

415 N. MILWAUKEE ST.
WATERFORD, WI 53185
WATERFORD TOWN HALL

TOWN BOARD AGENDA

JULY 10, 2023 @ 5:30 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/85137676568?pwd=NmMwam9pUE10SnllSndmUllhNE9FZz09>

Meeting ID: 851 3767 6568

Passcode: 553494

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF TOWN BOARD MINUTES DATED JUNE 12, 2023 AS PRINTED. CLARIFICATION & POSSIBLE AMENDMENT TO MINUTES OF MAY 8, 2023, ITEM 6(H) JENSEN PROPERTY AND SPECIAL MEETING MINUTES DATED JUNE 26, 2023.
4. APPROVAL TO PAY CLAIMS AS PRESENTED/TREASURER REPORT
5. CORRESPONDENCE- None
6. DEPARTMENT/COMMITTEE REPORTS:
 - (a) Police Dept.
 - (b) Tichigan Fire Co.
 - (c) Waterford Fire & Rescue
 - (d) Waterford Waterway Management District
 - (e) Park
 - (f) Road Dept.
 - (g) Town Planning Commission Recommendations (See July PC Agenda)
7. OLD BUSINESS:
 - (a) Discussion & possible action re: amending current burning ordinance #2-12-2005
8. NEW BUSINESS:
 - (a) Renewal of liquor license applications- Sol Y Luna, 28432 N. Lake Dr.
 - (b) Discussion & possible action re: Resolution opposing AB292 & SB289 as it relates to assessments
 - (c) Review and Action re: Short-Term Rentals: 6232 & 6240 Briarwood Cr., 6732 Burma Rd., 5410 W. Peninsula Rd., 6632 Canal Ln., 28935 Elm Island Dr., 6417 N. Tichigan Rd., 28605 Burma Rd.

PUBLIC COMMENTS- Please be advised per State Statute Section 19.84(2), information will be received from the public. It will be the policy of the Town that citizens be pre-registered to present comments or suggestions to the Town Board. Registration forms will be available at the meeting and must be turned in to the Town Clerk prior to the start of the meeting. Pre-registered Citizens will be called by name by the Town Chair and are subject to a three-minute time period, per person, with time extensions granted at the Town Board's discretion. Be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments.

FORTH COMING EVENTS-

“Requests from persons with disabilities who need to participate in this meeting or hearing should be made to the Town Chairperson Office at 534-1871 with as much notice as possible”

TOWN BOARD MEETING FOR WATERFORD
415 N. MILWAUKEE ST.
UNAPPROVED/UNOFFICIAL MINUTES FOR JUNE 12, 2023

1. Town Board meeting was called to order at 5:30 PM by Chair Nicolai. Present: Supervisors Ulander, Schwartz, Gauerke, and Szeklinski, Attorney Dubis, Lieutenant John Nelson, TVFC, WWMD and residents of the Town.
2. Chairman Nicolai led the Pledge of Allegiance.
3. Printed Minutes: **Supervisor Schwartz motioned to approve the Town Board meeting minutes dated May 8, 2023 and Special Minutes dated May 8, 2023 as presented, seconded by Supervisor Gauerke. Vote taken: 5-0. Motion carried.**
4. Treasurer Report/Payment of Claims- Chair Nicolai read the Treasurer's report. **Supervisor Gauerke motioned to approve the Treasurer's report and pay the claims as presented, seconded by Supervisor Schwartz. Vote taken: 5-0. Motion carried.**
5. Correspondence: None
6. Committee Reports:
 - a) Police Dept. Report- Lt. Nelson reported that officers were assigned to 177 calls. Kevin Ranke, 35123 Ranke Rd., requested that police monitor Ranke Rd. There are a lot of speeders and the corner is dangerous when drivers come around the corner fast. Lt. Nelson noted that officers are monitoring, will investigate moving the speed trailer on Ranke/Marsh. Suzanne Jonietz, 31529 Ranke Rd., also spoke about speeders and that officers are more than welcome to sit in her driveway David Ortin, 31209 Ranke Rd., stated he has grandchildren living with him and is worried about their safety. Ortin also welcomed the officers to sit in his driveway. Lt. Nelson noted that they speed grant shifts coming up and will make this a priority.
 - b) Tichigan Vol. Fire Co-Chief Miller reported 22 calls for May, 14 EMS, 8 Fire. There will be CPR and 1st Aid training June 14. CPR at 10 am and 1st Aid at 5 pm. Just completed CPR training at Washington-Caldwell and WUHS for the teachers and staff. Miller reported that both TVFC & Village Fire are fostering a great relationship and thanked the board for letting the two organizations work out what needed to be done on their own. Currently specing out trucks. The newest fire truck is 11 years old. They have researched and were able to bring the cost down to the \$800,000 area. Delivery times are about 2 years out. Miller stated that there will be a softball game at the Town Park on June 24th.
 - c) Waterford Fire & Rescue- There was a conflict and WFR could not attend the meeting but sent the Clerk the calls. There were 6 calls for the month of May.
 - d) WWMD- Greg Horeth noted that they have completed treatment in the navigation lanes. Thanked the Police Dept. for the excellent Boater Safety class they taught.
 - Discussion & possible action re: WWMD request to improve Starks Fox River lot located between 6609 & 6601 Riverside Rd. as a means for weed pick-up. – Several residents of the subdivision were in attendance. Horeth explained that the waterway residents want the weeds cut but no one will assist them in locations for weed pick-up. Dennis Purtell, 6518 Point Ln., spoke on behalf of those in attendance. Submitted a copy of a deed that in part states "...Together with the rights in common with other owners in said subdivision to use that portion of Stark's Fox River Park.... that area lying between lots 65 and 66, designated on said plat as River Road for ingress and egress to and from the Waterford of the Fox River." Atty.

Dubis stated that he cannot say the Town doesn't own or that the Town owns the property. Purtell does believe the Town has a right-of-way. Purtell stated that he believes River Rd. was not part of the Town taking over the roads back in approx. 1964. Horeth stated several times that he is more than welcome to sit down and meet with the residents to hopefully come to an agreement. Horeth and the residents left the meeting room together.

- e) Park Dept.- Ken Hinz was excused. Supervisor Gauerke reminded everyone that the dumpster is for park use only and not for personal uses. There are cameras and signs will be posted and there will be enforcement. Supervisor Gauerke noted that the grass at the park needs repair so DPW would like to purchase fertilizer that would cost approx. \$2600. **Supervisor Schwartz motioned to approve the purchase of the fertilizer in the amount of \$2600, seconded by Supervisor Szeklinski. Vote taken: 5-0. Motion carried.**
- f) Road Dept.- Supervisor Gauerke reported that the first meeting regarding Town Line Rd. went great. The Town will have to pay the engineering this year. In his report, Hinz noted that the roads that should be bid out this year are: (Bayside Cove) Frasier Trl. To cul-de-sac; (Miller Rd.) Hwy. 83 to limits and (N. Lake Dr.) N. Tichigan to Fox River Rd. Schwartz stated he felt there were other roads in more need of repair than Miller Rd. Gauerke and Hinz to make sure the projects stay within budget. One ton cab and chassis that was ordered is expected to be built this year. Only received one bid for the salt shed but another contractor did reach out and Hinz will be meeting with them next week. Clean Sweep will be August 19th 8-00 am to noon. *Flyers are available at the Town Hall as well as the Town website.* John Strabley, 7230 Joy Marie Ln., represented the homeowners in Hidden Harbor. Wants their subdivision to be on the road list as nothing has happened since the early 1990s. Strabley noted that Tichigan Trails Estates is 5 years younger and there road was done. He also stated that he could get a petition if need be.
- g) Board of Health- No report.
- h) Town Planning Recommendations-

Supervisor Szeklinski reported three piers that were approved. Szeklinski read the minutes from the June 5th Planning Commission meeting. Conditional Use, Hilltop, 6812 N. Tichigan Rd. Dan Dickinson, 6929 Dickinson Ln., complained over the noise, trash, public urination and felt this was the same application as 2 years ago, if not worse. Dickinson stated that he has resided here for 70 years and this bar has always been like a "Cheers", now the applicant is asking for a concert venue. Feels that they could expect 150-600 cars and noted that the CUP stated there would be on street parking which is not allowed. Nicolai asked how close he was to the Hilltop and Dickinson replied about 800 ft. Dickinson noted that of the 45 or so people who signed the petition in favor, only 6 live within ¼ mile of the bar. Nicolai asked if anyone was in favor and wished to speak. TJ Lofgren, 7236 N. Tichigan Rd., stated he has lived on N. Tichigan Rd. for over 26 yrs. States the bar could have the same number of cars if they offered a good deal on a meal. There would be the same amount of traffic whether bands played indoors or outdoors. Nicolai asked how far he resided from the bar; Lofgren replied 1/3 of a mile. Nicolai asked if there were residents opposed. Jason Bichler, 6824 N. Tichigan Rd., stated he lives 2 houses to the north of the Hilltop. He stated that he goes to the Hilltop to eat but is concerned over additional parking and does to believe there should be outside music, it would be too loud. Jake Fon, 6908 N. Tichigan Rd., stated he is concerned about children and pets and would like to see a plan. Supervisor Schwartz noted that although there is no on street parking, he believes it will happen and that the security the Hilltop intends to employ would not be able to enforce the parking on the street, this would have to be the Town police. John Schmidt, 6836 N. Tichigan Rd., indicated he lived 4 houses away and when they have had bands there before, he could he hear the music with his doors and windows closed. Ryan Urban, applicant, stated he felt Dan Dickinson mislead neighbors by telling them they plan to have more events than they want and just wants to be given a chance. Wants 8-10 events. Urban stated that there was no way to determine those allegedly urinating in yards as his customers. He sees impaired people on dog walks who aren't his customers. Nicolai noted that 2 years ago the board suggested the applicants reach out to the neighbors and asked if they had reached out. Urban stated he has spoken to a few residents. Urban

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stated he has already had 12 events with no complaints and no police calls. Stated he has also spoken to neighbors who stated they didn't care about the music. Urban stated that this is a conditional use, where there could be conditions. Schwartz noted that the CUP stated music every weekend. Urban stated they wanted 8-10. Kathryn Krzewina, 29211 Riverview Ln., stated no one has reached to her and stated she has had people puke in her yard. She feels Riverview is not set up to handle the parking. Must pick up trash after events. Nicolai asked if there was anyone else who wanted to speak, no one came forward or spoke out. **Supervisor Gauerke motioned to deny** the Conditional Use/Special event permit for North Tichigan LLC (DBA Lake Tichigan Hilltop) 6812 N. Tichigan Rd. - Request to allow for construction of an outdoor stage and to host live music events on weekends during the summer months for the following reasons; the minutes and motion for denial made at the 6/7/2021 Planning Commission meeting, the minutes and motion for denial made at the 6/14/2021 Town board meeting, the 6/1/2021 Petition to deny the conditional use dated 6/1/2021 by Dan Dickinson, the letter dated 6/13/2021 by John E. Schmidt, and the letter dated 6/20/2021 by Janet Dickinson, all of which contain unaddressed relevant concerns. Further reasons for denial include the minutes and motion to deny the CUP from the June 5, 2023 Planning Commission. Also, the recent letters and emails from neighbors expressing concerns, including letters from Jennifer Lopez, Kathryn Krzewina, Megan Corey, Jacob Fon, Rob Mueller, Jason Bichler, Greg Horeth, and Dan Dickinson whose maps show that of people living within 1/4 mile of the Hilltop, only 6 supports while 64 oppose the CUP. The main reason for denial relates to public safety; the Hilltop is located at the intersection of North Tichigan and Riverview Dr. with little sight distance from any direction. The bar has a capacity of approximately 100 persons and 45 parking spaces. According to the proposed site map in the Planning Commission packet, 12 of those parking places appear to be in the road right-of-way. If you eliminate those and the 24 parking spaces between the proposed stage and the bar, there would be hardly any legal parking at all. The property cannot support hundreds of additional cars and patrons without causing more public safety problems because there is no street parking allowed on Town roads. In 2021, the county disallowed off-site parking for the CUP proposed at that time. There are no sidewalks or shoulders on North Tichigan Road. Traffic heading to or leaving the hilltop must travel on North Tichigan Road which has homes on the west side of the road with the homeowners' boats and piers on the lakeside or east side. Family members cross the road frequently to get to and from their boats during the day and night, which presents a danger to their safety by cars and motorcycles speeding down the hill when they leave the Hilltop with engines revving and music blaring. Neighbors also report illegal parking, patrons fighting, urinating and vomiting in their yards, patrons littering their properties with trash, beer cans and broken bottles, landscape damage, mailboxes destroyed, cars crashed in their yard, a person passed out with their head laying on the street, loud noise disturbing the peace, bright stage lights, and concerns about loss of property values. One neighbor called the Hilltop a nuisance business and wants to know how to get it shut down. There was also a concern expressed in regards to the Health Department and their codes for food service, especially if being taken outside of the physical place it was prepared in as well as the Alcohol Beverage Commission in regards to the capacity of the building being about 100 people and would probably go against what they are licensed for.

The above problems the neighbors described in their letters and emails have persisted over the past several years without outdoor music concerts. They would increase dramatically with the addition of hundreds more cars and patrons. The owner agreed to meet with and work with the neighbors to accommodate their concerns at the 6/23/21 Special Town Board meeting, but neighbors state that the owner has not done so during the past 2 years.

Becoming an outdoor music concert venue in this residential area would be a new, expanded use of the bar that has never been approved by the Town Board and has been denied to this bar and to other bars in the past. If we would approve this CUP for the Hilltop, we would also have to allow it for other bars such as Bobbers and The Watering Hole, all of which are also located in residential areas which would cause additional neighborhood conflicts and public safety concerns and be difficult for our police department to manage. I

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suggest that the Hilltop concentrate on their current bar and restaurant business with acoustic music inside the premises for entertainment. The Hilltop already has the advantage of being the only bar/restaurant on Tichigan Lake, seconded by Supervisor Schwartz. Supervisor Szeklinski noted that planning was not opposed to giving the Hilltop a chance but with no stage. The Hilltop has done a lot of remodeling to make it look good. Suggested the Hilltop be allowed 3 events to prove themselves. If there are issues, he would then like to see them in writing. Stated they have the right to run their business. He has lived out here for 26 years and has not received complaints/emails regarding the Hilltop. Hilltop should apply for a Special Events permit. If there are issues the board would have the complaints in writing. Gauerke noted that he was not opposed to one special event. Wants to see the owners meet with all their neighbors before the board approves any special events. Nicolai's biggest concern is public safety. Nicolai reminded the board that they were voting on what was before them only. Supervisor Ulander agrees with Supervisor Szeklinski but in its present form it is not acceptable when it asks to violate Town ordinances particularly as it related to parking. Feels this is justification enough to deny. State law is clear that you must have hard facts on why the board would deny a permit like this. Stated he has heard first hand from neighbors, those from tonight, heard the concerns at Planning where an officer spoke to his concerns over public safety. All are valid reasons to deny the application as it currently exists. Does agree to have applicant use the ordinance in place for applying for a special event permit with restriction that can be monitored, planned with the neighbors. Understands you can't please everyone at least try to accommodate many of the concerns the neighbors have. Szeklinski noted that, to his knowledge, special events don't really go before the board, they are reviewed by the Police who would make the decisions. **Vote taken: 5-0. Motion carried.**

Supervisor Szeklinski motioned to allow three special events for the Hilltop in the next 5 months with the goal to work with the neighbors to prove there are no issues, no problems. If Hilltop applies for the special event that they be limited to Friday- Sunday afternoons not to exceed 9:30 pm., no stage, seconded by Supervisor Ulander. Nicolai wanted to make it clear that the applicants do have to work with the neighbors and have a working plan for parking before coming back. Supervisor Szeklinski does not want to force them to speak the neighbors. Supervisor Ulander made a motion to amend the current motion to include the Chief of Police and Fire Chief in the approval process. Ulander further stated that the Chair could revoke the permit for 10 days and permanently revoked by the board. Supervisor Szeklinski withdrew his motion and the motion was amended by Supervisor Ulander, seconded by Supervisor Schwartz. Vote taken: 4-1 (Gauerke) Motion carried.

7. Old Business:

- a) Informational purposes only- Christman, 29405 Raab Dr.- Supervisor Gauerke gave brief history. Suggested Board members go out and review.
- b) Liquor License Applications- **Supervisor Schwartz motioned to approve the Class B licenses and their subsequent licenses for: Bobberz, Chris' Cruise Inn, Crossover Cantina & Eatery, Rivermoor Golf Club and Tichigan Lake Lion's Club, seconded by Supervisor Ulander. Vote taken: 5-0. Motion carried. Supervisor Schwartz motioned to approve the Class A licenses and their subsequent licenses for Tichigan Lake Mobil, Greeley's Country Store and Tichigan Beer Depot, seconded by Supervisor Szeklinski. Vote taken: 5-0. Motion carried. Supervisor Schwartz motioned to approve the soda and cigarette licenses for Ron's Super Service, seconded by Supervisor Szeklinski. Vote taken: 5-0. Motion carried.** Lake Tichigan Hilltop added "and property" to the liquor license application. **Supervisor Szeklinski motioned to approve the license but not "and property" but adding deck and patio, seconded by Supervisor Gauerke. Vote taken: 5-0. Motion carried.** The Watering Hole added "outdoors" to application. **Supervisor Szeklinski motioned to approve the license but applicant cannot sell outside, consumption only, seconded by Supervisor Schwartz. Vote taken: 5-0. Motion carried.** Sol y Luna did not submit applications.

