



**CITY OF BARABOO COMMON COUNCIL AGENDA**  
**Council Chambers, 101 South Blvd., Baraboo, Wisconsin**  
**Tuesday, August 9, 2022, 7:00 P.M.**

**Regular meeting of the City of Baraboo Common Council, Mayor Nelson presiding.**

Notices Sent To Council Members: Wedekind, Kolb, Hazard, Kent, Petty, Ellington, Sloan, Kierzek, and Thurow

Notices Sent To City Staff, Media And Other Interested Parties: City Administrator Bradley, CDA Dir. Cannon, Clerk Zeman, DPW Dir./Engineer Pinion, Finance Dir. Ostrander, Fire Chief Stieve, EMS Chief Johnson, Library Dir. Bergin, Parks & Rec. Dir. Hardy, Interim Police Chief Sinden, Street Super. Gilman, Utility Super. Peterson, Treasurer Laux, Baraboo News Republic, WBDL, 99.7FM, Joe Briggs, Donna Griggel

1. **CALL TO ORDER**

2. **ROLL CALL AND PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF PREVIOUS MINUTES** (*Voice Vote*): July 26, 2022

4. **APPROVAL OF AGENDA** (*Voice Vote*)

5. **COMPLIANCE WITH OPEN MEETING LAW NOTED**

6. **PRESENTATIONS**

- Kristen Fish-Peterson with Redevelopment Resources will present the Strategic Plan.

7. **PUBLIC HEARINGS**

8. **PUBLIC INVITED TO SPEAK** (*Any citizen has the right to speak on any item of business that is on the agenda for Council action if recognized by the presiding officer.*)

9. **MAYOR'S BUSINESS** –

- The Mayor would like to congratulate the following staff on their anniversaries with the City:
  - Joe Briggs, Civic Center Maintenance – 25 years
  - Donna Griggel, Administration – 15 years
- Special Council meeting on August 16, 2022 at 7:00pm
- August 9<sup>th</sup>, 2022 is Election Day and polls are open until 8:00pm. All City of Baraboo residents vote at the Civic Center.
- The Police and Fire Commission will conduct a public listening session regarding the hiring of a new Chief of Police at City Hall on Wednesday, August 17<sup>th</sup>, 2022 from 6:00pm to 7:30pm.

10. **CONSENT AGENDA** (*Roll Call*)

CA-1...Approve the accounts payable to be paid in the amount of \$\_\_\_\_\_.

CA-2...Approve the Liquor License Change of Agent for Kwik Trip #855 to Cody Sayles and Kwik Trip #657 to Riley Kay Roberts

CA-3...Approve the Temporary Alcohol License application (aka Picnic License) for the Baraboo Area Chamber of Commerce Oktoberfest, September 24, 2022

11. **ORDINANCES ON 2<sup>ND</sup> READING**

SRO-1... Consider amending §7.09(16) of the City's Municipal Code relating to Reserved Parking for Officials. (*Pinion*)

12. **NEW BUSINESS – RESOLUTIONS**

NBR-1...Consider authorizing the City to draw from the Line of Credit with Baraboo State Bank. (*Ostrander*)

NBR-2...Consider Resolution Authorizing the Partial Redemption of Certain Outstanding General Obligation Bonds. (*Ostrander*)

NBR-3... Consider approving a Class “B” Fermented Malt Beverage and a “Class C” Wine License for TB’s Broadway Diner, LLC, 304 Broadway St. (*Sinden*)

13. **COMMITTEE OF THE WHOLE**

Moved by \_\_\_\_\_, seconded by \_\_\_\_\_, to enter Committee of the Whole to establish 2023 budget guidelines.

Moved by \_\_\_\_\_, seconded by \_\_\_\_\_, to rise and report from Committee of the Whole and return to regular session. (*Roll Call*)

14. **ADMINISTRATOR AND COUNCIL COMMENTS** (*Comments are limited to recognition of City residents and employees, memorials, and non-political community events; discussion of matters related to government business is prohibited.*)

15. **REPORTS, PETITIONS, AND CORRESPONDENCE** The City acknowledges receipt and distribution of the following:

- **Reports:** July, 2022 – Fire Dept.
- **Minutes from the Following Meetings:**

**Copies of these meeting minutes are included in your packet:**

Finance.....7-12-2022	BID.....6-22-2022
Ambulance.....6-22-2022, 6-28-2022	Public Safety.....6-27-2022
Plan.....6-21-2022	Administrative.....7-5-2022

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

Public Arts.....6-23-2022	Library.....6-21-2022, 7-19-2022
CDA.....6-23-2022	

- **Petitions and Correspondence Being Referred:** Citizen Correspondence regarding ATV Route System.

16. **CLOSED SESSION**

Moved by \_\_\_\_\_, seconded by \_\_\_\_\_, to go into Closed Session. The Mayor will announce that the Council will go into Closed Session Pursuant to §19.85(1)(e), Wis. Stat., to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. (Potential Mixed-Use Development)

17. **OPEN SESSION**

Moved by \_\_\_\_\_, seconded by \_\_\_\_\_, to return to Open Session. The Mayor will announce that the Council will return to Open Session as per §19.85(2), Wis. Stats., to address any business that may be the result of discussions conducted in Closed Session.

18. **ADJOURNMENT** (*Voice Vote*)

Brenda Zeman, City Clerk

*For more information about the City of Baraboo, visit our website at [www.cityofbaraboo.com](http://www.cityofbaraboo.com)***August 2022**

<b>Sunday</b>	<b>Monday</b>	<b>Tuesday</b>	<b>Wednesday</b>	<b>Thursday</b>	<b>Friday</b>	<b>Saturday</b>
<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>
	Park & Recreation	Finance Council				
<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>
	PFC	Plan Library	BID	UW Campus		
<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>
		Finance Council	Ambulance	Public Arts EM Mgmt.		
<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>	<b>1</b>	<b>2</b>	<b>3</b>
	Public Safety					

**PLEASE TAKE NOTICE** - Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires the meeting or materials at the meeting to be in an accessible location or format should contact the City Clerk at 101 South Blvd., Baraboo WI or phone (608) 355-2700 during regular business hours at least 48 hours before the meeting so reasonable arrangements can be made to accommodate each request.

Agenda jointly prepared by D. Griggel and B. Zeman

Agenda posted on 08/04/2022

**Council Chambers, Municipal Building, Baraboo, Wisconsin  
Tuesday, July 26, 2022 – 7:00 p.m.**

Mayor Nelson called the regular meeting of Council to order.

Roll call was taken.

Council Members Present: Wedekind, Kolb, Hazard, Kent, Ellington, Sloan, Thurow

Council Members Absent: Petty, Kierzek

Others Present: Interim Chief Sinden, Clerk Zeman, Adm. Bradley, J. Ostrander, W. Peterson, members of the press and others.

The Pledge of Allegiance was given.

Moved by Ellington, seconded by Sloan and carried to approve the minutes of July 12, 2022.

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 Baraboo Public Art Association will be considering options for the next major project on July 28. To offer an idea, contact the Mayor or email: [baraboopublicarts@gmail.com](mailto:baraboopublicarts@gmail.com)

**CONSENT AGENDA**

**Resolution No. 22-73**

THAT the Accounts Payable, in the amount of \$871,379.21 as recommended for payment by the Finance/Personnel Committee, be allowed and ordered paid.

Moved by Sloan, seconded by Ellington and carried that the Consent Agenda be approved-7 ayes.

**ORDINANCES ON 2<sup>ND</sup> READING**

Moved by Thurow, seconded by Sloan and carried unanimously to approve the 2<sup>nd</sup> reading of **Ordinance No. 2597** revising speed limits on South Blvd., Taft Ave., and 8<sup>th</sup> St.

Moved by Ellington, seconded by Wedekind and carried unanimously to approve the 2<sup>nd</sup> reading of **Ordinance No. 2598** revising to provide no parking on the west side of Jefferson St. from the north curb line of 12<sup>th</sup> St. to the south curb line of 14<sup>th</sup> St. The east side of Jefferson St. between 11<sup>th</sup> St. and a point 150 feet north of 11<sup>th</sup> St for angled parking.

