

Notice of Public Meeting
Wednesday, February 11, 2026
9:00 a.m.

**HIGHWAY
 &
 FACILITIES
 COMMITTEE**

*Door County Government Center
 Chambers Room (C102), 1st Floor
 421 Nebraska St, Sturgeon Bay, WI*

Oversight for: Door County Highway & Cherryland Airport, Facilities & Parks, Historical Museum

- ◆ **Call Meeting to Order**
- ◆ **Establish a Quorum ~ Roll Call**
- ◆ **Adopt Agenda / Properly Noticed**
- ◆ **Approve Minutes** of the January 14, 2026 Committee Meeting
- ◆ **Correspondence**
- ◆ **Public Comment**
- ◆ **New Business (Review / Action)**
 - **Museum**
 1. January Museum Report
 - **Airport**
 1. Right of First Refusal Hangar #22 – Jeffrey Noelder
 2. Approval of Sale of Hangar #22, and Hangar Site Lease to John Gaich
 3. Project Updates
 - **Highway & Solid Waste Division**
 1. Highway Commissioner Retirement / Recruitment
 2. Modifications to the Intersection of County DK and State HWY 57 - Feedback
 3. Verbal Update on Culvers Roundabout
 4. Discussion on Transfer of Old Krueger and County Line Roads to County
 5. Discussion Schauer Road Project
 - **Facilities**
 1. Building(s) Security
- ◆ **Sustainability Matters to be Considered**
- ◆ **Legislative Matters to be Considered**
- ◆ **Matters to be Placed on a Future Agenda or Referred to a Committee, Official, or Employee**
- ◆ **Next Meeting Date(s)**
 - March 11, 2026 – 9:00 a.m.
- ◆ **Adjourn**

This meeting will be conducted by teleconference or video conference. Members of the public may join the meeting remotely or in-person.

To attend the meeting via computer:

Please click the link below to join:
<https://us02web.zoom.us/j/89685247734?pwd=W8X44jVIGkttXaiP07ZtaM64USad8Q.1>

Webinar/Meeting: 896 8524 7734
 Passcode: 922492

Or by Phone:
 Dial: 1-312-626-6799

Deviation from Order Shown May Occur

MINUTES
Wednesday, January 14, 2026

**HIGHWAY
&
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COMMITTEE**

*Door County Government Center
Chambers Room (C102), 1st Floor
421 Nebraska St, Sturgeon Bay, WI*

Oversight for: Door County Highway & Cherryland Airport, Facilities & Parks, Historical Museum

Call Meeting to Order

The Wednesday, January 14, 2026 meeting was called to order by Chairman Walter Kalms at 9:00 a.m. at the Door County Government Center.

Establish a Quorum ~ Roll Call

Members present: Walter Kalms, Jeff Miller, Todd Thayse, Elizabeth Gauger, Ken Fisher, and David Enigl.

“These minutes have **not** been reviewed by the oversight committee and are subject to approval at the next regular committee meeting.”

Others present: County Board Chairman David Englebert, Administrator Ken Pabich, Highway Patrol Superintendent Randy Dvorak, Museum Manager Joe Taylor, Finance Director Steve Wipperfurth, CC Sean Donohue, Facilities & Parks Director Wayne Spritka, Parks Manager Marc Moore, and County Clerk Jill Lau.

Virtual attendance: Staff, and Public.

Election of Vice Chairman

Motion by Supervisor Enigl, seconded by Supervisor Gauger to nominate Supervisor Ken Fisher. Hearing no further nominations, motion to elect Supervisor Ken Fisher as Vice Chairman carried by voice vote.

Adopt Agenda / Properly Noticed

Motion by Miller, seconded by Thayse to approve the agenda. Motion carried by voice vote.

Approve Minutes of the December 3, 2025 Committee Meeting

Motion by Fisher, seconded by Thayse to approve the minutes of the December 3, 2025 Committee Meeting. Motion carried by voice vote.

Correspondence

- Public Meeting Notice Chaudiors Dock County Park Dredging Project

Public Comment

None.

New Business (Review / Action)

Highway & Solid Waste Division

Discussion/Declaration Unit #9912 Surplus and to Sell to Private Party

This is a 1999 Sterling truck that was part of the department’s summer/winter fleet. Approximately ten years ago it was converted to a brine application vehicle and water truck. It hasn’t been used for the last two years as it has several issues. All usable parts have been robbed from it. There is a local person who is willing to purchase the vehicle for \$2,500 as is. To put on Wisconsin Surplus, the department would need to fix several issues, and install batteries. The Highway Department wishes to have the truck declared surplus and allow the sale to the local person as is.

Motion by Thayse, seconded by Fisher to approve the sale of Unit #9912 as presented. Motion carried by voice vote. Motion carried by voice vote.

Request Town of Forestville transfer of Old Krueger and County Line Road to County Roads

The Town of Forestville request was reviewed. Supervisor Thayse asked for the pros and cons of a transfer. Dvorak noted this would be an easier route for farm vehicles, and would be a good detour route should bridge work occur. Is there logic for the County to take the road? Has the County accepted a transfer before? Further research and discussion is needed before a decision can be made.

Motion by Kalms, seconded by Fisher to proceed and look favorably on the transfer of Old Krueger Road and County Line Road with a final decision to be made once additional information is provided by the Town of Forestville. Committee Members expressed the need for additional information before making a motion or decision. Supervisor Fisher withdrew his second and Chairman Kalms withdrew his motion. By consensus the Committee requested additional information and it is noted further discussion and action will be held at next month's committee meeting.

Culvers Round A Bout Update

Meetings were held; final design has not changed. Highway Commissioner Ash provided email correspondence and a design map in the meeting packet which was reviewed.

Museum

December Museum Report

The December Report was included in the meeting packet and was reviewed. Museum Manager Joe Taylor noted he is working on grants to hopefully bring in two summer interns to help support collection digitization and online access.

Door County Museum and Archives Online Publication Policy

Joe Taylor explained this policy establishes guidelines for archival and museum collection materials that are made publicly accessible online. Its purpose is to protect individual privacy, comply with legal and ethical obligations, and safeguard culturally sensitive resources. The policy has been reviewed by Corporation Counsel Donohue.

Motion by Thayse, seconded by Enigl to approve the Door County Museum and Archives Online Publication Policy as presented. Motion carried by voice vote.

