



TOWN OF EAST TROY, WALWORTH COUNTY WI
REGULAR TOWN BOARD MEETING
June 9, 2025 at 6:30 P.M.
N9330 Stewart School Rd., East Troy WI 53120

AGENDA

ALL ITEMS LISTED ARE UP FOR DISCUSSION, CONSIDERATION, DELIBERATION AND POSSIBLE FORMAL ACTION

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Approval of Meeting Agenda
4. Certification of Compliance of Open Meeting Law
5. Minutes of Previous Session, Special Meetings, Planning Commission and Park Committee
6. Clerk/Treasurer's Report – Clerk/Treasurer Buchanan
 - A. Loan Quotes for 2025 Proposed Borrowing for pre-approved budget expenditures for 2025 Road Work and Capital Purchases
 - B. Authorize Attorney Mills to draft borrowing Resolution

7. Public Comments

NOTE: NO Public Comments will be taken tonight on the topic of Wake Enhanced Boating as we have heard from the public at several board meetings and at the Electors Meeting. Pending Board's decision on how to handle this topic going forward, see agenda item under "Unfinished Business."

*Please be advised that per State Statute § 19.84(2), information may be received from the public. Comments are limited to a four-minute period per person. Be further advised that there will be **NO** discussion on the information received; and no action will be taken regarding public comments.*

Upon conclusion of this Citizen participation segment, members of the audience are not allowed further comment unless they are participating in a public hearing or if specifically allowed by a majority vote of the Town Board due to involvement in a specific agenda item.

8. Reports of Committees

A. Chairperson and/or Supervisor Reports

1. Chairman Meeting Report – Chairman Jones
2. Supervisor Report – Supervisor Church

B. Media/IT Report – Web Administrator Olson

C. Department of Public Works – DPW Superintendent Scheel

1. Proposals to replace five (5) windows in Town Hall Building – included in 2025 Budget

D. Police Report – Chief Gorecki

E. ETAESD Report – Supervisor Leonard

F. Park Committee Report – Supervisor Church

G. Booth Lake Memorial Park Report – Supervisor Reyes

1. Budget Amendment Resolution for park

H. Lake Beulah Management District Report – Rep. Todd Jones

I. Recycling Committee Report – Rep. John Murphy

J. Library Report – Rep. John Murphy for Kristina Murphy

K. Planning Commission Report – Supervisor Jahner

1. Motion to approve or deny the Planning Commission's recommendation to approve a Certified Survey Map for PA13200001, across from W7683 Townline Road, Carl and Becky Wolf – owners and Mike Greeson - applicant per the reasons referenced in the Planning Commission's Resolution

9. Unfinished Business

- A. Adopt policy on Town Board members not being allowed to address or communicate with the press/social media or any media outlet using town letterhead/Town material without the consent of the entire Town Board

- B. Request from Eric Jones of W4774 Overlook Drive, Elkhorn to land/take-off a seaplane on Lake Beulah
 - C. Discussion and Possible Action regarding Wake Enhanced Boating on our Town Lakes
 - 1. Document on Creating Local Boating Ordinances and Placing Waterway Markers
 - 2. Authorize Chairman Jones to send a letter to both the Potters Lake P/R District and Lake Beulah Management District outlining reasonable mitigation suggestions to be implemented in 2025 while long term recommendations are sought
 - D. Create a new Lake and Shoreline Conservations Advisory Committee to address the wake enhance boating topic on our lakes
 - 1. Authorize Chairman Jones to send out Committee Moderator RFPs to prospective bidders
 - 2. Authorize Chairman Jones to interview appointees for this committee
 - E. Update from Chairman Jones on Organizational Assessment RFPs sent out to perspective bidders in May 2025
 - F. Resolution 2025-6 Approving Town Board Appointments for the 2025 – 2026 term (including Planning Commission appointees)
 - G. Address the Former Town Chairman’s use of his government email account after his resignation on 2/4/25
 - H. Discussion of Walworth County’s recommendations for improving the intersection of County Road L, East Miramar Drive and Stone School Road
10. New Business
- A. Intergovernmental Agreement between the Village of East Troy and the Town of East Troy related to the St. Peter’s Road project
11. Attorney’s Report – Attorney Mills
- A. Resolution 2025-5 Establishing Residential Snow Plowing Charge on Private Roads Plowed with the Approval of the Town Board
 - B. Ordinance 2025-4 Amending Section 2.20.050(1) and (2) regarding Agenda and Agenda Attachments
 - C. Ordinance 2025-3 Amending Section 2.20.040(1) Regarding the Order of Business and Adding Consent Agenda Items
12. Licenses and Special Event Permits – Clerk/Treasurer Buchanan
- A. Special Event Permit for JBMP for Todd Scheel – on August 9, 2025
 - B. 2025 – 2026 Liquor & Operator Licenses – see attached spreadsheet
13. Special and Pending Meetings – Clerk/Treasurer Buchanan
- A. Contract negotiations (August) and Budget Workshop (September and October) dates
14. Review Bills for Payment
15. Adjourn

Persons with Disabilities who need accommodation to attend the meeting should contact the Town Clerk at this address as soon as possible: N9330 Stewart School Rd., East Troy WI 53120 or call 262-642-5386.

Town of East Troy

Parks Committee Meeting Minutes

March 3, 2025

1. Call the meeting to Order at 5:30pm
2. Roll Call. Michele Reyes, Ken Zess, and Tyson Leonard were all present.
3. Pledge of Allegiance.
4. Motion to approve minutes from February 3, 2025. 1st by Tyson Leonard, seconded by Ken Zess. Motion passed unanimously.
5. Michele Reyes updated the board that the Exo-Fit equipment had been ordered. Ken Zess volunteered to reach out to Todd Scheel to see if he was going to need any help with the concrete for the base of the equipment installation.
6. Update on the Army Lake Camp land. Discussion on the land management agreement with the DNR. Michele received an email from the DNR that stated the original Annual fee of \$500 that the DNR suggested was not correct and it is going to be \$1500 or more annually depending on what the town is willing to help with. The committee suggested talking with Todd Scheel and possibly Chief Gorecki to see what they are willing to do. Discussion on creating a trail head at the beginning of the trail for signage and to deter bicycles/motor vehicles from entering the trail. A split rail fence was suggested.
7. Next Meeting May 12, 2025 @ 5:45pm
8. Motion to Adjourn at 5:56pm by Tyson Leonard, 2nd by Ken Zess. Motion passed unanimously.

TOWN OF EAST TROY PLANNING COMMISSION MINUTES

May 7, 2025 at 6:30 P.M.

Chairman Cook called the meeting to order at 6:30 P.M. Commissioners, Jahner, DeGrave, Gordon, Smith, and Denhart and were in attendance along with alternate Russell. Secretary Olson was also in attendance.

Chairman Cook explained the procedure of the meeting and explained that this Commission operates on a split meeting format and this is the Public Hearing portion of the Planning Commission Meetings. The commissioner's viewing and decision-making meeting will be on May 21, 2025 at 6:30 P.M. if a decision is not made in this meeting. The petitioner or agent will present their request today, then we will ask for people in favor or opposed to the petition to speak and the petitioner will then have a chance for rebuttal. All comments need to be addressed to the commission and not the applicant.

Commissioner Jahner also explained that he is recusing himself from the Conditional Use Request due to concerns about this being a quasi-judicial matter and his also voting as a Town Board Supervisor.

1. Review & Approval of Planning Commission Minutes –
3/19/25, 4/2/25

Motion made by Commissioner Denhart to APPROVE the minutes as stated.

Seconded by Commissioner Jahner

Motion passed unanimously.

2. James Chesbro, owner, spoke for the request speaking about the Conditional Use Permit that they currently have for the "bunkers". He had them in a different location and as they began business it became clear that they should relocate them and utilize the already existing black top. They are adding lean-tos to cover the mulch and topsoil stored in the "bunkers".

County Zoning asked the Chesbro's (America the Beautiful LLC) to amend their conditional use permit to include the changes and redistribute the allotted parking spaces on the property to maintain the terms of the original conditional use, using the applicant's preferred placement.

The following discussion was had amongst commissioners: There is no concrete being added to accommodate the bunkers and the original asphalt is being used, which means there are no alterations to the impervious surface. The green area of the map shown was the previously approved conditional use and what the applicant is requesting is to cover the bunkers which are now to the North of the property and move parking which was once allotted to be where the current bunkers are to the south.

Motion made by Commissioner Smith to APPROVE the applicants' CONDITIONAL USE PERMIT as stated.

Seconded by Commissioner Gordon

Motion passed unanimously.

N8416 County Road ES

East Troy, WI 53120

Parcel No: P ET 2100004D

James Chesebro, Owner/Applicant

3. Jeff Auberger, applicant, spoke for the request summarizing their request as a part of the living space renovation of the second floor of the Lulabells Dockside building. The variance is to the street yard and shoreland setbacks due to the hardship of the placement of the building which predates Walworth County Zoning. This building does not meet any of the current variance requirements due to the location creating a hardship for the property owner. The road right of way is currently 4.3 feet and the channel is 6 feet from the side yard (high water mark). The owner was granted a variance to build the lower-level deck in 1993; the proposed deck would be built within the footprint of the existing deck not building over the ramp area on the channel side of the building. The applicant pointed out that this is a permissible use that would not harm public interest, impact the neighboring properties or make any changes to the viewing corridor.

The applicant explained that the upper level was originally designed to be a living space but had not been used in that capacity for many years. With the owner's extensive work hours running the business below, this upper-level

deck would be an important part of the upper-level residence remodel giving the owner the ability to have his daughters close by and able to enjoy their home as well as the outdoors of their living space in a safe and contained environment.

The following discussion was had amongst commissioners: The channel is closer to the property than the lakefront, there would be no negative impact to lakefront shoreline. There was question as to the two parcels and what was entailed in combining them. Once the understanding that the second parcel was the parking area which runs along the channel the Commissioners had no issue with that change. Commissioners confirmed that the request is not asking to get any closer than the original deck is from the shoreland or the road right of way. The applicant showed on the drawing that the dimensions of both decks are the same and would not be any closer to either setback. The applicant also provided a letter from Darrin, County Zoning, (attached to this resolution) thanking the owner for combining the two parcels and reenforcing that no zoning permits are required to complete the interior remodel of the existing dwelling.

Motion made by Commissioner Gordon to APPROVE the applicants' VARIANCE REQUEST as stated.

Seconded by Commissioner Jahner

Motion passed unanimously.

N9228 East Shore Road

East Troy, WI 53120

Parcel No: P ET 900004A

Lake Beulah Dynamic Duo LLC. Owner/ Jeff Auberger, Applicant

Thomas Stelling, applicant, spoke for the request explaining the layers of making a change to the 2050 Plan. Their current land designation is a gravel pit designated as E, extractive. The applicant is asking to change the designation of the majority of the land to AG2 which would allow for the property to be zoned as C-2 (low density residential) which requires a five-acre minimum for each parcel. The applicant is also asking for the area surrounding what is now a pond like area to be designated as P-1 to allow for a private park to surround the pond and be accessible to the surrounding properties.

The applicant explained that the surrounding properties to this parcel are also owned by the Taylor Family and it backs up to the old golf course. They feel that this change would be in line with the surrounding area and would pose no negative impact to the neighboring properties. The future plan for the property is to have their family reside on it breaking it up into no smaller than ten-acre future parcels and having a main house and smaller house on it.

The following discussion was had amongst commissioners: There was discussion about the layers of making the decision about the designation change vs the actual zoning change. The consensus was that the designation will lead the applicants to come back for a zoning change and that is the point where the applicant will have more detailed plans about the actual breakdown of the parcel distribution and building of homes. This phase is more conceptual. The Commission agreed that this designation would be consistent with the surrounding properties and that the park designation was somewhat vague in the 2050 plan. The Commission also agreed that the restorative plan was going to be lengthy and that the applicant's plans may change throughout that process organically due to things that will be out of their control

Motion made by Commissioner Smith to APPROVE the applicants' REZONE/AMENDMENT TO THE 2050 COMPREHENSIVE PLAN as stated.

Seconded by Commissioner Jahner

Motion passed unanimously.

W2006 County Road J

East Troy, WI 53120

Parcel No: P ET 500003A

James R Taylor and Sons, Owner/ Thomas Stelling, Applicant

4. Other Business & Public Comments
None

5. Adjourn

Motion made by Commissioner Jahner to adjourn.

Seconded by Commissioner Gordon.

Motion passed unanimously.

Respectfully Submitted,
Jennifer Olson
Planning Commission Secretary
May 19, 2025

*Please note for complete understanding of what occurred please view the LIVE video footage at <https://www.youtube.com/@TownofEastTroy/streams> *

A large, stylized handwritten signature in grey ink, appearing to read "Jennifer Olson". The signature is written in a cursive, flowing style with thick strokes and loops. It is positioned in the lower half of the page, overlapping the text area.

Minutes of the Town of East Troy Board of Review

May 12, 2025

The Town of East Troy Board of Review was called to order by Chairman Jones at 6:20 P.M. In attendance were Chairman Jones, Supervisors Church, Reyes, Leonard, and Jahner. Clerk/Treasurer Buchanan was also in attendance.

The meeting was called for the sole purpose of calling the Board of Review into session during the forty-five-day period beginning on the fourth Monday of April, pursuant to WI Statutes § 70.47(1).

The Town of East Troy's Board of Review will be adjourned to June 10, 2025 at 6:00 PM.

Supervisor Leonard made the motion to adjourn the Board of Review until June 10, 2025 at 6:00 PM. Supervisor Jahner seconded, and the motion passed unanimously.

Respectfully submitted,
Kim Buchanan, WCMC
Clerk/Treasurer



Town of East Troy Town Board Minutes
Regular Town Board Meeting
Monday, May 12, 2025

The meeting was called to order at 6:30 pm by Chairman Jones, Supervisors Church, Reyes, Leonard, and Jahner were in attendance. Clerk/Treasurer Buchanan, Deputy Clerk/Treasurer Loth, Attorney Mills, DPW Superintendent Scheel, Police Chief Gorecki and approximately 29 residents/guests were present.

The Pledge of Allegiance was recited.

Clerk/Treasurer Buchanan affirmed that the meeting was posted in compliance with Open Meeting Law. Motion by Supervisor Leonard, seconded by Supervisor Jahner, to approve the agenda. Motion passed unanimously.

Meeting Minute Approval

- Motion by Supervisor Leonard, seconded by Supervisor Jahner, to approve the minutes of the April 14, 2025 Regular Town Board Meeting. Motion passed unanimously.
- Motion by Supervisor Jahner, seconded by Supervisor Leonard, to approve the minutes of the March 19 and April 2, 2025 Planning Commission Meeting minutes. Motion passed unanimously.
- Motion by Supervisor Reyes, seconded by Supervisor Church, to approve the minutes of the April 29, 2025 Special Town Board meeting. Motion passed unanimously.

Clerk/Treasurer's Report – Clerk/Treasurer Buchanan

- Motion by Supervisor Leonard, seconded by Supervisor Jahner, to approve the Treasurer's Report. Motion passed unanimously.
- **April 2025**
 - 1) Total Voters for Spring Election including absentee – 2186, 943 absentees processed and 30 EDR's
 - 2) Municipal Board of Canvass meeting held to certify election results
 - 3) Meetings in April – Agendas, postings, preparation and Board info received and provided
 - 4) Update Appointment Resolution for Booth Lake Memorial Park representative
 - 5) Complete Spring Election Reconciliation tasks – Badger Books and WisVote
 - 6) March month-end accounting and Treasurer's report
 - 7) Deliver Election documents to Walworth County and to the ET School District and Mukwonago School District, Burlington School District sends a driver
 - 8) Prepare and correlate documents for 2025 Annual Meeting Packets
 - 9) File report with US Treasury
 - 10) Assist with bid opening for 2025 Road Work
 - 11) Multiple inquiries regarding who is a qualified elector for the Annual Meeting – work with Jen to post information on Facebook and Town's website regarding issue
 - 12) Prepare Municipal Court Checks to distribute March 2025 court payments
 - 13) Order UDC stickers for Building Inspector
 - 14) Set 2025 Open Book and Board of Review dates with Town's assessor
 - 15) Filed Unclaimed Property report with DOR
 - 16) Update Municipal Contact Form with DOR
 - 17) Filed Form CT – 2024 Municipal Financial Report with the WI DOR and send confirmation of such to auditing team
 - 18) Review and update information for Walworth County Directory – sent to County Clerk's office
 - 19) File Quarterly Sales Tax with WI DOR
 - 20) Workers Compensation Audit
 - 21) Poll List Maintenance
 - 22) Regular Stuff ☺

Public Comments

- Brian Fons, N8680 Wilmers Grove Road. He voiced concerned about a mass mailing that went out before the Annual Electors Meeting by the Beulah Responsible Boaters (BRB). He noted that the Board was noted on the mailing and the wording of the vote items was not correct. His concern was for the integrity of the information provided and confusion for the general population it might present.
- Richard Faust, N9349 Woodfield Court. He noted the Town Board's historical stand on Annual Elector Meeting advisory vote issues stating that large "ticket" items, specifically noting the votes against a new Town Hall and the allowing of ATV/UTV use on Town roads, the Board followed the results of the advisory vote from the meeting and would like to see the same for the Wake Enhanced Boats. He was very concerned about how long the Wake Enhanced surfing issue will be drawn out if a committee is formed to review it.
- Tom VanDenBogart, W2035 Beulah Heights Road. They have a spring meeting on May 17, 2025 and an educational meeting regarding sensitive areas of the lake (and more) on May 31, 2025.
- Bob Rice, W884 Shorewood Drive. He noted that he was troubled that Potter Lake Protection and Rehabilitation District has not been included in any of the discussions regarding the banning of Wake Enhanced Boating on their lake but lumped into the vote of "all lakes in the Town".
- John Stoss, N8831 Stringers Bridge Road. He voiced concern that the Town collects taxes for the Lake Beulah Management District and they are suing the Town Board. He further commented that the public may want to review the Board and how they are giving \$195,000 to the Lake Beulah Management District because of this practice.
- Bill Wucherer, W1210 Wolf Way. He voiced his objection, as a taxpayer, at having to pay the attorney fees associated with a decision made by three Town Board members that the Town Board is now being sued over. He feels that those three Board members should have to pay the attorney's bill.
- Carla Giorgi, N8590 Stringers Bridge Road. She spoke clarifying several points regarding the lawsuit by the Lake Beulah Management District against the Town Board that she feels differ from the general public understanding and thanked the Board members that supported her and John Stoss's ability to move forward with their marina project on to the county level.
- Mary Luedtke, W1031 East Miramar Road. She stated her concerns about N9230 Walnut Street and its dilapidated nature along with the collection of junk at W1048 Miramar Road. She noted cars at N9230 that rodents are using as dwellings and "junk" cars with other miscellaneous junk at W1048. She is wondering what can be done about the properties.
- Elwyn Jones, W1021 Miramar Road. He spoke to the condition of N9230 Walnut Street further noting that the house also has "critters" going in and out through broken windows.
- John Becker, W1958 Pastime Lane. He was wondering what the status of the permit request to land a seaplane on Lake Beulah was.
- John Finney, N9299 East Shore Road. He congratulated the elected officials, thanked the Police Department for all that they do. He stated that he supports the Town Boards decision to support the rezone of the property at N8828 Stringers Bridge Road.

Committee/Department Reports

Chairperson's Report – Chairman Jones – report submitted

He thanked voters for their support and thanked Joe Klarkowski and Barb Church for their time in the chairperson role and many years of service. Some of his goals include increasing transparency "to" and education "for" the public along with reviewing general Town practices and efficiencies therein.

Chairperson's Report – continued



Recent Meetings & Events

- 04/15/2025 Electors Meeting – Took the Oath of Office and was Sworn In.
- 04/16/2025 Meeting with Kate Hastings & Darrin Schwanke for Zoning education.
- 04/19/2025 Walworth County Lakes Association (WCLA) Meeting.
- 04/22/2025 Tri-Troy Alliance Executive Meeting. Topics: EMS, Compost Site, Library Agreement & Message board.
- 04/24/2025 Municipal Engagement Meeting for DPW. Walworth County is driving salt brining prior to snow storms saving on average 70% salt usage - more restrictive ordinance 1362-04/25, 6-20' culvert inspections underway, eWaste Grant applications.
- 04/29/2025 Board approved Ayres contract for the Beach Road Bridge ETERR project & submitted to WiscDOT for next steps & LBMD Lawsuit Response.
- 04/29/2025 Intergovernmental Cooperation Council (ICC). Broadband Equity, Access & Deployment (BEAD) presentation, Zoning Violations & Town Involvement and Preserving the Walworth County Trunk Highway System.
- 4/30/2025 Wisconsin Towns Association "Capital Day" event. Met with Senator Steve Nass's staff Nathan Cobb and Robin Vos's staff Jake Wolf to discuss concerns. WTA legislative priorities Transportation, Emergency Services, Land Use & Town Law Reform. State Budget will be delayed. Rural Roads, Bridges & Culverts (Local Roads Improvement Program) LRIP targeting \$100M for 2025-26; (Agricultural Roads Improvement Program) ARIP targeting \$150M for 2025-26. General Transportation Aids (GTA) ~\$2,717/mile.



