

JULY PERMITS ISSUED - 2013

<u>DATE ISSUED</u>	<u>NAME AND ADDRESS</u>	<u>TAX NO.</u>	<u>SITE AND BUILDER</u>	<u>CONSTRUCTION</u>	<u>DESCRIPTION</u>
7/24/2013	JOHN & LAURA HAVEMEYER 5466 ELAINE DR STURGEON BAY WI 54235 PHONE: 815-451-9296	022-02-05282621P	5466 ELAINE BLDR: RICHARD BIRNSCHWEIN	A DECK PER PLANS DATED 7/22/13.	05 28N 26E
7/2/2013	MICHAEL K & HEIDI K RICHARD 2680 CANAL RD STURGEON BAY WI 54235	024-02-22272613A	2680 CANAL ROAD BLDR: GREENFOOT DESIGNS STURGEON BAY	A 30' X 40' DETACHED GARAGE AS PER PLANS DATED 6/25/13.	22 27N 26E
7/5/2013	JEFFREY C ANNOYE 442 N HUDSON STURGEON BAY WI 54235 PHONE: 920-746-9044	024-02-32272611A1	5807 SILVERDALE ROAD BLDR: OWNER	A TWO-BEDROOM SINGLE FAMILY RESIDENCE AS PER PLANS DATED 6/27/13 & 6/28/13.	32 27N 26E
7/10/2013	HERBERT R & DEBRA L HOWARD 265 E LEEWARD ST STURGEON BAY WI 54235	024-02-31272622	2194 COUNTY S	AN 11' 6" X 14' DECK AS PER PLANS DATED 7/9/13.	31 27N 26E
7/24/2013	ANN E RIFENBERG 2140 S LAKE MICHIGAN DR STURGEON BAY WI 54235 PHONE: 743-4677	024-02-342726111	2140 S LAKE MICHIGAN DRIVE BLDR: BOB NIEDZWIECKI	AN 8' X 30' 6" SCREEN PORCH, 4' 6" X 8' DECK AND AN 8' X 10' 6" DECK AS PER PLANS DATED 7/22/13.	34 27N 26E
7/11/2013	SCOTT C & CRYSTAL J JOHNSON 1522 WIESE CT RACINE WI 53406	028-01-15332911A3	483 GREEN BAY WOODS WASHINGTON ISLAND BLDR: MARTIN ANDERSON	A 24' X 34' DETACHED GARAGE.	15 33N 29E
7/11/2013	MICHAEL C STULTS 1994 BOYERS BLUFF RD WASHINGTON ISLAND WI 54246	028-03-07333014A	745 EAST SIDE BLDR: OWNER	A 30' X 36' HORSE BARN, A 12' X 12' PAVILION, AND AN 8' X 10' SHED AND 12' X 16' DECK ON THE HORSE CAMPSITE	07 33N 30E
7/11/2013	HELENE C MEYER 1475 AZNOE RD WASHINGTON ISLAND WI 54246	028-03-18333022B3	1475 AZNOE ROAD	A 12' X 24' PERGOLA.	18 33N 30E

