

TOWN OF BAILEYS HARBOR ANNUAL MEETING AGENDA

APRIL 21st, 2026

The Annual Meeting for the Town of Baileys Harbor will be held on Tuesday, April 21st, 2026, at 6:00PM in the Auditorium at the Town Hall, 2392 County F.

AGENDA

- 1- Call to order
- 2- Pledge of Allegiance
- 3- Accept 2025 minutes
- 4- Accept financial report per CLA, auditing firm
- 5- Old Business
 - a. Accept: Town Clerk, Town Treasurer, Town Harbor Master, Fire Chief, EMR Crew Chief, and Town Constable reports as printed
 - b. Other reports
- 6- New Business
 - a. Any other business per State Statutes
 - b. Update on Town Hall Geothermal Installation
 - c. Update on Wastewater Treatment Facility Upgrades
- 7- Set date for Annual Meeting 2027
- 8- Adjourn

Posted Friday April 17th, 2026
Haley Adams
Town Clerk

**TOWN OF BAILEYS HARBOR
ANNUAL MEETING
2404 Park Road
April 15, 2025 at 6:00 p.m.**

Call to Order: Chairman David Eliot called the Annual Meeting to order at 6:00PM in Auditorium at the Town Hall. Present was Chairman David Eliot, Peter Jacobs, Roberta Thelen, Sue Tishler, and Paul Kordon.

Also present was Clerk Haley Adams, Deputy Clerk Katie Virlee, Treasurer David Smith, and 79 visitors.

Pledge of Allegiance

Accept 2024 Minutes: Motion made by Susie Bauldry to accept the minutes from the 2024 Annual Meeting as presented. Second by Katherine Jones. Motion Carried

Accept Financial Report Per CLA Auditing Firm: Motion made by Scott Bennett to accept the 2024 financial report per CLA auditing firm. Second by Sam Perlman. Motion Carried.

Old Business:

- a. **Accept Town Clerk, Town Constable, and Fire Department reports as printed. Baileys Harbor Community Association and Baileys Harbor Historical Society are for review only.** Motion made by Jim Steele to accept the Town Clerk, Town Constable, and Fire Department reports as presented. Second by Lucy Klug. Motion Carried.
- b. **Other reports:** None.

New Business:

- a. **Any other business per State Statutes:** None.
- b. **Update on the Broadband Fiber to the Premise Project:** The Town was informed that all installation should be completed by the end of October at the latest. They have had a tough time with installations due to weather conditions and crew issues. Bertram has added a "Zone" feature on their website. You can click on the zone you live in, and it will give the status of where they are in terms of construction. www.baileyharbor.gobertram.com
- c. **Update on the Town Marina:** Dave Eliot gave some background on the need for this discussion: The discussion on the future of the marina started a while ago, due to issues getting dredging permits from the DNR. The DNR requires dredging to happen between July 1st and October 15th due to Whitefish spawning and Whitefish Frye. Because we need full access to the marina during this time, the Town needs to request a waiver to dredge prior to the April 15th opening date of the marina. A requirement of this waiver is to install a turbidity barrier and dredge with a hoop system to protect the Whitefish spawning and Frye. Because of dredging on almost a yearly basis and the need to dredge outside of the required timeframe, the DNR would also like the Town to dredge every 5-10 years. However, the DNR is grateful for the Town putting together a Marina Ad-Hoc Committee and has issued an extension on our dredging permit for another three years currently.

In addition to the challenges with dredging, the marina itself needs attention and maintenance. The cribbing along the gas wall is being undermined, is deteriorating and falling into the water. The concrete edge of the marina has sunk about six inches and is listing into the water. Both launches are also sinking and in need of repair. In order to address the maintenance and dredging issues, the Town wanted to find an engineering firm to investigate potential solutions to eliminate expense and extend the time between dredgings, and to repair and maintain the marina for the future. The next consideration is the cost to the taxpayer to continue running the marina as it is or discuss other options.

This presentation and discussion are for the purpose of providing information to the residents of Baileys Harbor and surrounding communities about the status and possible future of our marina. The hope is to have the

knowledge gained here be passed along to others in the community. The Town is working hard to find a solution and there is no immediate answer to it. No decision on the future of our marina will be made here tonight.

Caleb Barth, Jacob Wievel, and Rory Agnew from Baird were present to discuss a summary of recent studies and master plans. They also discussed alternative options of the marina and minimum near-term maintenance requirements.

2014 - 2015

Baird obtained a Wisconsin Coastal Management Grant to investigate the cause of the accumulation of sediment in the entrance channel to the marina and develop possible recommendations to reduce or eliminate dredging requirements and expenditures. The sediment and dredge reduction alternatives were:

1. Do nothing and maintain the marina as it is.
2. Increase volume of existing dredge plan. This would allow the Town to dredge less frequently and save costs by reducing the number of mobilizations.
3. Create a sediment trap.
4. Reconfigure marina entrance. This is being evaluated further through the current town marina master plan.
5. Implement a fluidizer system. This is a fixed sediment bypass system which would be submerged in the water.

The recommendation from this study was alternative #2, to increase the volume of the existing dredge plan. This was due to the high cost of adding additional coastal structures.

2022

Edgewater Resources completed a master plan for the waterfront. The consensus plan was to move the location of the boat launch to the north side of the marina and create a retaining structure to hold some of the sand coming around the south breakwater.

