

DOR Line Number Detail Information

Municipality - T Washington Tax District - 15028

Line Number	Description	\$ Amount	Line Number	Description	\$ Amount
<b>Intergovernmental Revenues</b>		<b>\$17,283</b>	<b>Solid Waste</b>		
103-43410	State Shared Revenues	\$17,283	<b>Resources Expended (Cost)</b>		<b>\$160,780</b>
<b>Net Municipal Property Tax</b>		<b>\$1,140,130</b>	122-53620	Refuse and Garbage Collection	\$0
100-41110	General Property Taxes	\$1,140,130	122-53631	Solid Waste Disposal	\$160,780
100-41120	Property Tax Increments	\$0	122-53635	Recycling Grant Program Expenditures	\$0
213-41110	Gen. Property Taxes (Proprietary Fund)	\$0	130-57420	Refuse/Collection Capital Outlay	\$0
213-41120	Tax Increments (Proprietary Fund)	\$0	130-57431	Solid Waste Disposal Capital Outlay	\$0
<b>Police</b>			130-57435	Recycling Grant Program Capital Outlay	\$0
<b>Resources Expended (Cost)</b>		<b>\$188,127</b>	132-58227	Refuse/Garbage Collection Debt Service	\$0
118-51931	Law Enforcement Insurance	\$0	132-58230	Solid Waste Disposal Debt Service	\$0
120-52100	Law Enforcement	\$184,056	209-53620	Refuse/Garbage Collection-Enterprise	\$0
120-52601	Emergency Communications (911)	\$0	209-53631	Solid Waste Disposal-Enterprise	\$0
120-52700	Correction and Detention	\$0	209-53635	Recycling-Enterprise	\$0
130-57210	Law Enforcement Capital Outlay	\$4,071	219-58230	Disposal/Debt Service-Enterprise	\$0
130-57261	Emerg. Comm. (911) Capital Outlay	\$0	<b>Resources Provided (Revenues)</b>		<b>\$23,587</b>
130-57270	Correction/Detention Capital Outlay	\$0	103-43231	Solid Waste Disposal-Federal Grants	\$0
132-58211	Law Enforcement Debt Service	\$0	103-43545	Recycling Grant Program	\$4,098
<b>Resources Provided (Revenues)</b>		<b>\$320</b>	109-46420	Refuse/Garbage Collection-Public	\$0
103-43211	Law Enforcement-Federal Grants	\$0	109-46431	Solid Waste Disposal-Public	\$19,489
103-43521	Law Enforcement-State Grants	\$320	109-46435	Recycling-Public	\$0
103-43522	Water Patrol-State Grants	\$0	111-47342	Refuse/Garbage Collection-Local	\$0
103-43523	Other Law Enforcement-State Grants	\$0	111-47343	Solid Waste Disposal-Local	\$0
107-45221	Judgments / Damage Awards-Property	\$0	111-47345	Recycling-Local	\$0
109-46210	Law Enforcement Fees-Public	\$0	113-48304	Refuse/Collection Property Sales	\$0
111-47121	Law Enforcement Services-Federal	\$0	113-48305	Solid Waste Disposal Property Sales	\$0
111-47221	Law Enforcement Services-State	\$0	113-48306	Sale of Recycling Equip/Property	\$0
111-47321	Law Enforcement Services-Local	\$0	113-48307	Sale of Recyclable Materials	\$0
111-47325	Emerg. Comm. (911)-Local	\$0	200-46420	Refuse/Garbage Collection-Enterprise	\$0
113-48301	Law Enforcement Property Sales	\$0	200-46431	Solid Waste Disposal-Enterprise	\$0
113-48420	Law Enforcement Insurance Recovery	\$0	200-46435	Recycling-Enterprise	\$0
<b>Fire</b>			204-47342	Refuse/Garbage Coll.-Enterpr. (Local)	\$0
<b>Resources Expended (Cost)</b>		<b>\$136,668</b>	204-47343	Solid Waste Disposal-Enterpr. (Local)	\$0
120-52200	Fire Protection	\$86,938	204-47345	Recycling-Enterprise (Local)	\$0
120-52300	Ambulance	\$260	213-43545	Recycling Grant Program-Enterprise	\$0
120-52609	Emergency Communication (911)	\$4,185	216-48306	Sale of Recycling Equip/Prop-Enterprise	\$0
130-57220	Fire Protection Capital Outlay	\$45,285	216-48307	Sale of Recyclable Materials-Enterprise	\$0
130-57230	Ambulance Capital Outlay	\$0	<b>Full Value Local Buildings</b>		<b>\$160,231,000</b>
130-57269	Emerg. Comm. (911) Capital Outlay	\$0			
132-58212	Fire Protection Debt Service	\$0			
132-58213	Ambulance Debt Service	\$0			
209-52200	Fire Protection-Enterprise	\$0			
209-52300	Ambulance Enterprise	\$0			
<b>Resources Provided (Revenues)</b>		<b>\$9,129</b>			
103-43212	Fire-Federal Grants	\$0			
103-43213	Ambulance-Federal Grants	\$0			
103-43420	Fire Insurance Tax Shared Revenues	\$9,129			
109-46220	Fire Protection Fees-Public	\$0			
109-46230	Ambulance Fees-Public	\$0			
111-47122	Fire Services-Federal	\$0			
111-47222	Fire Services-State	\$0			
111-47323	Fire Services-Local	\$0			
111-47324	Ambulance Services-Local	\$0			
111-47326	Emergency Communications (911)-Local	\$0			
113-48302	Fire/Ambulance Property Sales	\$0			
200-46220	Fire Protection Fees-Enterprise	\$0			
200-46230	Ambulance Fees-Enterprise	\$0			
202-47122	Fire Services-Enterprise (Federal)	\$0			
203-47222	Fire Services-Enterprise (State)	\$0			
204-47323	Fire Services-Enterprise (Local)	\$0			
204-47324	Ambulance Services-Enterprise (Local)	\$0			

