



Plan Commission/
Architectural Review Board Meeting
Monday, September 18, 2023
6:00 p.m.

LOCATION OF MEETING: 96 RUSSELL DRIVE

Meeting Minutes

1. Call to Order, Roll Call: Chairman San Felippo called the meeting to order at 6:00pm. Commission members present included Mike San Felippo, Randy Soerens, Barbara Ruege, John Schluechtermann, and Steven Masslich (6:02). Village employees present were Clerk/Treasurer Stephanie Waala. For additional attendees see attached sign in sheet.

2. Discussion and Possible Action to approve the August 21, 2023, meeting minutes.

Member Schluechtermann made a motion to approve as submitted, motion was seconded by Member Soerens. Motion carried 5-0.

6. Discussion and Possible Recommendation to the Village Board on the commercial exterior addition and alterations at 605 Random Lake Rd.

Architect Mark Schuchardt and School Administrator Mike Trimberger were present for questioning. Mr. Schuchardt provided additional photos of the current site views and informed the board that the addition on the west side of the building is a multi-purpose room, security, and a kitchen. The addition on the south of the building is connecting the corridors. The additions and changes will be introducing a wood grain look adding a face brick, and metal paneling to the 2nd story of the addition.

Member Soerens made a motion to approve as submitted, motion was seconded by Member Ruege. Motion carried 5-0.

3. Discussion and Possible Recommendation to the Village Board on the construction of a shed at 17 Hickory Dr.

Member Schluechtermann inquired as to if the shed would comply with the lake setback. Chairman San Felippo informed the board that it would just need to abide by the village setbacks, as this was verified by the DNR and the county.

Current proposal is 11 ft from the lake and 5 ft from the side lot line.

Member Schluechtermann made a motion to approve as submitted, motion was seconded by Member Ruege. Motion carried 5-0.

4. Discussion and Possible Recommendation to the Village Board on the construction of a shed at 192 E Shore Dr.

Member Schluechtermann inquired as to if this shed is compatible with the house as the siding on the house is horizontal and the shed is vertical.

Member Soerens made a motion to approve as submitted, motion was seconded by Member Masslich. Motion carried 4-1, Schluechtermann nay.

5. Discussion and Possible Recommendation to the Village Board on the construction of a new single-family home at Lot 9 E Shore Dr.

After reviewing the plans, it was undeterminable if the required 4 points have been met. Homeowners Mike and Mary Boll informed the board they are hoping to break ground on the 1st of November. The homeowners were ok with having to come back to the October 2nd meeting with more information.

7. Adjourned at 6:37 pm

Items on the Agenda may be taken out of order as listed. Created by Stephanie Waala on 09/25/2023.

WI Open Meeting Law (Wis. Stat. 19.83(2) and 19.84(2)) In general, the open meetings law grants citizens the right to attend and observe open session meetings of governmental bodies but does not require a governmental body to allow members of the public to speak or actively participate in the body's meeting. A governmental body is free to determine for itself whether and to what extent it will allow citizen participation at its meetings.

Attachments for agenda item #2 & #3

LAND DIVISION & REZONE APPLICATION

Town of ^{Sherman} Sheboygan, Sheboygan County

PO Box 88, Adell, WI 53001

p - 920-994-9421

Fee Required: \$ 250

- Contact Clerk/Treasurer at 920-994-9421
- Complete all sections of this form and return to Clerk's office with fee and other required documents (see section below).

NAME <u>Sher - Home Farms LLP</u>		PHONE <u>920-946-3469</u>	
ADDRESS <u>N 853 County Rd E</u>	CITY <u>Random Lake</u>	ZIP <u>53075</u>	
SITE ADDRESS <u>Abbott Drive</u>	CITY <u>Random Lake</u>	ZIP <u>53075</u>	
ORIGINAL PARCEL # <u>59010-59028427010</u>	Total No. of Acres <u>40.00</u>		
Current Zoning <u>A-1</u> *If A-1 or A-2, you MUST complete Section 5.			

SECTION 1 - Type of Request

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | I am requesting to divide my original parcel into two (2) parcels. Complete Section 2. |
| <input type="checkbox"/> | I am requesting to divide land from my original parcel, and merge with an adjacent parcel. Complete Section 3. |
| <input checked="" type="checkbox"/> | I am requesting my original parcel to be rezoned. Complete Section 4. |

SECTION 2 - Land Division to Create a New Parcel

*You must answer all of the following questions, and if your original parcel is zoned A-1 or A-2 (FPZ), you must also complete Section 5.

Please describe present use of original parcel: Farm Land + Woods

1. Number of acres to divide off of original parcel: 13
2. Remaining number of acres of original parcel: 27
3. Would the current zoning of the original parcel still apply?
 Yes
 No. I am requesting the original parcel to be rezoned to: _____
4. Number of acres of the "new" parcel: 13
5. "New" parcel to be zoned: A-2

When a new parcel is created, you must present a Certified Survey Map (CSM). Requests will not be considered if a CSM is not included in the application documents.

SECTION 3 - Land Division to Merge with an Adjacent Parcel

*You must answer all of the following questions, and if your original parcel is zoned A-1 or A-2 (FPZ), you must also complete Section 5.

Please describe present use of original parcel: _____

Please describe present use of adjacent parcel: _____

1. Number of acres to divide off of original parcel: _____
2. Remaining number of acres of original parcel: _____
3. Would the current zoning of the original parcel still apply?
 Yes
 No. I am requesting the original parcel to be rezoned to: _____
4. Adjacent parcel land to be merged to: 59028-_____, owner: _____
5. Number of acres of adjacent parcel before merge: _____
6. Current zoning of adjacent parcel: _____
7. Number of acres of adjacent parcel after merge: _____
8. Would the current zoning of the adjacent parcel still apply?
 Yes
 No. I am requesting the adjacent parcel to be rezoned to: _____

SECTION 4 - Request for Rezone Only

*You must answer all of the following questions, and if your original parcel is zoned A-1 or A-2 (FPZ), you must also complete Section 5.

Please describe present use of original parcel: Farm Land + Woods

Please explain reason for requesting a rezone: my daughter wants to build a New House

1. Current zoning of original parcel: A-1
2. Request to rezone to: A-2

SECTION 5 - Request for Rezone Only

Farmland Preservation Zoning in the Town of Sherman includes the A-1, A-2, and A-1-PR Districts. The purpose is to preserve productive agricultural land for food and fiber production; preserve productive farms of all sizes by limiting land use conflicts between incompatible uses; maintain a viable agricultural base to support agricultural processing and service industries; maintain, preserve, and enhance rural open space lands; and comply with the provisions of the Farmland Preservation Law under Ch. 91, Wis. Stats. Residential density under the Town's Farmland Preservation Zoning is 1 residence allowed for every 20 acres of contiguous A-1 land under common ownership.

1. Owner name of Original parcel: Sher-Home Farms LLP

2. List of all contiguous parcels under common ownership of Original Parcel:

Parcel #	Zoned (circle one)	# of Acres	# of Existing Residences, if any
59028- 427010	<u>A-1</u> A-2	40	0
59028-	A-1 A-2		
59028-	A-1 A-2		
59028-	A-1 A-2		
59028-	A-1 A-2		

If additional lines are needed, please list on a separate piece of paper.

