

Lauderdale Lakes Lake Management District

2017 Annual Meeting

AGENDA

- Approval of Agenda
- Approval of 2016 Minutes
- Commissioner Election
- Highway 12 Report
- Golf Course Report
- Consider New Community Center building & related loan
- Water Safety Patrol Report
- Environmental Projects Report
- Septic Pumping Report
- Aquatic Plant Management Report
- Outflow Dam Report
- Treasurer's Report
- Approval of 2018 Budget & Tax Levy
- Other Business for Discussion

Lake District Board

- Elected Commissioners
 - Scott Mason – Chairman
 - Debbie Ferrari – Treasurer
 - Jack Sorenson – Secretary
 - John Summers
 - Greg Wisniewski
- Appointed Commissioners
 - Rick Callaway – Walworth County
 - Don Sukala – Town of LaGrange



Approve 2016 Minutes

Commissioner Election

- Two vacancies to be filled
 - Commissioner #2
 - Commissioner #3
- Candidates who submitted proper nomination papers
 - Ron Diederich - Commissioner #2
 - Greg Wisniewski - Commissioner #3



Highway 12 Report

Golf Course Report

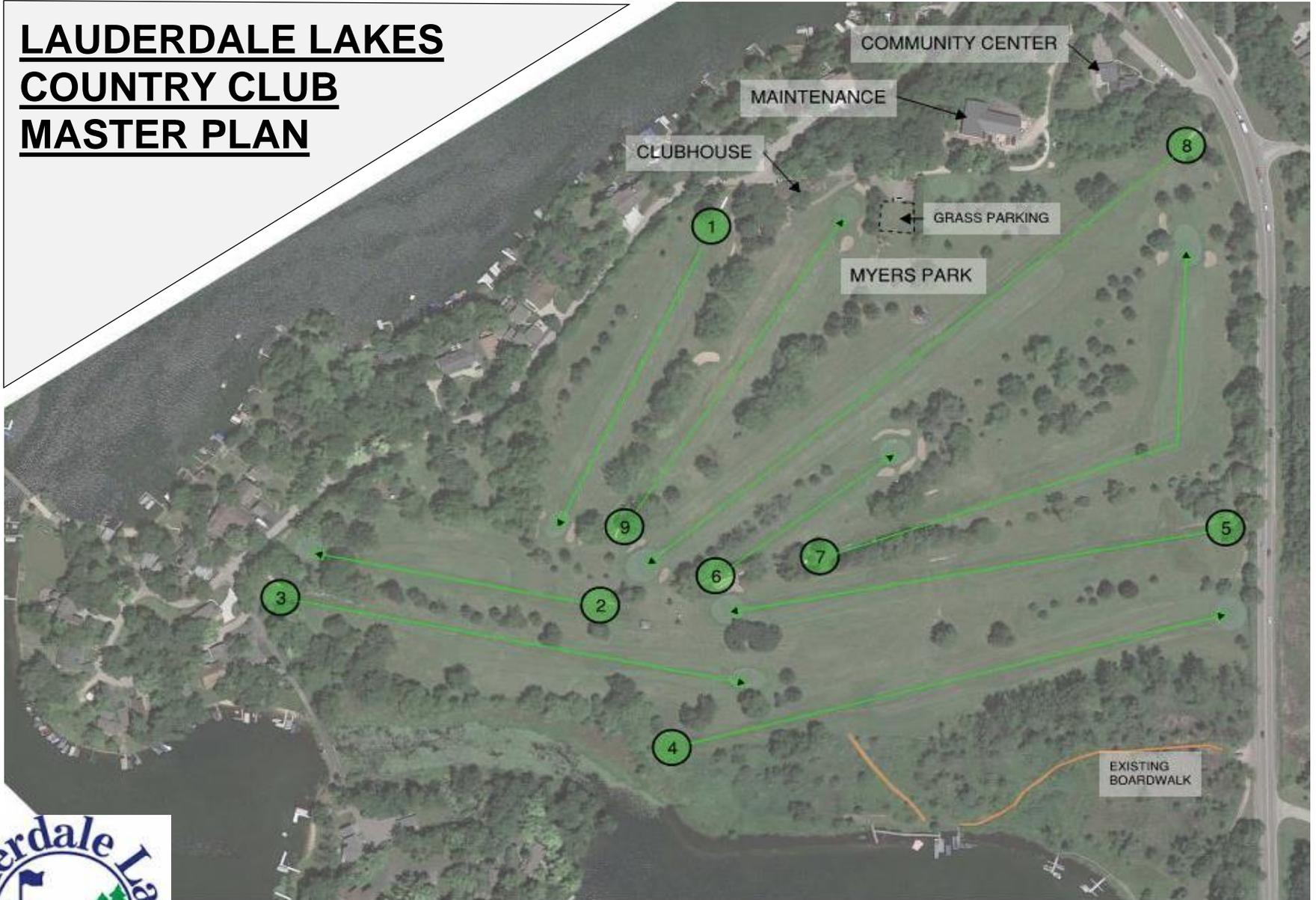


Golf Course Purchase - 1996

- 1997: Rezoned from condominiums to Park
- 1998: Combined all tax keys into one
- 2003: Conservation Easement
- 2014: Paid off loan
- Self supporting since 1997

Consider New Community Center Building & Related Loan

LAUDERDALE LAKES COUNTRY CLUB MASTER PLAN



KEHOE-HENRY & ASSOCIATES, INC.
Architecture & Engineering
Elkhorn, Wisconsin

SCHREINER GOLF, INC.

Kehoe-Henry Tasks

- Develop a comprehensive long range plan
 - Condition assessments
 - Facilities upgrade or replacements