**NEW BUSINESS - RESOLUTIONS**

**Resolution No. 22-74**

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

To approve the Base Bid for a Licensed Plumber/Utility Contractor to replace 16 Private Lead Services Funded by WDNR SDWLP in the amount of \$116,000 and award the contract to the lower (only) bidder, Mid City Corporation.

Moved by Wedekind, seconded by Sloan and carried that **Resolution No. 22-74** be approved-7 ayes.

**NEW BUSINESS – ORDINANCES**

Motion by Thurow, seconded by Kolb and carried unanimously to approve the 1<sup>st</sup> reading of **Ordinance No. 2599** amending §7.09(16) relating to Reserved Parking for Officials.

THE COMMON COUNCIL OF THE CITY OF BARABOO, WISCONSIN, DO ORDAIN AS FOLLOWS:

1. Section 7.09(16), Reserved Parking for Officials, of the Baraboo Municipal Code is hereby amended as follows:

**7.09(16) RESERVED PARKING FOR OFFICIALS.**

- (a) It is necessary that certain City, County, State and other public employees have reserved parking spaces for their vehicles in City parking lots and on certain city streets in order to allow efficient access to and from public buildings. Therefore, when a parking space in any City parking lot, or City street designated by a distinct sign indicating that the parking space in front of the sign is reserved parking for a City, County, State or other public employee or department, no person shall park or leave standing any vehicle in any part of the reserved space.
- (b) The following organizations shall have reserved parking spaces in the City parking lots in the Alma Waite Annex parking lot located north of the Municipal Building: (1802 04/11/95, 2033 11/14/2000, 2321 10/27/2009, 2564 10/27/2020)
  - (i) Fire Department ("For Fire Personnel Only") – nine (9) spaces.
  - (ii) Baraboo District Ambulance Service – (10) ten spaces.
2. This Ordinance shall take effect upon passage and publication as provided by law.

**COMMITTEE OF THE WHOLE**

Moved by Kolb, seconded by Hazard, to enter Committee of the Whole to discuss the procedure of future agenda items.

Council discussed the procedure for items that are currently placed on both the Finance and Council agenda for the same night. Similarly, this short turn around time can be an issue with any of the Committees/Board/Commissions making a recommendation to Council. There are some members of the Council that would prefer items not be presented to Council and Finance on the same night. They don't view this request as an attempt to slow anything down, it just gives the Council members sufficient time to review the documents. It was noted that Council members do have the option to table any items included on the agenda if it requires further review. Adm. Bradley notes that timeliness is important, and he is willing to provide Council members with more information. It was decided that they would continue with the packets "as is"; items will continue to be presented to both Finance and Council on the same night.

Moved by Wedekind, seconded by Kent, to rise and report from Committee of the Whole and return to regular session.

**ADMINISTRATOR AND COUNCIL COMMENTS**

None.

**REPORTS, PETITIONS, AND CORRESPONDENCE**

The City officially acknowledges receipt and distribution of the following:

- **Reports:** June 2022 – Building Inspection, Treasurer, Fire

- **Minutes from the Following Meetings:**

**Finance/Personnel Committee–Dennis Thurow Committee Room, #205**

**July 12, 2022**

**Members Present:** Sloan, Kent, Petty

**Absent:**

**Others Present:** Mayor Nelson, Adm. Bradley, Clerk Zeman, J. Ostrander, Seth Meise

**Call to Order** –Ald. Sloan called the meeting to order at 6:00p.m. noting compliance with the Open Meeting Law.

Moved by Kent, seconded by Petty to approve the minutes of June 28, 2022. Motion carried unanimously. Moved by Petty, seconded by Kent to approve the agenda. Motion carried unanimously.

**Action Items**

- a) **Accounts Payable** – Moved by Petty, seconded by Kent to recommend to Council approval of the accounts payable for **\$668,447.95**. Motion carried unanimously.
- b) **Expansion of TID #8** – The Committee reviewed the map showing the expansion of TID #8. This expansion, and amended project plan, will allow for TID funds to be used for the Bowden (Southside) Development, reimbursement up to \$2M. By using TID #6 revenue to pay off TID #8, plus the little bit collected from TID #8 over the remainder of its life, that will accumulate to a little over \$2M and that will be what is used for reimbursement for the Bowden Development. The last expenses for this TID #8 must be incurred prior to 2027; the TID is scheduled to close 2040. Because this TID is amended prior to September 30<sup>th</sup>, it goes back to January 1<sup>st</sup>, 2022. Moved by Kent, seconded by Petty to recommend to Common Council to approve the “Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District #8”. Motion carried unanimously.
- c) **Expansion of TID #11**– The Committee reviewed the map showing the expansion of TID #11. It was noted that TID #11 was an exact overlay of TID #7. Adm. Bradley explained that we have received a request to amend this TID for various projects. He is anticipating \$75M worth of projects in this TID. Moved by Petty, seconded by Kent to recommend to Common Council to approve the “Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District #11”. Motion carried unanimously.
- d) **Development Agreement** –Adm. Bradley presented the Development Agreement with KMD, LLC. They are not asking for incentives; the only request of the City is to upgrade Waldo. All roads internally will be owned and maintained by the developer as part of the condo association. They are asking that we take ownership of the water and sewer; they will provide the easements and stormwater facility. This will also include a park, walking path, and clubhouse as part of the condo association; these will be for use by the condo association only. Moved by Petty, seconded by Kent to approve the amended Development Agreement with KMD, LLC. Amendments are as follows:

**2.1 Improvements**

(c) Developer shall promptly pay for all City impact fees. As additional consideration to developer for this Agreement and as long as no Default exists under the Agreement, the City agrees to defer the due date for the payment of impact fees to on or before thirty (30) calendar days after the earlier of Developer receiving: (i) a certificate of occupancy for each of the duplex buildings, or (ii) a certificate of substantial completion from Developer’s architect for the Project related to each three-unit condominium buildings on the Property.

**Exhibit B**

a. Streets

Developer shall grade and surface streets within the Property for the Project, street design shall be reviewed by the City Engineer. All streets will be private.

Motion carried unanimously.

**Discussion Items:**

- Purchasing Policy - No discussion took place. This will be placed on the July 26, 2022 Finance/Personnel Committee agenda.

**Adjournment** – Moved by Kent, seconded by Petty and carried to adjourn at 6:46pm.

**Administrative Committee**

**June 20, 2022**

Present: Alderpersons Kathleen Thurow, Heather Kierzek, Bryant Hazard

Absent: None.

Also Present: City Clerk Brenda Zeman, Finance Director Julie Ostrander, Interim Police Chief Rob Sinden,

Boardman & Clark City Attorney Eric Hagen

Citizen Present: None

The meeting was called to order by Chairman Kathleen Thurow at noon, with roll call and noting compliance with the Open Meetings Law.

Motion by Hazard, second by Kierzek to approve the June 7, 2022 and June 17, 2022 minutes.

Motion by Kierzek, seconded by Hazard to approve the Agenda. Motion carried unanimously

**Action Items:**

- a) Review and recommendation to the Common Council for a new Class “B” Fermented Malt Beverage License and Class “C” Wine License for Los Sombreros Grill Restaurant, LLC, 111 4<sup>th</sup> Street.

The issued license went before the Common Council and Chief Sinden recommend denying approval. Therefore, the Council sent this item back to the Administrative Committee so the Clerk and Chief could contact counsel to make sure the decision was appropriate. Pursuant to state statute 111 a license of this type can only be denied if violations are related specifically to alcohol licensure issues. A warrant for arrest does not preclude his ability to obtain a license. Chief Sinden withdrew his recommendation to deny based upon this information but will do an alcohol license check on this establishment as soon as the license is formally approved. Zeman stated there are two members listed for the LLC and the other member had a cleared the background check. The person in question was not listed as the agent.

Motion by Hazard, seconded by Kierzek for recommendation to the Common Council for the new Class “B” Fermented Malt Beverage License and Class “C” Wine License for Los Sombreros Grill Restaurant, LLC, 111 4<sup>th</sup> Street.

