

- AGENDA FOR THE
JUNEAU COUNTY BOARD OF SUPERVISORS
August 16, 2011
COUNTY BOARD ROOM-ROOM 200**

**MEETING OF THE
JUNEAU COUNTY BOARD OF SUPERVISORS
August 16, 2011**

Chairman Peterson called the meeting to order at 9:30 a.m.

Roll Call: 21 present- Arnold, Brounacker, Brown, Carlson, Feldman, Granger, Hamm, Kelley, Kolba, Koscal, Larson, Marchetti, Niles, Pagel, Peterson, Robinson, Seamans, Tadda, Wafle, Wenum, Willard.

Carlson led the opening prayer followed by the Pledge of Allegiance.

Motion Pagel, second Larson to approve the minutes of the July 19 Juneau County Board of Supervisors meeting. Motion carried.

Resolution 11-33* Approve Town of Lisbon Amended Zoning Ordinance #53A-3

Motion by Willard to approve the resolution, and seconded by Arnold.

Roll call: 21 ayes. Motion carried.

Resolution 11-34* Approval of Hiring Independent Outside Consultants to Evaluate Financial and Legal Matters Related to Possible County Support for the Woodside Sports Complex.

Motion by Kelley and seconded by Brown to adopt the resolution.

Discussion: Marchetti, Lasker, Wenum, Pagel, Niles, Brounacker, Wafle

Pagel called for question

Roll call: Nay: Willard, Carlson, Granger, Koscal, Marchetti

Abstain: Feldman

Ayes: 15

Motion carried.

Resolution 11-35* Authorization of Land Trade between Juneau County and Laurie A. Lutz

Motion by Arnold and seconded by Kolba.

Roll call: 21 ayes. Motion carried.

Resolution 11-36* Approval of Implementation of the Prime Choice Plan for Retirees from County Employment.

Motion by Larson and seconded by Arnold to adopt.

Roll call: 21 ayes. Motion carried.

Resolution 11-37* Designation of the Official Newspaper for Juneau County

Motion by Brown and seconded by Marchetti to adopt.

Roll call: 21 ayes. Motion carried.

Resolution 11-38* Land Sale to Dolezel Holdings, LLC – Town of Armenia

Motion by Wafle and seconded by Marchetti to adopt.

Roll call: 21 ayes. Motion carried.

Resolution 11-39* Land sale to Dolezel Holdings, LLC- Town of Armenia

Motion by Larson and seconded by Marchetti to adopt.

Roll call: 21 ayes. Motion carried.

Resolution 11-40* Land Sale to Nakaerts – Town of Germantown

Motion by Larson and seconded by Marchetti to adopt.

Roll call: 21 ayes. Motion carried.

Resolution 11-41* Land Sale to Raese – City of Elroy

Motion by Larson and seconded by Marchetti to adopt.

Roll call: 21 ayes. Motion carried.

Motion by Arnold and seconded by Wafle to fill the Position of Family Court Clerk in the Clerk of Court Department.

Roll call: 21 ayes. Motion carried.

Motion by Larson and seconded by Koscal to fill the position of Human Service Worker-JCAN in the Department of Human Services. Roll call: 21 ayes. Motion carried.

Motion by Brounacker and seconded by Wafle to fill the position of Terminal Operator in the Department of Human Services. Roll call: 21 ayes. Motion carried.

Handouts: Dive Team Report

WCA Directory

Pontoons and Policies

10:25 a.m. Chairman Peterson adjourned the County Board meeting to September 20th, 2011 at 9:30 a.m. in the County Board Room. The Executive Committee will meet on September 12th, 2011 at 8:30 a.m. in the County Board Room to set agenda for September Board meeting.

I certify the preceding to be accurate and true account of the proceedings of the Juneau County Board of Supervisors meeting on August 16th, 2011. Audio tape and details of these proceedings are available in the County Clerk's Office.