Town Appointments

- Conducted phone or face to face interviews with all but two town representatives plus employee appointments to be approved in May 2025. PC appointments delayed.
- Developed a new application process for the Planning Commission's (PC) primary and alternate commissioner positions, giving new interested residents an opportunity to serve. Will finish PC appointments in May to present at June Regular Board Meeting.



Priorities & Progress

- Investigating & interviewing for appointments. Spoke with 15-20 individuals.
- Ramping up on my responsibilities, learning processes/procedures and developing some new approaches to existing processes.
- Evaluating best approach for Town involvement in Wake Boat issue.



Citizen Concerns

- Neighbor property concern given to Building Inspector.
- Wake Boat comments & concerns for, against and requesting reasonableness.

Activity Report for Supervisor Church – report submitted

- Responded to Town calls and emails
- Signed Town checks
- April 1 Participated in Beach Road Bridge over East Troy Electric Railroad Bridge Scoping meeting with: DPW Superintendent Scheel, WISDOT Joe Jelacic, Ayres engineers Joe Bluma and Dan Sydow, and Railroad consultant
- Prepared for Town Board meeting
- Chaired April 14, 2025 Town Board Meeting
- Prepared for Town Annual meeting
- Chaired April 15, 2025 Town Annual Meeting
- Prepared for ETAESD meeting
- Chaired April 22, 2025 ETAESD Meeting
- April 18 Met with Chairman Jones
- April 29 Special Town Board Meeting

Media/IT (Public Relations Report) – Web Administrator Olson

1. Website Overview:

We currently have 423 Subscribers. All of these residents are receiving text messages and/or email notifications of agendas, packets, news and notices including the newsletters on the day of publication. The new website is up and running with a fresh look, smoother flow and a few new tabs to make the information even easier to find. The new “Contact Us Form” is an exciting new feature to be able to submit questions directly through the website. I will get an email and give almost immediate responses Monday-Friday 8am – 4pm. We had our first correspondence last month and the second the other day and it worked great! 🌟

Town Hall Hours:
Monday - 8:00 AM - 12:00 PM
18336 Fremont School Road, PO Box 872
East Troy, WI 53120-0872
Phone: (262) 642-5316
Fax: (262) 642-4991
Toll-free: (800) 492-3700

Contact Us Form
First Name (required) Last Name (required)
Email (required) Phone
Message (required)
Please let us know if you can provide a number for our location.

Town of East Troy, Wisconsin
18336 Fremont School Road
East Troy, WI 53120-0872
Phone: (262) 642-5316
Fax: (262) 642-4991
Toll-free: (800) 492-3700

- Town Board
- City & Council Meetings
- Economic Development
- Public Works
- Public Services
- Risk & Insurance

2. YouTube:

Our page gained 22 new subscribers, going from 96 to 118 subscribers and has 92 Videos.

3. Facebook Overview:

🌟 We gained 10 new followers in the last month, bringing us from 1,415 to a grand total of 1,425 followers.

The 2025 Newsletter FINAL Draft is in your May physical packets. I am shooting to have them in the mail by May 15. Next year it is my goal to be able to get the final draft approved right after the election to be able to get them in the hands of the residents prior to the Electronics Recycling Event to be sure that our less tech savvy residents don't miss out. I know it is a busy time, but I think with better planning on my end and having more communication with candidates as they are on the campaign trail, I should be able to have an acceptance statement from each of them and just be able to run the story after each election. This year showed me a missed opportunity.

- Motion by Supervisor Reyes, seconded by Supervisor Church, to approve the 2025 Spring Newsletter for printing and distribution as amended. Motion passed unanimously.

Department of Public Works – Superintendent Scheel

- 1) Had 300 ton of salt brought in to fill shed and State DOT took back 398 tons due to mild winter
- 2) Did State contract for 2025-26 season but cut back to only 500 ton from 900 ton
- 3) More Beach Road Bridge work
- 4) Finished spring roadside sweeping
- 5) Had Sweep-All sweep Oak Ridge Road and Wilmers Grove Road after plowing season for loose chips from sealcoating last year
- 6) Painted plows and wings and removed them from the trucks
- 7) Started Main sewer lift station rebuild. We have spent a lot of time over there
- 8) Had to clean up DPW shop. Had set up and take down chairs, tables and electronics for annual meeting
- 9) Two of us went to the WTA Road Workshop in Wisconsin Dells
- 10) Did spring service on mowers and tractors
- 11) Started mowing for the season
- 12) Opened up Compost Site for the season
- 13) New boom mower came in but have a problem with the tractor it goes on

Department of Public Works – continued

- 14) Made parking area at the boat launch for the attendants
- 15) Picked up Police Boat, serviced and cleaned it preparing for the season. Put boat in water for the season.
- 16) Dug out area and installed new playground workout equipment at Jim Byrnes Memorial Park and added woodchips
- 17) Had to have new rear springs put on F550 plow truck

- A discussion regarding a proposal to replace five (5) windows in Town Hall Building – included in 2025 Budget ended with the recommendation by the Town Board for DPW Superintendent Scheel to get more quotes for the June 9, 2025 Board meeting.
- Motion by Supervisor Reyes, seconded by Supervisor Leonard, to authorize the purchase of a new Tractor for the DPW, due to the size of the new boom mower, at a cost of \$104,996.72. Motion passed unanimously.
- Motion by Supervisor Reyes, seconded by Supervisor Jahner, to authorize Attorney Mills to update 2025 Snow Plowing charge based on Superintendent Scheel's calculations based on a three-year average. Motion passed unanimously.

Police Report – Chief Gorecki

- Chief Gorecki thanked the Girl Scout Troup 20211 for the *Meal with A Hero* that they provided to the Police and other Emergency Service personnel.
- Chief Gorecki reported there have 3104 Calls for Service by April 30, 2025, with 797 calls and 133 citations in April.
- The new county wide radio system is now in place and The Town of East Troy Police Department is connected.
- The new squad car is due in June.

ETAESD Report – Chairperson Church

- April, 2025 Chief's report is attached.
- The ETAESD's Fire & Rescue (ETFR) Department responded to:
 - There were 18 Fire-related calls in the month of March. 4 of the 18 calls were in the Town.
 - There have been 50 Fire calls through March, 2025.
 - There were 85 EMS calls in the month of March. 16 of the 85 calls were in the Town.
 - There have been 305 EMS calls through March, 2025.

Park Committee Report – Supervisor Reyes

- They had just met that evening prior to this Regular Town Board meeting so nothing to report.
- The next meeting will be May 21, 2025, 10:00 am.

Booth Lake Memorial Park – Supervisor Reyes

- The triathlon event is the end of May with even greater participation than 2024!
- Open to the public is the opportunity to sponsor a picnic table for \$400 or \$450 if you want a placard attached.

Lake Beulah Management District (LBMD) – Pat Bergin

- The district rented a wake enhancement boat to do some testing on the lake; results will be provided when they become available.

Recycling Committee Report – Clerk/Treasurer Kim Buchanan

- The Annual Report was completed and submitted.
- The E-cycling event on May 3, 2025 ended with an almost full dumpster.

Library Report – John Murphy for Kristina Murphy – no report

Planning Commission Report – Supervisor Jahner

- Motion by Supervisor Jahner, seconded by Supervisor Leonard, to approve the Planning Commission's recommendation to approve a Conditional Use Amendment for PET 2100004D, N8416 County Road ES, Your Personal Gardener and Arborist – James Cheesebro owner/applicant per the reasons referenced in the Planning Commission's Resolution. Motion passed unanimously.
- Motion by Supervisor Jahner, seconded by Supervisor Church, to approve the Planning Commission's recommendation to approve a Variance Request for PET 900004A, N9228 East Shore Road, Lake Beulah Dynamic Duo LLC (Lulabell's Dockside) – owner, Jeff Auberger – applicant per the reasons referenced in the Planning Commission's Resolution. Motion passed unanimously.
- Motion by Supervisor Jahner, seconded by Supervisor Leonard, to approve the Planning Commission's recommendation to approve a Rezone Request/ Amendment to the 2050 Comprehensive Plan for PET 500003A, W2006 County Road J, James R Taylor and Sons – owner, Thomas Stelling – applicant per the reasons referenced in the Planning Commission's Resolution. Supervisor Reyes recused herself. Motion passed 4/0.

Unfinished Business

- Discussion and possible action regarding Town Board members not being allowed to address or communicate with the press/social media or any media outlet using town letterhead/Town material without consent of the entire Town Board
 - Motion by Supervisor Leonard, seconded by Supervisor Jahner, to table until June 9, 2025 Regular Town Board meeting. Motion passed unanimously.

New Business

- Motion by Supervisor Jahner, seconded by Supervisor Leonard to approve Resolution 2025-03 Scheduling the 2026 Annual Meeting. Motion passed unanimously.
- Motion by Supervisor Reyes, seconded by Supervisor Church, to approve a donation to Walworth County Clean Sweep program for \$200. Motion passed unanimously.
- Motion by Chairman Jones, seconded by Supervisor Jahner, to appoint Supervisor Reyes as Vice-Chair for the 2025 Term. Motion passed unanimously.
- Motion by Chairman Jones, seconded by Supervisor Jahner, to postpone Approval of Town Planning Commission Appointments until June Town Board Meeting. Motion passed unanimously.
- Motion by Chairman Jones, seconded by Supervisor Leonard, to approve Resolution 2025-04 Approving Town Board Appointments (excludes Planning Commission and possible Lake and Shoreline Conservation Committee). Motion passed unanimously.
- Motion by Chairman Jones, seconded by Supervisor Jahner, to table the discussion and Possible Action to create a new *Lake and Shoreline Conservation Committee* to address the Wake Enhanced Boating Topic on our Town Lakes until the June 9, 2025 Regular Town Board meeting. Motion passed unanimously.
- Motion by Supervisor Leonard, seconded by Supervisor Jahner, to approve implementing a Consent Agenda for the Town of East Troy Regular Town Board meetings. Motion passed unanimously.
 - There was discussion regarding the items to be included in the consent portion of the agenda.
- There was discussion about the implementation of a written Treasurer's report for the packet. This is currently already in the packet, further explanation/clarification/understanding was needed for others.
- There was discussion about the implementation of written summaries of DPW bids and complex topics that come before the Board and be included in the packet. When needed, DPW Superintendent Scheel will provide such a report.

New Business - continued

- There was discussion about the implementation of including the Building Inspection & Permitting report along with a Municipal Court Collections report in packet. These are income issues and the Board would be interested in this information. Moving forward, this information will be provided in other reports that are provided.
- Motion by Supervisor Church, seconded by Supervisor Jahner, to authorize Attorney Mills to update Ordinances 2.20.040 (Order of Business) and 2.20.050 (Written Agenda) per modification to a consent agenda. Motion passed unanimously.
- Motion by Supervisor Reyes, seconded by Supervisor Jahner, to authorize Chairman Jones to send Organizational Assessment RFPs out to prospective bidders. Motion passed unanimously.

Attorney's Report – Attorney Mills – no report

Licenses and Special Event Permits – Clerk/Treasurer Buchanan

- Motion by Supervisor Leonard, seconded by Supervisor Church to approve the following:
 - Special Event Permit for JBMP for Scout Troop 17/ Barb Church – on May 24, 2025
 - Special Event Permit for JBMP for Dana Hardaker – on June 7, 2025
 - Special Event Permit for JBMP for Carrie Franzene – on August 17, 2025
 - Special Event Permit for JBMP for Jeri Davis – on September 27, 2025
 - Motion passed unanimously.

Special and Pending Meetings

- | | | |
|---------------------|---------------------|---------------------------------|
| • May 20, 2025 | 10:00 am – 12:00 pm | Open Book by Phone |
| • May 21, 2025 | 10:00 am | Park Committee Meeting |
| • May 26, 2025 | All Day | Memorial Day - Town Hall Closed |
| • June 4 & 18, 2025 | 6:30 pm | Planning Commission Meetings |
| • June 9, 2025 | 6:30 pm | Regular Town Board Meeting |
| • June 10, 2025 | 6:00 pm -8:00 pm | Board of Review |
| • July 9 & 23, 2025 | 6:30 pm | Planning Commission Meeting |
| • July 14, 2025 | 6:30 pm | Regular Town Board Meeting |

Motion by Supervisor Leonard, seconded by Supervisor Church, to adjourn at 8:58 pm. Motion passed unanimously.

Review Bills for Payment

Respectfully Submitted by
 Jean Loth
 Deputy Clerk/Treasurer

DRAFT

TOWN OF EAST TROY

N9330 Stewart School Road • P.O. Box 872
East Troy, Wisconsin 53120
Telephone (262) 642-5386
Fax (262) 642-9701

RESOLUTION APPROVAL PETITION STREET YARD AND SHORELAND STEBACK VARIANCE

Whereas, the Planning Commission for the Town of East Troy convened on May 7, 2025; and

Whereas, Jeff Auberger, applicant, spoke for the request summarizing their request as a part of the living space renovation of the second floor of the Lulabells Dockside building. The variance is to the street yard and shoreland setbacks due to the hardship of the placement of the building which predates Walworth County Zoning. This building does not meet any of the current variance requirements due to the location creating a hardship for the property owner. The road right of way is currently 4.3 feet and the channel is 6 feet from the side yard (high water mark). The owner was granted a variance to build the lower-level deck in 1993; the proposed deck would be built within the footprint of the existing deck not building over the ramp area on the channel side of the building. The applicant pointed out that this is a permissible use that would not harm public interest, impact the neighboring properties or make any changes to the viewing corridor; and

Whereas, the applicant explained that the upper level was originally designed to be a living space but had not been used in that capacity for many years. With the owner's extensive work hours running the business below, this upper-level deck would be an important part of the upper-level residence remodel giving the owner the ability to have his daughters close by and able to enjoy their home as well as the outdoors of their living space in a safe and contained environment; and

Whereas, the following discussion was had amongst commissioners: The channel is closer to the property than the lakefront, there would be no negative impact to lakefront shoreline. There was question as to the two parcels and what was entailed in combining them. Once the understanding that the second parcel was the parking area which runs along the channel the Commissioners had no issue with that change. Commissioners confirmed that the request is not asking to get any closer than the original deck is from the shoreland or the road right of way. The applicant showed on the drawing that the dimensions of both decks are the same and would not be any closer to either setback. The applicant also provided a letter from Darrin, County Zoning, thanking the owner for combining the two parcels and reinforcing that no zoning permits are required to complete the interior remodel of the existing dwelling; and

Whereas, the Planning Commission voted unanimously to APPROVE the applicants' STREET YARD AND SHORELAND STEBACK VARIANCE as stated on May 7, 2025; and

Whereas, the Town Board met on May 12, 2025 to consider the recommendation of the Planning Commission as it related to this applicant's proposed STREET YARD AND SHORELAND STEBACK VARIANCE; and

Whereas, there was discussion among Supervisors and a 5-0 vote to follow the recommendation of the Planning Commission and APPROVE the STREET YARD AND SHORELAND STEBACK VARIANCE as stated; and

NOW, THEREFORE, BE IT RESOLVED that the Town Board voted to APPROVE the STREET YARD AND SHORELAND STEBACK VARIANCE as stated at N9228 East Shore Road East Troy, WI 53120
Parcel No: P ET 900004A.

STATE OF WISCONSIN
SS
COUNTY OF WALWORTH

I, KIM BUCHANAN do hereby certify that I am the duly qualified and acting Clerk of the Town of East Troy and that the foregoing is a true and correct copy of a resolution duly adopted at a meeting of the Board of Supervisors of the Town of East Troy held in said Town on the 12th day of May, 2025, at which meeting a quorum was present and that said resolution is duly recorded in the minutes of said meeting.

IN WITNESS WHEREOF, I have affixed my name as Clerk on this 14th day of May, 2025.


KIM BUCHANAN, CLERK/TREASURER
Town of East Troy

TOWN OF EAST TROY

N9370 Stewart School Road • P.O. Box 872
East Troy, Wisconsin 53120
Telephone (262) 642-5386
Fax (262) 642-9701

**RESOLUTION APPROVAL PETITION
REZONE/AMENDMENT TO THE 2050 COMPREHENSIVE PLAN**

Whereas, the Planning Commission for the Town of East Troy convened on May 7, 2025; and

Whereas, Thomas Stelling, applicant, spoke for the request explaining the layers of making a change to the 2050 Plan. Their current land designation is a gravel pit designated as E, extractive. The applicant is asking to change the designation of the majority of the land to AG2 which would allow for the property to be zoned as C-2 (low density residential) which requires a five-acre minimum for each parcel. The applicant is also asking for the area surrounding what is now a pond like area to be designated as P-1 to allow for a private park to surround the pond and be accessible to the surrounding properties; and

Whereas, the applicant explained that the surrounding properties to this parcel are also owned by the Taylor Family and it backs up to the old golf course. They feel that this change would be in line with the surrounding area and would pose no negative impact to the neighboring properties. The future plan for the property is to have their family reside on it breaking it up into no smaller than ten-acre future parcels and having a main house and smaller house on it; and

Whereas, the following discussion was had amongst commissioners: There was discussion about the layers of making the decision about the designation change vs the actual zoning change. The consensus was that the designation will lead the applicants to come back for a zoning change and that is the point where the applicant will have more detailed plans about the actual breakdown of the parcel distribution and building of homes. This phase is more conceptual. The Commission agreed that this designation would be consistent with the surrounding properties and that the park designation was somewhat vague in the 2050 plan. The Commission also agreed that the restorative plan was going to be lengthy and that the applicant's plans may change throughout that process organically due to things that will be out of their control; and

Whereas, the Planning Commission voted unanimously to APPROVE the applicants' REZONE/AMENDMENT TO THE 2050 COMPREHENSIVE PLAN as stated on May 7, 2025; and

Whereas, the Town Board met on May 12, 2025 to consider the recommendation of the Planning Commission as it related to this applicant's proposed REZONE/AMENDMENT TO THE 2050 COMPREHENSIVE PLAN; and


Whereas, there was discussion among Supervisors and a 5-0 vote to follow the recommendation of the Planning Commission and APPROVE the REZONE/AMENDMENT TO THE 2050 COMPREHENSIVE PLAN as stated; and

NOW, THEREFORE, BE IT RESOLVED that the that the Town of East Troy, Town Board voted to APPROVE the REZONE/AMENDMENT TO THE 2050 COMPREHENSIVE PLAN as stated at W2006 County Road J East Troy, WI 53120 Parcel No: P ET 900004A.

STATE OF WISCONSIN
SS
COUNTY OF WALWORTH

I, KIM BUCHANAN do hereby certify that I am the duly qualified and acting Clerk of the Town of East Troy and that the foregoing is a true and correct copy of a resolution duly adopted at a meeting of the Board of Supervisors of the Town of East Troy held in said Town on the 12th day of May, 2025, at which meeting a quorum was present and that said resolution is duly recorded in the minutes of said meeting.

IN WITNESS WHEREOF, I have affixed my name as Clerk on this 14th day of May, 2025.


