

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98
Bill No. ARB 807
Or
Subject _____

Ann Varblowski
(Name)

20851 MIFRANIST ST
(Street Address or Route Number)

Madison, VT 53713
(City & ZIP Code)

Leslie J. Wisniewski
(Representing) Municipalite

- Speaking in favor:
- Speaking against:
- Registering in favor:
- Registering against:
- Speaking for information only:
- Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, VT 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98
Bill No. ARB 807
Or
Subject TAKINGS

Dan Wisniewski
(Name)

(Street Address or Route Number)

MADISON
(City & ZIP Code)

DANE COUNTY Executive Kathleen Falk
(Representing)

- Speaking in favor:
- Speaking against:
- Registering in favor:
- Registering against:
- Speaking for information only:
- Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, VT 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98
Bill No. ARB 807
Or
Subject _____

Tim O'Keefe
(Name)

210 Martin Luther King Jr Blvd
(Street Address or Route Number)

Madison 53701
(City & ZIP Code)

City of Madison
(Representing)

- Speaking in favor:
- Speaking against:
- Registering in favor:
- Registering against:
- Speaking for information only:
- Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, VT 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2-26-98

Bill No. AB-807

Of
Subject _____

William J O'Connor

(Name) 25 W. Main St #801

(Street Address or Route Number)

Madison 53703

(City & Zip Code) Wis Assoc of Lakes

(Representing) Speaking in favor:

Speaking against:

Registering in favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2-26-98

Bill No. AB 807

Of
Subject _____

David Krahn

(Name) 517 West Moreland Blvd,

(Street Address or Route Number)

Waukesha 53188

(City & Zip Code) Waukesha County

(Representing) Speaking in favor:

Speaking against:

Registering in favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98

Bill No. AB807

Or Subject

(Name) Kathy Markland

(Street Address or Route Number) 100 River Place State 101

(City & Zip Code) Monona 53716

(Representing) Wisconsin Curative Ass'n

Speaking In favor:

Speaking against:

Registering In favor:

Registering against:

Speaking for Information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98

Bill No. AB 807

Or Subject NOTICE ON ZONING

(Name) RICK STADLEMAN

(Street Address or Route Number) W 7686 Hwy 29

(City & Zip Code) SHAWANO, WI

(Representing) WIS TOWNS ASSOC

Speaking In favor:

Speaking against:

Registering In favor:

Registering against:

Speaking for Information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 02-26-98

Bill No. AB 807

Or Subject

(Name) ROBERTA J. FROST

(Street Address or Route Number) 433 E. WASHINGTON ST

(City & Zip Code) WAKE MILLS 53551

(Representing) LEADERS OF WISCONSIN MUNICIPALITIES

Speaking In favor:

Speaking against:

Registering In favor:

Registering against:

Speaking for Information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

X

Assembly Hearing Slip

(Please print plainly)

Date: Feb 26, 1998

Bill No. AB 807

Or Subject _____

Dan Thompson

(Name)

202 State St.

(Street Address or Route Number)

Madison WI 53703

(City & ZIP Code)

League of WI Townships

(Representing)

Municipalities

Speaking In favor:

Speaking against:

Registering In favor:

Registering against:

Speaking for Information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98

Bill No. ~~AB 809~~ AB 809

Or Subject _____

AGG. Sofone Klopsenburg

(Name)

Dept. of Justice

(Street Address or Route Number)

123 W. Washington Ave
Madison 53705

(City & ZIP Code)

Attorney General Sofone Doyle

(Representing)

Speaking In favor:

Speaking against:

Registering In favor:

Registering against:

Speaking for Information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2-26-98

Bill No. AB 807

Or Subject _____

Deanne Leese

(Name)

6333 W. Bluemound

(Street Address or Route Number)

Wauwatosa 53213

(City & ZIP Code)

WI State AFC-010

(Representing)

Speaking In favor:

Speaking against:

Registering In favor:

Registering against:

Speaking for Information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 26 Jul 98
Bill No. AB 807
Or
Subject

EMER A. GOETSCH
(Name)

7524 Island View Rd
(Street Address or Route Number)

THREE LAKES WI 54562
(City & Zip Code)

WIS ASN OF LAKES
(Representing)

Speaking in favor:

Speaking against:

Registering in favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2-26-98
Bill No. AB 807
Or
Subject

Lawrence Classen
(Name)

222 So. Bedford
(Street Address or Route Number)

Madison 53708
(City & Zip Code)

WISconsin's Environmentally
(Representing) Beards

Speaking in favor:

Speaking against:

Registering in favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2-26-98
Bill No. AB 807
Or
Subject

Amy Kester
(Name)

140 Main St.
(Street Address or Route Number)

Menasha 54952
(City & Zip Code)

City of Menasha
(Representing)

Speaking in favor:

Speaking against:

Registering in favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2-24-98

Bill No. 807

Subject: _____

(Name) James W. Connors

(Street Address or Route Number) 625-52nd Street

(City & Zip Code) Kenosha, WI 53140

(Representing) City of Kenosha

Speaking in favor:

Speaking against:

Registering in favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms:
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98

Bill No. AB807

Subject: _____

(Name) Richard Yde

(Street Address or Route Number) 1115 S. Main St.

