



CITY OF BARABOO COMMON COUNCIL AGENDA

Tuesday, July 22, 2025, 7:00 p.m.

Council Chambers, 101 South Blvd., Baraboo, Wisconsin

	Pages
1. CALL TO ORDER	
2. ROLL CALL AND PLEDGE OF ALLEGIANCE	
3. APPROVAL OF PREVIOUS MINUTES (Voice Vote) July 8, 2025	1
4. APPROVAL OF AGENDA (Voice Vote)	
5. COMPLIANCE WITH OPEN MEETING LAW NOTED	
6. PRESENTATIONS <i>None Scheduled.</i>	
7. PUBLIC HEARINGS <i>None Scheduled.</i>	
8. PUBLIC INVITED TO SPEAK <i>(Any citizen has the right to speak on any item of business that is on the agenda if recognized by the presiding officer.)</i>	
9. MAYOR'S BUSINESS	
• There will be a special Council Meeting on Wednesday, August 6, 2025 at 6:00pm to discuss the 2026 Budget goals.	
• The Mayor would like to congratulate Brian Voltz on his 10th anniversary with the City of Baraboo. Congratulations Brian!!	
• The Mayor would like to congratulate Kevin Stieve on his July 27, 2025 retirement from the Baraboo Area Fire & EMS District. Congratulations Kevin!!	
10. CONSENT AGENDA <i>(Roll Call)</i>	
10.1 Accounts Payable	19
Approve the Accounts Payable to be paid in the amount of \$	
10.2 Appointments	20
Approve the appoints to the Parks & Recreation Commission.	
11. ORDINANCES ON 2nd READING	
11.1 Amend §17.18(4)(d), Planned Unit Development	21
Consider amending §17.18(4)(d) amending the General Development Plan & Specific Implementation Plan for 125 9th Street LLC.	
11.2 Abatement of Public Nuisances	24
Consider an Ordinance to repeal and recreate §10.17, Abatement of Public	

	Nuisances, of the Baraboo Municipal Code.	
11.3	Amend Section 17.18(4)(a), Zoning District Map Consider amending Section 17.18(4)(a) rezoning 17.5 acres of property, located along the easterly boundary of Tranquility Subdivision, in the SE1/4 of the SE1/4 of Section 11 and the NE1/4 of the NE1/4 of Section 14, T11N, R6E, in the City of Baraboo, Sauk County Wisconsin, from A-1 Agricultural Transition to a Planned Unit Development for a General Development Plan that includes an 80-unit Hotel and 30 Vacation Villas for Devils' Lake Properties, LLC.	28
12.	NEW BUSINESS- RESOLUTIONS	
12.1	Budget Amendment, Carbon Reduction Fund Consider approving a budget amendment moving the 2024 electricity savings from the Civic Center Budget to the Carbo Reduction Fund. (Young)	31
12.2	Baraboo Area Fire & EMS District Stations Bids Consider authorization to solicit bids for the Baraboo Area Fire & EMS Stations, Station #1 (Headquarters) and #2 (Satellite Station). (Cannon)	32
13.	NEW BUSINESS ORDINANCES None.	
14.	COMMITTEE OF THE WHOLE Moved by _____, seconded by _____, to enter Committee of the Whole to discuss the following: <ul style="list-style-type: none">• Update on Civic Center community input process. Moved by _____, seconded by _____, to rise and report from Committee of the Whole and return to regular session. <i>(Roll Call)</i>	
15.	ADMINISTRATOR AND COUNCIL COMMENTS <i>(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.)</i>	
16.	REPORTS, PETITIONS, AND CORRESPONDENCE The City acknowledges receipt and distribution of the following: Reports: June, 2025 - Building Inspection & Treasurer Copies of the Meeting minutes included in this packet: Finance.....6-24-2025	33
17.	ADJOURNMENT (Voice Vote)	

It is possible that a quorum of members of other governmental bodies may be present at this meeting. The only formal action taken at this meeting will be done by the Common Council; no other committee/board/commission will take formal action.

Common Council Meeting Minutes

July 8, 2025, 7:00 p.m.

Council Chambers, 101 South Blvd., Baraboo, Wisconsin

Members Present: Olson, Hause, Hazard, Kent, Lombard, Ellington, Sloan, Kierzek, Topham
Others Present: Chief Carloni, Clerk Zeman, T. Pinion, J. Ostrander, R. Daum, P. Cannon, Harry Allen, members of the press and others.

1. CALL TO ORDER

Mayor Nelson called the meeting to order at 7:00pm.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

3. APPROVAL OF PREVIOUS MINUTES

Moved by: Ellington

Seconded by: Sloan

Motion: CARRIED

4. APPROVAL OF AGENDA

Moved by: Hazard

Seconded by: Hause

Motion: CARRIED

5. COMPLIANCE WITH OPEN MEETING LAW NOTED

6. PRESENTATIONS

None Scheduled.

7. PUBLIC HEARINGS

The Mayor announced that now is the published date and time to hear public comment concerning the following:

The discussion of the City of Baraboo's Shared Ride Taxi Service reduction in the exterior service area radius beyond the City of Baraboo and the Village of West Baraboo municipal limits from 15 miles to 8 miles effective August 1, 2025.

Randy Duranceau, 324 6th Street, noted that he is a driver for the taxi service and is concerned that reducing the service area would leave people stranded when originally transported to Baraboo by the police and/or ambulance and they would have no way to return to hotels to get their belongings. There are residents that rely on the taxi service for transportation to family member's houses. He feels there should be exceptions to this radius.

Susan Blodgett, 1541 21st Street, and she spoke in favor of reducing the service area for the taxi. It's her understanding that there are three taxis available; when one taxi has to leave the City for various reasons, city residents no longer have access to the three taxis. If someone who is elderly or disabled has a medical appointment they need transportation to, Aging & Disability. If you keep the cabs close by, residents having to wait for a ride will no longer be an issue.

No one else spoke and the Mayor declared this Public Hearing closed.

The Mayor announced that now is the published date and time to hear public comment concerning the following:

The proposed rezoning of 17.5 acres of property, located along the easterly boundary of Tranquility Subdivision, in the SE1/4 of the SE1/4 of Section 11 and the NE1/4 of the NE1/4 of Section 14, T11N, R6E, in the City of Baraboo, Sauk County Wisconsin, from A-1 Agricultural Transition to a Planned

Unit Development Overlay for a General Development Plan that includes an 80-unit Hotel and 30 Vacation Villas for Devils' Lake Properties, LLC.

Jill Ellingwood, S5789 South Shore Rd, spoke against this rezoning. This is a big decision that impacts the future and quality of the natural resources that surround Devil's Lake, and the access to that park. She feels the development will contribute to overuse of the park and congestion and we need to figure out what our goal and mission is for this area. The park budget is not able to keep up with current costs, developing this area will only increase these costs. People participated in the Baraboo Plan, with a lot of enthusiasm, having a voice as to the development and noted previous comments made regarding protecting natural resources, avoid sprawl, and preserving farmland.

Cindy Colvin, 1107 Tillberry Drive, spoke against the rezoning. She does not feel there is going to be the return to the City that outweighs the environmental costs and costs to the City. She does not feel this is a good project for the city to be investing in, too many variables. She does not feel they will visit the downtown; it will be similar to what the Dells already offers. The environment and beauty of our area is why we do live here.

Dal Drummer, S5572 Cty Rd DL, spoke against the rezoning. He thanked the Council for the following things: ensuring that the township did not agree to the development when first presented because this allowed the city to annex the properties, for the farmer who no longer has land to rent, for keeping the citizens mostly in the dark about this development, ensuring that this proposed development will increase traffic, for all the disruptions to the environment, and lastly for taking the time to listen to the concerns of people who have land surrounding the proposed development with only public comment of 3 minutes so that Council members can forget what has been said and by whom when the actual decision is made.

Jacquelyn Drummer, S5572 Cty Rd DL, spoke against the rezoning. She is deeply concerned about the size of this development on 17.5 acres, it's just too dense. She noted that she is not against development, this is just the wrong place, and many people feel the same way. Thousands of people have signed a petition opposing this development. There are still some off ramps for this project and council must consider how they are going to protect the following: the small-town charm in alignment with the 2040 Comprehensive Plan, protecting the rights of many against the greed of few, how to ensure this project does not become an environmental or financial disaster, how to balance costs to the City of Baraboo, maintaining the tranquility that residents and visitors cherish, traffic control and air pollution, protecting the environment, and additional crowding at Devil's Lake. This development causes long-lasting harm to our environment and community.

Michael Mossman, S8440A Hemlock Rd, spoke against the rezoning due to the already overcrowding of Devil's Lake and the land use. He spent many years working and spending time at Devil's Lake. Residents have fought to keep Baraboo not another Wisconsin Dells. In the past Baraboo has opted for planned development that honors our history providing wealth for future generations; community matters and wealth is more than currency. Devil's Lake offers places to wander and learn, to reconnect with nature. He hopes that with planning we can keep development near town, not the lake.

Tom Kriegl, E13049 County Road W, spoke against the rezoning. He feels this is a step towards doing corporate welfare with a tax increment district. He noted that the developers have not confirmed that will not request a Tax Incremental Financing (TIF). He feels there should be an estimate of what the infrastructure will cost if the development takes place. A vote for this rezoning is a step towards the insane idea that we will outgrow our property taxes.

Diane Lasceski, S6001 County Road W, spoke against the rezoning. She feels that the Council needs to listen to the local people that are expressing her concern. She referenced a past painful experience from her childhood where her family home was taken from them, with no one listening to their concerns.

Anna Pidgeon, 6830 N Dunlap Hollow Rd, Mazomanie, spoke against the rezoning. She addressed the Council as a professor for UW Madison, Department of Forest & Wildlife Ecology and referenced

a study led by her graduate students regarding housing development in protected areas. These protected areas include state parks. They looked at different groups of birds both inside and outside protected areas and how development would affect them. Increasing housing and development outside of protected areas, such as Devil's Lake, will affect both the abundance of birds and the species within the protected areas.

Matt Stieber, S5734 Devil's Lake Pkwy, and spoke against the new development. He currently resides in the Tranquility subdivision and feels that the new development is going to be a larger development in a smaller area, a very dense development.

Linda Meadowcroft, 120 6th Ave, spoke against the development. She notes that Council has heard so many concerns regarding this development that she is hoping it would cause the Council to change direction on this. Please don't rush into short term gain for long term risk and problems. She feels the long-term risks to surrounding residents and nature will outweigh the benefits of this development.

Michelle Morehouse, 1020 Elizabeth Street, spoke against the rezoning. She does not believe this is the correct time or place for the proposed development. She does not wish to see the area around Devil's Lake commercialized; she feels the draw to Devil's Lake is to remember nature. There are lots of existing businesses, including lodging, near Baraboo already. The master plan is young and should be followed for a while before it's revised, especially not for something that is so controversial. She feels this benefits a few, at the expense of the general public. We are not ready and do not have the infrastructure to support this.

Donna Schmitz, 628 Island Ct, spoke against the development. She recapped a recent visit to Devil's Lake with significant traffic backup and the parking lots were full. Traffic was at a standstill for people trying to leave, which led to physical altercations which neither the park employees or the sheriff's department were responding to. The increase in visitors is a health and safety issue; allowing this development is promoting overuse. This is no way smart growth or comprehensive planning.

Richard Walker, E13581 Town Road, spoke against the development. He noted that the construction of Menards was not supposed to break the skyline, but it did. He also noted moving the cell tower from the park entrance, and drainage from the parking lot. This is a tourist area, very valuable. If we destroy the entrance, the tourists will not care, however, those residents around the area will.

Jessica Bartley, E11751 Gall Road, spoke against the rezoning. She noted that she is not anti-development but feels that growth needs to be smart, responsible, and in alignment with the surrounding community. This development is significantly out of scale with the surrounding area; the density of this project is drastically mismatched with the surroundings. Trading older, low impact prior development for dense, high traffic commercial infrastructure is not a cleanup. There is also significant concerns with the future implications of this rezoning and Council needs to understand that this is opening the door for additional development. Over the past several year the City has made significant planning decisions with little deliberation and without fully accounting for long term strategy, cost or other impacts which continue to erode trust with the community. The decision to rezone is being made before questions such as the cost to the city, traffic, infrastructure, environmental impact, and financial viability. She feels this process is backwards but yet the decision is being pushed forward. If we move forward tonight without doing the work the community has requested, Council is showing that convenience and a quick decision matters more than doing the due diligence that this community deserves.