Motion carried unanimously

**Informational Items**

- a) Date and time for next meeting: Tuesday, July 5, 2022, at 8:00AM

Motion to adjourn by Hazard, seconded by Kierzek at 10:05 AM and unanimously carried.

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

CDA.....6-7-2022	Library.....4-11-2022
PFC.....6-20-2022	Ambulance.....5-17-2022
Plan.....5-17-2022	BDAS/Fire.....6-20-2022

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

**ADJOURNMENT**

Moved by Ellington, seconded by Sloan, and carried on voice vote, that the meeting adjourn at 7:12pm.

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Brenda Zeman, City Clerk

CA – 1

RESOLUTION NO. 2022 -

Dated: August 9, 2022

The City of Baraboo, Wisconsin

<i>Background:</i>
<b>Fiscal Note: (Check one) [ ] Not Required [ ] Budgeted Expenditure [ ] Not Budgeted</b>
<i>Comments</i>

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

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

Offered By: Consent  
Motion:  
Second:

Approved by Mayor: \_\_\_\_\_  
Certified by City Clerk: \_\_\_\_\_

CA-2

RESOLUTION NO. 2022 -

Dated: August 9, 2022

## The City of Baraboo, Wisconsin

**Background:** In order to hold a liquor license, all corporations and limited liability companies must first appoint an agent. The agent is named on the liquor license and is given full authority and control over the licensed premises and over all commercial activities on the premises relating to alcohol beverages.

Occasionally a corporation or limited liability company will make a request to change their agent. The corporation or LLC must submit to the City Clerk a completed "Schedule for Successor of Agent". The fee to appoint a new agent is \$10 and must be approved by the licensing authority.

Kwik Trip, Inc. has submitted two "Schedule for Successor of Agent" forms requesting Cody Sayles be appointed their new agent for Store #855 and Riley Kay Roberts be appointed their new agent for Store #657. These applications have been reviewed by the Police Department and the City Clerk.

The change of agents were recommended to Council for approval at the August 3, 2022 Administrative Committee meeting.

**Fiscal Note:** (check one)  Not Required  Budgeted Expenditure  Not Budgeted  
**Comments:**

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

THAT the "Schedule for Successor of Agent" forms submitted by Kwik Trip, Inc. appointing Cody Sayles as the new agent for store #855 and Riley Kay Roberts as the new agent for store #657 be approved. The City Clerk is authorized to re-issue the liquor license for Kwik Trip #855 including Cody Sayles as the agent and Kwik Trip #657 including Riley Kay Roberts as the agent.

**Offered by:** Administrative Comm. **Approved by Mayor:** \_\_\_\_\_

**Motion:**

**Second:**

**Certified by Clerk:** \_\_\_\_\_

CA-3

RESOLUTION NO. 2022-

Dated: August 9, 2022

**The City of Baraboo, Wisconsin**

**Background:** In order to be in full compliance with State Law, the City amended Chapter 12, Intoxicating Liquor and Fermented Malt Beverages. Because of this change, the Administrative Committee is now required to review all Liquor License applications and make a recommendation to Council.

All Liquor Licenses expire annually on June 30<sup>th</sup> with the exception of the Picnic License. A Picnic License, also known as a Temporary Beer and/or Wine License, is typically issued for a one or two day event.

The Picnic License listed below was reviewed by the Police Department and the City Clerk and was recommended to Council for approval at the August 3, 2022 Administrative Committee meeting.

**Fiscal Note: (check one)  Not Required  Budgeted Expenditure  Not Budgeted**  
**Comments:**

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

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

- Baraboo Area Chamber of Commerce Oktoberfest, 9-24-2022

**Offered by:** Administrative Comm. **Approved by Mayor:** \_\_\_\_\_

**Motion:**

**Second:**

**Certified by Clerk:** \_\_\_\_\_

NBR - 1

RESOLUTION NO. 2022 -

Dated: August 9, 2022

The City of Baraboo, Wisconsin

**Background**

Whereas the City Council approved a line of credit be established with the Baraboo State Bank as a \$5,000,000 Note Anticipation Note dated April 28, 2022, for the TID #12 interim financing for public purposes, including financing water, sewer and street improvement projects. This loan has a year maturity term at 2.15%. The borrowed money may be used only for the purposes for which it was borrowed.

Whereas a stipulation to this loan, Baraboo State Bank requires an approved Council resolution indicating the amount for each draw.

*Note: (✓one) [ ] Not Required [ ] Budgeted Expenditure [ ] Not Budgeted*

*Comments:*

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

That the City resolves to draw \$821,265.34 from the line of credit with the Baraboo State Bank on Wednesday August 10th, 2022.

**Offered by:** Finance/Personnel

**Approved by Mayor:**\_\_\_\_\_

**Motion:**

**Second:**

**Certified by City Clerk:**\_\_\_\_\_

RESOLUTION AUTHORIZING THE PARTIAL REDEMPTION OF  
CERTAIN OUTSTANDING GENERAL OBLIGATION BONDS

WHEREAS, the City of Baraboo, Sauk County, Wisconsin (the "City") has outstanding the following bonds:

- General Obligation Refunding Bonds, Series 2012A, dated April 19, 2012 (the "2012A Bonds");
- Taxable General Obligation Refunding Bonds, Series 2013A, dated March 6, 2013 (the "2013A Bonds"); and
- General Obligation Refunding Bonds, Series 2014A, dated August 12, 2014 (the "2014A Bonds");

WHEREAS, the Common Council has determined that it is necessary and desirable to prepay the portions of the outstanding 2012A Bonds, 2013A Bonds and 2014A Bonds that are attributable to tax incremental districts ("TIDs") with increment from such TIDs; and

WHEREAS, the portions of the above referenced obligations attributable to the TIDs to be prepaid (collectively, the "Prepaid Bonds") are further described below as:

- with respect to the 2012A Bonds: \$180,000 of the 2023 maturity, \$95,000 of the 2024 maturity, \$95,000 of the 2025 maturity and \$95,000 of the 2026 maturity;
- with respect to the 2013A Bonds: \$150,000 of the 2023 maturity and the entirety of the 2024 through 2026 maturities; and
- with respect to the 2014A Bonds: \$130,000 of the 2023 maturity, \$135,000 of the 2024 maturity, \$35,000 of the 2025 maturity, \$40,000 of the 2026 maturity, \$50,000 of the 2027 maturity and \$60,000 of the 2028 maturity;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that the Prepaid Bonds are called for prior payment on September 15, 2022 at the price of par plus accrued interest to the date of redemption.

The City hereby directs the City Clerk to cause timely notice of redemption, in substantially the forms attached hereto as Exhibits A, B and C and incorporated herein by this reference (collectively, the "Notices"), to be provided at the times, to the parties and in the manner set forth on the Notices.

Adopted, approved and recorded August 9, 2022.

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Rob Nelson  
Mayor

ATTEST:

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Brenda M. Zemen  
City Clerk

(SEAL)

EXHIBIT ANOTICE OF PARTIAL CALL\*

CITY OF BARABOO  
SAUK COUNTY, WISCONSIN  
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2012A  
DATED APRIL 19, 2012

NOTICE IS HEREBY GIVEN that the Bonds of the above-referenced issue which mature on the dates and in the amounts; bear interest at the rates; and have CUSIP Nos. as set forth below have been called for prior payment on September 15, 2022 at a redemption price equal to 100% of the principal amount thereof plus accrued interest to the date of prepayment:

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>CUSIP No.</u>
04/01/2023	\$180,000**	2.50%	067023QW4
04/01/2024	95,000**	2.50	067023QX2
04/01/2025	95,000**	2.55	067023QY0
04/01/2026	95,000**	2.65	067023QZ7

The County shall deposit federal or other immediately available funds sufficient for such redemption at the office of The Depository Trust Company on or before September 15, 2022.

Said Bonds will cease to bear interest on September 15, 2022.

By Order of the  
Common Council  
City of Baraboo  
City Clerk

Dated \_\_\_\_\_

\* To be provided by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by The Depository Trust Company, to The Depository Trust Company, Attn: Supervisor, Call Notification Department, 570 Washington Blvd., Jersey City, NJ 07310, not less than thirty (30) days nor more than sixty (60) days prior to September 15, 2022 and to the MSRB electronically through the Electronic Municipal Market Access (EMMA) System website at [www.emma.msrb.org](http://www.emma.msrb.org).