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7/22/2013	INGRID B & WILLIAM J UDOVICH 9983 GETTLER ST DYER IN 46311 PHONE: 920-847-2535	028-01-12332923E	1886 DEROIT HARBOR ROAD BLDR: JOE CORNELL	A 4' X 4' DECK.	12 33N 29E
7/22/2013	LARRY G YOUNG 1855 JACKSON HARBOR RD WASHINGTON ISLAND WI 54246 PHONE: 920-535-0059	028-04-28343031C	JACKSON HARBOR ROAD BLDR: PENINSULA BUILDING SYSTEMS	A 30' X 48' DETACHED STORAGE BUILDING.	28 34N 30E
09/26/11 (AMENDED)	JAMES G YOUNG 2286 GUDMUNDSEN DR P O BOX 1 WASHINGTON ISLAND WI 54246 PHONE: 920-535-0142	028-25-0033	2274 MAIN ROAD BLDR: OWNER	THE CONVERSION OF THE EXISTING 24 34N 29E ACCESSORY STRUCTURE TO A SINGLE FAMILY RESIDENCE AND AN IRREGULAR-SHAPED ADDITION TO THE RESIDENCE INCLUDING DECKS AND A 22' X 24' DETACHED GARAGE WITH A DECK.	02 33N 29E
09/28/11	PETER NEHLESEN 1141 OLD WEST HARBOR RD WASHINGTON ISLAND WI 54246 PHONE: 920-535-0108	028-01-02332923F	1141 OLD WEST HARBOR RD	A 30' X 60' ACCESSORY STRUCTURE.	02 33N 29E
09/28/11	EDWARD J & GERALDINE K REGNIEF 1965 MAIN RD WASHINGTON ISLAND WI 54246	028-02-26342933A5	2202 MCDONALD ROAD	A GAZEBO PER PLANS DATED 9/14/2011.	26 34N 29E
09/28/11	VIRGINIA & TERRY FOSTER 144 HEMLOCK DR WASHINGTON ISLAND WI 54246 PHONE: 920-847-2349	028-03-16333044H	144 HEMLOCK DRIVE BLDR: CORNELL CONSTRUCTION DECK.	CONSTRUCTION OF A 10' X 20' PORCH ROOF OVER THE EXISTING	17 33N 30E

Fire Inspection Services Inc.

...fire prevention is our first priority.

W155 Allen Road • Oconomowoc, WI 53066-9048 • Phone: (262) 567-9764 • fisincwi@gmail.com

July 31, 2013

Enclosed are the fire inspection reports for the Town of Washington properties protected by the Washington Island Fire Department. Washington Island Fire Department has contracted with Fire Inspection Services Inc. to provide fire inspections for their fire area. Fire inspections are done twice a year and you will receive a copy of this report each time that the inspections are completed, for your files. This listing includes all businesses and multi-family dwellings that have been identified in this area. At this time there are ten occupancies with outstanding violations. These have been referred to Chief Nehlsen for disposition.

If we can be of any assistance, or you have any questions, please feel free to call our office. Thank you.

Sincerely,

Fire Inspection Services Inc.

A handwritten signature in cursive script that reads "Joline M. Wendt". The signature is written in black ink and is positioned below the typed name.

By: Joline M. Wendt, President

7/30/13

Karen Prah1 commented that there is no emergency sign in front of the Community Center coming from the Ferry Line.

July 11, 2013

You know that it takes more than water to make the Washington Island Canoe & Kayak Event grand so please take a moment to complete the following quiz:

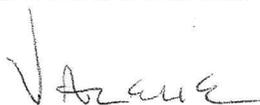
What do Ham and Chari Rutledge, Bonnie Burnham, Connie Hatch, Carol Meyer, Washington Island Ferry, Dick Purinton, Mari Anderson, Steve Schmidt, Scott Sonoc, Marsha Williams, Friends of Rock Island, Sailor's Pub , Fragrant Isle, Historic Washington Island Dairy, Melody Walsh, Sue Dompke, Sweet Mountain Farm, Bread & Water, Mann's Mercantile, Anna Gibson, Red Cup, Washington Island Chamber of Commerce, Jim Anderson at the Island Outpost, K.K. Fiske, David Burnham, DC Adventure Center, Neil Shadle, Lew Clarke, John Davies, Rick Schmidt, Steve Schwantz, Bob Gillespie, Paul and Maggie Swanson, Mann's Grocery, Baylake Bank, Ship's Wheel, Dick Donnelly, Dave Raup, Russ Hoganson, Joan Blair, Sally Clancy, Judy Berger, Lisa Gibson, Valerie Fons, quilter Mary Campbell, George Nelson, Jim Goodwin, Red Barn Park, Doug Reetz and Voyageurs, Ferdy Goode, Jen Keller, Steve Schwantz, Tim Pflieger, Team Leadership, Washington Island Observer, Danish Mill, Karly's, Lamperts, Brother's Two, Hiedi Gilbertson, John Delwiche have in common?

