



DISTRICT DIALOGUE



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Volume 26, Number 1 January, 2016

Dear Lauderdale Property Owners,

The following special issue of District Dialogue is packed with information including details on the new Lake District website and our long range planning project. As we concluded 2015, all of our core projects finished on plan. In addition to our core projects we commenced two new projects in 2015 which will continue into 2016 and beyond:

- Develop a plan to provide more effective communication to the community
- Develop a long range plan for our property

More Effective Communication: This challenge involves blending more frequent District Dialogues with the development of our new website. The new website is up and running and is the vehicle we needed to post the Dialogue as well as to provide electronic access to a great variety of additional information.

Effective immediately, the Lake District Board will publish the District Dialogue on a quarterly basis to better inform our residents. Beginning with this edition, all District Dialogues will be posted on our new website. The traditional August Dialogue will continue to be printed and mailed to all District property owners.

Long Range Planning: In 1996 when we purchased the Lauderdale Lakes Country Club, it was easy to segregate the management and financial accountability for that project. In time, we acquired the 7-acre wetland on Don Jean Bay and the Community Center property adjacent to the golf course. What was once just a golf course property now provides the infrastructure to support many activities, including weed harvesting, the water safety patrol, meeting and office space, environmental projects, the Lauderdale Aqua Skiers, and more. Golf course staff now help maintain the lake outflow dam, community center, wetlands, and the detention pond at Gladhurst - in addition to their primary duties maintaining our golf course. As the board approaches development of a long range plan for our property, we are looking at our core property as "Lauderdale Park". An important component of the long range plan is to better serve our community by incorporating additional recreational activities along with golf.

I am grateful that we have such a talented and diverse board to carry out these new and exciting projects, but we need your help to develop the best possible plan. Please use the features of the new website to let us know what is important to you. Additionally, please provide your email address so we can send the quarterly District Dialogue or any other time-sensitive communication. Rest assured, your personal email address will be treated with the utmost respect.

Wishing you all the best for an early "ice out" and warm spring.

Scott Mason
District Chairman

WELCOME TO OUR NEW WEBSITE!

www.lauderdalelakedistrict.com

Early in 2015, the District embarked on a project to update our website. Our objective was to improve the user experience utilizing a platform that would allow us to easily update as much of the content as possible in-house. The new site is more user-friendly and has a responsive design, so its content can be viewed on your phone or tablet along with your computer. We also needed to address the unique needs of the Lauderdale Lakes Country Club to provide a foundation for more interactive features in the future. This project was spearheaded by Scott Mason, who utilized an outside firm to provide the required expertise in web design. Andi White played a key role in developing and coordinating content, and testing and recommending features during development. Now that we have “gone live”, Andi manages all content updates as well as interfacing with the web design firm for any items that require their expertise.

If you haven't visited the website, please do!

Following along the menu bar beneath the heading you will find the following tabs:

Community Events – District meetings are posted here, along with events for other organizations in our lake community, like the Yacht Club. Check back here for scheduled Community Meetings that will provide an update on Lauderdale Park planning and seek your feedback and input.

Projects – When you click here you will access a drop down menu that includes all of the services provided by the District. Each area has a dedicated page describing the role of the District and the Commissioner responsible, and may include history of that service, current issues, and links to related documents, forms or outside resources.

Accomplishments – Timeline of significant milestones since the inception of the District in 1991.

Lake District Commissioners – Listing of Commissioners and other key individuals with their contact information.

Meetings – Agendas and Minutes of all Board Meetings and Annual Meetings going back to 2010. As meetings are scheduled, they will

appear here with the Agenda and will also appear on the calendar under the “Community Events” tab.

News – Important current items or new information that is available on our website.

Documents – Access to a wide variety of items specific to our District, such as results from the 2015 Long Range Planning Survey, Aquatic Plant Management Plan, Audited Financial Statements, DNR Boating Regulations Handbook, and Pier Permit Application, among many others. Documents here are also linked from areas of the website to which they relate.

Links – An easy way to get to other websites that relate to our lake community.

