

Lauderdale Lakes Lake Management District  
N7498 Country Club Dr.  
Elkhorn, WI 53121

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# DISTRICT DIALOGUE



VOLUME 27, NUMBER 1  
FEBRUARY, 2017

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**2017**

# **DISTRICT DIALOGUE**

Volume 27, Number 1 August, 2017

Dear Lauderdale Property Owner,

With our unusual winter weather, it looks like spring isn't too far off. I hope that everyone is enjoying a healthy and prosperous winter and this continues through the year. Soon we will be immersed in the spring tradition of opening our lake homes for the season.

This issue of the "District Dialogue" is packed with information about our community. One of the most critical subjects involves a proposal to widen U.S. Highway 12 into a 4-lane freeway. This is a subject about which you will want to stay keenly informed.

For those golfers in the community, or for those who haven't taken advantage of the golf course yet, please note the coupon in the inside front cover. This one-time discount is extended to lake property owners to use during the 2017 season.

As in the past, we continue to encourage you to subscribe for email updates on the Lake District web site so you don't miss out on periodic alerts we send to subscribers. Rest assured, the email distribution list is not made available to anyone outside the Lake District and we won't bombard you with trivial junk mail.

Wishing you a wonderful summer on Lauderdale. Please contact us with any questions, concerns, or rumors.

Scott Mason  
District Chairman

## **WEB SITE**

Scott Mason

In 2015 we completely revamped our web site to provide an easy to navigate and comprehensive resource for our community. We post meeting minutes and agendas as well as weed harvesting schedules, community events, and more. Presently we have had only 138 people provide their email addresses, while we have over 1600 property owners. Limited participation makes it difficult to communicate well when time sensitive issues arise.

To improve communication, we have added a "Subscribe" button to the website. Clicking this button presents a form which can be easily completed so that you can receive email updates from the Lake District. Once subscribed, you will automatically receive email notifications when meeting dates, agenda, and newsletters are posted to the web, along with notification of any time sensitive or safety related information.

Earlier this winter we had a resident go through the ice on Green Lake. I was able to put out an email blast to the subscribers regarding safety on our ice bound lakes.

I encourage you to wander around the web site and stay informed. [www.lauderdalelakedistrict.com](http://www.lauderdalelakedistrict.com)

## **AQUATIC PLANT MANAGEMENT**

Greg Wisniewski

In 2016 the harvesting crew collected and transported approximately 347 tons of plant material, which is virtually identical to the amount collected in 2015. Some areas appeared to have less vigorous plant growth; however, Sterlingworth Bay was quite prolific and needed a lot of attention. We endeavor to collect floaters, which are plants cut by boats or just released from the lake bottom. The removal of this significant quantity of biomass should be significantly improving the lake quality and reducing the production of the proverbial muck.

Our harvesting equipment is beyond 25 years old and we continue to replace and rebuild parts and pumps as necessary. The frame of the cutting bar has become bent/warped, which reduces the effectiveness of the cutting bar. This year we have a new frame which will hold the cutting bars and teeth, which are typically rebuilt and repaired every year. Other parts, such as hoses and pumps, are replaced as needed as we endeavor to have as little down time as possible in the four months the harvester is hard at work. The truck, haul trailer, and transporter all continue to get the repairs necessary to keep them in good, safe operation. Next year, Mike and Joe will be sharing the crew chief position and Pat and Steve will generally be working the morning and afternoon harvester shifts. This should provide us with the flexibility sometimes needed in the summer months.

The Lake District's permit for aquatic plant management is for mechanical harvesting of plant material from the pier head to open water. Our permit restricts us from touching the lake bottom, and we endeavor to leave one foot of plant material. The area from the pier head to shore is to be maintained by the riparian owner. Various methods of manual collection of plants are sometimes performed by the riparian owner. Removal of the floaters which degrade in several weeks to muck can be very effective in improving shoreline quality. This year a new method of maintenance called Diver Assisted Suction Harvesting (DASH) has been used by various riparian owners. In proposed locations where DASH is desired, the DNR reviews to determine whether invasive plant materials exist or plant materials are hampering navigation, in which case they will issue a permit. The DASH method uses a suction hose at the base of the plant and removes the plant, including the roots, which reportedly has been very effective in reducing invasive species. Eco Waterway is the vendor that performed the DASH method in six locations in 2016. Northeast Mill Lake Bay had multiple properties perform the DASH method, retrieving plant material and lake bottom debris, which included degrading leaves. The long-term effectiveness of the DASH method is unknown so we will be observing its performance.

