taken during Seller's ownership of the Property or pursuant to this Agreement or in consummation of the transaction contemplated by this Agreement, regardless of whether the transaction closes.
16. Miscellaneous.
 - a. Captions. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement and are not to be considered in interpreting this Agreement.
 - b. Assignment. Buyer may not assign its interest in this Agreement to any person or entity without the prior written consent of Seller, which consent shall not be unreasonably withheld.
 - c. Entire Agreement; Modification. This written Agreement constitutes the complete agreement between the Parties and supersedes any prior oral or written agreements between the Parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the Parties.
 - d. Binding Effect. This Agreement binds and benefits the Parties and their successors and assigns.
 - e. Controlling Law. This Agreement has been made under and shall be construed

according to the laws of the State of Wisconsin.

- f. Remedies. If Buyer defaults under this Agreement, Seller shall have the right and option to terminate this Agreement by giving written notice to Buyer of Buyer's default. Buyer shall have ten (10) days to cure such default. If Buyer fails to cure such default within ten (10) days of the date of such notice, this Agreement shall terminate. The termination of this Agreement shall be the sole remedy available to Seller for such default by Buyer, and Buyer shall not be liable for damages or specific performance. If Seller defaults under this Agreement, Buyer shall have the right and option to terminate this Agreement by giving written notice to Seller of Seller's default. If Seller fails to cure such default within ten (10) days' written notice from Buyer, Buyer's exclusive remedies shall be (i) Seller's payment of Buyer's out of pocket costs incurred during the negotiation of this Agreement and to pursue this transaction, including but not limited to environmental testing costs, appraisal costs, and professional fees incurred by Buyer (not to exceed \$50,000). Buyer shall provide written notice of such costs to Seller, and Seller shall pay the amount to Buyer within ten (10) days of Buyer's written notice; or (ii) to apply for and to receive from a court of competent jurisdiction equitable relief by way of specific performance to enforce Seller's performance of the terms of this Agreement, provide that any such action for specific performance must be brought within one-hundred eighty (180) days after Seller's default, or else such remedy shall be deemed to be waived and forfeited by Buyer.
- g. Third-Party Beneficiary. There are no third-party beneficiaries of this Agreement, intended or otherwise.
- h. No Joint Venture or Partnership. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.
- i. Time Periods. If the time for performance of any obligations under this Agreement expires on a day that is not a business day, the time for performance shall be extended to the next business day. "Business Days," as used in this Agreement, shall be deemed to mean all days other than Saturdays, Sundays and legal holidays in the State of Wisconsin.
- j. Counterparts. For the convenience of the Parties, any number of counterparts of this Agreement may be executed and each such executed counterpart shall be deemed an original, but all such counterparts together shall constitute one and the same agreement. This Agreement may be executed and delivered electronically, by email and digital transmission.
- k. Further Acts. Buyer and Seller agree to do such further acts and execute, deliver, file and record such further documents and instruments as may be reasonably

Draft dated 01-07-26

necessary to effectuate, evidence, and record the transactions contemplated by this Agreement.

- l.** Time of the Essence. All terms and timelines, wherever specified herein for the performance by Seller or Buyer of their respective obligations hereunder, are of the essence of this Agreement.
- m.** Severability. The invalidity or unenforceability of any term or terms of this Agreement shall not invalidate, make unenforceable or otherwise affect any other term of this Agreement, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted, and in such event, the remaining terms of this Agreement shall remain in full force and effect.
- n.** Acceptance of Agreement by Seller and Buyer. This Agreement shall be null and void unless it is accepted by both Seller and Buyer and a fully executed copy is returned to each party on or before _____.

(Signatures appear on the following page)

Draft dated 01-07-26

Seller and Buyer have executed this Agreement effective as of the latest date under their signatures below.

SELLER:

Pine Cove Owner's Association, Inc.
a Wisconsin corporation

By: _____
Its: _____
Date: _____

BUYER:

Sauk County

By: Lisa Wilson
Its: County Administrator
Date: _____

Draft dated 01-07-26

EXHIBIT A – Legal Description

(See attached)

EASEMENT FOR INGRESS AND EGRESS

THIS INDENTURE made and entered into this ____ day of _____, 2026 between Pine Cove Owners Association Inc., Grantor and Sauk County, Grantee.

1. Grantor grants to Grantee, their heirs, successors and assigns, forever, the use of a perpetual easement for ingress and egress over, across and upon the following described lands owned by Grantor:

A parcel located in the Southwest Quarter of the Southwest Quarter of Section 21, Town 13 North, Range 6 East, Village of Lake Delton, Sauk County, Wisconsin, bound by the following described line:

Commencing at the Southwest corner of Block 69 of the Original Plat of the Village of Lake Delton; Thence S 79 21'25" E, 49.95 feet, said point being the Point of Beginning of this description;

Thence S 79 21'25" E, 25.55 feet; Thence S 19 12'45" W, 38.52 feet; Thence S 42 08'03" W, 53.98 feet; Thence S 80 16'25" W, 59.44 feet; Thence N 14 00'00" W, 35.92 feet; Thence N 62 22'00" W, 8.44 feet; Thence S 88 51'34" E, 22.34 feet; Thence N 68 55'02" E, 60.94 feet; Thence N 32 01'01" E, 36.48 feet, to the Point of Beginning.

2. Grantee, their heirs, successors and assigns shall be permitted to use said easement at any time together with all guests and invitees.
3. This grant of easement shall run with the land and be binding upon the parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF, the Grantor and Grantee have hereunto set their hands and seals this ____ day of _____, 2026.

GRANTOR:

GRANTEE:

President
Pine Cove Owners Association Inc.

Administrator
Sauk County

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

Personally came before me this ____ day of _____, 2026 the above named _____, President of Pine Cove Owners Association Inc. to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Personally came before me this ____ day of _____, 2026 the above named _____, Administrator of Sauk County, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires: _____

Notary Public, State of Wisconsin
My Commission Expires: _____