\*\* Represents a portion of the principal amount outstanding of this maturity.

EXHIBIT BNOTICE OF PARTIAL CALL\*

CITY OF BARABOO  
SAUK COUNTY, WISCONSIN  
TAXABLE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2013A  
DATED MARCH 6, 2013

NOTICE IS HEREBY GIVEN that the Bonds of the above-referenced issue which mature on the dates and in the amounts; bear interest at the rates; and have CUSIP Nos. as set forth below have been called for prior payment on September 15, 2022 at a redemption price equal to 100% of the principal amount thereof plus accrued interest to the date of prepayment:

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>CUSIP No.</u>
08/01/2023	\$150,000**	2.55%	067023SL6
08/01/2024	150,000	2.70	067023SM4
08/01/2025	145,000	2.85	067023SN2
08/01/2026	140,000	2.95	067023SP7

The County shall deposit federal or other immediately available funds sufficient for such redemption at the office of The Depository Trust Company on or before September 15, 2022.

Said Bonds will cease to bear interest on September 15, 2022.

By Order of the  
Common Council  
City of Baraboo  
City Clerk

Dated \_\_\_\_\_

\* To be provided by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by The Depository Trust Company, to The Depository Trust Company, Attn: Supervisor, Call Notification Department, 570 Washington Blvd., Jersey City, NJ 07310, not less than thirty (30) days nor more than sixty (60) days prior to September 15, 2022 and to the MSRB electronically through the Electronic Municipal Market Access (EMMA) System website at [www.emma.msrb.org](http://www.emma.msrb.org).

\*\* Represents a portion of the principal amount outstanding of this maturity.

EXHIBIT CNOTICE OF PARTIAL CALL\*

CITY OF BARABOO  
SAUK COUNTY, WISCONSIN  
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2014A  
DATED AUGUST 12, 2014

NOTICE IS HEREBY GIVEN that the Bonds of the above-referenced issue which mature on the dates and in the amounts; bear interest at the rates; and have CUSIP Nos. as set forth below have been called for prior payment on September 15, 2022 at a redemption price equal to 100% of the principal amount thereof plus accrued interest to the date of prepayment:

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>CUSIP No.</u>
09/01/2023	\$130,000**	2.25%	067023TL5
09/01/2024	135,000**	2.45	067023TM3
09/01/2025	35,000**	2.70	067023TN1
09/01/2026	40,000**	2.85	067023TP6
09/01/2027	50,000**	2.95	067023TQ4
09/01/2028	60,000**	3.05	067023TR2

The County shall deposit federal or other immediately available funds sufficient for such redemption at the office of The Depository Trust Company on or before September 15, 2022.

Said Bonds will cease to bear interest on September 15, 2022.

By Order of the  
Common Council  
City of Baraboo  
City Clerk

Dated \_\_\_\_\_

\* To be provided by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by The Depository Trust Company, to The Depository Trust Company, Attn: Supervisor, Call Notification Department, 570 Washington Blvd., Jersey City, NJ 07310, not less than thirty (30) days nor more than sixty (60) days prior to September 15, 2022 and to the MSRB electronically through the Electronic Municipal Market Access (EMMA) System website at [www.emma.msrb.org](http://www.emma.msrb.org).

\*\* Represents a portion of the principal amount outstanding of this maturity.

NBR-3

RESOLUTION NO. 2022 -

Dated: August 9, 2022

The City of Baraboo, Wisconsin

**Background:** In order to be in full compliance with State Law, the Administrative Committee is now required to review all Liquor License applications and make a recommendation to Council.

Liquor License applications are reviewed by the Zoning Administrator, the Police Department, the Fire Inspector, and the City Clerk. Publication of the Liquor License application was made in the Baraboo News Republic.

Because all Liquor Licenses expire annually on June 30<sup>th</sup>, if approved, this liquor license will be valid for August 10, 2022 to June 30, 2023.

This Liquor License was approved by the Administrative Committee at their August 3, 2022 meeting.

*Fiscal Note: (check one) [X] Not Required [ ] Budgeted Expenditure [ ] Not Budgeted*  
*Comments:*

**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 “B” Fermented Malt Beverage and a “Class C” Wine License for TB’s Broadway Diner, LLC, 304 Broadway St.

**Offered by:** Administrative Comm. **Approved by Mayor:** \_\_\_\_\_

**Motion:**

**Second:**

**Certified by Clerk:** \_\_\_\_\_

# Baraboo Fire Department

Monthly Report - July 2022



## Count of Incidents by Incident Type for Incident Status for Date Range

Incident Status(s): All Incident Statuses | Sort By: IncidentType | Start Date: 07/01/2022 | End Date: 07/31/2022

INCIDENT TYPE	# INCIDENTS
111 - Building fire	1
112 - Fires in structure other than in a building	1
118 - Trash or rubbish fire, contained	1
311 - Medical assist, assist EMS crew	11
323 - Motor vehicle/pedestrian accident (MV Ped)	1
324 - Motor vehicle accident with no injuries.	1
353 - Removal of victim(s) from stalled elevator	1
356 - High-angle rescue	1
361 - Swimming/recreational water areas rescue	1
411 - Gasoline or other flammable liquid spill	1
553 - Public service	3
561 - Unauthorized burning	1
611 - Dispatched & cancelled en route	10
622 - No incident found on arrival at dispatch address	4
735 - Alarm system sounded due to malfunction	1
736 - CO detector activation due to malfunction	2
745 - Alarm system activation, no fire - unintentional	3
746 - Carbon monoxide detector activation, no CO	1
<b>Total Incidents</b>	<b>45</b>

## Count of Incidents by Incident Type for Incident Status for Date Range

Incident Status(s): All Incident Statuses | Sort By: IncidentType | Start Date: 01/01/2022 | End Date: 07/31/2022

INCIDENT TYPE	# INCIDENTS
111 - Building fire	9
112 - Fires in structure other than in a building	1
114 - Chimney or flue fire, confined to chimney or flue	1
118 - Trash or rubbish fire, contained	1
142 - Brush or brush-and-grass mixture fire	2
143 - Grass fire	1
311 - Medical assist, assist EMS crew	101
322 - Motor vehicle accident with injuries	12
323 - Motor vehicle/pedestrian accident (MV Ped)	1
324 - Motor vehicle accident with no injuries.	7
350 - Extrication, rescue, other	1
351 - Extrication of victim(s) from building/structure	1
353 - Removal of victim(s) from stalled elevator	2
356 - High-angle rescue	2
361 - Swimming/recreational water areas rescue	2
411 - Gasoline or other flammable liquid spill	2
412 - Gas leak (natural gas or LPG)	3
442 - Overheated motor	2
443 - Breakdown of light ballast	1
444 - Power line down	4
445 - Arcing, shorted electrical equipment	5
463 - Vehicle accident, general cleanup	1
531 - Smoke or odor removal	1
551 - Assist police or other governmental agency	3
553 - Public service	11
561 - Unauthorized burning	3
611 - Dispatched & cancelled en route	34
622 - No incident found on arrival at dispatch address	23
632 - Prescribed fire	1
651 - Smoke scare, odor of smoke	3
652 - Steam, vapor, fog or dust thought to be smoke	1
671 - HazMat release investigation w/no HazMat	1
730 - System malfunction, other	1
733 - Smoke detector activation due to malfunction	4
735 - Alarm system sounded due to malfunction	3
736 - CO detector activation due to malfunction	6
741 - Sprinkler activation, no fire - unintentional	2
743 - Smoke detector activation, no fire - unintentional	6
745 - Alarm system activation, no fire - unintentional	11
746 - Carbon monoxide detector activation, no CO	1
815 - Severe weather or natural disaster standby	1
<b>Total Incidents</b>	<b>281</b>
<b>Previous Year-to-Date</b>	<b>252</b>
<b>Difference</b>	<b>10.32%</b>