KIM BUCHANAN, CLERK/TREASURER
Town of East Troy

TOWN OF EAST TROY

N9336 Stewart School Road • P.O. Box 872
East Troy, Wisconsin 53120
Telephone (262) 642-3386
Fax (262) 642-9701

RESOLUTION APPROVAL PETITION REZONE/AMENDMENT TO THE 2050 COMPREHENSIVE PLAN

Whereas, the Planning Commission for the Town of East Troy convened on May 7, 2025; and

Whereas, Thomas Stelling, applicant, spoke for the request explaining the layers of making a change to the 2050 Plan. Their current land designation is a gravel pit designated as E, extractive. The applicant is asking to change the designation of the majority of the land to AG2 which would allow for the property to be zoned as C-2 (low density residential) which requires a five-acre minimum for each parcel. The applicant is also asking for the area surrounding what is now a pond like area to be designated as P-1 to allow for a private park to surround the pond and be accessible to the surrounding properties; and

Whereas, the applicant explained that the surrounding properties to this parcel are also owned by the Taylor Family and it backs up to the old golf course. They feel that this change would be in line with the surrounding area and would pose no negative impact to the neighboring properties. The future plan for the property is to have their family reside on it breaking it up into no smaller than ten-acre future parcels and having a main house and smaller house on it; and

Whereas, the following discussion was had amongst commissioners: There was discussion about the layers of making the decision about the designation change vs the actual zoning change. The consensus was that the designation will lead the applicants to come back for a zoning change and that is the point where the applicant will have more detailed plans about the actual breakdown of the parcel distribution and building of homes. This phase is more conceptual. The Commission agreed that this designation would be consistent with the surrounding properties and that the park designation was somewhat vague in the 2050 plan. The Commission also agreed that the restorative plan was going to be lengthy and that the applicant's plans may change throughout that process organically due to things that will be out of their control; and

Whereas, the Planning Commission voted unanimously to APPROVE the applicants' REZONE/AMENDMENT TO THE 2050 COMPREHENSIVE PLAN as stated on May 7, 2025; and

Whereas, the Town Board met on May 12, 2025 to consider the recommendation of the Planning Commission as it related to this applicant's proposed REZONE/AMENDMENT TO THE 2050 COMPREHENSIVE PLAN; and

Whereas, there was discussion among Supervisors and a 5-0 vote to follow the recommendation of the Planning Commission and APPROVE the REZONE/AMENDMENT TO THE 2050 COMPREHENSIVE PLAN as stated; and

NOW, THEREFORE, BE IT RESOLVED that the that the Town of East Troy, Town Board voted to APPROVE the REZONE/AMENDMENT TO THE 2050 COMPREHENSIVE PLAN as stated at W2006 County Road J East Troy, WI 53120 Parcel No: P ET 500003A.

STATE OF WISCONSIN

SS

COUNTY OF WALWORTH

I, KIM BUCHANAN do hereby certify that I am the duly qualified and acting Clerk of the Town of East Troy and that the foregoing is a true and correct copy of a resolution duly adopted at a meeting of the Board of Supervisors of the Town of East Troy held in said Town on the 12th day of May, 2025, at which meeting a quorum was present and that said resolution is duly recorded in the minutes of said meeting.

IN WITNESS WHEREOF, I have affixed my name as Clerk on this 14th day of May, 2025.


KIM BUCHANAN, CLERK/TREASURER
Town of East Troy

Clerk/Treasurer Report
Kim Buchanan, WCMC
May 2025

- 1) Attend Municipal Treasurer's Association Conference
- 2) Meetings in May – Agendas, postings, prep and Board info received and provided
- 3) April month-end accounting and Treasurer's report
- 4) Prepare Municipal Court Checks to distribute April 2025 court payments
- 5) Prepare Liquor license packets for mailing – forms, letter to applicants with timeline, town ordinance requesting business plan, etc.
- 6) Prepare forms and contact both Building Inspector and Fire Chief for premise inspections
- 7) Update Town Board Appointment Resolution for Town Board meeting
- 8) Prepare Resolution for 2026 Annual Meeting
- 9) Draft Board of Review notices – Meet to adjourn, full legal for posting and abbreviated for publication
- 10) Attended WTA Spring Officials Workshop
- 11) Read and Reviewed 3/25 version of the Retail Alcohol Licensing Guide for Municipalities
- 12) Purchased and added Postage to postage meter for Newsletter mailing
- 13) Applied for a Sourcewell account to take advantage of tractor discount
- 14) Minutes from May 12, 2025 Board of Review Meet to Adjourn
- 15) Completed and Filed 2025 Maintenance of Effort Report with DOR
- 16) Review and Confirm borrowing amounts with Police Chief and DPW Superintendent
- 17) Address change in WRS system for an employee
- 18) Update and submit to paper for Class 2 Publication – Noxious Weed notice
- 19) Enroll an employee in health insurance due to a life event
- 20) Draft Legal Notice for Liquor Licenses
- 21) Provide Chief with Operators Licenses for background checks
- 22) Review Liquor License applications and prepare Spreadsheet – research entities - taxes
- 23) Ordered 2026 Health Benefits Decision Guides for Employees
- 24) Added new Town Board Chair to payroll
- 25) **Distributed Statement of Economic Interest to all Town Board members**
- 26) Regular Stuff ☺

TOWN OF EAST TROY
SUMMARY REVENUES / EXPENDITURES COMPARED TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

FUND 100 - GENERAL FUND

<u>REVENUE</u>	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
GENERAL TAXES	.00	1,054,666.72	1,338,436.00	(283,769.28)	78.80
INTERGOVERNMENTAL REVENUES	24,661.12	157,494.36	429,451.98	(271,957.62)	36.67
LICENSES & PERMITS	8,870.18	60,522.43	120,409.00	(59,886.57)	50.26
FINES, FORFEITURES & PENALTIES	10,746.52	39,029.03	100,000.00	(60,970.97)	39.03
PUBLIC CHARGES FOR SERVICES	9,492.37	495,527.78	530,768.00	(35,240.22)	93.36
INTERGOVERNMENTAL CHARGES	2,946.33	5,913.91	7,000.00	(1,086.09)	84.48
MISC REVENUE/RESERVE FUNDS	2,570.52	71,058.24	170,865.28	(99,807.04)	41.59
OTHER FINANCING SOURCES	.00	1,828.86	2,068,071.07	(2,066,242.21)	.09
TOTAL FUND REVENUE	59,287.04	1,886,041.33	4,765,001.33	(2,878,960.00)	39.58

EXPENDITURES

DEPARTMENT 5110	.00	.00	.00	.00	.00
TOWN BOARD	5,300.71	22,066.17	51,003.79	28,937.62	43.26
JUDICIAL	107.52	9,291.93	17,023.75	7,731.82	54.58
LEGAL	7,584.50	26,419.58	65,000.00	38,580.42	40.65
GENERAL ADMINISTRATION	4,958.92	24,497.78	60,277.95	35,780.17	40.64
AUDITOR	2,746.80	23,448.10	19,500.00	(3,948.10)	120.25
CLERK	12,216.13	55,389.50	125,209.31	69,819.81	44.24
ELECTIONS	610.07	4,260.85	11,912.00	7,651.15	35.77
COMPUTER	476.75	5,701.48	15,100.00	9,398.52	37.76
DEPUTY CLERK	8,049.63	43,161.98	97,150.08	53,988.10	44.43
TREASURY	.00	1,154.31	4,340.00	3,185.69	26.60
ASSESSMENT OF PROPERTY	.00	10,833.31	26,000.00	15,166.69	41.67
TOWN HALL BUILDING	1,437.05	15,963.66	76,248.61	60,284.95	20.94
NONDEPT INSURANCE/BOND	3,967.00	75,357.57	65,000.00	(10,357.57)	115.93
GENERAL GOVERNMENT	2,000.00	2,000.00	8,100.00	6,100.00	24.69
UNDESIGNATED GENL GOVERNMENT	.00	.00	.00	.00	.00
LAW ENFORCEMENT	87,431.76	447,510.17	1,013,347.63	565,837.46	44.16
WATER PATROL	428.19	1,367.18	21,721.20	20,354.02	6.29
FIRE PROTECTION	.00	22,038.00	903,772.00	881,734.00	2.44
RESCUE	.00	110,416.00	351,022.00	240,606.00	31.46
BUILDING INSPECTION	.00	33,991.97	56,700.00	22,708.03	59.95
EMERGENCY COMMUNICATION	.00	112.38	1,000.00	887.62	11.24
CORRECTION & DETENTION	.00	165.00	300.00	135.00	55.00
DEPARTMENT 5280	.00	.00	.00	.00	.00
ADMINISTRATION	.00	.00	.00	.00	.00
HWY & STREET MAINTENANCE	148,223.62	325,239.68	449,090.67	123,850.99	72.42
ROAD CONSTRUCTION-NEW	.00	.00	610,000.00	610,000.00	.00
ROAD MAINTENANCE-OLD	12,385.34	15,542.48	95,000.00	79,457.52	16.36
SNOW PLOWING/ICE CONTROL	.00	29,872.75	91,112.50	61,239.75	32.79
STREET LIGHTING	147.90	750.00	1,800.00	1,050.00	41.67
REFUSE/GARBAGE COLLECTION	37,758.60	165,425.40	466,259.00	300,833.60	35.48
RECYCLING	200.00	200.00	2,200.00	2,000.00	9.09
LIBRARY	.00	.00	.00	.00	.00
PARKS	7,491.58	26,152.24	36,748.84	10,596.60	71.16

TOWN OF EAST TROY
SUMMARY REVENUES / EXPENDITURES COMPARED TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

FUND 100 - GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
BOAT LAUNCH FACILITY	3,436.62	8,897.43	18,112.00	9,214.57	49.12
PLANNING COMMISSION	30.00	788.22	4,950.00	4,161.78	15.92
CAPITAL OUTLAY	.00	.00	.00	.00	.00
DEBT SERVICE	.00	.00	.00	.00	.00
TOTAL FUND EXPENDITURES	346,988.69	1,508,016.12	4,765,001.33	3,256,986.21	31.65
NET REVENUE OVER EXPENDITURES	(287,701.65)	378,026.21	.00	378,026.21	.00

TOWN OF EAST TROY
SUMMARY REVENUES / EXPENDITURES COMPARED TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

FUND 200 - LANDFILL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE					
FINES, FORFEITURES & PENALTIES	.00	.00	.00	.00	.00
MISC REVENUE/RESERVE FUNDS	2,507.67	19,774.86	62,255.00	(42,480.14)	31.76
SOURCE 49	.00	.00	.00	.00	.00
TOTAL FUND REVENUE	2,507.67	19,774.86	62,255.00	(42,480.14)	31.76
EXPENDITURES					
LEGAL	.00	.00	.00	.00	.00
AUDITOR	.00	.00	.00	.00	.00
OPERATING EXPENSES	.00	.00	.00	.00	.00
DEPARTMENT 5160	.00	.00	.00	.00	.00
DEPARTMENT 5363	2,999.00	7,828.41	17,380.00	9,551.59	45.04
CAPITOL OUTLAY	.00	.00	.00	.00	.00
DEBT SERVICE	.00	.00	.00	.00	.00
PARK DEVELOPMENT LOAN TO TOWN	.00	.00	.00	.00	.00
INTEREST TRANSFER TO TOWN	2,507.67	14,537.46	42,948.00	28,410.54	33.85
TOTAL FUND EXPENDITURES	5,506.67	22,365.87	60,328.00	37,962.13	37.07
NET REVENUE OVER EXPENDITURES	(2,999.00)	(2,591.01)	1,927.00	(4,518.01)	(134.46)

TOWN OF EAST TROY
 SUMMARY REVENUES / EXPENDITURES COMPARED TO BUDGET
 FOR THE 5 MONTHS ENDING MAY 31, 2025

FUND 300 - DEBT SERVICE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
SOURCE 41	.00	509,549.55	792,000.94	(282,451.39)	64.34
SOURCE 48	4,724.84	33,864.06	29,276.17	4,587.89	115.67
TOTAL FUND REVENUE	<u>4,724.84</u>	<u>543,413.61</u>	<u>821,277.11</u>	<u>(277,863.50)</u>	<u>66.17</u>
<u>EXPENDITURES</u>					
DEPARTMENT 5810	.00	368,041.22	821,277.11	453,235.89	44.81
TOTAL FUND EXPENDITURES	<u>.00</u>	<u>368,041.22</u>	<u>821,277.11</u>	<u>453,235.89</u>	<u>44.81</u>
NET REVENUE OVER EXPENDITURES	<u>4,724.84</u>	<u>175,372.39</u>	<u>.00</u>	<u>175,372.39</u>	<u>.00</u>



Recent Meetings & Events

- 05/16/2025 Attended Wisconsin Towns Association (WTA) New & Continuing Officials Workshops, Stevens Point Convention Center.
- 05/19/2025 Attended State Representative Robin Vos Listening Session, East Troy Community Center.
- 05/20/2025 Tri-Troy Alliance Executive Meeting. Unable to attend but items discussed included EMS, Tri-Troy Compost, Library, Trails, and Swim Event.
- 05/22/2025 Conference call with State Representative Robin Vos.
- 05/22/2025 Attended ETAESD Educational Workshop by Chief Joe DeGaro.
- 06/05/2025 Board of Review Training.



Town Appointments

- Conducted 14+ interview meetings with all Planning Commission current members and candidates for the terms expiring in 2026, 2027 & 2028, including alternates.



Priorities & Progress

- CTH L and Stone School Rd Intersection Safety Study (see: Executive Summary, separate document).
- Continuing to gather information to assess Wake Enhancement Boat concerns directly and throughout the state to assist in determining Town involvement.
- DOT submitted changes and Ayres revised the engineering contract for the Beach Road Bridge ETERR project. Contract reviewed by legal & signed per board approval given on 4/29/2025.



Citizen Concerns

- Request to look at the "Lake Beulah Bridge / Dockside Channel Culvert Condition" and address the hazardous, sinking bridge access to Lake Beulah through this culvert, 5/15/2025.

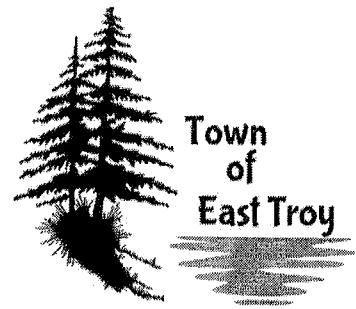
Joseph Jones, Town Chairman
jjones@townofeasttroywi.gov

To: Town of East Troy Board

From: Barbara Church, Town Supervisor

Date: May 31, 2025

Re: May Activity Report for Town Board June 9, 2025 meeting



- Responded to Town emails and phone calls
- Signed Town checks
- May 5 prepped for May Town Board meeting
- Attended Town Board Special and monthly meeting
- May 13 Attended WTA ongoing Supervisors training in Barneveld, WI
- May 17 Attended Protect Lake Beulah Spring meeting
- May 21 Town Park Committee meeting
- May 27 East Troy Fire & Rescue educational workshop
- May 27 prepped for June 9 meeting

Respectfully submitted by Supervisor Church



Public Relations Report

Town of East Troy
JUNE 2025

1. Website Overview:

We currently have **382** Subscribers. (this number has lowered as we removed duplicate accounts) All of these residents are receiving text messages and/or email notifications of agendas, packets, news and notices including the newsletters on the day of publication. The new “Contact Us Form” has really taken off! I have had a lot of great correspondence with residents and been able to answer questions on many topics quickly and efficiently.

Contact Us

Town Hall Hours:

Monday - Friday 8:00 AM - 4:00 PM
10350 Shevart School Road, PO Box 872
East Troy, WI 53120-4872
Phone: (262) 429-5336
Fax: (262) 642-5701
Toll-free: (800) 5-7-3763

Contact Us Form

First (required) Last (required)

Email (required) Phone

Message (required)
Please let us know what you need, like a question for us! Ask away!

- [Town Board](#)
- [Police & Administrative Office](#)
- [Planning Commission](#)
- [Public Works](#)
- [Police Department](#)
- [Fire & Rescue](#)



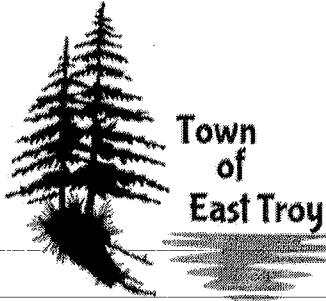
2. YouTube:

Our page gained 3 new subscribers, going from 118 to 121 subscribers and has **94** Videos.

3. Facebook Overview:

😊 We gained 21 new followers in the last month, bringing us from 1,425 to a grand total of 1,446 followers.

The 2025 Newsletters have been mailed! It was pushed as an email/text notification to all subscribers. A PDF copy is also on the website in the newsletter section. If anyone needs another physical copy they are on the desk by the clerk’s window.



Town of East Troy Department of Public Works May 2025 Activity Report

- 1) Mid-City Construction finished their work at the Main Sewer lift station.
- 2) Started mowing parks, boat launch, Town Hall, water house and lift stations
- 3) Had Arbor Images take down trees on Beach Road and had Double K Tree Service take down one on Stone School Road and Honey Creek Road
- 4) Started summer road work on Honey Creek Road. St Peters Road is scheduled to start at the end June.
- 5) Picked up the new tractor and boom mower
- 6) Used new tractor for brush cutting and started roadside mowing
- 7) Approximately trade-in price of used plow truck \$15,000
- 8) Continued getting estimates for windows in the Town Hall
- 9) New canopy on Police Boat lift

2025 Town Hall Improvements

Replacing 2 Court Room windows

Replacing 2 Meeting Room windows

Replacing 1 Back Room window

- 1) HomeSealed Exteriors \$6,877.00 contract savings \$1,519.08
- 2) WeatherTight windows \$9,690.00 contract savings \$1,839.00
- 3) Abby Home \$15,629.00
- 4) Ideal Exteriors \$12,700.00
- 5) James R Taylor and Sons \$15,102.00



2718 S 163rd
New Berlin, WI 53151
262-784-4460
www.HomeSealed.com
service@homesealed.com



Customer Information

Todd Scheel

N9330 Stewart School Rd
East Troy WI 53120

(262)642-5386

(262)206-1996

toddscheel@townofeasttroywi.gov

Date: 05/23/2025

Rep: Brett Sadler

The following windows will be installed by Home Sealed Exteriors

PROPOSAL FROM BRETT AT HOMESEALED EXTERIORS LLC

Total number of windows being installed

5

Project Notes

Dear Todd,

THANK YOU for the privilege of allowing me to provide a proposal for the East Troy Town Hall window project! We'd be honored to earn your business, and I can assure you that you will be very happy with your decision should you choose HomeSealed Exteriors LLC for the window project.

The proposal includes the following,

-Furnish and install a total of 5 Okna Insul Tec 500 series double hung vinyl windows. The windows are to have a white exterior, white interior, white hardware, half screens and a Basic Energy Saving Package(no foam in sash or frame), with double pane glass with argon gas and low e(refer to Okna Insul Tec 500 series for window description for ratings). The install for the windows is to be pocket replacement installation(refer to installation description for the details of the installation).

***Note: It sounds like your main issue is the draftiness of the existing windows. The Okna Insul Tec 500 series double hung windows have an Air Infiltration Rating of .02, which is extremely low for a double hung window. They are triple weatherstripped windows. The Okna windows are gold label certified windows with the ratings provided by Keystone Laboratories, which is an independent third party laboratory.

***Please refer to specific window product sections for additional details.

***Note: The EPA is now at .20 for a u value in order to qualify for Energy Star. Based on the .20 u value for Energy Star you are going to have to go to a triple pane glass package in order to qualify. Double pane glass package with argon gas and low e do not qualify for Energy Star Rating.

***Okna windows are a great value for excellent performing products.

We require 50% down at contract signing and the remaining 50% at time of completion. We are running approximately 11 to 16 weeks for a lead time for your project.

As for the discount, I was able to provide you a 20% discount for your window project, which is our current May Promotional Discount. As for prices, unfortunately I do not see a slow down in the upward trend of prices either. This would be your best opportunity to take advantage of the 20% discount, lock in current pricing, and save on your project.

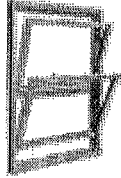
Please let me know if you or any of the board members have any questions. I would be happy to demo the window and explain the installation.

Thank you and I look forward to working with you!

Regards,

Brett

Double Hung Window



Quantity	1	Location	Other
Window Series	500 Insultec	Sales Measure	38 x 50
Interior Color	White	Exterior Trim	Aluminum Clad
Exterior Color	White	Hardware Color	White
Exterior Trim Color	QE White 280	Obscured Glass	Not Included
Glass Type	Double Pane Low E & Argon (LE)	Grids	None
Tempered Glass	N/A	Screen Type	Half
Lead Safe	Yes	Install Type	Pocket Replacement
Int Stop	As needed, color to match window	Siding cut back (for new trim)	
Trim Kit	N/A	Mull Removals	Yes
Existing Type	Wood	Other Woodwork	N/A
Sash Ratio	Equal		

Product Notes

Location: Other-Court Room. The twin casement window unit is to be changed to a picture window. Interior stops are to be pre-painted white poplar stops.

