

**Council Chambers, Municipal Building, Baraboo, Wisconsin
Tuesday, June 8, 2021 – 7:00 p.m.**

Mayor Nelson called the regular meeting of Council to order.

Roll call was taken.

Council Members Present: Wedekind, Kolb, Plautz, Kent, Petty, Ellington, Sloan, Kierzek, Thurow

Council Members Absent:

Others Present: Chief Schauf, Clerk Zeman, Adm. Bradley, T. Pinion, members of the press and others.

The Pledge of Allegiance was given.

Moved by Ellington, seconded by Kolb and carried to approve the minutes of May 25, 2021.

Moved by Wedekind, seconded by Kolb and carried to approve the agenda.

Compliance with the Open Meeting Law was noted.

PRESENTATIONS – None Scheduled.

PUBLIC HEARINGS – None Scheduled.

PUBLIC INVITED TO SPEAK – No one spoke.

MAYOR'S BUSINESS

- The Mayor congratulated the following staff on their anniversaries with the Baraboo Police Department:
 - Detective Sergeant Jeff Shimon – 15 years
 - Patrol Officer Jessica Pichler – 20 years
- The quickest and easiest way to see the COVID-19 data affecting Sauk County is by visiting this website: <https://coviddata-saukpublichealth.hub.arcgis.com/>

CONSENT AGENDA

Resolution No. 21-28

THAT the Accounts Payable, in the amount of \$144,400.63 as recommended for payment by the Finance/Personnel Committee, be allowed and ordered paid.

Resolution No. 21-29

THAT, Beth Persche, Lacey Steffes, and John Ellington be reappointed to the Baraboo Library Board and to serve until June 30, 2024.

Resolution No. 21-30

THAT, Jose Vera be appointed to fill the unexpired term of Lori Mueller to the Baraboo Economic Development Commission serving until February 28, 2022.

THAT Chantel Steinhorst be appointed to the Baraboo Economic Development Commission serving until February 28, 2023.

THAT Dr. Rainey Briggs be appointed to the Baraboo Economic Development Commission serving until February 29, 2024.

Moved by Sloan, seconded by Plautz and carried that the Consent Agenda be approved-9 ayes.

ORDINANCES ON 2ND READING

Moved by Wedekind, seconded by Sloan and carried unanimously to approve the 2nd reading of **Ordinance No. 2574** amending §17.18(4)(a) and the Zoning District Map rezoning tax parcels 206-1154-72100, 206-1154-87100, & 206-1154-87400 from A-1 Agricultural Transition to a mixture of R-1A Single-Family Residential, R-3 Three- and Four-Family Residential, R-5 Thirteen-Family and Up Residential, and C-1 Conservancy.

NEW BUSINESS - RESOLUTIONS**Resolution No. 21-31****RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 12,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
CITY OF BARABOO, WISCONSIN**

WHEREAS, the City of Baraboo (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 12 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Sauk County, the Baraboo School District, and the Madison Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on May 18, 2021 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Baraboo that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 12, City of Baraboo", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2021.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - (h) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District
 - (i) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The Project Plan for "Tax Incremental District No. 12, City of Baraboo" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2021, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll

returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Moved by Wedekind, seconded by Thurow and carried that **Resolution No. 21-31** be approved-9 ayes.

Resolution No. 21-32

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

THAT the City Clerk be authorized to issue the following Liquor Licenses:

CLASS "A" FERMENTED MALT BEVERAGE

Casey's General Store #1904, 801 S. Boulevard
Las Milpas LLC, 603 8th Avenue

CLASS "B" FERMENTED MALT BEVERAGE

Driftless Glen Distillery, 300 Water Street
Jose's Mexican Bakery, 325 South Blvd, Unit 2
Sauk County Agricultural Society, 700 Washington

CLASS "A" OFF PREMISE LIQUOR CONSUMPTION/ON PREMISE WINE
SAMPLES

Bekah Kate's, 117 3rd St.