2022 – 2025

Baird was tasked to create a master plan of the town marina. The main goal being to make the marina more sustainable and reduce the frequency of dredging activities to meet the DMR mandate to minimize impacts to the aquatic ecosystem – once every 5-10 years on average.

Four different locations were considered:

- First Lane: This location was eliminated during phase one.
- Baileys Harbor Yacht Club: This location was identified as being marginally better for sedimentation and dredging requirements, but ultimately removed from consideration due to property ownership, increased traffic along Ridges Road, proximity to the Town, and the capital investment requirements.
- Anclam Park: This location was eliminated. Although it provided the best option regarding sedimentation, there were challenges related to the boat launch with parking and staging traffic coming into and out of the park.
- Existing Town Marina Location: Two different options were presented for this location. Both options moved the entrance of the marina to deeper water to help facilitate the bypassing of some of the sediment. This would also increase the number of slips (between 70-100 slips) to help improve revenue for the marina. The estimated cost of each option is \$9-14 million and \$16-24 million. There are possible funding/grant opportunities. It is estimated that the total eligible grant awards could be between \$1.5M - \$4M total.

After reviewing the two options presented for the existing location, the Town Board tasked Baird to research a plan to repurpose the existing marina to primarily a boat launch, and to evaluate the feasibility of removing the marina and boat launch and restoring the shoreline to a beach or public waterfront. They were also asked to look for any other option that would be less costly to keep it a marina. The following was presented by Baird:

Concept 1:

- Overview
 - Remove outer 350-400 feet of the south breakwater and return the marina to the pre-2000 expansion.
 - Adaptive management: remove the north breakwater as the shoreline to the north recedes.
 - Eliminate nearly all slips
 - Repair shoreline dock wall
 - (option) Move the boat launch and improve traffic circulation.
 - Estimated cost of \$1.5-3.0 million.
- Risks (Cons)
 - Wave agitation will increase in the remaining harbor.
 - The shoreline to the immediate north of the marina could recede (could also be an opportunity).
 - Most of the slips are removed, the remaining breakwater bin-walls could provide transient slips.
- Opportunities (Pros)
 - Trapping of sediment will reduce as the north breakwater is removed.
 - Maintains a boat launch.

Concept 2:

- Overview
 - Create a 100-foot opening in the south breakwater
 - Eliminate 10 slips
 - (option) Construct a pedestrian bridge to keep access open to the detached south breakwater.
 - Repair shoreline dock wall.
 - Estimated cost of \$1.9-3.5 million.
- Risks (Cons)
 - Wave agitation will marginally increase in the harbor.
 - Could increase sedimentation within the inner harbor.
- Opportunities (Pros)
 - Could reduce sedimentation at the marina entrance channel.
 - Maintains a boat launch.
 - Potential to preserve marina slips.
 - Pedestrian bridge to the detached south breakwater could be a tourism draw.
 - Minimal impacts to the adjacent shorelines.

Restored Shoreline:

- Overview
 - (optional) Remove outer 350-400 feet of the south breakwater to improve water circulation.
 - Remove existing boat launch, remove fuel tanks, reduce paved parking lot, and increase green space.
 - Place clean sand within the old marina footprint.
 - (optional) Add kayak/paddle board launches within the breakwater footprint.
 - Estimated cost of \$300,000-\$600,000 (excluding demolition of the outer south breakwater).
 - Estimated cost of \$1.0-1.9 million (including demolition of the outer south breakwater).
- Risks (Cons):
 - Negative impacts boating tourism.
 - Reduced access to the lake – elimination of boat launch and seasonal/transient slips.
- Opportunities (Pros):
 - Reduced future expenditures due to dredging and maintenance.
 - Increased opportunities for silent water sports and beachgoers.

Minimum Near-term Maintenance Requirements

- Shoreline Dock Wall (Gas North)

- Replace timber crib wall with new timber crib, steel bin wall, or steel/concrete soldier lag wall on the water side of the existing timber crib.
- Estimated cost of \$700,000-1.1 million.

Marina Ad-Hoc Committee Chairman Eric Peil reiterated the Committee collaborated with Baird over the past 18 months trying to come up with a solution. He stated in their findings, whatever plan they came up with to extend the break walls or change the direction of them, it ultimately is a band aid. Dredging will still happen and that is what costs the most money to the taxpayers. It is a luxury that not many of us use but some rely on. Their team could not find a plan they felt they would put their name on because they couldn't confirm it would work.

The following visitors asked questions and gave comments:

Carol Schmidt
Karen Berndt
Janet Van Den Bussche
John Frawley
David Heyse
Scott Bennett
Bryan Nelson
Joan Holliday
Katie Krouse
Dave Hubbard
Cynthia Crock
Todd Haleen
Sam Nelson
Susie Bauldry
Henry Saperstein
Dave Brukardt

Moving forward the Town Board will continue to look at and consider all options.

Set Date for Annual Meeting 2026: Motion made by Sam Perlman to hold the 2024 Annual Meeting on April 21, 2026 at 6:00pm in the auditorium of the Baileys Harbor Town Hall, 2392 County Rd F, Baileys Harbor, WI. Second by Sam Nelson. Motion Carried

Adjourn: Motion made by Bruce Smith to adjourn. Second by Cynthia Crock. Motion carried and meeting adjourned at 7:20PM.

These minutes are subject to correction at the next regular Annual Town Board meeting.