Install Notes

Double Hung Window



Quantity	1	Location	Other
Window Series	500 Insultec	Sales Measure	38 x 50
Interior Color	White	Exterior Trim	Aluminum Clad
Exterior Color	White	Hardware Color	White
Exterior Trim Color	QE White 280	Obscured Glass	Not Included
Glass Type	Double Pane Low E & Argon (LE)	Grids	None
Tempered Glass	N/A	Screen Type	Half
Lead Safe	Yes	Install Type	Pocket Replacement
Int Stop	As needed, color to match window	Siding cut back (for new trim)	
Trim Kit	N/A	Mull Removals	Yes
Existing Type	Wood	Other Woodwork	N/A
Sash Ratio	Equal		

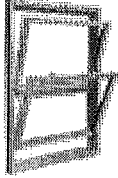
Product Notes

Location: Other-Court Room. The twin casement window unit is to be changed to a picture window. Interior stops are to be pre-painted white poplar stops.

Install Notes

This space intentionally left blank

Double Hung Window



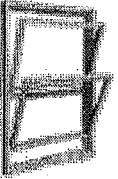
Quantity	1	Location	Other
Window Series	500 Insultec	Sales Measure	45 x 57
Interior Color	White	Exterior Trim	Aluminum Clad
Exterior Color	White	Hardware Color	White
Exterior Trim Color	QE White 280	Obscured Glass	Not Included
Glass Type	Double Pane Low E & Argon (LE)	Grids	None
Tempered Glass	N/A	Screen Type	Half
Lead Safe	Yes	Install Type	Pocket Replacement
Int Stop	As needed, color to match window	Siding cut back (for new trim)	
Trim Kit	N/A	Mull Removals	Yes
Existing Type	Wood	Other Woodwork	N/A
Sash Ratio	Equal		

Product Notes

Location: Other-Meeting Room. The twin casement window unit is to be changed to a double hung window. Interior stops are to be pre-painted white poplar stops.

Install Notes

Double Hung Window



Quantity	1	Location	Other
Window Series	500 Insultec	Sales Measure	45 x 57
Interior Color	White	Exterior Trim	Aluminum Clad
Exterior Color	White	Hardware Color	White
Exterior Trim Color	QE White 280	Obscured Glass	Not Included
Glass Type	Double Pane Low E & Argon (LE)	Grids	None
Tempered Glass	N/A	Screen Type	Half
Lead Safe	Yes	Install Type	Pocket Replacement
Int Stop	As needed, color to match window	Siding cut back (for new trim)	
Trim Kit	N/A	Mull Removals	Yes
Existing Type	Wood	Other Woodwork	N/A
Sash Ratio	Equal		

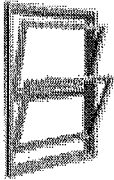
Product Notes

Location: Other-Meeting Room. The twin casement window unit is to be changed to a double hung window. Interior stops are to be pre-painted white poplar stops.

Install Notes

This space intentionally left blank

Double Hung Window



Quantity	1	Location	Other
Window Series	500 Insultec	Sales Measure	45 x 57
Interior Color	White	Exterior Trim	Aluminum Clad
Exterior Color	White	Hardware Color	White
Exterior Trim Color	QE White 280	Obscured Glass	Not Included
Glass Type	Double Pane Low E & Argon (LE)	Grids	None
Tempered Glass	N/A	Screen Type	Half
Lead Safe	Yes	Install Type	Pocket Replacement
Int Stop	As needed, color to match window		
Trim Kit	N/A		
Existing Type	Wood	Siding cut back (for new trim)	
Sash Ratio	Equal	Mull Removals	Yes
		Other Woodwork	N/A

Product Notes

Location: Other-Southeast Office. The twin casement window unit is to be changed to a double hung window. Interior stops are to be pre-painted white poplar stops.

Install Notes

Okna 500 Windows

Furnish new Insul-Tec 500 Series Okna Vinyl Window(s) include standard Double Pane glass, 11 layer Climaguard LowE coating, 90%+ Argon Gas, .070 outer wall extrusion thickness, HeatSeal non-metallic warm-edge glass spacer system. Welded, sloped sill. Fully Welded Frame and Sash. (Half Screen with ThruVision mesh standard) (specs apply to double hung units)

Product Ratings: (Double Hung window, double pane with argon)

- U value: .27
- SHGC: .29 (Solar Heat Gain Coefficient)
- CR: 62 (Condensation Resistance)
- VT: .53 (Visible Transmittance/Light)
- AI: .02cfm (Air Leakage)
- DP: 50 (Design Pressure/ Structural Rating)

*Ratings may vary slightly by size and options
 **See brochure or NFRC.org for additional ratings information

Spec PR Replacement Window Installation

REPLACEMENT: "Exterior Installation". Remove existing sashes, parting stop, and exterior blind stop, as well as any jamb liner(s) if present. Existing interior woodwork (casing and stops) stay in place. Window parts and debris removed to exterior. New replacement window frame installed in existing window frame, set up to backside of interior stops. Window set square, with plumb/level to be balanced with visual appearance in relation to existing window opening if racked. Shim as necessary and secure using fasteners as supplied by manufacturer, or exterior grade screws. Window perimeter sealed via low expansion, closed-cell foam and/or caulking depending on size of gap between new frame and old. Custom bent aluminum trim fabricated and installed when specified. Bend to match existing trim unless otherwise noted (brickmold where brickmold, flat where flat), trim tucked into exterior utility channel on window, and tucked under existing drip cap/head flashing when present. Exterior caulked in all areas needed for proper water management, face nails limited to necessity. Sill expander used as applicable. Interior caulked only as needed, or as requested by client at time of installation. Casement and openings with mullions removed require new interior stops.

*Exact methods used may vary due to individual project conditions.

This space intentionally left blank

Warranty:

OKNA Lifetime product warranty, fully transferable, non-prorated.

HOMSEALED Lifetime warranty on workmanship and glass breakage.



This space intentionally left blank

Customer Information

Todd Scheel
N9330 Stewart School Rd
East Troy WI 53120

(262)642-5386
(262)206-1996
toddscheel@townofeasttroywi.gov

Date: 05/23/2025
Rep: Brett Sadler

Total Contract Amount With Discount	\$6,877
You Saved	\$1,519.08

Estimated Monthly Payment	\$97
GreenSky	
12 mos no interest promo. Reduced Rate 9.99 (108mo) (Plan 4129)	

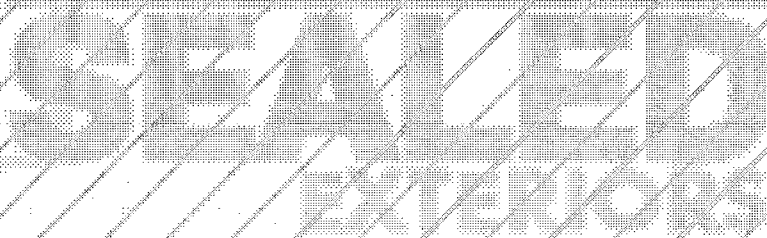
Additional Details

See GreenSky for exact plan terms and details.

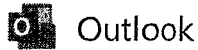
HomeSealed, LLC is neither a broker nor a lender. Financing is provided by third party lenders unaffiliated with HomeSealed, LLC, under terms and conditions arranged directly between the client and such lender, all subject to credit requirements and satisfactory completion of finance documents. Any finance terms advertised are estimates only and may be subject to other conditions.

Total contract amount will change with choice of financing plan.

NONE.



This space intentionally left blank



Fw: Door/Window Quote - TODD SCHEEL #13160967

From Christine <Christine@idealwindowsandmore.com>

Date Wed 4/9/2025 5:09 PM

To Todd Scheel <toddscheel@townofeasttroywi.gov>

Todd,

Let me know if you receive this ok.
Total is \$12,700.00 should be listed all the way at the bottom.

Let me know if you have any questions
Thank you,
Christine

Door/Window Quote - TODD SCHEEL #13160967

Todd,

Here is the updated quote for the courthouse. Please let me know if you have any questions. Price did go up slightly since this was quoted out last year, but not crazy. If you click on the spec sheets listed below you will see images and additional details on the product.

We look forward to working with you in the near future.

Let me know if there is anything else you need.

Have a great day,

Christine

Door/Window Quote - TODD SCHEEL #13160967

This is an auto-generated email; please do not reply.

Replies are not monitored.



Order Number 13160967

Entered on April 3, 2025

Thank you for your Inquiry

Sent by Christine Albiter (idealexerts2@outlook.com)

Order Number 13160967

Entered by Christine Albiter

Order Type Quote

Status Unsubmitted Order

Job Name	TODD SCHEEL	Entered	4/3/2025 1:23:30 PM
Customer	Ideal Windows & Doors	Route	MILW
Acct Mgr	Keven Steen		

Ship To: **A B C Supply Co #1280**
 11200 W Heather Ave
 Milwaukee, WI 53224
 414-973-7250



Outside View

Product Information

Sell Price



VINYL PRIME WINDOW

- Product Options -

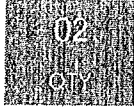
- Aspect Window - AP500 Series
- 526 - 2-Lite Casement (Operable)
- Continuous Frame with T Mullion Construction
- White
- Opening Size: 45 1/2" x 53 3/4"
- Unit Size: 45" x 53 1/4"
- ROTO Hardware
- White Fold-Away Handle
- INNERGY Thermal Sash Reinforcement
- Extruded Two Screens (White) with BetterVue Screen Mesh
- Graphite Foam Insulation
- Sill Extender
- ComforTech DLA
- Single Strength Glass
- 3/4" IG Thickness
- Tag Number: Court House



Spec Sheet



Outside View



VINYL PRIME WINDOW

- Product Options -
- Aspect Window - AP500 Series
- 509 - Picture Window
- White
- Opening Size: 37 3/4" x 49 3/4"
- Unit Size: 37 1/4" x 49 1/4"
- Graphite Foam Insulation
- Sill Extender
- ComforTech DLA
- Single Strength Glass
- 3/4" IG Thickness



Spec
Sheet

Sell Price
Total: \$12,700.00

Total Openings: 5
Total Units: 5

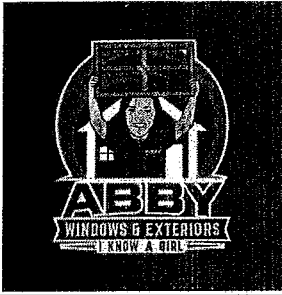


Prices are valid for 30 days.

Terms and Conditions of Sale - www.provia.com/terms

Due to variances in trim size, color, and manufacturing process, image shown may vary from final product.

PPM:23875 - 4/3/2025 1:49:15 PM



407 Pilot Ct Ste 400B
 Waukesha, WI 53188
 +14144362229
<http://www.abbywindows.com>

Proposal

ADDRESS

Scheel, Todd
 N9330 Stuart School Road
 East Troy
 WI
 53120

PROPOSAL # 2023-6239

DATE 10/16/2024

DESCRIPTION	QTY
-------------	-----

Provia Window(s)

Furnish and Install Provia Windows with all standard features included

WINDOW MODEL: _____ Endure
 INTERIOR COLOR: _____ White
 EXTERIOR COLOR: _____ White

Entrylink #:

Lead Job

Pre-1978 Lead Job- Abby Windows LLC to complete all work in compliance with Lead Work Zone established by EPA as of April 22, 2010.

5

RED Install (Full Frame)

Full Frame Package includes: Removal of entire window and components (including the frame) to original rough opening.

5

Interior: Install casing and jambs as selected in different line item

*Note: United Inches (U.I.) is calculated Width + Height.

EXISTING BLINDS ARE NOT 100% GUARANTEED TO FIT AFTER NEW WINDOW INSTALLED

Nail holes will exist in order to fasten trim to walls. Abby Windows will fill holes with putty but will not repaint any trim for aesthetics.

Insurance

Contractors insurance to be provided by ABBY Windows to cover the renovation project.

Install Prep by Customer

Customer to R and R existing blinds, shades, and curtains. Abby Windows not responsible for any existing blinds removal and reinstall. Customer to allow 3x3 area for each opening inside and trim back any bushes on exterior prior to install.

If Abby Windows R and Rs blinds, a charge of \$50 per window will be added

W/D: Lead Time 8-16weeks
 Roof/Gutters Lead Times- 2-10weeks
 Siding- 12-18weeks
 (All weather and product availability dependent)

DESCRIPTION

QTY

EXISTING BLINDS ARE NOT 100% GUARANTEED TO FIT AFTER NEW WINDOW INSTALLED

Colors and Options

Customer has been shown actual color swatch and approves of colors. Any digital representation on ipads, apps and software programs are not accurate compared to the swatch.

Exterior Trim (Windows, Entry Doors, & Patio Doors)

(Included in Pricing with all Install Types)

All Exterior Woodwork to "wrapped" with custom bent aluminum trim coil on site around windows or doors being installed.

Includes: Insulating with spray foam around jamb, caulk/sealant to be used and wrap in Alside Inc. Aluminum Trim in High Performance G8 Coil.

*Note: High Performance coil is less likely to chalk, scratch and fade compared to Smooth Poly coil.

Trim to be tucked into exterior j-channel on window or caulked in and tucked under existing drip cap/flashing if present.

*Note: Bend will match existing trim work unless otherwise noted (brickmold where brickmold, flat where flat, etc.).

Face nails to be limited, but not excluded, with color matched nailhead to trim.

COIL COLOR: _____ G8 White

Warranty

Lifetime Glass Breakage (Includes Accidental), Parts, and 2 year Labor Warranty

Monthly Discount

Monthly Sale April
20% off

1

Special Discount

Special Discount detail:

1

Clean Up, Set up and Measure

Haul Away Old Material and any Job Related Debris Done by Abby Windows & Exteriors.

any unforeseen rotted wood/material needed beyond the scope of work will be added at time of install with a field change order

Measure to be precisely checked by Project Manager

Thank you for your business.

TOTAL

\$18,742.75

Accepted By

Accepted Date

W/D: Lead Time 8-16weeks
Roof/Gutters Lead Times- 2-10weeks
Siding- 12-18weeks
(All weather and product availability dependent)

Kim Buchanan

From: Todd Scheel
Sent: Tuesday, June 3, 2025 9:23 AM
To: Kim Buchanan
Cc: Jean Loth
Subject: Fw: WeatherTight - 5 Windows
Attachments: Extended Service Warranty.pdf; MI Restorations Warranty Brochure.pdf; MI Restorations V5500 Window.pdf; Reverse Risk Warranty.pdf

From: Jacob Westerman <jwesterman@weathertightcorp.com>
Sent: Thursday, May 22, 2025 3:29 PM
To: Todd Scheel <toddscheel@townofeasttroywi.gov>
Subject: RE: WeatherTight - 5 Windows

Hi Todd,

Please find attached warranty information for your windows along with our service warranty. The third warranty attached is the reverse risk warranty. These windows are MI Vinyl Sunrise Collection™ Restorations® Series V5500 Windows. We choose the Omega 12 double-pane glass. The window brochure is attached.

Please let me know what questions I can help answer.

Best regards,
Jake

From: Todd Scheel <toddscheel@townofeasttroywi.gov>
Sent: Thursday, May 22, 2025 2:32 PM
To: Jacob Westerman <jwesterman@weathertightcorp.com>
Subject: Re: WeatherTight - 5 Windows

Can you send me some info on what type and warranty on them. Thanks, Todd

From: Jacob Westerman <jwesterman@weathertightcorp.com>
Sent: Thursday, May 22, 2025 1:49 PM
To: Todd Scheel <toddscheel@townofeasttroywi.gov>
Subject: WeatherTight - 5 Windows

Hello Todd,

Thank you for sharing your time with me today. The project price is good for a year. Please reach out with any questions.



PROJECT PRICE (Guaranteed for One Full Year)	9,690
--	--------------

Contract Savings	-1,839
-------------------------	---------------

TOTAL NET INVESTMENT	7,851
-----------------------------	--------------



Option A
3,925
(1/2 Down)

Option B
2,617
(1/3 Down)

Jake Westerman

Sales Consultant & Co-Owner
Weather Tight Corporation
414-349-7682 Cell
414-459-3888 ext. 297 Office



James R. Taylor and Sons INC.

*Family Owned & Operated
For 3 Generations*

James R Taylor and Sons, Inc.

2115 Division St • East Troy, WI 53120-1261 • Phone: 262-642-7970 • Fax: 262-642-7976

MAILING - PO BOX 163 • East Troy, WI 53120

Job Address:
N9330 Stewart School Rd.
East Troy, WI 53120

Print Date: 6-4-2025

Contract Terms

Scope of Work

Contractor Proposes to furnish all materials and perform all labor necessary for the following:

1. *This estimate is valid for a period of 30 days from the date of delivery.*
2. *The costs of items and materials are subject to change based on current market conditions at the time of purchase.*
3. *The final contract price is subject to adjustment based on customer selections and any modifications made to the scope of work or specifications.*

WINDOW REMOVAL AND INSTALLATION

Remove 10 existing windows from the above stated address.

Items	Description
WINDOW INSTALLATION	Install 8 new Anderson 100 series Fiberglass windows. Insulation will be installed around the perimeter of the windows after installation is complete. A 4" rubberized window tape will be installed around the exterior of the windows. 4" Lp Smart Side trim will be installed around the exterior of the windows. The exterior of the windows and siding will be caulked as needed.
WINDOW SPECS	Windows will be made of Anderson Fibrex material that resist against warping, rotting and fading. Windows will have double strength glass, Low-E and filled with argon gas. The windows will have a warranty through the manufacturer. All windows will have Truscene Full screens

WINDOW SELECTIONS

Items	Description
EXTERIOR TRIM	Type of exterior trim: 4" Lp smartside Color of exterior trim: Snowscape
WINDOW STYLE	Casement: Qty: 6 (3 2-lite casements) Picture: Qty: 2

Items	Description
WINDOW COLORS	Color of the windows to be: Interior: White Exterior: White Hardware Color: White

INTERIOR TRIM

Items	Description
Interior Trim installation/removal	Interior trim will be installed as needed once window installation is complete.

REPLACEMENT OF EXISTING ROT ON HOME

Items	Description
Wood Repair/Re-Construction	In the event additional construction is needed; walls rotten, sill plates rotten and in need of repair. An additional charge will be added to the final contract price listed below and will be due upon completion of the work.

HOMEOWNER RESPONSIBLE FOR

Items	Description
HOMEOWNER PREPERATION	During exterior renovation jobs, minor disturbances may occur. Contractor will NOT be held responsible or liable for any of the following disturbances that may occur and homeowner is responsible for preparing home before contractor arrives. -Mow lawn -Remove fragile items of walls and away from walls -Protect grass, plants, landscaping -Contractor uses self-propelled dumpster trailer. Disturbance is minimal and contractor will do their best to evaluate conditions before using.

JAMES R TAYLOR AND SONS WARRANTY

James R. Taylor & Sons Inc. Will guarantee all labor for 5 years. All products will be guaranteed through the manufacturer.

Total Price: \$15,102.00

-Contract-

Having physically examined the work listed above in the scope of work, at the above-named property and familiarized ourselves with the job conditions, we the undersigned do hereby tender the following bids:

Base Bid: To provide and install all the work listed above, for the sum of:

Fifteen Thousand One Hundred and Two Dollars 00/100

\$15,102.00

PAYMENT SCHEDULE:

- **Downpayment - \$**
- **Due Upon Delivery of Windows -\$**
- **Final Payment due upon completion of all work - \$**

1. CONTRACT

- *This document accompanies the scope of work and any contract documents in association with the project may include but are not limited to 'Scope of Work' detailing out project specific specifications and selections regarding materials, allowances, labor, etc. are incorporated into and made part of this Contract.*

2. CHANGES.

- No changes, additions, alterations, deviations or extras to the Plans and Specifications shall be made without a written Change Order signed by the Owner and Contractor, specifying the additional labor and materials to be furnished by the Contractor, the amount to be paid by Owner and the change, if any, in the time of performance, including changes necessary to conform to codes, laws or regulations required by any utility or government authority, or to address existing conditions of the Project Site unknown to the Contractor at the time Contractor signs this Agreement. All Change Orders shall be incorporated as part of this Agreement. The owner agrees to pay for all changes in advance of each change being commenced. The owner understands and agrees that changes may extend the time of performance. The labor rate(s) for such changes will be stated in writing in the Change Order.