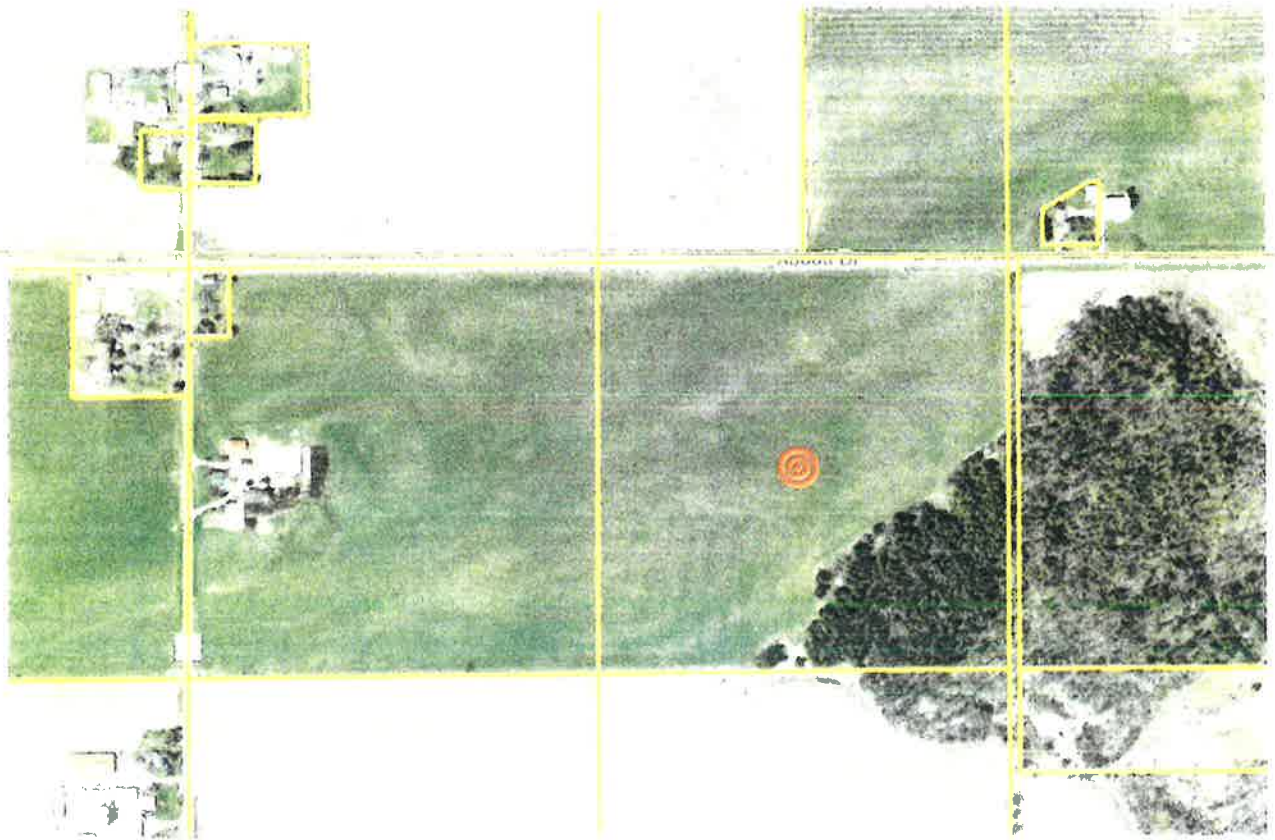
<u>40</u>	Total # of acres of all parcels listed.
- <u>13</u>	# of acres to be divided off. (Sect. 2, Question 1; Sect. 3, Question 1)
= <u>27</u>	Remaining # of acres under contiguous, common ownership
÷ 20 = <u>1</u>	Divide remaining # of acres by 20.
- <u>0</u>	# of existing residences on all parcels, if any.
= <u>1</u>	# of potential residences of all parcels.
<u>20</u>	Multiply # of potential residences by 20
<u>7</u>	Subtract potential residence acres from Remaining # of acres. This # of acres must be rezoned to A-1-PR and shown on a Plat of Survey.

65 PR
102 A1
3 A2

REQUIRED DOCUMENTS FOR THIS APPLICATION

- Check boxes when documents are attached.
- Site map of parcel including, but not limited to, size, location of existing buildings, sanitary system and well.
 - List of Owner names and mailing addresses within five hundred (500) feet of this parcel.

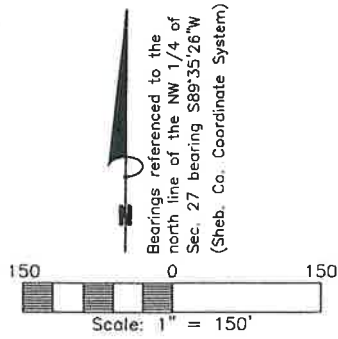
For Town Use Only			
Date App Rec'd: <u>8/28/23</u>	PC Mtg Date: <u>9/12/23</u>	PC recommend to TB?	Yes No
Date notice sent to Review:		For Publication Dates of:	
Pub Hearing Date:	TB Approve?	Yes	No



CERTIFIED SURVEY MAP

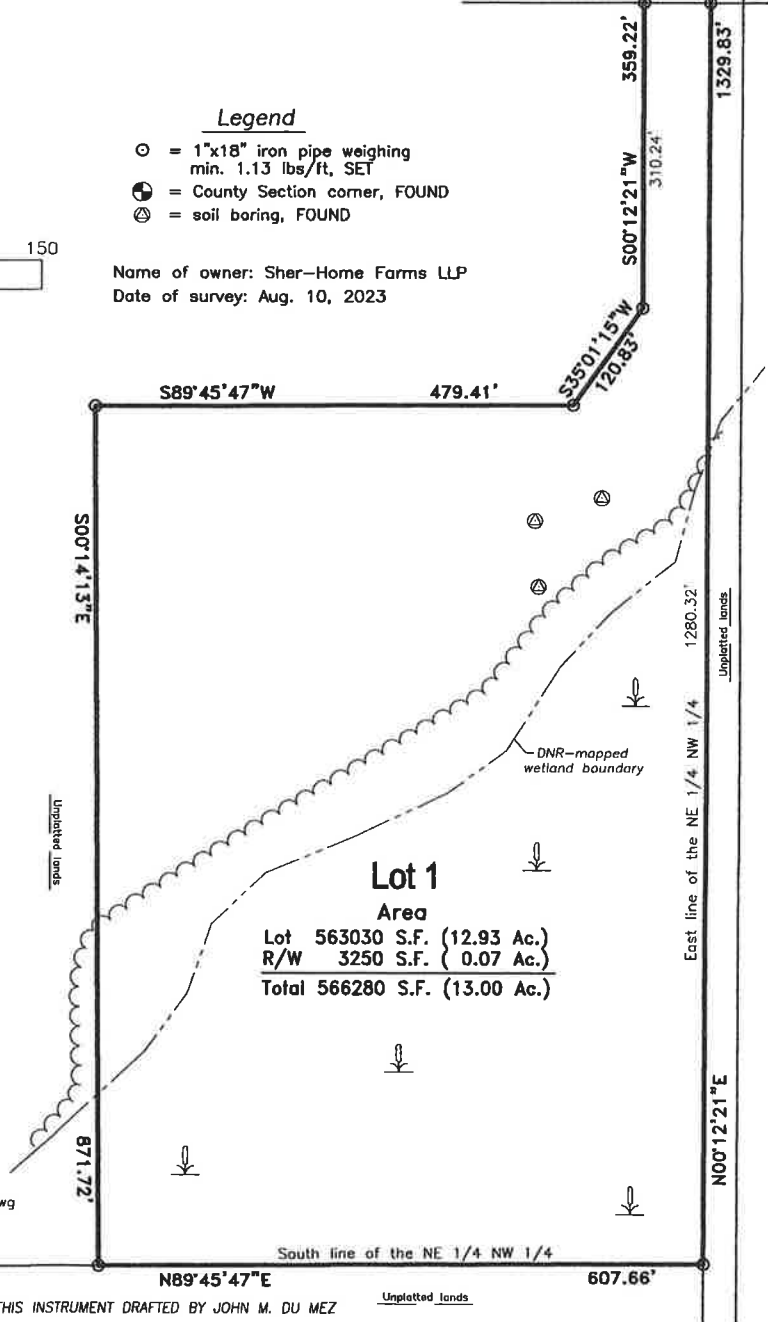
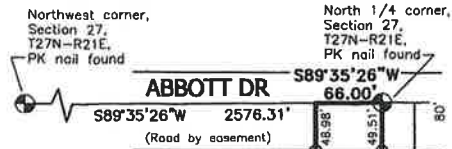
Part of the Northeast 1/4 of the Northwest 1/4 of Section 27,
T13N-R21E, Town of Sherman, Sheboygan County, Wisconsin.

Page 1 of 2



- Legend**
- ⊙ = 1"x18" iron pipe weighing min. 1.13 lbs/ft, SET
 - ⊕ = County Section corner, FOUND
 - ⊗ = soil boring, FOUND