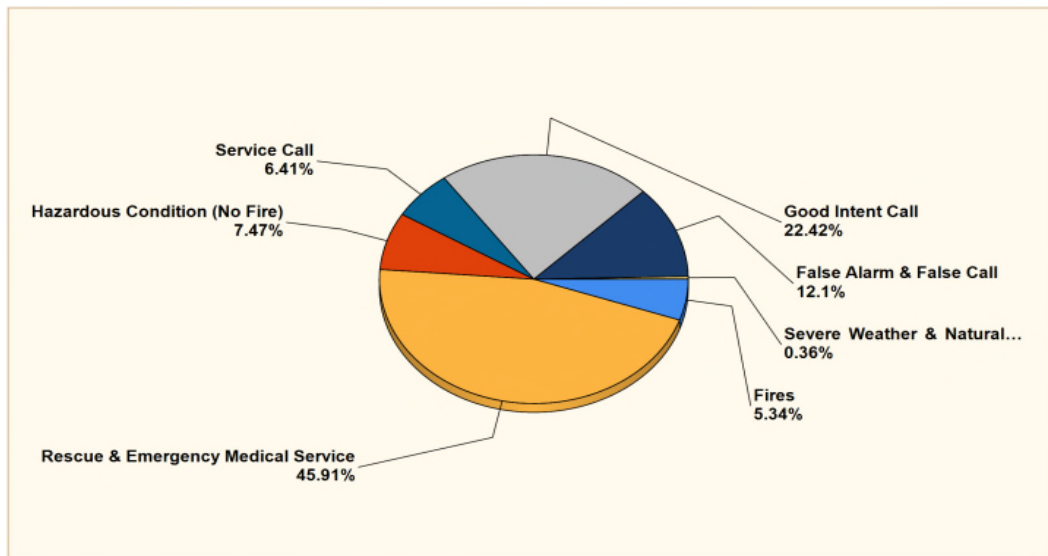
### SUMMARY FOR INCIDENTS PER MUNICIPALITY

Incident Responses by Municipality	Total Incidents	Percent	Year-to-Date	Percent
City of Baraboo	22	48.89%	179	63.48%
Village of West Baraboo	2	4.44%	20	7.09%
Town of Baraboo	13	28.89%	40	14.18%
Town of Fairfield	1	2.22%	14	4.96%
Town of Greenfield	4	8.89%	11	3.90%
Town of Sumpter	0	0.00%	0	0.00%
Mutual Aid - City	0	0.00%	1	0.35%
Mutual Aid - Rural	1	2.22%	5	1.77%
Automatic Mutual Aid	1	2.22%	8	2.84%
Mutual Aid Box Alarms System (MABAS)	1	2.22%	4	1.42%
<b>Totals</b>	<b>45</b>	<b>100.00%</b>	<b>282</b>	<b>100.00%</b>

There was one exposure fire on June 28 in Town of Baraboo. An exposure fire is a fire resulting from another fire outside that building, structure, or vehicle, or a fire that extends to an outside property from a building, structure or vehicle. In the case of the Town of Baraboo Fire, a shed started on fire and that fire spread to a travel trailer. Both the building and trailer were destroyed by fire. This exposure fire adds an additional incident to the tally above.

### Breakdown by Major Incident Types for Date Range YEAR-TO-DATE

Zone(s): All Zones | Start Date: 01/01/2022 | End Date: 06/30/2022



**Baraboo Fire Department  
Monthly Report - July 2022**

<b>Fire Inspections</b>	<b>January</b>	<b>February</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>August</b>	<b>Sept.</b>	<b>Oct.</b>	<b>Nov.</b>	<b>Dec</b>
City of Baraboo	56	66	68	140	202	170	72					
Village of West Baraboo	70	0	2	49	7	3	58					
Town of Baraboo	0	0	0	0	0	34	1					
Town of Fairfield	0	0	0	2	0	6	0					
Town of Greenfield	0	0	0	0	0	6	0					
Town of Sumpter	0	0	0	0	0	0	0					
<b>Totals</b>	<b>126</b>	<b>66</b>	<b>70</b>	<b>191</b>	<b>209</b>	<b>219</b>	<b>131</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
								<b>Total Inspections Year to Date</b>				<b>1012</b>

<b>Fire Prevention Education - Current Month</b>	<b>Number of Activities</b>	<b>Number of Adults</b>	<b>Number of Children</b>	<b>Total Participants</b>	
Fire Extinguisher and Fire Safety Training	0	0	0	0	
Fire Safety Presentations	0	0	0	0	
Fire Safety House Training	0	0	0	0	
Other (Rural Safety Days In Person and Virtual Component)	0	0	0	0	
Public CPR Class	1	1	0	1	
<b>Grand Totals</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	
			<b>Total Fire Safety Contacts Year to Date</b>		<b>978</b>

	<b>Number of Smoke Alarms</b>	<b>Number of CO Alarms</b>	<b>Total</b>
<b>Install Smoke and Carbon Monoxide Alarms</b>	1	1	2
			<b>6 Year to Date Total</b>

**Members Present:** Sloan, Kent, Petty

**Absent:**

**Others Present:** Mayor Nelson, Adm. Bradley, Clerk Zeman, J. Ostrander, Seth Meise

**Call to Order** –Ald. Sloan called the meeting to order at 6:00p.m. noting compliance with the Open Meeting Law. Moved by Kent, seconded by Petty to approve the minutes of June 28, 2022. Motion carried unanimously. Moved by Petty, seconded by Kent to approve the agenda. Motion carried unanimously.

### Action Items

- a) **Accounts Payable** – Moved by Petty, seconded by Kent to recommend to Council approval of the accounts payable for **\$668,447.95**. Motion carried unanimously.
- b) **Expansion of TID #8** – The Committee reviewed the map showing the expansion of TID #8. This expansion, and amended project plan, will allow for TID funds to be used for the Bowden (Southside) Development, reimbursement up to \$2M. By using TID #6 revenue to pay off TID #8, plus the little bit collected from TID #8 over the remainder of its life, that will accumulate to a little over \$2M and that will be what is used for reimbursement for the Bowden Development. The last expenses for this TID #8 must be incurred prior to 2027; the TID is scheduled to close 2040. Because this TID is amended prior to September 30<sup>th</sup>, it goes back to January 1<sup>st</sup>, 2022. Moved by Kent, seconded by Petty to recommend to Common Council to approve the “Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District #8”. Motion carried unanimously.
- c) **Expansion of TID #11**– The Committee reviewed the map showing the expansion of TID #11. It was noted that TID #11 was an exact overlay of TID #7. Adm. Bradley explained that we have received a request to amend this TID for various projects. He is anticipating \$75M worth of projects in this TID. Moved by Petty, seconded by Kent to recommend to Common Council to approve the “Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District #11”. Motion carried unanimously.
- d) **Development Agreement** –Adm. Bradley presented the Development Agreement with KMD, LLC. They are not asking for incentives; the only request of the City is to upgrade Waldo. All roads internally will be owned and maintained by the developer as part of the condo association. They are asking that we take ownership of the water and sewer; they will provide the easements and stormwater facility. This will also include a park, walking path, and clubhouse as part of the condo association; these will be for use by the condo association only. Moved by Petty, seconded by Kent to approve the amended Development Agreement with KMD, LLC. Amendments are as follows:

#### **2.1 Improvements**

(c) Developer shall promptly pay for all City impact fees. As additional consideration to developer for this Agreement and as long as no Default exists under the Agreement, the City agrees to defer the due date for the payment of impact fees to on or before thirty (30) calendar days after the earlier of Developer receiving: (i) a certificate of occupancy for each of the duplex buildings, or (ii) a certificate of substantial completion from Developer’s architect for the Project related to each three-unit condominium buildings on the Property.

#### **Exhibit B**

##### a. Streets

Developer shall grade and surface streets within the Property for the Project, street design shall be reviewed by the City Engineer. **All streets will be private.**  
Motion carried unanimously.

### Discussion Items:

- Purchasing Policy - No discussion took place. This will be placed on the July 26, 2022 Finance/Personnel Committee agenda.