For Aquatic Plant Management questions or concerns call 742-4511 and ask for Mike Bromeland.

## **HIGHWAY 12 PROJECT**

Scott Mason

We were recently notified that there is new activity regarding turning U.S. Highway 12 into a 4-lane highway. Not all of what we are hearing is good news for our community.

As many of you know, the original route for the highway was determined by the Wisconsin-DOT in the early 1960s and followed a diagonal path to Whitewater from the terminating point of the current 4-lane highway just north of Elkhorn. This route is known as the "Red Line Route" and would be located west of Lauderdale and County Highway H.

The "Blue Line Route" is an alternate proposal being considered and this would widen the current Highway 12 to 4 lanes, through Abells Corners, Lauderdale, and the Town of LaGrange. We all know the horrific impact widening Highway 12 in this fashion would have on our community.

We need your email so that time sensitive information can be communicated – click the "subscribe" button on the website!

I have had several meetings with a consultant in Whitewater regarding the Highway 12 project and the District will likely retain this firm. Currently he represents the University of Wisconsin-Whitewater and the Whitewater Chamber of Commerce regarding this project as well. Whitewater wants 4-lane access to their community, and they support the "Red Line Route" for this purpose, hence our goals are aligned.

In the not too distant future, we will need your help communicating with our elected officials in Madison. Please subscribe on the District web site so we can communicate effectively and efficiently.

## **CLEAN BOATS, CLEAN WATERS**

Greg Wisniewski

Last year we received a DNR grant for "Clean Boats, Clean Waters" which was used, along with our own funding, to have Connor Hamilton monitor boats for over 400 hours at the

Sterlingworth and Green Lake launches. His observations and efforts to educate boaters help to reduce the transportation of invasive aquatic plant species between lakes. We have again applied for and received a DNR grant for 2017. This grant now allows us to observe all three Lauderdale Lakes launches and the Pleasant Lake launch. Please continue to be vigilant to prevent the spread of invasive aquatic plant species to our lakes.

## **GOLF COURSE**

Scott Mason

The golf course finished 2016 on plan, requiring no tax payer subsidy for our operations. Chris White deserves the credit for this accomplishment. Chris is our General Manager and has been part of our team since 2002. The following are some of Chris' accomplishments:

- Graduate of the University of Wisconsin
- Graduate of Blackhawk Technical College in Turf Grass Management
- Golf Course Superintendent since 2002, with Class A certification beginning 2005
- Certified Level 3 PGA Professional soon to be (2017) a Class A PGA Professional
- Provides golf lessons at Lauderdale
- Managed a tight budget while paying off the mortgage and keeping the golf course profitable
- Provides nearly all required equipment maintenance, allowing us to avoid sending machines out for repair
- Supports ongoing maintenance and operation of the wetlands, outflow dam and Community Center
- Has attained certification in 3 out of 6 required categories for Audubon Cooperative Sanctuary accreditation. During 2017 we should compete the requirements for 2 more certifications.

When the golf course was purchased we had an oversight committee to evaluate financing, develop a business plan and get the operation up and running. After hiring a professional to show us the ropes the committee was disbanded. During the time when all of us were paying off the mortgage, (18 yrs.), we kept a very tight budget on spending on the golf course. Now that it is paid for, some newer (used) equipment has been purchased and upon

the suggestions of persons coming to the monthly meeting some money has been spent on the course.

With a need for a comprehensive long range plan and a vision for the future, I resurrected the golf course oversight committee. The primary focus of the committee is to develop a plan for the property. We expect to have two informational meetings at Lutherdale in July to roll out the plan and welcome your participation. Notice of the meetings will be sent to all property owners in June.

## **Dam Improvements**

Jack Sorenson

As previously reported, plans have been drawn up and approved for changes to the dam which controls the outflow of the waters of Lauderdale Lakes.