 - Golf course improvements
- Develop new community center building

New Community Center Building Advantages

- Increased Public Safety
 - Main entry drive farther from 12/67
 - Less traffic on Country Club Drive
 - Safer distance from road & drives
 - Adequate parking for group events
 - Accessible entrances & facilities

New Community Center Building Advantages

- Indoor Recreation
 - Family gatherings
 - Smaller receptions
 - Morning coffee club
 - Club meetings
 - Table games
 - Yoga, fitness, Silver Sneakers
- Outdoor Recreation
 - Bocce Ball
 - Bags
 - Pickleball
 - Optional Covered Patio

New Community Center Building Advantages

- Addresses Needed Facility Improvements
 - Code compliant mechanical & electrical systems
 - Energy efficient lighting & HVAC
 - Option for geothermal
 - Access for physically disabled
 - Improved food & beverage service
 - Maintain character of existing clubhouse
 - Improved visibility & investment in community

Planning Team

Kehoe-Henry & Associates

William Henry, Architect - PE

Daniel Kehoe, Architect

Master Planning / Architectural

Golf Course

Schreiner Golf, Inc.

Craig Schreiner, ASGCA, ASLA
Golf Course Architect

T.J. Emmerich Associates, Inc.

Tom Emmerich
Certified Irrigation Designer

Illinois Geothermal Engineering

Lon Hoover, PE
Well Consultant

Site / Civil

Cardinal Engineering LLC

Paul VanHenkelum PE, RLS
Civil Engineering

Scheel & Associates

Steve Scheel
Landscape Architect

Engineering

Liechty & Associates, Inc.

Randall Liechty, PE, LEED AP
HVAC Consultant

Czarnecki Engineering, Inc.