A. Changes to the work (CHANGE ORDERS)

- After execution of this Contract, any changes to the Work, Contract Price, and/or time for performance shall be accomplished by the written agreement of Remodeler and Owner pursuant to a change order (each a "Change Order"). Each written Change Order shall be signed by the Remodeler and Owner and shall set forth any change in the Work, adjustments to the Contract Price and/or the adjustment to the Start Date and/or Substantial Completion Date.
- Any work completed that is not listed in the scope of work, will be performed as a time and material basis, and added to the contracted price through signed change order.
- Change orders will be issued and approved before work commences. Any change to the scope of work listed above will result in an extension of the schedule completion date.

3. JAMES R. TAYLOR & SONS INC NOT TO BE HELD LIABLE FOR THE FOLLOWING:

- A. JAMES R. TAYLOR AND SONS INC. is not responsible for existing Septic, Well, Structure, or Mechanical issues. Fixing any such issues will be performed on a time and material basis and added to the contracted price through a signed change order. If underground utilities, wiring, piping, holding tanks, are not properly marked, contractor is not responsible for any damage incurred during the construction process.
- B. JAMES R. TAYLOR AND SONS INC. is not responsible for any landscaping necessary from construction traffic.
- C. JAMES R. TAYLOR AND SONS INC. is not responsible for any damage that may occur to the existing driveway due to construction traffic.
- D. All appliances are to be purchased by homeowners and installed by others. Contractor will not be responsible for installing, moving, or disposing of appliances.
- E. Acts of God, weather & circumstances that are not under our control.
- F. Ice Damming. If ice damming occurs after your new roof has been installed, James R. Taylor & Sons is not liable for any damage caused by ice damming. The installation of a new roof does not prevent ice damming. It is an act of nature. Ways to prevent ice damming would be to put heat cables on roof or put calcium chloride to help melt the ice.
- G. Scheduling. James R. Taylor and Sons cannot guarantee an exact start date for the proposed work. Work may need to be adjusted based on material lead times and schedule changes.
- H. Water table located at residence. James R. Taylor and Sons Inc. is not responsible for dewatering when water table levels are too high. Any cost incurred with this is additional to the contracted amount and charged on a time and material basis.

4. HOMEOWNER TO BE RESPONSIBLE FOR & AWARE OF DURING CONSTRUCTION PROCESS

- A. During remodeling, construction, roofing, siding & exterior renovation jobs minor disturbances may occur. Contractor will not be held responsible or liable for any of the following disturbances that may occur once the project has started.
- B. Covering any items in attic for protection from falling debris and dust. Contractor will do no cleanup/debris removal in the attic. Covering any items within the home. Contractor may put up plastic barrier walls to prevent dust from reaching other parts of the home, but that does not prove to be 100% effective in making sure dust doesn't reach other parts of the home. We will not clean parts of the home that we are not remodeling due to dust. Please cover items within your home that you wish to reduce the amount of dust spread around your home.
- C. Interior drywall cracking, nail pops, or any damage to any items on the interior. Homeowner is responsible for removing any fragile/delicate items that hang on the walls or from the ceiling.
- D. Contractor will do their best to protect/prevent damage to shrubbery, outside plants, landscaping, yard furniture, decking, sprinkler systems, and/or driveways during the process of the work. Upon request from the homeowner, the contractor will assist in covering or removing these items.
- E. Contractor uses a self-propelled trailer for all roof work to drive debris from work area to the dumpster. In most cases yard disturbance is minimal, depending on weather conditions. Contractor will do their best to evaluate conditions before using the trailer to prevent disturbances, however occasionally disturbances will be unavoidable.
- F. Upon completion of the work the property will be raked and swept with a metal magnet. All debris associated with the contracted work will be removed.
- G. Mowing the yard around the perimeter of the building(s) where work is being done will assist the crews in cleaning up and getting all the nails with the magnet.

H. Contractor will re-install any roof mounted antennas or satellite dishes unless otherwise directed by customer. Contractor will not be responsible for proper alignment or reception. Please contact your service provider to schedule the realignment of the satellite dish.

5. SIGNAGE AND CONTRACTOR PROMOTIONS/ADVERTISING.

- Owner agrees to allow Contractor to display a construction sign at the Project Site. Owner agrees to allow Contractor or a representative to photograph completed project and use such photographs in promotional materials, competition programs, or publications without restrictions or compensation to Owner. All such photographs are the property of the Contractor. It shall be the Owners' option to allow use of their names in promotional materials.

6. ENTIRE AGREEMENT.

- This Agreement constitutes the entire contract of the parties. It is expressly agreed that no statement, arrangement, warranty, or understanding, oral or written, express or implied, will be recognized unless it is stated in, or otherwise permitted by, this Agreement. Owner warrants that the person executing this Agreement and any subsequent change orders, has legal authority to do so, including obligating the Owner to a marital purpose debt, if married. Owner acknowledges review and approval of the entire Agreement before execution. This Agreement is not assignable by either party without the other's consent.

7. ACCEPTANCE.

A. *Notice of right of cancelation:* this agreement may be canceled unilaterally by the owner by notifying the contractor in writing within three (3) calendar days after signing this agreement. In the event of cancelation of this agreement by the owner thereafter, the contractor shall receive immediate reimbursement from the owner for all expenses incurred to that date. If you wish, you may use this page as that notice by writing "I hereby cancel" and adding your name and address. A duplicate of this page is provided by James R. Taylor and Sons Inc. For your records.

B. *Final agreement.*

C. This Contract expresses all agreements between the Parties concerning the subject matter hereof and supersedes all previous agreements, communications or understandings relating thereto, whether oral or written, including proposals, draft plans and specifications, brochures and other informational materials provided by Remodeler.

8. SIGNATURES.

A. *The signature* of either Owner (if more than one) subsequent to the signing of this Agreement shall be sufficient for all purposes under the Agreement, including Change Orders, if any.

B. *Electronic Signatures.*

This agreement, agreements ancillary to this agreement, and related documents entered into in connection with this agreement are signed when a party's signature is delivered by facsimile, email, or another electronic medium. These signatures must be treated in all respects as having the same force and effect as original and/or handwritten signatures. Contractor, if and by offering an electronic signature in any form whatsoever, will accept and agree to be bound by said electronic signature to all terms and conditions of this Agreement.

I confirm that my action here represents my electronic signature and is binding.

Signature:

Date:

Print Name:

To: Town of East Troy Board

From: Tyson Leonard, Town Supervisor

Date: June 3, 2025

Re: May Town Board report for June 9, 2025

- May, 2025 Chief's report is attached.

New officers were elected at the annual meeting:

Officers as follows:

President: Scott Seager Village of East Troy

VP: Mike Dominas Town of Spring Prairie

Treasurer: John Merath Village of East Troy

Secretary: Tyson Leonard Town of East Troy

The ETAESD's Fire & Rescue (ETFR) Department responded to:

There were 20 Fire-related calls in the month of April. 5 of the 20 calls were in the Town.

There have been 70 Fire calls through April, 2025.

There were 74 EMS calls in the month of April. 18 of the 74 calls were in the Town.

There have been 379 EMS calls through April, 2025.

The next ETAESD Monthly Board meeting is scheduled for June 19, 2025 at 5:30 P.M. at the Fire House.

Submitted by Supervisor Leonard



EAST TROY FIRE DEPARTMENT

Fire Chiefs Monthly Report



TO: ETAESD Board
From: Chief Joe DeGaro
RE: Chief's Memo to the Board
DATE: May 29th, 2025

Fire Call Report:

- (See attached report)

Rescue Call Report:

- (See attached report)

Department Report:

- Ladder Truck – completion date to March of 2026. Fire Service Inc will work with us on getting our current Ladder Truck to testing to try and extend its life for the 10 months we have until the new truck arrives. (No further updates)
- Ambulance – Foster Coach updated that due to back log that our ambulance is not due to be completed until July of 2026 with a delivery date of August of 2026. (No further updates)
- I have started the Board Education Workshops and they have been going well. I would like to thank the Municipalities for their participation in this.

Training Report:

- We currently have one member enrolled into EMT-B, two members in Firefighter 1, and one member in Firefighter 2.
- Looking towards the fall semester, we plan on using the awarded FAP Grant money to send two people to start their paramedic course.
- We had 10 members become AHA BLS CPR instructors in April.

Upcoming Events, Meetings, and Trainings:

- May 26th / Memorial Day Parade
- May 27th / Officers meeting
- May 31st / Booth Lake Swim Event
- June 5th / EMS training with Aurora
- June 9th / Department meeting
- June 16th / Fire training
- June 23rd / Officers meeting
- July / 4th of July parade
- July 6th / St. Florian Sunday Service
- July 10th / EMS training with Aurora
- July 12th / ETRD family picnic
- July 14th / Department meeting
- July 18th / Alpine Valley Concert
- July 19th / Blood Drive
- July 19th / Alpine Valley Concert
- July 21st / Fire training
- July 26th / Alpine Valley Concert
- July 28th / Officers meeting
- August 3rd / St. Florian Sunday Service
- August 7th / EMS training with Aurora
- August 9th / Alpine Valley Concert
- August 11th / Department meeting
- August 18th / Fire training
- August 25th / Officers meeting
- August / Burn Camp Parade
- September 4th / EMS training with Aurora
- September 7th / St. Florian Sunday Service
- September 8th / Department meeting
- September 15th / Fire training
- September 19th / Alpine Valley Concert
- September 20th / Blood Drive
- September 22nd / Officers meeting
- October 2nd / EMS training with Aurora
- October 5th / St. Florian Sunday Service

- October 6th – 10th / Fire Prévention Week
- October 13th / Department meeting
- October 20th / Fire training
- October 27th / Officers meeting
- October 31st / Trick-or-treat Village of East Troy

- October / Trick-or-treat Town of East Troy

- November 2nd / St. Florian Sunday Service
- November 6th / EMS training with Aurora
- November 10th / Department meeting
- November 17th / Fire training
- November 22nd / Blood Drive
- November 24th / Officers meeting
- December 4th / EMS training with Aurora
- December 7th / St. Florian Sunday Service
- December 15th / Department meeting
- December 22nd / Fire training
- December 29th / Officers meeting
- December / Santa Train

*****End of Report*****

May 2025 Booth Lake Memorial Park Board

Budget Resolution to Amend the 2025 Budget

As the resolution explains, the Park Supervisor identified an alternative, extremely cost efficient way (\$1150) to address the water drainage/run-off issues which had been budgeted for \$12k in 2025.

Because there were additional capital/maintenance projects required in future years, the BLMP Board got estimates for some of those jobs to utilize the budgeted funds in 2025.

As detailed in BLMP Resolution 2025-03 the \$12K budgeted for water diversion will now also cover replacing the garage roof, replacing the storage shed and replacing the deck. Note that the \$2100 is the entire cost for replacing the garage roof (that includes the shingle costs).

Essentially, Attorney Mills summary accurately described the process we went for. Regarding his question related to any volunteers, the work is being done by the Park personnel, not volunteers.

We are very blessed with the current Park Supervisor and caretakers and their willingness to take on additional projects in an effort to save the Park and the communities significant money!

Booth Lake Memorial Park Minutes
Wednesday, April 23, 2025
Village of East Troy – Room B
2015 Energy Drive, East Troy, WI

The meeting was called to order by Vice Chairman Arntson at 6:30 P.M. In attendance were Michele Reyes & Gina Martinson – Town of East Troy; Joe Wisniewski & Chase Browne – Village of East Troy; (John Kendall excused) & Jerry Arntson – Town of Troy. Also in attendance was Shawn & Bonnie Merath.

The Pledge of Allegiance was recited.

Minutes from March 19, 2025, were presented. Vice Chairman Arntson made a motion to approve the minutes with an amendment regarding the month of the previous minutes. It should be February and not March. Board Member Reyes seconded, and the motion passed.

Treasurer’s report for March 2025 was presented by Bonnie Merath. Board Member Reyes made a motion to approve payroll checks 4747-4748. Vice Chairman Arntson seconded and passed unanimously.

	Feb 28, 2025	March 31, 2025
Ending balance	\$37,407.37	\$20,887.49
Loan balance	\$76,977.39	\$76,385.40
Savings balance	\$107.53	\$107.53

Update on Park:

Things are moving along. Boat slip payments are coming. Schools have contacted us, wristbands are in. Bonnie and Shawn looked at a refrigerator at Restaurant Depot, the cost is lower than what was budgeted. One of the pavilions was rented for this coming weekend for a sweet 16 birthday party. Bathhouse is ready. Geocache group will visit the Park to help with cleanup. Hot patching for the French drain will occur in the coming days – it may or may not help. John Merath is taking the equipment to perform preventive maintenance (pm) before we are in full season. Signage opportunity was posted on the website, \$500. Everything looks good.

UNFINISHED BUSINESS

- The Board discussed the Inter-Governmental Agreement proposed language and made additional changes. We expect to go through a few more versions before we can publish. Before the next meeting, Jerry will send it to the three municipalities for their review and recommendations.
- 2025 Booth Lake Memorial Swim event: Currently have 93 registered so far – last year at this time was around 45. The organizers are expecting around 150 swimmers. The Park will open the concession stand for the event. The event will be run very similar to last year, which worked

very well. Business cards were handed out to the Board to show how the organizers are boosting registration and volunteerism. Lake Patrol will be there to support.

NEW BUSINESS

- Staffing and new hire updates: Bonnie provided an update. We need a new head lifeguard – Bonnie recommended Christopher Garcia – a very good lifeguard, respected by his peers and the kids and is good with people. Vice Chairman Arntson made a motion to approve Christopher Garcia as the new head lifeguard at \$20/hour. Chase Browne seconded and the motion passed. Board Member Reyes made a motion to hire the following candidates:

Addison Rebholz – concession staff or gate guard

Paeton DeGroot - concession staff or gate guard

Emma Naegeli – Lifeguard, concessions, gate guard

Robyn Sonderegger – Lifeguard

Makenna Zess – Lifeguard, gate guard

Parker Ertl – Lifeguard

Paisley McKenzie – Lifeguard

Vice Chairman Arntson seconded, and the motion passed.

-The Board considered adding a gate to the boat launch to ensure only residents are using the launch. In 2024, there were more than 20 boats that tried to enter that were not residents. We are considering creating a new ordinance to address non-residents. A gate would keep out the fisherman who come in before the Park is open which what we don't want. Also, we will look into a QR code to pay with a resident credit card.

-Boat launch cleaning station discussion by the Board. It is the Board's position that BLMD is responsible for the station and maintaining it. The Board asked Bonnie to direct any questions, from BLMD related to the station, to the Board.

-Edge Broadband proposal to the Park: Edge came down Townline Road and contacted Bonnie. They would give us free internet, wifi, and land line for life. In exchange for an Edge marketing sign posted at the Park. Bonnie will get an agreement from Edge.

-BLMD treatment of the Lake: Cut first or second week of May, treatment the first week of June which is not acceptable and was not the plan we discussed last year.

-Possible ordinance on wave boats was discussed by the Board. There is an open-to-public meeting on May 17th at 9am at the Troy town hall for the residents. From the Park's perspective, we are concerned about the beach deterioration with the large waves and the large waves coming into the swim area. We are also concerned about the safety of kayakers and the kayakers who rent kayaks from the Park.

Vice Chairman Arntson made a motion that the Park Board to take a position on banning the use of the ballast and fins on a wake boat. Board Member Browne seconded, and the motion passed by majority. Board Member Reyes abstained.

-Posting the minutes by the municipalities. The Village posts the minutes online. Both Towns will make arrangements to post online.

-Bid for paving the entrance at the lower parking lot to align with the boat launch: Shawn is waiting on the bid. Gavers Pavers to come down to determine scope with Shawn. John Merath is helping conduct the bid.

PUBLIC COMMENTS:

-n/a

ADJOURNMENT

Motion by Vice Chairman Arntson to adjourn the meeting. Board Member Reyes seconded the motion, and the motion carried. Meeting adjourned at 8:40 P.M.

Respectfully submitted, Joe Wisniewski – Secretary

Booth Lake Memorial Park

RESOLUTION 2025 – 03

A RESOLUTION TO AMEND THE 2025 BOOTH LAKE MEMORIAL PARK BUDGET

WHEREAS, the 2025 budget for Booth Lake Park was previously approved by all three Municipalities which included a Capital Improvement for Concrete/Water Diversion for an estimated \$12,000; and

WHEREAS, subsequently, a simpler, and much less costly plan was devised for drainage, with the work being completed by Park staff and the Town of Troy's department of public works; and

WHEREAS, the Booth Lake Memorial Park Board has a list of capital improvement items that need addressing; and


NOW THEREFORE, the Booth Lake Park Board requests that the budget be amended in the following manner.

- 1) The Board proposes to utilize the same \$12,000 of Capital Improvements, as previously identified for Concrete/Water Diversion, and apply those same funds to accomplish the following replacement capital improvement items:
 - A. Water diversion. Cut concrete in front of concession stand and install a catch basin, grate drain and piping to divert water out into the park area. Approximate cost of \$1,150.
 - B. Replace garage roof. Purchase supplies from ABC Supply Co. Inc. per the attached quote in the amount of \$1,574.13 and have the Park personnel install the new shingles. Approximate cost of \$2,100.
 - C. Replace storage shed. Tear down old shed and replace it with either a pre-fab shed or construct one of our own. Shed will be approximately 8' X 10'. Approximate cost of \$4,500.
 - D. Replace deck. Tear off and replace approximately 14' X 20' current deck with composite decking boards. Approximate cost of \$4,250.
- 2) Please notice the efficiency of costs and the lack of competitive bidding for the proposed capital improvements. This is largely accomplished by utilizing the efforts of the Park Board and the Park employees to complete the proposed work.