- c) Discussion/Possible action re: land disturbance permit infractions-Christman- 29405 Raab Dr. Mr. Christman indicated that they have a contract with Asphalt Contractors. This property is being sold and the Town is looking to ensure that the property is restored and that the owners fix the damaged road as well as some concerns brought up by Jacob Breckler, Kapur, in an email dated April 6, 2023. Originally Jacob suggested a bond of \$36,500.00. Greg Governatori, after speaking with the Christmans,' was asked if there should be a bond which Greg answered no as work is being done. The neighbor, Kevin Sossaman, was in attendance and he stated there has not been any change in water flow from the Christman's working on the property. Mr. Christman will reach out to Asphalt Contractor and follow-up with Ken Hinz and the Town Engineer. **Supervisor Schwartz motioned to table to July Town Board meeting, seconded by Supervisor Szeklinski. Vote taken: 5-0. Motion carried.**
- d) Discussion & possible action re: burning ordinance. Supervisor Gauerke noted that he would like to see section 7.5 "no open burn shall exceed 4 ft square.... to 8 ft.; to create a new section 7.8 "Exemption for Agricultural Burning"; changing 8.5 "no outdoor campfire or small bonfire shall exceed 3 ft in diameter..." to 5 ft. in diameter and adding section 13.5 "No person shall burn garbage or other material the burning of which causes an offensive or obnoxious odor within the town limits". Supervisor Schwartz questioned 8.3 and whether the Fire Chief does provide written permits. Chief Miller indicated that the area fire depts are working on a possible countywide ordinance. **Supervisor Schwartz motioned to table to the July Town Board meeting, seconded by Supervisor Gauerke, Vote taken: 5-0. Motion carried.**
- e) Discussion & possible action re: bids for meeting room table- Three bids were received, Advatech, Modrak and Woodwrights. The table is meant to coincide with the electronics for the proposed new audio-visual equipment. ARPA funds have already been set aside for these projects. Modrak was \$8,900 but was unfinished and required work from Ken Hinz, Advatech was \$22,000 and Woodwrights, \$9,765.00. **Supervisor Schwartz motioned to approve the bid from Woodwrights, seconded by Gauerke. Supervisors Szeklinski and Ulander questioned why we needed the table. Clerk indicated that it went along with the A/V equipment.** Supervisor Schwartz rescinded his motion. Nicolai also stated the need for the table was also for safety reasons. There is a drop-off where Szeklinski sits. The Clerk noted that the Clerk & Treasurer have spent a lot of time preparing the RFP, getting bids and meeting with vendors with no action. Not sure where to go from here.
8. New Business:
- a) Special Events Permit/Temp. Class "B" request- Lions Club, Annual Car Show- **Supervisor Schwartz motioned to approve the event and temp. Class "B" license, seconded by Supervisor Gauerke. Vote taken: 5-0. Motion carried.**
- b) Resolution re: reserve liquor license- **Supervisor Gauerke motioned to table this matter indefinitely, seconded by Supervisor Ulander. Vote taken: 5-0. Motion carried.**
- c) Discussion and possible action re: follow-up on previously held meeting with Nicolai, Gauerke, Houston and Jackson to discuss a possible boundary agreement. Nicolai stated that both boards need to sit down with one another. Nicolai noted that the does have some questions about the terms that need clarification. **Supervisor Schwartz motioned to move forward and have the two boards meet to discuss a boundary agreement, seconded by Supervisor Gauerke. Ulander stated that this meeting would be just to discuss and not trigger some statutorial terms. Vote taken: 5-0. Motion carried.**

Public Comments- Comments were made during the meeting.

**Supervisor Szeklinski motioned to adjourn the meeting at 8:04 pm, seconded by Supervisor Ulander.
Vote taken: 5-0. Motion carried.**

Respectfully Submitted,

Tina Mayer, Town Clerk

DRAFT

Level Variance request to allow alcohol during Balloonfest, seconded by Supervisor Schwartz. Vote taken: 5-0. Motion carried.

- b) Tichigan Vol. Fire Co-Courtney Bowen, President, reported 22 calls for April; 15 EMS, 6 Fire. There will be CPR and 1st Aid training May 10. CPR at 10 am and 1st Aid at 5 pm. TVFC received a \$2000 grant for a utility truck. There are three drone pilots in training. Bi-annual checks were completed on the ambulance and all was good.
- c) Waterford Fire & Rescue- There was a conflict with another meeting and WFR was not in attendance but sent the Clerk the calls. There were 3 calls for the month of April.
- d) WWMD- Greg Horeth noted that a grant for a new cutter was approved, \$53,666.00. Expect the small cutter to be delivered, hopefully, this month and the larger cutter July/August. WWMD does have loaner cutters and plan on starting May 15th and weed treatments to begin the 1st week of June along with the ProcellaCOR.
- e) Park Dept.- Ken Hinz was excused- no report.
- f) Road Dept.- Ken Hinz was excused. There will be a road tour of the board members with a meeting to follow on May 22nd at 1:00 pm.
- g) Board of Health- No report.
- h) Town Planning Recommendations-

- **Supervisor Ulander to suspend the rules and move Jensen up, seconded by Supervisor Szeklinski, Vote taken: 5-0. Motion carried.** Attorney Turke, representative of the Jensen's. There would be three lots and one remaining 9-acre parcel. Chair Nicolai stated that this is within the WSD boundaries not Western Racine County Sewer. When and if the boundaries line up the new owners would be required, within 6 months, to connect to the sewer. Turke noted that this would be in the deed restriction and would include the 4 lot. Gauerke questioned if the owners would voluntarily deed restrict the remnant parcel to no further land divisions. Turke indicated no, the Town ordinance would allow them to come back to the Board after 5 yrs. for another land division using CSM. Nicolai also stated that there is currently a flow study being completed to see if WSD would even have capacity. **Supervisor Schwartz motioned to accept Planning Commission recommendations to allow private septic systems contingent upon each of the lots filing an agreement with the Racine Co Register of Deeds indicating they will be required to hook up to municipal sewer, at the property owners expense, within 6 months of it becoming available and contingent on Atty. Dubis, Sanitary District and Engineer approval, seconded by Supervisor Szeklinski. Vote taken: 5-0. Motion carried.**

7. Old Business:

- a) Appointments- Chair Nicolai recommended the following appointments:

One (1) year term:

Town Engineer, Kapur & Associates

Town Surveyor, Gary Foat

Weed Commissioner, Ken Hinz

Town Assessor, Kathy Romanak per contract

The following to three (3) year terms:

Planning Commissioner (#3) – Max Wenck

Planning Commissioner (#4)- Risa Nelson

Planning Commission (#5)- Tom Mroczkowski (formerly held by Duane Luick)

Planning Commission (#1)-David Wagner for the remaining term of one-year to expire May 2024:

**SPECIAL TOWN BOARD MEETING FOR WATERFORD
UNAPPROVED/UNOFFICIAL MINUTES FOR JUNE 26, 2023
12:00 PM AT THE TOWN HALL**

Special Town Board Meeting RE Stark Subdivision Monday June 26, 2023

Meeting called to order at 12:15 pm by Chairwoman Jendusa-Nicolai. Present, Jendusa Nicolai, Supervisors Ulander, Schwartz, Gauerke, and Szeklinski, Attorney Dubis, Attorney Purtell, Jim Hart, Dolezal family, and other Stark Subdivision neighbors.

Attorney Dennis Purtell spoke for the Stark Subdivision property owners and provided each board member with a folder containing a submission page and 4 documents; 1. An undated letter (1994?) from Dennis Tully of Fidelity Title, 2. The 8/29/1967 order laying out roads in Stark Subdivision, 3. The 6/12/1978 deed granted to Jim and Patricia Hart from the Stark family. 4. Comments from surveyor John Degan dated 6/15/1929.

Supervisor Gauerke provided 3 documents to each board member with explanation of each. 1. The 8/29/1967 order laying out the 4 Stark Subdivision roads to become Town roads, but specifically excluding the park/bathing beach located between lots 5 and 6, and River Road extending to the water located between lots 65 and 66. 2. A map of Stark Subdivision identifying the 4 roads taken over by the town and the excluded River Road and Bathing beach. 3. A copy of Jim and Patricia Hart's 6/12/1978 deed which documents that the owners of the subdivision have the use in common of the park/bathing beach and River Road for ingress and egress to the waters of the Fox River.

Attorney Dennis Purtell then addressed the board regarding his documents; Exhibit 4; surveyor John Degan's notes of 6/15/1929 which states that the Stark family agrees to "maintain all roads, streets, courts, drives and parks until the taxable property in the above-named subdivision shall insure the maintenance of the same." Exhibit 3; Mr. Purtell reinforced the wording in the Hart's 6/12/1978 deed that the owners of Stark's subdivision have the right in common to use the park/bathing beach and the River Road water access parcel. Exhibit 2; Mr. Purtell re-stated from the Town's order laying out town roads in Stark Subdivision dated 8/29/1967 that specifically excluded were the Park/bathing beach and the River Road parcel extending to the water's edge. Exhibit 1; Mr. Purtell referred to the undated letter (possibly 1994) from Dennis Tully of Fidelity Title to Atty Mike Dubis which stated that we find no documents of record affecting said parcel since the recording of the recording of the plat in the year 1925." And "it is possible that the record owner would be the Town of Waterford." He further stated that the 8/29/1967 order laying out town roads in the Stark subdivision disproves both statements.

Attorney Mike Dubis addressed the Town Board and recommended that the Town Board take no action regarding the Bathing Beach and River Road over concerns of possible lawsuits, that no title company would issue a title policy on those parcels, and that there should be a "certified copy" of the 8/29/1967 order to lay out roads in the Stark Subdivision.

Supervisor Ulander commented that the board didn't need to act on something already decided by the Town board in 1967 and questioned whether there could be other documents related to this matter

Supervisor Szeklinski suggested that the subdivision owners could put a chain across the entrance to keep non-subdivision persons out.

Supervisor Gauerke re-stated the portion of the 8/29/1967 order that the Bathing Beach and River Road were specifically excluded when the 4 Stark Subdivision roads were taken over and that a board vote could clarify and refute the statements from Dennis Tully's letter that "we find no documents of record affecting said parcel since the recording of the plat in the year 1925" and that "it is possible that the record owner would be the Town of Waterford."

Supervisor Gauerke made the following motion; "Based on the wording in the order laying out Town roads in the Stark Subdivision dated 8/29/1967, the Town of Waterford has no ownership in the River Road parcel located between lots 65 and 66, or the Starks Fox River Park Bathing Beach located between lots 5 and 6.", seconded by Supervisor Schwartz. Vote taken: 2-3 (Ulander, Szeklinski & Nicolai). Motion fails.

Supervisor Ulander motioned that the Town take no action at this time, seconded by Supervisor Szeklinski. Vote taken: 3-2 (Gauerke & Schwartz). Motion carried.

Supervisor Schwartz motion to adjourn at 1:00 pm, seconded by Supervisor Szeklinski. Vote taken: 5-0. Motion carried.

Respectfully submitted,

Supervisor Dale Gauerke

ORDINANCE#
Township of Waterford
Racine County, Wisconsin

**Amend and add sections to Ordinance 12-12-2005- An Outdoor and Refuse Burning Ordinance
for the Town of Waterford Wisconsin.**

THE TOWN BOARD of the Township of Waterford, at its regular monthly and duly noticed meeting does hereby Ordain and Pass the following Ordinance:

SECTION 1: PURPOSE

1.00 Purpose. This ordinance is intended to promote the public health, safety and welfare and to safeguard the health, comfort, living conditions, safety and welfare of the citizens of the Town of Waterford due to the air pollution and fire hazards of open burning, outdoor burning and refuse burning.

SECTION 2: APPLICABILITY

2.00 Applicability. This ordinance applies to all outdoor burning and refuse burning within the Town of Waterford.

2.1. This ordinance does not apply to burning in a stove, furnace, fireplace or other heating device within a building used for human or animal habitation unless the material being burned includes refuse as defined in Section 4 of this ordinance.

2.2. This ordinance does not apply to the use of propane, acetylene, natural gas, gasoline or kerosene in a device intended for heating, construction or maintenance activities.

2.3. This ordinance does not apply to grilling or cooking using charcoal, wood, propane or natural gas in cooking or grilling appliances.

SECTION 3: SEVERABILITY

3.00 Severability. Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected.

SECTION 4: DEFINITIONS

4.00 Definitions.

4.1. "Campfire" means a small outdoor fire intended for recreation or cooking not including a fire intended for disposal of waste wood or refuse.

4.2. "Clean Wood" means natural wood which has not been painted, varnished or coated with a similar material, has not been pressure treated with preservatives and does not contain resins or glues as in plywood or other composite wood products.

4.3. "Confidential papers" means printed material containing personal identification or financial information that the owner wishes to destroy.

4.4. "Fire Chief" means the Chief of the Tichigan Volunteer Fire Company, Inc. or other person authorized by the Fire Chief.

4.5. "Outdoor burning" means open burning or burning in an outdoor wood-fired furnace.

4.6. "Open Burning" means kindling or maintaining a fire where the products of combustion are emitted directly into the ambient air without passing through a stack or a chimney.

4.7. "Outdoor Wood-fired Furnace" means a wood-fired furnace, stove or boiler that is not located within a building intended for habitation by humans or domestic animals.

4.8. "Refuse" means any waste material except clean wood.

SECTION 5: GENERAL PROHIBITION ON OPEN BURNING, OUTDOOR BURNING AND REFUSE BURNING

5.00 General prohibition on outdoor burning and refuse burning. Open burning, outdoor burning and refuse burning are prohibited in the Town of Waterford unless the burning is specifically permitted by this ordinance.

SECTION 6: MATERIALS THAT MAY NOT BE BURNED

6.00 Materials that may not be burned.

6.10 Unless a specific written approval has been obtained from the Department of Natural Resources, the following materials may not be burned in an open fire, incinerator, burn barrel, furnace, stove or any other

indoor or outdoor incineration or heating device. The Town of Waterford will not issue a permit for burning any of the following materials without air pollution control devices and a written copy of an approval by the Department of Natural Resources.

- 6.11. Rubbish or garbage including but not limited to food wastes, food wraps, packaging, animal carcasses, paint or painted materials, furniture, composite shingles, construction or demolition debris or other household or business wastes.
- 6.12. Waste oil or other oily wastes except used oil burned in a heating device for energy recovery subject to the restrictions in Chapter NR 590, Wisconsin Administrative Code.
- 6.13. Asphalt and products containing asphalt.
- 6.14. Treated or painted wood including but not limited to plywood, composite wood products or other wood products that are painted, varnished or treated with preservatives.
- 6.15. Any plastic material including but not limited to nylon, PVC, ABS, polystyrene or urethane foam, and synthetic fabrics, plastic films and plastic containers.
- 6.16. Rubber including tires and synthetic rubber-like products.
- 6.17. Newspaper, corrugated cardboard, container board, office paper and other materials that must be recycled in accordance with the local recycling ordinance except as provided in Section 12 of this ordinance.

SECTION 7: OPEN BURNING OF LEAVES, BRUSH, CLEAN WOOD AND OTHER VEGETATIVE DEBRIS

7.00 Burning leaves, brush, clean wood and other vegetative debris.

Open burning of leaves, weeds, brush, stumps, clean wood trimmings (less than six (6) inches in diameter) and other vegetative debris is allowed only in accordance with the following provisions

- 7.1. Open burning shall be conducted only on the property on which the materials were generated.
- 7.2. Open burning of weeds or brush on agricultural lands is allowed if conducted in accordance with other applicable provisions of this ordinance, with notification to Racine County and the Fire Chief.
- 7.3. Burning of trees, limbs, stumps, brush or weeds for clearing or maintenance of rights-of-way is allowed if approved by the Fire Chief and if in accordance with other provisions of this ordinance.
- 7.4. Open burning under this section shall only be conducted at a location at least 30 feet from the nearest building which is not on the same property.
- 7.5. No open burn shall exceed ~~four (4)~~ eight (8) feet square and four (4) feet in height.
- 7.6. Open burning shall only be conducted Monday through Sunday between the hours of 10:00 AM to 7:00 PM.
- 7.7. Open burning shall be constantly attended and supervised by a competent person of at least sixteen (16) years of age until the fire is extinguished and is cold. The person shall have readily available a water supply for use and such fire extinguishing equipment as may be necessary for the total control of the fire, within a radius of seventy-five feet around the fire or burning activity.
- 7.8. Exemption for Agricultural Burning Burning of brush or weeds on agricultural lands including fires for crop land management, insect and rodent control is permitted, provided dense smoke is not created and no nuisance occurs. Here shall be no time limit for agricultural burning but shall be supervised from time of ignition to extinguishment.

SECTION 8: CAMPFIRES / BONFIRES

8.00 Outdoor campfires and bonfires.

A campfire or bonfire may be used in the Town of Waterford only in accordance with the following provisions:

- 8.1. Outdoor campfires and small bonfires for cooking or recreation are allowed provided that the fire is confined by a control device or structure such as a barrel, fire ring, manufactured outdoor fireplace or fire pit.
- 8.2. Control devices shall be constructed of metal, concrete or brick in such a manner as to prevent the escape of burning embers.
- ~~8.3. Persons constructing a permanent structure, barrel, fire ring, manufactured outdoor fireplace or fire pit, for the containing campfires or bonfires, must obtain a written permit from the Fire Chief and must follow all applicable building codes. Remove~~
- 8.4. No person shall kindle, start or permit such a contained fire to burn within 20 feet of a building or wooden structure, or in any street or alley.
- 8.5. No outdoor campfire or small bonfire shall exceed ~~three (3)~~ five (5) feet in diameter and three (3) feet in height.
- 8.6. Campfires and bonfires are not permitted between the hours of 1:00 AM and continuing through sunrise the following morning.
- 8.7. Campfires and bonfires shall be constantly attended and supervised by a competent person of at least sixteen (16) years of age until the fire is extinguished and is cold. The person shall have readily available a water supply for use and such fire extinguishing equipment as may be necessary for the total control of the fire, within a radius of seventy-five feet around the fire or burning activity.