Submitted by,

Katie Virlee, Deputy Clerk

**TOWN OF BAILEYS HARBOR
DOOR COUNTY, WISCONSIN
STATEMENT OF NET POSITION
PROPRIETARY FUND
DECEMBER 31, 2025
(WITH COMPARATIVE AMOUNTS AS OF DECEMBER 31, 2024)**

	Wastewater Utility	
	2025	2024
ASSETS		
Current Assets:		
Cash and Investments	\$ 403,034	\$ 220,076
Receivables:		
Customer Accounts	144,427	161,499
Total Current Assets	547,461	381,575
Noncurrent Assets:		
Restricted Assets:		
Cash and Investments	521,951	486,742
Other Assets:		
Deferred Special Assessments	94,696	96,099
Capital Assets:		
Depreciable	1,160,229	1,323,094
Total Assets	2,324,337	2,287,510
DEFERRED OUTFLOWS OF RESOURCES		
Pension Related Amounts	98,259	145,432
LIABILITIES		
Current Liabilities:		
Accounts Payable	10,836	9,940
Accrued and Other Current Liabilities	7,137	5,873
Current Portion of Compensated Absences	5,706	4,771
Total Current Liabilities	28,342	20,584
Long-Term Obligations, Less Current Portion:		
Compensated Absences	22,332	26,314
Net Pension Liability	16,810	16,343
Total Long-Term Liabilities	34,479	42,657
Total Liabilities	62,821	63,241
DEFERRED INFLOWS OF RESOURCES		
Pension Related Amounts	50,583	89,952
NET POSITION		
Net Investment in Capital Assets	1,160,229	1,323,094
Restricted		
Equipment Replacement	521,951	486,742
Unrestricted	627,012	469,913
Total Net Position	\$ 2,309,192	\$ 2,279,749

**TOWN OF BAILEYS HARBOR
DOOR COUNTY, WISCONSIN
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUND
YEAR ENDED DECEMBER 31, 2025
(WITH COMPARATIVE AMOUNTS FOR THE YEAR ENDED DECEMBER 31, 2024)**

	Wastewater Utility	
	2025	2024
OPERATING REVENUES		
Charges for Services	\$ 751,486	\$ 711,851
Other	20,000	-
Total Operating Revenues	<u>771,486</u>	<u>711,851</u>
OPERATING EXPENSES		
Operation and Maintenance	480,893	482,893
Depreciation	286,722	280,488
Total Operating Expenses	<u>767,615</u>	<u>763,381</u>
OPERATING GAIN (LOSS)	3,871	(51,530)
NONOPERATING REVENUES (EXPENSES)		
Interest Income	25,572	29,811
Interest and Fiscal Charges	-	365
Total Nonoperating Revenues (Expenses)	<u>25,572</u>	<u>30,176</u>
CHANGE IN NET POSITION	29,443	(21,354)
Net Position - Beginning of Year	<u>2,279,749</u>	<u>2,301,103</u>
NET POSITION - END OF YEAR	<u>\$ 2,309,192</u>	<u>\$ 2,279,749</u>

**TOWN OF BAILEYS HARBOR
DOOR COUNTY, WISCONSIN
DETAILED COMPARISON OF BUDGETED AND ACTUAL REVENUES
GENERAL FUND
YEAR ENDED DECEMBER 31, 2025**

	Budget		Actual	Variance Final Budget - Positive (Negative)
	Original	Final		
TAXES				
General Property	\$ 1,276,945	\$ 1,276,945	\$ 1,275,022	\$ (1,923)
Managed Forest Lands	8,400	8,400	3,569	(4,831)
Room Taxes	267,000	275,000	295,502	20,502
Other Taxes	-	-	(747)	(747)
Total Taxes	1,552,345	1,560,345	1,573,346	13,001
INTERGOVERNMENTAL				
State:				
State Shared Taxes	63,039	63,039	58,585	(4,454)
Payment in Lieu of Taxes	34,352	34,352	30,466	(3,886)
Highway Aids	110,152	110,152	110,153	1
Fire Insurance Dues	28,467	28,467	31,158	2,691
Computer Aid	253	253	253	-
Forest Cropland	-	-	102	102
Law Enforcement Improvement	-	-	320	320
County Recycling	-	-	3,279	3,279
Other Aid	-	-	8,205	8,205
Total Intergovernmental	236,263	236,263	242,521	6,258
LICENSES AND PERMITS				
Licenses:				
Liquor and Malt Beverage	10,000	10,000	9,005	(995)
Operators, Cigarette, and Other Licenses	500	500	710	210
Permits:				
Driveway Permits	26,500	26,500	31,764	5,264
Total Licenses and Permits	37,000	37,000	41,479	4,479
FINES AND FORFEITS				
Parking Tickets	1,600	1,600	1,735	135
PUBLIC CHARGES FOR SERVICES				
Park Rental	450	450	150	(300)
Town Hall Rental	1,500	1,500	2,700	1,200
Cemetery	10,000	10,000	11,100	1,100
Building Inspections	32,893	32,893	43,129	10,236
Title Search Fee	2,000	2,000	1,750	(250)
Launching Fees	6,000	6,000	7,310	1,310
Other Public Charges	-	-	2,804	2,804
Total Public Charges for Services	52,843	52,843	68,943	16,100

**TOWN OF BAILEYS HARBOR
DOOR COUNTY, WISCONSIN
DETAILED COMPARISON OF BUDGETED AND ACTUAL REVENUES (CONTINUED)
GENERAL FUND
YEAR ENDED DECEMBER 31, 2025**