Kathleen Kobylski,
County Clerk

Juneau County Board of Supervisors

Courthouse, 220 East State Street
Mauston, Wisconsin 53948



RESOLUTION 11-33

August 16, 2011

INTRODUCED BY: Executive Committee

INTENT: Approve Town of Lisbon Amended Zoning Ordinance #53-A-3

WHEREAS, the Town of Lisbon has prepared and adopted Amended Ordinance #53-A-3 to provide for the regulation of land uses within that Town;

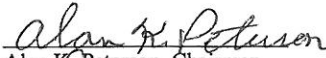
WHEREAS, the Town of Lisbon Town Board has approved Town of Lisbon Amended Ordinance #53-A-3; and


WHEREAS, Section 60.62 (3) of Wisconsin Statutes requires that a County which has enacted a County Zoning Ordinance, the County Board of Supervisors must approve a Town Zoning Ordinance and Amendments before that ordinance becomes effective;

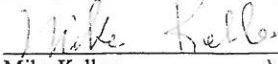
NOW, THEREFORE, BE IT RESOLVED by the Juneau County Board of Supervisors, that the attached Town of Lisbon Amended Ordinance #53-A-3 be approved.

INTRODUCED AND RECOMMENDED FOR ADOPTION THIS 16TH day of August, 2011.

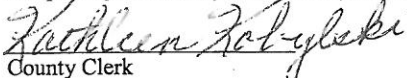
EXECUTIVE COMMITTEE


Alan K. Peterson, Chairman


Edward R. Brown


Mike Kelley

Adopted by the County Board of Supervisors of Juneau County this 16th day of August, 2011.


County Clerk

TOWN OF LISBON
THIRD AMENDMENT TO
TOWN OF LISBON ZONING ORDINANCE
ORDINANCE #53-A-3

WHEREAS, the original Town of Lisbon Zoning Ordinance No. 53 became effective March 2, 2002, and the First Amendment to Town of Lisbon Zoning Ordinance, denominated Ordinance No. 53-A-1, became effective September 29, 2004 and the Second amendment to Town of Lisbon Zoning Ordinance, denominated Ordinance No. 53-A-2, became effective February 3, 2007;

The Town Board of the Town of Lisbon, Juneau County, Wisconsin, in order to promote the public health, safety, general welfare and good order of the Town of Lisbon and its inhabitant; does ordain this Third Amendment to the Zoning Ordinance.

Section 125 DEFINITIONS:

The definition of structure is revoked and recreated to read as follows:

Structure: Anything constructed, placed or erected, the use of which requires a permanent location on the ground (including, but not limited to, being attached by the use of chains, anchoring, guide wires, concrete or posts) or attached to something having a permanent location on the ground, for use, occupancy or ornamentation whether installed on, above or below the surface. The following shall be construed as a structure, but the definition is not limited to these: billboards, or other advertising medium detached or projecting, buildings, docks, dwellings, garages, mobile homes N/K/A manufactured homes, sheds, tool houses and walls. All structures must adhere to setbacks in all zoning districts.

Section 205 **SUBSTANDARD LOT REGULATIONS (2)** is revoked and recreated as follows:

- (2) A lot of record existing upon the effective date of this chapter which does not meet the minimum Zoning District Area (MZA) or the Minimum Lot Area (MLA) requirements, or which does not meet the lot dimension requirements of this ordinance, but does meet the requirements that were in effect at the time the lot or parcel became of record and which otherwise complies with all federal, state, county and town regulations, is a substandard lot. The placement of any structure on a substandard lot in the Agricultural/Open Zoning District and the Residential Zoning District is a Permitted Use, if setback requirements can be met. Existing substandard lots will follow the regulations set forth in section 207(1)(d) for Residential lots. The placement of any structure on a substandard lot in the Commercial Zoning District is by Conditional Use only.