**Tammy**

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**From:** Valerie Carpenter [townoffice@washingtontisland-wi.gov]  
**Sent:** Monday, September 28, 2015 11:10 AM  
**To:** Tammy Jorgenson  
**Subject:** Fwd: lease proposal  
**Attachments:** town lease proposal.pdf

----- Forwarded message -----

From: **Heather** <heather@kellstromray.com>  
 Date: Wed, Sep 23, 2015 at 1:18 PM  
 Subject: lease proposal  
 To: jrader1963@gmail.com, townoffice@washingtontisland-wi.gov  
 C: Amy Jorgenson <amyj@kellstromray.com>

Dear Town of Washington Board Members,

As you know, I have currently have a real estate office on Washington Island, that was established in June of 2008. We have been leasing a building from Keith Mann since that date and we have been very successful on the Island since opening. We have had a great rental history throughout our years leasing from Keith but it is time for a change.

I am attaching the proposed lease for your building at 1045 Main Road in hopes that you might consider this. I would be willing to do a long term lease or a short term if you and the Town Board are undecided as to the future plans for the property, I am sure that we can work something out. Also, if the timing would be right for all, I and/or Mike & Amy Jorgenson would have an interest in pursuing the purchase of the property, of course after your land division was complete.

We would be responsible for all utilities, plus would shovel the walkways, maintain a very attractive and presentable and clean building. Enhance the exterior looks in season with gardens and/or flowers and of course an attractive sign.

I am very hopeful that you as the Town Board will strongly consider this as I feel this could be a win/win situation for all parties involved. Thank you so much for your time and consideration. I look forward to hearing from you.

Thanks,

9/28/2015

Heather

Heather Olson, ABR, CRS, GRI, RRS, SRES, RSPS

Broker/Owner

Kellstrom-Ray Agency, Inc.

PO Box 108

2294 Sunset Drive

Sister Bay, WI 54234-0108

Phone: 920-854-2353

Fax: 920-854-4553

Email: heather@kellstromray.com

Web: www.kellstromray.com



This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)

# RESIDENTIAL LEASE

This Lease of the Premises identified below is entered into by and between the Landlord and Tenant (referred in the singular whether one or more) on the following terms and conditions:

**PARTIES**

TENANT(S): Kellstrom-Ray Agency, Inc.