**Adjournment** – Moved by Kent, seconded by Petty and carried to adjourn at 6:46pm.  
Brenda Zeman, City Clerk

## Baraboo BID Meeting Minutes 6/22/2022

## Present:

Members: S. Fay, B. Mcdaniel, A Killgallon, K. Thurow, D Marshall, T Sefkar, T. Wickus

## Absent:

Members: B. Stelling, M Miller

## Other:

President Fay called the meeting to order at 6:03pm

In Compliance of Open Meeting Laws

Approval of March 2022 minutes: Marshall/McDaniel, Carried

Adoption of Agenda: Thurow/McDaniel, Carried

**Officer/Committee**

President: Fay

Secretary: Killgallon

Treasurer: Stelling

Appearances: Wickus

Business Development: Marshall

Finance: Stelling

Parking: Fay

Promotions: Wickus

Old Business: None

New Business:

- Approval of Financials
  - Killgallon/McDaniel, Carried
- Vouchers

**Reports**

- Note of Jewelers Edge is open. While there is a wait for supplies for a full restoration, normal operation is in affect
- None
- None
- None
- None
- None
- Lower Lot has been sprayed and are positively dead. Further removal should be completed prior to parade.
- Memorial idea is in progress of research of ideas as to what to put in there. We would need to be responsible for upkeep.
- Parking Committee meeting is TBD
- Promotions Committee meeting will be communicated in the near future concerning unspent funds.

- Kate Pettit – Farmers Market Manager - \$500
- Clifton Larson Allen - \$1,700
- Landscape Techniques, LLC - \$1,860.00
- Madison Media Partners - \$2,115.50 - \*\*Was Paid in Full March 26 2022/April 15<sup>th</sup> 2022  
Will be followed up by T. Wickus
- \$4,060 Total
- Motion to Approve Sefkar/Marshall, Carried
  
- Motion to approve bylaw change of meeting time from 5:45pm to 6:00pm
  - Marshall/Thorow, Carried
  
- Next Agenda Items
  - July 20<sup>th</sup> 6pm at City Hall Chambers
  -

Motion to Adjourn at 6:24pm by Thorow, McDaniel, carried.

Respectfully Submitted  
Andy Killgallon

**Minutes**  
**Baraboo District Ambulance Service**  
**Finance/Personnel Ad Hoc Committee**  
**Baraboo Fire & EMS Station**  
**135 4<sup>th</sup> Street, Baraboo, WI**  
**Wednesday, June 22, 2022 at 6:30pm**

23 of 31

**Members Present:** Robin Meier (Chair), Scott Sloan, Tim Stone

**Others Present:** Caleb Johnson, Joel Petty

1. **Call to Order:** Finance/Personnel AD HOC Committee meeting was called to order by Robin Meier on May 25, 2022, at 6:30p.m., noting compliance with Open Meeting Laws, roll call was taken.
2. **Adoption of Agenda:** Motion by Scott Sloan, seconded by Tim Stone to adopt agenda. Motion carried unanimously.
3. **Approve of Previous Minutes:** Motion by Scott Sloan, seconded by Robin Meier to approve previous minutes from May 25, 2022. Motion carried unanimously.
4. **Public Comments:** Robin Meier reported no public comments were received.

**New Business**

Discussion and possible action regarding the following items:

1. Approve check details and online payments for May 16, 2022 – June 15, 2022 in the amount of \$296,446.45. Motion by Scott Sloan, seconded by Tim Stone to forward to Commission with a positive recommendation for approval. Voice vote, motion carried unanimously.
2. No write-off of patient accounts, per AMB recommendation. No Action Taken.
3. Approve transfer of funds in the amount of \$50,000 from LGIP-Operational Account #05 to Community First Money Market General Account, for operating expenses. Motion by Scott Sloan, seconded by Tim Stone to forward to Commission with a positive recommendation for approval. Voice vote, motion carried unanimously.
4. Close Wells Fargo Checking Account and Transfer remaining balance to Community First Money Market Account Motion by Scott Sloan, seconded by Tim Stone to forward to Commission with a positive recommendation for approval. Voice vote, motion carried unanimously.

**Additional Comments & Future Agenda Items**

- Next Meeting Date: July 27, 2022

**Adjournment** - Motion by Scott Sloan, seconded by Tim Stone to adjourn. Voice vote, motion carried unanimously.

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Respectfully submitted, Megan Marshall, Administrative Assistant

Approved: July 27, 2022

**Baraboo District Ambulance Service  
Special Commission Meeting  
Baraboo City Hall  
Dennis Thurow Conference Room  
101 South Boulevard, Baraboo, WI 53913  
Tuesday, June 28, 2022 at 5:30 pm**

**Commissioners Present:** Ed Geick, Heather Kierzek, Dave Kitkowski, Robin Meier, Joel Petty, Randy Puttkamer, Scott Sloan, Tim Stone, Terry Turnquist

**Commissioners Absent:** Mike Arndt, Karl Berna

**Others Present:** Caleb Johnson

1. **Call to Order:** Commission President Joel Petty called the meeting to order at 5:30pm, noting compliance with Open Meeting Laws, roll call was taken.
2. **Adoption of Agenda:** Motion by Randy Puttkamer, seconded by Scott Sloan to adopt agenda. Voice vote, motion carried unanimously.
3. **Public Comments:** None.

### **Closed Session**

Upon proper motion and vote, convene in closed session pursuant to Wisconsin Statute section 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility (Assistant Chief employment, the body may deliberate).

**Motion by Robin Meier, seconded by Randy Puttkamer to go into closed session. Roll call vote – all ayes, motion carried unanimously.**

### **Open Session**

The Baraboo District Ambulance Commission will return to Open Session pursuant to 19.85(2) Wis. Stats. and may take actions as a result of closed session discussions.

**Motion by Scott Sloan, seconded by Terry Turnquist to return to open session. Roll call vote – all ayes, motion carried unanimously.**

**Motion by Robin Meier, seconded by Terry Turnquist to proceed with offering employment as discussed in closed session. Roll call vote – all ayes, motion carried unanimously.**

**Adjournment** Motion by Ed Geick, seconded by Randy Puttkamer to adjourn. Voice vote, motion carried unanimously.

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Respectfully submitted, Megan Marshall, Administrative Assistant

Approved: July 27, 2022

**Minutes of Plan Commission Meeting June 21, 2022**

**Call to Order** – Mayor Nelson called the meeting of the Commission to order at 5:15 PM.

**Roll Call** – Present were Mayor Nelson, Phil Wedekind, Roy Franzen, Jim O’Neill, Tom Kolb, Barry Hartup, and Matthew Boegner.

Also in attendance were Tom Pinion, Casey Bradley, Todd Page Harry Allen, Carla Cady, Clint Hutchins, and Brent Bellini

**Call to Order**

- a. Note compliance with the Open Meeting Law. Mayor Nelson noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Wedekind, seconded by Kolb to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Kolb, seconded by Wedekind to approve the minutes of the May 17, 2022. Motion carried unanimously.

**Public Invited to Speak** (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – Carla Cady spoke on behalf of the Baraboo Country Club. She said that the Country Club has concerns regarding the proposed development on Lake Street as to lot lines, stormwater, and natural areas. She said the hope is that the Commission gives some direction to the development project to consider very seriously some of the stormwater issues. She stated that several of developments around the Country Club in the last number of years, the stormwater has been directed “over the Country Club land Draper Creek”, and that direction has been affecting our ability to perform our golf business.

Clint Hutchins, Country Club General Manager then addressed the Commission. He said that the runoff issue is a concern, not just in abnormal storms. He said with Draper Creek coming through the middle of the course, it affects 9 out of 18 holes, and it affects a few areas that are worse than others. He said that the over land access is the issue in the few different plans that they have seen for development around the golf course. He did say that they are in favor of having more housing along the golf course.

**Public Hearings**

- a. Public Hearing regarding the proposed amendment of boundaries and project plans for Tax Incremental District No. 8 (See the Public Hearing Notice which was published on June 14, 2022). There being no speakers, the hearing was declared closed.
- b. Public Hearing regarding the proposed amendment of boundaries and project plans for Tax Incremental District No. 11 (See the Public Hearing Notice which was published on Jun14, 2022). There being no speakers, the hearing was declared closed.