(City & Zip Code) West Bend 53095

(Representing) City of West Bend

Speaking in favor:

Speaking against:

Registering in favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms:
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: AS-807

Bill No. _____

Subject: _____

(Name) PAUL CASLER

(Street Address or Route Number) 16 N. Carbon St.

(City & Zip Code) MADISON 53703

(Representing) 1000 Friends of LE

Speaking in favor:

Speaking against:

Registering in favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms:
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98

Bill No. AP 807

Or Talkies

Subject Steve Fagard

(Name)

Ct. Hill, 200 E. Wells

(Street Address or Route Number)

Milwaukee, WI 53202

(City & Zip Code)

City of Milwaukee

(Representing)

Speaking In favor:

Speaking against:

Registering In favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98

Bill No. AP 807

Or Talkies

Subject Carly Torken

(Name)

252 So Hamilton St #7

(Street Address or Route Number)

Madison WI 53703

(City & Zip Code)

Sierra Club - John Muir Chapter

(Representing)

Speaking In favor:

Speaking against:

Registering In favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2-26-98

Bill No. 807

Or TALKIES

Subject FRANCES LOISY

(Name)

2242 West Lawn

(Street Address or Route Number)

2242 West Lawn

(City & Zip Code)

HOUBERT DISCONSIN

(Representing)

Speaking In favor:

Speaking against:

Registering In favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

X

Assembly Hearing Slip

(Please print plainly).

Date: 2-26-98

Bill No. AB807

Or Subject _____

(Name) Ed Huel

(Street Address or Route Number) 14 Wm. St

(City & Zip Code) MADISON VT

(Representing) 1st Alliance of Parties

Speaking in favor:

Speaking against:

Registering in favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.
Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, VT 53702

X

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98

Bill No. AB807

Or Subject _____

(Name) Michael Stapleton

(Street Address or Route Number) W8002 Whitetail Dr.

(City & Zip Code) Fordville 53954

(Representing) WCCA

Speaking in favor:

Speaking against:

Registering in favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.
Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, VT 53702

X

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98

Bill No. AB 807

Or Subject Talkings

(Name) John Hyslop

(Street Address or Route Number) 869 N. Broadway

(City & Zip Code) Milwaukee WI 53202

(Representing) City of Milwaukee

Speaking in favor:

Speaking against:

Registering in favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.
Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, VT 53702

Appearing w/
Steve Jaeger

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98
Bill No. AB 807
Or
Subject _____

(Name) Arnold Reiche

(Street Address or Route Number) 117179 Kay St

(City & ZIP Code) Varey, WI 53039

(Representing) WTF Farm Bureau

- Speaking *in favor*:
- Speaking *against*:
- Registering *in favor*:
- Registering *against*:
- Speaking for *information only*:
- Neither for nor *against*:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2-26-98
Bill No. AB 807
Or
Subject _____

(Name) Tom Spilner

(Street Address or Route Number) 15295 Town Wood

(City & ZIP Code) MONROE 53949

(Representing) _____

- Speaking *in favor*:
- Speaking *against*:
- Registering *in favor*:
- Registering *against*:
- Speaking for *information only*:
- Neither for nor *against*:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98
Bill No. AB 807
Or
Subject _____

(Name) Jim Kurtz

(Street Address or Route Number) _____

(City & ZIP Code) DNR

(Representing) _____

- Speaking *in favor*:
- Speaking *against*:
- Registering *in favor*:
- Registering *against*:
- Speaking for *information only*:
- Neither for nor *against*:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2-26-98

Bill No. AB 807

Or Subject zoning notices

(Name) Russ Weisenel

(Street Address or Route Number) 2890 Weston Commons W

(City & Zip Code) Madison 53718

(Representing) W. Agt. building Council

Speaking In favor:

Speaking against:

Registering In favor:

Registering against:

Speaking for Information only:

Neither for nor against:

Please return this slip to a messenger promptly.
Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2-26-98

Bill No. AS 807

Or Subject _____

(Name) Rep Mark Green

(Street Address or Route Number) 15 West - State Capitol

(City & Zip Code) _____

(Representing) _____

Speaking In favor:

Speaking against:

Registering In favor:

Registering against:

Speaking for Information only:

Neither for nor against:

Please return this slip to a messenger promptly.
Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98

Bill No. AB 807

Or Subject _____

(Name) ROGER CURT

(Street Address or Route Number) Box 5550

(City & Zip Code) MADISON 53705

(Representing) WIS. FARM BUREAU

Speaking In favor:

Speaking against:

Registering In favor:

Registering against:

Speaking for Information only:

Neither for nor against:

Please return this slip to a messenger promptly.
Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98

Bill No. HB 807

OR
Subject _____

(Name) _____

(Street Address or Route Number) _____

(City & ZIP Code) _____

(Representing) Lake States Resource Mfrs

Speaking in favor:

Speaking against:

Registering in favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 26 FEB 98

Bill No. HB 807

OR
Subject _____

(Name) _____

(Street Address or Route Number) _____

(City & ZIP Code) _____

(Representing) _____

Speaking in favor:

Speaking against:

Registering in favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98

Bill No. HB 807

OR
Subject _____

(Name) _____

(Street Address or Route Number) _____

(City & ZIP Code) _____

(Representing) _____

Speaking in favor:

Speaking against:

Registering in favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2-26-98

Bill No. AB 807

Of: _____

Subject: _____
Alice O'Connor

(Name) _____

(Street Address or Route Number) _____

(City & Zip Code) _____

(Representing) _____

Speaking in favor:

Speaking against:

Registering in favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: Nadine Bailey

Bill No. AB 807

Of: _____

Subject: _____

(Name) _____

(Street Address or Route Number) _____

(City & Zip Code) _____

(Representing) _____

Speaking in favor:

Speaking against:

Registering in favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 3-26-98

Bill No. 807

Of: _____

Subject: _____
TERRY PETERS

(Name) _____

(Street Address or Route Number) _____

(City & Zip Code) _____

(Representing) _____

Speaking in favor:

Speaking against:

Registering in favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702



Assembly Hearing Slip

(Please print plainly)

Date: Feb 26, 1998

Bill No. AB 807

Subject: BOB BOWMAN

(Name) BOB BOWMAN

(Street Address or Route Number) 4417 Rocky Delord

(City & Zip Code) Cross Plains, WI 53528

(Representing) MYSELF

Speaking In favor:

Speaking against:

Registering In favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.
Assembly Sergeant at Arms:
Room 411 West
State Capitol
Madison, WI 53702



Assembly Hearing Slip

(Please print plainly)

Date: 2-26-98

Bill No. AB 807

Subject: Tom Teltat

(Name) Tom Teltat

(Street Address or Route Number) 1001 W. Hwy 33

(City & Zip Code) Potosi WI 53854

(Representing) Lake State Lumber - Lynden Co. owner

Speaking In favor:

Speaking against:

Registering In favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.
Assembly Sergeant at Arms:
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2-28-98

Bill No. AB 807

Subject: Notice for land use changes

(Name) Michael Theo

(Street Address or Route Number) 4801 Forest Run Rd.

(City & Zip Code) Madison, WI 53704

(Representing) Mrs. Reita's Assoc.

Speaking In favor:

Speaking against:

Registering In favor:

Registering against:

Speaking for information only:

Neither for nor against:

Please return this slip to a messenger promptly.
Assembly Sergeant at Arms:
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2-26

Bill No. AB 807

Or Subject _____

(Name) Semy Deschane

(Street Address or Route Number) _____

(City & ZIP Code) Disc. Bull/Bovs Assoc

(Representing) _____

Speaking In favor:

Speaking against:

Registering In favor:

Registering against:

Speaking for Information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/88

Bill No. 807

Or Subject _____

(Name) Alan Hostetler

(Street Address or Route Number) 1015 Sturgeon Eddy Rd.

(City & ZIP Code) Wausau, 54905

(Representing) _____

Speaking In favor:

Speaking against:

Registering In favor:

Registering against:

Speaking for Information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2-26-88

Bill No. AB 807

Or Subject _____

(Name) GEORGE PORAK

(Street Address or Route Number) 11813 W. WATERFORD AV.

(City & ZIP Code) GREENFIELD 53228

(Representing) MY SELF

Speaking In favor:

Speaking against:

Registering In favor:

Registering against:

Speaking for Information only:

Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2-26-98
Bill No. AB8807
Of _____
Subject 1

Bill Weitzel

(Name)

13735 Hwy 33

(Street Address or Route Number)

Baraboo

(City & Zip Code)

Myself & Family

(Representing)

Speaking *In favor:*

Speaking *against:*

Registering *In favor:*

Registering *against:*

Speaking for *Information only:*

Neither for nor *against:*

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98
Bill No. AB-807
Of _____
Subject _____

Matt Moroney

(Name)

6511 W. Blumound Rd

(Street Address or Route Number)

W. Milwaukee, WI 53413

(City & Zip Code)

Metco Builders Ass.

(Representing)

Speaking *In favor:*

Speaking *against:*

Registering *In favor:*

Registering *against:*

Speaking for *Information only:*

Neither for nor *against:*

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: Feb 21/98
Bill No. 807
Of _____
Subject _____

Earl Ellsborn

(Name)

415 Parkside Ave

(Street Address or Route Number)

Cambridge Wis

(City & Zip Code)

(Representing)

Speaking *In favor:*

Speaking *against:*

Registering *In favor:*

Registering *against:*

Speaking for *Information only:*

Neither for nor *against:*

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98

Bill No. AB 807

Of ~~Rep. Albers~~

Subject: ~~Rep. Albers~~

(Name) Rep Albers

(Street Address or Route Number)

(City & Zip Code)

(Representing)

- Speaking In favor:
- Speaking against:
- Registering In favor:
- Registering against:
- Speaking for Information only:
- Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98

Bill No. AB 807

Of

Subject: ~~Rep. Albers~~

(Name) Glenn Russell Jr

(Street Address or Route Number) RR 2 Box 270

(City & Zip Code) Prairie du Chien Wis 53821

(Representing) Myself + PLOW

- Speaking In favor:
- Speaking against:
- Registering In favor:
- Registering against:
- Speaking for Information only:
- Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Assembly Hearing Slip

(Please print plainly)

Date: 2/26/98

Bill No. AB 807

Of

Subject: ~~Rep. Albers~~

(Name) Byron Haskins

(Street Address or Route Number) E. Co. Tanker, P.O. Box 297

(City & Zip Code) Beaver, WI. 54614

(Representing) Lake States Lumber Assn

- Speaking In favor:
- Speaking against:
- Registering In favor:
- Registering against:
- Speaking for Information only:
- Neither for nor against:

Please return this slip to a messenger promptly.