No one else spoke and the Mayor declared this Public Hearing closed.

8. PUBLIC INVITED TO SPEAK

Marianne Cotter, 907 Second Street, spoke against amending the Comprehensive Plan. In 2023-2024 spent a lot of time, effort, and taxpayer money to create a comprehensive plan. Input was solicited from many members of the community, and this plan represents what the residents want, including development and affordable housing. The Baraboo Bluffs resort achieves nothing that is included in the plan. The comprehensive was approved in 2024 and already Council wants to change

it to allow for a development in a current open green space? She also opposes the development because of the stress it will add to an already overcrowded state park. It makes no sense that we as a City would look to attract more people to further degrade the natural beauty of Devil's Lake. She recalled past meetings where it was noted that the annexation of this property did not mean it was a done deal for any development, and that citizens would have say before any final steps were approved. This is one of those moments and a vote no would say yes to the residents of Baraboo and yes to preserving our natural area.

Ben Fritz, 954 Spaight Street, Madison spoke regarding the amendment to the limitations on the Garden Apartments. He would like to have the restriction of 55-years or older removed. He noted emails from various neighbors supporting this change. There is currently a variety of age groups in the building now and it has worked very well.

Amber Giddings, 320 Maple Street, spoke in favor of hiring a Parks & Recreation director. This position directly affects how the Friends of the Baraboo Zoo helps the zoo. For the past few years, the Friends have been asked to help with donations for the operation of the Zoo. She feels that if this position is filled, more grants would be recognized and the possibility of more sponsors for the Zoo. We need someone in this position to build these relationships. Their Friends group is committed to the Zoo and has started efforts to raise \$2M for future assistance.

9. MAYOR'S BUSINESS

None.

10. CONSENT AGENDA

Moved by: Sloan

Seconded by: Ellington

Motion: CARRIED

10.1 Accounts Payable

Resolution No: 2025-106

THAT the Accounts Payable, in the amount of \$ 351,439.42 as recommended for payment by the Finance/Personnel Committee, be allowed and ordered paid.

10.2 Change of Agent, Con Amici

Resolution No: 2025-107

THAT the "Alcohol Beverage Appointment of Agent" form submitted by Con Amici, LLC appointing Kara Smiley as the new agent is approved. The City Clerk is authorized to re-issue the liquor license for Con Amici, LLC including Kara Smiley as the agent.

11. ORDINANCES ON 2nd READING

11.1 Amend the City of Baraboo's Comprehensive Plan

Moved by: Sloan

Seconded by: Ellington

Motion to amend the 2nd reading of **Ordinance No. 2654** amending the City of Baraboo's Comprehensive Plan, specifically the Future Land Use designation for the southeasterly most 10.80 acres, more or less, of Planned Neighborhood Mixed Use to a Mixed Commercial.

Against (1): Hazard

Motion: CARRIED (8 to 1)

12. NEW BUSINESS- RESOLUTIONS

12.1 Amend TID 12

Resolution No: 2025-108

Moved by: Hazard

Seconded by: Hause

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND BOUNDARIES
OF TAX
INCREMENTAL DISTRICT NO. 12,**

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") was created by the City on June 8, 2021; and

WHEREAS, the City now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

66. Add territory from the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.

67. Amend the categories, locations, or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

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

66. 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;

67. An economic feasibility study;

68. A detailed list of estimated project costs;

69. 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;

70. A map showing existing uses and conditions of real property in the District;

71. A map showing proposed improvements and uses in the District;

72. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;

73. A list of estimated non-project costs;

74. A statement of the proposed plan for relocation of any persons to be displaced;

75. A statement indicating how the amendment of the District promotes the orderly development of the City;

76. An opinion of the City Attorney or of an attorney retained by the City advising that the Project 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 School District of Baraboo, 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 June 17, 2025 held a public hearing concerning the proposed amendment to the Project Plan 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 amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

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

1. The boundaries of the District named "Tax Incremental District No. 12, City of Baraboo", are hereby amended as identified in Exhibit A of this Resolution.
2. The territory being added shall become part of the District effective as of January 1, 2025.
4. The Common Council finds and declares that:
 - Not less than 50% by area of the real property within the District, as amended, is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).

- Based upon the finding stated in 3.a. above, the District was declared to be, and remains, a mixed-use district based on the identification and classification of the property included within the District.
- 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 within the territory to be added to 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.

- That there are no parcels to be added to the District that were annexed by the City within the preceding three-year period.
- 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, as amended.

(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), as amended, is approved, and the City further finds the Project 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, 2025, 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.

Adopted this 8th day of July, 2025.

Against (1): Lombard

Motion: CARRIED (8 to 1)

12.2 Election Equipment Purchase

Resolution No: 2025-109

Moved by: Sloan

Seconded by: Ellington

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

THAT the City Clerk is authorized to purchase (2) DS300 Machines, for use on Election Day, at a total cost of \$14,270.00 less a credit of \$1,250 for returning the current equipment.

Motion: CARRIED (9 to 0)

12.3 State/Municipal Financial Agreement, STH 113

Resolution No: 2025-110

Moved by: Ellington

Seconded by: Hazard

RESOLUTION APPROVING THE STATE/MUNICIPAL FINANCIAL AGREEMENT FOR A STATE-LET HIGHWAY PROJECT ON STH 113 (Water St and Broadway) BETWEEN MOUND STREET & STH 33 (8th Ave)

WHERE AS, the a pavement replacement project on STH 113 between Mound Street and STH 33 (8th Avenue) is scheduled for 2033; and

WHERE AS, the State of Wisconsin and the City of Baraboo will share the cost of this project pursuant to the term and conditions of the attached Agreement;

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Baraboo approves the State/Municipal Financial Agreement for a State-Let Highway Project dated June 10, 2025; ID # 5620-00-04/ -74.

BE IT FURTHER RESOLVED, that the City Council of the City of Baraboo authorizes the Mayor to execute the State / Municipal Financial Agreement.

Motion:CARRIED (9 to 0)

12.4 Shared Ride Taxi Service, Exterior Service Area

Resolution No: 2025-111

Moved by: Kent

Seconded by: Lombard

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

THAT the Common Council of the City of Baraboo, Wisconsin, hereby approves reducing the exterior 15 miles radius to 8 miles to better serve the tax paying citizens within the City of Baraboo and the Village of West Baraboo to be effective August 1, 2025.

Motion:CARRIED (9 to 0)

12.5 Business Associate Agreement, TRICOR Insurance

Resolution No: 2025-112

Moved by: Hazard

Seconded by: Hause

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

THAT the Business Associate Agreement (BAA) between the City of Baraboo and TRICOR Insurance, for the purpose of supporting actions required for completing the Health Insurance underwriting/quote process, is hereby approved.

Motion:CARRIED (9 to 0)

12.6 Motion for Reconsideration, Parks, Recreation and Forestry Director Job Description

Moved by: Sloan

Seconded by: Topham

Motion for reconsideration of the Parks, Recreation and Forestry Director Job Description.

Against (1): Lombard

Motion:CARRIED (8 to 1)

12.7 Parks, Recreation and Forestry Director Job Description

Resolution No: 2025-113

Moved by: Sloan

Seconded by: Ellington

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

THAT the amended position description for the Parks, Recreation and Forestry Director be approved and authorize the City Administrator to move forward in the City's employment hiring process, for the purpose of filling this vacancy.

Motion:CARRIED (9 to 0)

12.8 Claim, Wisconsin Dept. of Transportation

Resolution No: 2025-114

Moved by: Sloan

Seconded by: Kent

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

RESOLUTION OF THE BARABOO COMMON COUNCIL TO DENY THE 2025 CLAIM
OF WISCONSIN DEPARTMENT OF TRANSPORTATION

Whereas, on March 13, 2025, Wisconsin Department of Transportation filed a notice of claim relating to a City sewer line located on a bridge; and

Whereas, the claim has been evaluated by outside legal counsel who have advised that the claim appears to be legally deficient;

Now therefore be it resolved that the claim is denied in its entirety. The City Clerk shall send a copy of this resolution to Wisconsin Department of Transportation by registered or certified mail.

Motion: CARRIED (9 to 0)

13. NEW BUSINESS ORDINANCES

13.1 Amend §17.18(4)(d), Planned Unit Development

Moved by: Topham

Seconded by: Lombard

Motion to amend the proposed Ordinance keeping the 55-year or older age restriction for at least 5 or more units.

Against (3): Kent, Ellington, and Sloan

Motion: CARRIED (6 to 3)

Moved by: Ellington

Seconded by: Hazard

Motion to approve the 1st reading of **Ordinance No. 2655**, including the amendment to keep the age restriction of 55-year or older for at least 5 units, amending the following Planned Unit Development:

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

1. Section 17.18(4)(d), Code of Ordinances, is amended as follows:

17.18 ESTABLISHMENT OF DISTRICTS AND INCORPORATION OF ZONING DISTRICT MAP

- (4) DISTRICT BOUNDARIES AND MAP AMENDMENTS.

(d) Planned Unit Developments. The following Planned Unit Developments are approved and incorporated into the zoning map: 2025-01.

2. The attached Amended General Development Plan / Specific Implementation Plan is approved as Planned Unit Development 2025-01.
3. This Ordinance shall take effect upon passage and publication as provided by law.

Against (2): Kent, and Sloan

Motion: CARRIED (7 to 2)

13.2 Abatement of Public Nuisances

Moved by: Sloan

Seconded by: Ellington

Motion to approve the 1st reading of **Ordinance No. 2656** repealing and recreating Section 10.07:

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

1. Section 10.07 of the Baraboo Municipal Code shall be and is hereby repealed and recreated to read as follows:

10.07 ABATEMENT OF PUBLIC NUISANCES

(1) **ENFORCEMENT.** It shall be the duty of the Chief of Police, the Fire Chief, the City Engineer, the Building Inspector, the Street Superintendent and Utility Superintendent, the Weed Commissioner and the City Health Officer to enforce those provisions of this chapter that come within the jurisdiction of their offices and they shall make periodic inspections and inspections upon complaint to insure that such provisions are not violated. No action shall be taken under this section to abate a public nuisance unless the officer shall have inspected or caused to be inspected the premises where the nuisance is alleged to exist and has satisfied himself that a nuisance does in fact exist.

(2) **SUMMARY ABATEMENT.** If the inspecting officer shall determine that a public nuisance exists within the City and that there is great and immediate danger to the public health, safety, peace, morals or decency, the Mayor may direct the Chief of Police, Fire Chief, Building Inspector, City Engineer, Street Superintendent or Utility Superintendent to proceed under this Section 10.07(2).

(a) **Notice to Owner.** The inspecting officer shall serve notice on the persons causing, permitting or maintaining such nuisance or upon the owner or occupant of the premises where such nuisance is caused, permitted or maintained and to post a copy of said notice on the premises. Such notice shall direct the person causing, permitting or maintaining such nuisance, or the owner or occupant of the premises where such nuisance is caused, permitted or maintained, to abate or remove such nuisance within 24 hours and shall state that unless such nuisance is so abated, the City shall cause the same to be abated and will charge the costs thereof to the owner, occupant and/or person causing, permitting or maintaining the nuisance, as the case may be.

(b) **Abatement by City.** If the nuisance is not abated within the time provided or if the owner, occupant or person causing the nuisance cannot be found, the officer having the duty of enforcement shall cause the abatement or removal of such public nuisance.

(3) **NON-SUMMARY ABATEMENT.** If the inspecting officer determines that a public nuisance was created or is being maintained and there is not a great and immediate danger to the public health, safety, peace, morals, or decency, the Mayor may direct the Chief of Police, Fire Chief, Building Inspector, City Engineer, Street Superintendent or Utility Superintendent to proceed under this Section 10.07(3).

(a) **Issuing an Order.** The inspecting officer shall serve an order to a person causing, permitting or maintaining such nuisance or upon the owner or occupant of the premises where such nuisance is caused, permitted or maintained and to post a copy of said order on the premises. Such order shall direct the person causing, permitting or maintaining such nuisance or the owner or occupant of the premises to abate or remove such nuisance within fifteen (15) days from its date of delivery and shall state that unless such nuisance is so abated, the City will cause the same to be abated and will charge the cost thereof to the owner, occupant, or person causing, permitting or maintaining the nuisance, as the case may be.