LANDLORD: Town of Washington

Address: PO Box 220, Washington Island, WI 54246

Landlord's Agent for maintenance, management, service of process and collection of rent - (Note in "Special Conditions" if more than one agent): \_\_\_\_\_

Address: \_\_\_\_\_

**PREMISES**

PREMISES - Street Address: 1045 Main Road

City/State/Zip: Washington Island, WI 54246

Apartment/Unit/No.: \_\_\_\_\_

**RENTAL TERM**

First Day of Term: October 1, 2015 Last Day of Term: October 31, 2017

This Lease is only for the stated term and is NOT automatically renewable. Landlord and Tenant must agree in writing if tenancy is to continue beyond the last day of the rental term.

**UTILITIES**

Tenant must pay all utility charges that are separately metered or subject to cost allocation, as follows:

Utility Charges	Electric	Heat	Water	Unit Gas	Air Conditioning	Hot Water	Trash/Recycling
Included in Rent							
Separately Metered	X	X	X	X	X	X	X
Cost Allocation *							

\* Explain in Special Conditions Tenant's failure to timely pay utilities bills for which Tenant is responsible is a breach of this Lease.

**RENT**

Rent Amount \$ 500.00 per month due on or before the 1 day of each month, Rent checks shall be made payable to (Landlord) (Landlord's Agent) STRIKE ONE and mailed or or delivered to (Landlord) (Landlord's Agent) STRIKE ONE. ALL TENANTS, IF MORE THAN ONE, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR THE FULL AMOUNT OF ALL PAYMENTS DUE UNDER THIS LEASE.

**SECURITY DEPOSIT**

Upon execution of this Lease, Tenant agrees to pay a security deposit in the amount of \$ 500.00 to be held by \_\_\_\_\_.

When Tenant vacates the Premises or if evicted, Tenant's security deposit, less any amounts legally withheld, will be delivered or mailed to Tenant's last known address within 21 days after the date established in Wis. Stat. § 704.28(4). Tenant is responsible for giving Landlord his/her new address. When Tenant vacates the Premises Tenant shall return, or account for, any of Landlord's property held by Tenant, such as keys, garage door openers, etc.

**CHECK-IN SHEET**

Landlord shall provide Tenant with a check-in sheet when Tenant commences his or her occupancy of the Premises. Tenant shall be given 7 days from the date Tenant commences his or her occupancy to complete the check-in sheet and return it to Landlord. A check-in sheet is not required for the rental of a plot of ground on which a manufactured home or a mobile home may be located [per Wis. Stat. § 704.08].

**SPECIAL CONDITIONS**

Special Conditions: Tenant and or Mike & Amy Jorgenson have the first option to purchase subject property in the event the Town decides to sell the property.

Tenant has the right to sublease the property or a portion of the property at any time.

**LANDLORD'S RIGHT TO ENTER**

Landlord may enter the Premises occupied by Tenant, at reasonable times with at least 12 hours advance notice, to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with applicable laws or regulations. Landlord may enter without advance notice upon consent of Tenant, when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry is necessary to protect the Premises or the building in which they are located from damage.

**MITIGATION; ABANDONMENT; PERSONAL PROPERTY**

If Tenant unjustifiably removes from the Premises before the last day of the rental term, Tenant shall be liable for all rent due under this Lease through the last day of the term, plus damages incurred by Landlord, and less any net rent received by Landlord in re-renting the Premises. If Tenant is absent from the Premises for three consecutive weeks without written notice of such absence to Landlord, Landlord may, deem that Tenant has removed from the Premises unless rent has been paid for the period of absence, and proceed to re-rent the Premises. Unless otherwise agreed to in writing, if Tenant removes from the Premises or is evicted from the Premises and leaves personal property behind, Landlord may presume that Tenant has abandoned the personal property. Landlord will not store personal property abandoned by Tenant and may dispose of it in any manner deemed appropriate by Landlord. If the personal property is prescription medication or prescription medical equipment, Landlord shall hold the property for 7 days from the date on which Landlord discovers the property. After that time, Landlord may dispose of this property in the manner that Landlord determines is appropriate, but shall promptly return the property to Tenant if Landlord receives a request for its return before disposing of it [per Wis. Stat. § 704.05(5)(am)]. If the abandoned property is a manufactured home, mobile home or titled vehicle (includes automobiles), Landlord must give notice, personally or by regular or certified mail, to Tenant and any secured party known to Landlord of Landlord's intent to dispose of the property by sale or other appropriate means [per Wis. Stat. § 704.05(5)(b)].