Assembly Sergeant at Arms
Room 411 West
State Capitol
Madison, WI 53702

Committee Meeting Attendance Sheet

Assembly Committee on Land Use

Date: 2-26-98 Meeting Type: Hearing

Location: 328NW, State Capitol

Committee Member

Rep. Michael Powers, Chair

Rep. John Ainsworth

Rep. Carol Owens

Rep. Peter Bock

Rep. John Steinbrink

Present

Absent

Excused

Totals:

5

0

0

Kathi Kilgore

Kathi Kilgore, Committee Clerk



TIMBER PRODUCERS ASSOCIATION OF MICHIGAN AND WISCONSIN, INC.
Sponsors of THE LAKE STATES LOGGING CONGRESS

February 26, 1998

TO: Chairman Powers and Members of the Assembly Land Use Committee

FR: Nadine Bailey, President
Timber Producers Association of Michigan & Wisconsin, Inc.

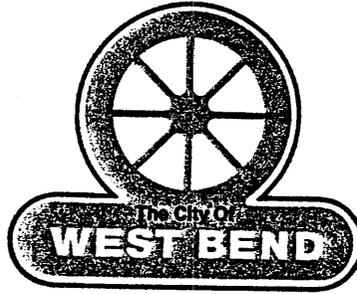
RE: Assembly Bill 807

I am Nadine Bailey, President of the Timber Producers Association of Michigan and Wisconsin. I am unable to attend this hearing in person but wish to register our **Association's strong support of Assembly Bill 807.**

Assembly Bill 807 is a bill that will strengthen the concept of representative government. Any property owner should have the right to know if the value or purpose of their property is to be alerted. Any law affecting a person's ability to use or develop property should be the subject of public hearing attended by the affected property owners who are notified in writing.

Government works best when the parties being affected by laws participate in the development of those laws.

This bill is a good neighbor bill that will foster an increasing participation of the public with the local government agencies.



MEMORANDUM

TO: ASSEMBLY COMMITTEE ON LAND USE

FROM: RICHARD C. YDE, CITY ATTORNEY *RCY*

RE: AB 806-810

DATE: FEBRUARY 25, 1998

Thank you for the opportunity to comment on Assembly Bills 806, 807, 808, 809 and 810. Based on the bills themselves and the literature distributed by their sponsors, it appears the sponsors feel that people need to be protected from their local governments. What is the basis for such a belief? Have local governments run amok abusing their citizens? The bills are a bad solution to a nonexistent problem.

Local governments are very much governments of the people, by the people and for the people. Local governments are on the front line mediating disputes between property owners. They are elected by their fellow citizens to perform that job and do so conscientiously. It is contrary to the public interest to make it more difficult and more expensive for them to do their jobs. If they make a mistake, there are already numerous statutory and constitutional protections in place to protect citizens' rights. Additional micromanagement of local affairs by the state legislature and the courts is not good for anyone.

The bills before you will increase red tape and property taxes without any corresponding public benefit. Specific problems with the individual bills include the following:

BILL 806

- If the City chose to update its zoning code, it would have to get two appraisals done of every parcel in the City. Failure to do so would subject the City to the risk that the entire zoning code could be voided at any time because one property owner can find an appraiser to say his property has been reduced in value by half. The City generally waits several months and

pays well in excess of \$1000 for each appraisal for eminent domain purposes. Two appraisals for each of 9,000 parcels in the City would likely take several years and cost in excess of \$20,000,000. The City's annual budget is about \$15,000,000.

- If an owner requests a zoning amendment for property, this bill would require the City to obtain appraisals of surrounding properties if their values might be affected. Thus a process that now takes a few weeks and costs a few hundred dollars would take months and cost thousands of dollars.
- Since the bill applies to boards and agencies of the City, it would apply to the Board of Zoning Appeals and Plan Commission among others. What is now a relatively cheap and streamlined process for property owners to obtain variances or conditional use permits would take months and cost thousands of dollars.
- It is not clear whether the costs of the appraisals can be passed on to property owners. Either way it is unreasonable. The property owner has to pay thousands of dollars for a simple variance request; or the taxpayers pay thousands of dollars every time a property owner makes such a request.
- It is not clear whether a denial of a variance or a conditional use permit is an action or a failure to act. However, it really does not make any difference since the City must obtain the appraisals before it is known how the board of appeals or plan commission will decide a request for either one.
- Proposed sec. 895.45(4)(b) requires the department of administration to "commence an action. . . if the interests of the public are at stake." Since the interests of the public are at stake in every action taken by a governmental unit, there are no cases in which the department would not be required to act.
- Based on the language of the bill, it apparently also would require the City to obtain appraisals of property outside the City if the value of that property might be affected by actions within the City.
- The bill lacks definitions of terms used such as "parcel", "probability", "owners", "good faith belief", "immediate and substantial threat", and "certain activities."
- Sec. 893.78 as created by this bill would eliminate any statute of limitations for private actions challenging the validity of ordinance since it is based on actual knowledge by the plaintiff rather than constructive knowledge (e.g.