(b) **Private Abatement.** The recipient of an order must abate the public nuisance referred in the order within fifteen (15) days from its date of delivery. If abating a public nuisance within that timeframe would present a particularized hardship on the recipient of the order, the recipient may submit a written statement to the inspecting officer detailing the hardship and requesting an extension. Such written statement must be received by the inspecting officer prior to the expiration of the time for the recipient to lawfully abate the public nuisance. For clarity, recipients requesting an extension have no right to receive an extension. The inspecting officer, or their designee, has discretion to grant or deny any extension for any lawful reason. If a written response to a request for an extension is not sent within three (3) days following its receipt by the inspecting officer, the request is deemed denied. If the inspecting officer, or their designee, grants an extension, the applicable time to file an action

contesting the notice pursuant to Section 10.07(3)(c) is extended to the same date the extension is granted through. If the specific public nuisance to be abated is that of Section 10.05(8) (all buildings, walls, foundations, or similar structures so old, dilapidated or out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human use), the fifteen (15) day time period to abate the public nuisance is increased to at least thirty (30) days in compliance with Wis. Stat. § 66.0413.

- (c) Pre-Abatement Contest. Each recipient of a notice served pursuant to this Section 10.07(3) must commence an action pursuant to this Section 10.07(3)(c) in the Sauk County Circuit Court to prohibit the inspecting officer from abating the public nuisance, and must commence such action within fifteen (15) days from the date of delivery of the order, or any such claim will forever be barred. If contested, the City will bear the burden of proof on the question of whether the recipient caused, permitted, or maintained a public nuisance. If such an action is timely commenced in the Sauk County Circuit Court, the City must not abate the public nuisance during its pendency, including any applicable time for an appeal, unless authorized by a court or the recipient to abate the public nuisance. If the recipient prevails in the action, the court may order that the inspecting officer must not abate the particular public nuisance pursuant to the particular order contested, but the court must not order any compensatory or punitive damages or other equitable relief. The City of Baraboo elects not to be governed by Wis. Stats. Ch. 68, instead, this contest procedure must be employed as the exclusive remedy for an addressee of an order given pursuant to this Section 10.07(3). For clarity, the regular rules of civil procedure applicable to civil actions will apply to actions under this Section 10.07(3)(c).
- (d) Public Abatement. Upon the expiration of the time to commence an action in the Sauk County Circuit Court pursuant to Section 10.07(3)(c), and if the public nuisance described in the order is not already abated, the inspecting officer, or their designee, may abate the public nuisance referred to in the order. For clarity, the inspecting officer, or their designee, may abate a public nuisance either themselves or through any other available governmental entity, or by contract or other arrangement with a private person or entity. Also for clarity, the inspecting officer, or their designee, is authorized to enter the premises containing the public nuisance for the purpose of abating the public nuisance, and such authority includes the ability to authorize other persons to do the same.
- (e) Finality. If an action is not commenced in the Sauk County Circuit Court pursuant to Section 10.07(3)(c), then the order is deemed to be lawful.
- (f) Additional Contest Rights. The inspecting officer may permit additional persons than the recipient of an order served pursuant to Section 10.07(3) to employ the contest procedures of Section 10.07(3)(c) by so indicating in an order. Such additional persons will have the same contest rights and obligations as a recipient of an order.
- (g) Public Abatement Limitation Period. The inspecting officer, or their designee, shall not abate any public nuisance under the authority of a given order unless it abates the public nuisance within six (6) months following the date by which a contest must be commenced under Section 10.07(3)(c). The six (6) month period will be extended for the duration of any legal proceeding challenging the order, including the applicable time for an appeal.

(4) ABATEMENT BY COURT ACTION. If the inspecting officer shall determine that a public nuisance exists on private property, but that the nature of such nuisance is not such as to threaten great and immediate danger to the public health, safety, peace, morals or decency, he/she may serve notice on the person causing or maintaining the nuisance and the owner of the property to remove the same within 10 days. Notification shall be deemed completed upon mailing notice by certified mail or by personal delivery or by posting the notice on the property and mailing notice by first class mail. If such nuisance is not removed within 10 days, he/she shall report such fact to the

Mayor, who may direct the City Attorney to commence an action in Circuit Court for the abatement of the nuisance.

(5) OTHER METHODS NOT EXCLUDED. Nothing in this chapter shall be construed as prohibiting the abatement of public nuisances by the City or its officials in accordance with the laws of the State, nor as prohibiting an action to be commenced in the Circuit Court seeking a forfeiture or by a Police Officer issuing a citation for the violation as provided in §10.11 of this chapter.

(6) COST OF ABATEMENT. In addition to any other penalty imposed by this Code for the erection, contrivance, creation, continuance or maintenance of a public nuisance, the cost of abating a public nuisance by the City shall be collected as a debt from the owner, occupant or person causing, permitting or maintaining the nuisance. If the charge is not paid within 30 days of the date of billing, as additional administrative collection charge of 10 percent of the charge shall be added to the amount due, plus interest shall accrue thereon at the rate of 1 percent per month until paid and if notice to abate the nuisance has been given to the owner of the property where the nuisance occurred, such charge shall be extended upon the current or next tax roll as a charge for current services, as provided in §66.0627, Wis. Stats.

(7) SEVERABILITY. Any part of this Section 10.07 is severable. If any provision, section, sentence, clause, phrase, or portion thereof is held invalid, any other provision, section, sentence, clause, phrase, or portion will not be affected thereby. If the application of any provision, section, sentence, clause, phrase, or portion to any person or circumstance is held invalid, the application of other provisions, sections, sentences, clauses, or portions of such ordinance to other persons or circumstances will not be affected thereby. It is declared the intent of this Section 10.07, that the same would have been adopted had such invalid parts, if any, not been included herein.

2. This ordinance shall take effect upon passage and publication as provided by law.
Against (1): Kent

Motion: CARRIED (8 to 1)

13.3 Amend Section 17.18(4)(a), Zoning District Map

Moved by: Ellington

Seconded by: Hause

Motion to approve the 1st reading of **Ordinance No. 2657** amending Section 17.18(4) DISTRICT BOUNDARIES AND MAP AMENDMENTS in the Zoning Code, as follows:

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

1. Section 17.18(4)(a) Ordinances Changing Zoning Classification is hereby revised to reflect the rezoning of the 17.5 acres of property, located on the along the easterly boundary of Tranquility Subdivision, in the SE1/4 of the SE1/4 of Section 11 and the NE1/4 of the NE1/4 of Section 14, T11N, R6E, in the City of Baraboo, Sauk County Wisconsin, from A-1 Agricultural Transition to B-3, Highway Oriented Business.
2. Section 17.18(4)(d) Planned Unit Developments is hereby revised to reflect the rezoning of the 17.5 acres of property, located on the along the easterly boundary of Tranquility Subdivision, in the SE1/4 of the SE1/4 of Section 11 and the NE1/4 of the NE1/4 of Section 14, T11N, R6E, in the City of Baraboo, Sauk County Wisconsin, with a Planned Unit Development Overlay restricting the use of the property to an 80-unit hotel with 30 vacation villas that will be operated and managed in conjunction with the hotel pursuant to the attached General Development Plan.
3. The attached General Development Plan is approved as Planned Unit Development 2025-02

This Ordinance shall take effect upon passage and publication as provided by law.
Against (1): Hazard

Motion: CARRIED (8 to 1)

14. Upcoming Dates for Special Council Meetings

Due to scheduling conflicts, Council members decided not to meet on July 10th. Council will discuss the Fire/EMS Station(s) Funding and the next steps at their regular meeting on July 24, 2025. Council will meet on Wednesday, August 6th to discuss the 2026 Budget goals.

15. ADMINISTRATOR AND COUNCIL COMMENTS

None.

16. REPORTS, PETITIONS, AND CORRESPONDENCE

The City officially acknowledges receipt and distribution of the following:

Reports: None.

Copies of the Meeting minutes included in this packet:

Finance/Personnel Committee Meeting Minutes

**June 10, 2025, 5:45 p.m.
City Hall, Committee Room #205
101 South Blvd., Baraboo, WI 53913**

Members Present: Sloan, Kent
Members Absent: Kierzek
Others Present: Mayor Nelson, Adm. Young, Clerk Zeman, J. Ostrander, T. Pinion, Brett Topham, David Olson

1. Call Meeting to Order

Chairman Sloan called the meeting to order at 5:45pm.

1.a Roll Call of Membership

1.b Note Compliance with Open Meeting Law

1.c Approve Minutes of May 27, 2025

Moved by: Kent

Seconded by: Sloan

CARRIED (2 to 0)

1.d Approve Agenda

Moved by: Kent

Seconded by: Sloan

CARRIED (2 to 0)

2. Closed Session

Moved by Kent, seconded by Sloan, to go into Closed Session. The Chair will announce that the Finance/Personnel Committee will consider moving into Closed Session pursuant to §19.85(1)(c), Wis. Stat., to consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, specifically an employee termination.

Members Present: Sloan, Kent

Others Present: Adm. Young, Mayor Nelson, J. Ostrander, B. Topham, D. Olson

3. Open Session

Moved by Kent, seconded by Sloan, to return to Open Session. The Chair will announce that the Finance/Personnel Committee 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.

4. Action Items

4.a Accounts Payable

Moved by: Kent

Seconded by: Sloan

Recommend paying \$128,795.93 of Accounts Payable.

CARRIED (2 to 0)

4.b Water Utility Simplified Rate Case & Increase

T. Pinion noted that with a Simplified Rate Case the Public Service Commission (PSC) tells us what we are eligible for each year. Because we moved the fire protection to the water bills last year, we did not do this last year. This is the last year we are eligible for the Simplified Rate Case, with a 3% rate increase effective January 1, 2026. The cost for the Simplified Rate Case is much lower than the cost for a standard, full Rate Case review.

Moved by: Kent

Seconded by: Sloan

Recommend to the Common Council approval of an application for a Water Utility Simplified Rate Case to the Public Service Commission (PSC) for a PSC established inflationary 3% rate increase effective January 1, 2026.

CARRIED (2 to 0)

4.c Uncollectible Accounts

J. Ostrander presented the delinquent personal property for 2020-2023 and uncollectable accounts receivable.

Moved by: Kent

Seconded by: Sloan

Recommend to the Common Council to write off off delinquent accounts.

CARRIED (2 to 0)

4.d City Administrator Moving Allowance

Adm. Young noted that, due to the current housing market, he is requesting an extension of the Moving Allowance date to September 30, 2025.

Moved by: Kent

Seconded by: Sloan

Recommend to the Common Council to amend Section 12.02 of the City Administrator's Employment Agreement extending the Moving Allowance date from July 1, 2025 to September 30, 2025.

CARRIED (2 to 0)

5. Discussion Items

Adm. Young explained that the original posting deadline was the first part of May. After review of the number of applications received, staff extended the deadline to May 30th. Staff will review the applications and work on setting up interviews. D. Grant is willing to stay on as long as needed and will assist with the transition when someone is hired.

6. Adjournment

Moved by: Kent

Seconded by: Sloan

That the meeting be adjourned.

CARRIED (2 to 0)

**CITY OF BARABOO ADMINISTRATIVE MEETING
Meeting Minutes**

**June 3, 2025, 8:00 a.m.
City Hall, Committee Room #205
101 South Blvd., Baraboo, WI 53913**

Members Present: Hazard, Lombard, Hause

Others Present: Administrator John Young, Police Chief Carloni, Clerk Brenda Zeman, Finance Director Julie Ostrander, and Alderman Olson.

1. CALL TO ORDER

1.a ROLL CALL OF MEMBERS

1.b NOTE COMPLIANCE WITH OPEN MEETING LAW

1.c APPROVE MINUTES - May 6, 2025

Moved by: Hazard

Seconded by: Lombard

Approve minutes of May 6, 2025

Motion: CARRIED

1.d APPROVE AGENDA

Moved by: Hause

Seconded by: Lombard

Approve Agenda

Motion: CARRIED

2. ACTION ITEM(S)

2.a Liquor License Applications

2.a.1 Class "A" Fermented Malt Beverage

Police Department had no concerns.

Moved by: Lombard

Seconded by: Hause

Approval and recommendation to Council of Class "B" Fermented Malt Liquor licenses for Emma's Mexican Market LLC d/b/a Emma's Mexican Market, 507 S. Boulevard and Las Milpas LLC, d/b/a Las Milpas, 603 8th Avenue

Motion: CARRIED

2.a.2 Class "B" Fermented Malt Beverage

Police had no issues. The fairground had a new agent.