Name of owner: Sher-Home Farms LLP
Date of survey: Aug. 10, 2023



Prepared by:
Compsite
Surveying & Mapping
Oostburg, WI 53070
(920) 564-8812

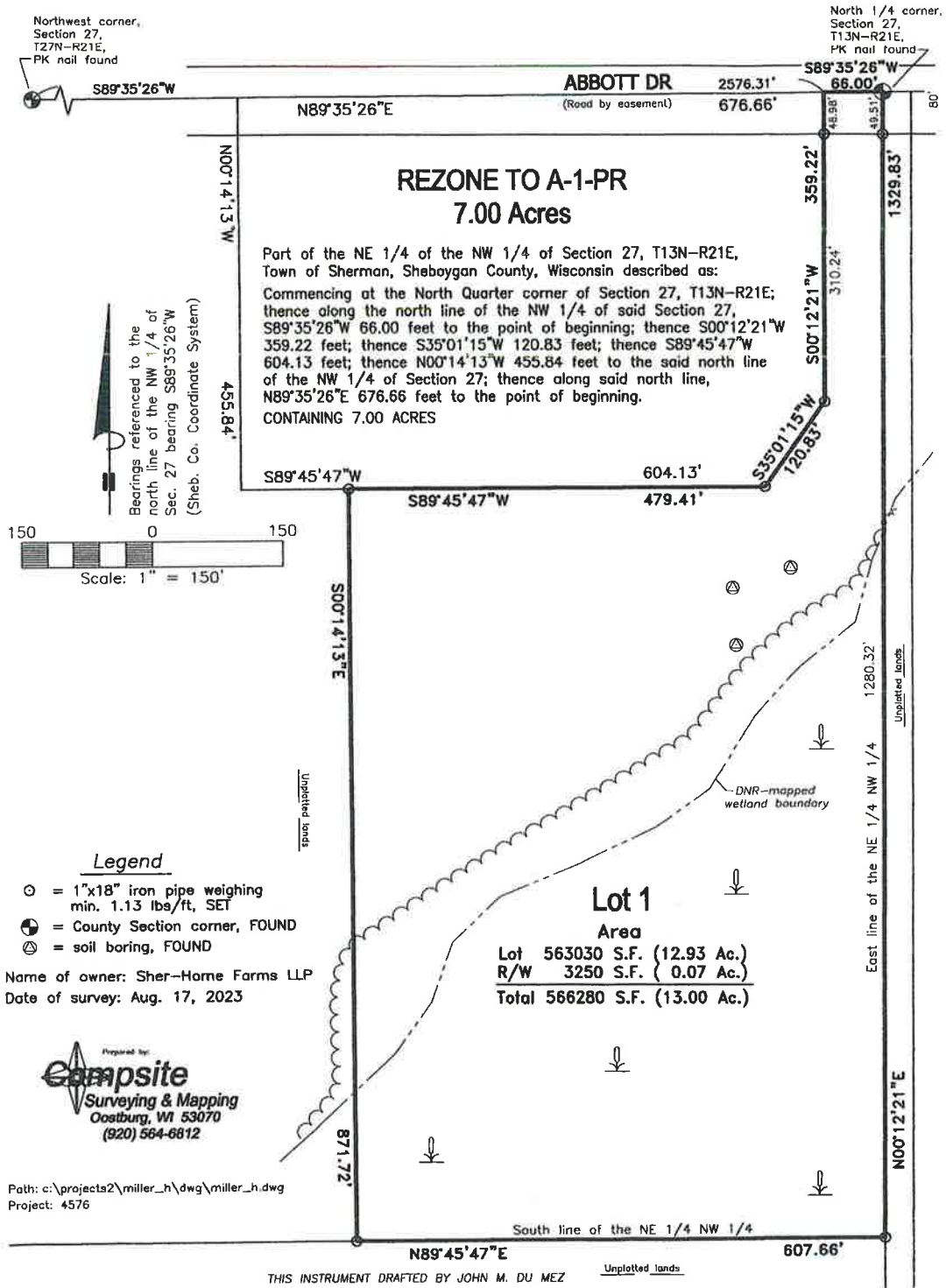
Path: c:\projects2\miller_h\dwg\miller_h.dwg
Project: 4576

CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4 of Section 27,
T13N-R21E, Town of Sherman, Sheboygan County, Wisconsin.

-Page 1 of 2-

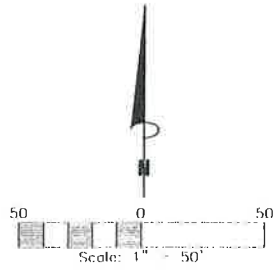
MAP & DESCRIPTION FOR A-1-PR REZONING



ABBOTT DR

Building Proposal
for
Haley Miller

Length of driveway = 607 feet



- * = Proposed grade
- 999.0 = Existing grade elevation
- = Proposed Grade Elevation

possible future shed
(40x60)

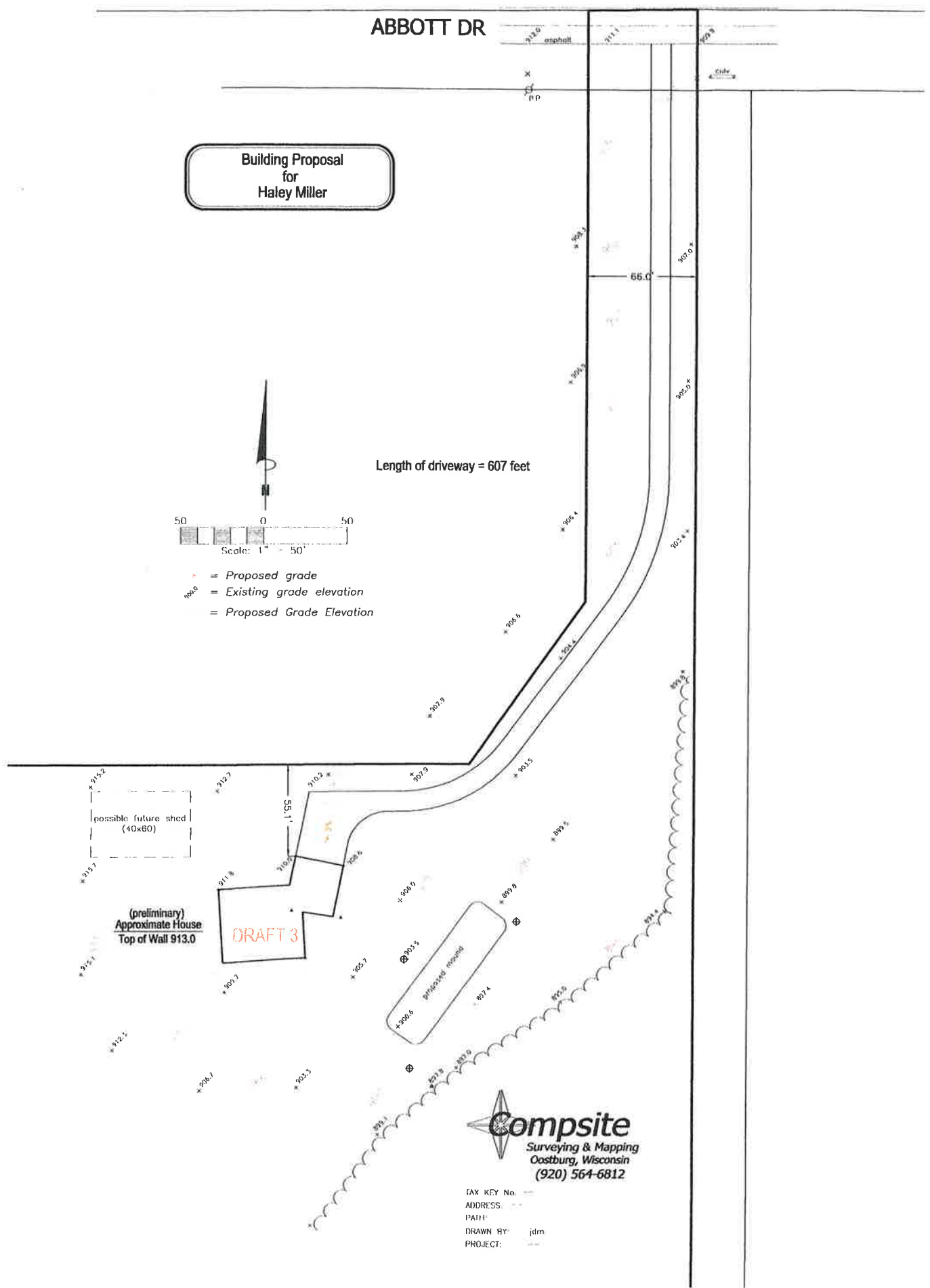
(preliminary)
Approximate House
Top of Wall 913.0

DRAFT 3

proposed driveway

Compsite
Surveying & Mapping
Oostburg, Wisconsin
(920) 564-6812

TAX KEY No. ---
ADDRESS ---
PATH ---
DRAWN BY: jdm
PROJECT: ---



Klier Living Trust

670 Joseph Ct
Port Washington 53074-9782

Allan Huiras
W 5488 Abbott Drive
Random Lake 53075

Andrew Schnieder
2647 Riverdale Ave
Sheboygan WI 53081

Hiller, Jeffery
N 1498 Bates Rd
Random Lake 53075



Public Hearing
Monday, October 2, 2023
Public Hearing at 6:00 p.m.
Plan Commission Meeting immediately to follow

**Notice of Public Hearing
Village of Random Lake
Monday, October 2, 2023, at 6:00 p.m.
96 Russell Drive**

The Plan Commission of the Village of Random Lake will hold a Public Hearing on Monday, October 2, 2023, at 6:00 p.m. at the Village Hall to consider an Extraterritorial Plat Approval pursuant to Zoning Ordinance Chapter 32 Section 43 for the following:

- Division and Rezoning of parcel 59028427010 in the Town of Sherman. Legal Description of property: NE NW, SEC 27, SUBJECT TO HWY CONVEYANCE AS REC IN VOL 379 P 55-56

The proposed zoning change is available for public inspection at the Village office, Monday through Friday 8:00 a.m. to 4:00 p.m.

The Village Board meeting will follow at 6:30 p.m.

Stephanie Waala
Clerk/Treasurer
Village of Random Lake

**Please publish twice in the paper:
September 21st & September 28th, 20223**

Sec. 32-43. - Extraterritorial plat approval jurisdiction.