- A) Giving of time, talent and resources to create the Washington Island Canoe & Kayak Event
- B) Demonstrating generosity
- C) Encouraging on-water activity and silent sports
- D) Building community in relationship with Island visitors and residents
- E) Celebrating Washington Island's water resources
- F) All of the above

Of course, the answer is "F," "All of the above" and more! You are in good company with visitors, Island residents, on-water enthusiasts and others who may (by my error) be missing from the above list and certainly all those yet to come. Thank you for being part of an extravagant welcome for paddling folks to Washington Island.

Paddler John Abrahams comes from Duluth and says that arriving to Northport and driving into line for the ferry is like "coming home." Marathoner, Joe Zellner says "this is what we do and we love coming here." Many of the paddlers comment that this is the one paddling event of the year where families want to attend because Washington Island is such a beautiful and welcoming place.

Thank you for making Year V of the Washington Island Canoe & Kayak Event another wonderful success. This event is a volunteer contribution. We appreciate you.


Valerie Fons, event director

COPY

**A TEMPORARY "CLASS B" LICENSE for the Sale of Wine (6%
or more alcohol) at a GATHERING OR PICNIC**

License # 2013-10

\$10.00

WHEREAS, the local governing body of the Town Of Washington, Door County, Wisconsin, has, upon application duly made, granted and authorized the issuance of a Retail "Class B" License to the **Death's Door Barbecue/Washington Island Chamber of Commerce** to sell Wine as defined by and pursuant to Sections and 125.51(10) of the Statutes of the State of Wisconsin, and Local Ordinances

AND WHEREAS, the said applicant has paid the treasurer the sum of **\$10.00** for such a "Class B" Retailer's Wine Licenses as provided by local ordinances and has complied with all the requirements necessary for obtaining such licenses,

LICENSE IS HEREBY ISSUED to said applicant to sell, deal and traffic in, at retail, Fermented Malt Beverages and Wine at the following described premises:

Death's Door Barbecue/ Washington Island Chamber of Commerce, Airport Road, Washington Island, WI 54246

FOR THE PERIOD FROM: **August 23, 2013 to August 24, 2013**

Given under my hand and the corporate seal of the
Town of Washington, Door County, Wisconsin
This _____ day of _____, 2013

(Corporate Seal)

Valerie Carpenter- Clerk

This License must be FRAMED and POSTED in a conspicuous place in the room where Fermented Malt Beverages and Intoxicating Liquors are sold or served.

Application for Cigarette and Tobacco Products License

MUNICIPAL USE ONLY

COPY

License Number
Period Covered
Date of Issuance

Applicant's Wisconsin 15-digit Sales Tax Account Number
004-0000299041-01

← This must be issued in the same Legal Name of the licensee below.

Legal Name (corporation, limited liability company, partnership or sole proprietorship) Gunnerson & Gunnerson			Federal Employer Identification No. (FEIN)		
Trade or Business Name (if different than Legal Name) Gunnerson's Kaupstadur			Telephone Number ()		
Business Address (Permit Location) 260 Lobdell Point Road		Business Located In <input type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> Town		Business Telephone ()	
City Washington Island	State WI	ZIP Code 54246		County	
Mailing Address (if different than Business Address) 1227 Lakeview Road			City	State	ZIP Code

Organization (check one)

Sole Proprietor Wisconsin Corporation – Enter date incorporated: _____
 Partnership Out-of-State Corporation – Are you registered to do business in Wisconsin? YES NO
 Other (describe) _____

