

# DISTRICT DIALOGUE

## Volume 34, Number 1 August 2023

Dear Lauderdale property owners,

The Lauderdale Lakes Lake Management District (LLLMD or Lake District) is just one of several not-for-profit, volunteer organizations that exist to help enhance and preserve the quality of the lake and provide recreational opportunities that makes Lauderdale Lakes one of the very best lakes in Wisconsin.

LLLMD is a special purpose unit of government formed in 1991 under Chapter 33 of the Wisconsin Statutes in cooperation with the Town of LaGrange. Wisconsin law generally gives towns, villages, and cities the authority to enact local boating regulations though established ordinances. The Town of LaGrange establishes ordinances by which the lake district's Water Patrol enforces both state laws and laws specific to Lauderdale Lakes.

As a Wisconsin lake district, the LLLMD is governed by a board of commissioners who are elected by lake district residents to a three-year term. While Wisconsin Statutes allows for Lake District commissioners to be compensated for their time, LLLMD board commissioners have never been compensated and pay in full all fees and charges at the Lauderdale Lakes Country Club.

The board recently approved that all future board meetings following the Annual Meeting will be available to all lake residents to view and listen live via the web conferencing app Zoom. Prior to each board meeting, instructions and/or a link will be available to enable all lake residents to view and listen to board meetings live from the comfort of their home. To ensure that you receive future correspondences from the Lake District, including all board meeting notices, visit our website at [www.lauderdalelakesdistrict.com](http://www.lauderdalelakesdistrict.com) click the subscribe button and add your email address.

This edition of the District Dialogue includes the agenda for the upcoming Saturday September 2, 2023 Annual Meeting, a description of the proposal to build a new golf course clubhouse as well as a brief summary of this past year's accomplishments and planned future projects.

**ANNUAL MEETING:** The 2023 Annual Meeting will be held at the Lutherdale Bible Camp open air pavilion with registration starting at 9:30 AM and the meeting at 10:00 AM. The meeting will be held rain or shine.

### **Proposal To Build a New Golf Course Clubhouse**

After spending more than \$50,000 to keep the doors of the aging clubhouse open since the failed vote in 2017 to build a new community center, the Board decided in late 2021 to revisit the long-standing issue of the aging clubhouse (102 years old) and its major structural issues. A committee of lake residents (several who voted NO on the 2017 proposal) were appointed by the Board. The Committee is chaired by Jack Sorenson and its members include Scott Rhyan, Paul Lopardo, Jake Jacobson, Linda Johnson, Andy Brown and Jim Kroeplin. After the Board determined that repairing the aging clubhouse was not cost effective given the multitude of deficiencies, the Committee proceeded to develop a new concept design plan for the clubhouse.

Based on the lessons learned from the failed 2017 vote to build a new community center, the board on June 3<sup>rd</sup>, approved a new proposed clubhouse conceptual design as recommended by the Committee. The proposed new clubhouse will be presented to all lake residents at the upcoming Lake District Annual meeting on September 2, 2023. Lake District residents will be asked to vote on the following question:

**Authorize a loan amount up to a maximum of \$1,200,000 to build a new clubhouse based on the June 3, 2023 Board approval of the clubhouse design of approximately 2,500 sq. ft. and approve of the levy of an annual irrepealable tax to pay the principal and interest when due.**

The tax implications for each property owner is based on the assumption of an 8% interest loan with principal and interest payments of approximately \$120,000 annually over 20 years.

**The tax implication to lake district property owners is based on each property receiving an equal benefit from the construction of the new**

**clubhouse and therefore each property owner will pay an equal amount. Based on the loan assumption of principle and interest payments of \$120,000 per year for 20 years, the owner of each property will pay approximately \$72.00 per property owned annually for 20 years.**

The amount paid annually may be reduced annually if the golf course generates a surplus of revenue after all expenses. This would enable the golf course to pay a portion of the annual loan principal and interest. Based on the anticipated golf course revenues this year, the tax implications for 2024 budget principal and interest will be reduced to \$49 per parcel.

To potentially decrease the tax impact, the lake district has established a fundraising committee. More information regarding the fundraising committee will be available after September 2<sup>nd</sup>. Currently, the Lake District percentage of your overall tax bill represents 3.1 % of your total bill.