When the land to be subdivided lies within 1½ miles of the corporate limits of the village, subject to the limitations of Wis. Stats. § 66.0105, the subdivider shall proceed as specified in sections 32-38 through 32-40, except:

- (1) Transmittal responsibility lies with the clerk of the town or municipality to whom the plat is first submitted and the subdivider shall indicate which one in his application.
- (2) Approval agencies shall be as specified in Wis. Stats. § 236.10 and the subdivider must comply with the land subdivision ordinances of the town in which the plat lies.
- (3) The subdivider may proceed with the installation of such improvements and under such regulations of the town board of the town within whose limits the plat lies. Whenever connection to any utility of the village is desired, permission for such connection shall be obtained from the village board. Village policy does not permit serving any individual outside the village limits.
- (4) All improvement requirements specified by the town in which the plat is located or any special improvement district shall be met before filing of the final plat.

(Ord. No. 1-04, § I(6), 3-1-2004)

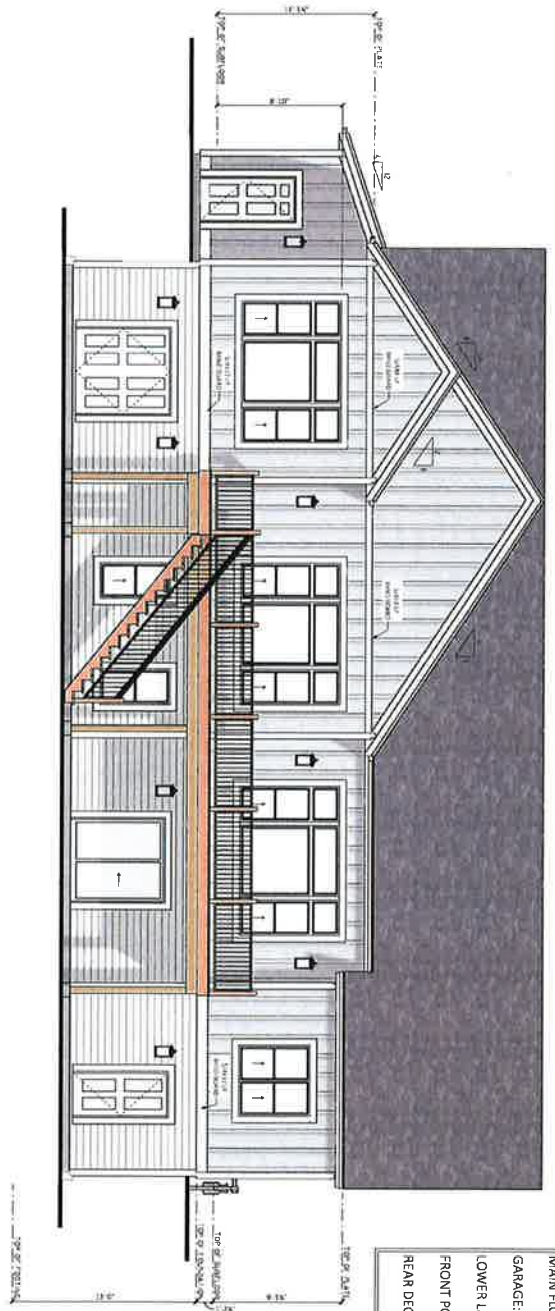
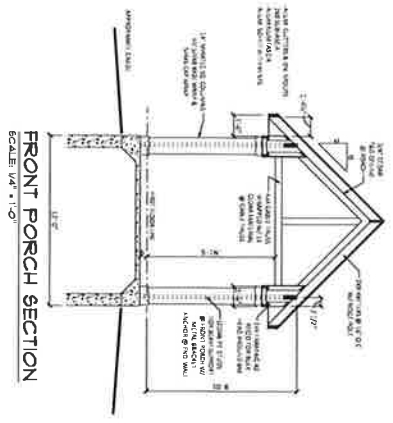


P.O. Box 344 • 96 Russell Drive • Random Lake, WI 53075
 Phone: (920) 994-4852 • Fax: (920) 994-2390

Building Permit Application

Job Location <i>(identify exact address)</i> Lot 9, East Shore Drive, Random Lake, WI			Permit#		
Owner's Name Mike and Mary Boll		Phone Number 920-287-1836	Contact's Name <i>(When Relevant)</i> Mike Boll		Phone Number 920-287-1836
Owners Address <i>(if different from above)</i> 535 Meadow Lane		City Sheboygan Falls	State WI	Zip Code 53085	
Contractor's Name JH Universal Construction LLC		License Number 091200014	Contractor's Contact Name Joe Herther		Phone Number 262-305-5490
Contractor's Address 5038 Cal Drive		City West Bend	State WI	Zip Code 53095	
It is the responsibility of the permit holder to arrange for appointment times when entry is available for the required inspections. If the inspector cannot access the work site or if the work is not visible, a re-inspection fee will be charged.					
Use of Building	Type of Work	Item	Size/Qty.	Fee	Amount
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Repair	Residence (One & Two Family)	2506/1	.30/sq. ft.	
		Residential Additions		.30/sq. ft.	
		Attached/Detached Garage		.25/sq. ft.	
		Plan Review: House & Garage		.12/sq. ft.	
		State Permit Seal (\$33.00 (State fee) + \$10.00)		\$43.00	
		Occupancy Permit (House & Garage)		.05/sq. ft.	
		Remodeling (Includes Plan Review)		.20/sq. ft.	
		Erosion Control		150.00	
		Decks & Porches		.20/sq. ft.	
		Storage Sheds		30.00	
		Re-Roof		50.00	
		Re-Siding		50.00	
		Swimming Pools (above ground/in ground/spas)		80.00	
		Fence		30.00	
Required for exterior design, appearance and location (fences, accessory buildings, decks, porches, pools, etc.)		Plan Commission/Architectural Review Board Fee		280.00	
		Expedited Meeting Fee (Nonrefundable)		100.00	
		Re-inspection Fee		75.00	
NOTES:					
Separate permits are needed for Electrical, HVAC, & Plumbing					
If any work is commenced before a building permit is obtained, all of the above fees shall be doubled.					
All calculations for square footage area are outside dimensions.					
I attest that the above information accurately describes the property and proposed work to be performed on it. I agree to comply with all Village of Random Lake and State of Wisconsin codes applicable to the occupancy and work stated above. I understand that any false misinformation may result in penalties prescribed in the Village of Random Lake ordinances.					SUB TOTAL:
BASE FEE (add to subtotal):					\$40.00
Applicants Signature: <input checked="" type="checkbox"/> <i>Joseph Herther</i>		Applicants Name: <i>Joseph Herther</i>		Permit Total:	
OFFICE USE ONLY Permit Paid By:				Date <i>8/30/2023</i>	

- EXTERIOR MATERIALS:
- CONTINUOUS RIDGE VENT
 - HIGH DEFINITION ASPHALT SHINGLES
 - ALUMINUM FASCIA
 - ALUMINUM SOFFIT WITH VENTS
 - VINYL SIDING (PER PLAN)
 - VINYL BOARD & BATTEN SIDING (PER PLAN)
 - 5/4X6 LP RIEZE BOARDS AT GAILES
 - 5/4X6 LP HEAD TRIM (WINDOWS & EXTERIOR DOORS)
 - 5/4X6 LP TRIM @ SIDES OF WINDOWS & EXTERIOR DOORS
 - 5/4X6 LP SILL TRIM AT WINDOWS
 - 1 1/4" SQ. LP COLUMNS AT FRONT PORCH



SQUARE FOOTAGE:

MAIN FLOOR:	2,506 SQ. FT.
GARAGE:	1,069 SQ. FT.
LOWER LEVEL, BATH:	89 SQ. FT.
FRONT PORCH:	95 SQ. FT.
REAR DECK:	345 SQ. FT.

1	SCALE: 1/4" = 1'-0"
5	DRAWN BY:
	DATE: 09.27.2023

BOLL, MIKE & MARY

REVISIONS

07.05.2023	
08.15.2023	W/CHANGES TO PORCH TO SUNROOM

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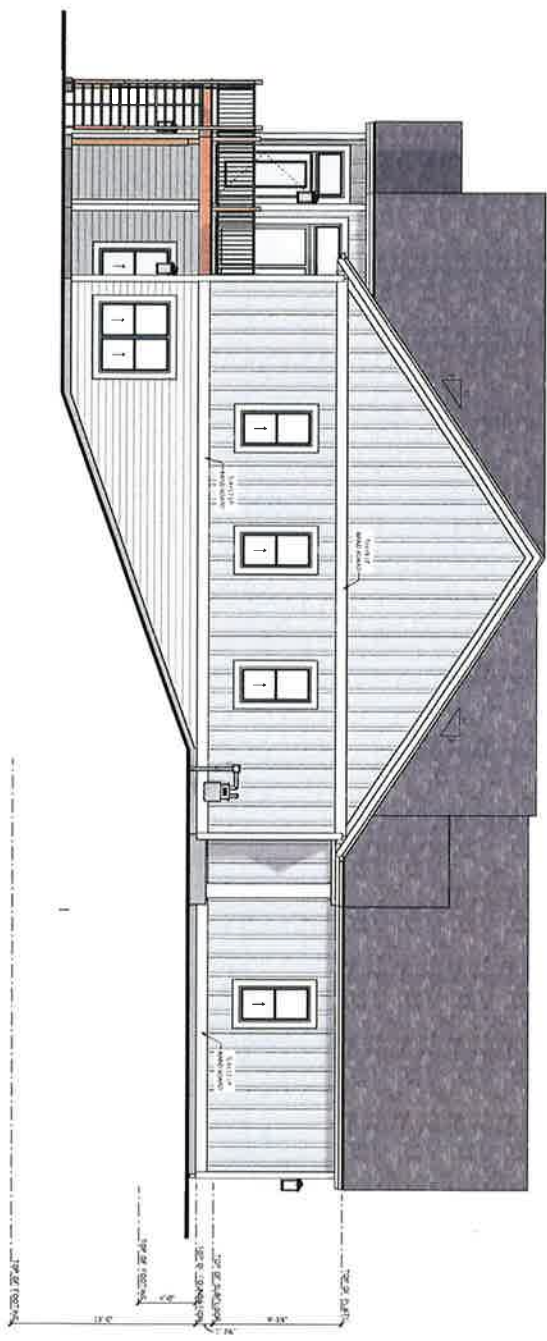
IT IS UNLAWFUL TO USE OR REPRODUCE BY ANY MEANS ALL OR ANY PORTION OF THESE CONSTRUCTION DOCUMENTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF JH UNIVERSAL LLC. JH UNIVERSAL LLC RESERVES THE RIGHT TO USE ALL OR PART OF THESE PLANS IN THE FUTURE.