Facilities

Building(s) Security

Administrator Pabich reported a Security Team meeting was held. The team reviewed the recently completed Building Security Assessments. The team discussed and are working on building security enhancements, updating policies, and planning training. It was noted there is a plan for each building to have a security officer. Another meeting is scheduled for February with an update to this committee at the February committee meeting. Supervisor Enigl questioned if offices have panic buttons that have the ability to lock their doors. The number of public entrances was questioned. Further review of all identified vulnerabilities will be discussed at an upcoming Security Team meeting.

Chapter 980 Housing

Facilities & Parks Director Wayne Spritka reviewed the memo included in the meeting packet. A home has been identified that would fit on one of the current pads at the Justice Center. The home would require modifications to be ADA compliant. The project would require an RFP. Anticipating the costs of the home with modifications to be \$160,000. If the manufactured home is unable to be modified the County may have to explore a stick built home or find rental alternatives within the community. The County has requested ADA specifics from the State for the individual that will be housed. The County is forward thinking and staff are attempting to be pro-active when planning for the upcoming tenant as well as for future tenants of this home. This home has not been budgeted; funding will need to be determined and it is noted there are several funding options available outside of using tax levy.

Parks

County Park & Open Space Plan 2026-2030

Parks Manager Marc Moore explained the draft plan is before the committee for review. The plan is to guide the long-term stewardship of the Parks. The plan is critical when applying for State and Federal grants. The plan is updated every 5 years. Spritka noted Jeff Kussow, Land Use Services Planner, has been an integral part of updating this plan. A Public Meeting is scheduled for February 18th with final version and adoption following. The Parks Department received several public recommendations via survey. This is a significant rewrite of the plan. Additional time will be spent to review and proofread. If committee members find errors it is asked, they pass that information on to Parks Manager Moore. Supervisor Bob Bultman provided several suggestions and offered to work with staff to make additions to the draft plan. Staff will continue to move forward with the Public Meeting, and incorporating recommendations.

The committee recessed at 10:18 a.m. and reconvened at 10:27 a.m.

Frank Murphy Park - Frontier Communications Utility Lease Agreement - 3-Year Renewal

Spritka explained Frontier Communications has an easement on County property. Staff renegotiated the agreement which is before the Committee today.

Motion by Thayse, seconded by Fisher to approve the 3-year Utility Lease with Frontier Communications. Motion carried by voice vote.

Resolution 2026- __ County Snowmobile Trail Aid, 2026-27 Snow Season

This is an annual resolution. The resolution authorizes staff to negotiate; execute documents, and take all actions necessary to receive the aid and undertake and complete funded projects.

Motion by Fisher, seconded by Gauger to approve the resolution as presented. Motion carried by voice vote.

John Miles Park Fair Stand Lease Maplewood Forestville Lions Club - Draft

John Miles Park Fair Stand Lease AMVETS Weber - Tess Post 51 - Draft

John Miles Park Fair Stand Lease Farm Bureau - Draft

Motion by Thayse, seconded by Fisher to approve the Fair Stand Leases as presented. Motion carried by voice vote.

Safe Harbor Study Update

Spritka reviewed a proposal from AECOM to provide a Lake Michigan Shoreline Boat Launch/Harbor of Refuge Feasibility Study. Spritka is working with all parties who need to be involved. The DNR is currently reviewing and discussing. Additional information will be provided at a future meeting.

Forestville Dam Emergency Action Plan 5 - Year Review & Update

The updated plan was included in the meeting packet and was reviewed. The operation of the dam has not changed. The updates are to operator contacts and property owner names.

Motion by Gauger, seconded by Enigl to approve the 5-year Forestville Dam Emergency Action Plan as presented. Motion carried by voice vote.

Sustainability Matters to be Considered

No matters were presented.

Legislative Matters to be Considered

No matters were presented.

Matters to be Placed on a Future Agenda or Referred to a Committee, Official, or Employee

- Feedback to the Modifications to the Hwy 57 and County DK Intersection by Renards Cheese

Next Meeting Date(s)

February 11, 2026 – 9:00 a.m.

Adjourn

Motion by Thayse, seconded by Fisher to adjourn. Time: 10:48 a.m. Motion carried.