The new clubhouse, if approved, will be less than 2,500 sq. ft. as compared to the existing clubhouse which is 3,100 sq. ft. and after demolition of the old clubhouse would be constructed in approximately the same location. Design components of the new proposed clubhouse will allow for one staff to handle the daily operations. The building will be fully ADA accessible to allow for easy access for individuals with disabilities. It will be designed to remain open year-round, which will enable the golf course to extend its golf season weather permitting. Currently, the golf course does not open until early April and closes in late October as the existing clubhouse water lines are exposed under its partial cinder block foundation. Efforts will be made with the overall design to maintain the same ambience, charm, and cozy Northwoods feeling.

Specific design elements of the new building include:

- Large open seating space comparable in size to the open space of the existing clubhouse. This space will allow for **social events, block parties, meetings, card playing, game nights, etc..** A golf simulator may be added during winter months.
- Bar/registration area that is slightly larger than the existing bar/registration area.
- Kitchen/storage for prepared foods and catering.

- Office, storage, and restrooms.
- A fireplace will be located on the west wall and will be designed to replicate the existing fireplace.
- A full basement with 9-10' ceilings to accommodate mechanical systems, storage, office space, and meeting rooms. Access would be by both stairs and elevator. The basement is not included in the 2,500 sq.ft. and would not be finished as part of the clubhouse construction. The Lake District will complete the basement at a later date.
- South wall will have plenty windows for views of the patio area and golf course.
- Patio area will be slightly larger than the existing patio and include a trellis to provide shade and include an outdoor patio bar with seating and a service counter.
- Key ambiance features include wood beam ceilings, cedar like exterior, dormer windows (cottage style) built into roof. Overall, the design will make every effort to provide the same charm, warmth, cozy, and unpretentious feeling.
- A new golf club storage building will be located adjacent to the parking lot.

SCHEDULE IF PROPOSED NEW CLUBHOUSE VOTE IS APPROVED ON SATURDAY SEPTEMBER 2, 2023

September 2023, construction documents will start to be developed to bid the project in the spring/early summer of 2024. Existing clubhouse would be demolished in late summer/early fall of 2024 based on the construction schedule of the successful lowest and most responsible bidder. Clubhouse operations will be relocated temporarily to the maintenance building. New clubhouse will open in April/May 2025.

In summary, the Board will be asking Lake District residents on September 2 to authorize a NOT TO EXCEED LOAN AMOUNT OF \$1.2M TO BUILD A NEW CLUBHOUSE BASED ON THE BOARD APPROVED CONCEPT DESIGN (LESS THAN 2,500 SQ.FT. CLUBHOUSE).

Dean Bostrom  
District Board Chairman

The LLLMD is just one of several not for profit, volunteer organizations that were formed to enhance and preserve the quality of the lake and provide recreational opportunities.

Lauderdale Lakes Improvement Association -[www.llia.org](http://www.llia.org)

Lauderdale Lakes Yacht Club - [www.llyclub.com](http://www.llyclub.com)

Lauderdale Lakes Sailing Club -[www.lauderdalesailingclub.club](http://www.lauderdalesailingclub.club)

Lauderdale Lake Snowmobile Club -[www.lauderdalelakeriders.club](http://www.lauderdalelakeriders.club)

Kettle Moraine Land Trust – [www.kmlandtrust.org](http://www.kmlandtrust.org)

LAUDERDALE LAKES

LAKE MANAGEMENT DISTRICT

ANNUAL MEETING & BUDGET HEARING

LUTHERDALE BIBLE CAMP PAVILION, N7891 HWY 12

SEPTEMBER 2, 2023

REGISTRATION BEGINS AT 9:30 AM

MEETING BEGINS AT 10:00 AM

## **BUDGET HEARING & MEETING AGENDA**

1. Call to order
2. Introduction of and Recognition of Commissioners
3. Approval of Minutes of September 3, 2022, Annual Meeting
4. Commissioner Election
5. Consider New Golf Course Clubhouse proposal as approved at June 3<sup>rd</sup>, 2023 board meeting and the corresponding loan in the amount not to exceed \$1,200,000.
6. Project Reports
7. Treasurer's Report
8. Approval of 2024 Budget & Tax Levy
9. Other Business for discussion
10. Adjournment

## **RECOGNITION OF COMMISSIONERS**

- Dean Bostrom, Chairman – Golf Course
- John Gilmartin, Commissioner – Septic Pumping & Piers
- Jim Kroeplin, Commissioner– Dam, Environmental Projects and Water Safety Patrol
- Greg Wisniewski, Treasurer – Aquatic Plant Management
- Jane Larsen, Secretary – Clean Boats, Clean Waters
- Brian Holt – Walworth County Appointee
- Don Sukala – Town of LaGrange Appointee

Commissioner Greg Wisniewski after serving on the board for the past 12 years has recently decided not to continue his commission. The Lake District and all it's residents have been very fortunate to have an individual such as Greg volunteer his vast knowledge and skills. During Greg's 12 years on the board, he has managed the district's finances as Treasurer, overseen the boat launches through the Clean Boats, Clean Waters program and has managed the Aquatic Plant Management program. Greg was instrumental in the Lake District's recent acquisition of a new state-of-art Weed Harvester which replaced the district's 30 year old Weed Harvester. Please join me in thanking Greg for his dedication and time that he devoted to the Lake district over the past 12 years.