Universal Construction

223235-8992 @ 510-926-5414 UNIVERSAL.COM/3038 CAL OR WEST BEND WI 53091

- EXTERIOR MATERIALS:
- CONTINUOUS RIDGE VENT
 - HIGH DEFINITION ASPHALT SHINGLES
 - ALUMINUM FASCIA
 - ALUMINUM SOFFIT WITH VENTS
 - VINYL SIDING (PER PLAN)
 - VINYL BOARD & BATTEN SIDING (PER PLAN)
 - 5/4X6 LP FREEZE BOARDS AT GABLES
 - 5/4X6 LP HEAD TRIM (WINDOWS & EXTERIOR DOORS) & EXTERIOR DOORS
 - 5/4X6 LP TRIM @ SIDES OF WINDOWS
 - 5/4X6 LP SILL TRIM AT WINDOWS
 - 11 1/4" SQ. LP COLUMNS AT FRONT PORCH

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

2 5	SCALE: 1/4" = 1'-0"
	DRAWN BY:
	DATE: 09.27.2023

BOLL, MIKE & MARY

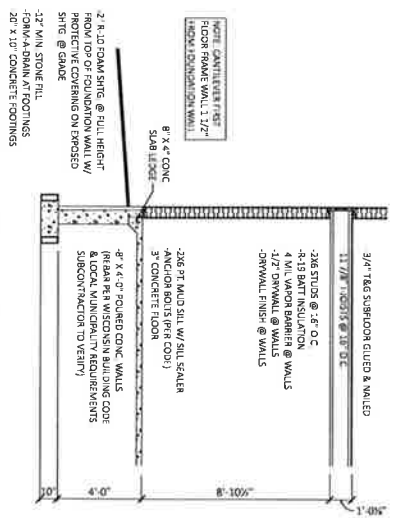
REVISIONS
01 OF 05 2023
KITCHEN LAYOUT; 32" DOOR TO SUNROOM

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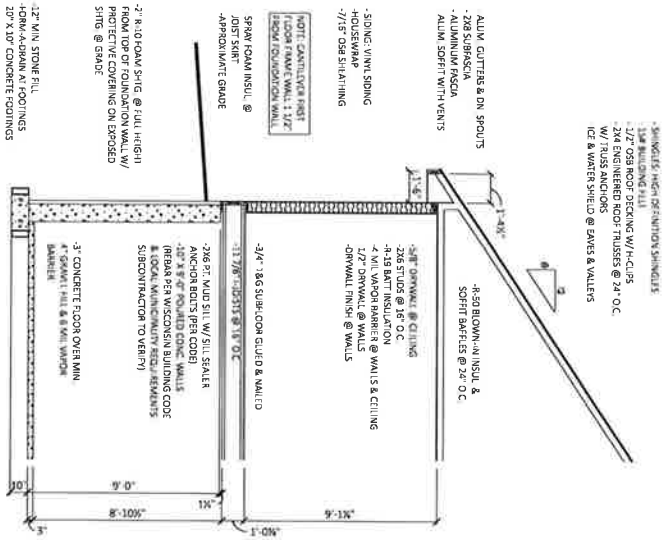
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JH Universal Construction, LLC

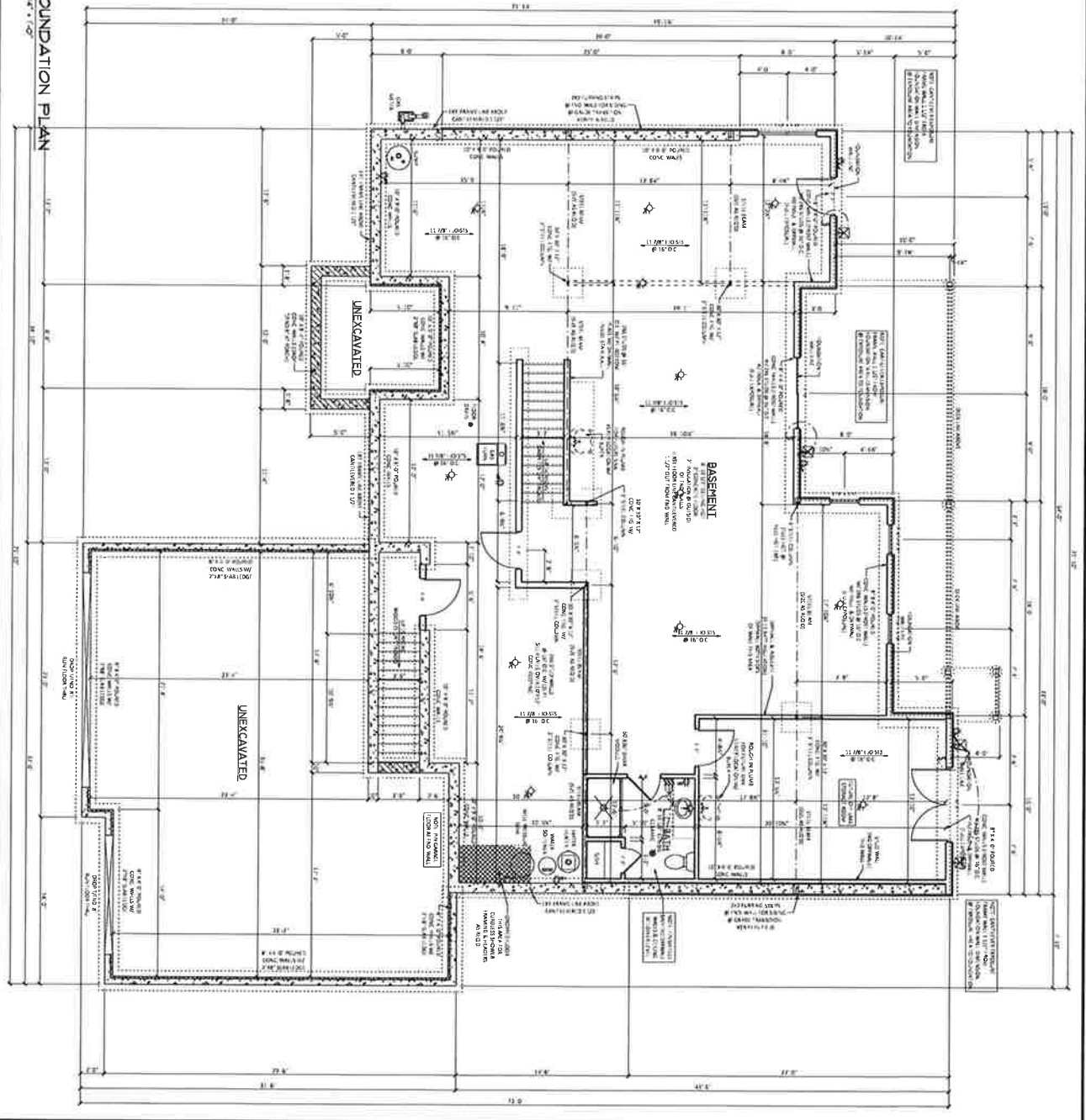
(202) 253-9900 # 121026 JHUNIVERSAL.COM 1036 CAL. DR. WEST BEND WI 53091



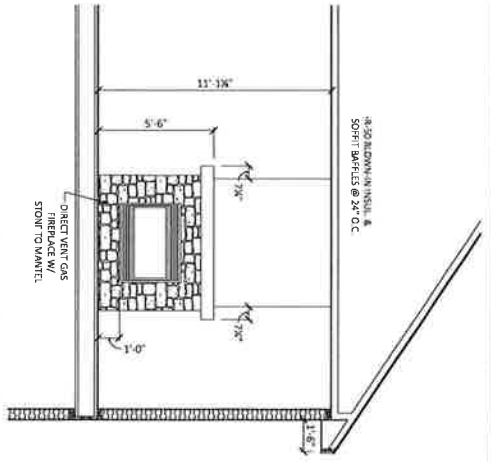
FULL EXPOSURE SECTION
SCALE: 3/8" = 1'-0"