Respectfully submitted by Jill M. Lau, County Clerk



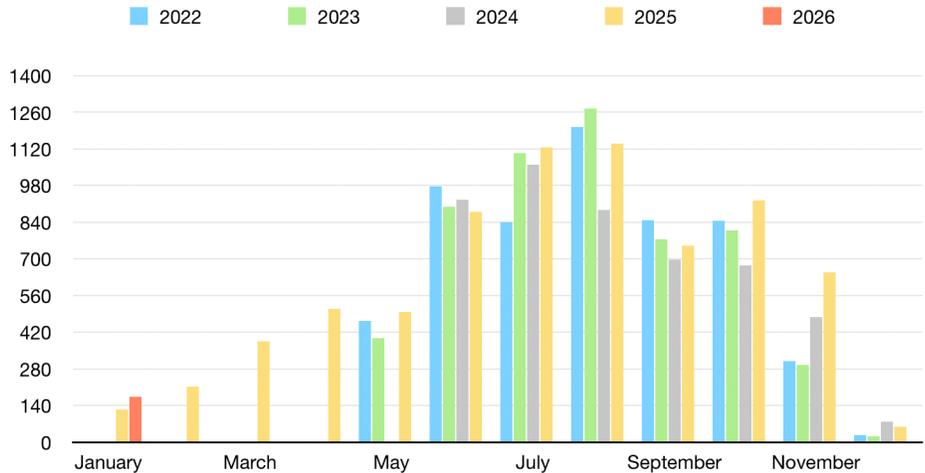
DOOR COUNTY MUSEUM AND ARCHIVES

January 2026 Report

Submitted by Joe Taylor, Museum and Archives Manager

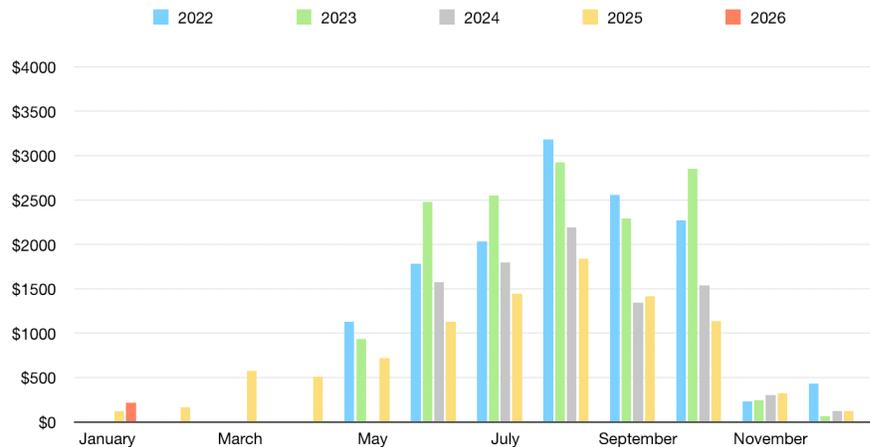
Museum Visitors

	2022	2023	2024	2025	2026
January				124	174
February				213	
March				385	
April				510	
May	462	396		497	
June	978	898	925	879	
July	840	1103	1060	1126	
August	1203	1275	886	1140	
September	849	775	696	750	
October	845	808	675	924	
November	309	294	477	649	
December	27	22	78	59	
Total	5513	5571	4797	7256	174



Museum Donations

	2022	2023	2024	2025	2026
January				\$120	\$218
February				\$169	
March				\$575	
April				\$513	
May	\$1129	\$937		\$720	
June	\$1784	\$2477	\$1574	\$1130	
July	\$2037	\$2551	\$1800	\$1447	
August	\$3182	\$2926	\$2191	\$1838	
September	\$2559	\$2296	\$1343	\$1418	
October	\$2273	\$2855	\$1539	\$1134	
November	\$228	\$248	\$306	\$322	
December	\$432	\$68	\$120	\$122	
Totals	\$13624	\$14358	\$8,873	\$9508	\$218



Artifact Donations

1/13/26 - PBI Photos and automotive advertising from Door County

1/24/26 - Large collection of photos and documents Hendricks Orchards 1930s-70s. child polio leg braces

1/31/26 - Large collection of photos and documents on teacher, sheriff and State Senator, Alex Meunier.

Programs, Education, and Events

1/21/26 - DCR Historic Cooking w/United Way

1/29/25 - DCR Cold War Talk

Upcoming Events

Every Friday - Coffee with the Curators Talks

2/26/26 - LIR Talk - Exhibit Creation

2/28/26 - February Fossil Fest

3/5/26 - LIR Talk - Historic Cooking

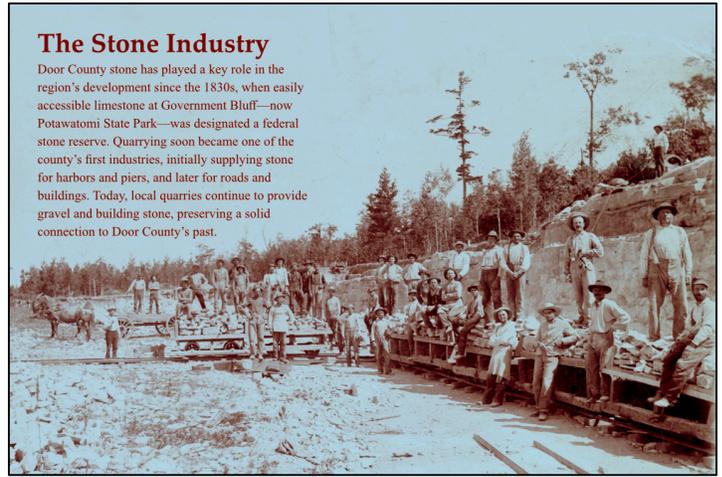
3/12/26 - LIR Talk Early Firefighting in DC

Summary

The Door County Reads programs were successful and enjoyable. We continued work on the Founding Industries exhibit, the Chief Roy Oshkosh and Mary Jane Van Duyse exhibit, and began designing a new exhibit on early fraternal organizations in Door County. Archival work also continued with the setup of new digitization equipment and work spaces.



Artist Study for Timber Industry Mural



The Stone Industry

Door County stone has played a key role in the region's development since the 1830s, when easily accessible limestone at Government Bluff—now Potawatomi State Park—was designated a federal stone reserve. Quarrying soon became one of the county's first industries, initially supplying stone for harbors and piers, and later for roads and buildings. Today, local quarries continue to provide gravel and building stone, preserving a solid connection to Door County's past.

Stone Industry Intro Panel



Henricks Orchard Workers Photo



Duck and Cover Talk



Alex Meunier Artifacts



Child's Polio Leg Braces

County of Door Highway & Airport

Title: Highway Commissioner	Division:
Reports To: County Administrator	Pay Grade: P
Prepared By:	Reviewed By: Christina Baudhuin
Employee Group: General Municipal Employee (GME)	FLSA Status: Exempt
Date Created: 12/31/2015	Date Revised: 01/15/2026
Date Approved:	EEO Code: 01 – Officials and Administrators

Job Summary

The Highway Commissioner provides executive leadership and operational direction for the County's highway functions. This role is responsible for ensuring the safe, efficient, and compliant delivery of highway infrastructure services, overseeing the planning, administration, and operations of the County Highway Department, including maintenance, construction, equipment management, and compliance with safety and environmental regulations. This position ensures effective delivery of public works services through strategic planning, budget oversight, personnel management, and interdepartmental coordination. Serving as Department Head, the Commissioner advises County leadership on public works strategy.

The role requires on-call availability and active participation in emergency response operations.

Essential Duties & Responsibilities

1. Plans, prioritizes, directs, and evaluates the overall operations of the Highway Department to ensure safe and effective delivery of public infrastructure services including county road construction, resurfacing, and maintenance activities in coordination with the Highway Superintendent, staff, contractors, and consultants.
2. Develops and administers the department's annual budget, grant programs, and capital improvement plans in collaboration with division heads and the Airport Maintenance Superintendent. Monitors expenditures and ensures fiscal accountability.
3. Oversees the planning and execution of highway construction, resurfacing, rehabilitation, and maintenance projects; ensures alignment with long-range asset management strategies.
4. Manages equipment and fleet, facilities, and material operations including procurement, inventory control, and asset replacement planning, making recommendations for purchases, rental, and repairs to maintain operational readiness and cost efficiency.
5. Establishes and updates departmental goals, policies, procedures, and administrative practices to ensure compliance with county priorities, applicable laws, statutory requirements, and efficient operations.