## **COMMISSIONER ELECTION**

The District Board is composed of five elected Commissioners, each serving staggered three-year terms. In most years, two Commissioners are up for reelection, although every third year only one Commissioner is up for election. This year, positions #2 and #3 held by Dean Bostrom and Greg Wisniewski, respectively, are up for election. Dean has filed nomination papers and is willing to serve another term. Michael Cochrane has filed nomination papers and is running for seat #3. Please see the Candidate's Bio information below.

## CANDIDATE BIOS

### **Dean Bostrom**

My wife Tracy and I purchased our Lauderdale Lakes home in October 2013 and have enjoyed the last 5+ years here as full-time residents. Since becoming part of the Lauderdale Lakes community, I have been involved in a variety of volunteer activities including serving as a commissioner on the Lauderdale Lakes Lake Management District since the fall of 2020. During the past three years I have overseen the golf course operations and have served as Chairman of the Board the past two years. As board chairman I recommended forming the Municipal Land Planning Committee to revisit the aging golf course clubhouse based on guidelines to rebuild a new clubhouse that would be no larger than the existing clubhouse. The concept plan created by the committee and approved by the board is on the agenda for consideration at the September 2, 2023 Annual Meeting.

My background includes receiving both my B.S. and M.S. degrees in Parks and Recreation Administration and serving in the capacity of Executive Director for the last 32 years of my career with 3 different agencies.

As a board candidate I believe in transparency, open communications, honesty and helping involve residents in the boards' decision-making process.

We love living here on Lauderdale Lakes and I personally want to continue to give back and share my background and experiences working in parks and recreation and with different boards to help the LLLMD accomplish their goals and to preserve the quality of Lauderdale Lakes not only for the immediate future but for future generations as well. I would appreciate your vote.

### **Michael Cochrane**

My name is Michael Cochrane, I am a resident on Lauderdale Lakes and have been enjoying the Lakes for thirty years. For



years I owned a condominium in Sterlingworth on the lake and when I retired, I built a house on the lake. I would like to be considered for a commissioner position on the Lauderdale Lakes Lake Management District Board.

My career was in Finance, Accounting and Business Management. I hope to use my background and experience to contribute to the operations of the Lauderdale Lakes Lake Management District.

## **ANNUAL MEETING VOTER INFORMATION**

The Lauderdale Lakes Lake Management District thanks you for taking time to participate and vote at the Annual Meeting. Your Board is a Board of volunteers and we all work together in a democratic process that provides direction and guidance for the recreational enjoyment, preservation and safety of our natural resource, Lauderdale Lakes. We value the input of all “electors” and “property owners” within the District and as such want to inform you of some of the guidelines for our Annual Meeting.

### **Registration:**

Registration will occur as it has in past years, beginning at 9:30 AM at Lutherdale. We use the most current listing of District Residents to which we have access. We use Walworth County tax rolls and LaGrange & Sugar Creek voter registration lists to verify elector status and distribute ballots. If for some reason your name is not on the registrar’s list or your qualifications are unclear, you may sign an “Affidavit” swearing to be a qualified elector or resident within the boundaries of the District and you will be issued a ballot.

All qualified electors and property owners within the District have the right to vote. The following describes who is qualified to vote:

All “electors” within the District are entitled to vote at the annual meeting and so are all “property owners” provided each elector and/or property owner is a U.S.citizen and 18 years of age or older on or prior to election day.

- An “elector” includes everyone residing in the District whether they own or rent the property at which they reside. They must have resided in the District for 28 days before the election. An elector may be disqualified as a result of incompetency or by reason of conviction of treason, felony, or bribery unless pardoned.
- A “property owner” includes anyone named as an owner of property who has title to property in the District. A spouse of a named property owner may also vote under the Wisconsin Marital Property Law. No one who is not a titleholder or an owner of property can vote unless they qualify as an elector as described above.
- Only one vote can be cast by any elector whether by virtue of ownership of property or elector status within the District, regardless of how many properties are owned by that person.
- Absentee and proxy voting is prohibited by Wisconsin Statutes.
- Wisconsin State law is clear regarding voting - “one person, one vote”, no matter how many properties a person owns within the District.