Moved by: Hazard

Seconded by: Lombard

Approval and recommendation to Council of Class "B" Fermented Malt Beverage License for Baraboo Axe Lounge, LLC d/b/a Baraboo Axe Lounge, 713 Broadway St., Hong Yan, LLC d/b/a Peking Buffet, 1204 8th St. and Sauk County Agricultural Society Inc, d/b/a Sauk County Agricultural Society, 700 Washington Ave.

Motion: CARRIED

2.a.3 Class "B" Fermented Malt Beverage & "Class C" Wine

The Emma's license is a new request. Police found no problems.

Moved by: Lombard

Seconded by: Hause

Approval and recommendation to Council of Class "B" Fermented Malt Beverage "Class C" Wine License for Ben's Mama Mia's d/b/a Ben's Mama Mia's, 113 3rd St., Emma's Mexican Market LLC d/b/a Emma's Mexican Restaurant, 507 S. Boulevard, Four Star Family Restaurant d/b/a Four Star Family Restaurant, 1011 8th St., Gordon & Hollie Ringelstetter Log Cabin Family Restaurant & Bakery LLC, d/b/a Log Cabin Restaurant & Bakery, 1215 8th St., ID Investments, LLC d/b/a The Vault Baraboo, 502 Oak St., Juliart Ventures LLC, d/b/a Ringling House Bed & Breakfast, 201 8th St., Little Tokyo Japanese Restaurant, LLC d/b/a Little Tokyo Japanese Restaurant, 111 4th St., TB's Broadway Diner LLC, d/b/a Broadway Diner, 304 Broadway St. and TJH Concessions, LLC d/b/a TJH Concessions, 136 4th Ave.

Motion: CARRIED

2.a.4 "Class A" Liquor

No concerns from the Police Department.

Moved by: Hazard

Seconded by: Lombard

Approval and recommendation to Council for "Class A" Liquor license for Bekah Kate's LLC, d/b/a Bekah Kate's, 117 3rd St.

Motion: CARRIED

2.a.5 "Class A" Combination Liquor & Fermented Malt Beverage

Police had no concerns.

Moved by: Lombard

Seconded by: Hazard

Approval and recommendation to Common Council for "Class A" Combination Liquor & Fermented Malt Beverage licenses for Barabrew Liquor LLC, d/b/a Barabrew Wine & Spirits, 315 S. Boulevard, Express Market LLC, d/b/a Baraboo Fresh Market, 935 8th St., Kwik Trip Inc, d/b/a Kwik Trip #657, 604 8th St., Kwik Trip Inc, d/b/a Kwik Trip #855, 1330 S. Boulevard, Liberty Square Gas Station Inc, d/b/a Refuel Pantry - Get N Go, 325 South Blvd., MK Stores, LLC d/b/a Snak Atak #43, 801 South Blvd., Turner Oil Co. Inc, d/b/a Turner BP, 413 State Rd. 136, and Wal-Mart Stores East, LP, d/b/a Wal-Mart #1396, 920 State Rd. 136.

Motion: CARRIED

2.a.6 "Class B" Combination Liquor & Fermented Malt Beverage

Police had no concerns. The Elk's and Old Baraboo Inn are new applicants.

Moved by: Lombard

Seconded by: Hazard

Approval and recommendation for "Class B" Combination Liquor & Fermented Malt Beverage license to Common Council for Baraboo Arts LLC, d/b/a Baraboo Arts, 202 East St., Baraboo Bowling, Inc d/b/a Thunderbird Lanes, 1117 8th St., Baraboo BPO Elks Lodge 688 Inc, d/b/a Baraboo Elks Club #688, 401 Oak St., Baraboo Burgers Inc, d/b/a Baraboo Burger Company, 116 4th Ave., Baraboo Country Club, Inc d/b/a Fore Seasons Restaurant, 401 Mine Rd., Con Amici LLC, d/b/a Con Amici Craft Bar, 126 3rd St., Downtowner Inc, d/b/a Downtowner Bar & Grill, 130 3rd St., Fitty's Bar & Grill LLC, d/b/a Bump's Bar, 109 Walnut St., Jose's Authentic Mexican Restaurant d/b/a Jose's Authentic Mexican Restaurant, 825 8th St., G & G Mgt LLC, d/b/a Brothers On Oak, 412 Oak St., Little Village Cafe, d/b/a Little Village Cafe, 146 4th Ave., Old Baraboo Inn LLC, d/b/a Old Baraboo Inn, 135 Walnut St., Poor Richards Bar LLC, d/b/a Poor Richards Bar, 411 Oak St., Quindt's Towne Lounge Restaurant & Eating House LLC, d/b/a Quindt's Towne Lounge Restaurant & Eating House, 441 S. Boulevard, Red Zone Bar & Grill Inc, d/b/a Gem City Saloon & Eatery, 124 Ash St., Square Tavern LLC, d/b/a Square Tavern, 124 4th Ave., and Ziegler, Zachery, d/b/a Zach's Bar, 126 4th St.

Motion: CARRIED

2.a.7 "Class B" Reserve Combination Liquor & Fermented Malt Beverage

Police had no problems.

Moved by: Hazard

Seconded by: Lombard

Approval and recommendation for "Class B" Combination Liquor & Fermented Malt Beverage license to Common Council for Al Ringling Brewing Co., d/b/a Al Ringling Brewing Co., 623 Broadway St., Las Milpas LLC, d/b/a Las Milpas Restaurant, 603 8th Ave, Suite A, The Relish Tray Bistro LLC, d/b/a The Relish Tray Bistro & Speakeasy, 106 4th Ave., Wiscocktail Group LLC, and d/b/a Wiscocktail Lounge, 132 3rd St.

Motion:CARRIED

3. **INFORMATIONAL ITEM(S)**

3.a Date and time of next meeting - July 1, 2025

4. **ADJOURNMENT (Voice Vote)**

Adjourn at 8:17 am

Moved by: Hause

Seconded by: Lombard

Adjourned 8:17 am

Motion:CARRIED

**CITY OF BARABOO ADMINISTRATIVE MEETING
Meeting Minutes**

June 17, 2025, 8:00 a.m.

**City Hall, Committee Room #205
101 South Blvd., Baraboo, WI 53913**

Members Present: Hazard, Lombard, Hause

Others Present: Administrator John Young, Mayor Rob Nelson, and City Engineer Tom Pinion

1. **CALL TO ORDER**

1.a ROLL CALL OF MEMBERS

1.b NOTE COMPLIANCE WITH OPEN MEETING LAW

1.c APPROVE AGENDA

Approve Agenda

2. **ACTION ITEM(S)**

2.a Temporary Liquor License, Baraboo Fireworks Inc.

The application slipped through the cracks causing the need for a special meeting.

Moved by: Hazard

Seconded by: Lombard

Recommendation to the Common Council to approve a Temporary Class "B" Fermented Malt Beverage Liquor License to Baraboo Fireworks Inc, Baraboos, 7-4-2025, or rain date of 7-19-2025, contingent upon the date of the fireworks display.

Motion:CARRIED

3. **INFORMATIONAL ITEM(S)**

3.a Date and time of next meeting

4. **ADJOURNMENT (Voice Vote)**

Adjourn at 08:04 am

Moved by: Lombard

Seconded by: Hazard

Adjourn meeting

Motion:CARRIED

Minutes of the Public Safety Committee Meeting – May 19, 2025

Members Present: Brett Topham and John Ellington. David Olson was absent. **Others Present:** City Administrator John Young, Police Chief Justin Carloni, City Engineer Tom Pinion, John Statz, and Tony Gilman.

Call to Order – Chairman John Ellington called the meeting to order at 10:30 a.m. Compliance with the Open Meeting Law was noted. It was moved by Topham, seconded by Ellington to approve the agenda as posted. Motion carried unanimously. It was moved by Topham, seconded by Ellington to approve the minutes of the April 28, 2025 meeting. Motion carried 2-0, not Topham.

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.) – There were no speakers.

Action Items

- a. Review and recommend approval of a Simplified Rate Case Application to the Public Service Commission for a 3% increase in water rates for 2026 – Pinion presented background for this item. He said that the PSC notifies all municipalities telling them how much they are eligible for. He said the last time the City did this was 2023 and if done it will go in to effect January 1, 2026. He said that Baraboo was ranked 30 amongst the Class A/B communities, and now is ranked 32, so the 3% doesn't make us extra ordinarily expensive. He said we also like to do the comparison in Sauk County; we are going from five to six there. Topham motioned to approve a Simplified Rate Case Application to the PSC for a 3% increase in water rates for 2026. Ellington seconded the motion, motion carried unanimously.

Discussion Items

- a. 2026 Budget Considerations:
 - i. Implementation of a City Recycling Fee – Pinion said that this is an option that is a loophole in the statutes that would allow us to move that over without a corresponding consequence to the general fund. He said that this would be approximately \$250,000 if the Council wanted to do that. Pinion said that this is part of a much bigger discussion, but if the Committee feels it is a terrible idea then nothing will be done. Topham feels that his constituents would not want this, but he is keeping an open mind. He said that the wheel tax infuriated his constituents. Topham asked if there were any thoughts about doing a goal setting session with the Council, looking at 3, 5, or 10 years in terms of needs or wants. Topham said let the minutes show from Public Safety he would certainly encourage the City to do that, he would love to see that in the next 30 day. Administrator Young said that he is waiting to get some actual numbers about our health insurance, which will be in the next three to four weeks. He said he is looking at late June; early July discussion with departments because there are a few other things that we bring to the Council in June as well that will help many departments going in to conversations regarding the budget. Topham said he does not just want to know 2026, but possibly 5 years from now.
 - ii. Increase the Local Vehicle Registration Fee – Pinion said that this is just an option and has been talked about in the last two budget sessions. This is one thing that has been talked about to increase revenue. Pinion said that City of Baraboo ranks about in the middle amongst the other 48 communities and 10 or 12 counties that impose it. Pinion said that all the income for this go for road improvements. He said that the City has a need that exceeds the availability of funds, so when that was imposed our operating fund was in round numbers \$250,000, we expected \$250,000, so we were going to double what we could do in road maintenance but at the end of the day the operating funds that were unrestricted in the road maintenance that didn't have a tie to has to be spent on that got moved to fund some other needs to we didn't gain a dime in road maintenance. Topham asked if this could be used to pay debt services on road maintenance, Pinion answered in the affirmative. Pinion aid that City has 70 miles of roadway and the old rule of thumb was a \$1,000,000/mile to reconstruct, that is \$70,000,000. He said ignoring inflation, a roadway typically will last 35 years, so we would need \$2,000,0000/year, we are borrowing \$1.5 every other year so we have \$750,000 to fill a \$2,000,000 hole. He said that the wheel tax is collected through the DMR on the vehicle registrations, and the cost to the City is \$0.07/registration to the DMV. Gilman said that you can borrow a large sum of money and do a lot of road maintenance as long as the annual payment does not exceed the annual payments of what is being taken in as revenue, it is not a burden at that point, and then the citizens see results and instant gratification and wouldn't complain about the extra \$20. Topham said that if the wheel tax were doubled it could be a game-changer and could fix it. It was said that communication is necessary.