Contact Us – A way to get your message or question to the District. You can also click on the blue “Contact Us” button on the right side of any page to get to the same place, or direct your question to a specific individual by clicking on their email address on the “Lake District Commissioners” tab.

In addition to the tabs along the menu bar at the top, you will find a few options along the right side of the web pages:

“**Contact Us**” blue button – Takes you to the same place as the “Contact Us” tab along the top menu bar, as previously described.

“**Newsletter**” – Please click on this blue button and provide the District with an email address we can use to keep you informed and ask for your input. With our new website, we have the ability to keep information up to date in a focused and easy way. From time to time we may also choose to utilize the District Dialogue as a method of communication. However, the quickest and most cost effective method of communication these days is the use of email.

IMPORTANT....The Lake District is committed to managing the email database in a responsible manner and will never allow any outside entities access to, or provide them information from, our database. Our only objectives are to keep you informed, get your views on future plans, and be as transparent as possible throughout the process.

“Long Range Planning” – This is a key place to find the most up-to-date information about the status of this major undertaking. Currently you will find a bit of history of the project and a link to the results of the survey that was taken early in 2015. We will post updates to individual areas of the project, so check back here periodically to see what is taking place. We encourage you to provide feedback using “Contact Us” along the top menu bar, the blue button on the right side of the page, or imbedded in narrative portions of the website. They will all take you to the same spot, and get your message to us!

“Lauderdale Lakes Country Club” – Takes you to the LLCC website, which has a similar look to the District website. If you golf, please check out the *new* LLCC website! If you don’t golf, the “About Us” tab along the top menu bar provides interesting information on this property and the “Events & Outings” tab may give you an option for a special occasion or gathering you have coming up.

THE LAKE DISTRICT HAS JOINED SOCIAL MEDIA!

While our website, www.lauderdalelakedistrict.com, is always the place to find current and the most complete information and news on the Lake District, you can now also find links to Facebook, Twitter and Google+ on our webpage.

Like us on Facebook...click on the Facebook link on our webpage, or search for “Lauderdale Lakes Lake Management District”

Follow us on Twitter... click on the Twitter link on our webpage, or search for “LauderdaleLLMD”

Follow us on Google+... click on the Google+ link on our webpage, or search for “Lauderdale Lakes Lake Management District”

LAKE DISTRICT LONG RANGE PLANNING PROJECT

This District Dialogue is devoted to providing you current status of the long range planning project. While some may consider this time of year a “dormant” period for the lake community, there is a lot of activity occurring to advance this project so there are more fully developed plans and proposals to share with the community.

BRINGING IN EXPERTISE

The long range planning project to map the future of Lauderdale Park is a large undertaking. Our goal is to take a big picture look at the Lake District property...what we have now, what we need now, and what the future needs and wants of the community might be. The survey conducted in early 2015 and the August Community Meeting provided important input and also confirmed the community's interest in pursuing options for the Lake District property. Some current needs and future options are more basic, while others are much more robust. Obviously, any investment in the property relies solely on the financial support of the community. At this point it is important that a comprehensive long-range master plan be developed for the future of the Lake District property. Since it is unlikely that the entire plan would be undertaken at one time, the components also need to be prioritized and monetized to ensure that the pieces of the puzzle are put into place in a logical sequence, based on addressing current needs and future desires of the community.

The Lake District Board and other members of our community bring a wealth of knowledge and experience to bear, but at times it is best to acknowledge that "you don't know what you don't know". The Board felt it was necessary to bring in outside expertise to ensure all components of the project are properly considered. The Board selected Bill Henry of Kehoe-Henry & Associates, Inc., an architecture and engineering firm in Elkhorn, to assist us. Bill already has experience with our property as he headed up the project to renovate the Water Tower and create Myers Park several years ago. His broader experience includes oversight of the creation of Hawk's View Golf Club. Bill brings with him access to a team of professionals to address specific components of our planning. These professionals have individual expertise in landscape design and development, irrigation, food & beverage service, mechanical systems, electrical systems, and energy conservation.