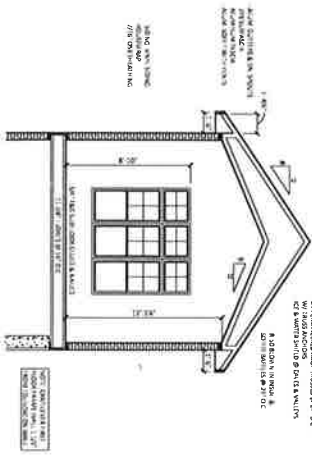
TYPICAL SECTION
SCALE: 3/8" = 1'-0"



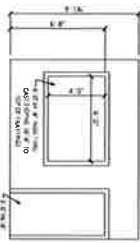
<p style="font-size: 24pt; font-weight: bold;">3</p> <p style="font-size: 24pt; font-weight: bold;">5</p>	<p>SCALE: As Noted</p> <p>DRAWN BY:</p> <p>DATE: 09.27.2023</p>	<p>BOLL, MIKE & MARY</p>	<p>REVISIONS</p> <p>07.05.2023 KITCHEN LAYOUT, 2X7 DOORS TO SUNROOM</p>	<p>COPYRIGHT 2023 JH UNIVERSAL LLC</p> <p>IT IS UNLAWFUL TO COPY OR REPRODUCE BY ANY MEANS ALL OR ANY PART ON ANY OF THE JH UNIVERSAL CONSTRUCTION DOCUMENTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF JH UNIVERSAL LLC. JH UNIVERSAL LLC RESERVES THE RIGHT TO LINK ALL OR PARTS OF THESE PLANS IN THE FUTURE.</p>	<p>Universal Construction</p> <p style="font-size: 8pt;">(952) 333-8900 • P.O. BOX 44 • UNIVERSAL, CALIFORNIA 92583 • WEST BEND, WI 53091</p>
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FIREPLACE CROSS SECTION
SCALE: 3/8" = 1'-0"

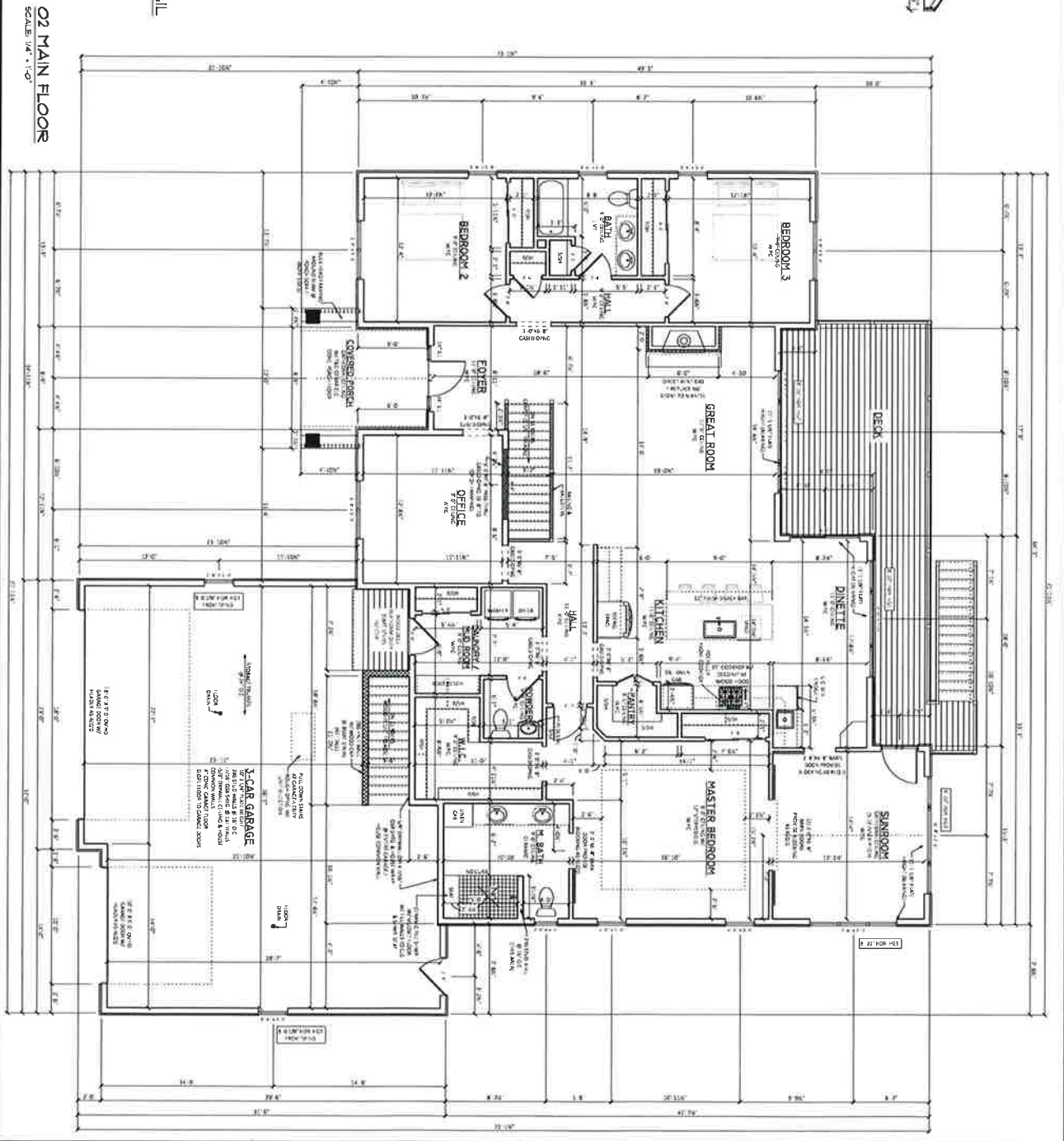


SUNROOM CROSS SECTION
SCALE: 1/4" = 1'-0"



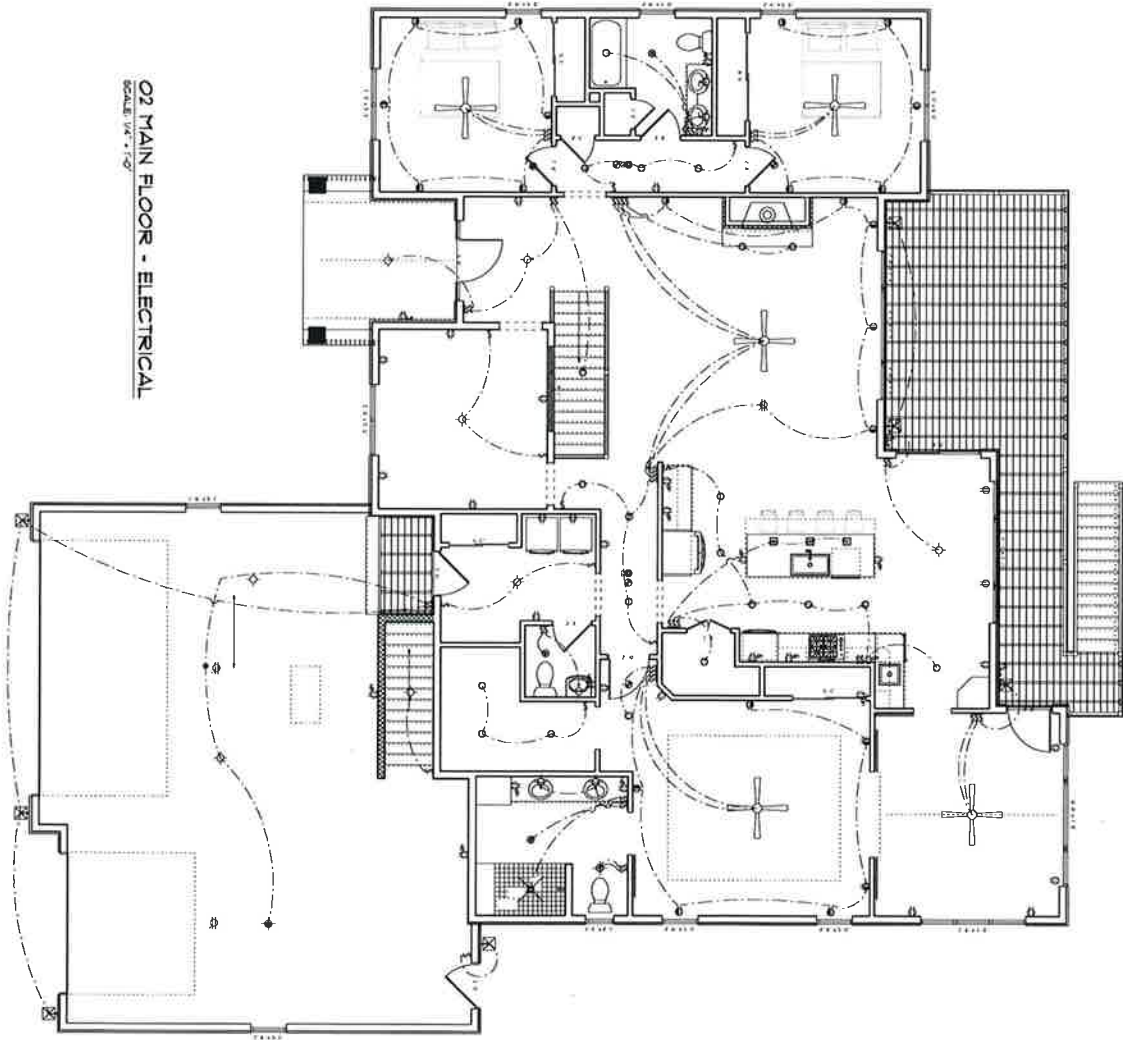
OFFICE CABED OPENING DETAIL
SCALE: 1/4" = 1'-0"