**SALE OF PREMISES LEAD-BASED PAINT PROVISIONS** (If Premises is "target property" constructed before 1978.)

Upon voluntary or involuntary transfer of ownership of the Premises, Landlord's obligations under this Lease are expressly released by Tenant. The new owner of the Premises shall be solely responsible for the Landlord's obligations under this Lease. Tenant has received, read and understands Landlord's lead-based paint (LBP) disclosures and the *Protect Your Family From Lead In Your Home Pamphlet* (Pamphlet). Tenant agrees to follow the practices recommended in the Pamphlet and shall immediately notify Landlord in writing if Tenant, Tenant's guests or any other occupant observes any other conditions indicating the presence of a potential LBP hazard, as described in the Pamphlet.

**TENANT RULES & OBLIGATIONS RESIDENTIAL USE**

During the term of this Lease, as a condition of Tenant's continuing right to use and occupy the Premises, Tenant agrees and promises, unless Landlord otherwise provides in writing, as follows:

- To use the Premises for residential purposes only for Tenant and Tenant's immediate family.
- To NOT make or permit use of the Premises for any purpose that will injure the reputation of the Premises or the building of which they are a part.

NOISE

- 3. To NOT use or keep in or about the Premises anything that would adversely affect coverage of the Premises or the building of which they are a part under a standard fire or extended insurance policy.
- 4. To NOT make excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building in which the Premises are located.

PETS

GOVT. REG.

- 5. To NOT permit in or about the Premises any pet unless specifically authorized by Landlord in writing.
- 6. To obey all lawful orders, rules and regulations of all governmental authorities and, if a condominium, any condominium association with authority over the Premises.

MAINTENANCE

- 7. To keep the Premises in clean and tenantable condition and in as good repair as on the first day of the lease term, normal wear and tear excepted.
- 8. To maintain a reasonable amount of heat in cold weather to prevent damages to the Premises, and if damage results from Tenant's failure to maintain a reasonable amount of heat, Tenant shall be liable for this damage.

IMPROVEMENTS

- 9. Unless Tenant has received specific written consent from Landlord, to NOT do or permit any of the following:
  - a. Paint upon, attach, exhibit, or display in or about the Premises any sign or placard.
  - b. Alter or redecorate the Premises.
  - c. Drive nails, tacks, and screws or apply other fasteners on or into any wall, ceiling, floor, or woodwork of the Premises.
  - d. Attach or affix anything to the exterior of the Premises or the building in which it is located.

GUESTS

NEGLIGENCE

- 10. To NOT permit any guest or invitee to reside in the Premises without prior written consent of Landlord.
- 11. To be responsible for all acts of negligence or breaches of this Lease by Tenant and Tenant's guests and invitees, and to be liable for any resulting property damage or injury.
- 12. To NOT assign this Lease nor sublet the Premises or any part thereof without the prior written consent of Landlord. If Landlord permits an assignment or a sublease, such permission shall in no way relieve Tenant of Tenant's liability under this Agreement.

VACATION OF

PREMISES

RULES

- 13. To vacate the Premises at the end of the term, and immediately deliver the keys, garage door openers, parking permits, etc., and Tenant's forwarding address to Landlord.

Landlord may make additional reasonable rules governing the use and occupancy of the Premises and the building in which they are located. Tenant acknowledges the rules stated above. Any failure by Tenant to comply with the rules is a breach of this Lease.

NOTICE OF DOMESTIC ABUSE PROTECTIONS

(1) As provided in section 106.50(5m)(dm) of the Wisconsin statutes, a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or should have known, the tenant is a victim of domestic abuse, sexual assault, sexual assault, or stalking and that the eviction action is based on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following:

- (a) A person who was not the tenant's invited guest.
- (b) A person who was the tenant's invited guest, but the tenant has done either of the following:

- 1. Sought an injunction barring the person from the premises.
  - 2. Provided a written statement to the landlord stating that the person will no longer be an invited guest of the tenant and the tenant has not subsequently invited the person to be the tenant's guest.
- (2) A tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited situations, as provided in section 704.16 of the Wisconsin statutes. If the tenant has safety concerns, the tenant should contact a local victim service provider or law enforcement agency.
- (3) A tenant is advised that this notice is only a summary of the tenant's rights and the specific language of the statutes governs in all instances.