Attest:



Jerry Arntson, Vice-Chairman



Joe Wisniewski, Secretary

Booth Lake Memorial Park 2025 Budget

Revenue	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Concession					400.00	4,500.00	5,500.00	5,500.00	1,800.00	1,300.00			19,000.00
Candy/Food					100.00	2,500.00	3,200.00	2,500.00	450.00	250.00			9,000.00
Ice Cream					100.00	400.00	300.00	300.00	100.00	50.00			1,250.00
Soda					0.00	600.00	7,400.00	9,000.00	8,300.00	2,350.00	1,600.00	0.00	29,250.00
Total Concession	0.00	0.00	0.00	0.00	600.00	7,400.00	9,000.00	8,300.00	2,350.00	1,600.00	0.00	0.00	29,250.00
DNU - Services													0.00
Donations													0.00
Launch/Rentals													0.00
Boat Slip Rental					750.00	2,500.00	1,000.00	550.00					4,800.00
Daily Launch						50.00	100.00	100.00	50.00				400.00
K/PB Rack Rental						800.00	600.00	300.00	250.00	50.00			2,000.00
Kayak Rental						50.00	400.00	750.00	550.00	250.00			2,000.00
Season Launch						700.00	400.00	150.00					1,250.00
Total Launch/Rentals	0.00	750.00	0.00	0.00	4,100.00	2,500.00	1,850.00	900.00	350.00	0.00	0.00	0.00	10,450.00
Municipalities													0.00
Town of East Troy													0.00
Town of Troy													0.00
Village of East Troy													0.00
Total Municipalities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Passes													0.00
Daily Passes						200.00	3,500.00	7,000.00	4,000.00	1,300.00			16,000.00
Season Passes						10,500.00	33,000.00	8,000.00	1,500.00				53,000.00
Total Passes	0.00	0.00	0.00	0.00	10,700.00	36,500.00	15,000.00	5,500.00	1,300.00	0.00	0.00	0.00	69,000.00
Partition Rental					4,000.00	1,400.00	3,000.00	2,250.00	2,000.00	750.00			14,000.00
Special Event													0.00
Total Event Revenue	0.00	4,000.00	0.00	600.00	1,400.00	3,000.00	2,250.00	2,000.00	750.00	0.00	0.00	0.00	14,000.00
Total Revenue	0.00	4,750.00	0.00	600.00	16,300.00	49,400.00	28,100.00	16,700.00	4,750.00	1,600.00	0.00	0.00	122,700.00
Cost of Goods Sold													0.00
Concession Supplies					2,000.00	1,400.00	2,250.00	5,000.00	4,500.00	850.00			18,000.00
Candy/Food					1,400.00	1,300.00	500.00	300.00					3,500.00

	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Total	
	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025									
Ice Cream						250.00	2,000.00													4,500.00	
State Sales Tax						50.00	250.00														1,800.00
Total Concession Supplies	0.00	0.00	2,000.00	1,400.00	3,950.00	5,550.00	7,500.00	6,550.00	850.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,800.00	
Total Cost of Goods Sold	0.00	0.00	2,000.00	1,400.00	3,950.00	5,550.00	7,500.00	6,550.00	850.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,800.00	
Gross Profit	0.00	4,750.00	(2,000.00)	(800.00)	12,850.00	43,850.00	20,800.00	10,150.00	3,900.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	94,900.00	
Expenditures																				2,200.00	
Accounting																				0.00	
Advertising & Marketing																				0.00	
Social media						500.00														500.00	
Total Advertising & Marketing	0.00	0.00	2,200.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,700.00	
Capital Expenditures	5,000.00	3,000.00			4,250.00																12,250.00
CE Contributions																					0.00
Total Capital Expenditures	5,000.00	3,000.00	0.00	0.00	4,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,250.00	
Credit Card Payment																					0.00
Licensees							10.00	340.00													350.00
Lifeguard Training							600.00														2,000.00
Maintenance							250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00		1,000.00
BP Mowers							300.00	300.00	500.00	500.00	500.00	350.00	150.00	100.00							2,000.00
Equipment							250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00		1,000.00
Weed Control							500.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00		4,500.00
General	250.00	250.00	500.00	4,000.00	4,000.00	5,000.00	2,000.00	1,500.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00		18,000.00
Pier/Raft Install/Maintenance							1,500.00														4,000.00
Total Maintenance	250.00	250.00	2,010.00	4,600.00	7,740.00	7,500.00	4,000.00	3,350.00	400.00	3,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		32,850.00
Miscellaneous				100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00		500.00
Office Expense																					0.00
Subscriptions	50.00	50.00	50.00	50.00	50.00	100.00	100.00	100.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00		750.00
Supplies	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00		200.00
Total Office Expense	50.00	50.00	50.00	150.00	200.00	250.00	250.00	250.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00		1,450.00
Payroll Expenses																					70,000.00
Net Pay	1,600.00	1,600.00	1,600.00	1,800.00	3,000.00	15,000.00	20,000.00	18,000.00	2,500.00	1,700.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00		11,000.00
Taxes	250.00	250.00	250.00	250.00	425.00	1,250.00	3,750.00	3,500.00	300.00	275.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00		2,000.00
Workers' Comp Insurance	2,000.00																				2,000.00
Total Payroll Expenses	3,850.00	1,850.00	1,850.00	2,050.00	3,425.00	16,250.00	23,750.00	21,500.00	2,800.00	1,975.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00		83,000.00
Phone/Internet	150.00	150.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00		2,300.00

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Budget Total
Postage				50.00	50.00	50.00	50.00						200.00
Safety Equipment				100.00	250.00	150.00							500.00
Staff Shirts/Swimwear						1,000.00	500.00						1,500.00
Uncategorized Expense													0.00
Water Testing					75.00	75.00	75.00	75.00					300.00
WE Energies	550.00	500.00	450.00	450.00	400.00	450.00	600.00	600.00	500.00	450.00	500.00	550.00	6,000.00
Total Other Expenses	706.00	650.00	650.00	800.00	975.00	1,925.00	1,425.00	875.00	700.00	650.00	700.00	750.00	10,800.00
Total Expenditures	9,850.00	5,800.00	6,750.00	7,600.00	17,090.00	26,425.00	29,425.00	25,375.00	3,950.00	5,925.00	2,600.00	2,650.00	143,050.00
Net Operating Revenue	(9,850.00)	(1,050.00)	(8,750.00)	(8,400.00)	(4,240.00)	18,425.00	(8,325.00)	(15,325.00)	(50.00)	(4,325.00)	(2,600.00)	(2,650.00)	(48,150.00)
Loan Payment	990.73	990.73	990.73	990.73	990.73	990.73	990.73	990.73	990.73	990.73	990.73	990.73	11,888.76
Net Cash Flow After Loans	(10,840.73)	(2,040.73)	(9,750.73)	(9,390.73)	(5,230.73)	17,434.27	(9,815.73)	(16,815.73)	(1,040.73)	(5,315.73)	(3,590.73)	(3,640.73)	(60,038.76)
Capital Improvements													10,000.00
Inflatable Swim Platform													12,000.00
Concrete/Water Diversion													(22,000.00)
Municipal Contr. for Capital Impr.													0.00
Net Balance for Capital Impr.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unfunded Operating Loss	(10,840.73)	(2,040.73)	(9,750.73)	(9,390.73)	(5,230.73)	17,434.27	(9,815.73)	(16,815.73)	(1,040.73)	(5,315.73)	(3,590.73)	(3,640.73)	(60,038.76)
Municipalities													
Town of East Troy	16,000.00												24,015.50
Town of Troy	8,000.00												12,007.75
Village of East Troy	16,000.00												24,015.50
Total Municipalities	40,000.00	0.00	0.00	0.00	0.00	0.00	0.00	20,038.75	0.00	0.00	0.00	0.00	60,038.75
Running Cash Balance													
Beginning Month	13,750.00	42,909.27	40,868.54	31,117.81	21,727.08	16,496.35	33,930.62	24,114.89	27,337.91	26,297.18	20,981.45	17,390.72	
Municipal Contributions	40,000.00	0.00	0.00	0.00	0.00	0.00	0.00	20,038.75	0.00	0.00	0.00	0.00	
Monthly Cash Flow	(10,840.73)	(2,040.73)	(9,750.73)	(9,390.73)	(5,230.73)	17,434.27	(9,815.73)	(16,815.73)	(1,040.73)	(5,315.73)	(3,590.73)	(3,640.73)	
Ending Month Cash Balance	42,909.27	40,868.54	31,117.81	21,727.08	16,496.35	33,930.62	24,114.89	27,337.91	26,297.18	20,981.45	17,390.72	13,749.99	



InterOffice

FOR:

DATE:

FROM:

RE:

Roof

water

Shingles \$1065.69
 Underlayment \$107.00
 Drip Edge \$100
 Gutter apron \$90
 Fascia \$187
 1x6x8' = \$16
 Soffit = \$315.48
 Gutters \$65
 End cap \$8
 Prop outlet \$18.86
 Down spout \$49.44
 90° Down spout \$10
2060.47

3" x 10' sch 40 = \$19
 6" x 10' x 90' = 372.48
 (19) 80LB concrete = 108.00
 (24) All purpose Gravel = 130.00
 629.48

Poly 10k - Catch Basin } 490.55
 Grade Drains }

Total 1120.03

Deck

\$4000

SHED/STORAGE

GF1 Garage \$4000

w/ Garage \$11,180.50

\$7180.50 Total w/ Deck



Separate terms, Quoting Products, On-Time Delivers, Branch You Want

QUOTATION

CUSTOMER: J S TAYLOR ESTH-DRIPIS/DMA JAMES R TAYLOR & SONS PO BOX 163 EAST TROY MI

SHIP TO: BUCHHEIM LAKE & MILLION 41241 EAST TROY MI 48125

Table with columns: QUOTE NO, CUSTOMER ORDER NO, SHIP VIA, CUSTOMER NO, ITEMS, QUANTITY, UNIT, PRICE, TOTAL. Includes item details like 'ADRENALIN 500MG TABLETS'.

Subtotal: 1492.00, Tax: 80.00, EST. SALES TAX: 82.00, QUOTE TOTAL (L.S.): 1654.00

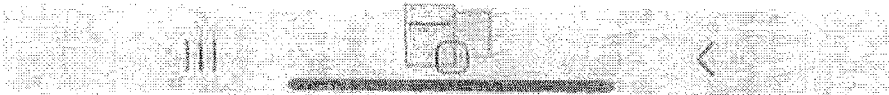
1574.13

www.abcsupply.com www.abcsupply.com

QUOTATION AGREEMENT TERMS AND CONDITIONS AMERICAN BUILDERS & CONTRACTORS SUPPLY CO., INC.

- 1. This quotation is valid for 30 days from the date of issue... 2. Except as otherwise indicated, this quotation shall only be valid for thirty (30) days from the date of the Quotation.

Download, Print, Share icons and footer text: This quotation is valid for 30 days from the date of issue...



TOWN OF EAST TROY

N9330 Stewart School Road • P.O. Box 872
East Troy, Wisconsin 53120
Telephone (262) 642-5386
Fax (262) 642-9701

RESOLUTION APPROVAL PETITION LAND DIVISION - CERTIFIED SURVEY MAP

Whereas, the Planning Commission for the Town of East Troy convened on June 4, 2025; and

Whereas, Mike Greeson, applicant, appeared speaking about the Land Division/Certified Survey Map looking to divide the existing 30.36-acre lot that is Zoned C-2 into three, 5-acre lots and one out lot of the remaining 15.18-acres. They are giving the 5-acre lots to each of their three children with the out lot to be used by all of them. Currently there is only a plan to build on the proposed Lot 1. The fifty foot minimum frontage has been met after feedback from County Zoning and a few clerical changes were made on the survey map since the initial submission to the Planning Commission. Commissioners were provided with the letter from the Board of Adjustment, as well as the revised Survey Map; and

Whereas, the applicant discussed that the perk test was completed and the lots meet the 5-acre minimum for a C-2 property. Commissioners noted that this land division was consistent with the 2050 plan. The extraterritorial meeting for the Village of East Troy is scheduled for July 14, 2025; and

Whereas, the following discussion was had amongst commissioners: Commissioner Smith advised the applicant that they may run into issues in the future if lots two and three are built upon and the driveway configuration remains the way it is in the survey, though after discussion it was stated that it was not enough of a concern at this time to prevent the request from going forward. There was an existing driveway on the property and they chose to configure the plans based upon that. Commissioner Smith suggested the possibility of using an easement to create access using a frontage road for safety. The builder of the home on lot 1 was in attendance and stated that the intention was for the brothers in practical application to share the driveway for access at this time. There was also discussion about the placement of the billboard and that the lots were configured to keep the income from that on the out lot; and

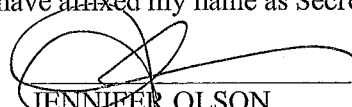
Whereas, the Planning Commission voted unanimously to APPROVE the applicants' LAND DIVISION - CERTIFIED SURVEY MAP as stated on June 4, 2025; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission requests a motion by the Town of East Troy, Town Board to APPROVE the LAND DIVISION - CERTIFIED SURVEY MAP as stated at Lot on Townline Road (across the street from W7683 Townline Road) East Troy, WI 53120 Parcel No: PA 132000001

STATE OF WISCONSIN
SS
COUNTY OF WALWORTH

I, JENNIFER OLSON, do hereby certify that I am the duly qualified and acting Secretary of the Town of East Troy, Planning Commission and that the foregoing is a true and correct copy of a resolution duly adopted at a meeting of the Planning Commission, of the Town of East Troy held in said Town on the 4th day of June, 2025 at which meeting a quorum was present and that said resolution is duly recorded in the minutes of said meeting.

IN WITNESS WHEREOF, I have affixed my name as Secretary on this 5th day of June 2025.



JENNIFER OLSON,
PLANNING COMMISSION SECRETARY
Town of East Troy

Town of East Troy Board Social Media Policy:

I. Purpose

The purpose of this policy is to provide guidance to members of the Town Board on the appropriate use of social media in both official and personal capacities, to ensure transparency, accountability, and legal compliance.

II. Scope

This policy applies to all members of the Town Board, including elected and appointed officials, when engaging in social media use related to town business or public matters.

III. Definitions

- *Social Media*: Platforms for online communication and interaction, including but not limited to Facebook, X (Twitter), Instagram, YouTube, Threads, TikTok, and blogs.
- *Official Account*: A social media account managed by the Town or its designees for communicating official town information.
- *Personal Account*: An account operated by an individual board member that is not officially affiliated with the Town but may reference town matters.

IV. General Guidelines

1. **Transparency**: Board members must identify themselves when speaking in an unofficial capacity online. Use clear disclaimers such as: "The views expressed here are my own and do not reflect the views of the Town Board." If speaking on behalf of the Town Board in an official capacity where it has been authorized by the Town Board. Use clear language such as "The views expressed here have been authorized by and reflect the majority of the Town Board."
2. **Compliance with Laws**: All communication must comply with applicable laws including:
 - Freedom of Information Laws (FOIL)
 - Open Meeting Laws
 - Records retention policies
3. **Civility and Respect**: Comments or posts should remain respectful, non-discriminatory, and free from harassment or personal attacks.
4. **Public Records**: Posts made in an official capacity may be considered public records. Board members are responsible for retaining copies as required.
5. **Open Meeting Law Caution**: Avoid deliberating on board matters with a quorum through comments, messages, or discussions on social media.
6. **Social Media Posts**: Members of the Town board will not be allowed to post/comment/represent on any subject using town letterhead/town material without the consent of the majority of the board.

V. Official Town Accounts

1. Only authorized staff or designated officials may manage official town social media accounts.
2. Content should focus on disseminating factual, timely, and relevant information.
3. Political endorsements, personal opinions, or campaign content are prohibited on official accounts.

VI. Personal Use

1. Board members may maintain personal social media accounts but must not represent them as official town communications.
2. If discussing town-related topics, board members should not reveal confidential or non-public information.
3. Do not use town seals, logos, or official insignia on personal accounts without express permission.

VII. Enforcement

Violations of this policy may result in public censure, legal liability, or referral to ethics committees as appropriate. All board members/town appointees are encouraged to seek clarification when uncertain.

Signature

Printed Name

Date

W4774 Overlook Drive
Elkhorn, WI 53121
April 14, 2025

Town of East Troy Board
Town of East Troy
N9330 Stewart School Road
East Troy, WI 53120

Dear Town of East Troy Board

As always, I want to thank you and the entire board for the consideration given and the positive discussions about my request for a special permit to operate my float plane on the waters of Lake Beulah.

It is my understanding that my request to have the discussion of restricted operations on Lake Beulah removed from the Annual Meeting on April 15, 2025 is not possible. I also understand that my request to operate on Lake Beulah was denied in January. At the January meeting, there were questions and concerns by some members that the request was denied due to 'no restrictions'. I would like to clarify my position and to include once again the restrictions that I outlined in my earlier correspondence. The restrictions that I would impose on myself (and the Town could add others) are:

Operations to be conducted:

- Personal sightseeing and resident visitation flights only (no commercial operations, no flight training, and no air taxi operations are allowed).
- Landings are described as where the aircraft comes off plane floats settle into the water to taxi to destination; no 'touch-and-go' operations are to be conducted.
- Float plane operations to be conducted **Monday through Friday** only between the hours of 10AM and sunset. No operations shall occur on weekends or holidays.
- Operations would only be upon the waters of Lake Beulah known as "Long Lake" and "Beulah" (main lake).
- "On plane" operations on the surface of the water (defined as landing or departing) are only to be conducted with at least 200' of lateral clearance to any shoreline, obstacle, swimmer, or watercraft already on the surface. **No** high-speed taxi is to be allowed.

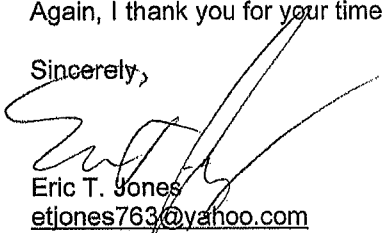
It is my understanding that a concern was that I had asked that this permit run through the 2025 boating season (on or about November, 2025). The reason for this request is so that people can understand and see that the operation is not dangerous, it will not disrupt the lake, that it will be VERY limited and **MOST IMPORTANT**, because it is a special permit, it can be revoked at any time. Ex: If for some reason, you decide that the permit is causing disruption from citizens complaints or from your own perspective, the permit can be revoked, no questions asked. It is my understanding and acceptance of the situation where it is a 'permit', it is not a removal of the existing ordinance within the Town. Yes, the permit could be approved only for April or May but then it would have to be revisited. It is not my intention to burden the board with future requests/meetings, etc... That is why I suggested the permit be issued on a trial basis now through the season. You may decide by June 10th (pick a date) to revoke the permit for

reasons that you see fit after observing the operations in place and I would accept that decision. It should be kept in mind that this activity of operation is **VERY RANDOM**. This plane does not fly regularly, you will **RARELY** see the plane on the waters (my guess 5 – 8 times a year) and it would be fair to say that I doubt that there would be any instance where the activity would take place which would be an interruption to any other users of the lake. It is proven to be a safe and compatible operation with boaters, swimmers, kayakers, etc..... The DNR has even stated to the board that this is an acceptable practice and instances of disruption are rare.

At this time I am asking the elected officials to objectively look at this request one more time. Please keep in mind that once approved, it is then my responsibility for maintaining the safety, following the rules, and being very aware that **any disruptive activity**, no matter how minor, would result in an immediate removal of the special permit which I would fully understand. It is my belief that you will see and understand, once approved, that this permit will **not** cause any disruption or disturbance on the lake.

Again, I thank you for your time.

Sincerely,



Eric T. Jones
etjones763@yahoo.com
262-909-8045

Creating Local Boating Ordinances and Placing Waterway Markers

The purpose of this document is to provide highlights in the form of a summary of PUB-LE-317-2016, Bureau of Law Enforcement, Department of Natural Resources, May 2016 26 page document found at this link: <https://widnr.widen.net/s/ldpzrbl2s/le0317>. I have tried to capture the key discussion points, responsibilities and accountability surrounding the development of special ordinances that go beyond state statute.

Summary & Highlights

The authority to enact local regulation is found in Chapter 30 of the Wisconsin State Statutes. See Section 30.77(2) and Section 30.77(3), Wis. Stats (Local Regulation of Boating) and Chapter 33, Wis. Stats., (Public Inland Lake Protection and Rehabilitation Districts). (Page 5 of 26)

In enacting boating ordinances, governing entities shall take into account factors that include all of the following:

1. The type, size, shape and depth of the body of water, and any of its features of special environmental significance.
2. The amount, type and speed of boating traffic on the body of water, boating safety, and congestion.
3. The degree to which the boating traffic on the body of water affects other recreational uses and the public's health, safety and welfare, including the public's interest in preserving the state's natural resources.

The types of ordinances that may be enacted include the following:

1. Restrictions on **speed**.
2. Restrictions on certain types of boating activities on **all, or in specified parts, of the lake**, river or stream.
3. Restrictions on certain types of boating activities during **specified hours of the day or specified days of the week**.

Ordinances pertaining to the equipment, use, or operation of boats on inland lakes shall be subject to advisory review by the Department of Natural Resources (DNR). **Proposed ordinances shall be submitted by the governing entity to the department at least 60 days prior to final action by the governing entity. The DNR will advise the governing entity in writing as to the results of its advisory review no later than 20 days after receipt of the proposed ordinance.**

4. All citizens have public rights to navigable waters. The state holds these waters in trust for all people. Ordinances cannot be adopted to restrict non-residents of the local jurisdiction or non-Wisconsin residents from access or use of the navigable water. (Page 6 of 26)
5. Riparian rights must be considered. Local ordinances cannot unreasonably interfere with the riparian's basic right of gaining access to the water. (Page 6 of 26)
6. Across-the-board regulation by boat size, type of boat, or horsepower has been considered an unwarranted restriction of public rights in previous court rulings. (Page 6 of 26)
10. **Local ordinance demands should equal the ability to enforce. DNR Conservation Wardens enforce state law, but should not be expected to respond to complaints of local ordinance violations.**
 - a. Speed restrictions designated in miles per hour are difficult to enforce. Slow-no-wake is preferable where appropriate. (Page 6 of 26)
12. All ordinances must contain a separate penalty section. As required by s. 800.037, Wis Stats., deposits for boating violations shall be in accordance with the amount established by the uniform deposit schedule under s. 23.66, Wis. Stats.

Condition Reports

If a regulation or a regulation change is being enacted pursuant to Section 30.77(3), Wis. Stats., DNR suggests that a condition report providing the facts supporting the ordinance or change be submitted with the draft ordinance for review. The Condition Report is an integral document to identify the need and justification for the ordinance.

Regulation of Watercraft by Type

There has been much debate regarding local ordinances which restrict or ban certain types of watercraft, primarily personal watercraft. The Attorney General has stated that regulations restricting a particular type of watercraft may be appropriate under certain circumstances if the municipality can demonstrate that the interests of public health, safety, or welfare justify the ordinance.