Section 206(1)(b) is revoked and recreated as follows:

- (b) **List of Allowable Principal Land Uses (per Article 4)**

The following land uses are allowed in the AG District and exempt from regulation under this Ordinance:

Cultivation (per Section 406(1))

Husbandry (per Section 406(2))

Any sign/billboard 32 square feet or less

1. Principal Land Uses Allowed as Permitted Use:

Structures associated with cultivation and husbandry

Single-Family Detached (per Section 405(1))

Duplex (per Section 405)

On-Site Agricultural Retail (per Section 406(4))

Bed and Breakfast Establishment (per Section 406(8))

2. Principal Land Uses Allowed as Conditional Use:

Intensive Agriculture (per 406(3))

Agricultural Service (per Section 406(5))

Large Volume Animal Feeding Operation (406(6))

Commercial Animal Boarding (per Section 406(7))

Section 207(1)(d) **Regulations:** is revoked and recreated as follows:

(d) **Regulations:** The following regulations apply to this district, in addition to the standards and regulations of this ordinance.

ESTATE RESIDENTIAL-1(R-1)

Regulations	Residential Uses	Non-Residential Uses
A. Min. Zoning District Area	2 acres (exclusive of ROW)	2 acres
B. Min. Lot Area	2 acres per du (exclusive of ROW)	2 acres
C. Max. Bldg. Size	N/A	N/A
D. Max. Gross Density/Intensity	1.00 du/2acres	N/A
E. Princ. Bldgs. Per Lot	1	N/A
F. Min. Lot Width	150'	150'
G. Min. Street Frontage	150'	150'
H. Street Setback to Princ. Bldg.	108' from center of road	108' from center of road
I. Street Setback to Acc. Bldg.	108' from center of road	108' from center of road

J. Side Setback to Princ. Bldg.	10'	N/A
K. Side Setback to Acc. Bldg.	10'	N/A
L. Rear Setback to Princ. Bldg.	10'	N/A
M. Rear Setback to Acc. Bldg.	10'	N/A
N. Min. Dwelling Core Dimensions (living space)	900 sq. ft	N/A

Section 207(2) & (3) remains the same

In all other respects, the Town of Lisbon Zoning Ordinance No. 53 and as amended by No. 53-A-1 and as amended by No. 53-A-2 are hereby ratified and confirmed.

These Amendments to the text of the Zoning Ordinance are adopted by the Lisbon Town Board on the 7th day of July, 2011.

Bill E. Pfaff
Bill E. Pfaff, Town Chairman

Kevin Klinker
Kevin Klinker, Supervisor

Kevin Wetley
Kevin Wetley, Supervisor

ATTEST:
Andrea L. Hawkins
Andrea L. Hawkins, Clerk

Juneau County Board of Supervisors

Courthouse, 220 East State Street
Mauston, Wisconsin 53948



RESOLUTION No. 11 – 34

DATE: August 16, 2011

INTRODUCED BY: Executive Committee

SYNOPSIS: Approval of Hiring Independent Outside Consultants to Evaluate Financial and Legal Matters Related to Possible County Support for the Woodside Sports Complex.

WHEREAS, Damon Zumwalt and his wholly-owned company, Contemporary Services Corporation (CSC), have made a formal request for support from Juneau County in the form of seven million dollars to be raised by the issuance of general obligation bonds to assist in the funding of the proposed Woodside Sports Complex in Mauston; and

WHEREAS, the proposal to the County would include guarantees from Zumwalt personally and from CSC for repayment of said seven million dollars plus interest and for payment of all costs to the County and all expenses by the County related to the bond issue; and

WHEREAS, the proposed Woodside Sports Complex, if successful, would provide very substantial new and ongoing revenue to the County, hundreds of new jobs for County residents, and a great boost to the economic growth and prosperity of Juneau County and its businesses and residents; and