There are two primary reasons for updating the dam. The first is related to making it a safer structure. Secondly, modifications will allow water to flow more freely with less chance of a blockage of the water flow. Currently, water flows over the weir, down the spillway, and under the slab of the old mill house. Having the water flowing under the slab makes it possible that a blockage could occur causing a back-up. This could be detrimental to the stability of the structure of the dam, as well as creating a dangerous water build up in the lake.

Therefore, we will be rerouting the water to flow over the top of the mill house slab by opening up some of the walls in the concrete structure near the base of the spillway and filling the underside of the slab with a slurry of concrete. When this is complete, the water will flow more freely and safely.

We have worked with the Sterlingworth group and the DNR on an agreement to inspect and maintain the embankment on the south end of Sterlingworth Bay, which, along with the dam improvements, should insure that the dam is safe and there are no future leaks that could cause unwanted water flow.

We have been awarded a grant by the DNR for help in funding the dam improvements. The Dam improvements were originally scheduled for 2016, but the project has been delayed and will be completed in early 2017.

*Note: An edited version of the following article was published in the recent LLIA Shorelines newsletter. The following is Peter's article in its entirety.*

### **“Write hard and clear about what hurts” – Ernest Hemingway**

#### **Peter Van Kampen**

The Lauderdale Lakes Lake Management District (Lake District) and other organizations on the Lakes including the Yacht Club, Improvement Association, and the Kettle Moraine Land Trust are all made up of Lauderdale volunteers. We share a simple objective: to take care of these lakes for the current property owners as well as future generations.

The DNR, in recognition of the cooperation that they observed over the years presented an award to Lauderdale Lakes organizations for the outstanding cooperation among them. This is not an annual award that they give out. They created this award because they were impressed by the level of cooperation that these groups demonstrated. The other point here is that this level of cooperation is not common on all lakes. The purpose of my writing is to make an appeal that we hold on to that level of cooperation.

With that backdrop, let me tell you what has happened and what is happening on Lauderdale Lakes regarding the Lake District. At the annual meeting of the Lake District in September 2015, two candidates ran against the two incumbents. Neither of the challengers won. But more importantly, neither of the challengers were known to the Lake District Board and, as far as we on the Board could recall, neither had ever been to a Lake District meeting. There is nothing wrong or illegal about the action by these two candidates and their supporters, but it does beg the question:

### ***What is their motivation to be on the Lake District Board?***

The Lake District is made up of 5 elected board members and two appointed board members as per the laws of the State of Wisconsin. The appointees are from the County and the Town. The 5 elected board members are volunteers who have served as follows:

Scott Mason 22 yrs

Peter Van Kampen 16 yrs

Jack Sorenson 13 yrs

Greg Wisniewski 4 yrs, replaced Wally Yandel who served for 16 yrs

Debbie Ferrari 2 yrs, replaced Nestor Dyhdalo who served for 19 yrs

If someone wanted to be on this board, it seems to me that step number one would be to attend some meetings to learn what goes on, and step number two would be to volunteer to help on one or more of the projects. That way the new person could get to know the board members, see how they function, and build some relationships with the board. Some projects take a few hours per week, some have taken 20 hours a week and still others have taken over 100 hours per week. It would seem that the new person would want to get to know the people on the board and establish his or her credibility and willingness to work with this group. But instead, the two guys and their supporters blind-sided the board on which they hoped to serve.

### ***Again, what is the motivation for that approach?***

If you are wondering what kind of projects I'm talking about, here is a partial list of what the board has accomplished:

- Initiated the septic program that inspects every system in the District every three years which avoided having the entire District being sewerred; saving property owners over \$5 million.
- Installed 2 detention basins to contain runoff that would otherwise go into the Lakes.
- Organized the purchase of the Don Jean Bay wetlands to prevent any future attempts for housing development, create an environmental buffer, provide a place for the Aqua Skiers, provide parking for the Water Patrol, provide parking for the weed harvesting equipment, and a place for the fireworks.
- Installed boardwalks for ease of access to this property - all with volunteer labor.
- Installed a wharf on the property to make it safer for the Aqua skiers.