"discovers or should have discovered"). There is no way to show that the plaintiff knew about the reduction in value before the plaintiff claims to know.

BILL 807

- Because the bill requires the City to prove receipt of the notice by every owner of property, the City would be forced to use registered mail to serve the notices. Even if we assume only one owner for each parcel and only a one page notice, the mailing cost alone for a rewrite of the City's zoning code would be in excess of \$56,000. In addition to that would be staff time in creating the notices, identifying owners, mailing the notices, tracking the return receipts and trying to determine what to do about owners who did not receive the notice.
- This bill does not define what constitutes a good faith effort. Therefore, it is impossible to know what the City must do to determine who owners are.
- Nor does the bill define owner. Does it include only fee owners or all persons with ownership interests? Does it include land contract vendors and vendees, tenants, mortgagees, persons with life estates, others?
- Nor does it explain what happens when property is conveyed during proceedings.
- Ultimately no ordinance will be enforceable because it will be impossible to prove that every owner got notice at the appropriate time.

BILL 808

- This Bill reverses over 200 years of the law of this country that laws enacted by the elected representatives of the people are presumed to be valid.
- Again, terms such as "natural values" and "environmentally sensitive areas" are not defined. Would it apply to zoning designed to protect the City's water supply? It appears that it would make it much more difficult to protect the City's water supply from contamination.
- In order to adopt any such ordinance, the City would have to hire consultants at who knows what cost to prepare a comprehensive written record.

BILL 809

- This bill simply imposes more red tape on cities and places additional limits on the ability of local elected officials to exercise their discretion in the public interest.

BILL 810

- This bill allows the loser in a lawsuit to have his court costs paid by the taxpayers. What is the sense in that?
- This bill also requires the taxpayers to pay actual attorney fees for a private litigant if he can convince a court that a board of appeals made an unreasonable mistake. The City's board of appeal is made up of citizen volunteers, not lawyers. What is the sense in making the taxpayers pay more money if that citizen board made a mistake?

In summary, the bills before you would increase red tape for both property owners and local governments, increase uncertainty in the adoption and enforcement of laws, increase litigation and increase property taxes. The only obvious beneficiaries of the bills would be appraisers and trial lawyers. There is no public benefit. Bills such as these only encourage the perception that legislators do the bidding of special interests rather than acting in the public interest.

Before you make such drastic changes in the law and impose such huge costs on taxpayers, please do some investigation to be certain there really is a problem which needs addressing. If you find a general problem with a regulatory program, as opposed to an isolated incident, the solution should be to reduce or eliminate that program rather than to add another dysfunctional layer of regulation with unknown costs and consequences. Any solutions should be considered long and hard before changing a system of government which has served this country well for over 200 years and the state for 150 years.

WAUKESHA COUNTY



515 West Moreland Boulevard
Waukesha, Wisconsin 53188-2428

County Board Office

Phone: (414) 548-7002
Fax: (414) 548-7005

February 26, 1998

TO: Representative Michael Powers, Chair
Members of the Assembly Committee on Land Use

FR: Dave Krahn
Legislative Assistant

RE: AB 806, 807, 808, 810 - "Takings" Legislation

Taken together, these bills severely limit the ability of local governments to manage land use within their boundaries. The exercise of land use controls is a long standing government responsibility in this country per a U.S. Supreme Court decision in the early 1900's, and is one of the oldest and well established principles of regulation in our society. While there have been problems in bringing about a perfect balance of land uses via past efforts, certainly future efforts will be greatly hampered if these bills are enacted. They will severely curtail communities' efforts to bring about "land use order", increase litigation, and severely impact the already overburdened court system.

Without reasonable regulation of land use control, environmental degradation will be the result, endangering public health, safety and welfare. Governments will be reluctant to act because of perceived adverse affects of taking any action. The public suffers because of such inaction. Adverse impacts on property values may also result as neighborhoods will not enjoy the long standing ideal of local governments' affording some protection of their property rights. Increased costs, and correspondingly, higher property taxes will result because of the need to rely on litigation and remediation rather than prevention.

For example, in 1997, our county had 65 rezoning reviews and 71 conditional use applications for which we had to prepare a response. Although we have not done appraisals for such items, we do have appraisals done for land acquisitions through our Park Division. Such appraisals average \$2,500 each. Because there are two appraisals required under AB 806, the cost to Waukesha County in 1997 would have been \$680,000, not including any other expenses incurred during the process of evaluating such matters. Further, if others come forward claiming property impact, the costs will go even higher. AB 807 does not have as severe an impact, but in conjunction with AB 806, it would require substantial staff time and incur significant dollars, thereby having a chilling affect on continued effective regulation of land use.

These bills will also have a negative impact on the effort to bring about the ideals stated in land use plans. Many communities adopt plans and opt to zone their lands for their current use and consider rezoning lands if the proposed new use will be consistent with the adopted land use plan. This technique affords more control, while also setting forth in a community wide document, the long term land use vision of the community. This practice will be severely impacted and will not allow the community the opportunity to enforce its plans because of the requirements of these bills.