DAMAGE BY CASUALTY

If the Premises are damaged by fire or other casualty to a degree that renders them untenable, Tenant may move out unless Landlord promptly proceeds to repair and rebuild. Tenant may move out if the repair work causes undue hardship. If Tenant remains; rent abates to the extent Tenant is deprived of normal full use of the Premises, until the Premises are restored. If repairs are not made, this Lease shall terminate. If the Premises are damaged to a degree which does not render them untenable, Landlord shall repair them as soon as reasonably possible.

CODE VIOLATIONS

Landlord has no actual knowledge of any building code or housing code violation that affects the Premises or a common area associated with the Premises, presents a significant threat to Tenant's health or safety, and has not been corrected, unless disclosed in Special Conditions or an Attachment to this Lease [per Wis. Stat. § 704.07(2)(bm)]. The Premises do NOT contain any of the following conditions adversely affecting habitability unless listed under Special Conditions or in an Attachment: No hot or cold running water, plumbing or sewage disposal facilities not in good operating order, unsafe or inadequate heating facilities (incapable of maintaining at least 67°F in living areas), no electricity, electrical wiring or components not in safe operating condition, or structural or other conditions that are substantially hazardous to health or safety. Wisconsin law requires that the Landlord maintain any smoke detectors located in any building common areas. Tenant shall maintain any smoke detector on the Premises, or give Landlord written notice if a smoke detector is not functional. Landlord shall provide, within five days of receipt of any such notice, any maintenance necessary to make that smoke detector functional. Landlord also shall install functional carbon monoxide (CO) detectors in the Premises and in any common areas, as required by law.

CONDITIONS

AFFECTING HABITABILITY

SMOKE DETECTOR NOTICE

AGENCY NOTICE

SEX OFFENDER NOTICE

Tenant understands that any property manager, rental agent or employees thereof are representing the Landlord.

You may obtain information about the Sex Offender Registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

The documents checked below are attached to this Lease and incorporated herein by reference.

ATTACHMENT	Check <input checked="" type="checkbox"/>	ATTACHMENT	Check <input checked="" type="checkbox"/>
Guarantee/Renewal/Assignment/Sublease		Nonstandard Rental Provisions	
Rules and Regulations		Promises to Repair	
Smoke and Carbon Monoxide Detector Notice		Code Violations	
Lead-Based Paint Disclosure & Pamphlet		Real Estate Agency Disclosure	
Other:		Other:	

IN WITNESS WHEREOF, the parties have executed this Lease on \_\_\_\_\_

LANDLORD: \_\_\_\_\_  
 Town of Washington \_\_\_\_\_

TENANTS: \_\_\_\_\_  
 Heather Olson, Kellstrom-Ray Agency, Inc. \_\_\_\_\_

TENANTS: \_\_\_\_\_

DRAFT  
SUBJECT TO BOARD APPROVAL

**BUDGET RESOLUTION 2015-09**

**Town of Washington, Door County, Wisconsin**

**A resolution amending the 2015 budget of the Town of Washington, Door County, Wisconsin adopted by a two-thirds majority vote of the entire membership of the TOWN BOARD**

**Whereas the sum of \$1200 to be added to the Donations Account (#480300.010) and the sum \$1200 be added to the Parks, Including Electricity Account (#554400.250) to reflect donation from Door County Land Trust.**

**NOW THEREFORE, BE IT RESOLVED by the TOWN BOARD of the Town of Washington to amend the 2015 Budget to reflect the changes listed above.**

Adopted: 10/20/2015 Approved: 10/20/2015

\_\_\_\_\_  
James F. Hanson, Town Chairman

\_\_\_\_\_  
Attest - Valerie Carpenter, Town Clerk

Roll Call Vote:	Aye	Nay
James F. Hanson	___	___
Elizabeth Holmes	___	___
Randall Sorensen	___	___
John Rader	___	___
Kirby Foss	___	___