Bill and his team began work in late fall. Following are summaries of the major components of the work undertaken by Bill as well as the Lake Commissioners. Each summary reflects the objective, where we are, and next steps. These summaries will be posted on the website in the "Long Range Planning" section which is accessible by clicking the box on the right side of the web page. We will also post periodic updates in each area when it makes sense to do so. We encourage you to check the website, take a look at the progress and utilize any of the "Contact Us"

opportunities to ask questions and provide feedback. Once the snow and ice have melted and the birds have returned (including our Snowbirds), we plan to hold a Community Meeting to continue our planning.

LONG TERM PROPERTY DEVELOPMENT PROPOSAL

Objective: Develop a long range master plan proposal for the Lake District property. This plan assumes the continuation of the nine-hole golf course. Input from the community will form the foundation of the plan. The decision to take action on any aspect of the plan which requires funding through a tax levy will be voted upon by our constituents. Factors (in addition to compliance with all zoning and other legal requirements) to be considered include: current usage and infrastructure, new recreational features to expand usage by our community, new services that are reasonable to incorporate, and restrictive covenants of the conservation easement. The long range master plan proposal will also be broken in to logical components, prioritized and monetized to allow for development to occur over time.

Where We Are: Bill Henry and members of his project team have performed a number of site visits, reviewed documentation, and conducted a flyover to obtain updated aerial photographs of the Lake District property. They have held meetings with appropriate Commissioners on the Board to gain further detailed information on aspects of the property and they reviewed the 2015 survey by UWM, the results of that survey, and the renderings and site plan options developed by UWM.

As a result of the UWM survey, comments received from the community, and a high level assessment of the current infrastructure, a few scope and planning assumptions have been made jointly in order to guide continued efforts. Keep in mind that the details may change as a plan develops, but it is necessary to narrow the possible outcomes to move forward in a meaningful way. Some of the scope and planning assumptions include:

- As a baseline, assume current usage of the property and facilities will continue (i.e. golf course will need clubhouse, office, storage and maintenance spaces; Lauderdale Aqua Skiers will continue to use Don Jean Bay area; Water Patrol and Aquatic Plant Management will continue to require office, storage and maintenance spaces; Kettle Moraine Land Trust and LLIA will rent office/storage space; meeting space will be available for community organizations, etc).

- Save the west end of the existing Clubhouse (newer area with tables & chairs and fireplace) for use as an outdoor pavilion. The east end (older section) may not be economically feasible to bring to code to address current or future needs.
- Improve the views of wetlands and lake where possible.
- Adopt a conceptual framework of the property as “Lauderdale Park” rather than a golf course or country club.
- Consider expanded food service, but not a full service restaurant.
- Clubhouse facilities should be sized to accommodate groups of up to 100.
- Consider change/upgrade/replacement of current golf course water supply and irrigation system to improve results and achieve energy and water savings.
- While the golf course will remain in place, consider renumbering the holes to improve the flow based on facility locations and minor changes to improve the golf experience.

Next Steps: Continue to develop details of the type, size and location requirements of spaces that are needed based on the agreed upon planning assumptions. Begin to consider whether existing infrastructure can be used in its current or modified form to meet those needs (see “*Inventory & Analysis of Current Infrastructure*”). Begin to factor in space and other considerations as new recreational activities are identified (see “*Additional Recreational Activities*”).

Questions or Comments? Contact Scott Mason at smason@lauderdalelakedistrict.com

INVENTORY & ANALYSIS OF CURRENT INFRASTRUCTURE

Objective: Inspect, inventory, and analyze all site and building components and provide a detailed description of each component. Obtain expert opinions as to the feasibility to repair, reuse, repurpose or remove and replace the existing buildings and other components. We first must know the existing conditions before recommendations can be made as to what can feasibly be safely maintained, what should

be repaired or replaced, what can be repurposed, and what should optimally be replaced rather than reconstructed.