County of Door Highway & Airport

6. Supervises staff across multiple divisions, including recruitment and hiring, training and staff development, scheduling, labor relations, performance management, and safety practices in accordance with County policies.
7. Oversees risk management and safety compliance efforts related to highway operations, aligning with federal, state, and county safety regulations.
8. Ensures compliance with safety regulations and environmental standards and laws, including emissions reporting, air quality, hazardous materials, water protection, and wetland preservation, especially in the context of highway and bridge projects.
9. Assists the Emergency Management Director in a leadership capacity during County emergency operations, contributing to public works logistics, resource coordination, and damage assessment when needed.
10. Coordinates property acquisitions, including rights-of-way, for transportation infrastructure projects in consultation with legal and administrative staff.
11. Serves as the primary representative of the department to the County Board, committees, and regulatory agencies, and responds to public inquiries and at public meetings with community stakeholders to communicate plans, services, and departmental initiatives effectively.
12. the department at public meetings and with community stakeholders to communicate plans, services, and departmental initiatives effectively.
13. Maintains accurate and transparent verbal and written communications, including reports to the County Board and Highway Committee.

Key Competencies & Skills

- **Leadership & Supervision:** Builds accountability, develops staff, and ensures safe, efficient operations.
- **Strategic & Project Planning:** Leads long-range infrastructure planning and multi-phase project delivery aligned with budget and schedule goals.
- **Fiscal Oversight:** Manages complex budgets, controls costs, and secures grants to support capital and operational priorities.
- **Technical & Regulatory Expertise:** Applies engineering standards and legal requirements to highway, bridge, and environmental operations.
- **Communication & Public Engagement:** Clearly conveys technical information, facilitates transparency, and builds trust with officials, agencies, and the public.
- **Intergovernmental Coordination:** Partners with local, state, and consulting entities to advance transportation initiatives.
- **Compliance & Environmental Stewardship:** Ensures workplace safety and adherence to environmental and regulatory standards.
- **Emergency Preparedness:** Supports County resiliency through infrastructure-focused emergency planning and response.

Required Education & Experience

- Bachelor's degree in Civil Engineering, Public Administration, Business Administration, Construction Management, or a related field.
- At least five (5) years of progressively responsible supervisory or management experience in highway operations or a public works environment.

County of Door Highway & Airport

- Experience interpreting engineering plans or managing infrastructure construction projects, contracts, and budgets.
- Valid driver's license.
- Experience using Microsoft Office and ability to learn operational software systems.
- Equivalent combinations of education, training, and experience may be considered.

Preferred Education & Experience

- Registered Professional Engineer (P.E.) in Wisconsin.
- At least seven (7) years of leadership experience in highway or public works administration.
- Prior experience working with public boards or committees and presenting technical issues in public forums.
- Familiarity with airport and bridge operations.

Physical & Work Environment Requirements

This role combines office duties, field inspections, and emergency response. Office work involves regular use of computers, phones, software and task management systems. Field duties require travel to sites across the County, walking on uneven surfaces, and exposure to weather, noise, heavy equipment, traffic zones, and hazardous materials. Personal protective equipment (PPE) may be required. The role may involve lifting up to 50 pounds, climbing, or extended periods of standing or walking. The Commissioner must be available 24/7 during emergencies and may assist with logistics and damage assessment in coordination with Emergency Management.

Emergency Response Statement

In an effort to provide for continuity of County government and to cope with the problems of the emergency, you may be required to work during a proclaimed state of emergency, consistent with Sec. 323.14, Wis. Stats. and County emergency management plans and programs.

Equal Opportunity Statement

Door County is an equal opportunity employer. We welcome and encourage applications from all qualified individuals, regardless of race, color, religion, sex, gender identity or expression, sexual orientation, national origin, age, disability, or veteran status.

Disclaimer

The above is intended to describe the general content of the requirements for the performance of this job. It is not to be construed as an exhaustive statement of duties, responsibilities or requirements. They may be subject to change at any time due to reasonable accommodation or other reasons.

SALE/PURCHASE AGREEMENT

SELLER: Name: Jeffrey Voeldner BUYER: Name: John D. Gaich
 Address: 2300 Linville Rd Suite 200 Address: 5717 Waterbury Cir
Green Bay WI 54313 Des Moines IA 50312
 Phone: 9208199040 Phone: 5157786788
 E-Mail: jm@midwestexpansion.com E-Mail: johngaich@gmail.com

The purchase price for Building No. 22 is \$ 27,500.

Seller, Jeffrey Voeldner, agrees to sell hangar #22 to Buyer, John D. Gaich, and requests that the Highway & Facilities Committee approve this sale by waiving the option of First Right of Refusal.

Request approved by the Highway & Facilities Committee on this _____ day of _____, 20____.

Seller agrees to:

1. Pay all Personal Property taxes due to date of sale. (unless agreed differently between buyer & seller)
Note Seller will receive tax bill at end of year.
2. Pay all land lease fees due to date of sale. (unless agreed differently between buyer & seller)
3. Sell hangar free and clear of any outstanding liens or encumbrances.
4. Remove all personal belongings on or before date of sale. (unless agreed differently between buyer & seller)

Buyer agrees to:

1. Enter into land lease agreement with County of Door.
2. pay personal Property taxes due after date of sale. UNLESS AGREED DIFFERENTLY (SEE #1 ABOVE)
3. Pay land lease fees for remainder of year, UNLESS AGREED DIFFERENTLY (SEE #2 ABOVE)
4. Contact Sturgeon Bay Utilities (746-2820) if electrical service is required.
5. Contact Wisconsin Public Service (800-450-7260) if natural gas service is required.
6. Comply with State of Wisconsin Fire and Electrical Inspection requirements.

To facilitate snow removal and other maintenance, automobiles are not to be parked on taxiways.

Signed this 10th day January, 2026.

[Signature] Buyer

[Signature] Seller

None Student Pilot
Aircraft make, model and number

NON-COMMERCIAL
HANGAR SITE AGREEMENT
(PRIVATELY OWNED HANGAR)

This agreement is made and entered into this 1st day of January, 2026 by and between the County of Door, a Body Corporate (hereinafter referred to as "County") and John D Gaich whose address is 5717 Waterbury Circle, Des Moines, IA and phone number is (515) 778-6788 (hereinafter referred to as "Tenant").