8.8. All wood materials shall be clean wood, not to exceed eight (8) inches in diameter and shall fit within the designated burn area. Fires may be ignited with a small quantity of paper; the use of flammable or combustible liquids for ignition is prohibited. Materials referenced in Section 6 are prohibited.

8.9. The Fire Chief, with permission of the Town Chairman or his duly authorized representative, may for ceremonial or recreational purposes, allow for larger bonfires at his discretion, providing that the burn materials used meet with Section 6 of this ordinance and Fire Department personnel and apparatus are on-site for the duration of the burn.

SECTION 9: BURN BARRELS

9.00 Burn barrels.

A burn barrel may be used in the Town of Waterford only in accordance with the following provisions:

9.1. The burn barrel shall not be used to burn any of the prohibited materials listed in Section 6 of this ordinance and may only be used in accordance with the provisions of Section 7 of this ordinance.

9.2. The burn barrel shall be located at least 50 feet from the nearest building that is not on the same property as the burn barrel.

9.3. The burn barrel shall have vent holes above the ash line for combustion air and shall be covered with a heavy wire screen.

9.4. The burn barrel shall not serve a commercial enterprise.

SECTION 10: OUTDOOR WOOD-FIRED FURNACES

10.00 Outdoor wood-fired furnaces.

An outdoor wood-fired furnace may be installed and used in the Town of Waterford only in accordance with the following provisions:

10.1. The outdoor wood-fired furnace shall be installed and used only in an area zoned for agricultural use.

10.2. The outdoor wood-fired furnace shall not be used to burn any of the prohibited materials listed in Section 6 of this ordinance.

10.3. The outdoor wood-fired furnace shall be located at least 75 feet from the nearest building which is not on the same property as the outdoor wood-fired furnace.

10.4. The outdoor wood-fired furnace shall have a chimney that extends at least 10 feet above the ground surface. If there are any residences within 500 feet, the chimney shall also extend at least as high above the ground surface as the height of the roofs of all such residences. The Fire Chief may approve a lesser height on a case-by-case basis if necessary to comply with manufacturer's recommendations and if the smoke from the lower chimney height does not create a nuisance for neighbors.

SECTION 11: FIRE DEPARTMENT PRACTICE BURNS

11.00 Fire department practice burns.

Notwithstanding sections 5 and 6 of this ordinance, the fire department may burn a standing building if necessary for fire fighting practice and if the practice burn complies with the requirements of the Department of Natural Resources.

SECTION 12: EXEMPTION FOR BURNING CERTAIN PAPERS

12.00 Exemption for burning certain papers.

12.1. Notwithstanding Subsection 6.17 of this ordinance, paper and cardboard products may be used as a starter fuel for a fire that is allowed under this ordinance

12.2. Small quantities of confidential papers from a residence may be burned if necessary to prevent the theft of financial records, identification or other confidential information.

12.3. Confidential papers from a commercial enterprise shall be shredded or destroyed in a manner other than burning.

12.4. A fire set for burning of a small quantity of confidential papers shall be subject to and comply with applicable subsections of this ordinance.

SECTION 13: PROHIBITED CONDITIONS

13.00 Prohibited Burning Conditions

13.1. Except for barbecue, gas and charcoal grills, no campfires or bonfires shall be undertaken during periods when either the Fire Chief or the Wisconsin Department of Natural Resources has issued a burning ban applicable to the area, or an ozone alert has been declared by Racine County or the National Weather Service.

13.2. No person shall cause or permit the emission of dense smoke from any premises owned or occupied by such person.

13.3. All allowed open burning shall be conducted in a safe nuisance free manner, when wind speed does not exceed nine (9) miles per hour and weather conditions are such as to minimize adverse effects and not create a health hazard or a visibility hazard on roadways. Open burning shall be conducted in conformance with all local and state fire protection regulations.

13.4. When weather conditions warrant, the Fire Chief or Police Chief, with the permission of the Town Chairman, or his duly authorized representative, or the Department of Natural Resources may declare a burning moratorium on all open burning and temporarily suspend all open burning, including campfires and bonfires.

13.5 No person shall burn garbage or other material the burning of which causes an offensive or obnoxious odor within the town limits.

SECTION 14: PERMITS

14.00 Permits.

14.1. The Town of Waterford does not require a permit for open burn, campfire or bonfire. Persons are responsible for the content of this ordinance.

14.2. Persons are required to obtain building permits as required for purposes stated in Section 8 and 10.

14.3. No person shall start, kindle or permit any burning at anytime during the provisions as stated in Section 13.

SECTION 15: LIABILITY

15.00 Liability. A person utilizing or maintaining an outdoor fire shall be responsible for all fire suppression costs and any other liability resulting from damage caused by the fire.

SECTION 16: RIGHT OF ENTRY AND INSPECTION

16.00 Right of entry and inspection. The Fire Chief, with permission of the Town Chairman or his duly authorized representative, or any authorized officer, agent, employee or representative of the Town of Waterford who presents credentials may inspect any property for the purpose of ascertaining compliance with the provisions of this ordinance. Note: If the owner or occupant of the premises denies access to the property for this purpose, a special inspection warrant may be obtained in accordance with sections 66.122 and 66.123, Wis. Stats.

SECTION 17: ENFORCEMENT AND PENALTIES

17.00 Enforcement and penalties.

17.1. The Fire Chief, with permission of the Town Chairman or his duly authorized representative, or any duly authorized officer for the fire department, Police Chief and authorized law enforcement officers are authorized to enforce the provisions of this ordinance.

17.2. The penalty for violation of any portion of this ordinance shall be a forfeiture of not less than \$10 or more than \$500 plus the cost of prosecution. Penalties are doubled for second and subsequent offenses.

PASSED AND ADOPTED this ____ day of _____, 2023, to take effect upon posting/publication as required by law.

TERI JENDUSA-NICOLAI
Town Chair

ATTEST:

TINA MAYER
Town Clerk

16-02

Renewal Alcohol Beverage License Application

(Submit to municipal clerk. Read instructions on page 3.)

For the license period beginning: 07 01 2023 ending: 06 30 2024
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: Town of } WATERFORD
 Village of }
 City of }

County of RACINE Aldermanic Dist. No. _____
(if required by ordinance)

Check one: Individual Limited Liability Company
 Partnership Corporation/Nonprofit Organization

Complete A or B. All must complete C.

A. Individual or Partnership:

Full Name (Last)	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

B. LLC or Corporation (and Agent):

Full Legal Name of Corporation / Nonprofit Organization / Limited Liability Company <u>Sol y Luna Mexican American Restaurant</u>	Address of Corporation / Limited Liability Company (if different from licensed premises) <u>817 Garfield Ave Waukesha WI 53186</u>
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All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent.

Agent Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Arroyo</u>	<u>Luciano</u>		<u>817 Garfield Ave Waukesha WI, 53186</u>

All Officer(s) Director(s) of Corporation and Members / Managers of Limited Liability Company:

President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Arroyo</u>	<u>Luciano</u>		<u>817 Garfield Ave Waukesha WI 53186</u>
Vice President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Victorino</u>	<u>Marina</u>		<u>817 Garfield Ave Waukesha WI 53186</u>
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

C. Business Information

1. Trade Name Sol y Luna Business Phone Number 262 501 0282

2. Address of Premises 28432 N. LAKE DR. Post Office & Zip Code WATERFORD, 53185


3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)
Kitchen, Dining room, Restrooms, Storage room and outside Dining patio.

4. Legal description (omit if street address is given above): _____

Applicant's Wisconsin Seller's Permit Number <u>456-103/4490-82</u>	
FEIN Number <u>93-1847775</u>	
TYPE OF LICENSE REQUESTED	FEE
<input type="checkbox"/> Class A beer	\$
<input checked="" type="checkbox"/> Class B beer	\$ 100
<input type="checkbox"/> Class C wine	\$
<input type="checkbox"/> Class A liquor	\$
<input type="checkbox"/> Class A liquor (cider only)	\$ N/A
<input checked="" type="checkbox"/> Class B liquor	\$ 300
<input type="checkbox"/> Reserve Class B liquor	\$
<input type="checkbox"/> Class B (wine only) winery	\$
Publication fee	\$ 7
TOTAL FEE	\$ 407

APPLICATION FOR LICENSE TO SELL SODA WATER BEVERAGES
For the license period beginning July 1, 20²³ and ending June 30, 20²⁴

I, hereby apply for a License to sell at the premises described below, in the Town of Waterford, from date hereof until June 30, 20²², (unless sooner revoked) Soda Water Beverages to be consumed on or off the premises, subject to the limitations imposed by Section 66.0433 (2) of the Wisconsin Statutes and acts amendatory hereof and supplementary thereto, and hereby agree to comply with all laws, resolutions, ordinances and regulations affecting the sale of such beverages if a license be granted to me.


Signature of Applicant

Name of Applicant:

Luciano Arroyo

Trade Name (if different from applicant):

SOL Y LUNA

Applicant's Mailing Address:

[REDACTED]

City, State, Zip Code:

Waukesha WI 53186

Applicant is (check one): Individual Partnership Corporation L.L.C. Other

Name of Establishment to be Licensed:

Sol y Luna
Mexican and American Restaurant

Address of Licensed Premises:

28432 N. LAKE DR.
WATERFORD, WI 53185

Has applicant been licensed to sell soda water beverages in the Town of Waterford within two years prior to the date hereof?

YES

Has applicant been convicted of any felony or of violating ANY law of the State of Wisconsin or of the United States? If yes, give date of conviction, name of court, nature of offense.

Has applicant ever been convicted of violating ANY law of the State of Wisconsin, or ordinance of Racine County, or ordinance of the Town of Waterford regulating the sale of beverages or intoxicating liquors? If yes, give details, including jurisdiction and penalty imposed:

Does applicant hold any license to sell fermented malt beverages or intoxicating liquors? If yes, state the type of such license, and the address of the licensed premises:

YES- CLASS "B"

Signature of Applicant



Date:

6/13/23

**A Resolution in the Town of Waterford
Racine County, Wisconsin**

Resolution Number _____ - _____

Whereas the Wisconsin Assembly and Senate are currently considering passage of AB292 and SB289, respectively, and

Whereas, If passed AB292 and SB289 will result in the following effects on the Town, property owners within the Town, and the assessment process as a whole:

- The technology to comply with the email component does not exist.
- Adding time to the process will be financially detrimental to the Town due to disrupting the ability to provide accurate municipal assessment reporting to the Dept. of Revenue for their calculations of changes to equalized values.
- The timeline of the exchange of data through local and State entities with assessors does not permit an extension of the timeline for the annual assessment process.
- These Bills will compound the following issues:
 - There is a March 1st deadline for Property Tax Exemption applications, which after received, must then be reviewed.
 - Department of Natural Resources does not publish Managed Forest Land and Forest Crop Land Master Lists until March. Rural Towns have changes to properties involved with these programs each year. Those changes must be processed on the assessor's side and reconciled with these Master Lists.
 - Some Counties do not provide assessors with each year's data for splits, new ownership, land description changes, acre changes, and parcel attachments until March or April. All that information must then be processed by the assessor.
 - Some Counties provide ownership information to rural assessor's once a year and are often month's behind processing property transfers. Maintaining additional required ownership information in the form of email addresses will slow that process down.
 - Adding 2 weeks to the notice requirement would push the Board of Review process into the fall for many municipalities.
 - Late Boards of Review produce additional DOR 70.57 adjustments that can be avoided by completing the process by the 2nd Monday in June, and inaccurate New Construction values.
 - Few municipalities will be able to complete the process by the 2nd Monday in June by adding 2 weeks to the notice period.
 - Towns will lose levy increase opportunities without accurate new construction values.
 - The logistics and resources required to comply with the requirements of these Bills will exponentially outweigh any perceived benefit.
 - These Bills will present a clear danger to property owners in the form of unprecedented exposure to fraud and identity theft.
 - These Bills provide no benefit the Towns, the effect will be to the contrary.
 - Assessment services will dramatically increase in cost due to the volume of added processing with less time to accomplish it.

- An important issue resonating with legislators is the real potential for hackers to leverage artificial intelligence to broadcast email disguised as assessment notices and delivering malware in the form of malignant attachments and links to unsuspecting property owners.
- The increased costs of creating the ability to comply with and maintain the email requirement will be a burden to property owners.
- No assessor has the resources to manually assemble this type of mass communication. It is not possible to comply.
- Requiring 2 forms of the notice of assessment for each property is redundant, wasteful, and confusing for property owners.
- Tax bills that are based on assessments are sent by regular mail. Requiring notices of those assessments to be emailed in addition to regular mail is wasteful.
- The property owner is responsible to make sure their current information, mailing address and assessment are correct. NOT the ASSESSOR.
- The law reads mail notices via postal services to last known address.

Now Therefore Be It Resolved that the Board of Supervisors of the _____ County, Wisconsin Town of _____ does oppose the passage of AB292 and SB289 and demands that all State Officials representing the constituency of the Town of _____ also stand in opposition to said bills.

***Resolution approved / rejected on this _____ day of _____, _____ on a vote of _____ ayes, _____ nays and _____ abstentions.**

 _____, **Town Chair** _____, **Clerk**

* The vote of the Town Board shall be by roll call with the results of such vote being recorded in the minutes of the meeting during which the vote was taken.

2023 - 2024 LEGISLATURE

2023 SENATE BILL 289

May 15, 2023 - Introduced by Senators QUINN, FEYEN, STROEBEL and TOMCZYK, cosponsored by Representatives ALLEN, BINSFELD, BODDEN, BRANDTJEN, EDMING, GREEN, GUNDRUM, MOSES, MURPHY, O'CONNOR, ORTIZ-VELEZ, PALMERI, RETTINGER, SCHRAA and SHANKLAND. Referred to Committee on Housing, Rural Issues and Forestry.

1 **AN ACT** to amend 70.365 of the statutes; relating to: sending notice of changed
2 assessment by email.

Analysis by the Legislative Reference Bureau

Under current law, if a person's property tax assessment has changed from the previous year's assessment, the assessor is required to provide a notice of changed assessment to the taxpayer by ordinary mail at least 15 days before the meeting of the board of review or board of assessors so that the taxpayer has sufficient notice to file an objection to the assessment. This bill requires the assessor to also send the notice by email if the taxpayer's email has been filed with the assessor. In addition, the bill requires that the assessor send the notice of changed assessment 30 days, rather than 15 days, prior to the meeting of the board of review or board of assessors.

For further information see the local fiscal estimate, which will be printed as an appendix to this bill.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

3 **SECTION 1.** 70.365 of the statutes is amended to read:

4 **70.365 Notice of changed assessment.** When the assessor assesses any
5 taxable real property, or any improvements taxed as personal property under s. 77.84

1 (1), and arrives at a different total than the assessment of it for the previous year,
2 the assessor shall notify the person assessed if the physical or email address of the
3 person is known to the assessor, otherwise the occupant of the property. However,
4 the assessor is not required to provide notice under this section if land is classified
5 as agricultural land, as defined in s. 70.32 (2) (c) 1g., for the current year and previous
6 year and the difference between the assessments is \$500 or less. If the assessor
7 determines that land assessed under s. 70.32 (2r) for the previous year is no longer
8 eligible to be assessed under s. 70.32 (2r), and the current classification under s.
9 70.32 (2) (a) is not undeveloped, agricultural forest, productive forest land, or other,
10 the assessor shall notify the person assessed if the assessor knows the person's
11 physical or email address, or otherwise the occupant of the property, that the person

12 assessed may be subject to a conversion charge under s. 74.485. Any notice issued
13 under this section shall be in writing and shall be sent by ordinary mail and by email,
14 if an email address is filed with the assessor, at least ~~15~~ 30 days before the meeting
15 of the board of review or before the meeting of the board of assessors in 1st class cities
16 and in 2nd class cities that have a board of assessors under s. 70.075, ~~except that, in~~
17 ~~any year in which the taxation district conducts a revaluation under s. 70.05, the~~
18 ~~notice shall be sent at least 30 days before the meeting of the board of review or board~~
19 ~~of assessors.~~ The notice shall contain the amount of the changed assessment and the
20 time, date, and place of the meeting of the local board of review or of the board of
21 assessors. The notice shall also include the following: "Under Wisconsin law,
22 generally, the assessor may not change the assessment of property based solely on
23 the recent arm's length sale of the property without adjusting the assessed value of
24 comparable properties in the same market area. For information on the assessment
25 of properties that have recently sold, visit the Internet site of the Department of

1 Revenue at ... (Internet site address)." However, if the assessment roll is not
2 complete, the notice shall be sent by ordinary mail and by email, if an email address
3 is filed with the assessor, at least ~~15~~ 30 days prior to the date to which the board of
4 review or board of assessors has adjourned, ~~except that, in any year in which the~~
5 ~~taxation district conducts a revaluation under s. 70.05, the notice shall be sent at~~
6 ~~least 30 days prior to the date to which the board of review or board of assessors has~~
7 ~~adjourned.~~ The assessor shall attach to the assessment roll a statement that the
8 notices required by this section have been mailed and emailed, if the email address
9 is filed with the assessor, and failure to receive the notice shall not affect the validity
10 of the changed assessment, the resulting changed tax, the procedures of the board
11 of review or of the board of assessors or the enforcement of delinquent taxes by
12 statutory means. After the person assessed or the occupant of the property receives
13 notice under this section, if the assessor changes the assessment as a result of the
14 examination of the rolls as provided in s. 70.45 and the person assessed waives, in
15 writing and on a form prescribed or approved by the department of revenue, the
16 person's right to the notice of the changed assessment under this section, no
17 additional notice is required under this section. The secretary of revenue shall
18 prescribe the form of the notice required under this section. The form shall include
19 information notifying the taxpayer of the procedures to be used to object to the
20 assessment. The form shall also indicate whether the person assessed may be
21 subject to a conversion charge under s. 74.485.