Where We Are: A part of the work with which Bill Henry is assisting us is to provide the inventory/analysis of our current facilities. November 30, 2015 was the first on-site review by Bill Henry and his consultants, including civil, HVAC and electrical engineers, a food service consultant, an irrigation consultant, and a golf course architect. Additionally, in early December a detailed aerial survey was performed gathering detailed data of the site to provide locations and elevations of all site components. Irrigation heads were all boldly marked to be gathered as part of the survey data.

Next Steps: Bill Henry and his consultants will continue to gather data and will provide an inventory of conditions, which will be used to determine how to best maintain Lauderdale Park, what buildings/components need our greatest attention, and which of these components are beyond their useful life and would optimally be replaced if feasible.

Questions or Comments? Contact Greg Wisniewski at gwisniewski@lauderdalelakedistrict.com

ADDITIONAL RECREATIONAL ACTIVITIES

Objective: Identify outdoor recreational activities, in addition to golf, that can be incorporated into Lauderdale Park to increase the opportunities for more members of the community to utilize and enjoy the property.

Where We Are: Our records indicate that about a third of the District property owners use the golf course. The obvious question is what other amenities/activities could we offer that would attract additional property owners. The survey in 2015 listed a number of options and we were able to get a first glance at the level of interest in each. One amenity that was very popular was a walking path, which over 60% of respondents thought was a good idea. The Board is developing a feasibility plan. Our planning must include the safety of the walkers in the proximity of flying golf balls, the possibility of moving one or more greens, and must address the privacy concerns of those who live near the proposed path. In addition, we need to be sure to comply with the County's zoning laws and easement restrictions when it comes to a path in the wetlands area near the lake. We have a lot of work

to do on just this one item before we address the cost of installation and maintenance. The good news is that we are not in any rush. We want to take our time and get it right. Other activities we are currently considering as a result of the survey responses include: a bocce ball court, tennis court, pickle ball court, fire pit, foot golf, and Frisbee golf. Another amenity that is still on the list is a drone field. At this point we are attempting to consider all potential items in developing the long range master plan proposal for Lauderdale Park. Again, plans may be implemented over a number of years, and some not at all, as decisions will ultimately be based upon the financial support of the community. In order to have everything fit into the limited existing space we need to consider our near term as well as long term needs.

Next Steps: Identify and communicate with property owners who live near the proposed walking path to determine if they have concerns and develop ways to address them. We will study and understand the various costs to install protective screens or other means to make sure the path is safe for all. To assist with that process, we will be visiting several housing developments that include golf courses to see how each of them deals with these issues.

Questions or Comments? Contact Peter Van Kampen at pvankampen@lauderdalelakedistrict.com

TRAFFIC MANAGEMENT

Objective: When we have a plan with more specific land uses, facility locations, and likely long range traffic and pedestrian access points, we will generate a traffic review or study to insure the proper vehicular traffic flow and proper parking requirements are planned for the future. Considerations should generally include smooth and safe flow of traffic for ingress and egress to the facilities given the existing Right of Way infrastructure leading to the property. The plan should also provide the least impact upon surrounding residents in the area of the facilities while providing a safe, direct, vehicular access to new facilities.

Where We Are: From preliminary review, we understand that there are no immediate plans to alter Highway 12 – 67 or its intersection with Sterlingworth Drive. Therefore, ingress and egress to any new facilities will likely occur from existing roads adjacent to the property.

Next Steps: Specific traffic plans will consider quantity of traffic (if

additional traffic is generated) routing, safety, roadway capacity, parking, etc. This detail will be studied in more specificity upon the creation of a land use plan. At the time a specific land use proposal is known, traffic impact information will be shared and coordinated with the affected County, Towns and any agencies that the traffic changes may affect.

Questions or Comments? Contact Jack Sorenson at jsorenson@lauderdalelakedistrict.com

COMMUNICATION

Objective: Develop and maintain effective two-way communication with Lake District constituents. Ongoing communication will ensure that the lake community has access to the current status of the various components of the long range planning project and ample opportunity to ask questions and provide feedback. The tools used should be both timely and cost efficient. The information should ensure transparency throughout the process and encourage community engagement.