County agrees to lease to Tenant and Tenant agrees to lease from County the land (hereinafter referred to as the "Leased Premises") situated at the Door County Cherryland Airport (hereinafter referred to as "Airport") 3538 Park Drive, City of Sturgeon Bay, County of Door, State of Wisconsin (See Exhibit A attached hereto and incorporated herein by reference) on which has been constructed Building Number 22 (hereinafter referred to as "Hangar") upon the terms and conditions set forth below:

1. The term of this agreement shall be for a period of ten (10) years commencing on January 1, 2026 and terminating on December 31, 2035 unless sooner terminated in accordance with the terms of this agreement. This agreement may be renewed for one (1) additional ten (10) year period upon the mutual written consent of the parties hereto.
2. Tenant shall pay County rent as follows: \$305.00 per year (\$.227 cents per square foot per year) for the area composing the Hangar. Payment shall be made, in advance and without setoff of any kind, on or before the first day of each January commencing on January 1, 2026. Payment, in the form of a check or money order payable to the "County of Door", must be mailed or delivered to the Door County Treasurer's Office, 421 Nebraska Street, Sturgeon Bay, WI. 54235, on or before the due date. In the event payment is not made on or before the due date a late charge of \$25.00 shall be paid by Tenant to County. In the event Tenant is delinquent for a period of thirty (30) days or more in paying to County any fee due and owing to County pursuant to this agreement, Tenant shall pay to County interest thereon at the rate of eighteen percent (18%) per annum from the date payment was due until the date full payment is made. Tenant shall pay County a returned check fee of \$50.00 for each of Tenant's returned checks. Tenant shall pay, in addition to rent, all taxes and assessments levied or assessed upon the Leased Premises, the Hangar, and/or Tenant's personal property.
3. County may increase the amount of rent paid by Tenant up to five percent (5%) per annum. This agreement is subject to a rate adjustment on an annual basis by the Highway and Facilities Committee. County must provide written notice to Tenant of its intent to increase the amount of rent paid thirty (30) days prior to the end of each calendar year.
4. County grants to Tenant the privilege, subject to the terms of this agreement, of operating a Hangar on the Leased Premises.

5. Tenant accepts the Leased Premises in "as is" condition. Tenant assumes the risk of, and may not recover from County for, injury or damage arising from Tenant's use or occupancy of the Airport, Leased Premises and/or the Hangar. This includes, but is not limited to, any loss, injury or damage occasioned by fire, theft, the weather or other Act of God.
6. Tenant's use of the Leased Premises shall be solely for the storage and routine maintenance of aircraft(s), owned, leased or operated by Tenant and Tenant's aircraft related equipment or supplies. County may, at County's option, terminate this agreement if Tenant fails to use the Hangar for the purpose(s) stated herein or uses the Hangar for any other purpose(s). No items may be stored outside of the Hangar. No paint removal or painting activity is to be conducted on the Leased Premises or in the Hangar without prior written consent of the Airport Manager. No advertisement or signs may be placed on or near the Leased Premises or on the Hangar without the prior written consent of the Airport Manager. No engine shall be operated in the Hangar. No commercial activity may be conducted from or on the Leased Premises or in the Hangar. Tenant shall secure and lock the Hangar when the Leased Premises is not attended. Tenant shall notify landlord in writing within fifteen (15) days if tenant ceases to use the hangar/leased premises for the purposes stated herein or uses the hangar/leased premises for any other purpose.
7. No hazardous substance (except the lubricants and fuel contained in the tanks and engine of the aircraft(s), and lubricants required to maintain the aircraft(s) may be present on the Leased Premises or in the Hangar. Tenant shall be solely responsible for and shall take the actions necessary to eliminate the harmful effects from the Tenant's or Tenant's officers, agents, employees, contractors, subcontractors or licensees discharge, spilling, leaking, pumping, pouring, emitting, emptying or dumping of any hazardous substance at the Leased Premises, the Hangar or the Airport.
8. Tenant's use and occupancy of the Leased Premises and the Hangar shall be subject to, and Tenant agrees to comply with, all lawful rules and regulations promulgated by the County governing the conduct and operation of the Airport which are now in existence or may be promulgated from time to time, and with all applicable federal, state and local laws, codes, regulations, ordinances, rules, and orders, including but not limited to fire and electrical codes.
9. The Hangar may not be altered or modified, and no improvements may be made to the Leased Premises, without the prior written consent of the County.
10. Tenant shall maintain the Hangar and the Leased Premises in good and serviceable condition and repair, reasonable wear and tear, Act of God and other unavoidable casualties excepted

11. County shall:
 - a. Cut the grass, if any, on the Leased Premises; and
 - b. Remove snow from the taxi-way in front of the Hangar (to within two (2) feet of the Hangar) after all runways, aprons and primary taxi-ways have been cleared at the Airport.

12. If the Hangar is damaged or destroyed Tenant may, with all reasonable dispatch but in no event more than one hundred twenty (120) days after such damage or destruction, repair or replace the damaged or destroyed Hangar subject to the prior written approval by the County of such repair or design of the replacement hangar. If the Tenant does not repair or replace the damaged or destroyed Hangar Tenant shall, with all reasonable dispatch but in no event more than one hundred twenty (120) days after such damage or destruction, demolish the damaged or destroyed Hangar, clear the debris and restore the Leased Premises to its original condition.

13. Tenant may only sell the Hangar to a Buyer willing, ready and able to execute and comply with a Non-Commercial Hangar Site Agreement consistent with the terms and conditions herein.

14. Tenant hereby grants County the right to have first opportunity to purchase the Hangar if and when such becomes available and/or the right to meet any other offer.

15. Tenant shall maintain, at Tenant's expense, the following:
 - a. A policy or policies of comprehensive general liability insurance of not less than a single limit of one million dollars (\$1,000,000.00) in respect to personal injury and/or death to one or more persons and for property damage issued by and binding upon an insurance company acceptable to County. Said insurance shall cover all risks incident to Tenant's use of the hangar and/or the Leased Premises; and
 - b. A policy or policies of aircraft liability and property damage insurance with limits of liability of one hundred thousand dollars (\$100,000.00) per occurrence issued by and binding upon an insurance company acceptable to County.