"CLASS A" COMBINATION LIQUOR AND FERMENTED MALT BEVERAGE

Barabrew Liquor, 503 South Boulevard
Pierce's Express Market, 935 8th St.
Get N Go, 325 South Blvd.
Kwik Trip #657, 604 8th Street
Kwik Trip #855, 1330 South Boulevard
Turner BP, 413 State Hwy 136
United Cooperative, 516 Ash St.
Wal-Mart #1396, 920 Hwy 12

CLASS "B" FERMENTED MALT BEVERAGE AND "CLASS C" WINE

Al Ringling Theatre, 136 4th Ave.
Broadway Diner, 304 Broadway St.
Four Star Family Restaurant, 1011 8th St.
Ringling House B&B, 201 8th St.
Las Milpas, 603 8th Ave, Suite A
The Log Cabin Restaurant and Bakery, 1215 8th St.
The Relish Tray Bistro, LLC, 106 4th St.

"CLASS B" COMBINATION LIQUOR AND FERMENTED MALT BEVERAGE

Baraboo Arts, 202 East St.
Baraboo Burger Company, 116 4th Ave.
Baraboo Elks Club #688, 401 Oak St.
Downtown Bar & Grill, 130 3rd St.
Bumps Bar, 109 Walnut St.
Fore Seasons Restaurant, 401 Mine Road
Brothers on Oak, 412 Oak Street

Jose's Authentic Mexican Restaurant, 825 8th St.
Old Baraboo Inn, 135 Walnut St.
Peking Buffet, 1204 8th St.
Poor Richards Bar, 411 Oak St.
Quindt's Towne Lounge Restaurant & Eating House., 441 South Blvd.
Gem City Saloon, 124 Ash St.
Square Tavern, 124 4th Ave.
Thunderbird Lanes, 1117 8th Street
Little Village Café, 146 4th Ave.
Zach's Bar, 126 4th Street

"CLASS B" RESERVE COMBINATION LIQUOR AND FERMENTED MALT BEVERAGE

Al Ringling Brewing Co., 623 Broadway
Con Amici, 126 3rd St

"CLASS B" WINE ONLY

Von Klaus Winery, 133 Third Ave.

"CLASS B" WINE ONLY AND CLASS "B" FERMENTED MALT BEVERAGE

Balanced Rock Winery, 1065 Walnut Street

CLASS "C" WINE

Bekah Kate's, 117 3rd St.

Moved by Petty, seconded by Kent and carried that **Resolution No. 21-32** be approved-9 ayes.

Resolution No. 21-33

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

THAT the City's Employee COVID-19 Policy be repealed effective June 8, 2021.

Moved by Kolb, seconded by Petty and carried that **Resolution No. 21-33** be approved-9 ayes.

NEW BUSINESS – ORDINANCES – None.

ADMINISTRATOR AND COUNCIL COMMENTS

Adm. Bradley noted that there will be a Special Council Mtg. to be held on June 17th at 6:00pm for the purpose of interviewing a City Attorney applicant.

Ald. Thurow noted that the Big Top tent is now up.

REPORTS, PETITIONS, AND CORRESPONDENCE

The City officially acknowledges receipt and distribution of the following:

- **Reports:** May 2021 – Building Inspection
- **Minutes from the Following Meetings:**

Call to Order –Ald. Sloan called the meeting to order at 6:30p.m. noting compliance with the Open Meeting Law. Moved by Kent, seconded by Petty to approve the minutes of May 11, 2021. Motion carried unanimously. Moved by Petty, seconded by Kent to approve the agenda and carried unanimously.

Action Items

- a) **Accounts Payable** – Moved by Petty, seconded by Kent to recommend to Council for approval of the accounts payable for **\$348,979.71**. Motion carried unanimously.

Information Items

- a. Review & discussion of Brush Disposal – T. Gilman and T. Pinion explained that the closure of the brush disposal is primarily due to abuse of the brush site by both City and Non-City residents. T. Gilman explained that the City is currently picking up brush the last full week of every month or as requested by citizens.

Adjournment – Moved by Kent, seconded by Petty and carried to adjourn at 6:50 pm.

- **Copies of these meeting minutes are on file in the Clerk’s office:**

Park & Recreation.....	4-5-2021, 4-12-2021	Library.....	3-16-2021
Plan Commission.....	4-20-2021	UW Campus.....	2-18-2021

- **Petitions & Correspondence Being Referred:** - None.

ADJOURNMENT

Moved by Sloan, seconded by Ellington, and carried on voice vote, that the meeting adjourn at 7:17pm.

Brenda Zeman, City Clerk