	Budget			Variance Final Budget - Positive (Negative)
	Original	Final	Actual	
MISCELLANEOUS				
Interest on Investments	\$ 120,000	\$ 120,000	\$ 115,501	\$ (4,499)
Donations:				
Fire Department	-	-	22,320	22,320
Miscellaneous	-	-	14,271	14,271
Sale of Town Property	-	26,000	28,174	2,174
Miscellaneous	10,000	10,000	3,497	(6,503)
Total Miscellaneous	130,000	156,000	183,763	27,763
 Total Revenues	 \$ 2,010,051	 \$ 2,044,051	 \$ 2,111,787	 \$ 67,736

**TOWN OF BAILEYS HARBOR
DOOR COUNTY, WISCONSIN
DETAILED COMPARISON OF BUDGETED AND ACTUAL EXPENDITURES
GENERAL FUND
YEAR ENDED DECEMBER 31, 2025**

	Budget			Variance Final Budget - Positive (Negative)
	Original	Final	Actual	
GENERAL GOVERNMENT				
Town/Deputy Clerk	\$ 419,000	\$ 419,000	\$ 385,397	\$ 33,603
Elections	7,500	7,500	5,144	2,356
Legal	10,000	10,000	4,973	5,027
Accounting and Audit	18,000	18,000	20,680	(2,680)
Office Expenses	30,000	30,000	45,553	(15,553)
Property and Liability Insurance	25,000	25,000	31,857	(6,857)
Assessment of Property	30,800	30,800	38,537	(7,737)
Mileage Reimbursement	100	100	-	100
Maintenance Supplies/Truck	24,000	54,000	57,416	(3,416)
Town Hall	60,000	60,000	69,661	(9,661)
Fringe Benefits	137,320	137,320	151,012	(13,692)
Dues and Subscriptions	2,500	2,500	2,877	(377)
Total General Government	764,220	794,220	813,107	(18,887)
PUBLIC SAFETY				
Town Constable	22,405	22,405	30,610	(8,205)
Fire Department	211,765	211,765	188,296	23,469
First Responders	48,000	48,000	66,021	(18,021)
Inspection	30,000	30,000	42,695	(12,695)
Total Public Safety	312,170	312,170	327,622	(15,452)
PUBLIC WORKS				
Roads	30,000	30,000	46,991	(16,991)
Sidewalks	30,000	-	-	-
Street Lighting	20,000	20,000	20,749	(749)
Signs	5,000	5,000	1,237	3,763
Maintenance Building	276,000	301,000	295,167	5,833
Snow Removal	65,000	45,000	54,891	(9,891)
Recycling	9,000	9,000	13,712	(4,712)
Total Public Works	435,000	410,000	432,747	(22,747)

**TOWN OF BAILEYS HARBOR
DOOR COUNTY, WISCONSIN
DETAILED COMPARISON OF BUDGETED AND ACTUAL EXPENDITURES (CONTINUED)
GENERAL FUND
YEAR ENDED DECEMBER 31, 2025**

	Budget		Actual	Variance Final Budget - Positive (Negative)
	Original	Final		
HEALTH AND HUMAN SERVICES				
Cemetery	\$ 20,500	\$ 10,500	\$ 10,550	\$ (50)
Dog Boarding	1,200	1,200	-	1,200
Total Health and Human Services	21,700	11,700	10,550	1,150
CULTURE AND RECREATION				
Launch Ramp Renovation	5,000	5,000	2,944	2,056
Recreation Field and Parks	43,550	58,550	55,552	2,998
Anclam Park	6,000	6,000	7,889	(1,889)
Other Parks	4,000	4,000	2,850	1,150
Toft House	20,000	14,000	6,673	7,327
Marina	200,000	300,000	303,146	(3,146)
Kendall Park	5,000	5,000	6,346	(1,346)
Waterfront Improvement	-	-	7,731	(7,731)
Total Culture and Recreation	283,550	392,550	393,131	(581)
CONSERVATION AND DEVELOPMENT				
Planning and Zoning	14,000	4,000	12,195	(8,195)
Room Tax Fund/Fireworks	30,000	30,000	23,100	6,900
Total Conservation and Development	44,000	34,000	35,295	(1,295)
CAPITAL OUTLAY				
Equipment Purchases	149,411	89,411	90,268	(857)
Total Expenditures	\$ 2,010,051	\$ 2,044,051	\$ 2,102,720	\$ (58,669)

**TOWN OF BAILEYS HARBOR
DOOR COUNTY, WISCONSIN
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL – MARINA SPECIAL REVENUE FUND
YEAR ENDED DECEMBER 31, 2025**

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Public Charges for Services:				
Launch Fees	\$ 10,000	\$ 10,000	\$ 8,774	\$ (1,226)
Seasonal Fees	110,927	110,927	125,965	15,038
Gas and Diesel Sales	85,500	85,500	84,804	(696)
Other	7,000	7,000	5,089	(1,911)
Total Revenues	213,427	213,427	224,632	11,205
EXPENDITURES				
Operation and Maintenance:				
Wages and Fringe Benefits	83,153	83,153	92,666	(9,513)
Maintenance and Supplies	28,586	28,586	29,801	(1,215)
Utilities	6,000	6,000	10,252	(4,252)
Gas and Diesel Purchases	72,675	72,675	76,056	(3,381)
Insurance	5,913	5,913	7,485	(1,572)
New Equipment	4,000	4,000	827	3,173
Miscellaneous	18,100	18,100	22,835	(4,735)
Total Expenditures	218,427	218,427	239,922	(21,495)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(5,000)	(5,000)	(15,290)	(10,290)
OTHER FINANCING SOURCES				
Transfers In	5,000	5,000	17,000	12,000
NET CHANGE IN FUND BALANCE	-	-	1,710	1,710
Fund Balance - Beginning of Year	(719)	(719)	(719)	-
FUND BALANCE - END OF YEAR	\$ (719)	\$ (719)	\$ 991	\$ 1,710

2025 Town Clerk Report

The Town continues to offer a virtual option for all Town meetings. All meetings are held in person, with the option for the public to listen remotely. The Town is also continuing to implement updated policies, procedures, and enhanced office security measures as needed.