(END)

Good morning everyone:

The comments below from Nicole Larsen of Milwaukee bring to light some of the concerns municipalities will have when issuing assessment notices via e-mail.

While the County Real Property Listers are the likely entities to maintain e-mail addresses, as should be added to their list of responsibilities per Stat. 70.09, municipalities need to be diligent and concerned of bad actors using Artificial Intelligence to spoof local government and broadcast emails to property owners under the guise of sending assessment notices and instead delivering malignant attachments and links. The analogy to this are bad actors impersonating municipal or energy utility crews knocking on doors to gain access to homes of unsuspecting residents.

Municipalities aren't against updating outdated assessment practices to reflect the current times but this proposal has a real potential to put unsuspecting citizens at risk of having their home technology infected by malware.

Secondly, changing the notice period from 15 days to 30 days for record maintenance years is simply not warranted while increasing their cost of service. To alter processes and increase service costs throughout the entire state because one property owner didn't contact the property authority to update their mailing address isn't warranted.

All,

Forgive me if you are already aware of this, but I wanted to share with you LRB-2187. I identified a few issues that should be considered, so I thought I'd share.

- There is no definition of what "filed with" means. Does an email on an objection form (PA-115A or equivalent) count as "filed with" for the purposes of this statutory change? If an owner has emailed the Assessor's Office at some point, does that constitute an email address being "filed with" the Assessor's Office? Less likely, but still a possibility, will an Assessor's Office be required to affirmatively seek email addresses for owners of property within the jurisdiction?
- The Assessor's Office property database currently does not have a separate field for emails. We could have our vendor create one, but it will require additional programming costs. Additionally, three separate databases (AP5 online filing, and the vendor printer's files) that would require integration in order to email notices, resulting in additional costs to integrate these.
- What if a property is owned jointly by spouses? Will Assessor's Offices be required to email both owners if we have emails for both, or is one email sufficient?
- What if there are joint tenant non-spouse owners of a property? Who get the notice? Is one of 4 owners sufficient to satisfy the statute, or is the Assessor's Office required to email all four owners?
- We already get complaints about spam phone calls and text messages seeking to purchase homeowners' properties. Individual believe that the Assessor's Office tracks and provides telephone numbers and property ownership records, but we do not. Their private emails would now become public records, and we would have to release them to anyone who asks. Collecting and keeping this information would contribute to spammers' and scammers' efforts.

"These days, our email inboxes contain a jackpot of information about us that scammers can use. "Most consumers have one email account they use for everything: emailing their doctor, receiving alerts from their financial institution, or possibly [conducting] large financial transactions, such as buying or selling a home," Dudley says. Hackers can use your email address to send phishing email attacks and acquire valuable information—including your log-in credentials and financial info—that allows them to commit other crimes, like identity theft."

Your financial information is just a hop, skip, and jump from your email address: If hackers know your email address, they can phish for your password, and with your password, they can target your online bank accounts, especially if you have connected them to the email address that was hacked. "This is one

of the biggest risks you'll face from an email hack," Giassberg says. "Once [hackers] have the email [and password], it's easy to reset the bank account and begin issuing transactions."

Source: www.fishbase.org to complaint@what-hackers-can-do-will@enr.com, August 1, 2022. We serve many elderly property owners, who would be susceptible to identity theft and fraud if they expected the City to be communicating with them by email.

- What effect will this have on Wis. Stat. § 74.37(4)?

Nicole F. Larsen, JD

Commissioner of Assessments

City of Milwaukee

Kathy Romanak <kathyromanak88@gmail.com>
To: Speaker Robin Vos <rep.vos@legis.wi.gov>

Fri, May 19, 2023 at 11:05 AM

More comments on this LRB-2187 from the City of Milwaukee Commissioner. All good points
[Quoted text hidden]

Kathy Romanak <kathyromanak88@gmail.com>
To: "Rep.Wittke" <Rep.Wittke@legis.wisconsin.gov>

Fri, May 19, 2023 at 11:14 AM

More comments on this bill from the City of Milwaukee Commissioner. All good issues and concerns
[Quoted text hidden]

Rep.Wittke <Rep.Wittke@legis.wisconsin.gov>
To: Kathy Romanak <kathyromanak88@gmail.com>

Fri, May 19, 2023 at 11:20 AM

Thank you!

Best,

Johnny Humphrey

Office of Rep. Robert Wittke

6201 Assembly District

13 West, State Capitol

608-206-0731

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

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[Quoted text hidden]

1. the Towns Assn sees no benefit from this proposal
2. the 30-day notification period is especially difficult for contract assessment firms with a number of municipalities and only so many months in a year that Board of Review can ideally be held.

INITIAL SHORT TERM RENTAL APPLICATION- FEE \$750.00
RENEWAL SHORT TERM RENTAL APPLICATION- FEE
\$350.00

DATE RECEIVED: _____

For the license period beginning _____ 20____
 Ending _____ 20____

INTERNAL REVENUE SERVICE EMPLOYER ID #: _____

CONTACT INFORMATION:
 PROPERTY OWNER NAME: JRP Properties LLC

PROPERTY MANAGER NAME: John Palmer

24 HOUR PHONE: _____ OWNER PHONE #: _____

MAILING ADDRESS: _____ Waterford WI 53185

PROPERTY PHYSICAL ADDRESS: 5410 W. Peninsula Rd Waterford WI 53185

EMAIL: info.jrpproperties@gmail.com

REQUIRED:

<input checked="" type="checkbox"/>	Tourism Rooming House License Permit from the State of WI Department of Agriculture, Trade & Consumer Protection under ATCP 72.04
<input checked="" type="checkbox"/>	Completed State Lodging Establishment Inspection dated within 60 days of the date of issuance or renewal
<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input type="checkbox"/>	Floor plan of the proposed property for rental with requested maximum occupancy
<input type="checkbox"/>	Site plan including available onsite parking
<input checked="" type="checkbox"/>	Annual Racine County Health Department inspection

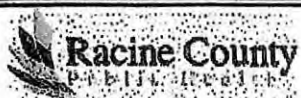
All Short-term Rental applications are required to have an annual inspection by the Racine County Health Department.

I, John Palmer (Property Owner OR Authorized Agent) certify that the above property meets the requirement of the Town of Waterford Code.

John Palmer

Signature of Property Owner OR Authorized Agent

FOR OFFICE USE ONLY:		
Reports received on	JUN 19 2023	Town of Waterford
Reports received on		Racine County Health Department
Reports received on		Waterford Police Department
Approved by Plan Commission (or its designee) on:		Town Board (or its designee) on:



**RACINE COUNTY PUBLIC HEALTH
DIVISION**

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is here by authorized to engage in the activity as indicated below.

ACTIVITY Tourist Rooming House (LTR)	EXPIRATION DATE 30-Jun-2023	I.D. NUMBER [REDACTED]
LICENSEE MAILING ADDRESS JRP PROPERTIES LLC [REDACTED] RD WATERFORD WI 53185	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS BEVERLY 5410 W PENNIUSULA RD WATERFORD WI 53185

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 15th or a late payment fee will be assessed.

If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

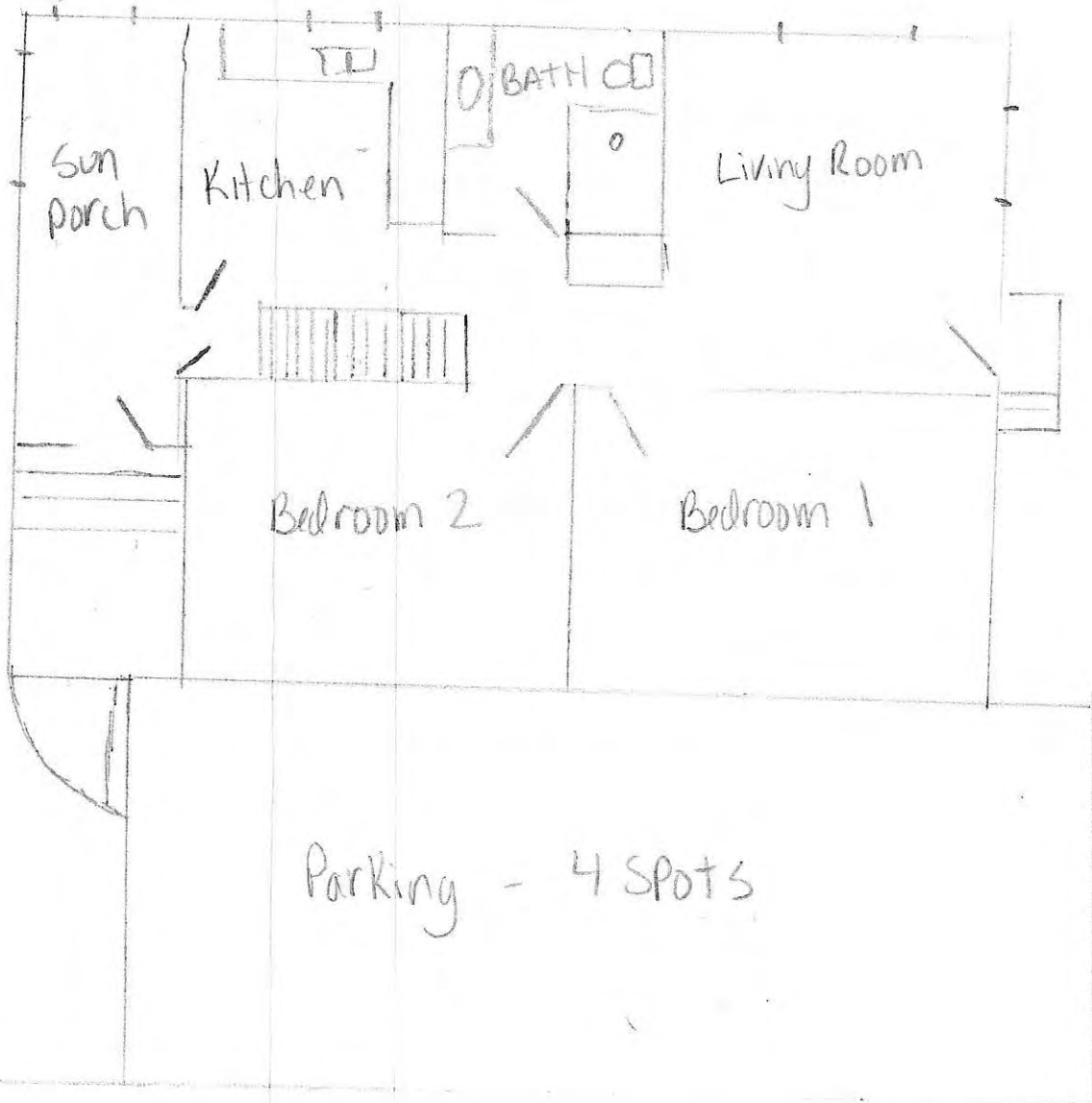
**RACINE COUNTY PUBLIC HEALTH DIVISION
9531 RAYNE RD SUITE V
STURTEVANT, WI 53177
(262)898-4460**

* Include the name of your facility and the ID number.

5410 W. Peninsula Dr

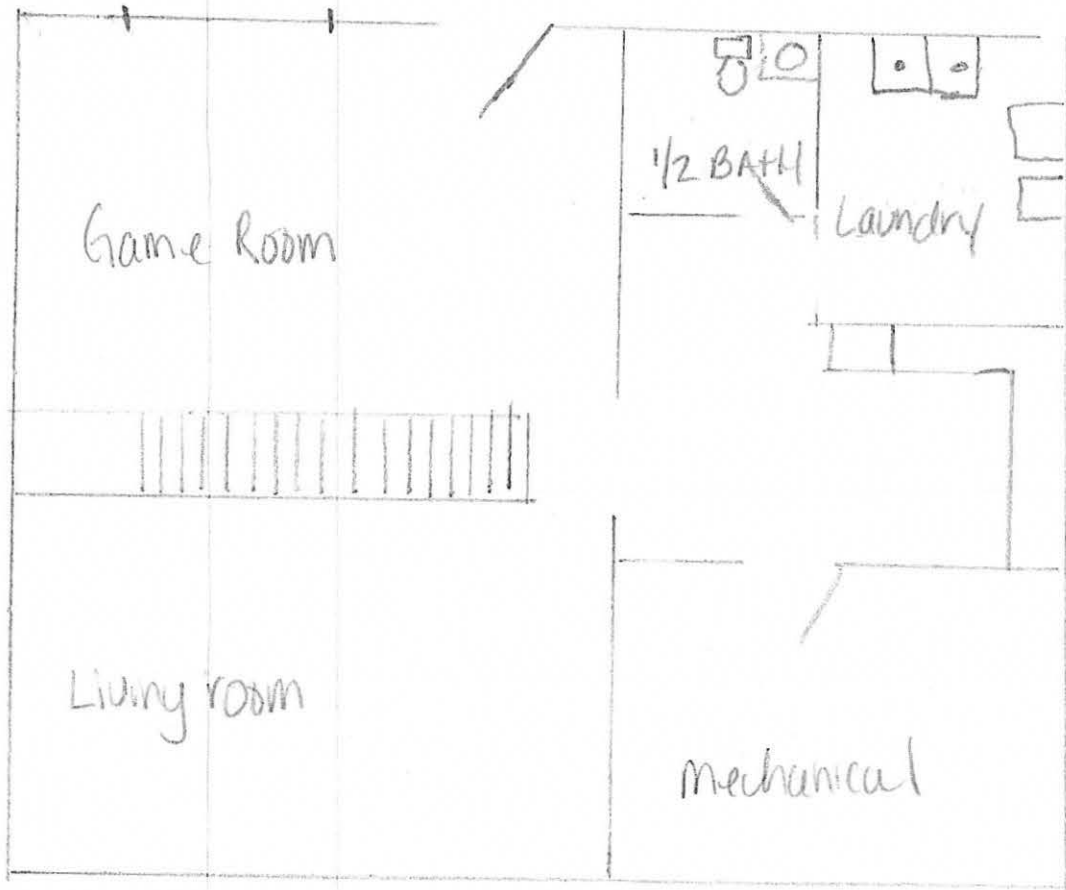
Sleeps 5

1st Floor



3410 W. Peninsula Dr

Lower
walk out



INITIAL SHORT TERM RENTAL APPLICATION- FEE \$750.00
RENEWAL SHORT TERM RENTAL APPLICATION- FEE
\$350.00

DATE RECEIVED: _____

For the license period beginning _____ 20____
 Ending _____ 20____

INTERNAL REVENUE SERVICE EMPLOYER ID: [REDACTED]

CONTACT INFORMATION:

PROPERTY OWNER NAME: JRP Properties LLC

PROPERTY MANAGER NAME: John Palmer

24 HOUR PHONE NUMBER: [REDACTED] OWNER PHONE # [REDACTED]

MAILING ADDRESS: [REDACTED] Waterford WI 53185

PROPERTY PHYSICAL ADDRESS: 6232 Briarwood Circle Waterford WI 53185

EMAIL: info.jrpproperties@gmail.com

REQUIRED:

- Tourism Rooming House License Permit from the State of WI Department of Agriculture, Trade & Consumer Protection under ATCP 72.04
- Completed State Lodging Establishment Inspection dated within 60 days of the date of issuance or renewal
- Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
- Floor plan of the proposed property for rental with requested maximum occupancy
- Site plan including available onsite parking
- Annual Racine County Health Department inspection

All Short-term Rental applications are required to have an annual inspection by the Racine County Health Department.

I, John Palmer (Property Owner OR Authorized Agent) certify that the above property meets the requirement of the Town of Waterford Code.

[Signature]

Signature of Property Owner OR Authorized Agent

FOR OFFICE USE ONLY:

Reports received on	<u>8707 6 1 NAF</u>	Town of Waterford
Reports received on		Racine County Health Department
Reports received on		Waterford Police Department
Approved by Plan Commission (or its designee) on :		Town Board (or its designee) on:



**RACINE COUNTY PUBLIC HEALTH
DIVISION**

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is here by authorized to engage in the activity as indicated below.

ACTIVITY Tourist Rooming House (LTR)	EXPIRATION DATE 30-Jun-2023	I.D. NUMBER [REDACTED]
LICENSEE MAILING ADDRESS JRP PROPERTIES LLC [REDACTED] RD WATERFORD WI 53185	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS BLUE FISH COTTAGE 6232 BRIARWOOD CIR WATERFORD WI 53185

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 15th or a late payment fee will be assessed.

If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

**RACINE COUNTY PUBLIC HEALTH DIVISION
9531 RAYNE RD SUITE V
STURTEVANT, WI 53177
(262)898-4460**

* Include the name of your facility and the ID number.