Reports

- a. Utility Superintendent's Report
 - i. Staffing Updates – Pinion said that WWRF crew remains at four, including Foreman and Lab Tech. and they are working 10-hour days into June. He said Water crew is currently at four, normally 5; they are working 10-hour days through the end of June. Pinion said that a job has been posted for Water Utility Superintendent, when Ben was hired he was 6 months to get his feet wet and decide whether it is for him, he has decided that it is not.
 - ii. Project Updates – Pinion said the WWRF crew finished hauling out biosolids accumulated over the winter. Biosolids building is empty but making more every week. He said the WWRF crew are jetting sewer lines in the northeast portion of the City. One area is done each year, so the whole City is completed every 3 years. Pinion said crews are exercising and flushing fire hydrants on the north side of the City, 2nd Street/Avenue, north. Crews are exercising water main valves on the south side of the City, 2nd Street/Avenue, south. He said water crew replaced two lead services at the end of April, there are three more replacements planned. Crews repaired a water main on 4th Street that was damaged by a contractor; water had to be shut off for 3 blocks to make the repair.
 - iii. Informational – Pinion said water disconnect day at May 13, 41 properties were turn off for non-payment.
- b. Street Superintendent's Report
 - i. Staffing Updates – Remains the same.
 - ii. Monthly Activity Report – Gilman said crews top soiled, seeded, and strawed the roundabouts. Due to the dry weather, we have been seeing, crews have been water daily with hopes of having grass fairly established by mid-June. He DPW and Parks staff are completing the rebuilding of two dugouts at Pierce Park for Field 3. Crews began the removal of sidewalks scheduled for replacement as part of our 2025 Sidewalk Maintenance Program. The area scheduled for repair for 2025

covers from Water Street to 8th Street, and from East Street to Lincoln Avenue. He said the budgeted amount of \$50,000 will not allow us to complete the entire zone in a single calendar year, but we are gaining ground over years past. Topham felt the Alma Waite fund should be considered to fill the gap. Topham said that Alma Waite's will did not specify for sidewalks, she just liked to walk. Spring leaf collection was delayed due to a fuel pump issue on our collection vac. The part has come in and crews will resume leaf collection the week of 5/19, or sooner if rain delays other projects. The expectation is three additional days will be necessary to complete the City. The second week of scheduled brush collection for 2025 is this week (May 19th). It is always the last full week of the month from April to October. With Memorial Day being May 26, brush collection week is to take place one week earlier. Crews staged jersey barriers two days prior to Faire on the Square, set jersey barriers in place and removed them the day of the event, and removed the barriers from the downtown area the Monday following the event. DPW staff also assisted with placement of barricades and a designated detour for the Respect for Law Enforcement Ceremony on May 12. For 2025, we are tracking DPW staff labor, equipment costs, and material costs. The reasoning is so the Public Safety Committee can understand the financial effect that new safety standards have on the Public Works Department, with heightened security necessary due to recent year's incidents at public gatherings. Topham asked what type of impact on the PW Department with the parade cause. Gilman said that a couple days before the department will be setting jersey barriers, the day of, they will be set, and there will be seven staff members in the staging area, and the Monday after, the jersey barriers and barricades will be picked up. Pinion said it is labor intensive, the only hard cost is the overtime. Topham asked Carloni about his department. Carloni said that there would be having a meeting before that, his understanding is that the department opens it up to overtime to get as many officers on board to make sure there is proper staffing. Pinion said historically the police department had leveraged mutual aid so that have officers from other neighboring agencies. Topham asked how the cost is collected and what the cost is. He said his family foundation is the lead sponsor for the parade; it costs the Chamber \$40,000. Pinion said the ordinance allows the City to bill costs in excess of \$500. He said the Council has not had an appetite because it is kind of the beauty of Baraboo for these events.

c. Police Chief's Report

- i. Staffing Updates – Carloni said we lost a candidate that was going through the background process; she took a position with another department. He said we do have an active list. He said he is going to ask the Commission the possibility of extending the 60 college credit requirement to a 5-year where you might be available attract military that don't have the initial 60 credit that have a great background and training, now they go through the academy and still have to get the 60 credits, which kind of locks them in the community. He said the option is to possibly implement a police aid program where we start looking at people here that may be interested in law enforcement and bringing them on in a civilian position while they are going to school or through the academy. He said the problem, he know that they lowered the law enforcement age to 18, which puts a higher burden on us.
- ii. Case/Response Update – Carloni presented his case report, he explained that is will be doing the report differently and giving the Committee the same numbers that he gives the Commission. He going forward the categories would be major crimes, nuisance concerns/domestic violence, traffic offenses/accidents, and arrest by demographics, and squad activity. He then presented an agency comparison report showing where the City department fits in amongst other departments, focusing on Baraboo, Lake Delton, and Reedsburg. Topham thought Carloni might want to pull a year rather than year-to-date. He then presented the traffic and calls for service report, which is a comparison of the City department only. Carloni said going forward he would be using a mapping system in order to show the areas incidents are happening. Carloni said that they are doing a changeover for the service weapon, it is more for safety and maintenance, they are with the 9mm handgun, and Topham asked if that was consistent with the County, Carloni answered in the affirmative. He said with a 9mm there is much more accuracy at a farther range, less ammunition cost, and the maintenance is cheaper. He said that we share the range with all the other agencies, so now there is uniformity. He said that two officers are in Waukesha for bike patrol training; his plan is to have more of them out during night markets and more evening events. He said to him it is to show more community engagement, and the flexibility to ridge in alleys, etc. Statz said the Riverwalk would be ideal for bike patrol. He said Sauk County Unified Awards came up at the Chief's meeting and he is really focusing on officer retention, He said all the chiefs are in agreement, they would like to do it in February 2026 and come together in one location and honor each of our members from different agencies. He said this would create networking between agencies and they will give out citizen awards. Carloni said that he is working on marking the department's web page more user friendly to the public and so people can read about what is going on in the department. He said that he wants to make the web page more department owned. He said the Crime & Safety Meeting will be held at the Public Library on Wednesday and he encouraged all to attend. He said he would like to hold these meetings on the third Wednesday of each month and would like to move them around to the business owners so that they can show case their business to open up the community engagement. He said he would like upgrade the Chief's display in the lobby, along with officers and support staff. Carloni said that he would like to give the CSOs more ammunition for nuisance properties so enforcement can be made. He said that he is trying to come up with a soft approach to work with the homeowner to gain compliance. He then explained the proposed procedure.

Adjournment – There being no further business, Ellington declared the meeting adjourned at 12:10 p.m.

17. CLOSED SESSION

Moved by Sloan, seconded by Ellington, and carried unanimously to go into Closed Session. The Mayor announced that the Council will consider moving into Closed Session pursuant to §19.85(1)(c),

Wis. Stat., to consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.

- Council to consider 1-year performance evaluation of City Administrator John Young.

Council Members Present: Olson, Hause, Hazard, Kent, Lombard, Ellington, Sloan, Kierzek, Topham

Others Present: Mayor Nelson

18. OPEN SESSION

Moved by Hazard, seconded by Sloan, and carried unanimously to return to Open Session. The Mayor announced 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.

19. ADJOURNMENT

Moved by: Kent

Seconded by: Topham

That the meeting adjourn.

Motion: CARRIED

Brenda M. Zeman, City Clerk

10.1

RESOLUTION NO. 2025 -

Dated: July 22, 2025

The City of Baraboo, Wisconsin

<i>Background:</i>
Fiscal Note: (Check one) <input type="checkbox"/> Not Required <input type="checkbox"/> Budgeted Expenditure <input type="checkbox"/> Not Budgeted
<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: _____

RESOLUTION NO. 2025 -

Dated: July 22, 2025

The City of Baraboo, Wisconsin*Background:*

Fiscal Note: (Check one) ☒ Not Required ☐ Budgeted Expenditure ☐ Not Budgeted
Comments

Resolved, by the Common Council of the City of Baraboo, confirms the Mayor's appointments as follows:

THAT, Craig Schlender be re-appointed and Seth Taft be appointed to the Parks & Recreation Commission, serving until July 31, 2028.

Offered By: Consent
Motion:
Second:

Approved by Mayor: _____
Certified by City Clerk: _____

11.1

The City of Baraboo, Wisconsin

Background: Ben Fritz, d/b/a 125 9th Street LLC, had this property rezoned as a PUD in 2015. The property, formerly known as the Anne Elizabeth Reese Memorial Home, originally was a multi-family dwelling formerly used as an assisted care facility for retired pastors and/or their wives. Mr. Fritz converted this property to a 9-unit multi-family dwelling for senior citizen tenants, 55-years or older. The building includes a common space that could be use by all of the tenants but Ben Fritz is now requesting to convert part of the common space to a one-bedroom dwelling unit with a loft and eliminate the 55-year or older age restriction.

The Plan Commission reviewed the proposal at both their May 20th and June 17th meetings and recommended approval of the Amended PUD. The City Council considered this matter at their June 24th meeting and postponed it due to a lack of information concerning an age restriction for tenants. The City Council considered this matter at their July 8th meeting and this Ordinance was amended to retain a 55 yr and older requirement for at least one-half of the 10 units

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

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

1. Section 17.18(4)(d), Code of Ordinances, is amended as follows:

17.18 ESTABLISHMENT OF DISTRICTS AND INCORPORATION OF ZONING DISTRICT MAP

(4) DISTRICT BOUNDARIES AND MAP AMENDMENTS.

(d) Planned Unit Developments. The following Planned Unit Developments are approved and incorporated into the zoning map: 2025-01.

2. The attached Amended General Development Plan / Specific Implementation Plan is approved as Planned Unit Development 2025-01.
3. This Ordinance shall take effect upon passage and publication as provided by law.

Mayor's Approval: _____

Clerk's Certification: _____

I hereby certify that the foregoing Ordinance was duly passed by the Common Council of the City of Baraboo on the ____ day of July, 2025, and is recorded on page ____ of volume ____.

City Clerk: _____

**AMENDED GENERAL DEVELOPMENT PLAN/SPECIFIC IMPLEMENTATION
PLAN
FOR 125 9th STREET
CITY OF BARABOO, SAUK COUNTY, WISCONSIN,
ZONED AS A PLANNED UNIT DEVELOPMENT**

Ben Fritz, d/b/a 125 9th Street LLC, has petitioned to Amend the existing GDP/SIP for the property located at 125 9th Street, zoned as a Planned Unit Development (PUD #2015-03) under the City of Baraboo's Zoning Code, for purposes of a multi-family independent living complex. The PUD shall be based upon the following Amended General Development and Specific Implementation Plans submitted for approval pursuant to §17.36B(7), of the Baraboo Code of Ordinances:

1. The real property involved in this Planned Unit Development consists of the property located at 125 9th Street (Tax Parcels 206-3460-00000 and 206-3413-00000), in the City of Baraboo, Sauk County, Wisconsin. The legal description for the property is as follows:

Lots 3 and 4 in Block 3 of Wallace's Addition to the City of Baraboo and Lots 4, 5, and 6, Block 2, Warren's Addition to the City of Baraboo, Sauk County, Wisconsin.
2. The property is presently zoned as a PUD pursuant to Ordinance No. 2435, approved on September 22, 2015. The specific intention of the petitioner is to add one additional independent living unit to the existing 9-unit multi-family independent living complex by converting part of the existing common space to a one-bedroom living unit with a loft.
3. The property is specifically approved for the use and operation of a 10-unit multi-family independent living complex. The use of the property shall not be changed from such use without the modification of this General Development Plan (GDP) with the approval of the City's Common Council.
4. This Amended GDP is also accepted as the Specific Implementation Plan (SIP) for the property and in accordance with the site plan for development approved by the Baraboo Plan Commission on May 20 and June 17, 2025.
5. The following relief is granted the Petitioner in relation to the project:
 - a. The required number of parking stalls located on the property shall be ten, which shall include one van-accessible handicap parking stall.
 - b. The property is approved for multi-family residential use.

6. In addition to the relief granted the Petitioner, the following requirements shall be met by the Petitioner in the development of the project:

a. Of the nine one-bedroom rental units and the one two-bedroom rental unit, at least 5 of these ~~this~~ units shall be used exclusively for Age 55 and older tenants and meeting the Senior Housing Exemption of the Federal Fair Housing Act.

~~a.b.~~ A minimum of ten off-street parking stalls and/or garage stalls for vehicles shall be provided on the premises.

~~b.c.~~ The intent shall be to provide long term residential rentals to tenants. Tenancies at will, daily, weekly, and monthly rentals shall not be allowed, except that month-to-month leases are allowed for the renewal of longer term leases.

~~e.d.~~ The maximum number of one-bedroom rental units shall be nine.

~~d.e.~~ Each of the kitchens in the nine one-bedroom rental units shall include a stove and the reconfiguration of each unit shall be completed in accordance with state-approved plans.

~~e.f.~~ No more than two residents may reside in any single one-bedroom rental unit.

~~f.g.~~ The two-bedroom “manager’s” apartment shall be limited to the use of a single family.

~~g.h.~~ There shall be no rental of storage facilities on the premises to non-residents.

~~h.i.~~ The property shall be limited to one free-standing sign of not to exceed eight square feet in area.

7. The terms of the GDP / SIP shall be covenants running with the land, and applicable not only to the petitioner, but to any and all subsequent owners as well.

Ordinance No.
The City of Baraboo, Wisconsin

BACKGROUND: This is an Ordinance to repeal and recreate Section 10.07 of the Municipal Code of the City of Baraboo, Sauk County, Wisconsin, relating to abatement of public nuisances.

The Public Safety Committee reviewed this matter at their June 23rd meeting and unanimously recommended approval of this Ordinance revision.