Alan Czarnecki, PE
Electrical Consultant

Stewart Design Associates

Rock Deering, FCSI
Foodservice Consultant





Photo courtesy of UW Milwaukee

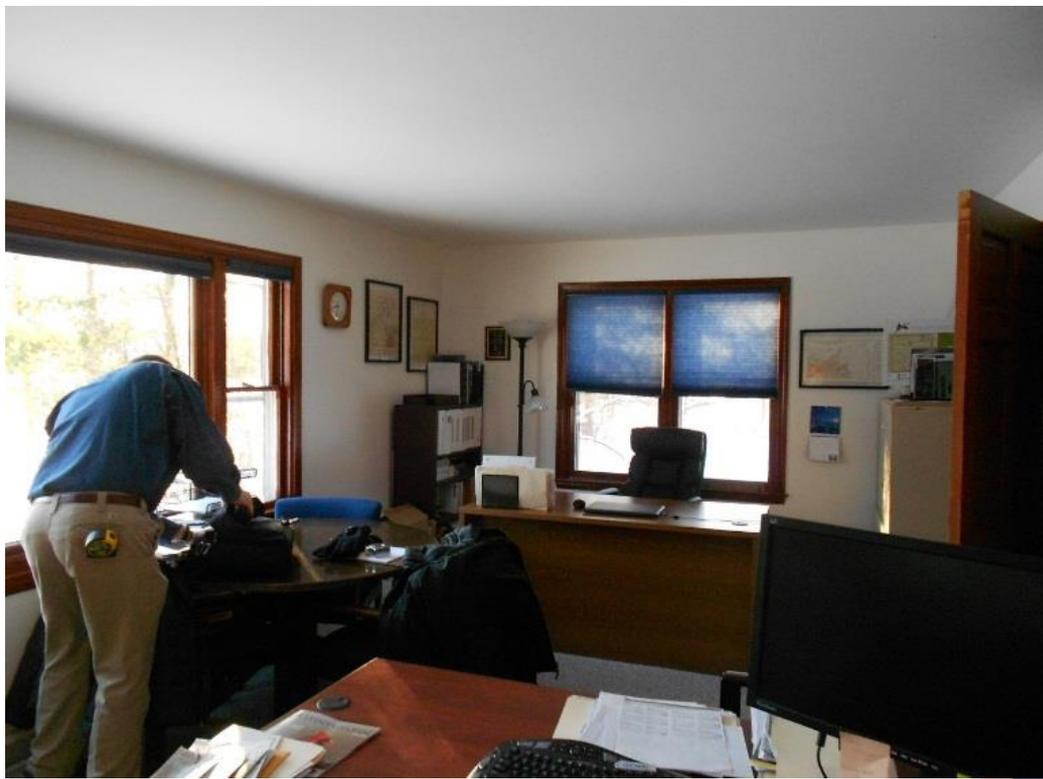




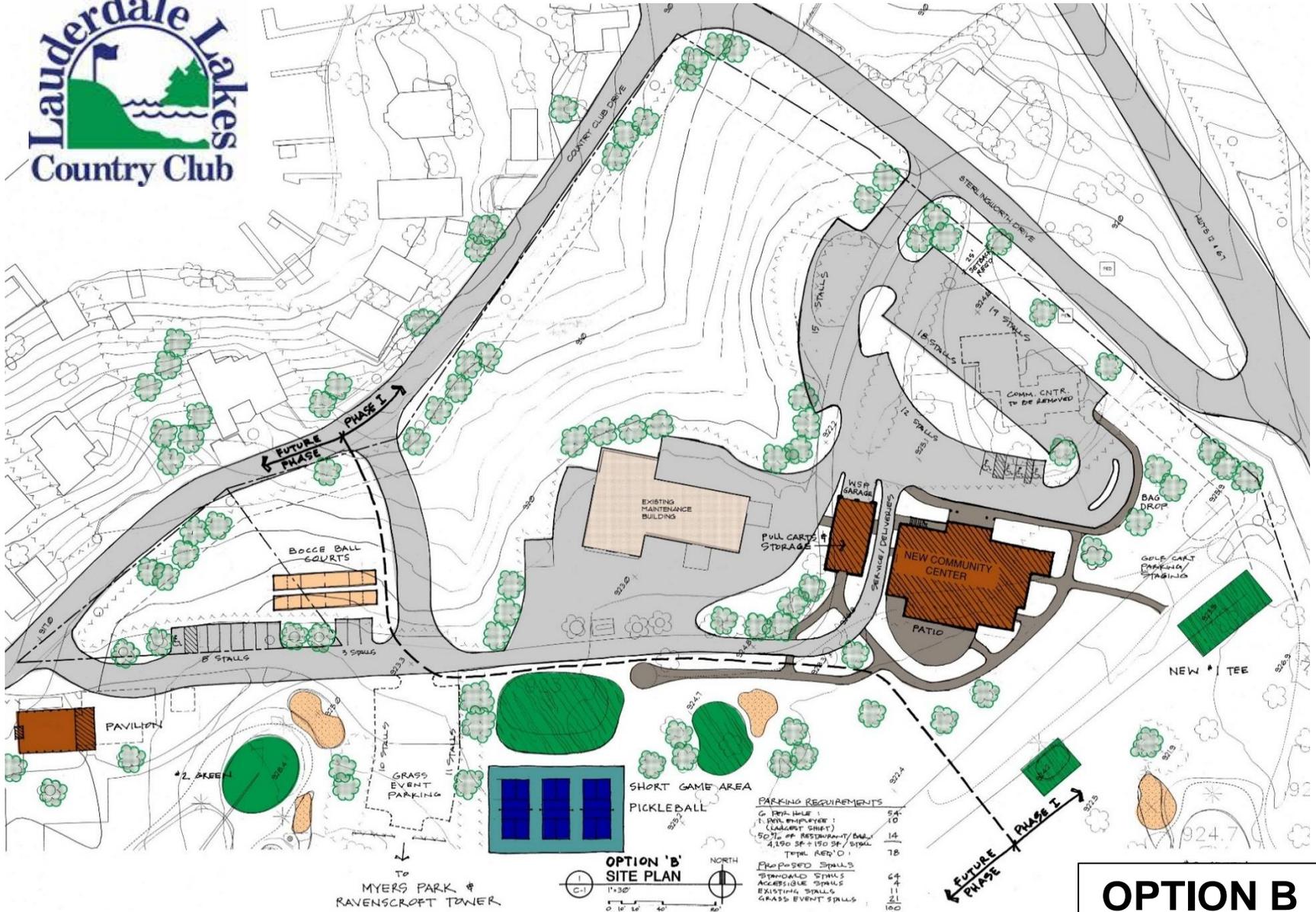






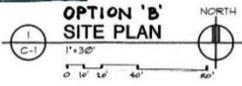




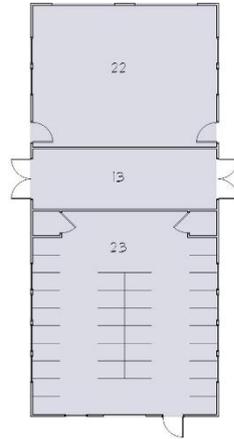


PARKING REQUIREMENTS

6 PER HOUR	54
1 PER EMPLOYEE	10
(LOADOUT SHEET)	
50% OF RESTAURANT/BAR	14
4,190 SF = 190 SP / 219K	
TOTAL NET 'D'	78
PROPOSED STALLS	
STANDARD STALLS	64
ACCESSIBLE STALLS	4
EXISTING STALLS	11
GRASS EVENT STALLS	21
TOTAL	100



OPTION B



LEGEND

- 1) FOYER
- 2) COATS
- 3) FIREPLACE
- 4) LOUNGE
- 5) BAR
- 6) KITCHEN
- 7) PRO SHOP
- 8) SNACK AREA
- 9) OFFICE
- 10) SMALL CONFERENCE
- 11) LARGE CONFERENCE
- 12) WORK AREA
- 13) SUPPLIES / STORAGE
- 14) WOMEN'S LOCKER / TOILET
- 15) MEN'S LOCKER / TOILET
- 16) MEETING ROOM
- 17) OPERABLE PARTITION
- 18) BANQUET
- 19) PATIO
- 20) LOBBY / DISPLAY
- 21) WATER SAFETY PATROL
- 22) W.S.P. GARAGE
- 23) FULL CART / CLUB STORAGE



COMMUNITY CENTER PLAN



NORTH



OPTION B

7,000 SF.	CLUBHOUSE
1,750 SF.	GARAGE / STORAGE
8,750 SF.	FIRST FLOOR
3,000 SF.	BASEMENT
<hr/>	
11,750 SF.	TOTAL AREA



KEHOE-HENRY & ASSOCIATES, INC.