WHEREAS, the risks to the County of participation in the project, as requested, may be very limited but must be carefully evaluated and assessed before any action by the County, if any, can be undertaken, and Zumwalt and CSC have guaranteed the County that they will reimburse the County for any and all expenses related to the hiring of independent and qualified outside financial consultants and special expert legal counsel necessary to advise the County on all financial and legal matters related to the pending proposition;

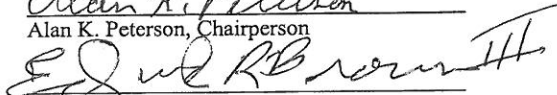
NOW, THEREFORE, BE IT RESOLVED THAT, on the advice of Juneau County Corporation Counsel David E. Lasker, the Juneau County Board of Supervisors shall and hereby does approve of the hiring of Stern Brothers & Co. of St. Louis, Missouri, financial consultants, and Quarles & Brady of Milwaukee, Wisconsin, attorneys, to review and evaluate all available financial information and all legal aspects of the proposed involvement by the County and to advise the County Board and its officers as soon as possible regarding their findings and recommendations; and

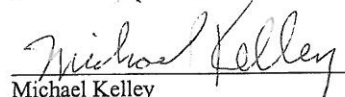
BE IT FURTHER RESOLVED THAT the County Board shall and hereby does authorize payment of said consultants' costs and fees pending reimbursement in full by Zumwalt and CSC.

INTRODUCED AND RECOMMENDED FOR ADOPTION ON AUGUST 16, 2011.

EXECUTIVE COMMITTEE:


Alan K. Peterson, Chairperson


Edward R. Brown III


Michael Kelley

Adopted by the County Board of Supervisors of
Juneau County on August 16, 2011


Kathleen C. Kobylski, Juneau County Clerk

Juneau County Board of Supervisors

Courthouse, 220 East State Street
Mauston, Wisconsin 53948



RESOLUTION No. 11 -35

DATE: August 16, 2011

INTRODUCED BY: Highway and Public Works Committee

SYNOPSIS: Authorization of Land Trade between Juneau County and Laurie A. Lutz

FISCAL NOTE: No money involved in the transfer.

WHEREAS, Juneau County, Wisconsin, is the owner of the land labeled PARCEL A on the attached copy of Juneau County Certified Survey Map 4176 (land associated with the highway garage of the Juneau County Highway Department), and Laurie A. Lutz is the owner of the land labeled PARCEL B on the attached map; and

WHEREAS, Juneau County and Laurie A. Lutz intend to trade said lands between them for the purpose of creating a new property line border between their respective bigger property holdings so that the new property line will be a straight line amenable to a new property line fence to be erected and maintained by the County that defines and protects the land occupied by the County's highway garage facility; and

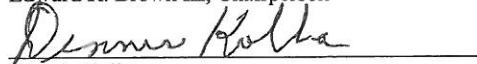
WHEREAS, it is in the best interests of Juneau County to trade said lands with Laurie A. Lutz and transfer title to said lands between the County and Lutz, reciprocally;

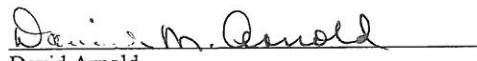
NOW, THEREFORE BE IT RESOLVED, that the Juneau County Board of Supervisors shall and hereby does approve the above-described land transfer and authorize the exchange and recording of appropriate quit claim deeds between the parties, to be drafted by Juneau County Corporation Counsel David E. Lasker, and hereby authorizes County Board Chairperson Alan K. Peterson and County Clerk Kathleen C. Kobylski to duly execute the quit claim deed from the County to Lutz as the official act of Juneau County.


INTRODUCED AND RECOMMENDED FOR ADOPTION ON AUGUST 16, 2011.