- YES NO 1. Does the applicant understand that they must purchase cigarettes only from manufacturers, distributors or jobbers who hold a permit with the Wisconsin Department of Revenue?
- YES NO 2. Does the applicant understand that they must obtain a Tobacco Products Distributor permit if purchasing untaxed tobacco products from an out-of-state company? (Tobacco Products Distributor permit is available from the Wisconsin Department of Revenue at 608-261-6435.)
- YES NO 3. Does the applicant understand that they cannot purchase/exchange cigarettes or tobacco products from another retailer, including transferring existing stock to a new owner?
- YES NO 4. Does the applicant understand that they must provide employees with tobacco sales training approved by the Wisconsin Department of Health and Family Services? (SmokeCheck.org)
- YES NO 5. Does the applicant understand that they may not sell, give or otherwise provide cigarettes/tobacco products to minors?
- YES NO 6. Does the applicant understand that they may not sell single cigarettes?
- YES NO 7. Does the applicant understand that cigarette and tobacco products invoices must be kept on the licensed premises for two years from the date of the invoice and be available for inspection by the Wisconsin Department of Revenue/law enforcement and that failure to comply can result in criminal penalties, including loss of cigarettes/tobacco products?
- YES NO 8. Does the applicant understand that only cigarettes and roll-your-own (RYO) tobacco products listed on the Wisconsin Department of Justice's website labeled "Directory of Certified Tobacco Manufacturers and Brands" at www.doj.state.wi.us/dls/tobacco/index.html may be sold in Wisconsin?

Cigarettes / Tobacco will be sold over counter through vending machine both

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the applicant. Applicant agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, cannot be assigned to another.

Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

SUBSCRIBED AND SWORN TO BEFORE ME
 this _____ day of _____, 20 _____

 (Officer of Corporation / Member / Manager of Limited Liability Company / Partner / Individual)

 (Clerk / Notary Public)

My commission expires _____

**CIGARETTE AND TOBACCO
PRODUCTS RETAIL LICENSE**

COPY

No. 2013-05

\$5.00

LICENSE FOR THE SALE, EXCHANGE, BARTER, DISPOSITION OF, GIVING AWAY OF CIGARETTES OR TOBACCO PRODUCTS.

WHEREAS the local governing body of the Town of Washington, County of Door, Wisconsin has, upon application duly made, granted and authorized the issuance of a License to:

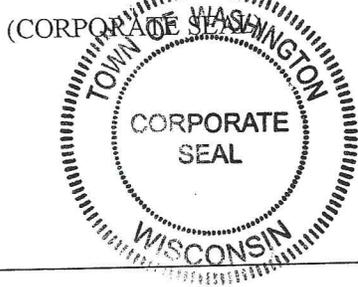
GUNNERSON & GUNNERSON

for the sale, exchange, barter, disposition of or giving away of cigarettes or tobacco products over the counter/or vending machine as defined in Section 134.65 of the Statutes of the State of Wisconsin, and local ordinances;

AND WHEREAS, the said applicant has paid to the treasurer the sum as listed above for such license and has complied with all the requirements necessary for obtaining such license; License is hereby issued to the said applicant for the following described premises:

Gunnerson's Kaupstadur, 260 Lobdell Point Road, Washington Island, WI 54246

For the period from July 1, 2013 to June 30, 2014



Given under my hand and the corporate seal of the Town of Washington Island, County of Door, State of Wisconsin, this _____ day of _____, 2013

Valerie Carpenter-Clerk

This License must be FRAMED and POSTED IN A CONSPICUOUS PLACE in the room or place where Cigarettes and Tobacco are sold.

**Town Ordinance
Chapter 281
Amendment 2013-05**

Parks, Beaches and Boating

(Amended 08-13-2013)

281-4

Omit C. No one shall park any type of motor vehicle, motorcycle, bicycle or ATV on the West side of the road at Gislason Beach.

Omit D. No one shall park any type of motor vehicle, motorcycle, bicycle or ATV at the Red Barn except on Town property directly across from the beach.

Approved this 13th day of August 2013.

Joel Gunnlaugsson, Chairman

Liz Holmes, Supervisor

Randy Sorenson, Supervisor

Kirby Foss, Supervisor

John Rader, Supervisor

Valerie Carpenter, Clerk / Treasurer

To: Members of the Washington Island Town Board

From: Washington Island Parks Committee

Date: July 9, 2013

Re: Parks Committee recommendation to delete two subsections of Town of Washington code

Section 281-4 of the code for the Town of Washington needs revision because of the changes in parking facilities at the Red Barn and Gislason Beach.

The Parks Committee recommends that Sections 281-4-C and 281-4-D be deleted because parking spaces are now provided on the west side of the road at Gislason Beach as well as on the Red Barn side of the road.