The office is currently facilitating a number of projects, including but not limited to broadband expansion, marina future planning, waterfront beautification, wastewater system upgrades, driveway permitting, geothermal planning, Green Tier Legacy Certification, and repairs and upgrades to Town-owned properties. The office continues to work alongside Door County, local vendors, and various committees and community groups. The Wisconsin Department of Transportation completed the Highway 57 repaving project in September.

The office continues to oversee the adopted budget and works closely with the Town Treasurer. As directed by the Town Board, the office monitors and invoices both existing and new short-term rentals. The Town has 113 licensed Short-Term Rentals, this fluctuates yearly. The Town Hall is no longer accommodating large-scale events; instead, we are encouraging smaller, community-based gatherings. We also regularly host ADRC lunches and exercise programs.

Voter ID is required at the polls and for absentee (early) voting, with limited exceptions. We kindly ask residents to ensure their address is current, as election mail is not forwarded. Please carefully review and follow all instructions included with your ballot. In-person absentee voting typically begins the second Tuesday before an election and ends the Friday prior. Voting is generally conducted by appointment between 9:00 AM and 3:00 PM Monday through Thursday, 9:00 AM to noon on the second Friday preceding the election, and 9:00 AM to 3:00 PM on the Friday immediately before the election. Please note that this schedule may vary, so calling ahead is recommended.

Well water testing continues to be available through the Baileys Harbor Wastewater Treatment Plant. Sample bottles and required paperwork can be picked up at the plant on Summit Road. Quarterly sanitary bills may be received via email or mail; please contact the office to update your billing preferences.

Single-stream recycling remains available at the Baileys Harbor Green Site, located on Green Site Road off the east side of State Highway 57, north of downtown between Ahrens Road and West Meadow Road. A scrap metal bin and brush piles are also available. This service is for Baileys Harbor residents only, and identification is required upon entry. Hours of operation are Wednesdays from 9:00 AM to 12:00 PM and Saturdays from 1:00 PM to 4:00 PM. Please follow all posted guidelines regarding acceptable materials. Our attendant, Rex Fenton, continues to be a valuable source of knowledge and a friendly, familiar face. The site may close due to weather conditions at the discretion of the Public Works Supervisor.

Town building permits are issued by Brett Guilette of Inspection Specialists, LLC, by appointment only, at (920) 495-3232. Zoning permits are issued by Adam Ferrell of the Door County Planning Department at (920) 746-2359. Information regarding short-term rentals can be found at www.doorcountytourismzone.com. The Town's assessment services are provided by Action Appraisers & Consultants, Inc., who can be reached at (920) 766-7323.

Due to an increase in Town meetings, we encourage residents to sign up to receive agendas through the Town website at www.baileysharborwi.gov.

Haley Adams
Town Clerk

TOWN OF BAILEYS HARBOR

ANNUAL TOWN MEETING - APRIL 2026

TREASURER'S REPORT

2026 BUDGET SUMMARY

Revenue		Expenditures	
Taxes		General Government	\$
General Fund	\$ 1,293	Public Safety	786
Debt Service	928	Public Works	332
Room Taxes	\$ 2,221	Cemetery	501
State Aid	290	Recreation	8
Donations	251	Fireworks	379
Town Issued Permits	125	Principal	40
Interest Income	31	Interest	552
All Other Revenue	100	Other Expenses	485
Total Revenue	70	Total Expenditures	5
			\$ 3,088

Salaries & Benefits = \$529
 Fire Dept and EMR = \$278
 Roads = \$320
 Dredging = \$300
 Debt Service = \$1,037 before other revenue sources

General Fund cash was approximately \$2,750,000 at April 6, 2026.
 General Fund Balance at December 31, 2025 was \$1,876.

Note: This summary does not include the Marina or the Wastewater Funds.
 Amounts are in \$000

2023 NOTES - CAPITAL IMPROVEMENTS

In 2023, the town issued \$1.75 million of promissory notes through Baird. This was to finance various projects that were being worked on at the time or were in the planning process. The summary below runs into early 2026 when the final funds were spent.

Proceeds		Expenditures	
Note Proceeds	\$ 1,750	Waterfront Improvements	\$ 1,087
Green Space		Fire Truck	322
Preservation Fund	300	Vehicles	163
Interest	68	Kendall Park	91
		Geothermal	432
		Other	23
Total	\$ 2,118	Total	\$ 2,118

**TOWN OF BAILEYS HARBOR
ANNUAL TOWN MEETING - APRIL 2026
TREASURER'S REPORT**

BROADBAND

As of March 31, 2026, the Town has paid the full \$5,250,000 to Bertram for installation of the broadband Infrastructure. This was funded initially through a loan from the State Trust Fund, which was subsequently paid off from proceeds of notes issued in March 2025. There was additional funding through a PSC grant for \$1,890,000. There is \$189,000 yet to be received from the PSC grant.