The insurance policy or policies shall name the County as an additional insured and must contain a clause or endorsement to the effect that such may not be terminated or amended during the term of this Lease except after five (5) days written notice thereof to County. Tenant, upon request, shall furnish County with certificates and copies of all insurance policies to be maintained by Tenant with evidence of payment of the premiums thereon.

Tenant is not to commence to or exercise any of the rights and privileges granted under this agreement until such time as all insurance directed and required to be furnished by Tenant is in full force.

Tenant expressly understands and agrees that any insurance protection furnished by Tenant shall in no way limit Tenant's responsibility to indemnify County under the provisions of this agreement.

16. Tenant agrees to defend, indemnify and hold the County completely harmless from and against any and all claims arising by or resulting from the Tenant's use or occupancy of the Leased Premises, the Hangar, the Airport, or the acts or omissions of the Tenant, Tenant's officers, agents, employees, contractors, subcontractors or licensees. This section shall survive expiration of this agreement.
17. Tenant shall not assign this agreement in whole or in part, or sublet the Leased Premises in whole or in part, without the prior written consent of the County.
18. Tenant shall not cause or permit any lien or encumbrance to attach to or be placed upon the County's title or interest in the Leased Premises.
19. County may enter the Leased Premises with twenty four hour notice to Tenant if practicable, for the purpose of inspecting the Leased Premises to ascertain Tenant's compliance with the terms and conditions of this lease agreement or for any other reasonable purpose. County may enter the leased premise without notice if required by law or to respond to a fire, hazardous material spill, or to preserve life or prevent serious injury. The Door County Cherryland Airport Manager shall maintain a master key for the hangar. The Door County Highway and Facilities Committee may inspect the Leased Premises on an annual basis.
20. County may terminate this Lease and the Tenant's tenancy hereunder if the Tenant fails to perform any covenant or obligation set forth in this agreement and County provides thirty (30) days written notice to Tenant of such failure and of County's intention to terminate this agreement.
21. Upon termination of this agreement, by lapse of time or otherwise, Tenant shall:
 - a. Immediately surrender the Leased Premises to the County in good condition and repair, normal wear and tear, acts of God and other unavoidable casualties excepted; and
 - b. Immediately abandon and cease use of the Hangar; and

- c. Within one hundred twenty (120) days of termination of this agreement sell the Hangar in accordance with paragraphs 13 and 14 above or demolish the Hangar, clear the debris and restore the Leased Premises to its original condition.
 - d. Any holding over by the Tenant shall be construed to be a tenancy from month to month only, and the rent shall be \$500.00 per month. No holdover by Tenant shall imply any waiver of any right or remedy of the County.
22. County will not store any items of personal property that the Tenant leaves behind when the Tenant removes from, or if the Tenant is evicted from, the premises, except as provided in Wisconsin Statute §704.05(5)(am) pertaining to prescription medication and prescription medical equipment.
 23. The waiver by a party of any breach or failure of the other party to perform any covenant or obligation contained in this agreement shall not constitute a waiver of any subsequent breach.
 24. Nothing contained in this agreement shall be deemed or construed by the parties nor by any third party as creating the relationship of principal and agent or of partnership or of a joint venture between the parties.
 25. The covenants, agreements and obligations contained in this agreement shall extend to, bind and inure to the benefit of the parties and their representatives, successors and permitted assigns.
 26. If any covenant, condition, provision, or term of this agreement is held to be invalid or unenforceable by a court of competent jurisdiction, the remaining covenants, conditions, provision, or terms of this agreement shall not be affected thereby, but each covenant, condition, provision, or term of this agreement shall be valid and in force to the fullest extent permitted by law.
 27. Tenant irrevocably submits itself to the original jurisdiction of the Circuit Court, County of Door, State of Wisconsin, with regard to any controversy arising out of, relating to, or in any way concerning this agreement.
 28. This agreement shall be subject and subordinate to existing or future federal or state laws, codes, regulations, ordinances, rules and orders relative to the development, construction, operation, or maintenance of the Door County Cherryland Airport.
 29. This agreement constitutes the entire agreement between the parties with respect to the subject matter of this agreement. Any amendments, changes or modification of this agreement shall be effective only when made in writing and executed by the parties.

Accepted and agreed this 7th day of January, 2026.

[Signature]
Tenant Signature P ri at John D Gaich

(*If Tenant is a corporation, certified copies of a resolution of the directors and stockholders authorizing execution of this agreement shall be provided to the Airport Manager.)

Accepted and agreed this _____ day of _____.

Walter Kalms, Chairperson
Door County Highway & Facilities Committee

Accepted and agreed this _____ day of _____.

Craig W. Ross, Supervisor
Door County Cherryland Airport

Accepted and agreed this _____ day of _____.

Ken Pabich
County Administrator

Approved as to form this _____ day of _____.

Sean Donohue
Corporation Counsel



County of Door HIGHWAY DEPARTMENT

1001 South Duluth Avenue
Sturgeon Bay, WI 54235-3812

Thad J. Ash
Highway Commissioner
(920) 746-2500
tash@co.door.wi.us

January 7, 2026

The Town of Forestville is requesting that Door County take ownership of County Line Road, State Highway 42 east to Old Krueger Road and Old Krueger Road from County Line Road north to County Road J.

Town of Forestville in 2024, paid the County Highway Department to bring the roads up to County Road specs. This work included cutting, grubbing and replacing topsoil with the tree encroachments into the right of way, extended culverts, had some ditching done to improve drainage, widened the road from 20 feet to 22 feet, paved 4" of compacted asphalt in 2 lifts, and put two-foot shoulders on these roads.

Their reasons for this upgrade were for the safety of the residents and visitors of the Village of Forestville. Large farm equipment and semis run through the Village on County Road J. Their hope is that these large vehicles will continue on County X, cross the highway and then turn on County O, and bypass the Village where there is a huge amount of people exiting parked cars, crossing the street, and a lot of times, small children very near the road. Another issue is that the State requires all detours to be on County Road system rather than Town roads because of how they are built. This would be used for state bypass when there are accidents or repairs need to be made to the road system.

The Village of Forestville receives approx. \$2,400/mile in road aid. This section would be about \$3,600. The County receives about \$3,500/mile and this would amount to about \$4,375 for the County.