6232 Briarwood Lane

Steps 5



Parking - 4 spots

INITIAL SHORT TERM RENTAL APPLICATION- FEE \$750.00
RENEWAL SHORT TERM RENTAL APPLICATION- FEE
\$350.00

DATE RECEIVED: _____

For the license period beginning _____ 20 23
 Ending _____ 20 24

INTERNAL REVENUE SERVICE EMPLOYER ID #: _____

CONTACT INFORMATION:

PROPERTY OWNER NAME: Bob and Kim Beisbier

PROPERTY MANAGER NAME: Bob Beisbier

24 HOUR PHONE NUMBER: (708) [REDACTED] OWNER PHONE # [REDACTED]

MAILING ADDRESS: [REDACTED]

PROPERTY PHYSICAL ADDRESS: 6417 N Tichigan Rd, Waterford

EMAIL: bkpro@wi.rr.com

REQUIRED:

<input type="checkbox"/>	Tourism Rooming House License Permit from the State of WI Department of Agriculture, Trade & Consumer Protection under ATCP 72.04
<input type="checkbox"/>	Completed State Lodging Establishment Inspection dated within 60 days of the date of issuance or renewal
<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input checked="" type="checkbox"/>	Floor plan of the proposed property for rental with requested maximum occupancy
<input checked="" type="checkbox"/>	Site plan including available onsite parking
<input checked="" type="checkbox"/>	Annual Racine County Health Department inspection

All Short-term Rental applications are required to have an annual inspection by the Racine County Health Department.

I, Bob Beisbier (Property Owner OR Authorized Agent) certify that the above property meets the requirement of the Town of Waterford Code.

Bob Beisbier
 Signature of Property Owner OR Authorized Agent



FOR OFFICE USE ONLY:

Reports received on	<u>6/6/23</u>	Town of Waterford
Reports received on		Racine County Health Department
Reports received on		Waterford Police Department
Approved by Plan Commission (or its designee) on :		Town Board (or its designee) on:

6417 Tichigan rd

Write a description for your map.

Legend

-  Fox River Getaway
-  lot line



6-7
CARS

N Tichigan Rd

Tichigan Rd

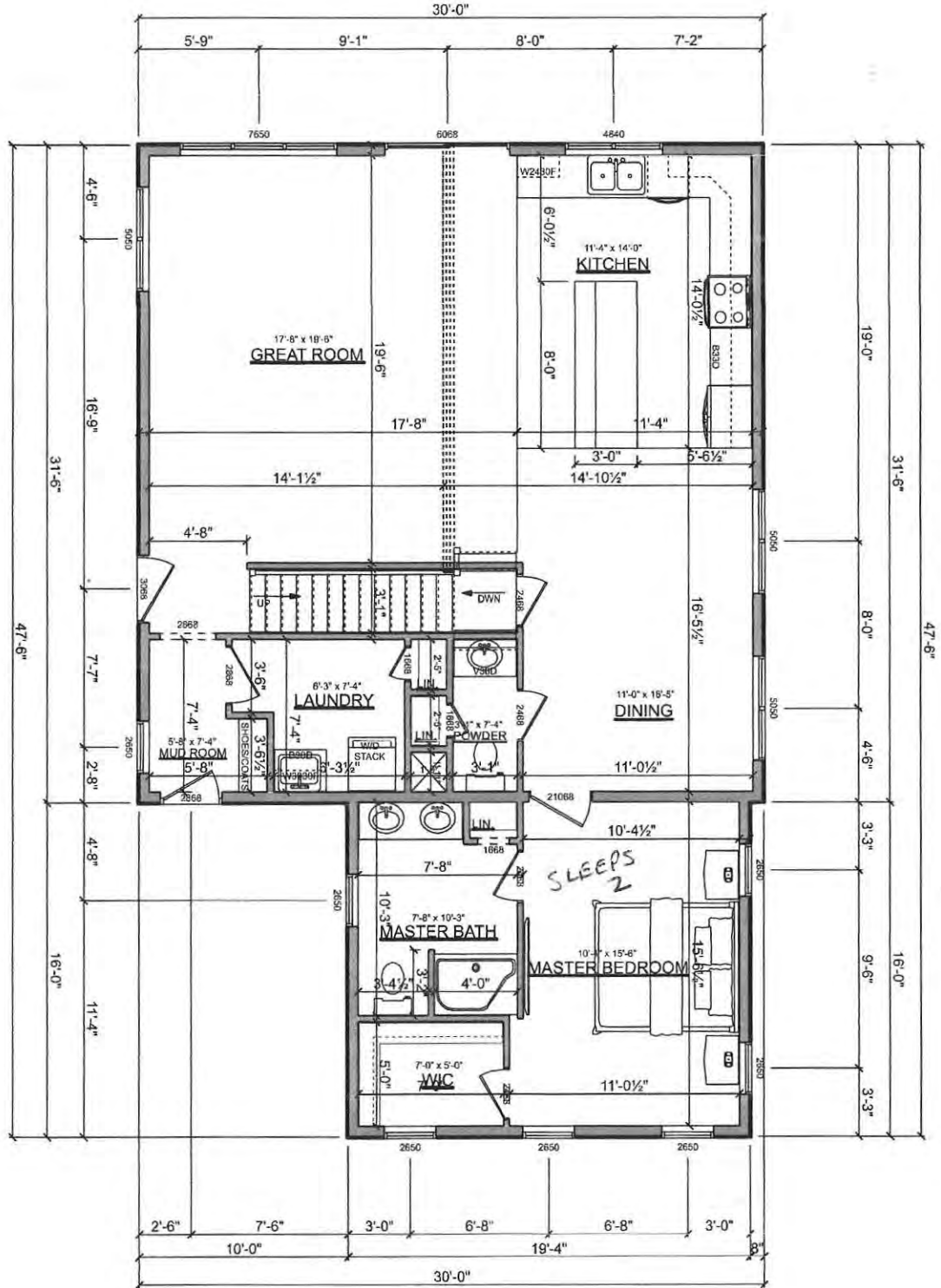
Fox River Getaway

Google Earth

100 ft



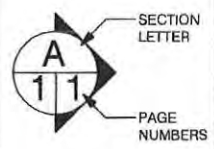
1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"



SLEEPS 13

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

James Allen Builders
N91 W29191 Bobtail Ct. PHONE: 1-262-327-3907
Hartland WI FAX: 53029 MOBILE: justin@jamesallenbuilders.com

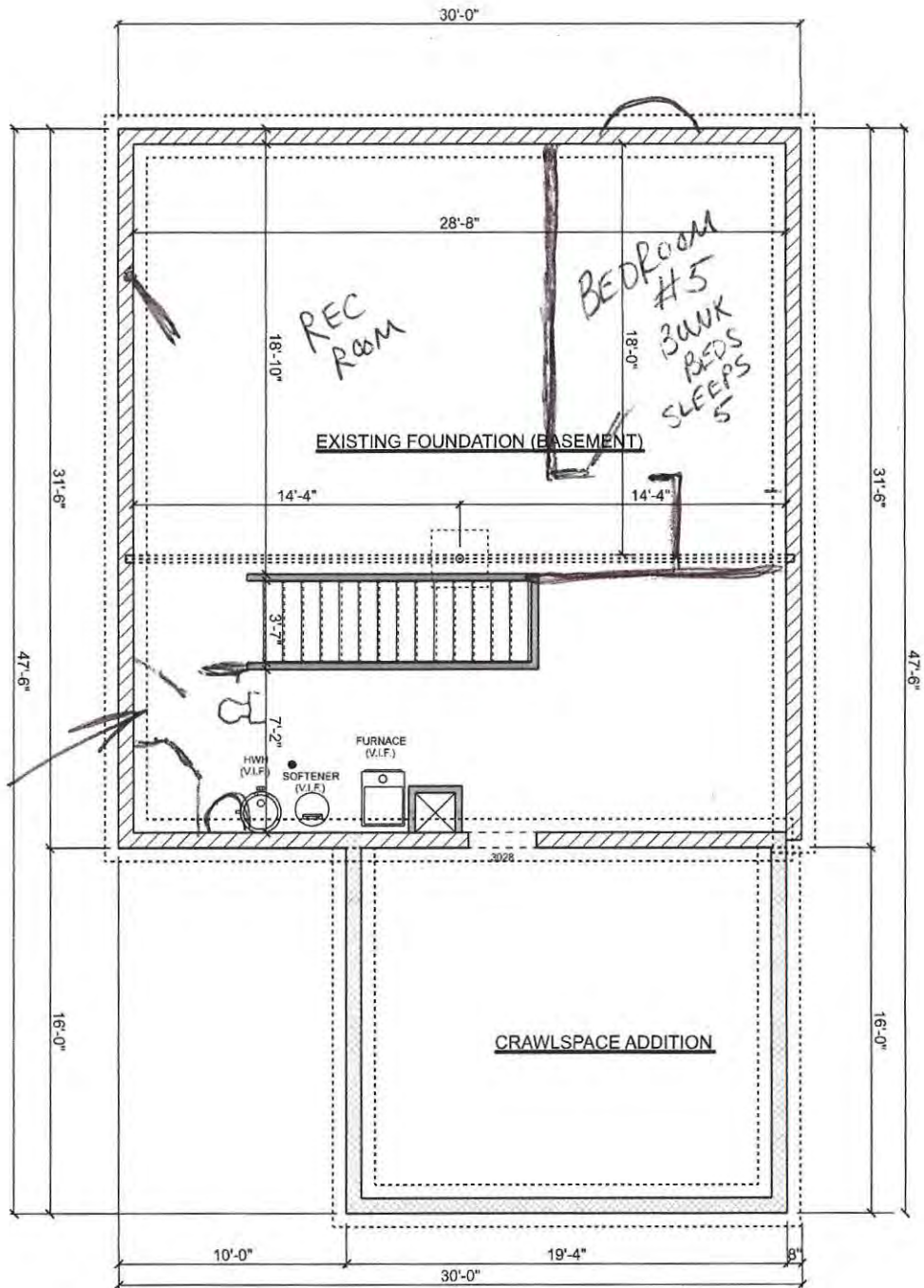


James Allen - Beisber
PHONE:
FAX:
MOBILE:

DRAWN BY:
SCALE: 3/16" = 1'-0"
DATE: Thursday, December 5, 2019

PAGE: 1/3
Main Floor

FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



NOTE: ADD 2 COURSES OF CMU TO TOP OF EXISTING FOUNDATION FOR 8'-6" TALL BASEMENT CLG.

Full Bath

BEDROOM #5
3 WALK BEDS
SLEEPS 5

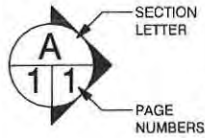
EXISTING FOUNDATION (BASEMENT)

CRAWLSPACE ADDITION

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

James Allen Builders

N91 W29191 Bobtail Ct. PHONE: 1-262-327-3907
Hartland WI FAX:
53029 MOBILE:
justin@jamesallenbuilders.com



James Allen - Beisber

PHONE:
FAX:
MOBILE:

DRAWN BY:
SCALE: 3/16" = 1'-0"
DATE: Thursday, December 5, 2019

PAGE: **3/3**
FOUNDATION



RACINE COUNTY PUBLIC HEALTH
DIVISION

License, Permit or Registration

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ACTIVITY	EXPIRATION DATE	I.D. NUMBER
Tourist Rooming House (LTR)	30-Jun-2024	[REDACTED]
LICENSEE MAILING ADDRESS	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS
FOX RIVER GETAWAY LLC		FOX RIVER GETAWAY
[REDACTED]		6417 N TICHIGAN RD
MUKWONAGO WI 53149		WATERFORD WI 53185

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 15th or a late payment fee will be assessed.

If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

RACINE COUNTY PUBLIC HEALTH DIVISION
9531 RAYNE RD SUITE V
STURTEVANT, WI 53177
(262)898-4460

* Include the name of your facility and the ID number.

INITIAL SHORT TERM RENTAL APPLICATION- FEE \$750.00
RENEWAL SHORT TERM RENTAL APPLICATION- FEE
\$350.00

DATE RECEIVED: _____

For the license period beginning _____ 20____
 Ending _____ 20____

INTERNAL REVENUE SERVICE EMPLOYER ID #: _____

CONTACT INFORMATION:

PROPERTY OWNER NAME: JRP Properties LLC

PROPERTY MANAGER NAME: John Palmer

24 HOUR PHONE NUMBER: 262-____ OWNER PHONE # ____

MAILING ADDRESS: ____ Waterford WI 53185

PROPERTY PHYSICAL ADDRESS: 6732 Burma Rd Waterford WI 53185

EMAIL: ____

REQUIRED:

<input checked="" type="checkbox"/>	Tourism Rooming House License Permit from the State of WI Department of Agriculture, Trade & Consumer Protection under ATCP 72.04
<input checked="" type="checkbox"/>	Completed State Lodging Establishment Inspection dated within 60 days of the date of issuance or renewal
<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input checked="" type="checkbox"/>	Floor plan of the proposed property for rental with requested maximum occupancy
<input checked="" type="checkbox"/>	Site plan including available onsite parking
<input checked="" type="checkbox"/>	Annual Racine County Health Department inspection

All Short-term Rental applications are required to have an annual inspection by the Racine County Health Department.

I, John Palmer (Property Owner OR Authorized Agent) certify that the above property meets the requirement of the Town of Waterford Code.

John Palmer

Signature of Property Owner OR Authorized Agent

FOR OFFICE USE ONLY:		
Reports received on	JUN 19 2023	Town of Waterford
Reports received on		Racine County Health Department
Reports received on		Waterford Police Department
Approved by Plan Commission (or its designee) on :		Town Board (or its designee) on:



**RACINE COUNTY PUBLIC HEALTH
DIVISION**

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is here by authorized to engage in the activity as indicated below.

ACTIVITY Tourist Rooming House (LTR)	EXPIRATION DATE 30-Jun-2023	I.D. NUMBER [REDACTED]
LICENSEE MAILING ADDRESS JRP PROPERTIES LLC [REDACTED] WATERFORD WI 53185	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS CEDAR POINT RETREAT 6732 BURMA RD WATERFORD WI 53185

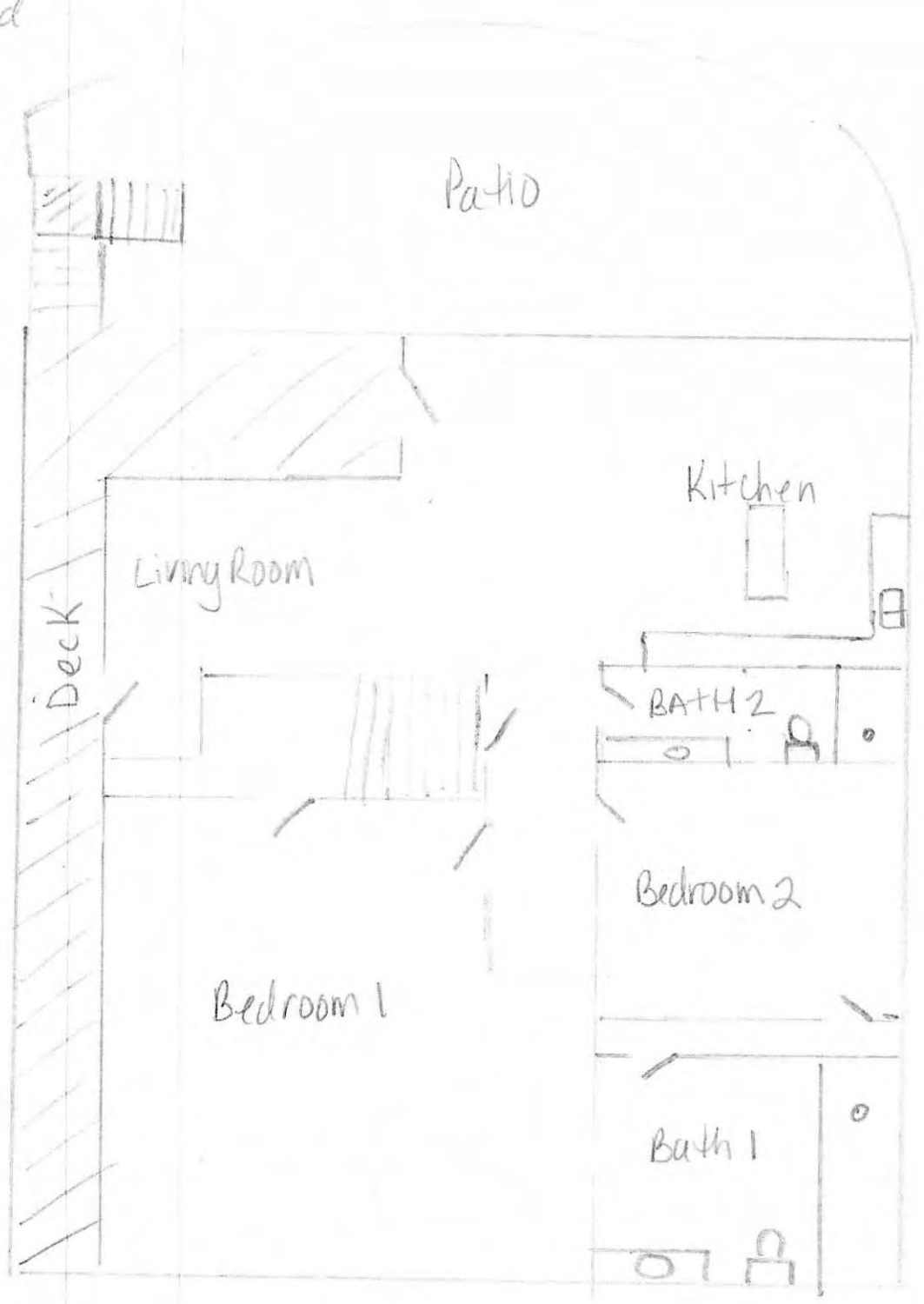
The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 15th or a late payment fee will be assessed.