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

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

1. Section 10.07 of the Baraboo Municipal Code shall be and is hereby repealed and recreated to read as follows:

10.07 ABATEMENT OF PUBLIC NUISANCES

(1) ENFORCEMENT. It shall be the duty of the Chief of Police, the Fire Chief, the City Engineer, the Building Inspector, the Street Superintendent and Utility Superintendent, the Weed Commissioner and the City Health Officer to enforce those provisions of this chapter that come within the jurisdiction of their offices and they shall make periodic inspections and inspections upon complaint to insure that such provisions are not violated. No action shall be taken under this section to abate a public nuisance unless the officer shall have inspected or caused to be inspected the premises where the nuisance is alleged to exist and has satisfied himself that a nuisance does in fact exist.

(2) SUMMARY ABATEMENT. If the inspecting officer shall determine that a public nuisance exists within the City and that there is great and immediate danger to the public health, safety, peace, morals or decency, the Mayor may direct the Chief of Police, Fire Chief, Building Inspector, City Engineer, Street Superintendent or Utility Superintendent to proceed under this Section 10.07(2).

(a) Notice to Owner. The inspecting officer shall ~~If the inspecting officer shall determine that a public nuisance exists within the City and that there is great and immediate danger to the public health, safety, peace, morals or decency, the Mayor may direct the Chief of Police, Fire Chief, Building Inspector, City Engineer, Street Superintendent or Utility Superintendent to~~ serve notice on the persons causing, permitting or maintaining such nuisance or upon the owner or occupant of the premises where such nuisance is caused, permitted or maintained and to post a copy of said notice on the premises. Such notice shall direct the person causing, permitting or maintaining such nuisance, or the owner or occupant of the premises where such nuisance is caused, permitted or maintained, to abate or remove such nuisance within 24 hours and shall state that unless such nuisance is so abated, the City shall cause the same to be abated and will charge the costs thereof to the owner, occupant and/or person causing, permitting or maintaining the nuisance, as the case may be.

(b) Abatement by City. If the nuisance is not abated within the time provided or if the owner, occupant or person causing the nuisance cannot be found, the officer having the duty of enforcement shall cause the abatement or removal of such public nuisance.

(3) NON-SUMMARY ABATEMENT. If the inspecting officer determines that a public nuisance was created or is being maintained and there is not a great and immediate danger to the public health, safety, peace, morals, or decency, the Mayor may direct the Chief of Police, Fire Chief, Building Inspector, City Engineer, Street Superintendent or Utility Superintendent to proceed under this Section 10.07(3).

- (a) Issuing an Order. The inspecting officer shall serve an order to a person causing, permitting or maintaining such nuisance or upon the owner or occupant of the premises where such nuisance is caused, permitted or maintained and to post a copy of said order on the premises. Such order shall direct the person causing, permitting or maintaining such nuisance or the owner or occupant of the premises to abate or remove such nuisance within fifteen (15) days from its date of delivery and shall state that unless such nuisance is so abated, the City will cause the same to be abated and will charge the cost thereof to the owner, occupant, or person causing, permitting or maintaining the nuisance, as the case may be.
- (b) Private Abatement. The recipient of an order must abate the public nuisance referred in the order within fifteen (15) days from its date of delivery. If abating a public nuisance within that timeframe would present a particularized hardship on the recipient of the order, the recipient may submit a written statement to the inspecting officer detailing the hardship and requesting an extension. Such written statement must be received by the inspecting officer prior to the expiration of the time for the recipient to lawfully abate the public nuisance. For clarity, recipients requesting an extension have no right to receive an extension. The inspecting officer, or their designee, has discretion to grant or deny any extension for any lawful reason. If a written response to a request for an extension is not sent within three (3) days following its receipt by the inspecting officer, the request is deemed denied. If the inspecting officer, or their designee, grants an extension, the applicable time to file an action contesting the notice pursuant to Section 10.07(3)(c) is extended to the same date the extension is granted through. If the specific public nuisance to be abated is that of Section 10.05(8) (all buildings, walls, foundations, or similar structures so old, dilapidated or out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human use), the fifteen (15) day time period to abate the public nuisance is increased to at least thirty (30) days in compliance with Wis. Stat. § 66.0413.
- (c) Pre-Abatement Contest. Each recipient of a notice served pursuant to this Section 10.07(3) must commence an action pursuant to this Section 10.07(3)(c) in the Sauk County Circuit Court to prohibit the inspecting officer from abating the public nuisance, and must commence such action within fifteen (15) days from the date of delivery of the order, or any such claim will forever be barred. If contested, the City will bear the burden of proof on the question of whether the recipient caused, permitted, or maintained a public nuisance. If such an action is timely commenced in the Sauk County Circuit Court, the City must not abate the public nuisance during its pendency, including any applicable time for an appeal, unless authorized by a court or the recipient to abate the public nuisance. If the recipient prevails in the action, the court may order that the inspecting officer must not abate the particular public nuisance pursuant to the particular order contested, but the court must not order any compensatory or punitive damages or other equitable relief. The City of Baraboo elects not to be governed by Wis. Stats. Ch. 68, instead, this contest procedure must be employed as the exclusive remedy for an addressee of an order given pursuant to this Section 10.07(3). For clarity, the regular rules of civil procedure applicable to civil actions will apply to actions under this Section 10.07(3)(c).
- (d) Public Abatement. Upon the expiration of the time to commence an action in the Sauk County Circuit Court pursuant to Section 10.07(3)(c), and if the public nuisance described in the order is not already abated, the inspecting officer, or their designee, may abate the public nuisance referred to in the order. For clarity, the inspecting officer, or their designee, may abate a public nuisance either themselves or through any other available governmental entity, or by contract or other arrangement with a private

11.2

person or entity. Also for clarity, the inspecting officer, or their designee, is authorized to enter the premises containing the public nuisance for the purpose of abating the public nuisance, and such authority includes the ability to authorize other persons to do the same.

(e) Finality. If an action is not commenced in the Sauk County Circuit Court pursuant to Section 10.07(3)(c), then the order is deemed to be lawful.

(f) Additional Contest Rights. The inspecting officer may permit additional persons than the recipient of an order served pursuant to Section 10.07(3) to employ the contest procedures of Section 10.07(3)(c) by so indicating in an order. Such additional persons will have the same contest rights and obligations as a recipient of an order.

(g) Public Abatement Limitation Period. The inspecting officer, or their designee, shall not abate any public nuisance under the authority of a given order unless it abates the public nuisance within six (6) months following the date by which a contest must be commenced under Section 10.07(3)(c). The six (6) month period will be extended for the duration of any legal proceeding challenging the order, including the applicable time for an appeal.

(43) ABATEMENT BY COURT ACTION. If the inspecting officer shall determine that a public nuisance exists on private property, but that the nature of such nuisance is not such as to threaten great and immediate danger to the public health, safety, peace, morals or decency, he/she ~~may~~shall serve notice on the person causing or maintaining the nuisance and the owner of the property to remove the same within 10 days. Notification shall be deemed completed upon mailing notice by certified mail or by personal delivery or by posting the notice on the property and mailing notice by first class mail. If such nuisance is not removed within 10 days, he/she shall report such fact to the Mayor, who may direct the City Attorney to commence an action in Circuit Court for the abatement of the nuisance.

(45) OTHER METHODS NOT EXCLUDED. Nothing in this chapter shall be construed as prohibiting the abatement of public nuisances by the City or its officials in accordance with the laws of the State, nor as prohibiting an action to be commenced in the Circuit Court seeking a forfeiture or by a Police Officer issuing a citation for the violation as provided in §10.11 of this chapter.

(65) COST OF ABATEMENT. In addition to any other penalty imposed by this Code for the erection, contrivance, creation, continuance or maintenance of a public nuisance, the cost of abating a public nuisance by the City shall be collected as a debt from the owner, occupant or person causing, permitting or maintaining the nuisance. If the charge is not paid within 30 days of the date of billing, as additional administrative collection charge of 10 percent of the charge shall be added to the amount due, plus interest shall accrue thereon at the rate of 1 percent per month until paid and if notice to abate the nuisance has been given to the owner of the property where the nuisance occurred, such charge shall be extended upon the current or next tax roll as a charge for current services, as provided in §66.0627, Wis. Stats.

(7) SEVERABILITY. Any part of this Section 10.07 is severable. If any provision, section, sentence, clause, phrase, or portion thereof is held invalid, any other provision, section, sentence, clause, phrase, or portion will not be affected thereby. If the application of any provision, section, sentence, clause, phrase, or portion to any person or circumstance is held invalid, the application of other provisions, sections, sentences, clauses, or portions of such ordinance to other persons or circumstances will not be affected thereby. It is declared the intent of this Section 10.07, that the same would have been adopted had such invalid parts, if any, not been included herein.

2. This ordinance shall take effect upon passage and publication as provided by law.

Mayor's Approval: _____

Clerk's Certification: _____

I hereby certify that the foregoing Ordinance was duly passed by the Common Council of the City of Baraboo on the day of and is recorded on page of volume . A summary of this Ordinance was published in the local newspaper on the

City Clerk: _____

The City of Baraboo, Wisconsin

Background: This property was included in the annexation of multiple properties on the south side of the City along Walnut Street/CTH DL (formerly STH 123) in 2023. The Plan Commission first reviewed a Conceptual Develop Plan for this property a couple of times in the past year and a half, the latest of which was in May, 2025.

The property owner initially requested a Planned Unit Development overlay zoning for this property based on an interpretation of the Zoning Code that a PUD Overlay zoning could be applied to any property in the City; however, the Code does not allow a PUD overlay to property zoned as A-1, Agricultural Transition. Historically, an A-1 zoning designation has customarily been temporarily assigned to annexed property and after consulting with the City Attorney, he recommended that the property be permanently rezoned to any designation other than A-1, A-2, or Conservancy, all of which preclude a PUD overlay, in conjunction with the PUD overlay zoning.

The property owner requested to rezone this property from the current A-1 zoning to B-3, Highway Oriented Business followed up with a Planned Development Overlay to develop his vacant land with an 80-unit hotel and 30 vacation villas that will be operated in conjunction with the hotel.

The Plan Commission considered this matter at their May 20, 2025 meeting. The Commission expressed a concern about rezoning this to B-3 without a PUD Overlay that would limit the property to only the proposed use of an 80-unit hotel with 30 vacation villas as described by the property owner. The Commission recommended that this “two-step” rezoning be approved on a vote of 6 to 1.

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

An Ordinance amending Section 17.18(4) DISTRICT BOUNDARIES AND MAP AMENDMENTS in the Zoning Code, as follows:

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

1. Section 17.18(4)(a) Ordinances Changing Zoning Classification is hereby revised to reflect the rezoning of the 17.5 acres of property, located on the along the easterly boundary of Tranquility Subdivision, in the SE1/4 of the SE1/4 of Section 11 and the NE1/4 of the NE1/4 of Section 14, T11N, R6E, in the City of Baraboo, Sauk County Wisconsin, from A-1 Agricultural Transition to B-3, Highway Oriented Business.
2. Section 17.18(4)(d) Planned Unit Developments is hereby revised to reflect the rezoning of the 17.5 acres of property, located on the along the easterly boundary of Tranquility Subdivision, in the SE1/4 of the SE1/4 of Section 11 and the NE1/4 of the NE1/4 of Section 14, T11N, R6E, in the City of Baraboo, Sauk County Wisconsin, with a Planned Unit Development Overlay restricting the use of the property to an 80-unit hotel with 30 vacation villas that will be operated and managed in conjunction with the hotel pursuant to the attached General Development Plan.
3. The attached General Development Plan is approved as Planned Unit Development 2025-02

This Ordinance shall take effect upon passage and publication as provided by law.

Mayor's Approval: _____

Clerk's Certification: _____

I hereby certify that the foregoing Ordinance was duly passed by the Common Council of the City of Baraboo on the ____ day of ____ 2025, and is recorded on page ____ of volume _____. A summary of the Ordinance was published in the local newspaper on the ____ day of _____, 2025.