**New Business**

- a. Consideration and possible action on “Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 8, City of Baraboo, Wisconsin”. – Harry Allen, Ehlers address the Commission regarding the proposed amendments to TID 8 and TID 11. He said both the TIF currently exist, and they are doing similar amendments to both. He said that they are amending the boundaries and also the project costs. He explained how TID Districts work. Allen presented the existing TID 8 and the proposed addition of parcels, and project costs. Administrator Bradley said that the proposed improvements for this particular project has been addressed through a developer’s agreement. He said it is a 3-party development. He said the developer’s agreement requires the developer to put in \$7,000,000 of new assessed value, and at that point the City becomes eligible for reimbursement for the infrastructure costs. He said that this particular development project on the north side of Mine will be 59 duplexes, on the south side there will be roughly 57 single-family houses, targeted toward entry-level housing. He said there will also be an area with work-force, moderate income housing, and also approximately 160 apartment units. He said on the commercial property through the developer’s agreement a restriction was put on that basically it can be developed with anything allowed by the zoning; however, nothing can be put on there until the developer procures a food service provider in that area, whether it be a grocery store, convenience store, they would have to provide the basic food staples. TID increments were then explained.

Allen then presented TID 11 saying that they are amending the boundaries and project costs. He said that TID 11 is right off US Hwy 12 in the southwestern part of the City. He said that approximately 151 acres will be added and \$27,000,000 of project costs. Allen stated that this is a mixed use district. Administrator Bradley presented background of the existing TID 11. He said that he is projecting \$75,133,700 in the proposed area. He said that the 54-acres that is on the other side of US Hwy. 12 that is in the City limits does have a developer that it interested in developing the entire 54-acres, which will be mixed use, a combination of housing and commercial. Allen then presented a detailed explanation of anticipated project costs, life of the TID, tax increment that will be collected, and developer incentives. Bradley gave the history of the TID Districts. He said the intent was to get redevelopment in the river corridor, which is happening with the 3 Amigos project. He said the City as acquired 103/105 Walnut, those facilities will be razed. He went on to say that there is an overall plan to create a park, extend the riverwalk across Walnut, and then ultimately getting another pedestrian bridge across the river to connect with downtown. He said that the City has an agreement from both Congresswoman Tammy Baldwin and Congressman Pocan that they are going to put in for \$500,000 of Federal Legislation to help fund the connection from riverwalk up to the downtown area.

It was moved by Wedekind, seconded by Kolb to recommend approval of the Resolution to amend the proposed TID boundaries for TID 8 and proposed project plan. On roll call for the motion, Ayes – Wedekind, Franzen, O’Neill, Kolb, Hartup, Boegner, and Nelson. Nay -0, motion carried 7-0.

- b. Consideration and possible action on “Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 11, City of Baraboo, Wisconsin”. – Kolb moved to recommend the Resolution to amend the boundaries and project plan for TID 11. Wedekind seconded the motion. On roll call vote the motion, Ayes – Franzen, O’Neill, Kolb, Hartup, Boegner, Nelson, and Wedekind. Nay – 0, motion carried 7-0.
- c. Review Zoning Code regulations for Short-Term Rentals relative to allowable occupancy and qualifications for Property managers – Pinion presented the background for this item. He said that there were some concerns regarding current regulations and how occupancy limits were established, and also the qualifications for the property manager. The Commission then discussed (4) Property Manager(b)ii. Pinion said that anyone has the right to appeal a decision made. Nelson would rather see it that someone can be a property manager unless something flags them in a background check. O’Neill felt that if a person was ever convicted of violence against another person should not be able to be a property manager, and would have to appeal the decision. Franzen feels that it should be eliminated. Pinion then explained the appeals procedure. It was the consensus of the Commission to find wording for a positive background check, rather than prohibition. The Commission then discussed (5) Operation of Short-Term Rentals(c)iv regarding number of occupants. Pinion said that the Uniform Dwelling Code is more lenient than what exists in Chapter 7. He said there are two measurements the first is one full bathroom for every 4 occupant. Measurement two is based on the amount of habitable area in the residence, it is 150 square feet for the first occupancy and then 100 square feet for every other occupant. He said that our Housing Code adds a third tier for comparison sake, a little more lenient, only requires 75 square feet for the third and all subsequent occupants. He said that is another related requirement that there is sufficient off-street parking, one stall for every four occupants. Nelson feels if the structural square footage space is limiting how many people can be in a building, he thinks it is up to the renters what they need for their bathrooms. Administrator Bradley cautioned the Commission on some of the properties are on septic systems and do not have sewer and feels that it should somehow be segregated. Bradley said that there are others codes that have language for this issue. He said language could be inserted in that the bathroom rule would kick in only if on a septic system. Nelson suggested adding if the home is one septic, you are also subject to a restriction of no more than four people per full bathroom. The Commission felt that would be acceptable. It was the consensus of the Commission that this could be sent to Council with staff making the changes based on comments made. O’Neill moved to direct staff to make changes that were talked about and recommend forwarding to Council. Kolb seconded. Franzen asked for verification of the modifications. Pinion said that Under (4)(b)ii – language would be replaced with the requirement for a background check conducted by the Police Department. 7(a) the requirement for no more than four occupants per full bathroom is going to apply to facilities that are served by septic systems, for all others served by municipal sanitary sewer it would be Section b, and there will be no change to c, the on-street parking if required. On roll call for the motion, Ayes - O’Neill, Kolb, Hartup, Boegner, Nelson, Wedekind, and Franzen. Nay – 0, motion carried unanimously.

- d. Review and recommend amending the 2008 Cooperative Plan and Boundary Agreement between the City of Baraboo and the Town of Greenfield to rescind Section VI of said Agreement – Pinion presented background to the Commission. He stated that the Town of Greenfield does not want to have any authority over this property anymore. Pinion said if there is no objection the simplest way to do it would be to amend the agreement to rescind Section VI. It was moved by Wedekind to forward to Council with a recommendation to rescind Section VI of the agreement. Boegner seconded the motion. On roll call vote for the motion, Ayes – Kolb, Hartup, Boegner, Nelson, Wedekind, Franzen, and O’Neill. Nay – 0, motion carried unanimously.
- e. Review a General Development Plan/Specific Implementation Plan in accordance with Steps 3 and 4 of the Planned Development process for Devil’s Lake Townhomes, LLC for a three-building, 29-unit townhouse development project on Lots 1, 2 and 3 of CSM No. 7161, located on the west side of Lake Street between Well No. 7 and Lot 1 of Springbrook Hills Subdivision – Pinion presented the background for the proposal. He said it is the same footprint as last time; however, they did modify the elevations because the topography of the site proved to more challenging than anticipated. He said the original at grade would have required several series of retaining walls. Pinion explained the Stormwater Management. Pinion said that the Stormwater Management Plan and Landscaping Plan have not yet been submitted. It was stated that lighting would be on building. It was the consensus of the Commission that the landscaping and stormwater plan be brought to the Commission for review. Kolb moved to forward to Council for a public hearing and recommendation to approve the GDP/SIP contingent upon the stormwater plan and landscaping plan to be reviewed and approved by the Plan Commission. O’Neill seconded the motion. On roll call vote for the motion, Ayes -

**Adjournment** - It was moved by Wedekind, seconded by Boegner to adjourn at 6:32 p.m. Motion carried unanimously.

Rob Nelson  
Mayor

## Minutes of the Public Safety Committee Meeting – June 27, 2022

**Members Present:** Phil Wedekind, Tom Kolb and John Ellington. **Others Present:** Lt. Ryan Labroschian, Tom Pinion, Tony Gilman, Wade Peterson, Heather Kierzek, Jeff Spencer, and Kris Denzer.

**Call to Order** - Committee Tom Kolb called the meeting to order at 1:00 P.M. at Baraboo City Service Center. Compliance with the Open Meeting Law was noted. It was moved by Wedekind, seconded by Ellington to approve the agenda as posted. Motion carried unanimously. It was moved by Ellington, seconded by Wedekind to approve the minutes of the May 23, 2022 meeting. Motion carried.

**Public Invited To Speak** (*Any citizen has the right to speak on any item of business that is on the agenda for this meeting if recognized by the presiding officer.*) – There were no speakers.

