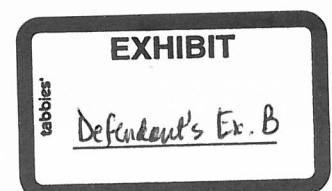


FILED  
05-06-2025  
Walworth County  
Clerk of Circuit Court  
2025CV000298

Recommended Conditions for the West Rod Cottage Property at:  
N8828 Stringers Bridge Rd. East Troy, WI, 53120  
Parcel No. PET 1800006A

1. Approved as per plan submitted as a private commercial marina for the lease of 8 boat slips and vehicle parking spaces as shown on the site plan with no storage of boat supplies in the shoreland area and all additional conditions.
2. Parking must meet with the requirements of the county zoning ordinance. All parking must be in compliance with County requirements within 60 days of this approval. On-site parking shall be used exclusively for the purpose of the marina as specified.
3. The applicant shall submit an outdoor lighting plan for review and approval prior to construction. Outside lighting shall be shielded and directed on site and located as identified on the approved plan.
4. The hours of operation shall be 24 hours per day. The property owner shall be responsible for implementing quiet hours after 12:00 a.m. until 6:00 a.m. every day.
5. The property must be kept neat, clean, and mowed.
6. There shall be no alterations of the shoreland setbacks or wetlands.
7. Must meet all applicable Federal, State, County, and local regulations.
8. The property owner shall be responsible for acquiring and submitting adequate liability insurance for the use of the property as a private marina and keep the insurance current during the life of this conditional use.
9. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
10. Failure to actively exercise this conditional use within 12 months of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original 12-month period.
11. Use of the parking lot shall be limited to the owner and lessees of the commercial boat slips. The total capacity of the marina shall be limited to the occupants of the vehicles parked in the leased vehicle parking spaces. One vehicle parking space shall be leased in conjunction with one leased boat slip on a seasonal basis. Vacancies may be filled for the remainder of the season. The property owner shall keep a written log of the individuals leasing the vehicle parking spaces in conjunction with the leased boat slips and make the written log available to the Town and County upon request.



12. Outside storage of boat trailers or equipment shall not be allowed. Boat trailers shall not be parked and/or stored in the vehicle parking spaces.
13. No heavy equipment to be parked or operated on this property. This includes, but not limited to Forklifts/telehandlers/dump trucks or any other equipment that could potentially harm the C4 shoreland/wetland area of this property.
14. Chain link fencing to be installed from the lake area on the roadside of the property continuing north to the parking lot area to restrict access to pedestrian street crossing.
15. The County reserves the right to rescind this conditional use upon any violation of County regulations.
16. The property to be inspected every 12 months for the first 5 years to insure that the owner is complying with the conditional use permit.