Many of the complaints DNR receives regarding personal watercraft are with regard to either noise or location of operation. There are laws in place to deal with these problems. Often times, enforcement of existing laws can eliminate the problem. (Page 8 of 26)

- Section 30.62(2), Wis. Stats., regulates boat noise. Have decibel readings been taken to determine whether any boats are exceeding the legal decibel limit? If so, enforcement action should be taken under s. 30.62(2), Wis. Stats.
- Sections 30.66 and 30.69(3), Wis. Stats., state that personal watercrafts cannot operate faster than slow-no-wake within 100' of another craft or 200' of the shoreline of a lake, and that they cannot operate within 100' of a boat towing a skier, the ski rope, or the skier.

Posting of Local Ordinances (See pages 8 of 26 & 9 of 26)

Wisconsin Statutes – s. 30.77(4). **Publicizing ordinances.** Wisconsin Administrative Code: NR 5.15. **Posting requirements.**

Note: A posted map of the local water highlighting the restricted zones is an excellent way to convey information to boaters. Helpful, but not required information the sign could contain:

- ✓ Telephone number of local enforcement agency, fire department or 9-1-1.
- ✓ Map of the lake showing slow-no-wake areas, marinas, depth contours, direction of boat movement flow (if it is required in the ordinance).

Example Ordinances (See pages 12-23 of 26)

Mooring pages (Pages 12-13 of 26)

Motorboat Prohibited Area (Page 14 of 26)

Slow No Wake (Pages 15-17 of 26)

Water Skiing Restrictions (Page 18 of 26)

Water Exhibitions and Races (Page 19 of 26)

Waterway Markers (Pages 20-23 of 26)

Waterway Marker Permit Application Process

Applications for placement of waterway markers must be filed on Waterway Marker Application & Permit (Form 8700-58) and must be accompanied by a map or diagram showing the proposed location of the markers. Exact location must be expressed in GPS coordinates or in specific feet distance from one or more fixed objects whose location is easily identifiable. Local government approval is needed in Section II of the form. (Page 23-25 of 26)

Waterway Marker Application & Permit (Form 8700-58)

<https://dnr.wisconsin.gov/sites/default/files/topic/Boat/8700-058.pdf>

Town of East Troy
Lake & Shoreline Conservation Advisory Committee
Established May 2025

The **Public Trust Doctrine** along with the **Wisconsin Constitution Article IX, Section 1** offers the protection that all rivers and inland waters are held in trust by the State and *“shall be common highways and forever free, as well to the inhabitants of the state as to the citizens of the United States, without any tax, impost or duty therefor.”*

Today, the Town of East Troy has groups on both sides of the “Wake Enhanced Boating” issue with Protect Lake Beulah (PLB) Association, to aggressively promote a **full ban position** and we have Beulah Responsible Boaters (BRB) with over 540 petition signatures promoting a more **cooperative or collaborative** approach. To assist in studying this issue and offering recommendations, the Town Board is forming this committee of Town of East Troy property owners and may include outside experts and/or a moderator.

Purpose: Establish Ad-hoc committee to identify all damage to our Town lakes, identify all possible causes and offer recommendations for how to mitigate or eliminate this damage. The name of this committee is important to narrow the scope. “Wildlife, lake & natural resources committee” seemed too broad so it was narrowed down to “Lake & Shoreline Conservation committee.”

Mission Statement: To protect and enhance the health, beauty, and ecological integrity of our lakes and shorelines through sustainable conservation practices, promote responsible recreation and land use, informed policy recommendations, and community involvement.

Laws Governing Lakes & Lake Responsibilities: It is important for the committee members to understand the current laws with impact on establishing ordinances on rivers and inland lakes. ***All of the laws dealing with Lakes & Water in the list below report to the Department of Natural Resources (DNR) and Walworth County Land Use Management.***

- **Wisconsin Constitution, Article IX, Section 1 & Public Trust Doctrine** - Jurisdiction on rivers and lakes; navigable waters. The state shall have concurrent jurisdiction on all rivers and lakes.....shall be common highways and forever free, as well to the inhabitants of the state as to the citizen.
- **Wisconsin Chapter 30 (NAVIGABLE WATERS, HARBORS AND NAVIGATION)** - Encompasses the legal framework for regulating activities on bodies of water, including defining what constitutes a navigable waterway and regulating structures like piers, wharves, and bulkheads within them.
- **Wisconsin Chapter 33 (PUBLIC INLAND WATERS)** - Overall lake protection & management. Monitor water quality, inventory/monitor aquatic plants, shoreline protection, develop erosion control programs, develop long-range Aquatic Plant Management Plans, educational programs, fish stocking, dredging, dam control and some boating regulations. ***By statute, the Town and the County each appoint a board member to the Lake District Board.***
- **Wisconsin Chapter 281 & 181 (NONSTOCK CORPORATIONS, WATER AND SEWAGE)** – A Lake Association is similar to a Lake District; Monitor water quality, inventory/monitor aquatic plants, shoreline protection, develop erosion control programs, develop long-range Aquatic Plant Management Plans, educational programs, fish stocking, dredging, dam control with the exception of boating regulations.
- **Wisconsin Chapter 60 (TOWNS)** - Townships are responsible for basic municipal services like elections, property tax administration, road maintenance, and providing emergency services like fire protection & ambulance service, recycling programs, garbage collection, ***land use management***, economic development, town ordinances and law enforcement.

Town of East Troy
Lake & Shoreline Conservation Advisory Committee
Established May 2025

Identified symptoms: The board has heard comments that range from “the lakes are heading toward being mud holes quickly” to “I’ve lived on the lake for my entire life and I haven’t seen a significant change.” One thing that is clear, there are more personal watercraft on the lakes than ever before. Some specific comments the board has been presented with include but are not necessarily limited to:

- Disappearing weed beds, scarred lake bottoms, reductions in fish population, damage to piers, declining water quality, shoreline erosion, stirring up or re-suspending lake-bottom sediment in the lake, etc.

Possible Causes:

- Missing, misplaced or lack of buoys to mark shallow & slow-no wake areas.
- Enhanced wake boating, water ski boating, inboard motors, excessive numbers of boats on the lake.
- Fishermen live wells specifically for AIS transfer, overfishing the lakes, a natural occurrence, etc.
- Water Quality Degradation; fuel and oil leaks and increased nutrient loads from runoff.
- Lack of; education about our lakes & our lake ordinances, common courtesy, and being good stewards of our natural resources.

Possible Solutions:

- Mark the lake properly with buoys (Slow-No wake & shallow areas) to provide navigational direction to boaters.
- Installing **shoreline buffers** with native vegetation.
- Implementing **seasonal restrictions** during fish spawning or bird nesting periods.
- Create a more aggressive educational campaign including updated boating rules, and educating boaters on low-impact practices.
- Clean Boats/Clean Waters program at boat launch to provide front line AIS education, monitor boats on/off the lake & recording information (registration numbers, live well status, types of boats, color, agreeability, etc.).
- Provide more enforcement information, patrol hours on the lakes, imposing stiff fines for improper operation of watercraft.
- Restricting motorized watercraft in sensitive or shallow areas. Communicate approved areas for specific boating activities.
- Fully ban wake enhanced boating on the lakes.

Research Links: Provide a sampling of current sources the board is aware of to get the committee started.

- <https://www.wvcoalition.org/> - Team of independent scientists, engineers, legal experts, and seasoned business professionals with no association to any industry group.
- <https://wisconsinlakes.org/> - Represents approximately 75 Lake Organizations to ban or highly regulate wake enhanced sports.
- <https://www.nmma.org/> - Provides a Manufacturers View.

Member selection criteria: Who would carry the environmental interest and concern for their lake into the committee? Who is engaging, social, interactive and openly willing to express themselves? Who has sufficient environmental concern and reasonable judgement to be able to intelligently formulate positions after discovering all the information whether it go for or against their position?

Committee Members: 7 members and 1 moderator

- Potters Lake: 2 members
- Army Lake: 1 member

Town of East Troy
Lake & Shoreline Conservation Advisory Committee
Established May 2025

- Lake Beulah: 2 members
- TOET Citizen Non-Lake Property Owner: 1 member
- Police Department, Town of East Troy: 1 member (Primary or Advisory Member)

Moderator: I have identified two possible moderators if the decision is to hire a moderator. The moderator would help guide the process, keep the group properly focused, provide suggestions how to approach researching the information required to formulate an informed decision, assist the group in arriving at consensus and facilitate the development of suggested solutions.

Committee Timeline or Duration: This committee is being formed knowing there is a sense of urgency and we need to bring this to actionable recommendations quickly, so this committee will exist for one year from the initial formation of the group to address the claims of wake enhancement activity specifically. It may continue only if the board finds this committee useful as an on-going community resource.

Committee Deliverables: The key to a successful outcome of this committee is to focus on those **causes** (fully explored & identified by this committee) that have a direct correlation to the **damage** (fully explored & identified by this committee) being caused to the lakes. **Correlation** is defined in science as a statistical relationship between two or more variables, indicating that they tend to change together and defined more generally, a mutual relationship or connection between two or more things.

All recommendations must satisfy these requirements:

- The recommendations must be enforceable and conform to law. Please realize that any more restrictive than State Statute will not be enforced by the DNR. Enforcement in these cases falls to the local municipality.
- The committee must support their recommendations with data and facts that directly correlate to a specific cause that clearly explains the recommendation.
- The recommendations must be realistic, reasonable and actionable by the board.

The committee would be charged to present to the Board:

- 1) Immediate actions within four weeks that can be taken to mitigate any potential lake damage while further investigation continues.
- 2) As many intermediate actions that seem appropriate as they become known during the investigation by the committee.
- 3) Final report and recommendations, actions and suggestions as appropriate through committee consensus with intentions of being a more permanent, long term solution.

Town of East Troy
Resolution No. 2025-6

Resolution Approving Town Board Appointments

Whereas, the Town Board of the Town of East Troy appoints various positions annually; and
Whereas, appointments for 2025 positions are scheduled to take place:

Now, Therefore, Be It Resolved: That the following appointments by the Town Board of the Town of East Troy are hereby approved for the 2025 - 2026 term. All appointments are annual unless otherwise determined by State Statute or the Town code.

Appointed or Contracted Town Officials, (Ordinance 2.25.010 Appointed Officials)

1. **Clerk/Treasurer:** Kim Buchanan, Contract expires December 31, 2025
2. **Deputy Clerk/Treasurer:** Jean Loth, Contract expires December 31, 2025
3. **Clerk of the Municipal Justice:** Jennifer Olson, Contract expires December 31. 2025
4. **CEO of Emergency Government:** Tyson Leonard
5. **Weed & Deputy Weed Commissioner:** Joseph Jones and Todd Scheel
6. **Town Building Inspector:** Wisconsin Building Inspections, LLP, Delafield, WI

Town Committees, (Ordinance 2.40.010 Town Committees)

1. **Park Committee:** Barbara Church and Ken Zess
2. **Recycling Committee:** John Murphy and Kim Buchanan

Town Representatives, (Ordinance 2.40.010 Town Committees)

1. **Library Representative(s):** Kristina Murphy
2. **ETAESD Representative(s):** Tyson Leonard and Ken Zess
3. **Booth Lake Memorial Park Representative(s):** Michele Reyes and Gina Martinson

4. **Lake Beulah Lake Management District Representative:** Todd Jones
5. **Potters Lake Protection & Rehabilitation Representative:** Thad Seymour
6. **Intergovernmental Cooperation Representative(s):** Joseph Jones
7. **SMART Growth Representative(s):** Joseph Jones
8. **Board of Review Alternate(s):** Robert Mueller, Austin Dunn and Kim Buchanan

Planning Commission, (Ordinance 2.80 Planning Commission)

Planning Commission appointments are being delayed until the June 2025 Town Board meeting due to a newly implemented application and interview process.

1. **First Year Term:** Tedd Zess and Mitch Burki; terms expire April 2028;
2. **Second Year Term:** Rich Denhart and Joe Jahner; terms expire April 2027;
3. **Third Year Term:** Dave DeGrave, Joel Cook; Geri Gordon; terms expire April 2026;
4. **Alternates:** Larry Beier, Scott Neilsen
5. **Secretary:** Jennifer Olson

Approved this 9th Day of June 2025.

Town of East Troy

By: _____
Joseph G. Jones, Town Chair

Attest: _____
Kim M. Buchanan, Clerk/Treasurer

Town Board Members: Joseph Jones, Barbara Church, Michele Reyes, Tyson Leonard and Joe Jahner

County Report Executive Summary written by Joe Jones

CTH L and Stone School Rd Intersection Safety Study



Date: April 22, 2025

Prepared For: Mr. Joe Kroll, PE PLS – County Engineer, Walworth County Public Works

Prepared By: Jason Atchison, PE – Baxter & Woodman, Inc.

Subject: CTH L and Stone School Road Intersection Safety Study

Baxter & Woodman has completed a safety evaluation of the intersection at CTH L, Stone School Road, and Miramar Drive. This is a one-page executive summary of the submitted 12-page report. The study included field observations, traffic counts, speed studies, crash data analysis, and evaluation of sight distances and intersection geometry and can be made available upon request.

Key Findings

- **Intersection Sight Distance (ISD)** to the west is insufficient due to a vertical curve, leading to limited visibility for vehicles stopped at the intersection.
- **Speed Data** shows that eastbound vehicles are traveling approximately 11 mph above the 45-mph advisory speed, with an 85th percentile speed of 56 mph.
- **Crash History** includes 13 crashes in the past 5 years, with over half involving eastbound CTH L traffic and many resulting from inadequate sight distance or failure to yield from the minor approaches.
- **Obstructed Vision Triangles** exist at the NE and SE corners of Stone School Road and CTH L due to trees and seasonal crops.

Recommendations

1. **Reduce the Speed Limit** on CTH L to 45 mph for at least 3,000 feet to match advisory signage and enhance reaction time for drivers.
2. **Correct the Vertical Curve (hill)** west of the intersection to significantly improve sight distance and overall safety. Estimated cost: \$300,000. Recommended for Highway Safety Improvement Program (HSIP) funding application (due August 15, 2025) to cover 90% of the costs for this modification.
3. **Install an All-Way Stop Sign** at the intersection, supported by crash data and inadequate ISD. Consider enhanced signage (e.g., mast arm, flashing red lights).
4. **Mitigate Obstructions** in vision corners by acquiring Restricted Development Easements from adjacent property owners to preserve sight lines long-term, clear trees & crops.

Conclusion

The speed limit reduction identified in Option 1 is in process to be implemented. Regarding Option 2 (Cut Hill) the County is commissioning a second study to determine the extent and impact of this action. The second study will provide a second opinion as well as a way forward on road and intersection redesign. This effort will delay the project a couple years. The County has requested the township review Option 3 and identify any concerns with a temporary four-way stop until the other work can be completed on this intersection. The delay will allow the county to acquire all the Restricted Development Easements to address Option 4 to mitigate sight line obstructions in parallel.

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF EAST TROY
AND THE TOWN OF EAST TROY RELATED TO THE ST. PETER'S ROAD
PROJECT**

THIS AGREEMENT ("Agreement"), effective as of the date last executed by either party below, is made and entered into by and between the Village of East Troy, a Wisconsin municipal corporation (hereinafter referred to as the "Village"), and the Town of East Troy, a Wisconsin municipal corporation (hereinafter referred to as the "Town").

RECITALS

WHEREAS, the Town has publicly bid, in accordance with the requirements of Section 60.47 of the Wisconsin Statutes, a project involving the reconstruction of St. Peter's Road from County Road ES to Townline Road ("Project"); and

WHEREAS, of the approximate 2.2 miles of roadway in the Project, the Town is responsible for 9200' of St. Peter's Road, and the Village is responsible for 2258' of St. Peter's Road and the associated repair, maintenance and/or replacement costs; and

WHEREAS, pursuant to Wis. Stat. Section 66.0301, Town and Village wish to memorialize their understandings with respect to the scope of the work to be performed and the payments to be made.

NOW, THEREFORE, in consideration of the above recitals and the following mutual covenants and conditions, Town and Village agree as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated herein by reference.
2. **Lowest Responsible Bidders.** The Town received the following low bids for various Project components:
 - a. Bid from Gallagher Asphalt Corporation ("Gallagher") for "Hot in Place Asphalt Recycling" in the amount of \$165,752.55 (Town portion) and \$44,224.65 (Village portion); attached as **Exhibit A** and incorporated herein by reference is a copy of the Gallagher bid.
 - b. Bid from Scott Construction, Inc. ("Scott") for "sealcoating with quarter inch granite chip with emulsion" and related cleanup in the amount of \$45,564.00 (Town portion) and \$12,156.00 (Village portion); attached as **Exhibit B** and incorporated herein by reference is a copy of the Scott bid.
 - c. Bid from Wolf Paving Co. Inc ("Wolf") to "mill existing asphalt 3" deep, pave asphalt binder course" in the amount of \$29,575.00 (Town portion) and \$12,584.00 (Village portion); attached as **Exhibit C** and incorporated herein by reference is a copy of the Wolf bid.
3. **Payment of Project Costs in Accordance with Contracts.** The Town and Village shall each be responsible for Project payments due to the contractors for work performed on their respective portions of St. Peter's Road all in accordance with

the contracts entered into among the Town, Village and each contractor. Attached as **Exhibit D**, and incorporated herein by reference, is the general form of contract that will be utilized as to each contractor.

4. **Governing Law.** This Agreement shall be governed by and construed according to the Laws of the State of Wisconsin.
5. **Severability.** The various provisions of this Agreement are declared to be severable and the findings of any court that any particular clause or clauses is or are unlawful or unenforceable shall not operate to invalidate the remainder of this Agreement and the same shall continue in effect unless modified by the parties.
6. **No Third-Party Rights.** This is an Agreement between the parties, and nothing herein creates any rights in any third person.
7. **Liability.** Each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, boards, commissions, agencies, officers, and representatives and shall be responsible for any losses, claims, and liabilities which are attributable to such acts, errors, or omissions including providing its own defense. In situations including joint liability, each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, agents, boards, commissions, agencies, officers and representatives. It is not the intent of the parties to impose liability beyond that imposed by state statutes. The obligations of the parties under this paragraph shall survive the expiration or termination of this Agreement. Nothing contained within this paragraph or contract is intended to be a waiver or estoppel of the municipality or its insurer to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including those contained within Wisconsin Statutes 893.80, 895.52, and 345.05. To the extent that indemnification is available and enforceable, the municipality or its insurer shall not be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin law.
8. **Compliance.** Each party warrants for itself that it has complied with all applicable statutes, rules, orders, ordinances, requirements and regulations to execute this Agreement and that the person executing this Agreement on its behalf is authorized to do so.
9. **Entire Agreement; Amendment.** This Agreement represents the entire agreement between Town and Village regarding the subject matter hereof and may only be amended by a written agreement executed by Town and Village.
10. **Execution of Agreement.** This Agreement may be executed in one or more counterparts, each of which for all purposes shall be deemed an original, but all of which taken together shall constitute one and the same instrument

Dated this _____ day of _____, 2025.

TOWN OF EAST TROY

By: _____
Joseph Jones
Town Chairman

Attest: _____
Kim Buchanan
Town Clerk/Treasurer

Dated this _____ day of _____, 2025.

VILLAGE OF EAST TROY

By: _____
Robert M. Johnson
Village President

Attest: _____
Dannett Smith
Village Clerk

CONTRACT

THIS CONTRACT, made and effective as of the date last executed by any party below, by and among _____ ("Contractor"), the **TOWN OF EAST TROY ("Town")** and the **VILLAGE OF EAST TROY ("Village")**, **WALWORTH COUNTY, WISCONSIN** (Collectively, the "Owners").

WITNESSETH

For and in consideration of the mutual covenants herein contained the parties agree as follows:

ARTICLE 1 SCOPE OF WORK

The Contractor hereby agrees at its own cost and expense to perform, furnish, and pay for all work, workmanship, materials, labor, utility services, tools, equipment, appliances, machinery, transportation, appurtenances, services and incidentals, and such additional items not specifically indicated or described that can be reasonably inferred as belonging to the item indicated or described and as required by good practice to provide a satisfactory completion, in a good and workmanlike manner, of that certain work described generally as:

St. Peter's Road Project from County Road ES to Townline Road

all as more specifically described in the Town's _____, 2025 Request for Proposals and in Contractor's _____, 2025 Proposal, both of which documents are incorporated herein by reference and made a part of this Contract as fully and completely as if fully set forth herein. To the extent that any conflict exists between the Request for Proposals, the Proposal, and this Contract, this Contract shall prevail.