§ 281-2. Applicability.

This article shall apply to all beaches and parks owned and operated by the Town of Washington located within the corporate limits of the Town.

§ 281-3. Curfew.

No one shall remain on any beach or in any park between the hours of 11:00 p.m. and 7:00 a.m., except in an area of a beach or park that is designated by the Town by posting as authorized for overnight use.

★ § 281-4. Traffic and parking. ★

- A. No one shall operate or park any motor vehicle, motorcycle or all-terrain vehicle on any beach. Foot traffic only is permitted on all beaches.
- B. No one shall operate or park any motor vehicle, motorcycle or all-terrain vehicle in any park except on roads, paths or parking areas designated for that purpose.
- omit C. No one shall park any type of motor vehicle, bicycle, motorcycle or all-terrain vehicle on the west side of the road at Gislason Beach.
- omit D. No one shall park any type of motor vehicle, motorcycle, bicycle or all-terrain vehicle at the Red Barn except on the Town property directly across from the beach.

§ 281-5. Fires.

No fire may be made, started or continued on any beach nor in any park except in grills or pits designated for such purpose. All fires allowed under this section shall be extinguished before leaving the beach or park.

§ 281-6. Animals.

- A. No dog shall be allowed on any beaches or in any park within the Town unless such dog is on a leash and under the control of its owner or some other person.
- B. No cat shall be allowed on any beaches or in any park within the Town unless such cat is under the control of its owner or such other person.
- C. No other animals, including but not limited to horses, cows, goats, sheep or swine, shall be allowed on any beach or in any parks within the Town at any time.

§ 281-7. Glass bottles.

No person may possess or use any glass beverage containers on any beach within the Town or in any park.

To: Members of the Washington Island Town Board

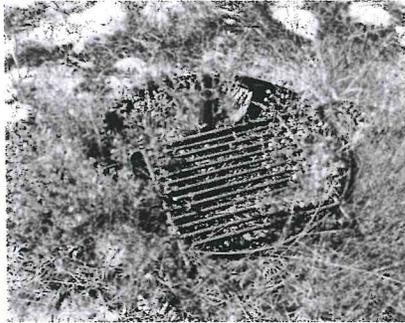
From: Washington Island Parks Committee

Date: July 9, 2013

Re: Parks Committee recommendation for cleanup at Percy Johnson Park

When Erik Aleson, Door County parks director, visited Washington Island on June 17, he made the following recommendations for cleanup at Percy Johnson Park:

- Removal of two overgrown fire rings at the border between the beach and the grass. These could be hazardous to children who are running and playing because the rings are partly hidden. Additional grills and fire rings are available at the park.



- Removal of a stone and concrete slab, which is deteriorating and could be hazardous to children who are playing.



Members of the Parks Committee agree with this recommendation.

To: Members of the Washington Island Town Board

From: Washington Island Parks Committee

Date: July 9, 2013

Re: Parks Committee recommendation regarding commercial ventures in Town of Washington parks

In early May 2013, Town Chairman Joel Gunnlaugsson requested that members of the Parks Committee discuss the idea of permitting private businesses that engage in silent sports to rent spaces in Town of Washington parks with the goal of engaging in commerce.

Members of the Parks Committee discussed this idea during committee meetings on June 4 and July 2, and the committee recommends that no private concessions be allowed in Town of Washington parks, with the exception of those businesses previously established or for one-time events.



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- kirby.foss
- Potrykus, Ken
- Walz, Sheri A - ...
- Webb, Carrie A...

Resignation from Parks Committee

Inbox x

Mary Marik <mary.marik@gmail.com>

Jun 26

Joel, Please accept this e-mail as my resignation as chair of the Washington Island Parks Committee.

The next committee meeting is this coming Tuesday, July 2, and I plan to tell committee members at that time that I'm resigning.

I've been the chair since the committee was reconstituted -- reluctantly, by Tim Jessen -- 2010, and I think it's time to give someone else the opportunity.

Also I feel it's something of a conflict of interest because of my work (although unpaid not the Observer.