- Organized the purchase of the golf course to prevent housing development, and paid it off in 18 years. Managed the golf course frugally during this period.
- Established environmental zones on the Lakes with the DNR to protect our most valuable asset.
- Purchased the home on the Golf Course property and converted it to a Community Center.
- Worked with other Lauderdale Organizations to prevent dense development of the Girl Scout property.
- Took over Pier Inspection service from the Town of LaGrange.
- Took over the Town's water patrol program by integrating it into the Lake District program so now there is only one. This saves money and is better for the Lake Community.
- Managed the installation of new culverts at the outlet and thus prevented any high-water levels that result in long periods of Slow No Wake.
- Gutted and rebuilt one of the Water Patrol boats over an entire summer with 90% volunteer labor.
- Fixed the Leak in the Lake, conducted a multi-year comprehensive study, and took actions to prevent its re-occurrence.
- After paying off the Golf Course, the District has initiated long-term study and planning to replace the Club House and Community Center with one new building.
- On an on-going basis, these same volunteers are responsible to:
  - Manage the weed harvesting program (4 employees)
  - Manage the Water Patrol program (16-18 employees)
  - Manage the Golf Course (18-20 employees)
  - Manage the dam related water outlet inspection program
  - Manage the Septic inspection and pumping program
  - Manage the Clean Boats Clean Waters program (1 employee)
  - Manage the pier permit program (1 employee)
  - Manage the budgets to be approved by the property owners
  - Manage all income and expenses

All in all, it is a lot of work and responsibility to provide these services to the property owners. Since the inception of the Lake District, we have been very fortunate to have dedicated people volunteer their time to make all this happen. I would like to add that during the 16 years I have served, this group has been very frugal spending your money. For example, the Weed Harvesting budget went unchanged for 12 years while the equipment

continued to get older, gas prices fluctuated greatly and the workers were given pay increases. We held our costs down by managing the guys in a manner so we were able to fix the older equipment and keep it going. Since we knew it was a burden on the property owners to purchase the golf course, we were extremely frugal when spending money on the course. Now that the debt is behind us, and after some prompting from some of the regular golfers, we are looking at golf course improvements.

Given that further background, I would like to return to the narrative: In August 2016 another property owner contacted the Board and announced his intention to run against the incumbent who was up for reelection in September. A board member runs for reelection every third year, and since there are 5 Board members, 2 run for reelection in two of those years and only one person on the third year. So this was the year only one person ran for reelection and that person was Scott Mason. After announcing his candidacy, the candidate began to campaign for votes. He put together a printed platform that included, "**Improve communications with all 1450 homeowners.**" This is a very good idea. We have been asking for email addresses for the past two years and still have less than 15%. If we had 85%, we could do most of our communications with email which would be more efficient and cost effective than mailers. Since the candidate went to many of the Lake District meetings over the past year, why didn't he make this suggestion and volunteer to collect emails on behalf of the District? The candidate's entire platform is on the Lake District Web page: [lauderdalelakedistrict.com](http://lauderdalelakedistrict.com). I encourage you to read it. He makes some valid suggestions, but as you will read, the Lake District is formed under laws provided by the State of Wisconsin that we cannot change and to which we must adhere. Debbie Ferrari, one of the five elected commissioners, is the Lake District Treasurer and is a CPA, provided comments to the Candidate's platform so that everyone could better understand why we could not do some of the items he suggested. Please visit the web site and when you are there, **please give us your email address**. It would be so great if we could get everyone's email and be able to provide information, take short surveys on issues that arise, etc. We promise we won't send you non-essential emails.

After the candidate sent out his platform he held some gatherings to get more support. One of his posters stated, **“TAKE OUR LAKE BACK”**. We on the Board were miffed by this statement. Who took it in the first place? No seriously, the implication of this statement is that a small group of people have clandestinely taken control of the Lake District to serve their personal benefit instead of the Lakes and the Property Owners, and now the Candidate is going to lead the opposition to take it back. What personal benefit did I get going out with the septic company to investigate a smelly septic system that was not up to standards, or explaining to a very irate property owner that he could not place his pier in that location, or testify in court on the behalf of the District and Aqua skiers so that they could continue to keep their shows on Don Jean Bay? What benefit did I receive during the 8 days I monitored the installation of the new culverts to see that we got what we planned and paid for? Maybe the candidate was referring to all the fun we had rebuilding the water patrol boat. Scott and his wife were there week after week on that project with a lot of other volunteers. I can tell you that we do enjoy the work we do because we like the folks we work with and we know that it’s good for all of us and the Lakes. That is the only benefit I or any of the others on the Board derive from this work. So I have to say there is no one guilty of “taking the Lake” and therefore no one to take it back from.

