

TOWN OF RANDALL

POLICY ON LEASE OF BOAT SLIPS AND SHORE RACKS

INTRODUCTION

The purpose of this instant document is to summarize the Policies as related to the leasing of Town of Randall boat slips and shore racks.

The Town of Randall wishes to have in place a written Policy that will assist in regulating the leasing of Town of Randall boat slips and shore racks and provides the public with notice thereof.

This instant Policy is intended as a guide to assist in the orderly and fair leasing of Town of Randall boat slips and shore racks. If a particular Policy conflicts with a Town Ordinance or with a valid Wisconsin or Federal law, then the Policy at issue will be deemed invalid.

The Town Board of the Town of Randall may amend this instant Policy at any time. This instant Policy is not precedent setting in any way. The Town of Randall Town Board may at any time, change, amend or even declare this entire instant Policy repealed.

1. PIER ADMINISTRATOR

The Town Board of the Town of Randall shall appoint a Pier Administrator. The Pier Administrator shall not be a person who leases a Town of Randall boat slip or who is on the Waiting List to lease a Town of Randall boat slip. The Pier Administrator, as an agent of the Town Board, possesses the authority to implement the Policies contained in this instant document, as well as possessing the authority to administer the leasing of the boat slips and shore racks. The Pier Administrator may be a serving Town Board member.

2. LEASE ELIGIBILITY

a. LEASING OF BOAT SLIPS

Property owners in the Town of Randall shall have precedence in the leasing of boat slips and shore racks. Other persons may be allowed to lease a boat slip or share rack if there are no Town of Randall property owners on the respective Waiting List.

Lease applicants shall be placed on the respective Waiting List, in chronological order based on the date on which the Town accepts the application to lease a boat slip/shore rack. The Waiting List shall be strictly adhered to regarding the offer of a boat slip/shore rack to those persons who are senior in the chronology.

If a person on the respective Waiting List refuses an offer of a boat slip/shore rack from the Town, then that person shall be removed from the Waiting List. That person may choose to be moved to the end of the Waiting List or may in the future again apply to be placed on the Waiting List.

b. REASSIGNMENT OF BOAT SLIPS AND SHORE RACKS

A Lessee in writing may apply to request a reassignment to another boat slip/shore rack. The Town will maintain a chronological list of applications for reassignment, based on the date on which the Town accepts the Lessee's application for reassignment. As boat slips/shore racks become available the Reassignment List will be reviewed, in order of chronology, to determine if an available boat slip/shore rack satisfies a Lessee's request. If the applying Lessee obtains the lease of the vacant boat slip/shore rack, then that Lessee's present boat slip/shore rack becomes vacant and available for lease to another person.

If a person on either Reassignment List refuses an offer of a boat slip/shore rack from the Town, then that person shall be either removed from the Reassignment List or that person may choose to be moved to the end of the Reassignment List. If the person is removed, he/she may in the future again apply to be placed on the Reassignment List.

c. BOAT SIZE

Only boat manufacturer models that are less than twenty-one feet (21') in length, shall be permitted to occupy a leased a boat slip on the Town's Municipal pier system.

3. PERSONS INELIGIBLE TO LEASE

Persons who have use of or who have the right to use a private boat slip or own waterfront property located on Powers Lake or Lake Benedict shall be ineligible to lease a Town of Randall boat slip or shore rack.

4. LESSEE ALLOWED TO LEASE ONE BOAT SLIP AND ONE SHORE RACK

A Lessee, which shall include his/her spouse, shall be allowed to lease one (1) boat slip and one (1) shore rack only.

5. NUMBER OF WATERCRAFT ALLOWED

A Lessee is allowed to use a maximum of two (2) watercraft for a leased boat slip. Only one (1) watercraft may be placed in Lessee's boat slip at a time. Any watercraft used for the boat slip must be so indicated on the Lease.

A Lessee is allowed to use a maximum of two (2) watercraft for a leased shore rack. Any watercraft used for the shore rack must be so indicated on the Lease.

6. PREEXISTING LEASE CONDITIONS

A preexisting allowed lease condition or use, which is inconsistent with either the present Lease or this instant Policy, may be allowed as a legal use if approved by the Pier Administrator.

7. COMPLAINT PROCEDURE AND APPEALS

The Pier Administrator shall handle and decide all Complaints related to the leasing of boat slips and shore racks.

Persons on either Waiting List and current Lessees have standing to file a Complaint directly to the Pier Administrator. All Complaints shall be in writing and shall be filed with the Town Clerk.

The Pier Administrator shall file with the Town Board a copy of the Complaint and shall file with the Town Board, in writing, the Decision on the Complaint. The time of the filing of the written Complaint thru the time when the written Decision is filed with the Town Board shall not exceed thirty (30) days.

A complainant, who is not satisfied with the Decision of the Pier Administrator, shall be allowed to Appeal to the Town Board.

The written Appeal must be filed with the Town Clerk within thirty (30) days after the complainant was mailed the written Decision.

The Town Board possesses the sole discretion on whether the Town Board will accept and decide the Appeal. The Town Board has the absolute right to refuse to accept and to hear the Appeal.

If the Town Board accepts the Appeal, the Decision of the Town Board shall be final. There is no appeal from the Town Board's Decision.

The Town Board shall issue any Town Board Decision within sixty (60) days of the written Appeal being filed with the Town Clerk.

8. LEASE RATE INCREASE

The Pier Lease Rate and Shore Rack Lease Rate shall incrementally increase across the board by the cost-of-living index plus 2% annually.

The index is found on the U.S. Bureau of Labor Statistics website (<https://www.bls.gov/cpi/>). The CPI series that is used is the CPI-U Midwest Region. The reference period is the annual average at year end.

As of September 2025, the CPI-U Midwest Region cost-of-living index can be found at https://www.bls.gov/regions/mountain-plains/news-release/consumerpriceindex_midwest.htm.

END OF POLICY ON LEASE OF BOAT SLIPS