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**RACINE COUNTY PUBLIC HEALTH DIVISION
9531 RAYNE RD SUITE V
STURTEVANT, WI 53177
(262)898-4460**

* Include the name of your facility and the ID number.

6732 Burma Rd
Sleeps 8

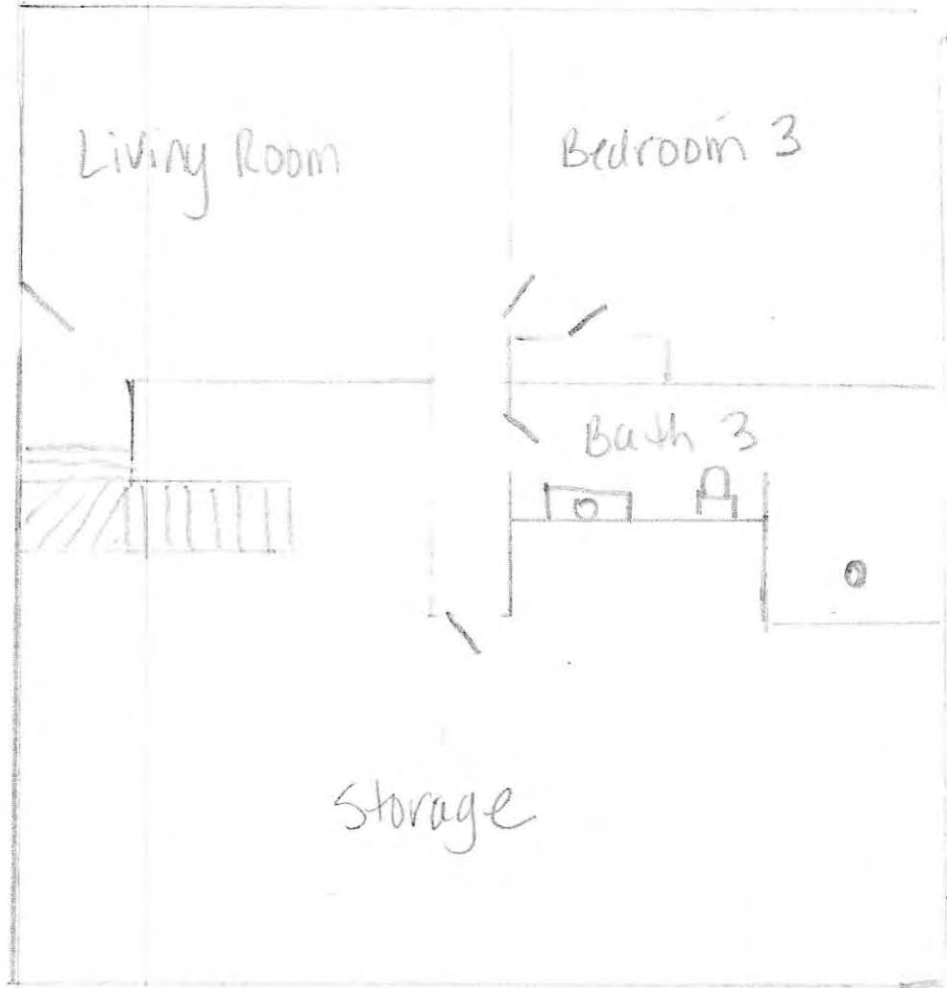


1st Floor

Driveway
6 Cars Deep

2.5 Car
garage

6732 Burma Rd



Lower level
walk out

INITIAL SHORT TERM RENTAL APPLICATION- FEE \$750.00
RENEWAL SHORT TERM RENTAL APPLICATION- FEE
\$350.00

DATE RECEIVED: _____

For the license period beginning _____ 20____
 Ending _____ 20____

INTERNAL REVENUE SERVICE EMPLOYER ID: [REDACTED]

CONTACT INFORMATION:

PROPERTY OWNER NAME: JRP Properties LLC

PROPERTY MANAGER NAME: John Palmer

24 HOUR PHONE NUMBER: [REDACTED] OWNER PHONE # [REDACTED]

MAILING ADDRESS: [REDACTED] Waterford WI 53185

PROPERTY PHYSICAL ADDRESS: 6240 Briarwood Circle Waterford WI 53185

EMAIL: [REDACTED]

REQUIRED:

<input checked="" type="checkbox"/>	Tourism Rooming House License Permit from the State of WI Department of Agriculture, Trade & Consumer Protection under ATCP 72.04
<input checked="" type="checkbox"/>	Completed State Lodging Establishment Inspection dated within 60 days of the date of issuance or renewal
<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input checked="" type="checkbox"/>	Floor plan of the proposed property for rental with requested maximum occupancy
<input checked="" type="checkbox"/>	Site plan including available onsite parking
<input checked="" type="checkbox"/>	Annual Racine County Health Department inspection

All Short-term Rental applications are required to have an annual inspection by the Racine County Health Department.

I, John Palmer (Property Owner OR Authorized Agent) certify that the above property meets the requirement of the Town of Waterford Code.



Signature of Property Owner OR Authorized Agent

FOR OFFICE USE ONLY:

Reports received on	<u>6/19/2023</u>	Town of Waterford
Reports received on	<u>N/A</u>	Racine County Health Department
Reports received on		Waterford Police Department
Approved by Plan Commission (or its designee) on:		Town Board (or its designee) on:



**RACINE COUNTY PUBLIC HEALTH
DIVISION**

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is here by authorized to engage in the activity as indicated below.

ACTIVITY Tourist Rooming House (LTR)	EXPIRATION DATE 30-Jun-2023	I.D. NUMBER [REDACTED]
LICENSEE MAILING ADDRESS JRP PROPERTIES LLC [REDACTED] WATERFORD WI 53185	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS WHITE PINE VILLA 6240 BRIARWOOD CIR WATERFORD WI 53185

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 15th or a late payment fee will be assessed.

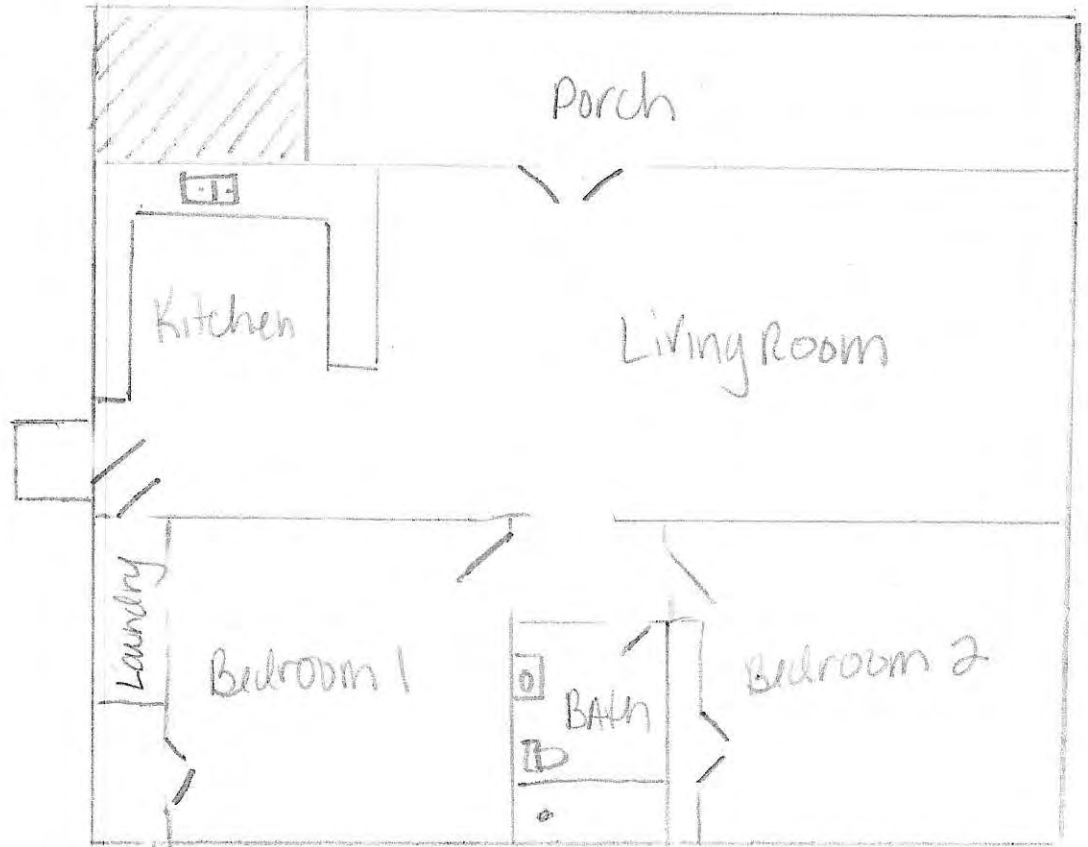
If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

**RACINE COUNTY PUBLIC HEALTH DIVISION
9531 RAYNE RD SUITE V
STURTEVANT, WI 53177
(262)898-4460**

* Include the name of your facility and the ID number.

6240 Briarwood Circle

sleeps 5



2.5 Car Garage

parking
4 spots

INITIAL SHORT TERM RENTAL APPLICATION- FEE \$750.00
RENEWAL SHORT TERM RENTAL APPLICATION- FEE
\$350.00

DATE RECEIVED: _____

For the license period beginning July 1 20 23
 Ending June 30 20 24

INTERNAL REVENUE SERVICE EMPLOYER [REDACTED]

CONTACT INFORMATION:
 PROPERTY OWNER NAME: 321Go Ventures Tichigan LLC

PROPERTY MANAGER NAME: Siaw Ming Hwong

24 HOUR PHONE NUMBER: [REDACTED] OWNER PHONE # [REDACTED]

MAILING ADDRESS: [REDACTED]

PROPERTY PHYSICAL ADDRESS: 6749A N Tichigan Rd, Waterford WI 53185

EMAIL: 321goventures@gmail.com

REQUIRED:

<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input checked="" type="checkbox"/>	Floor plan of the proposed property for rental with requested maximum occupancy
<input checked="" type="checkbox"/>	Site plan including available onsite parking
<input checked="" type="checkbox"/>	Copy of Racine County Public Health Division "License, Permit or Registration"

All Short-term Rental applications are required to have an annual inspection by the Racine County Health Department.

I, Siaw Ming Hwong (Property Owner OR Authorized Agent) certify that the above property meets the requirement of the Town of Waterford Code.

Siaw Ming Hwong

Signature of Property Owner OR Authorized Agent

Office Use Only:

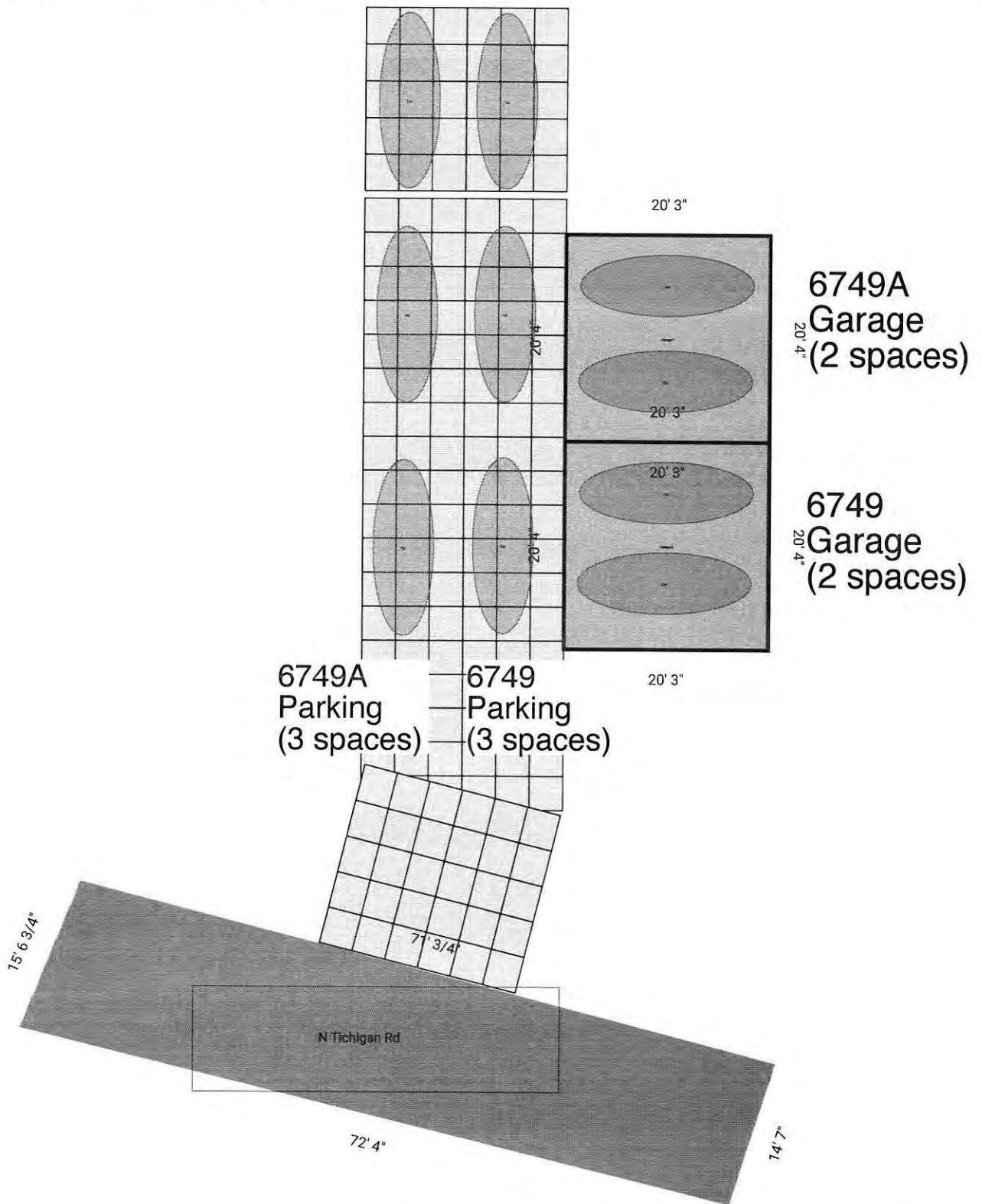
Date filed:		Payment Received:
Planning Review:		Permit Number:
Board Review:		Expiration Date:
Approval Date:		Registration Fee:

6749A

6749A N Tichigan Rd, 53185 Waterford, WI, United States
TOTAL AREA: 1462.89 sq ft • LIVING AREA: 684.77 sq ft • FLOORS: 2



▼ 6749 + 6749A Driveway and Parking area



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 8' 16' 24'

1:167
Page 2/2

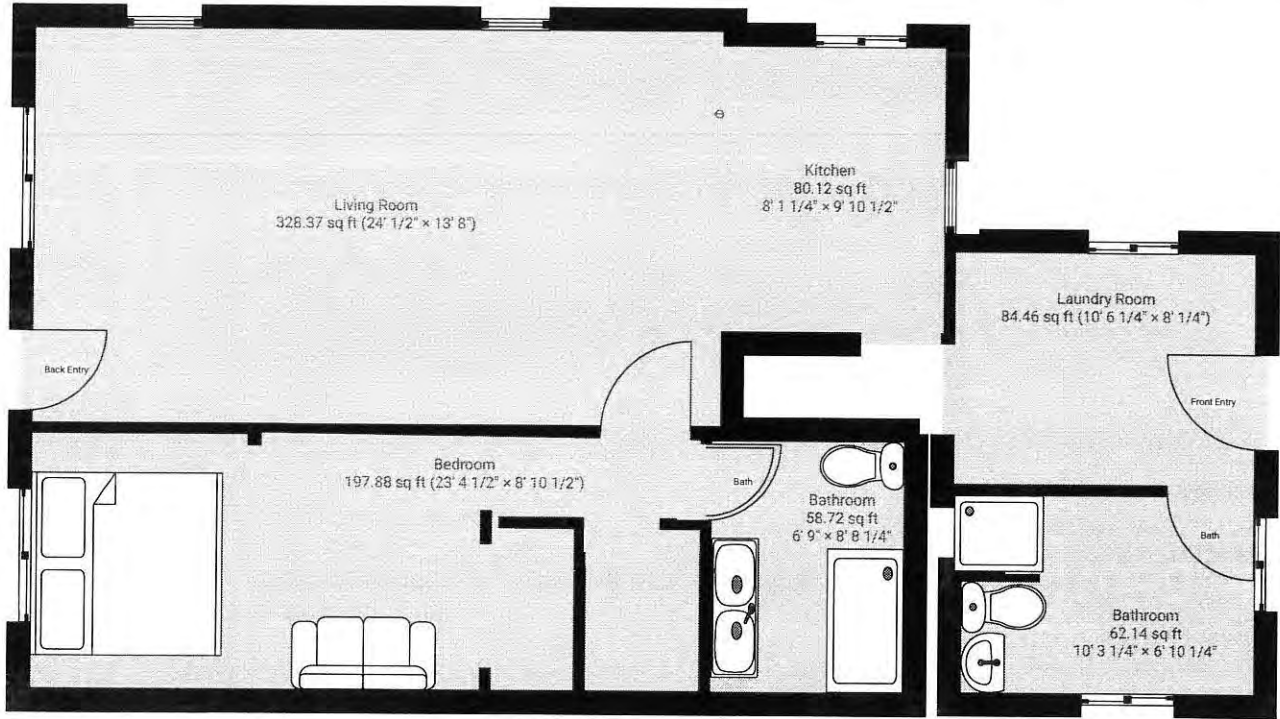
6749A

6749A N Tichigan Rd, 53185 Waterford, WI, United States
TOTAL AREA: 1462.89 sq ft • LIVING AREA: 684.77 sq ft • FLOORS: 2