***Again, what is the motivation of this approach?***

On the other hand, the candidate received over 160 votes, and some of these voters were looking very upset when they came to the meeting to vote. I don’t know what upset them, but I am hoping that some of them will come to our public board meetings and express themselves. If we are to best represent all the people on the lake we need some of those 160 voters to speak up. One of you did come to the our last meeting in October and asked why we still have two water patrols on the Lakes - the Lake District’s water patrol and the Town’s water patrol. We very nicely told him that the two water patrols were combined over ten years ago. But he didn’t know. So we need to do a better job of communications and are open to suggestions. We do believe that having everyone’s email would help so I am again urging you to go to our web site lauderdalelakedistrict.com to give us your email address.

There is certainly nothing wrong with property owners voting for the candidate, but if they are voting without knowing the truth we have a serious problem. If you read the candidate’s platform and Debbie’s comments on the District’s web page (under documents), you will learn that not everything the candidate said was true. For example, here is a direct quote from the candidate’s platform and Debbie’s response:

“It was stated at last year's meeting that no money would be spent on Lauderdale Park without approval, yet the board approved \$50,000-\$70,000 for engineering study.”

- It is accurate that the Lake District will not spend money to begin any substantive physical work on "Lauderdale Park" without approval of the lake community....the magnitude of the project precludes proceeding without such approval. HOWEVER, a vote by the Lake District community cannot occur without a well-defined and monetized proposal which requires the assistance of professionals. The establishment of the Capital Project Reserve in 2015 was for that express purpose. This was well explained at the Annual Meeting and in the articles entitled "Bringing in Expertise" and "Long Term Property Development Proposal" in the January District Dialogue.

The District Board proposes a budget every year at the annual meeting. This is voted on by all attendees as required by law. We don’t spend money that is not budgeted. We have our books audited by a CPA firm in Elkhorn, and these audited financials are available on our website. During the 16 years I have served on the board, I am not aware of anyone on the board attempting to spend money in any way that was not transparent to all. Never.

The purpose of sharing all this information with you is not to pick on the candidate or anyone that voted for him. The purpose is much broader and included in the following:

1. To illustrate that **we have something very valuable here** on Lauderdale Lakes that, like the Lakes, needs our collective stewardship and protection. That valuable asset is the unselfish people who have for over 110 years given of themselves in a spirit of cooperation for the betterment of these Lakes.

2. To illustrate that **this valuable asset is fragile** and if we don't pay close attention to our common goals we will lose it. There are families on the Lakes who have been here for several generations, and I expect that many families here today would love to believe that future generations of their family will continue to enjoy the beauty and fun offered by these Lakes. A lack of cooperation can deteriorate into partisanship resulting in either nothing being done or things being done to prove "I'm right and he's wrong" instead of what's right for our lakes.
3. To appeal to everyone reading that **enjoying the life we share on these Lakes is not to be taken for granted**. It is not free. It takes hard work by responsible people, people who go to meetings and roll up their sleeves when there is work to be done instead of sitting on their deck enjoying the view. We need these people and depend on these people to protect this asset we call Lauderdale Lakes. And most importantly, we need the property owners to be informed and communicate their support and concerns to the volunteers who serve.

In summary, all organizations on Lauderdale welcome your help. If you want to get involved look in the front of the Telephone Directory produced by the Lauderdale Lakes Improvement Association (LLIA) where the organizations are listed. If you don't have the time or inclination to volunteer, then try to attend at least the annual Lake District meeting each September. It's on Labor Day weekend each year because we feel the most people will be up at the Lake on that weekend. Or join the LLIA and meet with them once or more per year. You will be much better informed if you do, and you'll come away with the feeling that the future of the Lakes is in good hands. Meetings are the perfect forum to share your concerns. If you don't have the time to volunteer or go to meetings, then at least support those who do.