## WATER SAFETY PATROL

By Jim Kroeplin

The residents of Lauderdale Lakes should appreciate that we have the Water Safety Patrol which is overseen by the Lake District board. We are fortunate to have Chief Chris St. Clair and Sergeant Brady Clemmons along with our twelve officers to oversee and operate this important service on our lakes. Maintaining safety on the lakes is their main responsibility and we all appreciate this. Thank you for your efforts. Body cameras continue to be used this summer and are working well. The policy for use of the cameras is on the website. Below is a table comparing previous year's activities.

	2020	2021	2022
Total Hours Patrolled	2,321 Hours	2,436 Hours	2,517 Hours
Number of Contracts	726	472	411
Number of Warnings	114 Written	60 Written	18 Written
	80 Verbal	80 Verbal	218 Verbal
Number of Citations	177 (6 OWIs)	85 (2 OWI)	81 ( 6 OWI's)
# Dismissed	80	39	40
# Fine Imposed	97	46	41
Total Citation Revenue	\$3,958.90	\$2,351.90	\$5,069.76

As we continue our 2023 boating season, there are a couple of items that need to be remembered;

**Pebble Beach Area** - This has been and continues to be a very popular place for boats to anchor. There is a line of buoys along the

east side of this area. We need to remember that all anchored boats must be to the west of this line. Parking on this line or to the east of it can result in a citation. Our Water Safety Patrol has increased their presence in this area.

**Towables** - Remember if you are towing a tube or skiers behind your boat the maximum number you can tow is two (2) people at once. It is also not allowed to pull a person on a towable into or out of Sterlingworth Bay or through the channel between Green Lake and Middle Lake.

**PVC's** – Please review the rules for operating a PWC on our lakes. These watercrafts continue to have a high percentage of stops and citations.

**For informational purposes, the Water Safety Patrol created a tri-fold brochure entitled “What You Need to Know When Boating on Lauderdale Lakes” which is updated each Spring. It summarizes the local boating laws enacted by the Towns of LaGrange and Sugar Creek, is available in plastic boxes at each boat launch, and Officers carry them in our patrol boats. This brochure augments the Wisconsin Statewide boating laws summarized in “The Handbook of Wisconsin Boating Laws and Responsibilities” (which Officers also carry on our patrol boats) published by the Wisconsin Department of Natural Resources. Both documents can be viewed or downloaded on the Water Patrol page of the Lake District website, [www.lauderdalelakedistrict.com](http://www.lauderdalelakedistrict.com), or within the Documents section which can be found on the menu bar.**

Enjoy your time on the water and be safe!

**LAUDERDALE SAFETY PATROL  
CONTACT INFORMATION:**

**IN AN EMERGENCY DIAL 911**

**For non-emergency: 262-742-4300**

**Chief St. Clair: 414-688-1520 or [cstclair@llep patrol.com](mailto:cstclair@llep patrol.com)**

**Court Officer Clemons: [bclemons@llep patrol.com](mailto:bclemons@llep patrol.com)**

**CLEAN BOATS, CLEAN WATERS**

By Jane Marchese-Larsen

We are now in our 15th year of operating the Clean Boats, Clean Waters (CBCW) program. This program is operated with the help of grant money from the DNR. The purpose of the CBCW program is to educate boaters who visit our lakes to check and clean their boats before they launch them and as they remove them. This helps to reduce the transfer of invasive species from one lake to another. We monitor three boat launches on Lauderdale as well as the launch on Pleasant Lake.

This year we hired 2 more part time people to assure that all 4 launches have boat inspectors enforcing the removal of weeds from their boats and trailers, draining the live wells and to make sure the launch fees are paid! Our two newest inspectors are Kyle Twobulls who is a lake resident and a college student at Indiana Tech and Dan Johnson who has lived on Lauderdale Lakes since the 80's and retired. Both are doing a great job! This

year we have gone over and above with cleaning up the launches. We have cut back brushes, picked up garbage, pulled weeds, cut the grass and raked up old leaves and debris. We are working on updating and relocating some of the more important signage to an area where it can be better seen when launching. Anyone not displaying a paid ticket or yearly pass will get a ticket, not a warning. There are "NO PARKING" signs along the side of the road near the launches. Anyone parking their cars or trailers will get a ticket. These tickets are over \$250 each. The boat inspectors are instructed to call the LL Boat Patrol and County Sheriff if they see violations. The Clean Boats Clean Waters program will be going on through mid-September.