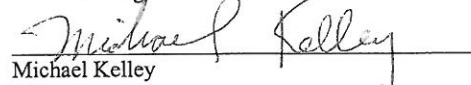
HIGHWAY AND PUBLIC WORKS COMMITTEE:


Edward R. Brown III, Chairperson

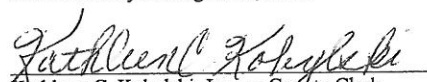

Dennis Kolba


David Arnold


Edward J. Pagel


Michael Kelley

Adopted by the County Board of Supervisors of
Juneau County on August 16, 2011.


Kathleen C. Kobylski, Juneau County Clerk

JUNEAU COUNTY MAP NO. 4176

CERTIFIED SURVEY MAP

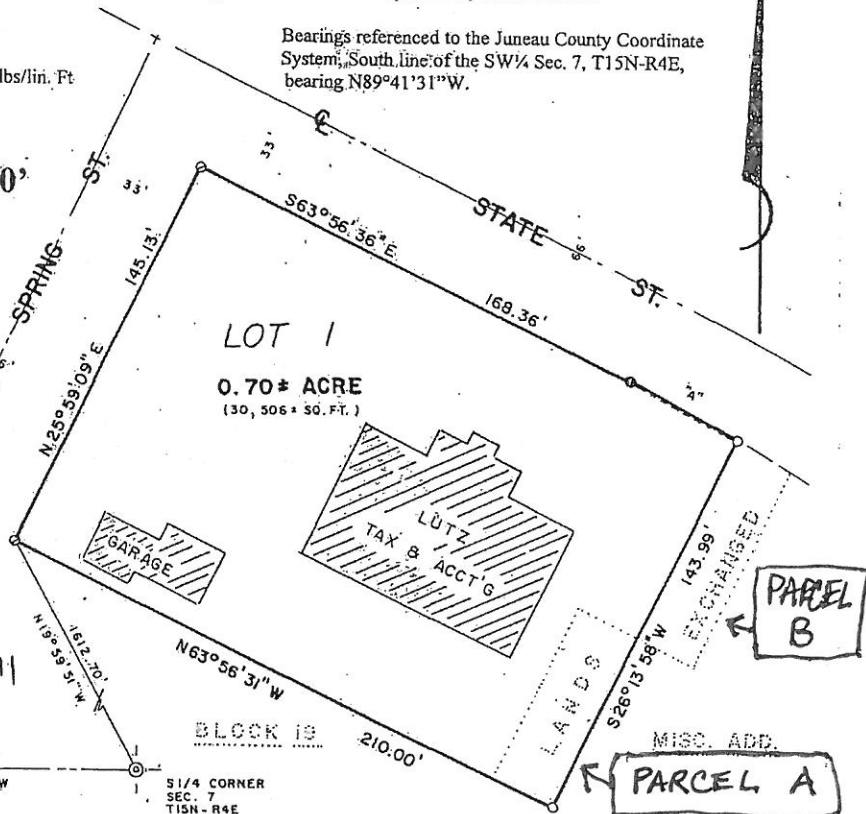
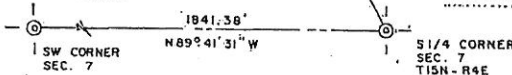
Part of Block 19, Miscellaneous Add., City of Mauston,
Juneau County, WI. being in the NE¼-SW¼ Sec. 7, T15N-R4E.

- ⊙ = Existing 2" iron pipe
- = Existing 1" iron pipe
- = Set 1"x24" iron pipe 1.13 lbs/lin. Ft.
- = Existing ¾" iron bar.

Bearings referenced to the Juneau County Coordinate System, South line of the SW¼ Sec. 7, T15N-R4E, bearing N89°41'31"W.

SCALE: 1"=50'

CURVE "A"
 $\Delta = 3^{\circ}05'20''$
 $R = 784.31'$
 $LC = 42.28'$
 $LCB = S62^{\circ}23'56''E$
 $L = 42.28'$
 $TB = N63^{\circ}56'36''W$
 $TB = N60^{\circ}51'16''W$



DESCRIPTION:

A parcel of land located in part of Block 19, Miscellaneous Addition, City of Mauston, Juneau County, Wisconsin, described as follows: Commencing at the S¼ corner of Section 7, T15N-R4E; thence N19°59'51\"/>

Subject to easements, restrictions, covenants; and right of ways of record.