ARTICLE 2 DEFINITIONS

The following definitions shall apply in this Contract:

Subcontractor, Supplier, or Service Provider shall mean the following:

- (a) Any person who has a direct contractual relationship, expressed or implied, with the prime contractor or with any subcontractor of the prime contractor to perform, furnish, or procure labor, services, materials, plans or specification, except as provided in par. (b).
- (b) With respect to contracts entered into under Sec. 84.06(2), Wis. Stats., for highway improvements, any person who has a direct contractual relationship, expressed or implied, with the prime contractor to perform, furnish, or procure labor, services, materials, plans or specifications.

ARTICLE 3 CONTRACT PRICE AND PAYMENT

The Owners shall pay to the Contractor for the performance of this Contract the amounts set forth in Contractor's Proposal, in the manner provided in the Contract Documents, subject to the final computation of the exact units of work performed and the basis of the unit prices, and subject to any additions or deductions as approved, in writing and in advance, by Owners, all as set forth in Contractor's Proposal and upon Contractor providing Owners with all executed lien waivers relating to the billed work. Payment for the work shall be made in one single payment following Contractor's completion of the work.

The Contractor agrees to complete the work within the time specified herein and to accept as full payment the amounts computed hereunder and determined by the Contract Documents. Commencement of the work shall begin on or before _____, 2025 and the work shall be completed by _____, 2025.

The Contractor agrees that if, within one year after the Completion Date Of the work, any work provided by the Contractor or any of his Subcontractors, Suppliers or Service Providers is found by the Town or Village to be defective, or not in accordance with the Contract Documents, the Contractor shall, at the Contractor's sole cost and expense and without additional payment from Owners, promptly after receipt of a written notice from the Town or Village to do so, and in accordance with the Owners' instructions, either correct such work, or, if the work has been rejected by the Town or Villager, remove and replace such work with work that is in accordance with the Contract Documents and is not defective.

The Owners, in case the work required under this Contract is not finished within the time required, or within an extended time approved in writing by the Owners, are authorized to take charge and finish the work at the expense of the Contractor or to deduct the cost of such completion work from the amount otherwise payable to Contractor.

ARTICLE 4 COMPONENT PARTS OF THIS DOCUMENT

This Contract consists of the following component parts of the Contract Documents, all of which are hereby made a part of this Contract as fully and completely as if the same set forth herein:

- A. Request for Proposals
- B. Contractor's Proposal
- C. Contract
- D. Payment and Performance Bond Form
- E. List of Subcontractors and Suppliers

The Contract Documents form a complete unit, and requirements called for by one are as binding as if called for by all.

ARTICLE 5 PAYMENT FOR LABOR, SERVICES, MATERIALS, PLANS AND SPECIFICATIONS

The Contractor specifically agrees to pay all claims for labor, services, materials, plans or specifications performed, furnished, procured, used or consumed that pertain to the work described in the Contract Documents, including without limitation because of enumeration, fuel, lumber, building materials, machinery, vehicles, tractors, equipment, fixtures, apparatus, tools, appliances, supplies, electric energy, gasoline, motor oil, lubricating oil, greases, state imposed taxes, premiums for worker's compensation insurance and contributions for unemployment insurance, as the obligation of the Contractor. The Owners are authorized to make direct payment to the Subcontractors, Suppliers and Service Providers of the Contractor, or to pay the Contractor with checks that are payable to the Contractor and to one or more Subcontractors, Suppliers and Service Providers of the Contractor.

The Contractor agrees to maintain a list of all Subcontractors, Suppliers and Service Providers performing, furnishing or procuring labor, services, materials, plans or specifications for the work under the Contract and to provide Owners with a copy of said list.

ARTICLE 6

INSURANCE, SECURITY, AND INDEMNIFICATION

Contractor shall procure and maintain for the duration of this Contract insurance meeting the coverages, policy limits, and additional insured endorsement requirements set forth in the Request for Proposals. Contractor shall provide the Owners with a certificate of insurance and such additional endorsements evidencing such coverage prior to commencing the work. For contracts exceeding \$74,000, Contractor shall provide the Owners with one or separate payment and performance bonds, in substantially the form included in the Contract documents, or as approved by the Owners, ensuring Contractor's completion of the work and payment of all subcontractors, suppliers, and service providers.

Contractor shall indemnify and hold harmless the Town and Village from and against all claims, costs, losses, and damages arising out of or relating to contractor's work, but only to the extent caused by any negligent or wrongful act or omission of Contractor.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, we, the parties hereto, each hereby subscribe this Contract.

[Legal Name of Contractor]

Dated this ____ day of _____, 20____.

By: _____

Attest (if any): _____

Print Name: _____

Print Name: _____

Office: _____

Office: _____

VILLAGE OF EAST TROY

Dated this ____ day of _____, 20____.

By: _____

Robert M. Johnson
Village President

Attest: _____

Dannett Smith
Village Clerk

Dated this ____ day of _____, 20____.

TOWN OF EAST TROY

By: _____

Joseph Jones
Town Chairman

Attest: _____

Kim Buchanan
Town Clerk/Treasurer

PAYMENT AND PERFORMANCE BOND FORM

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, **[Legal Name of Contractor]**, with an address of _____

_____ (hereinafter called "Contractor") as principal, and _____ with an address of _____

_____, a corporation organized and existing under the laws of the State of _____ and authorized to transact business in the State of Wisconsin (hereinafter called the "Surety") as surety, are held and firmly bound unto the Town of East Troy and Village of East Troy, pursuant to Wisconsin Statutes §779.14 (the Town of East Troy and Village of East Troy, Wisconsin are hereinafter called the "Owners") in the penal sum of _____

_____ Dollars (\$_____) to be paid to the Owners for the payment of which sum well and truly to be made the Contractor and Surety bind themselves and each of their heirs, personal representatives, administrators, successors, and assigns, jointly and severally, firmly by these presents, as follows.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, the Contractor has entered into a certain written Contract (hereinafter called the "Contract") dated the _____ day of _____, 20____, with the Owners for the St. Peter's Road Project, from County Road ES to Townline Road, and the component parts of the Contract referenced in the Contract as the Contract Documents(hereinafter called the "Contract Documents"), are made a part hereof as fully and completely as if the same were set forth herein.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH THAT if the Contractor shall:

- (a) faithfully perform, carry out and comply with the covenants, terms and conditions of the Contract and the applicable specifications, to be by such Contractor performed;
- (b) within one year after the Completion Date Of The work, at the Contractor's sole cost and expense and without additional payment from Owners, promptly after receipt of a written notice from the Town or Village to do so, and in accordance with the Owners' instructions, either correct any work provided by the Contractor or any of the Contractor's subcontractors, suppliers or service providers that is found by the Owner to be defective, or not in accordance with the Contract Documents or, if the work has been rejected by the Town or Village, remove and replace such work with work that is in accordance with the Contract Documents and not defective;
- (c) pay over, make good and reimburse the Owners for all loss or damage which the Owners may sustain by reason of failure or default on the part of the Contractor;
- (d) and all subcontractors of the Contractor shall faithfully perform, carry out and comply with all contracts, whether express or implied, with every person and entity, including every subcontractor, supplier or service provider, for performing, furnishing or procuring labor, services, materials, plans or specifications for the purpose of making the improvements or performing the work that is the subject of the Contract;

- (e) make all payments as required by the terms and conditions of the Contract, and shall make payment to every person and entity, including every subcontractor, supplier or service provider, of all claims that are entitled to payment for labor, services, materials, plans or specifications performed, finished or procured for the purpose of making the improvements or performing the work as provided in the Contract and as required under Section 779.14 of the Wisconsin Statutes; and
- (f) pay all claims for common law or statutory liens, liens provided in Section 779.15 of the Wisconsin Statutes, and all claims under Section 779.14 of the Wisconsin Statutes, arising from the work or labor, services, materials, plans or specifications performed, furnished, procured, used or consumed that pertain to the improvements or work as provided in the Contract;

the Surety shall promptly:

- (a) faithfully perform, carry out and comply with the covenants, terms and conditions of the Contract and the applicable specifications, to be by such Contractor performed;
- (b) within one year after the Completion Date Of The work, at the Surety's sole cost and expense and without additional payment from Owners, promptly after receipt of a written notice from the Town or Village to do so, and in accordance with the Owners' instructions, either correct any work provided by the Contractor or any of the Contractor's subcontractors, suppliers or service providers that is found by the Town or Village to be defective, or not in accordance with the Contract Documents or, if the work has been rejected by Town or Village, remove and replace such work with work that is in accordance with the Contract Documents and not defective;
- (c) pay over, make good and reimburse the Owners for all loss or damage which the Owners may sustain by reason of failure or default on the part of the Contractor;
- (d) faithfully perform, carry out and comply with all contracts of the Contractor or any subcontractor of the Contractor, whether express or implied, with every person and entity, including every subcontractor, supplier or service provider, for performing, furnishing or procuring labor, services, materials, plans or specifications for the purpose of making the improvements or performing the work that is the subject of the Contract;
- (e) make all payments as required by the terms and conditions of the Contract, and shall make payment to every person and entity, including every subcontractor, supplier or service provider, of all claims that are entitled to payment for labor, services, materials, plans or specifications performed, furnished or procured for the purpose of making the improvements or performing the work as provided in the Contract and as required under Section 779.14 of the Wisconsin Statutes; and
- (f) pay all claims for common law or statutory liens, liens provided in Section 779.15 of the Wisconsin Statutes, and all claims under Section 779.14 of the Wisconsin Statutes, arising from the work or labor, services, materials, plans or specifications performed, furnished, procured, used or consumed that pertain to the improvements or work as provided in the Contract.

In addition to any other rights or remedies that the Owners possess to enforce this Bond, the Owners may maintain an action upon this Bond against the Contractor and Surety for recovery of damages under Section 779.14(2) of the Wisconsin Statutes.

PROVIDED HOWEVER, that the Surety, for value received, hereby stipulates and agrees that no assignment, modification or change of the Contract and no change, extension of time, alteration, modification or addition to the terms of the Contract Documents or to the work to be performed thereunder, shall in any way affect or release its obligation on this Bond, and it does hereby waive notice of any such assignment, modification or change of the Contract or change, extension of time, alteration, modification or addition to the terms of the Contract Documents or to the work to be performed thereunder.

This is intended as a bond to satisfy Wisconsin's statutory requirements for payment and performance bonds. If any provision of this bond is contradictory to or missing any requirement of the statutory requirements, this bond shall be deemed to comport to the statutory provisions and shall be so construed and applied.

Signed, sealed, and dated this _____ day of _____, 20____.

(Name of Principal)

By: _____

Print Name: _____

Office: _____

Attest: _____

Print Name: _____

Office: _____

Signed, sealed, and dated this _____ day of _____, 20____.

(Name of Surety)

By: _____

Print Name: _____

Office: _____

Approved:

Village of East Troy, Wisconsin

By: _____

Robert M. Johnson
Village President

Town of East Troy, Wisconsin

By: _____

Joseph Jones
Town Chairman

Note: All bonds signed by an agent for the Surety must be accompanied by a certified copy of the authority to act for the Surety at the time of the signing of this Bond. The date of the Bond must not be prior to the date of the Contract.

TOWN OF EAST TROY

Resolution No. 2025-5

**RESOLUTION ESTABLISHING RESIDENTIAL SNOW PLOWING CHARGE ON PRIVATE
ROADS PLOWED WITH APPROVAL OF THE TOWN BOARD**

Whereas, the Town Board of the Town of East Troy has in the past agreed to offer the Town=s Department of Public Works to provide snow plowing services to town residents residing on private roads; and

Whereas, the offered service has been accepted in the past and monies collected from those town residents receiving said service; and

Whereas, the Town Board finds that there is a public purpose that is fulfilled by offering said plowing service to town residents residing on private roads, including, but not limited to, providing safe passage for emergency vehicles; and

Whereas, the Wisconsin Court of Appeals has upheld the practice of municipal snowplowing against a challenge based upon the public purpose doctrine and has ruled that a court is not to overrule the determination of what constitutes a public purpose unless that determination is “manifestly arbitrary or unreasonable” (see *Samz v. Town of Argonne*), and;

Whereas, the Town Board of the Town of East Troy has again contemplated the historical practice of, and the majority of the Board has agreed to continue offering, said snowplowing service to town residents residing on private roads for the 2025-2026 winter season, and;

Whereas, the cost of fuel, salt, brine, maintenance and depreciation of town equipment, and town employee wages has been calculated to determine the additional cost that is added to the tax bills of town residents who are benefitted by this particular service on private roads (the calculated cost, as determined by the Town’s DPW Supervisor for the last season, is \$53.27 per residence for the 259 residences benefitted, based upon 24 snow plowing events last season as shown on the attached exhibit), and;

Whereas, the Town Board is allowed to set the cost of this service, has determined the fee as provided in Chapter 3.45.020 of the Town Code, and is allowed to contract for snow plowing on private roads pursuant to Wisconsin Statutes;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Town of East Troy Town Board agrees to allow the Town's Department of Public Works to provide snow plowing services to town residents on private roads for a cost.
2. That the cost of snow plowing services to be provided to town residents on private roads shall be billed to each residence served in an amount of \$62.33, which includes the \$3.00 administration fee per residence benefitted by the service. The charge of \$62.33 shall be added to the tax bill of every property benefitted by said service. The levying and collection of this charge is authorized in Chapter 3.25 of the Town Code and is based upon the average fee charged for the last three (3) years plus administration fees approved by the Town Board. The amount determined by the DPW for fee charges based upon actual costs of this past year's snow plowing events was added to the previously billed charges of \$70.00 in 2023 and \$54.73 last year and divided by three (3).

Dated this 9th day of June, 2025.

TOWN OF EAST TROY

BY:

JOSEPH G. JONES, Chairperson

ATTEST:

KIM BUCHANAN, Clerk

Snow plowing cost 2024-2025 season

This is as of 1-1-2025 per the DOT

Plow blade \$16.10 hr X 2.25 hr = \$36.23

Spreader tailgate mounted \$15.80 hr X 2.25 hr = \$35.55

Truck 4X4 \$18.98 hr X 2.25 hr = \$42.70

Wheel loader \$57.64 hr x.01 hr = \$5.74

Salt 4500 lbs used = 394.73 lbs per mile X \$82.10 per ton = \$178.17

Fuel 10 gal diesel @\$3.59 gal. = \$35.90

Plowing time 2.25hr X \$61.06 hr = \$137.39

Brine \$.17 gallon x 250 gallons = \$42.50

Brine equipment \$18.44 x 2.25hr \$41.49

Maintenance and depreciation \$.70 per mile x 27.50 = \$19.25

259 addresses

Total \$574.92 each plowing event

That divided by 259 = \$2.22 per address per plowing

That is at overtime rate

We had 24 plowing events

\$574.92 x 24 = \$13798.08 divided by 259 = \$53.27 per address

ORDINANCE NO. 2025-4
AN ORDINANCE AMENDING SECTION 2.20.050(1) and (2) REGARDING AGENDA
AND AGENDA ATTACHMENTS

The Town Board of the Town of East Troy, Walworth County, Wisconsin, does hereby ordain as follows:

1. That Section 2.20.050(1) is amended and recreated with the following italicized language:

2.20.050 Written agenda.

1. The Clerk is authorized and instructed to prepare a written agenda for each meeting under the direction of the Chairperson. Supervisors wishing to place an item on the agenda shall have it to the Clerk *six business* days in advance of the meeting.
2. That Section 2.20.050(2) is amended and recreated with the following italicized language:
 2. The agenda, along with appropriate attachments, shall be made available for each Board member at least *three* business days before the meeting. *Any single agenda item without an appropriate attachment (report, summary, memorandum, etc.) will not be added to the agenda absent extenuating circumstances beyond the control of the person responsible for said attachment.*
3. All italicized language above is amended language. The remainder of the ordinance remains unchanged.
4. This ordinance shall become effective upon its passage and publication as provided by law.

Dated this 9th day of June, 2025.

TOWN OF EAST TROY

BY: _____

JOSEPH G. JONES, Chairman

ATTEST:

KIM BUCHANAN, Clerk

ORDINANCE NO. 2025-3
AN ORDINANCE AMENDING SECTION 2.20.040(1) REGARDING ORDER OF
BUSINESS AND ADDING CONSENT AGENDA ITEMS

The Town Board of the Town of East Troy, Walworth County, Wisconsin, does hereby ordain as follows:

1. That Section 2.20.040(1) is amended and recreated to replace the section language with the following italicized language:

2.20.040 Order of business.

1. The order of business shall be as follows (*standard order of business per Robert's Rule of Order*):
 - a. Call to order;
 - b. Roll call;
 - c. Pledge of Allegiance;
 - d. Certification of compliance with the Open Meetings Law;
 - e. Approval of meeting agenda (*Move and/or Withdrawal of agenda items*);
 - f. *Consent Agenda (A single motion that is seconded and approved by a majority vote of the Board will approve all of the following items. Any item listed can be pulled from the list and voted on or discussed separately. The list of consent agenda items is not inclusive or limited.)*
 1. *Approval of minutes from previous session, special meetings and Plan Commission minutes.*
 2. *Chairman and/or Supervisor reports.*
 3. *Media/IT report.*
 4. *Park Committee Report.*
 5. *Booth Lake Memorial Park Board report.*
 6. *Lake Beulah Management District report.*
 7. *Recycling report.*
 8. *Library report.*
 9. *License and Special Event applications.*
 - g. *Treasurer's report (Monthly financial summaries, Quarterly detail and Cashflow report)*
 - h. Public comments;
 - i. *Reports of Departments, Representatives and Committees.*
 1. *Department of Public Works report (Complex discussions require written summaries);*
 2. *Police Report;*
 3. *East Troy Area Emergency Services District (ETAESD) report;*
 4. *Planning Commission report;*
 5. *Building Inspection and permitting report;*
 6. *Municipal Court collections report;*
 - j. Old business;
 - k. New business lawfully before the Board;

- l.* Attorney Report: resolutions and ordinances;
- m.* Special and pending meetings;
- n.* Review bills for payment;
- o.* Adjournment.

-
- 2. All italicized language and numbering above is the amended language, order and/or manner of presentation, or numbering incorporated into the existing ordinance. The remainder of the existing ordinance remains unchanged.
 - 3. This ordinance shall become effective upon its passage and publication as provided by law.

Dated this 9th day of June, 2025.

TOWN OF EAST TROY

BY:

JOSEPH G. JONES, Chairman

ATTEST:

KIM BUCHANAN, Clerk

2025 Liquor and Operators Licenses

License Holder	License #	New / Renewal	Taxes Paid	Publication Fee Paid	Liquor License Paid	Building Inspections	Fire Inspections
----------------	-----------	---------------	------------	----------------------	---------------------	----------------------	------------------

The Hive Taproom	2025-LL01		current	Paid		Good	Good
------------------	-----------	--	---------	------	--	------	------

Operators:

Laura Beckel
Katie Jeske
Anne Church
Josephine Johnson
Lynn Rudolph
Jennifer Ledin

NOTES:

R
R
R
R
New
New
New

2025-B01

Lake Beulah Golf Course

			Paid	Paid	Paid	Good	Good
--	--	--	------	------	------	------	------

Operators:

Ken Collett
Kevin Helm
Deborah Collett
Cory Shier
Shelby Savin
Tracy Kaczik
Krysile Stillwagon
Kathleen Rantala

NOTES:

R
R
New
New
New
New
New
New
New

*Need certificate
*Need certificate

Beulah Bait & Boat LLC

			Paid	Paid		Good	Good
--	--	--	------	------	--	------	------

Soda

Operators: Carla Giorgi
John Stoss

NOTES:

R
R

Honey Creek Collective - East Troy Farmers Market

			Paid	Paid		Good	Good
--	--	--	------	------	--	------	------

Operators:

Jason Neu
Amanda Neu

NOTES:

R
R

Town of East Troy
TOWN BOARD MEETING SCHEDULE

DATE	TIME	MEETING
June 4 & 18, 2025	6:30 PM	Planning Commission
June 9, 2025	5:00 PM	Special Town Board meeting w/ Closed Session
June 9, 2025	6:30 PM	Town Board Meeting
June 10, 2025	6:00 PM - 8:00 PM	Board of Review
June 16, 2025	5:00 PM	Town Board Workshop
June 18, 2025	6:30 PM	Booth Lake Park Board Meeting
July 4, 2025	All Day	Town Hall Closed
July 9 & 23, 2025	6:30 PM	Planning Commission
July 14, 2025	6:30 PM	Town Board Meeting