This legislature, in cooperation with the governor, established the Wisconsin Land Council in the biennial budget of 1997-99. The Council has been delegated to comprehensively study land use in the state of Wisconsin for the 21st century. It has not as yet had its first meeting. Is it not well-advised, to at least give this important effort a chance before legislation such as this is placed on the books. Prudence and good government demands no less.

Waukesha County urges you to table this legislation.

Thank you for your consideration.



DAVE STARK, GRI, President

WILLIAM MALKASIAN, CAE, Executive Vice President

TO: Members, Assembly Land Use Committee
FROM: Michael Theo and Thomas Larson
DATE: February 25, 1998
RE: AB 807 - Notice Requirements

The Wisconsin REALTORS Association urges your support of AB 807, legislation that requires local units of government to provide individual property owners and members of the general public with more effective notice of proposed land use regulations in order to provide them with a legitimate opportunity to participate in the land use decisions that impact their lives.

Under current law, members of the general public generally know little or nothing about proposed land use regulations until after they become effective. In many cases, this lack of public knowledge can be attributed to the fact that most proposed land use regulations are poorly publicized and, thus, are enacted with little or no public input. In other cases, people are aware of the proposed land use regulation, but are not cognizant of what it means or how it will personally affect them.

Through more effective notice procedures, AB 807 is aimed at providing the public with information necessary to actively participate in the land use decision-making process. By generating more public input, local units of government will be able to make more thoughtful and well-informed land uses decisions that accurately reflect the concerns of community members.

Individual Notice

AB 807 requires local units of government to make a good faith attempt to give individual notice to property owners when a proposed zoning ordinance will change the allowable uses on their property. This will provide those individuals who will likely be impacted the most by the proposed regulation with the opportunity to express their comments or concerns before the regulation is enacted.

Currently, local governments are required only to give public notice, which generally results in either a notice being published in a local newspaper or a small sheet of paper being attached to a billboard located at some public building. Such inadequate public notice has resulted in limited public input before new regulation are adopted, and increased public frustration afterwards.

In addition, 807 requires each individual notice to: (1) state that the proposed regulation may change the allowable use of the person's property; (2) inform the person of any public hearings; and (3) provide the procedures that the person must follow in order to participate in the decision-making process. If the zoning agency fails to give this notice after a good faith attempt, the zoning ordinance is void to that property until the zoning and hearing requirements are satisfied. Together, these provisions will help insure that the property owner understands the effect of the proposed regulation on his or her individual property and the required procedures in order to provide comments or suggestions.

-more-

Public Notice

AB 807 also requires town boards to give notice of the public hearing, including the time and place of the public hearing, before making any land use changes. Currently, town boards are required only to hold a public hearing, but are not required to give public notice or state the time and place of the hearing.

To insure that the land use decision-making process is consistent with Wisconsin's strong tradition of open government, this legislation will provide everyone, both landowners and non-landowners, with the opportunity to take an active role in planning their community's future.

We strongly urge you to support AB 807. Please feel free to contact us with any questions or comments.



500 SOUTH STEPHENSON AVENUE
SUITE 301
IRON MOUNTAIN, MICHIGAN 49801-3456

PH: (906) 774-6767
FAX: (906) 774-7255

February 26, 1998

TO: Chairman Powers and Members of the Assembly Land Use Committee

FR: Byron Hawkins, President
Lake States Lumber Association

RE: Assembly Bill 807 -- Zoning Change Notification

The Lake States Lumber Association strongly supports Assembly Bill 807.

Already, a unit of government is required to hold a hearing if they're going to amend zoning ordinances. The problem is that you have to be very plugged in to know about all of these hearings. You see the notices in the paper referring to lot numbers and plats, but you have to be pretty on the ball to know if they're talking about you and your land.

In the timber industry, you can own a lot of land. It's not necessarily a nice rectangle perfectly following the plat lines and town boundaries. When you own such large parcels and depend on them for your livelihood, you're really in a mess because it's nearly impossible to keep track of all the zoning ordinances from all the units of government and know which ones might rob you of your livelihood.

You know how that game is played. You can post something at the last minute -- still comply with the open meetings law -- but ordinary folks like us never have a chance to find out about something that directly affects us until it's too late. Still, I don't think it's usually malicious or deliberately underhanded when notices are posted that you can look at for an hour and still not know if they're talking about you. I don't think local elected officials try to intentionally freeze out the citizens they're going to affect. I think they know they need to post a notice, so they post a notice. Nothing beyond that is required, so they don't do it.

AB 807 says that if they're going to be passing zoning ordinances affecting the allowable use of people's land, then they have to tell people! Not just put something on page 8-B of the local paper. Not just thumbtack up a piece of paper on a cork board in the town hall building. Instead, they have to mail out a letter. Is that asking too much? They know who they are going to be affecting. Sending out a letter letting that person know what's being planned for their land is "fair" government.

A fair process would help to make citizens less cynical.

The Lake States Lumber Association supports AB 807 wholeheartedly.