Thanks very much for the chance to serve on the committee.

chairman@washingtonisland-wi.gov Regretfully, I guess I have to accept it. Thank: J

Mary Marik

Jul 10

Joel, the members of the Parks Committee aren't quite sure how you want to go about fir new member for the committee to take my place. Also some have wondered whether you to appoint the new chair yourself. Basically they're looking for guidance. I think about ho

Washington Island Airport
Hangar Area Lease

THIS AGREEMENT, made and entered into on the date indicated below by and between the **TOWN OF WASHINGTON**, State of Wisconsin, County of Door, a municipal corporation, hereinafter called the Lessor, and **John Bigelow** of **17 N. Ranch Road, Littleton, CO 80127** hereinafter called the Lessee.

WITNESSTH:

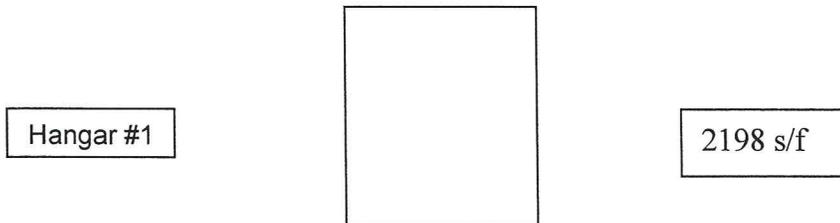
WHEREAS, the Lessor owns and operates an airport known as the Washington Island Airport, and said Lessee is desirous of leasing from the Lessor a certain parcel of land on the said airport, hereinafter more fully described, for the purpose of aircraft storage.

WHEREAS, the Lessee will use the below described property for the purpose of storing aircraft and shall conduct only such aircraft maintenance on its own aircraft as performed by the Lessee or by regular employees of the Lessee.

NOW, THEREFORE, for and in consideration of the rental charges, covenants, and agreements herein contained, the Lessee does hereby hire, take and lease from the Lessor, and the Lessor does hereby grant, demise and lease unto the Lessee the following premises, rights and easements on and to the airport upon the following terms and conditions;

1. **Property Description**

Here describe the property leased; include Lot # from Land Use Map, square footage of land and map, if appropriate.



2. **Hangar Construction**

The Lessee shall have the right to erect, maintain and alter buildings or structures upon said premises providing such buildings or structures conform to the Building Code Requirements of the Wisconsin Department of Industry, Labor & Human Relations, and any local ordinance in effect. All plans for such buildings or structures shall be reviewed and approved in writing by the Lessor prior to construction.

3. **Term**

The Term of this lease shall be for a period of twenty (20) years, commencing on the date indicated below.

4. **Rent**

The Lessee agrees to pay to the Lessor for the use of the premises, rights and easements herein provided for, a yearly rental of \$0.15 per square foot for the land leased, for a total annual charge of **\$329.70**, payable on or before September 1st of each year. It is understood and agreed that the rental rate herein specified shall be subject to re-examination and readjustment, provided that any readjustment of said present rates or as same may be amended hereafter, shall be reasonable.

5. **Non-exclusive Use**

The Lessee shall have the right to the non-exclusive use, in common with others, of the airport parking areas, appurtenances and improvements thereon; the right to install, operate, maintain and store, subject to the approval of the Lessor in the interests of safety and convenience of all concerned, all equipment necessary for the safe hangaring of the Lessee's aircraft, the right of ingress to and egress from the demised premises, which right shall extend to Lessee's employees, guests, and patrons; the right, in common with others authorized to do so, to use common areas of the airport, including runways, taxiways, aprons, roadways, and other conveniences for the take-off, flying and landing of aircraft.

6. **Laws and Regulations**

The Lessee agrees to observe and obey during the term of this lease all laws, ordinances, rules and regulations promulgated and enforced by Lessor, and by other proper authority having jurisdiction over the conduct of operations at the airport.