City Clerk: _____

**GENERAL DEVELOPMENT PLAN (GDP) FOR THE THE 17.5 ACRES OF
PROPERTY, LOCATED ON THE ALONG THE EASTERLY BOUNDARY OF
TRANQUILITY SUBDIVISION, IN THE SE1/4 OF THE SE1/4 OF SECTION 11 AND
THE NE1/4 OF THE NE1/4 OF SECTION 14, T11N, R6E, IN THE CITY OF
BARABOO, SAUK COUNTY, WISCONSIN TO BE ZONED AS A PLANNED UNIT
DEVELOPMENT**

Devil's Lake Properties, LLC has requested that a portion of the property they own on the south side of Baraboo, located along the easterly boundary of the Town of Baraboo's Tranquility Subdivision, be zoned as a Planned Unit Development (PUD) under the City of Baraboo's Zoning Code upon the following General Development Plan submitted for approval pursuant to 17.36B(7), of the Baraboo Code of Ordinances:

1. The real property involved in this General Development Plan (GDP) consists of the 17.5 Acres of property along the eastern boundary of the Town of Baraboo's Tranquility Subdivision and more particularly described as follows:

Tax Parcel 206-3646-00000 (6.7 acres)

Part of Tax Parcel 206-3644-00000 (the southerly 10.8 acres)

The 17.5 acres of property, located on the along the easterly boundary of Tranquility Subdivision, in the SE1/4 of the SE1/4 of Section 11 and the NE1/4 of the NE1/4 of Section 14, T11N, R6E, in the City of Baraboo, Sauk County Wisconsin.

2. The property is presently zoned A-1, Agricultural Transition. The specific intention of the petitioner is to use the property for an 80-unit hotel with 30 vacation villas that will be operated and managed in conjunction with the hotel.
4. The property is specifically approved for an 80-unit hotel with 30 vacation villas that will be operated and managed in conjunction with the hotel. A narrative description of the proposed use of the property, a preliminary site plan, floor plans, and renderings of the proposed buildings are attached to this document as Exhibit A. The use of the property, the buildings and parking stalls shall not be changed from such use without the modification of this GDP and subsequent approval by the City's Common Council.
6. Signs upon the property shall be allowed pursuant to the Baraboo Sign Ordinance, §17.80, Code of Ordinances.
7. The terms of the GDP shall be covenants running with the land, and applicable not only to the petitioner, but to any and all subsequent owners as well.

The City of Baraboo, Wisconsin

Background: The Carbon Reduction Shared Revenue Fund was approved through Common Council Resolution, No. 2023-022, on February 28, 2023. Created for the purpose of Powered Up Baraboo, to fund energy efficiency and renewable energy projects in municipal buildings and operations. The fund was initially created from the cost savings which resulted from replacing fluorescent lighting at the Civic Center with LED lighting. After the LED conversion project was completed, City staff agreed to use the Energy Star Portfolio Manager to track the savings in kilowatt hours by comparing energy used before and after the conversion. It was also agreed that 100% of the cost savings calculated on an annual basis would be transferred the following year into the Carbon Reduction Special Fund for a minimum of five years.

The City contracted with SCS Engineers, in December 2024, through a Wisconsin Public Service Commission Rural Energy Grant, to complete a Municipal Energy Audit, of City-owned Municipal buildings. As part of energy audit analysis, SCS provided a Post-Installation Energy Savings Evaluation, for the Baraboo Civic Center LED Lighting project. The findings from their work showed that the project's efficiency gains, for the period covering November 2023 through October 2024, resulted in a cost savings of \$1,733.78.

The request is to move \$1,733.78, from the Civic Center budget line item for electricity (100-52-55130-222-000), to the 2025 Special Revenue Funds, 262-Carbon Reduction Fund.

According to Ordinance 3.05, and 65.90(5), Wis. Statutes, Budget Amendments require a 2/3 vote of the entire membership of the Council.

This was reviewed by the Finance/Personnel Committee at their June 24th and July 8th, 2025, meetings and was recommended for approval.

Fiscal Note: (☒ one) [☐ Not Required] [☒ Budgeted Expenditure] [☐ Not Budgeted]
Comments:

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

That \$1,733.78, is taken from the Civic Center budget line item for electricity (100-52-55130-222-000), and transferred to the 2025 Special Revenue Funds, 262-Carbon Reduction Fund.

Offered by: Finance/Personnel Committee

Motion:

Second:

Approved: _____

Attest: _____

The City of Baraboo, Wisconsin

Background: The City and Community Development Authority have been working with Five Bugles Design for the design and construction of two new Fire-EMS Facilities. The project designs and construction documents were originally completed in late 2026 and Council authorized the letting of Bids at the December 12, 2023 meeting. Since we were not able to secure USDA funding approval, Bids were not let as planned.

The City and CDA have been patiently waiting for USDA finding approval and the USDA recently notified the CDA that they have been approved for three loans for this project totaling \$24 Million (the USDA's maximum amount for a single loan is \$10 Million.) The bidding documents are being updated/finalized by Five Bugles Design, and we are seeking authorization to make the bidding documents available to prospective bidders on July 25th. The Bid Opening is tentatively slated for August 27, 2025.

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

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

Whereas, the City and Community Development Authority have determined that it is in the overall best interest of the community to construct two new Fire-EMS Facilities;

And Whereas, Five Bugles design will update the final Construction Documents for Stations 1 & 2;

And Whereas, the Bid Opening is tentatively scheduled for August 27, 2025.

Now Therefore Be It Hereby Resolved, that the City Council authorizes the City Project Team and Five Bugles Design to move forward with the letting of bids for the construction of two new Fire-EMS facilities.

Offered by: CDA & Staff

Motion:

Second:

Approved:

Attest:

REPORT OF BUILDING INSPECTION
Construction, Plumbing, Electrical, HVAC, Commercial
JUNE

PERMIT TYPE	2024						2025					
	ISSUED	YTD	EST COST	YTD	FEES	YTD	ISSUED	YTD	EST COST	YTD	FEES	YTD
Commercial, New	0	2	\$0.00	\$5,011,872.00	\$0.00	\$12,508.86	0	1	\$0.00	\$1,245,141.00	\$0.00	\$3,465.12
Commercial Addition	0	1	\$0.00	\$820,000.00	\$0.00	\$486.72	0	0	\$0.00	\$0.00	\$0.00	\$0.00
Commercial, Alterations	1	8	\$25,000.00	\$2,543,063.00	\$1,824.00	\$3,858.91	1	8	\$9,381.00	\$614,883.00	\$100.00	\$3,187.63
Commercial, Razing	0	0	\$0.00	\$0.00	\$0.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00
Residential , New SF	1	7	\$365,000.00	\$2,255,000.00	\$929.06	\$6,133.95	1	8	\$180,000.00	\$2,765,000.00	\$688.65	\$7,539.41
Residential, New Duplex	0	2	\$0.00	\$1,015,000.00	\$0.00	\$2,796.58	0	3	\$0.00	\$1,840,000.00	\$0.00	\$4,491.20
Residential, Additions	0	2	\$0.00	\$55,000.00	\$0.00	\$200.00	0	1	\$0.00	\$100,000.00	\$0.00	\$100.00
Residential Remodel	5	22	\$101,000.00	\$1,394,445.00	\$495.10	\$3,530.80	2	14	\$40,533.00	\$700,522.00	\$200.00	\$2,365.68
Residential, Razing	0	0	\$0.00	\$0.00	\$0.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00
Accessory Building Razing	0	0	\$0.00	\$0.00	\$0.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$30.00
Roofing/Siding/Windows	12	56	\$183,000.00	\$965,371.00	\$1,182.00	\$6,082.27	7	57	\$128,899.00	\$1,200,058.00	\$947.00	\$7,616.00
Garage/Sheds/Deck/Fence	12	39	\$77,950.00	\$245,860.00	\$720.00	\$2,550.00	12	46	\$125,915.00	\$387,662.00	\$811.00	\$3,028.00
Multi-Family Units	0	2	\$0.00	\$6,500,000.00	\$0.00	\$14,942.56	0	0	\$0.00	\$0.00	\$0.00	\$0.00
Plumbing Only	4	5	\$64,600.00	\$65,616.00	\$240.00	\$300.00	0	2	\$0.00	\$8,281.00	\$0.00	\$120.00
Electrical Only	4	12	\$10,121.00	\$35,399.00	\$240.00	\$780.00	1	24	\$21,500.00	\$101,765.00	\$66.00	\$1,524.00
HVAC Only	1	4	\$7,275.00	\$27,296.00	\$60.00	\$240.00	1	3	\$11,900.00	\$30,175.00	\$66.00	\$186.00
Sign Permits	1	13	\$2,000.00	\$61,227.00	\$60.00	\$1,620.00	0	2	\$0.00	\$5,900.00	\$0.00	\$126.00
Solar Install	0	1	\$0.00	\$35,594.00	\$0.00	\$60.00	0	4	\$0.00	\$43,959.00	\$0.00	\$240.00
Misc. Permits	1	8	\$1,000.00	\$106,000.00	\$60.00	\$620.00	3	3	\$400.00	\$10,400.00	\$198.00	\$264.00
TOTALS	42	184	\$836,946.00	\$21,136,743.00	\$5,810.16	\$56,710.65	28	176	\$518,528.00	\$9,053,746.00	\$3,076.65	\$34,283.04

Month		June		2025		City of Baraboo													Treasurer's Report										Investment 2025		7/14/2025	
Bank Balance							Bank																									
BANK INVESTMENTS	Type	Fund	Account	Term	Maturity	Rate	BSB	LGIP	CFB	SUM	BWD	PDS	PVL	WCCU	CCF	BMO	FICA	SCHWAB	Grand Total													
Alma Waite Account	NOW account	820	104502957	Daily		1.78%	14,041.29		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,041.29													
Alma Waite Trust Fund	Cert of Deposit	820	7758002185	12 months	4/6/26	3.95%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120,938.97	0.00	0.00	120,938.97												
			148901-106	13 months	8/9/25	5.00%	0.00	0.00	0.00	209,778.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	209,778.11												
			54962-116	13 months	6/29/25	4.91%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00												
			40083813	12 months	7/26/25	5.00%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200,000.00	0.00	0.00	0.00	200,000.00												
			54962-121	13 months	7/30/26	3.94%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125,000.00	0.00	0.00	0.00	0.00	125,000.00												
	Investment Pool	820	856206-3	Daily		4.36%	0.00	100,974.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,974.23												
	Dana Investment	820	3694-7092	(blank)		4.43%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500,000.00	500,000.00													
CDA-Grant Accounts	Checking	220	1000934/114639	Daily		none	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00													
CDA-Loan Accounts	(blank)	983	(blank)	(blank)		(blank)	273,052.89	195,098.43	570,347.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,038,498.88													
Fire Equipment	Cert of Deposit	420	7758006918	18 months	8/24/26	4.10%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200,000.00	0.00	0.00	200,000.00												
	Dana Investment	420	3694-7092	(blank)		4.43%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00	100,000.00													
Friends of the Library	Savings	940	103035891	Daily		0.15%	23,983.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,983.52													
General Cash Account	Checking / NOW	100	1000306/9830	Daily		.10%/.50%	626,259.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	626,259.98													
	Deposit Placemer	100	101066015	Daily		0.50%	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01													
General Fund	Money Market	100	86190136	Daily		1.51%	0.00	0.00	1,004,806.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,004,806.69													
			163563	Daily		3.50%	0.00	0.00	0.00	0.00	235,617.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	235,617.96													
			471582	Daily		2.35%	0.00	0.00	0.00	0.00	0.00	252,530.24	0.00	0.00	0.00	0.00	0.00	0.00	252,530.24													
			10080968	Daily		2.53%	0.00	0.00	0.00	0.00	0.00	0.00	380,780.82	0.00	0.00	0.00	0.00	0.00	380,780.82													
			54962-07	Daily		2.05%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	206,257.97	0.00	0.00	0.00	0.00	206,257.97													
			20032292	Daily		4.40%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	260,624.82	0.00	0.00	0.00	260,624.82													
			2061232	Daily		1.00%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	109,298.72	0.00	0.00	109,298.72													
		Cert of Deposit	100	60000014	12 months	5/31/25	4.90%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00												
				7758005084	9 months	10/23/25	4.25%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200,000.00	0.00	0.00	200,000.00												
				54962-115	13 months	5/29/25	4.91%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00												
			3917244	11 months	2/20/26	3.95%	0.00	0.00	0.00	0.00	0.00	200,000.00	0.00	0.00	0.00	0.00	0.00	0.00	200,000.00													
			7071718	11 months	8/17/25	4.67%	150,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150,000.00													
			7071719	22 months	7/17/26	4.28%	150,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150,000.00													
	Investment Pool		54962-113	22 months	9/18/26	3.94%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203,926.71	0.00	0.00	0.00	203,926.71													
			54962-117	13 months	5/15/26	4.14%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200,000.00	0.00	0.00	0.00	200,000.00													
			3934128	11 months	4/30/26	3.94%	0.00	0.00	0.00	0.00	0.00	200,000.00	0.00	0.00	0.00	0.00	0.00	0.00	200,000.00													
			54962-120	13 months	7/2/26	3.94%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200,000.00	0.00	0.00	0.00	200,000.00													
			90911202	12 months	6/4/26	4.14%	0.00	0.00	0.00	0.00	0.00	0.00	200,000.00	0.00	0.00	0.00	0.00	0.00	200,000.00													
			856206-1	Daily		4.36%	0.00	1,244,268.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,244,268.72													
		Deposit Placemer	100	104791111271	Daily		4.26%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,250,213.58	0.00	1,250,213.58												
			10090686	Daily		2.50%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,263,313.96	0.00	0.00	0.00	0.00	1,263,313.96													
		Dana Investment	100	3694-7092	(blank)		4.43%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200,000.00	1,200,000.00													
Money Market		100	104557859	Daily		4.48%	447,119.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	447,119.26														
Investment Pool		100	856206-2	Daily		4.36%	0.00	910,773.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	910,773.50													
Deposit Placemer		100	10090686	Daily		2.75%	0.00	0.00	0.00	0.00	0.00	0.00	445,000.00	0.00	0.00	0.00	0.00	0.00	445,000.00													
Library Segregated Fund	Cert of Deposit	850	1819638	9 months	7/2/25	4.40%	0.00	0.00	50,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00														
	NOW account	850	104551192	Daily		2.10%	261,961.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	261,961.55													
Park House Account	NOW account	890	101001035	Daily		0.50%	2,508.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,508.41													
Park Kuenzi Estate	Cert of Deposit	830	3921585	10 months	5/29/25	4.78%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00														
	90911210	12 months	6/4/26	4.14%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,000.00	0.00	0.00	0.00	0.00	18,000.00														
Park Segregated Fund	Cert of Deposit	870	7071716	11 months	8/17/24	4.67%	31,060.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,060.12													
			7071717	22 months	7/17/26	4.28%	28,905.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,905.93													
	NOW account	840/87	1000-888	Daily		1.80%	30,429.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,429.70													
Sewer Debt Service	NOW account	960	104506359	Daily		1.80%	37,277.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,277.03													
Sewer Depreciation Fund	Money Market	960	20083858	Daily		4.40%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82,506.30	0.00	0.00	82,506.30													
Sewer Equipment Replace	Cert of Deposit	960	54962-114	13 months	9/30/25	4.91%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	275,687.68	0.00	0.00	0.00	0.00	275,687.68													
	NOW account	960	104522281	Daily		2.03%	100,106.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,106.05													
	Dana Investment	960	3694-7092	(blank)		4.43%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	650,000.00	650,000.00													
Sewer General	Cert of Deposit	960	148901-101	13 months	4/10/26	4.22%	0.00	0.00	0.00	202,625.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	202,625.71													
	Investment Pool	960	856206-7	Daily		4.36%	0.00	871,310.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	871,310.69													
	NOW account	960	104550099	Daily																												