GENERAL NOTES:
-9'-1 3/8" FIRST FLOOR PLATE HEIGHT (UNLESS OTHERWISE NOTED)
-6'-10" WINDOW HEADER HEIGHT (UNLESS OTHERWISE NOTED)



O2 MAIN FLOOR
SCALE: 1/4" = 1'-0"

02 MAIN FLOOR - ELECTRICAL
SCALE: 1/4" = 1'-0"



From: Mike Boll <mboll@trombetta.com>
Sent: Thursday, September 14, 2023 6:41 AM
To: info@jhuniversal.com
Subject: RE: Permit requests

Hi Nancy,

Here is what we are thinking at this time.

Colors for:

- Windows – Black trim
- Doors – Cedar look including garage door
- Shingles – Black or Black blend
- Siding – Midnight blue or Pacific blue
- Trim – Black trim

Below are some pictures of some houses that show different aspects of the above as well as a picture of the samples which we can bring along to the meeting.

Give me a call if you need to discuss.

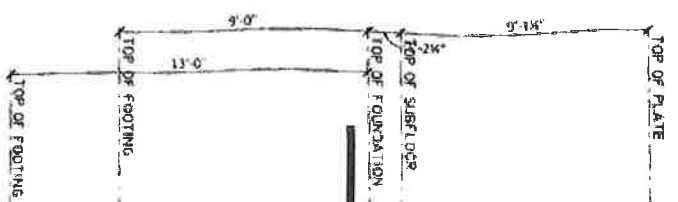
Thanks!

REAR ELEVATION

SCALE: 1/4" = 1'-0"

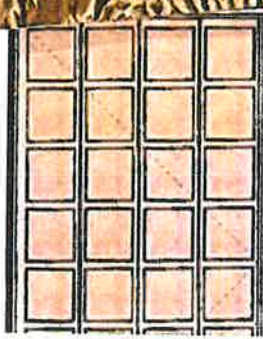
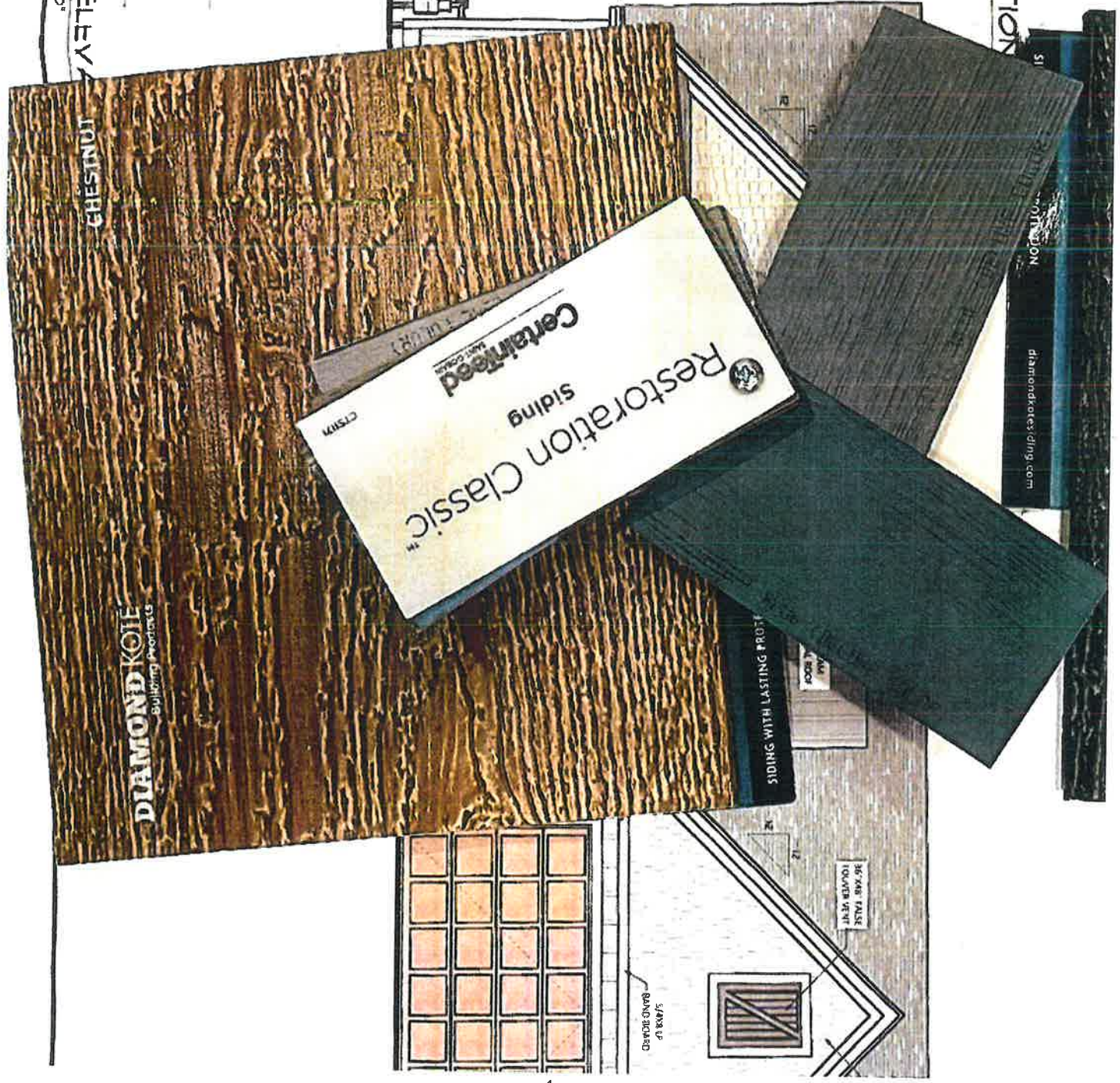
RANKING AS
D-TON SULK
AROUND BM
16 PT STUDS
EAK SUPPORT
JAIL PORCH W/
JAIL BRACKET
#6 #10 WALL

SECTION



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



SKAN UP
BAND BOARD

SIDING WITH LASTING PROTT

36 X48 FALSE
TOWER VENT

8:40 ↗



 certainteed
SAINT-GOBAIN



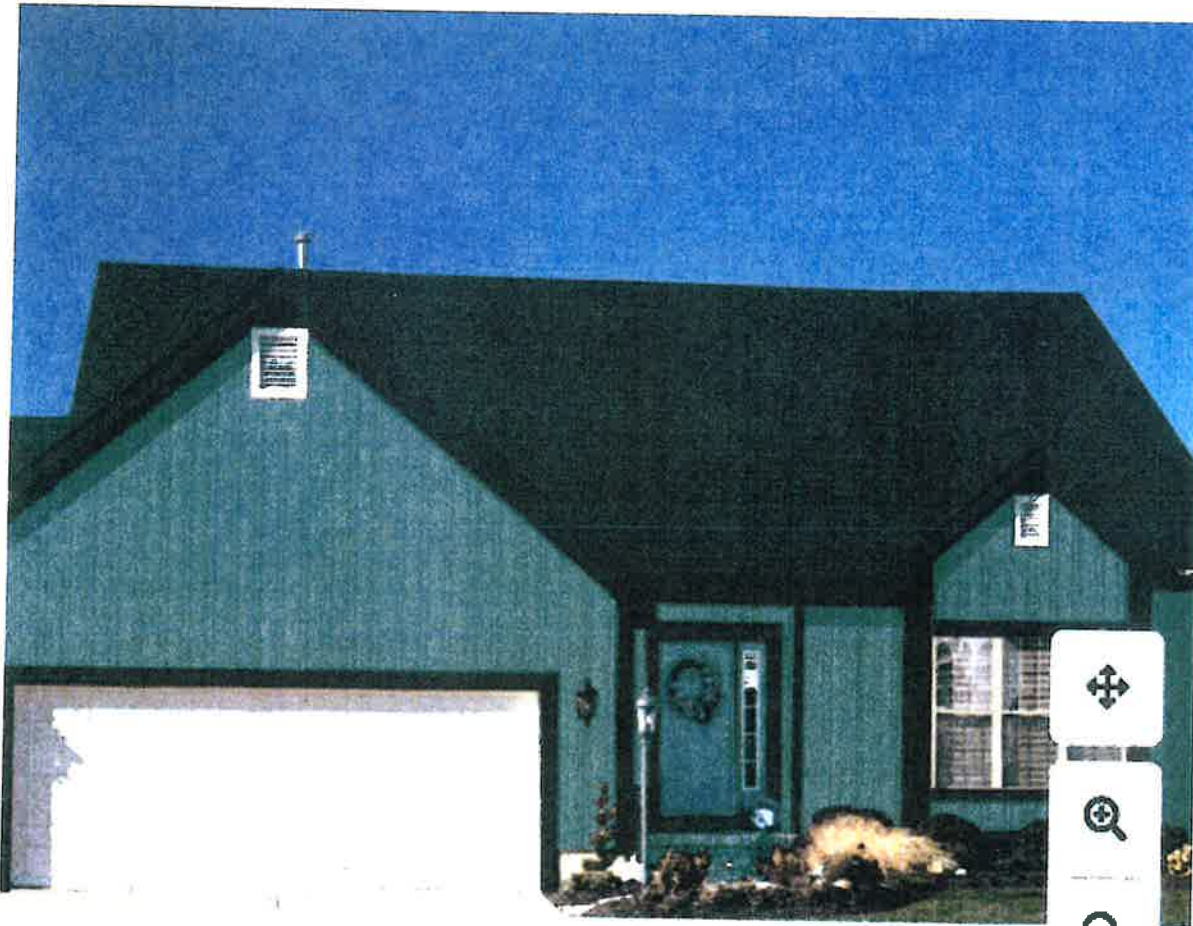
 MY NEW E...