7. **Hold Harmless**

The Lessee agrees to hold the Lessor free and harmless from loss from each and every claim and demand of whatsoever in nature made upon the behalf of or by any person or persons for any wrongful act or omission on the part of the Lessee, his agents or employees, and from all loss or damages by reason of such acts or omissions. The Lessee agrees to defend the Town, at Lessee's expense, against any claims made against the Town as a result of any wrongful act or omission on the part of the Lessee.

8. **Insurance**

The Lessee agrees that he will deposit with the Lessor a policy of comprehensive liability insurance. Such policy shall be issued by a company licensed to do business in Wisconsin and shall insure the Lessee against loss from liability to the amount of **\$300,000.00** for the injury or death of one person in any one accident; and in the amount of **\$300,000.00** for the injury or death of more than one person in any one accident; and in the amount of **\$300,000.00** for damage to property of others for any one accident. The cancellation or other termination of any insurance policy issued in compliance with this section shall automatically terminate the lease, unless another policy has been filed and approved pursuant to this section and shall be in effect at the time of such cancellation or termination.

9. **Maintenance of Buildings**

The Lessee will maintain the structures occupied by him and the surrounding land premises in good order and make such repairs as are necessary. In the event of fire or any other casualty, the owner of any such structure so affected shall either repair or replace the building or remove the damaged building and restore the leased area to its original condition; such action must be accomplished within 120 days of the date the damage occurred. Upon petition by the Lessee, the Lessor may grant an extension of time if it appears such extension is warranted. All such maintenance and repair will be at the expense of the Lessee.

10. **Right to Inspect**

Lessor reserves the right to enter upon the premises at any reasonable time for the purpose of making any inspection it may deem expedient to the proper enforcement of any of the covenants or conditions of this agreement.

11. **Taxes**

Lessee shall pay all taxes or assessments that may be levied against the personal property of the Lessee or the buildings which he may erect on lands leased exclusively to him.

12. **Default**

The Lessee shall be deemed in default upon:

- a. Failure to pay rent within 30 days after due date;
- b. The filing of a petition under the Federal Bankruptcy Act or any amendment thereto including a petition for reorganization or an arrangement;
- c. The commencement of a proceeding for dissolution or for the appointment of a receiver;
- d. The making of an assignment for the benefit of creditors.
- e. Violation of any restrictions in this lease, or failure to keep any of its covenants after written notice to cease such violation and failure to correct such violation within thirty days.

Default by the Lessee shall authorize the Lessor at its option and without legal proceedings, to declare this Lease void, cancel the same, and re-enter and take possession of the premises. The Lessee shall be responsible for all costs incurred by the Lessor, including attorney's fees, in enforcement of the Lease.

13. **Signs**

Lessee agrees that no signs or advertising matter may be erected without the consent of Lessor.

14. **Title**

Title to the buildings erected by the Lessee shall remain with the Lessee and shall be transferable. Upon termination of this Lease, the Lessee may, at the option of the Lessor, remove the buildings, all equipment and property therein and restore the leased property to its original condition. In event of sale of the building(s), the Lessor reserves the right of first refusal.

15. **Snow Removal**

Lessee shall pay the cost of snow removal from the primary taxiway to lessee's hangar. Such snow removal shall be accomplished only after all runways, apron, and primary taxiways have first been cleared.

16. **Lease Transfer**

Lessee may not, at any time during the term of this lease, assign, sublet, hypothecate or transfer this agreement or any interest therein, without the consent of the Lessor.

17. **Airport Development**

The Lessor reserves the right to further develop or improve the landing area of the airport as it sees fit, regardless of the desires or view of the Lessee, and without interference or hindrance. If the development of the airport requires the relocation of the Lessee, the Lessor agrees to provide a compatible location and agrees to relocate all buildings or provide similar facilities for the Lessee at no cost to the Lessee.

18. **Subordination Clause**

This lease shall be subordinate to the provisions of an existing or future agreement between the Lessor and the United States, or the State of Wisconsin relative to the operation or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal or state funds for the development of the airport. Furthermore, this lease may be amended to include provisions required by these agreements with the United States or the State of Wisconsin.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this

_____ day of _____, 20__

LESSOR:

By: _____

Witness: _____

LESSEE:

By: _____

Witness: _____