Where we are: The decision to update the Lake District website was an undertaking separate from the long range planning project. However, it quickly became apparent the website should form the foundation of timely information flow about the project. Access to information is easy to find through the prominent “Long Range Planning” box on the right side of the web page. The District also utilized a survey early in 2015 as a means to gain community input regarding current and potential expanded uses of the property. The results of the survey formed the basis for the August Community Meeting, where additional feedback was collected. This special edition of the District Dialogue brings you the current status of the project and contact information for individual components of the project. We encourage you to utilize the direct email addresses and/or the various “Contact Us” opportunities available on the website to ask questions and provide feedback as we all move forward in this process.

Next Steps: The website is the best place to find updates on Lauderdale Park, which we will add as appropriate. While this District Dialogue summarizes our current status, frequent communications in this format, with its production and mailing costs, are not cost efficient. We therefore encourage you go to the website and click on the blue “Newsletter” button on the right side of the page to provide the District with an email address we can use to distribute future District Dialogues and updates electronically to keep you informed and ask for your input. The District Dialogue will also be posted in the “News” section of the

website. Since this project is large and multifaceted, some aspect of the project and general updates will most likely be a part of all our Board meetings. The date, time and location of all Board meetings are posted on the website. You will find Board meeting information both in the “Community Events” calendar and in the “Meetings” sections. Be sure to check the posted Agenda and you are welcome and encouraged to attend these Board meetings. We also plan to hold another Community Meeting in early summer to share a more fully developed proposal, answer questions and seek your feedback. We will inform you of a Community Meeting via postcard and it will also be posted on the website, so please check the calendar in the “Community Events” section.

Questions or Comments? Contact Debbie Ferrari at dferrari@lauderdalelakedistrict.com

QUICK UPDATES ON OTHER LAKE DISTRICT MATTERS

- 2016 Boating Safety Courses conducted by our Water Patrol have been scheduled. Check the Lake District website for information in the “Community Events” area or the “Projects” drop down menu under “Water Patrol”.
- Are you thinking about adding, replacing or changing a pier? Check the Lake District website in the “Projects” drop down menu under “Pier Inspection” for what you need to know.
- The Lauderdale Lakes Aquatic Plant Management Update was approved in December 2015. You can find a link to that document in the “Projects” drop down menu under “Weed Harvesting” or listed in the “Documents” area.

IMPORTANT! WE NEED YOUR EMAIL ADDRESS

Please go to our Lake District website at www.lauderdalelakedistrict.com and click on the blue “NEWSLETTER” button on the right side of the page. Add your name and email address to allow us to keep you informed in a timely and cost efficient way.

Thank You!

LAKE DISTRICT CONTACT INFORMATION

*For the most current information, go to our **new** website:*

www.lauderdalelakedistrict.com

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

Scott Mason – Chairman smason@lauderdalelakedistrict.com
Long Range Planning – Long Term Property Development Proposal (262) 642-1690

Debbie Ferrari – Treasurer dferrari@lauderdalelakedistrict.com
Water Safety Patrol (708) 975-0360
Long Range Planning – Communication

Jack Sorenson – Secretary jsorenson@lauderdalelakedistrict.com
Outflow Dam & Insurance (847) 498-4613
Long Range Planning – Traffic Management

Peter Van Kampen pvankampen@lauderdalelakedistrict.com
Pier Inspection & Septic Pumping (262) 742-2567
Long Range Planning – Additional Recreational Activities

Greg Wisniewski gwisniewski@lauderdalelakedistrict.com
Aquatic Plant Management & Clean Boats Clean Water (262) 742-4800
Long Range Planning – Inventory & Analysis of Current Infrastructure

Rick Callaway rcallaway@lauderdalelakedistrict.com
Walworth County appointee (262) 374-2387

Don Sukala dsukala@lauderdalelakedistrict.com
Town of LaGrange appointee (262) 742-2177

Andi White pierinspection@lauderdalelakedistrict.com
Pier Permits - Septic Pumping Information (262) 903-0057

Water Safety Patrol (262) 742-4300

Lauderdale Lakes Country Club www.lauderdalelakescountryclub.com
(262) 742-2454

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

TEMP – Return Service Requested