MARINA

Dredging costs have been over \$300,000 for the last two years. In addition, the Town's General Fund has covered operating losses at the Marina totaling \$72,000 over the last two years ended December 31, 2025.

For 2026, the Marina implemented increased rates for slip rentals. It is hoped that this will allow the Marina to operate at breakeven excluding the dredging costs.

DEBT SERVICE AND DEBT SUMMARY

The cost of Debt Service has increased in recent years due to the projects funded by the 2023 Notes and the broadband borrowing. Additional debt of \$1,700,000 was issued in April 2026 to complete the Geothermal HVAC project and refurbish a fire truck as well as other equipment and capital improvements. This new debt is referred to as the 2026 Notes in the summary below.

The Town has committed to a Wastewater project, with an expected cost of approximately \$5,500,000. This project will ultimately be funded using the Clean Water Fund and is expected to qualify for some principal forgiveness. To fund the project engineering and early construction prior to the Clean Water Fund loan closing, the Town entered into a note for \$3,286,000 with Johnson Bank.

	DATE	2026			
		BEGINNING BALANCE	DEBT PROCEEDS	PRINCIPAL PAYMENTS	CURRENT BALANCE
Nicolet Bank Notes	Various	\$ 61,281			\$ 61,281
Fire Station (1.77%)	7/10/2020	3,150,000		205,000	2,945,000
2023 Notes (3.5%)	6/1/2023	1,210,000		125,000	1,085,000
Broadband (5.4%)	3/3/2025	3,450,000		145,000	3,305,000
2026 Notes (3.14%)	4/6/2026	-	1,700,000		1,700,000
GENERAL OBLIGATION DEBT		\$ 7,871,281	\$ 1,700,000	\$ 475,000	\$ 9,096,281
Nelson Property Note (5.375%)	10/29/2021	1,742,620			1,742,620
TOTAL GENERAL FUND DEBT		\$ 9,613,901	\$ 1,700,000	\$ 475,000	\$ 10,838,901
Wastewater Note (3.45%)	4/6/2026	-	3,286,000		3,286,000
TOTAL DEBT		\$ 9,613,901	\$ 4,986,000	\$ 475,000	\$ 14,124,901



2025 MARINA SUMMARY

- The Marina had a total of 151 Transient slip rentals for a total of 488 nights rented.
- 39 of the 48 available slips were seasonal.
- 749 launches at the Marina alone.
- Seasonal slip waiting list has grown over 60 requests.
- Marina increased the seasonal slip rental rates for the 2025 season.
- North Docks were pulled for maintenance examination, electrical cost savings and damage prevention.

Robert Oldenburg

HARBORMASTER



Baileys Harbor Fire Department

2404 Park Street * P.O. Box 91

Baileys Harbor, WI 54202

Phone (920) 839-9411

e-mail: bhfd@baileysharborwi.org

Baileys Harbor Fire Department

Annual Report 2025

The Baileys Harbor Fire Department has had a safe and successful year. Here are a few of the interesting facts from 2025:

- We responded to a total of 59 calls.
- Of those, 46 were from our Mid-Door group. (Baileys Harbor, Ephraim, & Gibraltar)
- We had 42 calls in Baileys Harbor, 1 in Ephraim, and 2 in Gibraltar along with 13 Mutual Aid.
- We had a total of 1 Water Rescue calls this past year with our boat that is kept in the Town Marina.
- Our Department has 24 members presently on the roster with 15 active.
- We continue to put an emphasis on training so that we can have the most qualified crew possible to serve the town. The department has logged 469.5 hours in calls, 503.5 hours for meetings/training, 466 hours in maintenance and 180 hours in classes and 10 hours in water rescue calls.
- We had (1) individuals complete the Firefighter Entry Level Class and (1) complete Firefighter One Certified..
- The Fire Department is continuing the use of the Knox Box program. Knox Box is a small key vault used to secure your house keys in and is mounted to your house/business. If the Department is called to your house/business for an alarm and there is not anyone on-site, we can have the County's Communication Center release our master key from the fire truck Knox Box safe and gain access to your Knox Box and obtain the keys for access to the premises, thus no forceable entry. This is highly recommended for residents with alarm systems, seasonal residents and businesses without 24 hour personnel on-site. If you have a key holder, many times we are unaware of who it is or they may not be available. The EMR group also has access to the truck and key for medical responses. Please contact Brian Zak (Fire Chief) if interested in this program at 920/421-5421 or email bhfd@baileysharborwi.gov The approximate cost is around \$350.00.
- The Fire Department continues applying for State and Federal Grants when possible. We also actively participate with other local and county fire departments in applying for regional grants.
- ***I would like to remind everyone that the town has a driveway ordinance with specific clearances/widths etc. for access of emergency vehicles. NFPA also has a standard of driveways and private drives. If there is any question as to whether your driveway or private drive meets the ordinance/code, please contact us. Delayed or limiting our response & access could affect the outcome of the call.***
- The Fire department continues to have success with our Pancake Breakfast on the 4th of July and we see growth every year.
- We continue to look at growing our department, so if you are interested in joining, we are interested in you.