One thing to mention is that the BOAT LAUNCH GARBAGE BINS are NOT for personal usage. These garbage bins are for people who launch their boats for the day. Our boat inspectors have already caught several lake residents trying to dump their extra weekend garbage bags. The Sheriff was contacted and there will be a fine issued to the violators. There have been bulk items including broken chairs, windows, branches, and other personal items put into the dumpster as well as personal garbage bags. It is overflowing every weekend and it has become a mess. Most likely we will be changing out the large dumpsters for standard garbage cans. If you have BULK GARBAGE, you are allowed to have 1 pickup per month. PLEASE call John's Disposal for any bulk pickups. <https://www.johnsdisposal.com/> Thank You!

## **GOLF COURSE**

By Dean Bostrom

Prior to opening this season, a new four bay material storage bin was constructed to store various bulk materials utilized to maintain the golf course such as sand, topsoil, and stone. Additionally, Superintendent Mark “Sparky” Lockhart was able to purchase a bank mower and a sprayer. Both pieces of equipment were purchased as “used” but well-maintained pieces of equipment. After a slow start to the golf season this spring due in large part to the cool and rainy weather, through July 31st the total number of rounds played is up 1,337. This uptick in total rounds played is a continuing trend of the past several years as indicated in the chart below.

<b>TOTAL</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
<b>GOLF ROUNDS</b>	13,990	14,211	14,875

## **ENVIRONMENTAL REPORTS**

By Jim Kroeplin

**Don Jean Bay Shoreline Erosion:** The shoreline erosion project is working well and vegetation continues to get established. This will be an ongoing process to maintain the quality of the wetlands in that area and also to assist with establishing vegetation along the shoreline.

**Watershed Study:** A final version of the Watershed Study is located on our website (Watershed Study 2021). Please take a few minutes to review the study and become familiar with the types of improvements that can be used to help clean the water that runs into our lakes. Tables 13, 14 and 15 along with the exhibits in Appendix A offer a lot of information.

We have shared a copy of the study with the Towns of Sugar Creek and LaGrange with the desire to partner with them on any road improvement projects they may be doing in the next few years. We will also begin to identify projects that could be completed with the permission of private land owners. Once projects are identified we plan to work with DNR to submit for additional grants to help fund the improvements. Feel free to contact me with any questions you have regarding the study or potential projects.

## **PIER INSPECTION**

By John Gilmartin

The Lake Management District works in cooperation with the Town of LaGrange to administer the pier inspection program. The Lake Management District handles the permit process while the Town of LaGrange enforces the ordinances and variance process. We very much appreciate and thank the LaGrange board members for their cooperation and assistance. If you will be installing a new pier or replacing a pier anywhere on the lake a permit is required. It is the responsibility of the property owner and not your pier contractor to secure the permit. If you are repairing or replacing vertical supports on an existing pier a permit is required. Decking can be replaced without a permit.

Contact Pier inspector Kai Cook before starting work on your pier. Failure to do so would result in delays and double fees for the permit. Contact information for Kai Cook can be found on the Lauderdale Lakes Management District website. You can also see the new current pier ordinance on the same site.



## **SEPTIC SYSTEMS**

By John Gilmartin

The Lake District septic pumping program began in 1992. The purpose of the program is to prevent failed septic systems from leaking into the lake and contaminating our lakes. Every property owner with a conventional septic system within the Lake District is inspected and pumped out every three years. This protects the lakes and meets Wisconsin state requirements for septic inspection and pumping. Associate Septic Services contractor from Elkhorn is hired by contract to work with the Lauderdale Lakes Management District to perform inspection and pumping services. Records are maintained by the county of every septic system that has been inspected and pumped by date. If you have any questions or need assistance on when your system is due for inspection and pumping or was done last you can contact me. My contact information can be found on the Lauderdale Lake District Website.

## **AQUATIC PLANTS**

By Greg Wisniewski

The Lake District has been mechanically harvesting since 1991 for the purpose of:

- fighting the takeover by invasive plants
- aiding navigation and swimming
- reducing buildup of muck
- maintaining an environment for good plants and animals
- removing over 500 tons of plant material each year
- improved Lake quality without use of chemicals

To perform mechanical harvesting, we must have a permit from the DNR which requires:

- Lakes biologists to sample aquatic plants at 1700 locations every 5 years and prepare/update an aquatic plant management plan.

- 2020 Plan is posted on website.
- A five-year harvesting permit was issued June 3, 2020.