OFFICE OF THE CITY ATTORNEY
MUNICIPAL BUILDING
625 - 52ND STREET 53140
PHONE (414) 653-4170
FAX (414) 653-4176



February 25, 1998

JAMES W. CONWAY
CITY ATTORNEY
EDWARD R. ANTARAMIAN
ASSISTANT CITY ATTORNEY
T. CHRISTOPHER DEE
ASSISTANT CITY ATTORNEY
PATRICK J. SHEEHAN
ASSISTANT CITY ATTORNEY

Honorable Members of the State
Assembly Land Use Committee

RE: AB 807

Dear Committee Members:

Please be advised that the City of Kenosha opposes the above bill for the reasons provided in the report which follows.

A. Local Notice Procedures

The bill contains a provision requiring a notice procedure. Municipal land use decisions are not made in a vacuum, without hearing or notice to property owners. Our city notice and hearing requirements are thorough and extensive.

Attached find:

Exhibit "A": City of Kenosha Procedures for Rezoning (Note that there are hearings before both the City Plan Commission and Common Council).

Exhibit "B": Form letter notice of hearing to affected property owners (including both property to be rezoned and property within 100 feet of property to be rezoned).

Exhibit "C": Notice to municipalities within 1000 feet of property to be rezoned.

Local notices, under existing law, to affected property owners are more than adequate.

B. Analysis of AB 807

The bill requires certain notice to property owners affected by a proposed land use decision. This report previously noted that the city already provides such notice.

The bill, however, requires that the city make a good faith effort to identify property owners affected by government action. If the city is expected to do more than mail a notice to the address on file in the assessor's office, the city could only ascertain

the identity of the owner by contracting with a title company to do a letter report. The cost is \$50 per report.

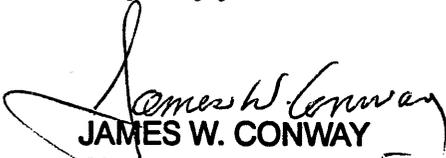
The city estimates it will have at least 300 transactions a year subject to this requirement. The cost to the city of acquiring title reports would be \$15,000 (300 x \$50) per year. There are however, 27,978 parcels of property in the city. In the event of a comprehensive rezoning the city would need to notify all of these property owners. If the city ordered a title report on each parcel the cost would be \$1,398,900 (27,978 x \$50).

This bill makes it impossible for a municipality to engage in a comprehensive rezoning of the entire municipality or a large portion thereof because it is impractical to identify and send a notice to every property owner and it is unlikely that all property owners will receive such notice upon a good faith mailing. For the city to protect itself, it would have to engage in personal service at a minimum cost of \$17 per service. The annual cost to the city would be \$5,100 (300 x \$17). In the event of a comprehensive rezoning the cost would be \$475,626 (27,978 x \$17).

This bill states that a property owner who does not receive a notice may disregard the zoning ordinance. If adopted, this bill would make it absolutely impossible for municipalities to enforce zoning ordinances for it could never prove a property owner received a mailed notice. **Ignorance of the law has never been a defense to a prosecution. When it is, prosecutions will be few and far between.** The only method to avoid a law is to obtain a court decision voiding the law. This process must continue to achieve certainty in land use decisions. Note that real estate sales are subject to title reports and title reports are a basis for title insurance. A title report can only be made from a review of public records because the report could not determine if a property owner received a mailed notice and a zoning ordinance was enforceable. This bill would make title reports unreliable and bring uncertainty to all real estate transactions.

In conclusion, the bill should be rejected.

Very truly yours,


JAMES W. CONWAY
City Attorney

JWC:bjb

CITY OF KENOSHA PROCEDURES FOR REZONING

A rezoning request can be initiated by:

- The City Plan Commission
- The Common Council
- A petition of 50% or more of the owners of property within the area proposed to be rezoned

Petitioner's Responsibilities

1. Talk with Assistant City Planner and discuss the rezoning proposal.
2. To initiate the rezoning request, the following must be submitted:
 - a. Petition (sample letter attached) should be filled out according to the particular situation. The current owner(s) of the property shall sign the petition.
 - b. A map showing the property requested to be rezoned.
 - c. A check made payable to the *City of Kenosha* in the amount of \$150 (rezoning fee). This fee is retained by the City whether the rezoning is approved or denied.

City Plan Responsibilities

Upon receipt of the rezoning petition, the City Plan Division will begin to process the request. This will include:

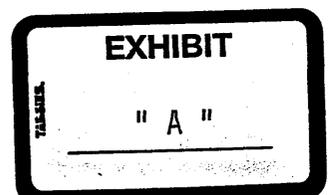
1. Preparation of a map of the area and a letter explaining the rezoning proposal which is sent to all property owners within 100 feet of the area proposed to be rezoned (excluding street rights-of-way).
2. Preparation of a report recommending approval or denial of the request. This report is sent to the City Plan Commission members and serves as a basis for their decision regarding the proposal.
3. Placement of the rezoning request on the City Plan Commission agenda.
4. A notification sent to you of the date the item will appear on the City Plan Commission agenda.

Protest Petition

A protest petition allows property owners within 100 feet of the proposed rezoning a legal means to express their opposition. A valid protest petition must consist of one of the following signatures:

1. The owners of 20% or more of the area included in such proposed change, *or*
2. The owners of 20% or more of the land immediately adjacent to such proposed change and extending 100 feet therefrom, *or*
3. The owners of 20% or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land.