- For those of you on Facebook we can be followed at Baileys Harbor Fire and Rescue. We post occasional pictures and what the Department has been doing.
- We can be contacted at 920/421-5421 Fire Chief Brian Zak or email bhfd@baileysharborwi.gov.
- The Baileys Harbor Fire Department in association with the Baileys Harbor EMR group have been installing AED's in public areas throughout town. We are installing additional AED's in the Town Marina, the Rec Park, and the Information Building. We are also carrying AED's on our Engine's.
- The department has also become an active participant in the Nor Door Rope Rescue Team. This team is comprised of Northern Door Firefighters who respond as one unit for difficult high angle and confined space rescues. We have been able to supply enough equipment for (5) members at this time and looking to provide more. At this time we have (8) members involved with the team..
- We recently formed the Baileys Harbor Fire and Rescue Association. With this association we are able to run our fundraisers like the Pancake Breakfast, and the recent mailer. This association recently purchased a new UTV for the use of wildland fires and search & rescue calls.
- ***Lastly, we are coming out of winter and I remind everyone for next winter to keep their driveways and private roads plowed and maintained. Driveways and roads that are not maintained limit and/or prevent a timely emergency response! Please remember if we can't get to it, we can't save it!***
- Also, for any outside burning, except for campfires, burning permits are required and do not cost anything to obtain. They can be obtained from Don at the Waste Water Treatment Plant during the week, or our Town Constable Mark Merrill.

Sincerely,

Brian Zak-Fire Chief



BAILEYS HARBOR FIRE DEPARTMENT



2025 EMR YEAR END ANNUAL REPORT

At present time Baileys Harbor Fire Department has a total of 22 EMR's / EMT's all of which have renewed their licenses through recertification with Door County Emergency Medical Services , which certifies them to 30 June 2029.

We also added 1 new EMR to the group in Dec., Willa Wilde who lives near the Fire Station , she will be a great asset to the department living in the downtown area.

The Department is also implementing a new concept by also adding to continual education through online training courses , " LEXIPOL" EMS 1 Academy.

This will allow for EMR's to widen their training experiences at their own pace .

At this point I feel that our Department is in a good place with our growth of personnel in the EMS field , with the ever growing population and tourism it's good to know that our EMR's are spread out quite well in the Township.

CALL NUMBERS FOR 2025

JANUARY - 11

JULY - 29

FEBRUARY - 12

AUGUST - 24

MARCH - 10

SEPTEMBER - 17

APRIL - 8

OCTOBER - 19

MAY - 16

NOVEMBER - 11

JUNE - 14

DECEMBER - 17

TOTAL CALLS FOR 2025 =

188

Respectfully Submitted ;

Daniel Kiehnau ,

Baileys Harbor EMR Crew Chief

Constable Annual Report 2025

Alarms - 4, Dog and Animal – 4, 911 Traces-13 , Suspicious Activity – 4, Road Obstructions - 44, Agency Assists - 5, Training - 5, Building Security Checks/ Open Doors - 85, Citizen Assist - 7, Attempt to locate/well-being checks - 8, Damage to property-2, Trespass - 4, Disorderly-7, Hunting complaint-1, Lost/found property - 4, Parking Complaints - 2, Parking Citations -39, Trespass - 4, Boat launch ordinance- 68, Disabled Vehicles-4, Traffic Control- 9, Accidents- 12, Town Board Assist -14, Camping-1, Civil Standby- 1, Missing person- 1.

Miles: 9,989 Hours: 710

Constables Mark Merrill & Deputy Gary Nelson

About the Baileys Harbor Community Association

The Baileys Harbor Community Association (BHCA), founded in the 1990s, is a 501(c)(3) non-profit and tax-exempt organization under Federal and State Law. BHCA is dedicated to the promotion and advancement of the Baileys Harbor community through civic, cultural, economic, educational, and environmental activities.

Our community wouldn't be the same without the support of our members and volunteers. Thank you for making Baileys Harbor the beloved space that it is today. If you would like to be a part of our membership or volunteer community; businesses as well as full-time and part-time residents are encouraged to join the Association. Please reach out to us at info@baileysharbor.com we'd love to hear from you!

2026 BHCA Board of Directors

President: Scott Bennett, Harbor Fish Market & Grille; Vice President: Sam Nelson, Blacksmith Inn on the Shore; Treasurer: Steve Makovec, Community Representative; Secretary: Melissa Joppe, Lake Fire Winery; Board Member: John Frawley, ADOOR LIFE; Board Member Maddie Kwaterski, The Augusta Club; Board Member: Kurt Keifer, Community Representative; Board Member: Bonnie Smith, Farm Market Manager; Board Member: Karen Berndt, Community Representative; Board Member: Todd Halleen, Lakeshore Adventures

Talk of the Town Series

In need of connection? Gather with friends and neighbors to learn more about interesting & exciting topics happening in Baileys Harbor while enjoying good food and conversation. Our Talk of the Town series is held once a month and is made for YOU to meet the people who share a love for this town in a casual and supportive environment. Visit our website baileysharbor.com for more information.

2026 CALENDAR OF EVENTS

Brown Trout Tournament: April 16 -19
Blessing of the Fleet: June 6
Fourth of July Celebration: July 4
Autumnfest: September 12
Annual Meeting: October
Halloween Celebration: October 31
Harbor Holiday: December 5

Sunday Farmers Markets:
May 17 - October 18; 9am-1pm
Sunday Summer Yoga:
June 7 - September 27; 9-10am
Summer Concert Series:
June 26, July 31, August 28 & September 25
Talk of the Town: Monthly

Baileys Harbor Visitor Center

The Baileys Harbor Community Association operates the Visitor Center which is open seasonally from late May through October. It is located within the historic Toft House where the Baileys Harbor Historical Society maintains historical displays and also assists in its operations. This serves as yet another key part of BHCA's mission towards promoting Baileys Harbor businesses, events, and local economy.