**ACTION TAKEN 2015-09**

Adopted as presented \_\_\_\_\_  
Adopted as amended \_\_\_\_\_  
Rejected \_\_\_\_\_  
Tabled until \_\_\_\_\_  
Referred to \_\_\_\_\_

**BUDGET RESOLUTION 2015-10**

**Town of Washington, Door County, Wisconsin**

**A resolution amending the 2015 budget of the Town of Washington, Door County, Wisconsin adopted by a two-thirds majority vote of the entire membership of the TOWN BOARD**

**Whereas the sum of \$250 to be added to the Donations Account (#480300.010) and the sum \$250 be added to the Parks, Including Electricity Account (#554400.250) to reflect donation from Door Islands Bird Festival for signs/gate(s) at the Ridges and Carlin's Point.**

**NOW THEREFORE, BE IT RESOLVED by the TOWN BOARD of the Town of Washington to amend the 2015 Budget to reflect the changes listed above.**

Adopted: 10/20/2015 Approved: 10/20/2015

\_\_\_\_\_  
James F. Hanson, Town Chairman

\_\_\_\_\_  
Attest - Valerie Carpenter, Town Clerk

Roll Call Vote:	Aye	Nay
James F. Hanson	___	___
Elizabeth Holmes	___	___
Randall Sorensen	___	___
John Rader	___	___
Kirby Foss	___	___

**ACTION TAKEN 2015-10**

Adopted as presented	_____
Adopted as amended	_____
Rejected	_____
Tabled until	_____
Referred to	_____

DATE 9/28/15

PAY TO Town of Washington \$ 250.00  
THE ORDER OF  
Two hundred fifty and 00/100 DOLLARS

**BAYLAKE BANK**

WASHINGTON ISLAND FINANCIAL CENTER  
Main Road • Washington Island, WI 54246-0024  
(920) 847-2557  
www.baylake.com

Sturgeon Bay, Wisconsin 54235

MEMO Ridger's Cabin's Gabe Mesula Petersen NP

+1:075902104: || 758 || 977 || 3 || 1086 "Sandy"

SPECIALTY GRAY

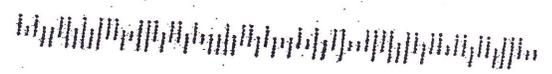
"Sandy" U.C. Petersen  
3112 Sunnyside  
Stoughton 53589

MILWAUKEE WI 530  
29 SEP 2015 PMS L



Town of Washington - Treasurer  
PO Box 220  
Washington Island WI 54246

54246022020



Donations 480308.010

# TOWN OF WASHINGTON

## Driveway/Road Permit

for access to town highway

Permit Number: 15-244

Issued to: Martin W. and Mary M. Andersen Parcel Number: 028-01-01332934D R

Address: 1635 Detroit Harbor Road Date Property Last Surveyed: \_\_\_\_\_

Road(s) driveway will adjoin: Airport Road

No. of driveways: 1 Installation Contractor: Owner

Type of road surface: Gravel Land use (private/business): private

Length of driveway: 300' Distance from lot line: 200'

Located on what side of road? West Completion Date: 11/15

Attach drawing of proposed work (include special restrictions, clearances and other details).

Applicant's Signature Martin W. Andersen Date: 9/15/15

**For Office Use Only**

Date Inspected by Town: Jon Mann 9-15-15 Culvert Required? NO  
Apron Mc

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman

Fee: \$20.00 Make check payable to: **TOWN OF WASHINGTON**

All driveways/roads shall be constructed in accordance with all requirements printed in the Town Ordinance § 298-14(a,b) & § 298-13 and any special conditions stated therein. The maintenance of the driveway(s) shall be the responsibility of the applicant.

### POST ON PREMISE IN PLAIN VIEW FROM ROAD.

751.5

48

MARTIN ANDERSEN

5 ACRES

WOODS

FIELD

JIM PHELPS

PROPOSED DRIVEWAY

POWER POLE

200' APPROX

AIRPORT RD

LAKEVIEW RD.

↑ NORTH