Before the process begins with each Town having to have Town meetings and ordinances passed, we will need to decide if we are indeed interested in these sections of road. Door County Highway currently does the snow plowing on this section of road. We also do the maintenance on them when required. Seeing these roads are only 1 ½ years old maintenance is not an issue presently.

Old Krueger Road is 1.01 mile long, 22 feet wide, 4" thick, 2-foot shoulders. Average daily traffic currently is 75 cars per day. County Line Road is .5 mile long, 22 feet wide, 4" thick, foot shoulders. Average daily traffic is currently 75 cars per day.

Because, per the state, each section of shared road is 505 ownerships by each municipality, County Line Road would be shared with Kewaunee County with each having 0.25 mile. You will see on the attached maps. Again, this would involve Town and County meetings and ordinances, with MOUs for the maintenance for each. Then this request would go to the state for final approval.

I think this would be a good pick up for Door County, connecting two County Roads, creating a safe passage for the large farm equipment/trucks, and for detours. As stated earlier, we already do the maintenance on these roads. It will not take any more time to operations than currently being done. This will also make the Village safe for people exiting their vehicles and crossing the road.

Thad J Ash
Highway Commissioner

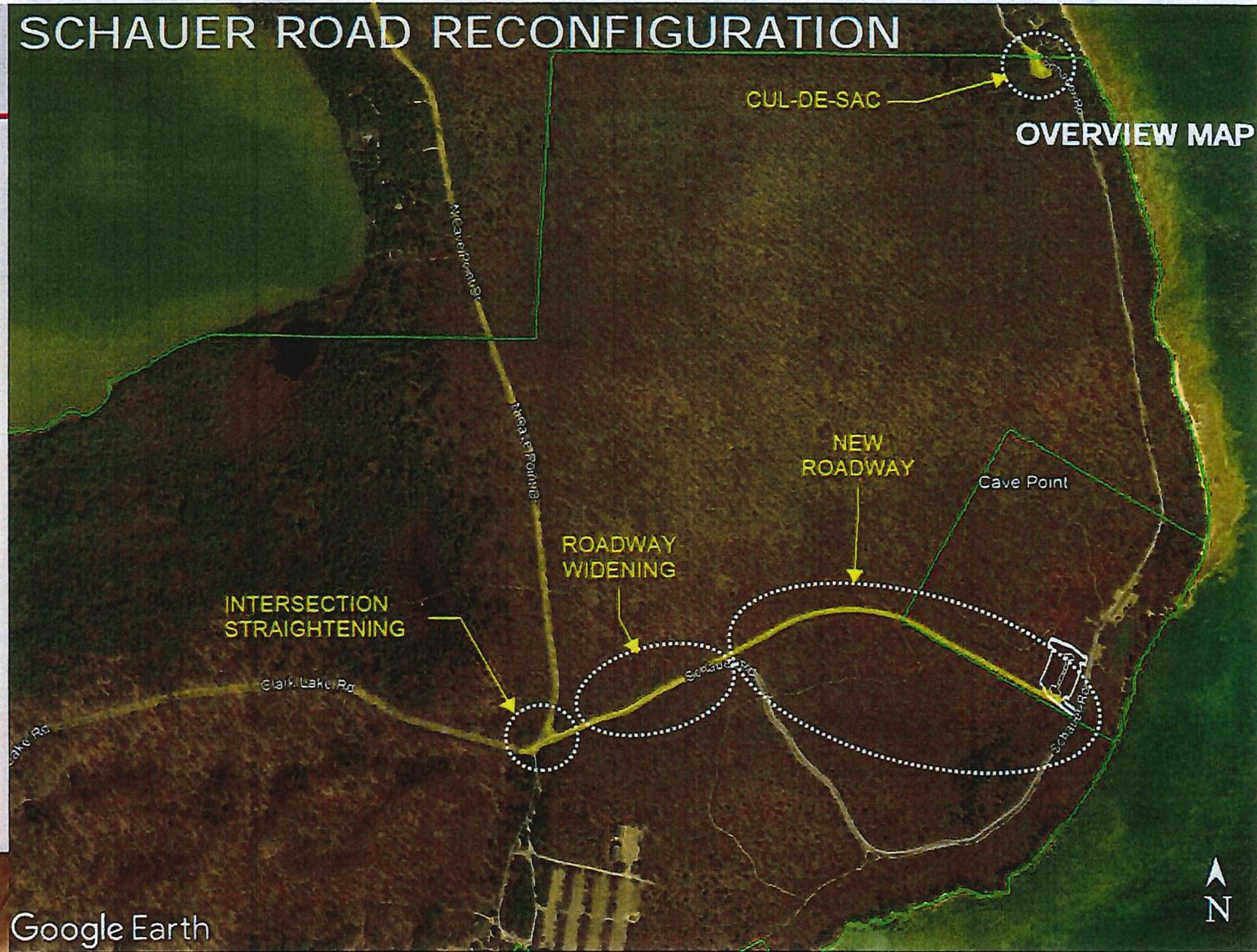
SCHAUER ROAD

DOOR COUNTY



PROJECT OVERVIEW

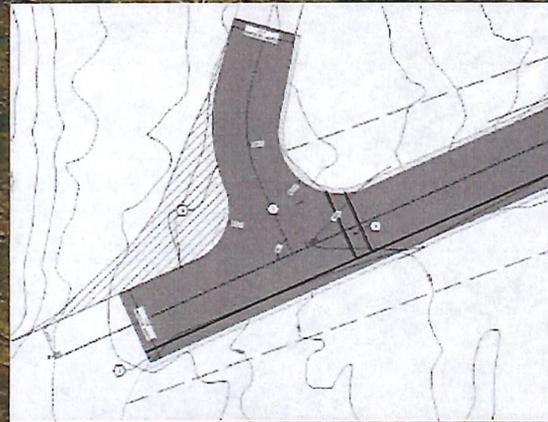