Toft House Updates and Preservation Proposal

The Toft House Committee respectfully recommends opening the Visitor Center, Toft House, on **May 22, 2026**, with operating hours of **7 days per week from 10:00 a.m. to 4:00 p.m.**

We further recommend that the Visitor Center be staffed by a combination of volunteers, Baileys Harbor Community Association (BHCA) employees, and BHCA Board members, as needed.

The Baileys Harbor Community Association (BHCA), Baileys Harbor Historical Society (BHHS), the Town of Baileys Harbor, along with local business and household members, have identified a clear need to preserve the building known as the Toft House.

The Toft House currently serves multiple important functions, including:

- Baileys Harbor Visitor Center
- Office space for BHCA
- Historical displays and artifact preservation for BHHS

This determination is based on longstanding use of the facility, observations from staff and volunteers, and findings from a **2023 inspection report conducted by Second Opinion Home Inspections** (attached).

We recognize that preservation and improvement of the Toft House will require a phased approach. The Committee proposes the following plan:

Phase 1: Immediate Updates for 2026 Season Opening

- Electrical updates
- Bathroom improvements
- Plumbing repairs, as needed
- Storage room organization/improvements
- Lighting upgrades
- Office space improvements
- Interior painting
- Pest control treatment and initial commercial cleaning
- Maintenance of existing garden areas

Phase 2: Structural Improvements

- Lifting the existing structure
 - Installation of a concrete slab foundation
 - Lowering the structure onto the new foundation
 - Creation of a usable crawl space
 - Updates to flooring, electrical, and plumbing as needed post-lift
 - Installation of heating and air conditioning
 - Roof and gutter inspection, with replacement if necessary
 - Addition of a second storage area
-

Phase 3: Expansion and Year-Round Use

- Construction of an additional building on the property to include:
 - Year-round office space
 - A 24/7 accessible visitor center
 - Public restrooms
 - Meeting space for BHCA and BHHS
 - Staging space for BHCA and BHHS activities
 - Additional storage
 - Transition of the original Toft House to primarily seasonal use for historical displays
 - Relocation of the existing gazebo
 - Development of walkways connecting buildings and gazebo
-

Phase 4: Future Site Development

- Expanded use of the grounds for community events and gardening
 - Exploration of potential acquisition of adjacent property
-

Submitted by:

Toft House Preservation Committee

Steve Makovec
 Karen Berndt
 Katherine Jones
 Kristin Peil



Baileys Harbor Historical Society Calendar Year 2025 Report Town of Baileys Harbor Annual Meeting – April 2026

Organization Overview

The Baileys Harbor Historical Society (BHHS) was established as a Federal and State 501 (c) 3 non-profit organization in 2010, and is an affiliate of the Wisconsin Historical Society and the Heritage Alliance of Door County. Our mission is: to collect, research, preserve and disseminate knowledge related to the history of Baileys Harbor. It supports and encourages the preservation of historic materials, as well as educating residents and visitors about Baileys Harbor history.

2025 activities and accomplishments included:

- Developed a plan and secured a web-based application for documenting the BHHS collection.
- Designed a Toft House exhibit and hosted a May open house celebrating Baileys Harbor's historic cherry orchards and the community's contributions to Door County's cherry industry.
- Installed Town Hall displays highlighting Baileys Harbor authors, the local cherry industry, and the life of Lloyd Wasserbach, including his athletic achievements and military service.
- Presented three summer public-history programs including The Heins Creek Story, North Bay Stories, and The Collins Family and Irish Immigrants in Baileys Harbor. All programs were professionally recorded and will be available on our website soon.
- Added a third edition of the BHHS newsletter to the annual publication schedule.
- Re-established the Historical Society's Facebook page.
- Adopted a Financial Policy and an Equal Opportunity Policy, and updated both the Collection Policy and the By-Laws.

Community Collaboration

- Collaborated with the Heritage Alliance of Door County and Destination Door County to develop and launch the Heritage Trail, promoting historical sites and stories across the peninsula.
- Decorated a holiday tree and shared information about holiday traditions brought by Baileys Harbor's Irish immigrants at the Town Hall. BHHS volunteers also hosted a family crafts table during the BHCA Harbor Holiday event.
- Participated in an informal BHCA committee focused on the preservation of the Toft House.
- Recruited and supported volunteers for BHCA's operation of the Baileys Harbor Visitor Center at the Toft House. Volunteers welcomed 2,217 visitors and contributed more than 525 service hours between May and October.

2026 Board of Directors –

The 2026 Board of Directors are: Katherine Jones, President, Tom Esau, Vice-President, Marianne Newton, Treasurer, Cynde Krowas, Treasurer, and Directors Andrea Esau, Ann Marie Ott, Julie Sausen, Carol Schmidt and Howard Williamson. Former Board members Mary Moran, Treasurer (deceased), Nancy Rafal, and Kriss Schorer were recognized in 2025 for their previous service. Susie Bauldry and Lynn Matke continue to serve as advisors to the Board.

For more information see our website at: <http://www.baileysharborhistory.org> or email BHHS at: info@baileysharborhistory.org