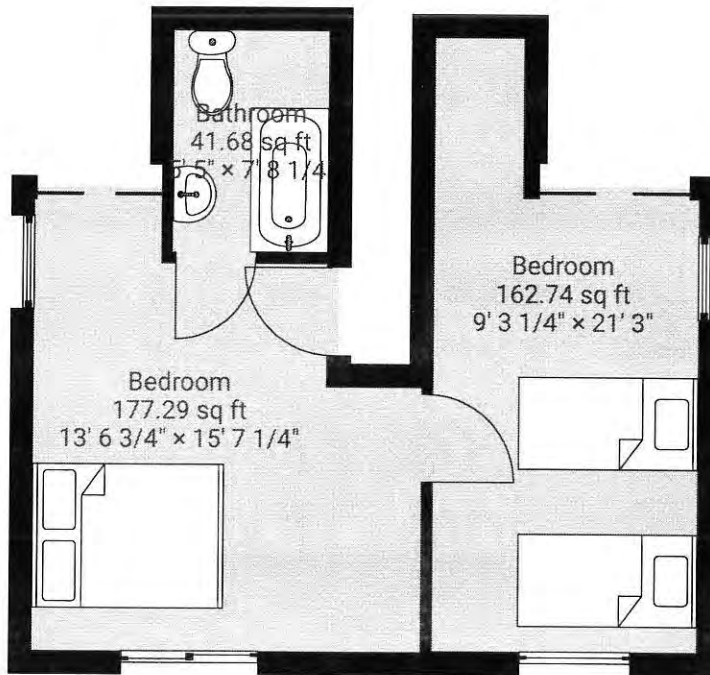
▼ Ground Floor

TOTAL AREA: 978.76 sq ft • LIVING AREA: 617.35 sq ft •

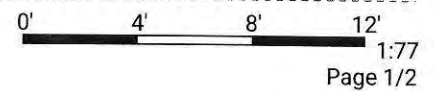


▼ 2nd Floor

TOTAL AREA: 484.14 sq ft • LIVING AREA: 67.42 sq ft •



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



6749A Occupancy Plan

Room	Sq Ft	Sleeps
Living Room		328
Bedroom 1	197	3 (1 king bed + 1 sofa bed)
Bedroom 2	177	2 (1 queen bed)
Bedroom 3	162	3 (2 twin beds + portable trundle)
Total Habitable Space	864	8

Max Occupants Plan:

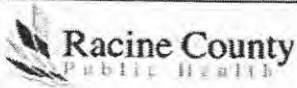
Occupancy Space (sq ft)	Persons
150	1
100	1
100	1
100	1
100	1
100	1
100	1
100	1
850	8

Bathroom Plan:

Baths	Max Occupants (4 per bath)
3	12

Parking Plan:

	Spaces	Max Occupants (4 per parking spot)
Parking Spaces (6749A):	5	20
Parking Spaces (6749):	5	20
(6749A and 6749 has shared driveway and garages)		



RACINE COUNTY PUBLIC HEALTH
DIVISION

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is here by authorized to engage in the activity as indicated below.

ACTIVITY Tourist Rooming House (LTR)	EXPIRATION DATE 30-Jun-2023	I.D. NUMBER [REDACTED]
LICENSEE MAILING ADDRESS 321 GO VENTURES LLC [REDACTED] MILWAUKEE WI 53212	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS 6749A TICHIGAN HOME 6749A N TICHIGAN RD WATERFORD WI 53185

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 15th or a late payment fee will be assessed.

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RACINE COUNTY PUBLIC HEALTH DIVISION
9531 RAYNE RD SUITE V
STURTEVANT, WI 53177
(262)898-4460

* Include the name of your facility and the ID number.

INITIAL SHORT TERM RENTAL APPLICATION- FEE \$750.00
RENEWAL SHORT TERM RENTAL APPLICATION- FEE
\$350.00

DATE RECEIVED: _____

For the license period beginning July 1 20 23
 Ending June 30 20 24

INTERNAL REVENUE SERVICE EMPLOYER ID #: _____

CONTACT INFORMATION:

PROPERTY OWNER NAME: Sarah Krauszer

PROPERTY MANAGER NAME: Sarah Krauszer

24 HOUR PHONE NUMBER: [REDACTED] OWNER PHONE # [REDACTED]

MAILING ADDRESS: [REDACTED]

PROPERTY PHYSICAL ADDRESS: 28605 Burma Lane, Waterford, WI 53185

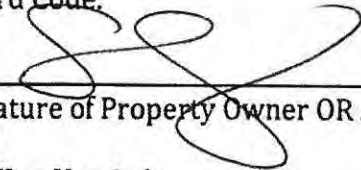
EMAIL: [REDACTED]

REQUIRED:

<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input checked="" type="checkbox"/>	Floor plan of the proposed property for rental with requested maximum occupancy
<input checked="" type="checkbox"/>	Site plan including available onsite parking
<input type="checkbox"/>	Copy of Racine County Public Health Division "License, Permit or Registration"

All Short-term Rental applications are required to have an annual inspection by the Racine County Health Department.

I, Sarah Krauszer (Property Owner OR Authorized Agent) certify that the above property meets the requirement of the Town of Waterford Code.



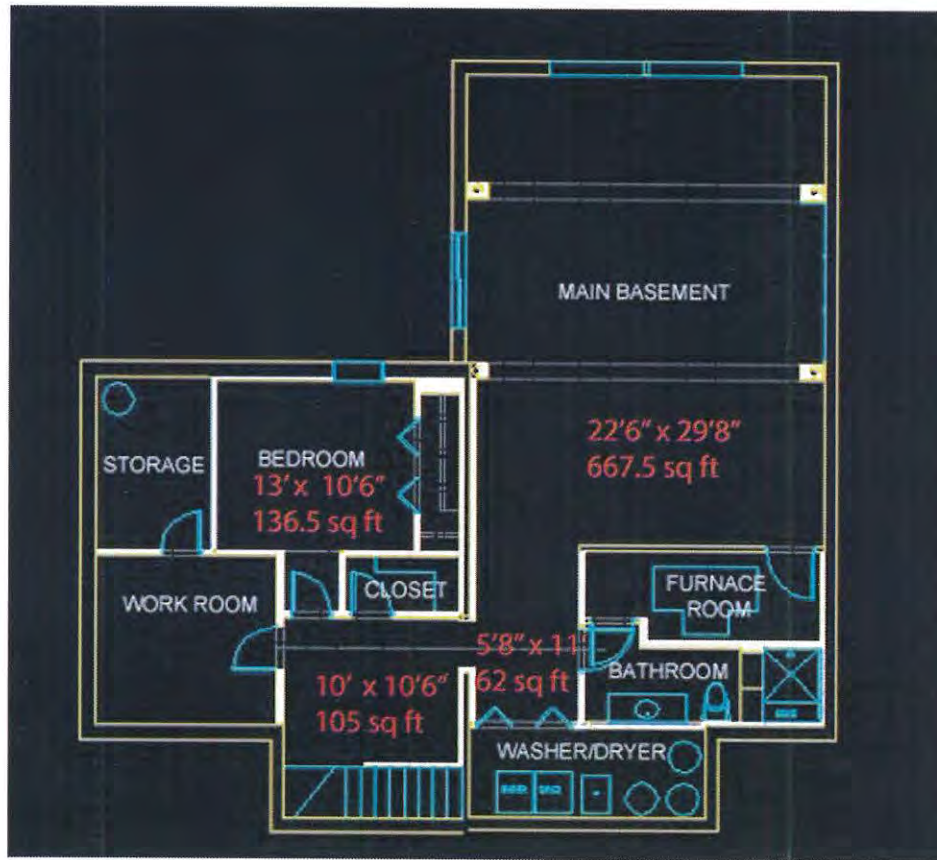
 Signature of Property Owner OR Authorized Agent

Office Use Only:

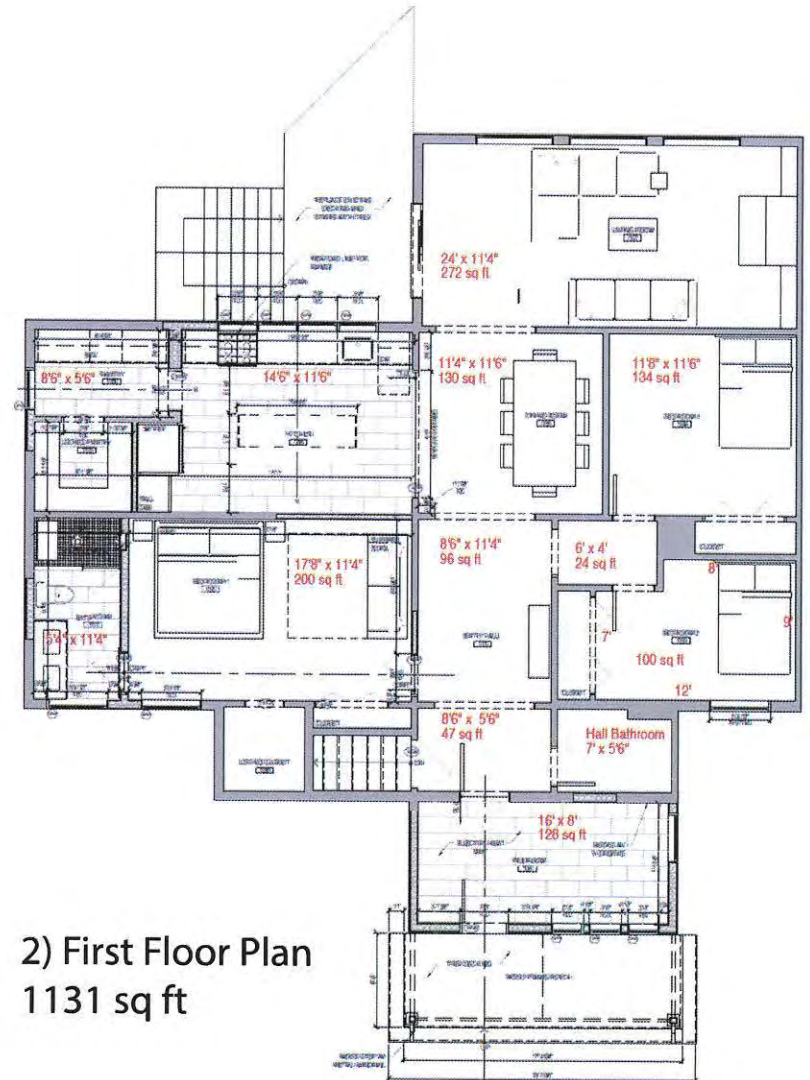
Date filed:		Payment Received:
Planning Review:		Permit Number:
Board Review:		Expiration Date:
Approval Date:		Registration Fee:

Floor Plans for 28605 Burma Lane

Requested maximum occupancy: 12 guests
4 bedrooms, 7 beds. 2102 habitable sq ft
3 full bathrooms



1) Walkout Basement Floor Plan
971 sq ft



2) First Floor Plan
1131 sq ft

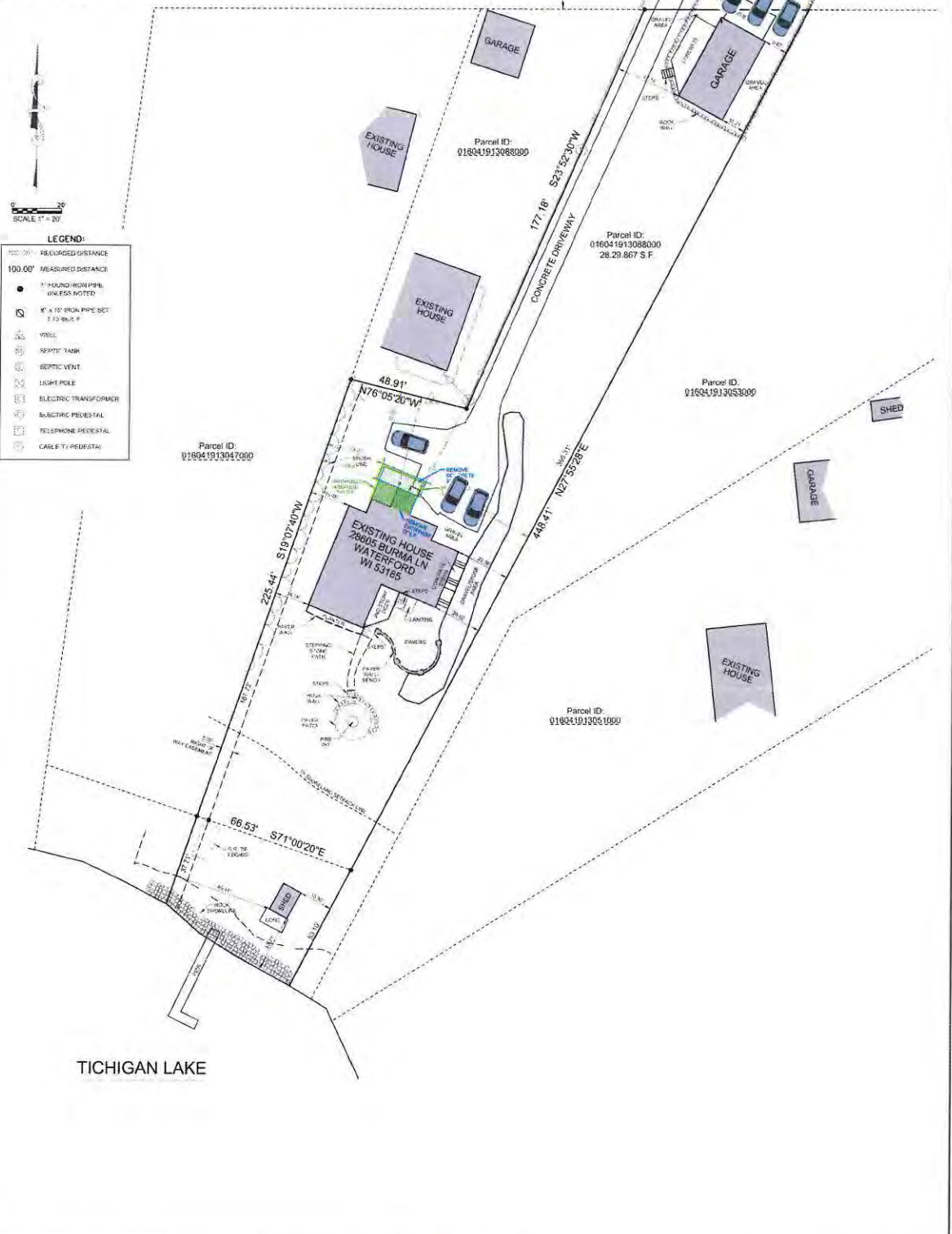
SITE PLAN WITH PARKING - 28605 BURMA LANE

THAT PART OF GOVERNMENT LOT 1, IN THE NORTHWEST QUARTER 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 10 EAST IN THE TOWN OF WATERFORD, COUNTY OF RACINE, STATE OF WISCONSIN, BOUNDED AS FOLLOWS:

BEGIN AT THE NORTH 1/4 CORNER OF SAID SECTION 13, RUN THENCE WEST, ON THE NORTH LINE OF THE NORTHWEST QUARTER 1/4 OF SECTION 13, 1360.00 FEET TO A POINT, THENCE SOUTH 20.00 FEET TO A POINT, THENCE WEST 63.50 FEET TO A POINT, SAID POINT MARKS THE PLACE OF BEGINNING OF PARCEL OF LAND HEREINAFTER DESCRIBED, THENCE CONTINUE WEST 70.00 FEET TO A POINT, THENCE SOUTH 24 DEGREES WEST 09.45 FEET TO A POINT, THENCE NORTH 74 DEGREES 41 MINUTE WEST 81.12 FEET TO A POINT, THENCE SOUTH 19 DEGREES WEST 28.26 FEET MORE OR LESS, TO THE WATER'S EDGE OF TICHIGAN LAKE, THENCE EASTERLY, ALONG THE WATER'S EDGE OF TICHIGAN LAKE, 80.00 FEET, MORE OR LESS, TO A POINT SOUTH 28 DEGREES WEST 474.20 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING, THENCE NORTH 29 DEGREES EAST 474 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO A RIGHT-OF-WAY EASEMENT 6 FEET IN WIDTH LYING EASTERLY OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE, TO WIT: BEGIN AT THE NORTH 1/4 CORNER OF SAID SECTION 13, RUN THENCE WEST ON THE NORTH LINE OF THE NORTHWEST QUARTER 1/4 OF SECTION 13, 1360.00 FEET TO A POINT, THENCE SOUTH 20.00 FEET TO A POINT, THENCE WEST 63.50 FEET TO A POINT, THENCE CONTINUE WEST 70.00 FEET TO A POINT, THENCE SOUTH 24 DEGREES WEST 09.45 FEET TO A POINT, THENCE NORTH 74 DEGREES 41 MINUTE WEST 81.12 FEET TO A POINT, THENCE SOUTH 19 DEGREES WEST 28.26 FEET MORE OR LESS, TO THE WATER'S EDGE OF TICHIGAN LAKE, AND THE POINT OF TERMINATION OF SAID WESTERLY LINE OF SAID RIGHT-OF-WAY.