If you hear about something on the Lake you don't like, first find out if it's true, then express your dislike of this to the organization in charge. All the Lake organizations have phone numbers in the Directory, they all have web pages and email addresses. Let's hear from you. The more we hear, the better job the volunteers can do. The better job that they do, the greater the chance is that our families can enjoy the next 110 years as much as we have enjoyed the past 110 years. Together we can make this work for all of us.  
Respectfully, Peter Van Kampen

## WATER SAFETY PATROL

Debbie Ferrari

I would like to take this opportunity to thank Chief Ken Blanke, Sergeant Janene Littmann, and our entire team for a job well done. A special thanks to Jeff Angst, who continues to assist us in maintaining our patrol boats. We did not have any serious accidents or injuries on our Lakes in 2016. This is a tribute to the work of our Water Safety Patrol team and every person who enjoyed time on our Lakes operating in a safe and responsible way.

We did, however, have a total of seven arrests for Operating While Intoxicated (OWI) during the 2016 boating season. This is a serious offense not only for the individuals involved, but it endangers potentially everyone on the lake. We continue to focus on service and education, but part of ensuring safe waters is enforcing state and local ordinances put in place for this purpose.

The Lake District manages the Water Safety Patrol on our Lakes; however, the cost of this operation is shared with the Town of LaGrange. In addition, the Lake District receives reimbursement from the DNR for a portion of the costs that are directly attributable to the operation and maintenance of the Water Safety Patrol. Each year our Water Safety Patrol is audited by the DNR, and this occurs in February 2017 for our 2016 operation. The purpose of the audit is to determine qualifying costs, determine compliance with statutes and administrative codes, and to ensure that our activities are addressing desired statewide goals.

There are two changes to local ordinances that became effective in 2016 to address safety concerns on the Lakes. While they have been publicized for quite a while, they are now enforceable by our Water Safety Patrol. They are:

1. Mooring is prohibited within 75 feet of the shoreline in those areas designated with "no anchoring" buoys near Pebble Beach on Green Lake.
2. Towing is prohibited in the channels marked Slow No Wake between Green Lake and Middle Lake, and between Mill Lake and Sterlingworth Bay. All towables, including, but not limited to, tubes, ski ropes with or without skiers, or any other

item that might otherwise be pulled behind the boat, must be brought onboard and/or tethered directly to the boat and must be unoccupied while within the slow no wake zone.

As you probably know, anyone born **on or after January 1, 1989** (and at least 16 years old) **MUST** have a boating safety certificate to legally operate a motorized boat or personal watercraft (PWC) on Wisconsin waterways. Therefore, anyone 28 years of age (or younger) this year must complete a boating safety course that is accepted by the WDNR to operate a motorboat (without parental supervision) or a PWC. Our Water Patrol typically offers two WDNR-sanctioned courses each year. We strongly recommend that you take advantage of our safety courses since they include information on our local boating ordinances. Please see our website for details and to register for our courses for 2017. Courses will be offered May 20-21 and June 10-11.

We, like each of you, look forward to the 2017 boating season! Please enjoy the remainder of the winter season and continue to put safety first on our Lauderdale Lakes.

### **LAKE DISTRICT CONTACT INFORMATION**

For the most current information, go to our website:  
[www.lauderdalelakedistrict.com](http://www.lauderdalelakedistrict.com)

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Debbie Ferrari – Treasurer Water Safety Patrol Long Range Planning – Communication	dferrari@lauderdalelakedistrict.com 742-4066
Jack Sorenson – Secretary Outflow Dam & Insurance Long Range Planning – Traffic Management	jsorenson@lauderdalelakedistrict.com 742-4066
Peter Van Kampen Pier Inspection & Septic Pumping Long Range Planning – Additional Recreational Activities	pvankampen@lauderdalelakedistrict.com 742-2567
Greg Wisniewski Aquatic Plant Management & Clean Boats Clean Water Long Range Planning – Inventory & Analysis of Current Infrastructure	gwisniewski@lauderdalelakedistrict.com 742-4800
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