#### 2023 Aquatic plant harvesting:

- We commenced harvesting with our new cutter after Memorial Day in Sterlingworth Bay, then to Don Jean Bay and generally proceed in a counterclockwise direction.
- We harvest Monday through Thursday, 10-hour days.
- A reminder, we are not allowed to harvest the navigation channels in Bubbling Springs or other designated sensitive areas before June 30.
- We are permitted to harvest from pierhead to open water. Pulling your raft or floating toys behind your pierhead allows us to do a more thorough harvesting.
- Plant growth was extremely heavy this year. Significant plant material existed in June.
- The harvesting crew, Joe Johnson and Steve Taylor, are very conscientious in the way they perform plant harvesting. They really try to remove the nuisance plant material the best they can.
  - If needed, contact Joe at 262-742-4511.

#### Riparian Shore Yard Maintenance:

- Pierhead to shore is riparian owner responsibility to maintain; removal of floaters, debris and leaves can substantially improve water clarity.
- Lake District harvesting equipment is not allowed to cut plant material inside of pierhead; if floaters are accessible, harvesting crew will try to collect floating plant material.

## **OUTFLOW DAM**

By Jim Kroeplin

A bi-annual dam inspection will be completed by a DNR approved consultant in late summer or early fall and submitted to DNR. The dam continues to function well.

A number of people have commented that the lake levels have been low. We feel that this is directly related to the lack of rain. Over the past few years water levels have been in the range of 884.95 (in September 2019 after 5" of rain) to 884.45 (September 2021). A six inch differential! Most readings are in the 884.6 - 884.7 with spring and fall levels being slightly higher. Recently the level has been around 884.5. About 2" lower than our previous "average". We will continue to monitor the levels and hope that mother nature will provide a little more moisture.

If you are in the area, please stop by and take a look at the dam.

## **REPORT OF THE TREASURER AND APPROVAL OF THE 2024 BUDGET AND TAX LEVY**

By Greg Wisniewski

### **2024 Proposed Budget**

Ongoing District programs and expenses are generally the same as previous years. Special projects and reserve account balances and possible expenditures in 2024 are delineated.

The LLLMD board recommends approval of the attached proposed Operating 2024 Budget and Tax Levy of \$307,155. Additionally, if proposed clubhouse loan authorization is approved an \$80,000 tax levy will be equally assessed to all property owners (two thirds of annual principal and interest).