EXCEPTING THEREFROM ALSO LAND CONVEYED TO THE TOWN OF WATERFORD FOR ROAD PURPOSES SAID LAND BEING IN THE TOWN OF WATERFORD, COUNTY OF RACINE, STATE OF WISCONSIN.



- LEGEND:**
- 100.00' MEASURED DISTANCE
 - 1" FOUND IRON PIPE, UNLESS NOTED
 - 2" x 12" IRON PIPE SET, 3 TO 8 IN. D.
 - WELL
 - SEPTIC TANK
 - SEPTIC VENT
 - LIGHT POLE
 - ELECTRIC TRANSFORMER
 - ELECTRIC PEDIESTAL
 - TELEPHONE PEDIESTAL
 - CABLE TV PEDIESTAL

V2G SURVEYING, LLC
 33 WOOD ROAD, SUITE 2
 WATERFORD, WI 53185
 (262) 246-1667

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE TITLE TO WITHIN ONE (1) YEAR FROM DATE HERETO.

I, MICHAEL A. GREGSON, LICENSED SURVEYOR, CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYS (CHAPTER A.S. 7) FOR THE STATE OF WISCONSIN AND HAS BEEN PREPARED UNDER MY DIRECTION AND CONTROL AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



NOTE:
 NO TITLE COMMITMENT OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO V2G SURVEYING, LLC, PERTAINING TO THIS SURVEY. THIS PLAT OF SURVEY MAY NOT REFLECT EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIONS, OWNERSHIP TITLE EVIDENCE, OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

INITIAL SHORT TERM RENTAL APPLICATION- FEE \$750.00
RENEWAL SHORT TERM RENTAL APPLICATION- FEE
\$350.00

DATE RECEIVED: 06/02/2023

For the license period beginning ~~XXXX~~ JULY 1 20 23
 Ending ~~XXXX~~ JUNE 30 20 24

INTERNAL REVENUE SERVICE EMPLOYER ID #: [REDACTED]

CONTACT INFORMATION:

PROPERTY OWNER NAME: Grant Horn

PROPERTY MANAGER NAME: Grant Horn

24 HOUR PHONE NUMBER: (202) [REDACTED] OWNER PHONE # [REDACTED]

MAILING ADDRESS: [REDACTED] Waterford, WI 53185

PROPERTY PHYSICAL ADDRESS: 6632 Canal Lane, Waterford, WI 53185

EMAIL: ghorn@RTURS.com

REQUIRED:

<input checked="" type="checkbox"/>	Tourism Rooming House License Permit from the State of WI Department of Agriculture, Trade & Consumer Protection under ATCP 72.04
<input checked="" type="checkbox"/>	Completed State Lodging Establishment Inspection dated within 60 days of the date of issuance or renewal
<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input checked="" type="checkbox"/>	Floor plan of the proposed property for rental with requested maximum occupancy
<input checked="" type="checkbox"/>	Site plan including available onsite parking
<input checked="" type="checkbox"/>	Annual Racine County Health Department inspection

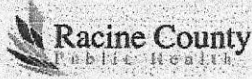
All Short-term Rental applications are required to have an annual inspection by the Racine County Health Department.

I, Grant Horn (Property Owner OR Authorized Agent) certify that the above property meets the requirement of the Town of Waterford Code.

[Signature]
 Signature of Property Owner OR Authorized Agent

FOR OFFICE USE ONLY:

Reports received on	<u>6/7/2023</u>	Town of Waterford
Reports received on		Racine County Health Department
Reports received on		Waterford Police Department
Approved by Plan Commission (or its designee) on :		Town Board (or its designee) on:



**RACINE COUNTY PUBLIC HEALTH
DIVISION**

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is here by authorized to engage in the activity as indicated below.

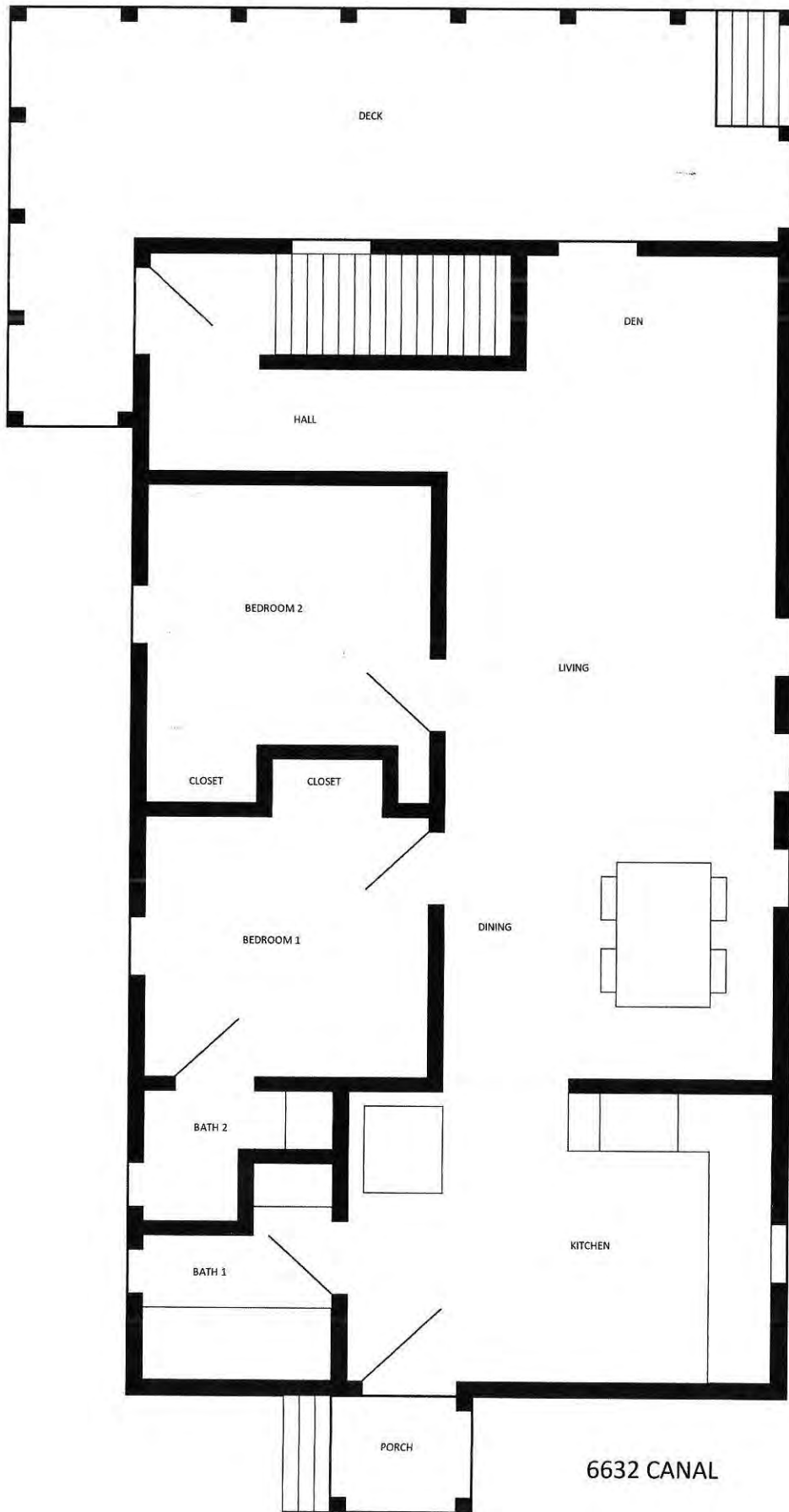
ACTIVITY Tourist Rooming House (LTR)	EXPIRATION DATE 30-Jun-2023	I.D. NUMBER [REDACTED]
LICENSEE MAILING ADDRESS GRANT HORN [REDACTED] WATERFORD WI 53185	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS COTTAGE ON THE CANAL 6632 CANAL LN WATERFORD WI 53185

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 15th or a late payment fee will be assessed.

If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

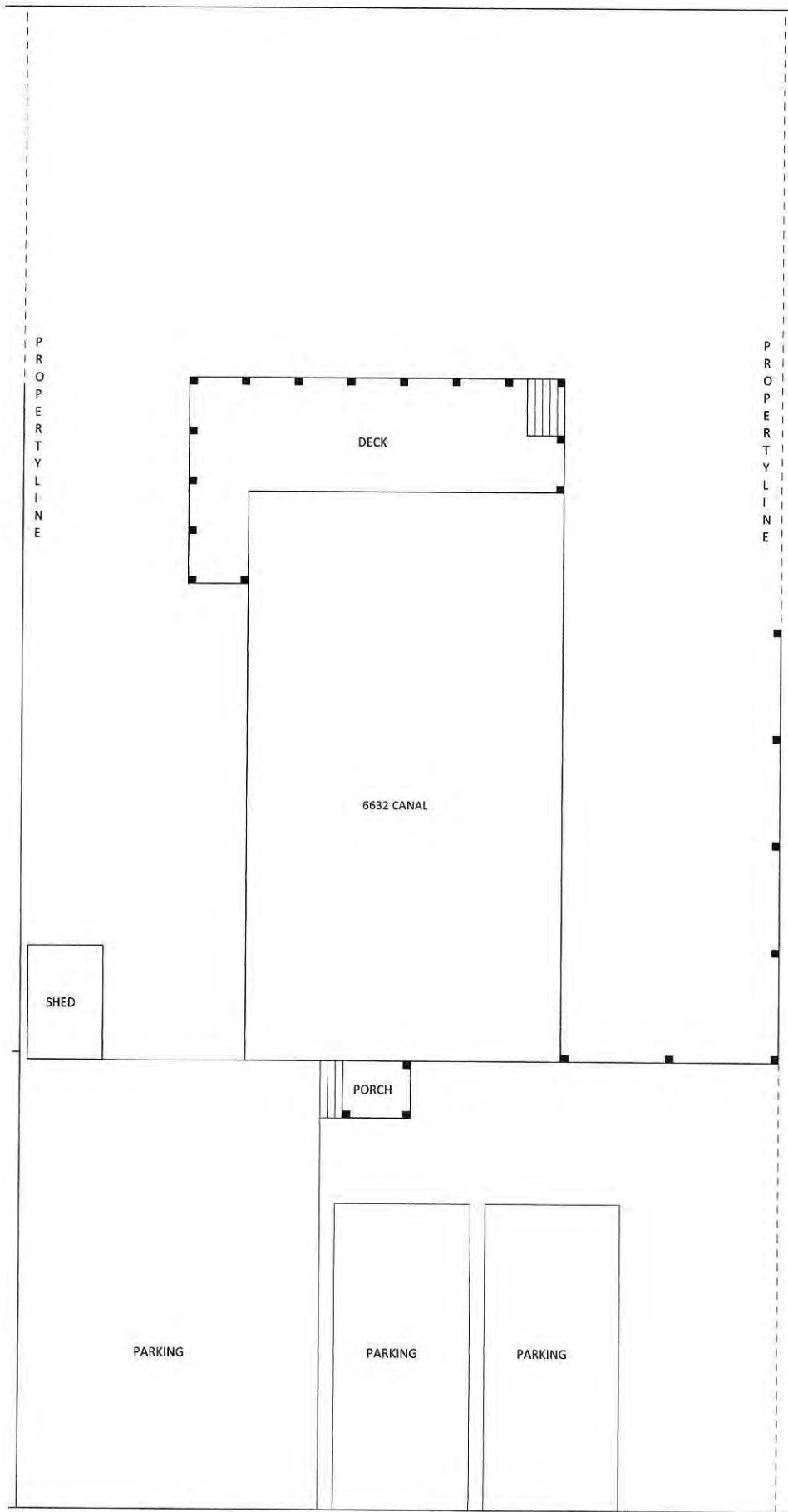
RACINE COUNTY PUBLIC HEALTH DIVISION
9531 RAYNE RD SUITE V
STURTEVANT, WI 53177
(262)898-4460

* Include the name of your facility and the ID number.



6632 CANAL

LAKE TICHIGAN CANAL



CANAL LANE

INITIAL SHORT TERM RENTAL APPLICATION- FEE \$750.00

RENEWAL SHORT TERM RENTAL APPLICATION- FEE \$350.00

DATE RECEIVED: 06/02/2023

For the license period beginning ~~2023~~ JULY 1 20 23
Ending ~~2024~~ JUNE 30 20 24

INTERNAL REVENUE SERVICE EMPLOYER ID #: [REDACTED]

CONTACT INFORMATION:
PROPERTY OWNER NAME: Grant Horn

PROPERTY MANAGER NAME: Grant Horn

24 HOUR PHONE NUMBER (909) 500-1706 OWNER PHONE # (909) 500-1700

MAILING ADDRESS: [REDACTED] Waterford, WI 53185

PROPERTY PHYSICAL ADDRESS: 28935 Elm Island Dr, Waterford, WI 53185

EMAIL: ghorn@RTURS.com

REQUIRED:

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[Signature]
Signature of Property Owner OR Authorized Agent

FOR OFFICE USE ONLY:

Reports received on		Town of Waterford
Reports received on		Racine County Health Department
Reports received on		Waterford Police Department
Approved by Plan Commission (or its designee) on:		Town Board (or its designee) on:



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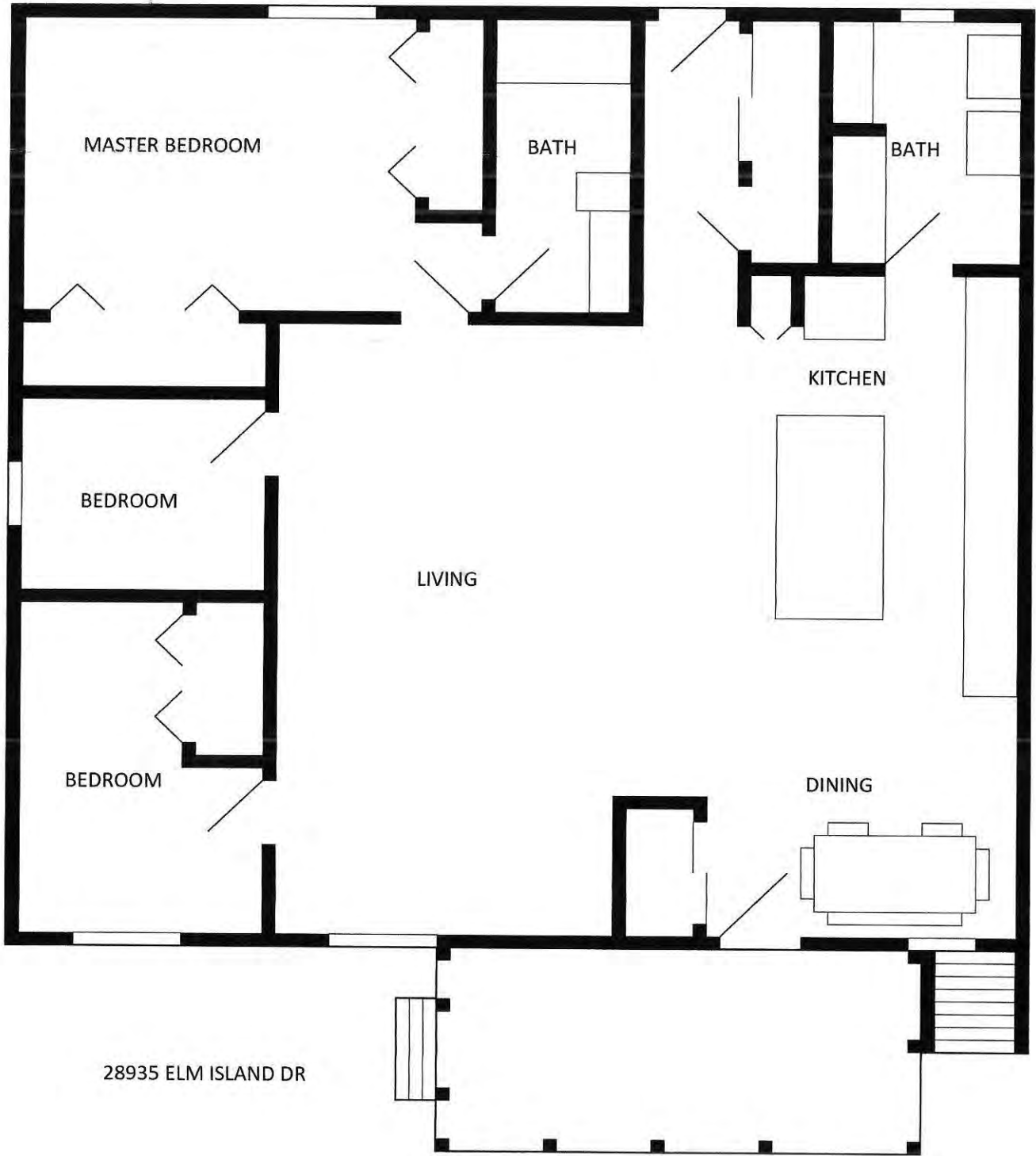
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LICENSEE MAILING ADDRESS GRANT HORN [REDACTED] WATERFORD WI 53185	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS ELM ISLAND COTTAGE 28935 ELM ISLAND DR WATERFORD WI 53185

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9531 RAYNE RD SUITE V
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(262)898-4460

* Include the name of your facility and the ID number.



MASTER BEDROOM

BATH

BATH

KITCHEN

BEDROOM

LIVING

BEDROOM

DINING

28935 ELM ISLAND DR

ELM ISLAND DRIVE

45' X 30' ASPHALT PARKING SLAB

28935 ELM ISLAND DR

28935 ELM ISLAND DR

ELM ISLAND BAY OF FOX RIVER