A valid protest petition stipulates that the rezoning shall not become effective except by the favorable vote of three-fourths (3/4's) of the members of the Common Council voting on such change.



CITY ACTION

City Plan Commission - A public hearing is held by the City Plan Commission (1st and 3rd Thursday following the 1st and 3rd Monday of each month). Citizens have the right to appear either in favor of or opposed to the rezoning request. The City Plan Commission votes and makes a recommendation to the Common Council.

The petitioner or a representative is advised to be present at this meeting to answer questions or discuss the proposal.

Common Council - Common Council (1st and 3rd Monday of each month) [two readings of the request].

1st Reading: At the first Council meeting following the City Plan Commission meeting at which approval or denial was recommended, the rezoning request is read. No public hearing or vote occurs at this meeting.

2nd Reading: At the second Council meeting following the City Plan Commission meeting at which approval or denial was recommended, a public hearing is held. **The person requesting the zoning change should be present at this meeting as this is the final hearing and Council makes the final decision.**

The entire process takes approximately 6 to 8 weeks.

Approval of the rezoning petition does not constitute approval of other City, State or Federal permits or regulations, i.e., building permits, conditional use permits, variances, etc.

References:

City of Kenosha Zoning Ordinance - Section 10.0
Wisconsin State Statutes Section 62.23(7)

For more information, contact:
City Plan Division, Department of City Development
625 - 52nd Street, Room 308
Kenosha, WI 53140
(414) 653-4030

The Honorable Mayor
and Members of the Common Council
Kenosha, Wisconsin

Dear Members of the Common Council:

It is requested that my property located at _____ (ADDRESS -
STREET LOCATION) _____ be rezoned from _____
to _____ The purpose of this rezoning is to
permit _____ (PROPOSED USE OF THE PROPERTY) _____.

Attached is a map depicting the property to be rezoned and a receipt of the payment of the \$150.00 rezoning fee. Please inform me as to the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to (LIST ONE NAME ONLY) at the following address:
_____.

Your favorable consideration of this request will be appreciated.

Sincerely,

(current owner)

Enclosures

CITY PLAN
(414) 653-4030
COMMUNITY DEVELOPMENT BLOCK GRANT
(414) 653-4028
FOCUS COMMISSION
(414) 653-4030
HISTORIC PRESERVATION
(414) 653-4028
REAL ESTATE
(414) 653-4028



RAY FORGIANNI
DIRECTOR
AND
CITY PLANNER

DEPARTMENT OF CITY DEVELOPMENT
625 - 52nd STREET, ROOM 308
KENOSHA, WISCONSIN 53140
FAX (414) 653-4045

City Plan Commission

Notice

Dear Property Owner:

Our records show that you are the owner of property which is located within 100 feet of a proposed rezoning. As required under State Statute 62.23(7)(d)(2), you are hereby notified that the City of Kenosha has received a petition to rezone the property located at _____ from _____ to _____. The purpose of this rezoning is _____.

This matter is to be considered by the City Plan Commission at its next scheduled meeting to be held on _____, at 4:30 p.m. in _____ of the Municipal Building, 625 - 52nd Street. This will be a public hearing and you will be given an opportunity to voice your opinion on this matter. The recommendation of the City Plan Commission will be referred to the Common Council, which will also hold a public hearing on this petition.

If you have any questions relative to this matter, please feel free to call me at 653-4030.

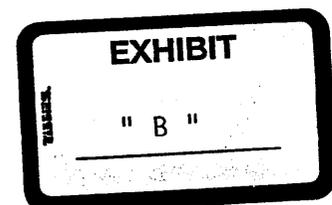
Sincerely,

Jeffrey Labahn
Assistant City Planner

JL/plh

cc Alderman for the District: _____

POLICY BOARDS: CITY PLAN COMMISSION, KENOSHA REDEVELOPMENT AUTHORITY,
HISTORIC PRESERVATION COMMISSION, FOCUS COMMISSION



CITY PLAN
(414) 653-4030
COMMUNITY DEVELOPMENT BLOCK GRANT
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HISTORIC PRESERVATION
(414) 653-4028
REAL ESTATE
(414) 653-4028



RAY FORGIANNI
DIRECTOR
AND
CITY PLANNER

DEPARTMENT OF CITY DEVELOPMENT
625 - 52nd STREET, ROOM 308
KENOSHA, WISCONSIN 53140
FAX (414) 653-4045

TO :

FROM : Jeffrey Labahn, Assistant City Planner _____

SUBJECT : _____ Rezoning Petition

Our records indicate that the boundaries of your municipality are within 1,000 feet of the property located at _____. A rezoning petition has been filed to rezone this property from _____ to _____. The purpose of this rezoning is to _____.

As required under Wisconsin State Statute 62.23(7)(d), you are hereby notified that a public hearing will be held by the City Plan Commission on this item on _____ at 4:30 p.m. in the Municipal Building.

If you have any questions relative to this matter, please call me.

JL/plh
cc Donna Serzynski, City Clerk's Office

POLICY BOARDS: CITY PLAN COMMISSION, KENOSHA REDEVELOPMENT AUTHORITY,
HISTORIC PRESERVATION COMMISSION, FOCUS COMMISSION