<b>PROJECTS</b>	<b>2021 Approved Budget</b>	<b>2021 Rev/Exp. (Dist. Bks) 6/29/22</b>	<b>2022 Approved Budget</b>	<b>2022 Rev/Exp. (Dist. Bks) 3/9/23</b>	<b>2023 Approved Budget</b>	<b>2023 Rev/Exp. (Dist. Bks) 6/30/23</b>	<b>2023 Add'l Exp (Est.) 12/31/23</b>	<b>2024 Proposed Budget</b>
<b>Aquatic Plant Management</b>	52,000	61,994	54,000	57,413	52,000	9,193	43,000	52,000
DNR APM Manag.Plan Update Advance								
<b>Dam Maintenance</b>	3,000	3,072	4,000	3,188	4,000	550	3,500	4,000
<b>Septic Pumping</b>								
Net Septic Pumping	3,000	6,489	4,000	(1,555)	4,000	(59,969)	64,000	4,000
<b>Environmental Projects</b>								
Audubon, Gen., Gladhurst, Admin, Wetlands	22,000	14,405	25,000	16,174	22,000	5,790	17,000	23,000
<b>Clean Boats Clean Waters Cost</b>								
Net Clean Boats Clean Waters	2,000	(1,857)	2,000	1,690	2,000	505	2,000	2,000
<b>Pier Inspection &amp; Permit Fee Receipts/Net</b>	4,000	2,060	4,000	(2,022)	4,000	1,040	4,000	3,000
Inspection								
<b>Insurance W/O WSP &amp; Golf</b>	15,000	18,124	17,000	24,070	30,000	20,500	10,000	30,000
<b>Professional Services</b>								
Professional Fees - Legal	8,000	4,081	7,000	1,420	5,000		5,000	5,000
Professional Fees - Accounting & Audit	12,000	10,150	12,000	6,126	10,000	2,901	7,000	10,000
<b>Gen. Lake District Costs - Admin., Com. Center, Maint. Building</b>	30,000	26,734	30,000	20,572	30,000	21,882	9,000	30,000
<b>Water Safety Patrol</b>								
State Aid & Tn of LaGr Receipts		(126,895)		(93,028)		(76,701)		
Cost /Reimbursement to LaGrange		146,306		121,868		65,440		
Net Water Safety Patrol	53,000		53,000		53,000		64,000	53,000
Don Jean Bay Shore Stabilization 2020	35k	Res. Acct.	20,000	20,000				
Tee #1 Drainage Repairs/Engineering 2020	17.2k	Res. Acct.	10,000	10,000				
Wooded Preserve Maintenance 2020	16.1k	Res. Acct.						
Watershed Study	20,000	20,000	20,000	20,000	5,000	0	5,000	5,000
Ongoing Projects Total	224,000	184,663	262,000	205,916	221,000	(8,869)	233,500	221,000
Golf course Irrigation Repairs/Eng.	20,000	inc 2020	0		0			0
Clubhouse Structural Safety Repairs	20,000	13,953	15,000	9,790				
Contingency Fund/Cash Year End	20,000		20,000		50,000		50,000	50,000
APM Equipment Reserve	10,000	10,000	10,000	10,000	10,000	0	10,000	10,000
Water safety patrol equipment reserve	5,000	5,000	30,000	30,000	10,000	0	10,000	10,000
Golf equipment reserve	0		0		0			0
Maintenance building			30,000	29,280				
Capital project reserve	50,000	50,000	10,000	10,000	10,000	0	10,000	10,000
<b>Total Budget Expenses</b>	<b>349,000</b>	<b>263,616</b>	<b>377,000</b>	<b>294,986</b>	<b>301,000</b>	<b>(8,869)</b>	<b>313,500</b>	<b>301,000</b>
Cash (6/30/22 & 23 Dist.&WSP Oper.)	350,105		187,164		136,361			188,231
Additional Projected Exp. thru 12/31	(212,000)		(165,000)		(249,000)			(313,500)
Special environmental projects 2020	(68,263)							
Balance Tax Levy	70,476		67,667		89,999			94,114
Tn of LaGrange WSP Funding 40k	40,000		40,000		25,000			25,000
Est. Cash Available at January 1	180,318		129,831		2,360			(6,155)
<b>Tax Levy Subtotal (District)</b>	<b>168,682</b>		<b>247,169</b>		<b>298,640</b>			<b>307,155</b>
Contin. golf course Improv/Equip.	30,000	31,105	30,000	30,000				
Proposed Tax Levy w/Impr.	198,682		277,169					
<b>New Clubhouse/District P&amp; I</b>								<b>80,000</b>
<b>Proposed Tax Levy w/New Bldg</b>								<b>387,155</b>
Total expenditure	379,000	294,721	407,000	324,986	204,527			
<b>Revenue Received ( Levy,Int.)</b>	<b>198,690</b>		<b>277,201</b>					
<b>Golf Course</b>								
Income		352,886		369,445			177,004	
Cost of goods sold		(60,321)		(66,917)			(18,517)	
Expenses		(266,655)		(263,029)			(117,870)	
Net Golf Course	0	25,910		39,499			40,617	

**Lauderdale Lakes Lake Management District**

**Bank Balances 2021 2022 2023**

7/22/2023

<b>Current Operations:</b>			<b>12/31/2021</b>		<b>12/31/2022</b>		<b>6/30/2023</b>
Lake District	Checking	1st Citiz.	\$28,724.27	Inc 50k loan	\$65,271.54		\$172,425.97
Water Patrol	Checking	1st Nat.	\$1,078.60		\$646.57		\$15,804.80
							Check register
<b>Operating Accounts</b>					<b>\$29,802.87</b>		<b>\$65,918.11</b>
							Check register
							<b>\$188,230.77</b>
<b>Reserves:</b>							
Dam Reserve		1st Citiz.					
2020 Projects Reserves			\$47,614.29		\$652.33		\$1,652.61
DJB -#1 Tee-CCD Woods							
Watershed Study Reserve	Money M	1st Citiz.	\$3,635.52		\$3,021.72		\$23,026.34
APM Equipment Reserve		1st Nat.	\$58,027.28		\$3,111.40		\$18,787.86
Water Patrol Equip. Res.		1st Nat.	\$56,510.62		\$56,660.36		\$86,993.11
Golf Equipment Reserve		1st Nat.	\$78,201.80		\$12,361.99		\$42,413.49
<b>Capital Project Fund:</b>							
	Checking	Advia	\$371.25		\$371.25		\$2,471.25
	Money M	Advia	\$160,524.45		\$161,296.25		\$149,798.73
<b>Equipment/project reserves</b>					<b>\$404,885.21</b>		<b>\$237,475.30</b>
							<b>\$325,143.39</b>
<b>LL Country Club</b>							
	Checking	Advia	\$79,220.10	With 50k loan	\$142,783.68		\$96,472.27
	Money M	Advia	\$130.19		\$130.19		\$100,350.59
					<b>\$79,350.29</b>		<b>\$142,913.87</b>
							<b>\$196,822.86</b>
<b>Total</b>					<b>\$514,038.37</b>		<b>\$446,307.28</b>
							<b>\$710,197.02</b>
<b>2024 Reserve Account Expenditures</b>							
2020 Projects / DJB	Replacement Plants						
Watershed Reserve	Erosion/sediment control projects						
APM Equipment Reserve	Replace 2000 Ram Truck						
Water Patrol Equip. Reserve	Replace Radios, Replace Patrol Boat						
Golf Equipment Reserve	Replace Equipment						
Capital Projects	Replace Septic, Site Improvements						