SCHAUER ROAD RECONFIGURATION



PROJECT OVERVIEW

SCHAUER ROAD RECONFIGURATION

INTERSECTION STRAIGHTENING



CREATE REALIGNED INTERSECTION WITH PERPENDICULAR ROADWAYS

Google Earth



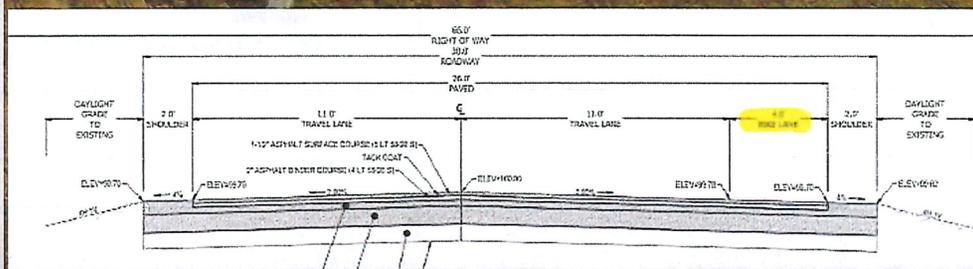
PROJECT OVERVIEW

SCHAUER ROAD RECONFIGURATION

ROADWAY WIDENING

WIDEN ROADWAY WITH BIKE LANE ON SOUTHERN SHOULDER

OLD ROADWAY TO BE CONVERTED TO BIKE PATH

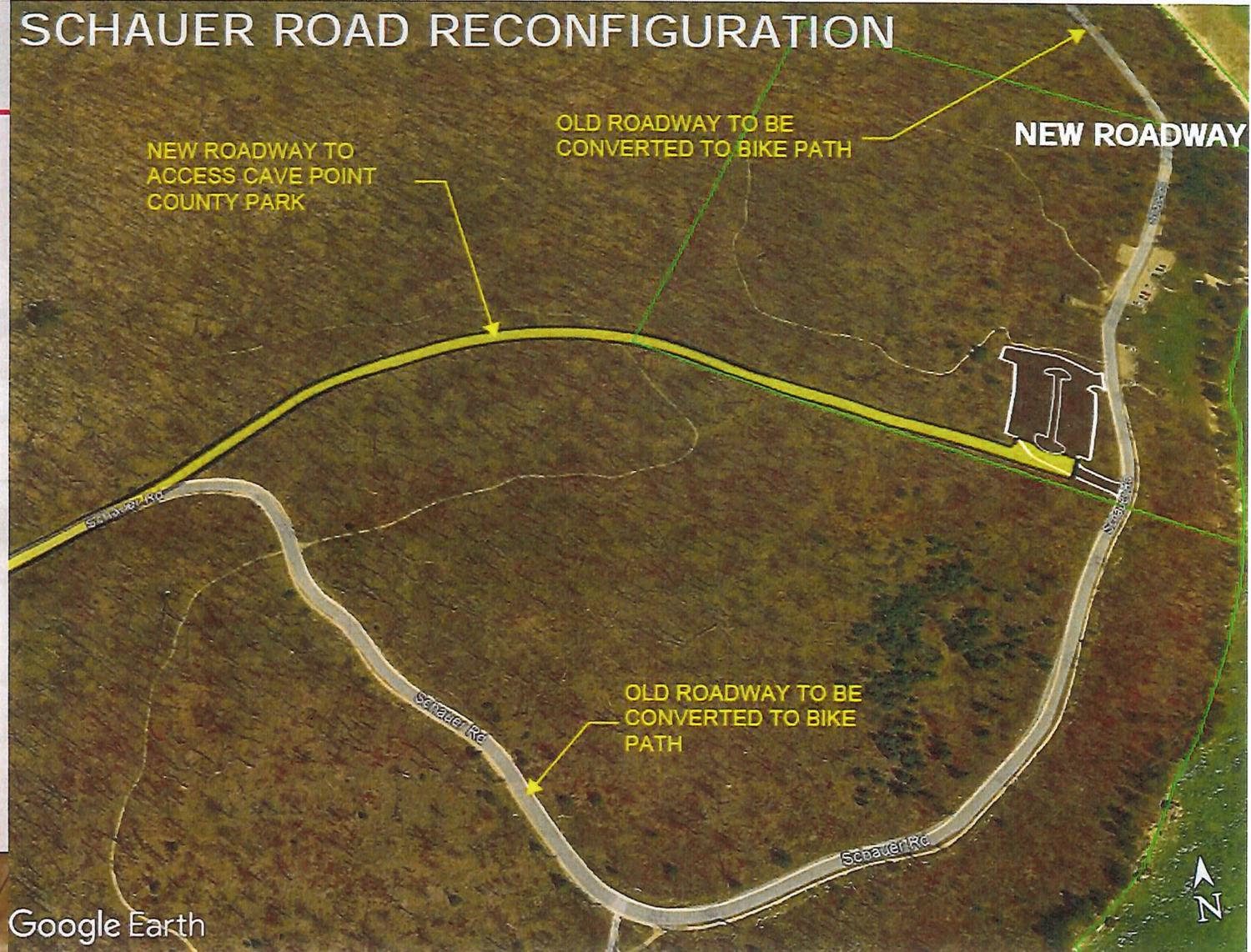


Google Earth



PROJECT OVERVIEW

SCHAUER ROAD RECONFIGURATION



PROJECT OVERVIEW

SCHAUER ROAD RECONFIGURATION

CUL-DE-SAC CREATION

SCHAUER ROAD NORTH WILL BE A DEAD-END WITH A "KEYHOLE" CUL-DE-SAC (SIMILAR TO COTTAGE ROW IN FISH CREEK)

OLD ROADWAY TO BE CONVERTED TO BIKE PATH

Google Earth



Cost Estimate For Schauer Road Project

	<u>7/25</u>	<u>12/25</u>
Entrance	\$20,400	\$16,920
Existing Road (Entrance to New)	\$64,326	\$52,000
New Road (Town)	\$165,700	\$90,710
(County – Park Rd)		\$71,467
Turn around	<u>\$53,000</u>	<u>\$53,000</u>
Sub Total	<u>\$303,426</u>	<u>\$284,097</u>
Survey, pins, plat, recording, etc.	\$ 28,000	\$ 28,000
15% Contingency	\$45,520	\$42,615
Total	<u>\$376,946</u>	<u>\$354,712</u>

Cost Break Down

Total Cost of Project	\$354,712
CF Grant:	(\$150,000)
County Entrance	(\$16,920)
County Park Road	(\$71,467)
Jackson – Turn Around	(\$53,000) -- email just confirmed
<u>Sevastopol (Initial)</u>	<u>(\$50,000)</u>
Remaining Balance	\$13,325 *

- *We had discussed that Sevastopol make up the remaining balance not to exceed \$20k, but that is obviously up to the Town to determine.*