TREASURER'S INVESTMENT TRANSACTION REPORT FOR JUNE 2025

		Average Rate of Return on Current Deposits:			Benchmarks:	
		Avg Term				
Total Receipts:	413,119.76	General Funds:	6.3 M	3.38%	LGIP	4.36%
Total Disbursements:	1,176,873.44	Utility Funds:	12.3 M	3.68%	90-day T-bill:	4.30%
		Segregated Funds:	18.8 M	4.03%		
		Securities w/Dana	3.4 yrs	4.02%	6M CD:	3.80%
		All Funds:	10.1 M	3.73%	12M CD:	3.76%
		Liquid:	63%		18M CD:	3.79%
		Term:	37%			

Policy Objectives:

- Safety: ▪ \$3,600,000 has been invested in marketable securities with Dana Investments, these are not guaranteed.
- Liquidity: ▪ Reinvesting in CDs when funds are available to invest
- Yield: ▪ The best CD rates are 18 months or less. We are still getting very good rates on our securities purchases. We are expecting higher turnover, as these agencies will be called when the interest rates go down.

TRANSACTIONS

#	Action	Type	Identification	Bank	Acct #	Note	Term	Maturity Date	Rate	Amount	Interest
1	Reinvest	CD	General Fund	WCCU	54962-115		13 mos	5/29/2025	4.91%	200,016.55	Reinvest
					54962-120		13 mos	7/2/2026	3.94%	200,000.00	Reinvest
	Comments:										
2	Reinvest	CD	Parks Kuenzi	BWD	3921585		10 mos	5/29/2025	4.78%	10,421.74	Reinvest
				PVL	90911210		12 mos	6/4/2026	4.14%	18,000.00	Reinvest
	Comments: Combined w/CD that matured last month, moving 5,000 to the checking account										
3	Reinvest	CD	General Fund	PDS	60000014		12 mos	5/31/2025	4.99%	200,000.00	Reinvest
				PVL	90911202		12 mos	6/4/2026	4.14%	200,000.00	Paid to MM
	Comments:										
4	Reinvest	CD	Alma Waite	WCCU	54962-116		13 mos	6/29/2025	4.91%	110,000.00	Reinvest
					54962-121		13 mos	7/30/2026	3.94%	125,000.00	Reinvest
	Comments: Add \$15,000										
5	Reinvest	CD	Water	BSB	7071753		8 mos	6/22/2025	4.23%	200,000.00	Reinvest
							7 mos	1/22/2026	3.99%	205,684.49	Reinvest
	Comments:										
6	Reinvest	CD	Stormwater	Summit	14890100-100		13 mos	6/30/2025	4.98%	120,000.00	Reinvest
					14890100-102		13 mos	7/30/2026	4.12%	120,000.00	Reinvest
	Comments:										

INVESTMENT ADVISOR TRANSACTIONS

#	Action	Type	Identification	Price	Rating	Note	Term/WAL	Maturity Date	Yield to Worst Yield - Maturity	Amount	Interest
NONE											

Dana Investment Advisors, Inc.
Performance Report
Gross of Fees



From June 28, 2024 to June 30, 2025

Portfolio: 2493 - City of Baraboo Reserve Funds

	<u>Market</u>	<u>Cost</u>
Portfolio Value on 06/28/2024	\$3,515,926.06	\$3,550,471.86
Contributions/Withdrawals	(\$64,895.93)	(\$64,895.93)
Interest	\$173,699.09	\$173,699.09
Dividends	\$0.00	\$0.00
Unrealized Gain/Loss	\$3,175.19	\$0.00
Realized Gain/Loss	\$8,229.08	(\$7,852.09)
Change in Accrued Income	(\$7,993.42)	(\$7,993.42)
Portfolio Value on 06/30/2025	\$3,628,140.07	\$3,643,429.51
Total Gain	\$177,109.94	\$157,853.58
Returns For the Period	5.11 %	4.51 %

Finance/Personnel Committee Meeting Minutes

June 24, 2025, 6:00 p.m.
City Hall, Committee Room #205
101 South Blvd., Baraboo, WI 53913

Members Present: Sloan, Kent, Kierzek

Others Present: Mayor Nelson, Adm. Young, Clerk Zeman, J. Ostrander, J. Carloni, T. Pinion, D. Olson, B. Topham, A. Lombard, Marianne Cotter, and Kirsten Lombard

1. Call Meeting to Order

Chairman Sloan called the meeting to order at 6:00pm.

1.a Roll Call of Membership

1.b Note Compliance with Open Meeting Law

1.c Approve Minutes of June 10, 2025

Moved by: Kierzek

Seconded by: Kent

CARRIED (3 to 0)

1.d Approve Agenda

Moved by: Kent

Seconded by: Kierzek

CARRIED (3 to 0)

2. Action Items

2.a Accounts Payable

Moved by: Kierzek

Seconded by: Kent

Recommend paying \$746,983.23 of Accounts Payable.

CARRIED (3 to 0)

2.b Parks, Recreation & Forestry Position Description

Adm. Young presented the amended Parks, Recreation & Forestry position description. He noted that he had worked with staff to amend the job description to provide a more current expectation of the position and key attributes. This was reviewed by the Parks & Recreation commission and recommended for approval. Adm. Young noted that parks staff will remain at the City Services building, and while they will continue to work closely with the Streets Superintendent, they will answer to the Parks, Recreation & Forestry position. This position will continue with day-to-day responsibilities in making sure they are working closely with public works for priorities and scheduling tasks; however, a lot of this has been taken over by the park's foreman. The recent changes to move staff have worked out well and due to the changes, this position has moved from a Grade 16 to a Grade 14. This will be more of a strategic, long-term planning position.

Moved by: Kent

Seconded by: Kierzek

Recommendation to Common Council on approving the amended Parks, Recreation & Forestry position description and authorize the City Administrator to move forward with the hiring for this position.

CARRIED (3 to 0)

2.c Election Equipment Purchase

Clerk Zeman noted that Sauk County is purchasing new election equipment for 2026. Because they mandate the equipment used, the county is purchasing one DS300 and one ExpressVote machine for each municipality. Staff is requesting the purchase of an additional two DS300. We were not aware the county was planning to make this change in 2026; however, there are funds available in the Capital Equipment fund to cover this purchase. The new equipment will have the capability of updating the software to meet new laws and regulations for certification.

Moved by: Kent

Seconded by: Kierzek

Recommendation to the Common Council authorizing the purchase of (2) DS300's as new election equipment for 2026.

CARRIED (3 to 0)

2.d Quit Claim Deed, Sauk Avenue

T. Pinion explained that this is a Quit Claim Deed for an old rail spur property, 50 foot wide strip of land that crossed Sauk Ave and went between Sysco and Seneca. Sysco Foods is going to be selling some property, and this came up as an encroachment on City owned land. There was a deed from the Baraboo Economic Industrial Expansion Commission deed it to the City, and then two documents later it was deeded back. Because of this, there may be some additional steps depending on what the attorneys at the abstract place come up with for documents, but in the meantime, this was taken to Public Safety, and they recommended that the City convey it to Sysco. Seneca does have a need to access some mechanical equipment within this property, so this was approved provided that Sysco provides Seneca with an encroachment agreement.

Moved by: Kent

Seconded by: Kierzek

Recommendation to the Common Council on authorizing the City Clerk and City Administrator to sign the attached Quit Claim Deed to convey the 50-foot wide strip of land on the south side of Sauk Avenue, between Baraboo Sysco Foods Services, Et Al's property and Seneca Foods' property.

CARRIED (3 to 0)

2.e Budget Amendment, Carbon Reduction Fund

Adm. Young noted that this goes back to 2023 when Council approved the creation of the Carbon Reduction Shared Revenue Fund for the purpose of Powered Up Baraboo funding energy efficiency in renewal energy projects. This fund was originally created with the savings that resulted by converting to LED lights at the Civic Center. Staff agreed to use Energy Star Portfolio Manager to track the savings, and transfer 100% of the cost savings to the Carbon Reduction Shared Revenue Fund. Reports show that energy savings from November 2023 to October 2024 resulted in energy savings of \$1,733.78. Staff is requesting these funds be transferred from the Civic Center budget to the special revenue fund. There is some concern by the committee that grant funds were used to complete the analysis. There is also concern regarding a recommendation to complete a pre-study and post-study to determine the savings at a cost to the City. Because the cost savings were not determined by using the approved Energy Star Portfolio Manager method, as originally approved by resolution, the committee takes no action.

2.f State/Municipal Financial Agreement, STH 113

T. Pinion explained that the DOT develops a 6-year plan for construction, with preliminary engineering 2-years before this. The DOT is planning for a pavement replacement project on STH 113 (Water Street & Broadway) from Mound Street to STH 33 (8th Ave) in the year 2033. This is a commitment to pledge funds to pay 25% of the total \$1M estimated preliminary engineering costs. This is a connecting highway which means they pay us highway aids to maintain it and determines the 25% commitment. We will incur the cost next year in 2026 and was recommended for approval by Public Safety.

Moved by: Kent

Seconded by: Kierzek

Recommendation to the Common Council on authorizing the Mayor to execute the attached State/Municipal Financial Agreement for the pavement replacement project on STH 113 from Moun Street to STH 33.

3. Discussion Items

Update on Civic Center Community input process

No discussion took place at this meeting.

4. **Adjournment**
Moved by: Kent
Seconded by: Kierzek
That the meeting adjourn at 6:59pm.

CARRIED (3 to 0)

Brenda M. Zeman, City Clerk