### Action Items

- a. Review and recommend approval of the WRRF’s 2021 Compliance Maintenance Annual Report – The Utility again did a fantastic job, with a great Annual Report. It was moved by Ellington, seconded by Wedekind to approve the WRRF’s 2021 Compliance Maintenance Annual Report as presented. Motion carried unanimously.
- b. Review and recommend approval of a draft Well Head Protection Ordinance – Peterson presented the background. He said that the DNR has signed off on it. He said that it is adding some language to our Ordinance. He said that it protects the area around each well. It was moved by Wedekind, seconded by Ellington to recommend approval of the Well Head Protection Ordinance as presented. Motion carried unanimously.
- c. Review and recommend reducing the speed limit on CTH T (Taft Avenue) from Man Mound Road to 12<sup>th</sup> Street from 45 mph to 35 mph – Pinion presented the background to the Committee. He said Alderperson Kierzek has received a number of requests to reduce the speed limit, and Interim Police Chief Sinden would support reducing the speed limit 100%. It was moved by Ellington, seconded by Wedekind to recommend reducing the speed limit on CTH T (Taft Avenue) from Man Mound Road to 12<sup>th</sup> Street from 45 mph to 35 mph. Motion carried unanimously.
- d. Revise and recommend a parking restriction on the west side of Jefferson Street, south of 14<sup>th</sup> Street – Pinion said staff received a complaint about parking on the west side of Jefferson Street, along Dental Associates office Building, citing concerns about the lack of visibility of northbound traffic on Jefferson from eastbound traffic on 14<sup>th</sup> Street. He then said that he stumbled across a provision in the Ordinance that allows angle parking on the east side of Jefferson Street, 98’ south of 14<sup>th</sup> Street. Pinion felt the few vehicles that would be inconvenienced with eliminating the parking would be able to park in the parking lot across 14<sup>th</sup> Street. Kolb said that there is also the issue of angle parking on the east side of Jefferson Street, 14<sup>th</sup> to point 98’ south. He also said that between 11<sup>th</sup> Street and a point 150’ feet north of 11<sup>th</sup> Street should be kept; however, the stalls need to be striped. Kolb then said that angle parking is allowed between 8<sup>th</sup> Street and a point 117 feet south of 8<sup>th</sup> Street, he feels this should be eliminated. The Committee agreed. It was moved by Wedekind, seconded by Ellington to recommend to eliminate parking on the west side of Jefferson Street, south of 14<sup>th</sup> Street to 12<sup>th</sup> Street, east side of Jefferson Street between 14<sup>th</sup> Street and a point 98 feet south of 14<sup>th</sup> Street, and on Jefferson Street between 8<sup>th</sup> Street and a point 117 feet south of 8<sup>th</sup> Street. Motion carried unanimously.
- e. Review and recommend removing the angle parking provision from Section 7.09(2)(k) for the east side of Jefferson Street, south of 14<sup>th</sup> Street – Motion was made along with Item B.
- f. Review and approval of monthly Billing Adjustments/Credits for Sewer and Water Customers for April – It was moved by Ellington, seconded by Wedekind to approve monthly adjustments as presented. Motion carried unanimously.

**Information Items** – None

## Reports

- a. Utility Superintendent's Report
  - i. Staffing Updates – No report.
  - ii. Project Updates – Peterson said that the language has been agreed on for West Baraboo Agreement and should be finalized soon. He said that four of the 15 lead services are complete. Peterson said that the last of biosolids has been spread, one farmer wanted to wait until he cut his first crop hay. Crew has completed 95% of this year's sewer cleaning. He said that they have run into some issues with broken pipes. He said the contractor for sewer main lining has completed what was scheduled for this year. Two lines on 11<sup>th</sup> Street were addressed. Peterson said that the contractor has completed about 60% of the television and several mains were discovered that need urgent attention. He said most of the mains will be able to be addressed with our own crews, but time has not allowed. He said the old 36" concrete line on Barker needs a full replacement, Allen Steele is scheduled to complete it in mid-July. Utility crew has completed 70% of the hydrant and valve maintenance. County A tower has started, hopefully early August it will be back on-line. He said that he has been receiving a higher-than-normal number complaints about black water. The manganese level from Well #6 is high so the well was taken out of service.
  
- b. Street Superintendent's Report
  - i. Staffing Updates – Staffing levels remain at 14, operating with 7:00 start 5-days per week.
  - ii. Activity Report – Gilman said alley reconstruction has begun with the 2/3 Alley – Birch to West and the 2/3 alley Center to Summit. Paving is tentatively scheduled for Mid-July. Crew will move to the 5/6 Wheeler to Camp alley. Gilman said that Department will have a stronger involvement with the Big Top Parade. He said the Department is assisting with the remaining few utility dig restorations as needed. Brush collection was then discussed. He said that the Refuse/Recycle RFP is being worked on.
  - iii. Project Updates – No report.
  
- c. Interim Police Chief's Report
  - i. Staffing Updates – No change, still down two officers and one administrative assistant position.
  - ii. Case/Response Update – Labroschian said all reports were included in the packet. He said that the year-to-date, it may appear that they are down 3.5% which seems good; however, the types of cases and severity of cases being investigated are up. Labroschian said that the Circus Parade went great, the DPW was complimented.
  
- d. Fire Chief's Report
  - i. Monthly Incident Report – No Report

**AJOURNMENT** – It was moved by Ellington, seconded by Wedekind to adjourn at 1:38 p.m. Motion carried.

Respectfully submitted,

Tom Kolb, Chairman

**Administrative Committee****July 05, 2022**

Present: Alderpersons Kathleen Thurow, Heather Kierzek, Bryant Hazard

Absent: None.

Also Present: City Clerk Brenda Zeman, Finance Director Julie Ostrander, Interim Police Chief Rob Sinden

Citizen Present: None

The meeting was called to order by Chairman Kathleen Thurow at 8:00am, with roll call and noting compliance with the Open Meetings Law.

Motion by Hazard second by Kierzek to approve the June 20, 2022, minutes.

Motion by Kierzek seconded by Hazard to approve the agenda. Motion carried unanimously

**Action Items:**

- a) Review and recommendation to the Common Council the updated Title VI Policy.

Finance Director Ostrander highlighted the items Mayor Nelson identified for correction. Pages 2 and 7 were missing commas in the text. Page 2 needed changes to responsibilities for developing the plan as Cheryl Giese and 2017 as updated by Brenda Zeman. Page 4 was missing the word "the". Appendix 7 the Council's demographic table was eliminated because they are elected. The section relates to non-elected citizens remains and encourages minority participation for non-elected boards.

Motion by Kierzek, seconded by Hazard for recommendation to the Common Council the updated Title VI Policy.

Motion carried unanimously

**Informational Items**

- a) Date and time for next meeting: Tuesday, August 2, 2022, at 8:00AM

Motion to adjourn by Hazard, seconded by Kierzek at 8:04AM and unanimously carried.

Respectfully submitted, Julie Ostrander, Finance Director

**From:** Kenneth Hemshrot  
**Sent:** Sunday, July 31, 2022 7:40 PM  
**To:** Zeman, Brenda  
**Subject:** ATV / UTV Request

Hello Mrs Brenda Zeman,

My wife & I respectfully are asking you to pass onto our following request to the members of the Baraboo City Council.

Baraboo City Council Members;

We are respectfully asking all members to please consider opening up Baraboo to ATV/UTV Routes in some or all of Baraboo!

As the son of a former Baraboo City Assessor & Baraboo Councilman, & a Career U.S.A.F NCO, I fully understand & living by the meaning of "Civil Servant" and being responsible for taxpayers money & wishes!

With that said, we're respectfully asking you all to give the UTV/ATV a vote by the constituents that have voted to elect the current Baraboo Council Members! This would be a fair and democratic process for the citizens of the great city of Baraboo and an opportunity for them to voice their opinion on an issue that's been adopted by many of our neighboring Cities & Townships near Baraboo & in Sauk County!

Thank you for your consideration of our request.

V/R

Kenneth W. Hemshrot MSgt(R), USAF & Paula D Hemshrot