My Designs ▾



Set Region ▾





Mike Boll

Regional Sales Manager



Trombetta Systems
211 Forest Avenue
Sheboygan Falls, WI, 53085

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mboll@trombetta.com](https://smpengineeredolutions.com/about/mboll@trombetta.com)

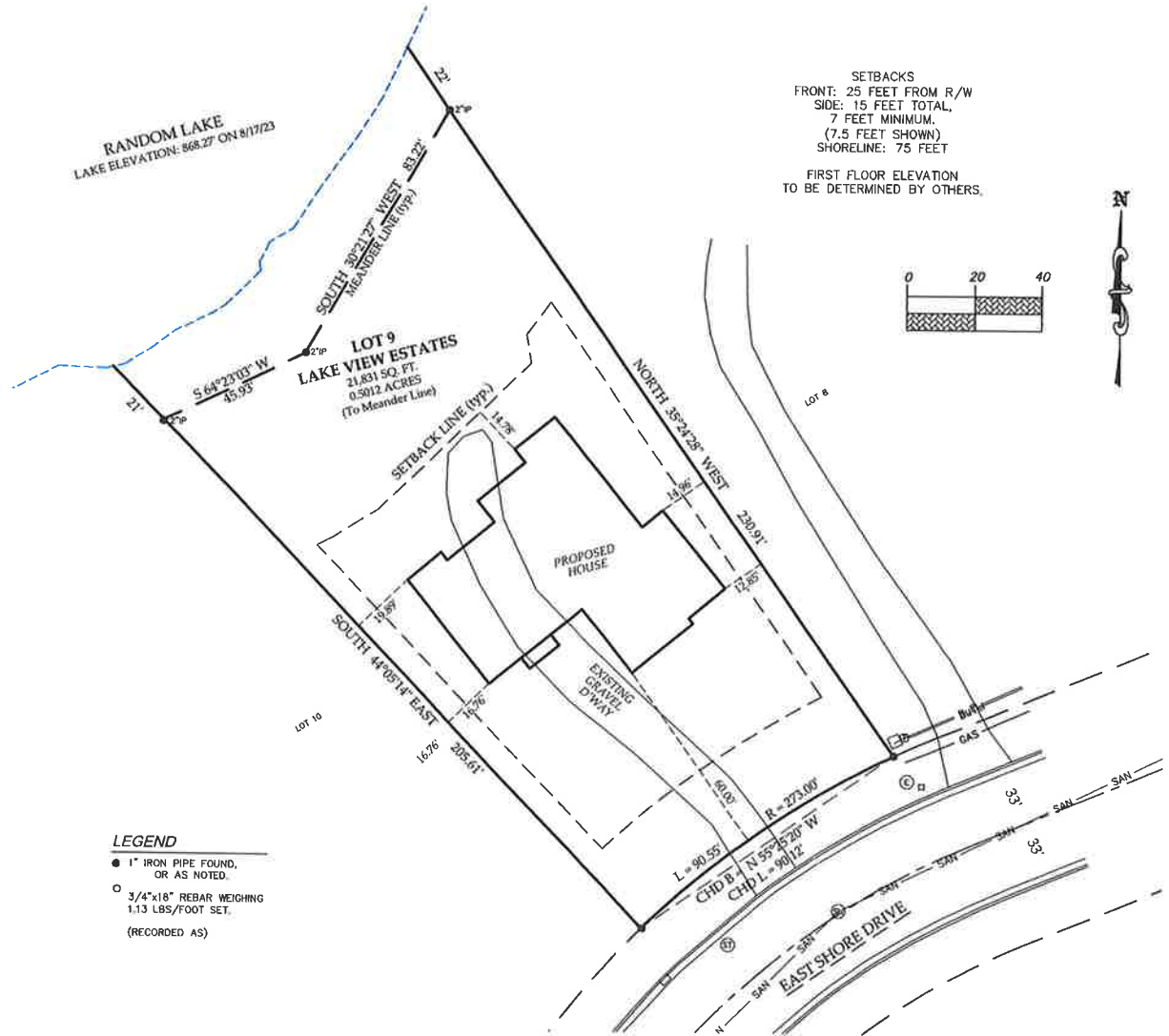
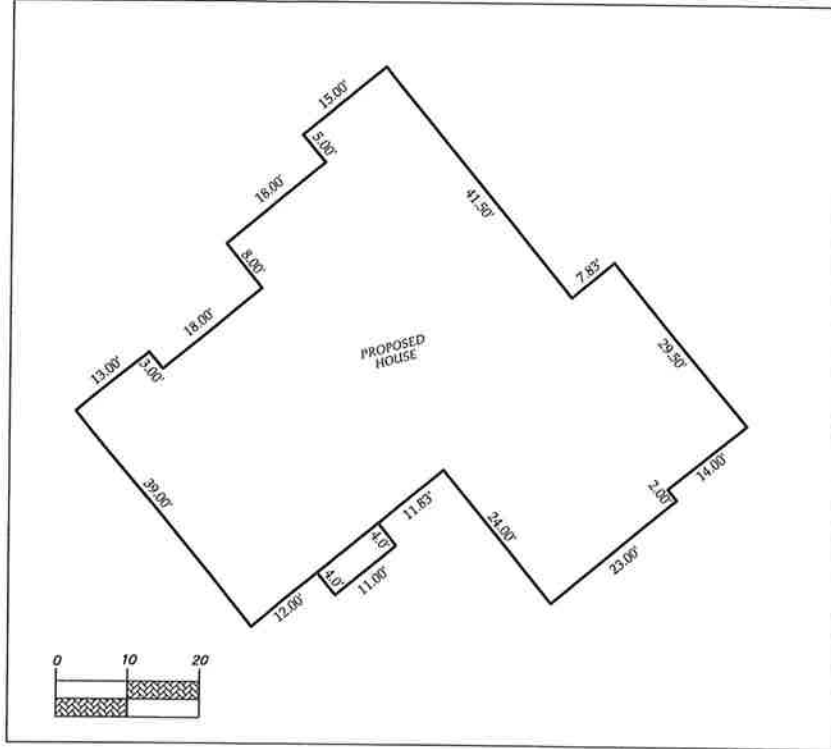


PLAT OF SURVEY

OWNERS:
 MICHAEL BOLL
 MARY BOLL
 535 MEADOW LANE
 SHEBOYGAN FALLS, WI 53085

LEGAL DESCRIPTION:

LOT NINE (9), OF LAKE VIEW ESTATES,
 VILLAGE OF RANDOM LAKE, SHEBOYGAN COUNTY, WISCONSIN



SETBACKS
 FRONT: 25 FEET FROM R/W
 SIDE: 15 FEET TOTAL,
 7 FEET MINIMUM,
 (7.5 FEET SHOWN)
 SHORELINE: 75 FEET

FIRST FLOOR ELEVATION
 TO BE DETERMINED BY OTHERS.



AUGUST 28, 2023

SURVEYED BY JOSEPH W. DAVID
 MAPPED BY J. SCOTT HENKEL, PLS

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN 1 YEAR FROM THE DATE HEREON.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSION OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY, AND THAT I HAVE COMPLIED WITH WISCONSIN CHAPTER A-6 7.



122 Wisconsin Street, West Bend, WI 53095
 262.346.7800 kparish@parishse.com

FN: WA-39-23 Date: 8/21/23