Recording Info

SURVEYOR'S CERTIFICATE:

I, Gary L. Dechant, do hereby certify that by the order of the Juneau County Highway Department, I have surveyed and mapped the property described hereon and that the within map is true and correct and that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter AE-7 of the Wisconsin Administrative Code and Chapter 23 of the Juneau County Ordinances to the best of my knowledge and belief.

Gary L. Dechant 7-4-2011
 DECHANT SURVEYING, LLC
 17056 Hornet Road Camp Douglas, WI 54608
 Ph. No. 608-427-3624

(Sheet 1 of 1)

686680

Register of Deeds)
 Juneau County, WI) SS

Received for Record the 18th day of
 July, 2011 A.D. at 1:30 P.M.
 and recorded in Vol. 18 of C.D.
 on Page 163

Christine L. Bender
 Register of Deeds

163

NO REVIEW REQUIRED
 UNDER CHAPTER #23

Juneau County Board of Supervisors

Courthouse, 220 East State Street
Mauston, Wisconsin 53948



RESOLUTION No. 11 – 36

DATE: August 16, 2011

INTRODUCED BY: Union Negotiating Committee

SYNOPSIS: Approval of Implementation of the Prime Choice Plan for Retirees from County Employment

FISCAL NOTE: Adoption of the Plan would save the County from the FICA expense related to paying out accumulated sick pay and vacation pay to County employees upon their retirement from County service.

WHEREAS, the Prime Choice Plan, developed by Precision Retirement Group, Inc. of Urbandale, Iowa and administered by Pelion Benefits, Inc. of Research Triangle Park, North Carolina, would ensure under applicable provisions of the Internal Revenue Code that Juneau County and its employees who are retiring from County service would not have to pay either the employer or the employee FICA expense related to the usual lump-sum payout of accumulated sick pay and vacation pay to the retiring employee; and

WHEREAS, the Prime Choice Plan has been adopted and implemented by Dane County and numerous other counties or municipalities throughout Wisconsin with success and satisfaction by all concerned; and

WHEREAS, the employees of the County have requested that the Juneau County Board of Supervisors adopt and implement the Prime Choice Plan as soon as possible, and the Union Negotiating Committee of the Board of Supervisors recommends such action by the full Board in order that the County and its employees can realize substantial savings by doing so;

NOW, THEREFORE, BE IT RESOLVED THAT the Juneau County Board of Supervisors shall and hereby does approve of the adoption and implementation of the Prime Choice Plan, hereby authorizes and directs Juneau County Corporation Counsel David E. Lasker to develop a proper Adoption Agreement and a proper Service Agreement with Pelion Benefits, Inc. and Precision Retirement Group, Inc., and hereby authorizes County Board Chairperson Alan K. Peterson and County Clerk Kathleen C. Kobylski to duly execute said agreements as the official act of Juneau County; and

BE IT FURTHER RESOLVED THAT upon execution and delivery of said agreements the County shall pay the invoice of Precision Retirement Group, Inc. for the one-time initial fee of \$1,000 necessary to commence the County's participation in the Plan.

INTRODUCED AND RECOMMENDED FOR ADOPTION ON AUGUST 16, 2011.

UNION NEGOTIATING COMMITTEE:

Alan K. Peterson
Alan K. Peterson, Chairperson

Edward R. Brown III
Edward R. Brown III

David Arnold
David Arnold

John D. Wenum
John D. Wenum

Herbert Carlson
Herbert Carlson

Joan Koscal
Joan Koscal

Adopted by the County Board of Supervisors of
Juneau County on August 16, 2011

Kathleen C. Kobylski
Kathleen C. Kobylski, Juneau County Clerk