## OTHER REPORTS

**Boat Speaker Noise:** We continue to hear complaints about the noise emanating from elevated directional boat speakers. Please remind boat users in your family to be courteous to their neighbors by being mindful of their boat speaker volume as sound travels a long distance over the water. Ordinances around the State are being considered to limit such boat noise. We would rather try to inform users of these audio systems of their downside and ask for cooperation and respect of their fellow lake residents than to have to create laws prohibiting certain volume limits.

**Internet Service:** Edge Broadband and TDS are currently running fiber optic cable around Lauderdale Lakes. If you are interested in fiberoptic internet service please contact either company for more information on service to your specific area.

**Fireworks:** While the fireworks are put on by the Yacht Club, I wish to thank the entire community for the respect shown the golf course while watching the show. Show attendees left virtually no trash on the golf course! Additionally, Jeff Angst thanks the community for their financial support of the fireworks show. We also want to thank the Lauderdale-LaGrange Fire Department for their continued assistance in ensuring that the site and surrounding areas are safe for shooting fireworks. Many, many thanks!

**Boat Trailer Launch:** The three boat launches on Lauderdale Lakes and the boat launch on Pleasant Lake each have signage posted that states "IT IS UNLAWFUL TO PARK IN ANY AREA EXCEPT DESIGNATED PARKING AREAS ANYTIME. LAUNCH SITE IS CLOSED WHEN DESIGNATED PARKING AREAS ARE FULL". Furthermore, the Town of La Grange prohibits parking on all public roads. However, the Town of LaGrange through Ordinance No. 2021-04 authorizes persons and their guests, to park on the public road where it abuts their property without regard to the posted prohibitions, as permitted by Section 349.13(1k)(a) of the Wisconsin Statutes. Therefore, boat trailer parking is strictly prohibited on all public roads in the Town of LaGrange without the permission of the resident whose property abuts the public road.

In the event that anyone parks their boat trailer adjacent to your property, call the Walworth County Sheriff non-emergency telephone number 262-741-4400. Violators will be ticketed and towed.

## **LAKE DISTRICT CONTACT INFORMATION**

You may find information about the Lake District on the website  
For the most current contact information, see  
**[www.lauderdalelakedistrict.com](http://www.lauderdalelakedistrict.com)**

Lauderdale Lakes Lake Management District  
N7498 Country Club Drive  
Elkhorn, WI 53121  
(262) 642-1690

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Water Safety Patrol	Chief St.Clair <a href="mailto:cstclair@llepatriol.com">cstclair@llepatriol.com</a>
Water Safety Patrol Office	262-742-4300 <a href="mailto:watersafetypatrol@lauderdalelakedistrict.com">watersafetypatrol@lauderdalelakedistrict.com</a>
Aquatic Plant Management	Joe Johnson <a href="mailto:weedharvesting@lauderdalelakedistrict.com">weedharvesting@lauderdalelakedistrict.com</a> 262-742-4511
Lauderdale Lakes Country Club	Mark Lockhart Kristy Dowling <a href="mailto:golf@auderdalelakedistrict.com">golf@auderdalelakedistrict.com</a> 262-742-2454 Clubhouse 262-742-4511 Operations Building
Pier Inspection	Kai Cook <a href="mailto:pierinspection@lauderdalelakedistrict.com">pierinspection@lauderdalelakedistrict.com</a> 262-903-8351
Lake District Office	Kristy Dowling <a href="mailto:golf@lauderdalelakedistrict.com">golf@lauderdalelakedistrict.com</a> 262-642-1690