Architecture & Engineering

Elkhorn, Wisconsin

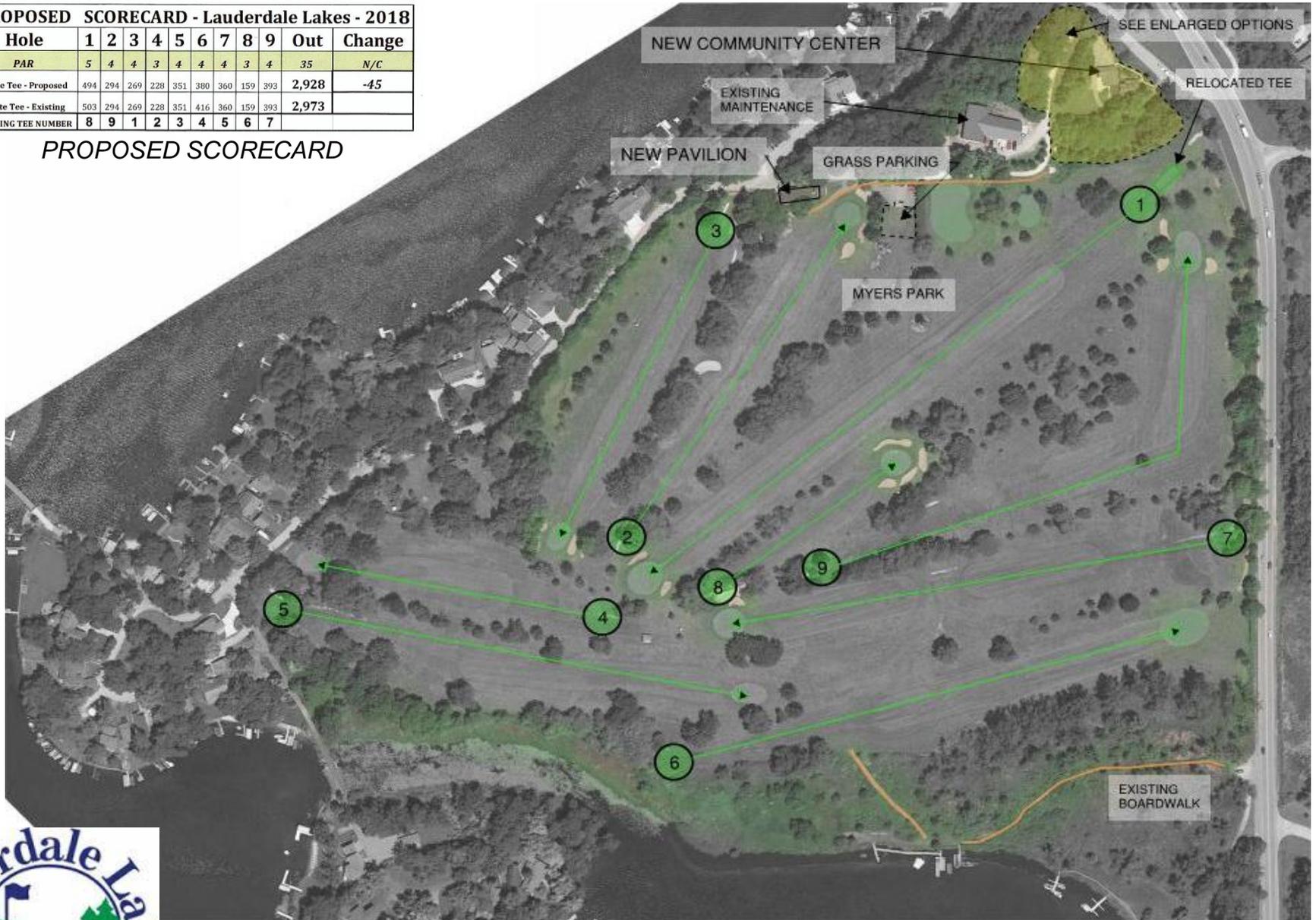


OPTION B

PROPOSED GOLF COURSE LAYOUT – PHASE 1

PROPOSED SCORECARD - Lauderdale Lakes - 2018											
Hole	1	2	3	4	5	6	7	8	9	Out	Change
PAR	5	4	4	3	4	4	4	3	4	35	N/C
White Tee - Proposed	494	294	269	228	351	380	360	159	393	2,928	-45
White Tee - Existing	503	294	269	228	351	416	360	159	393	2,973	
EXISTING TEE NUMBER	8	9	1	2	3	4	5	6	7		

PROPOSED SCORECARD



PROJECT BUDGET SUMMARY

MASTER PLAN PHASE I

Site Development Work - Community Center:

Building Construction Work:

Building Construction Budget per Square Foot:

Foodservice & Beverage Equipment:

Total Construction Work - Community Center:

Total Construction Budget per Square Foot:

Site Development Work - Golf Course, etc.:

Total Phase I Construction Work:

Architectural - Engineering Fees:

Miscellaneous Costs:

TOTAL PROJECT BUDGET - PHASE I:

OPTION

'B'

**68 STALLS &
10,000 SF +
1,750 SF**

\$ 510,000

\$ 2,450,000

\$ 208.51

\$ 79,000

\$ 3,039,000

\$ 258.64

\$ 51,250

\$ 3,090,250

\$ 185,444

\$ 549,256

\$ 3,824,950



Financing Impact on Property Taxes

Assumed Interest Rate (current prime): 4.25%

Assumed Term of Loan: 20 years

OPTION	TOTAL LOAN AMOUNT	ANNUAL LOAN REPAYMENT BY LAKE DISTRICT	ADDITION TO ANNUAL PROPERTY TAX BILL PER \$100,000 OF ASSESSED VALUATION <i>(See Note)</i>
B	\$ 3,825,000	\$ 283,272	\$ 48.25

Note: Based on 2016 property valuations for illustration only. Amounts will vary based on final structure of the loan, loan amount and interest rate.

Stated Another Way

If your 2016 property tax was \$10,000, here is how it was distributed...

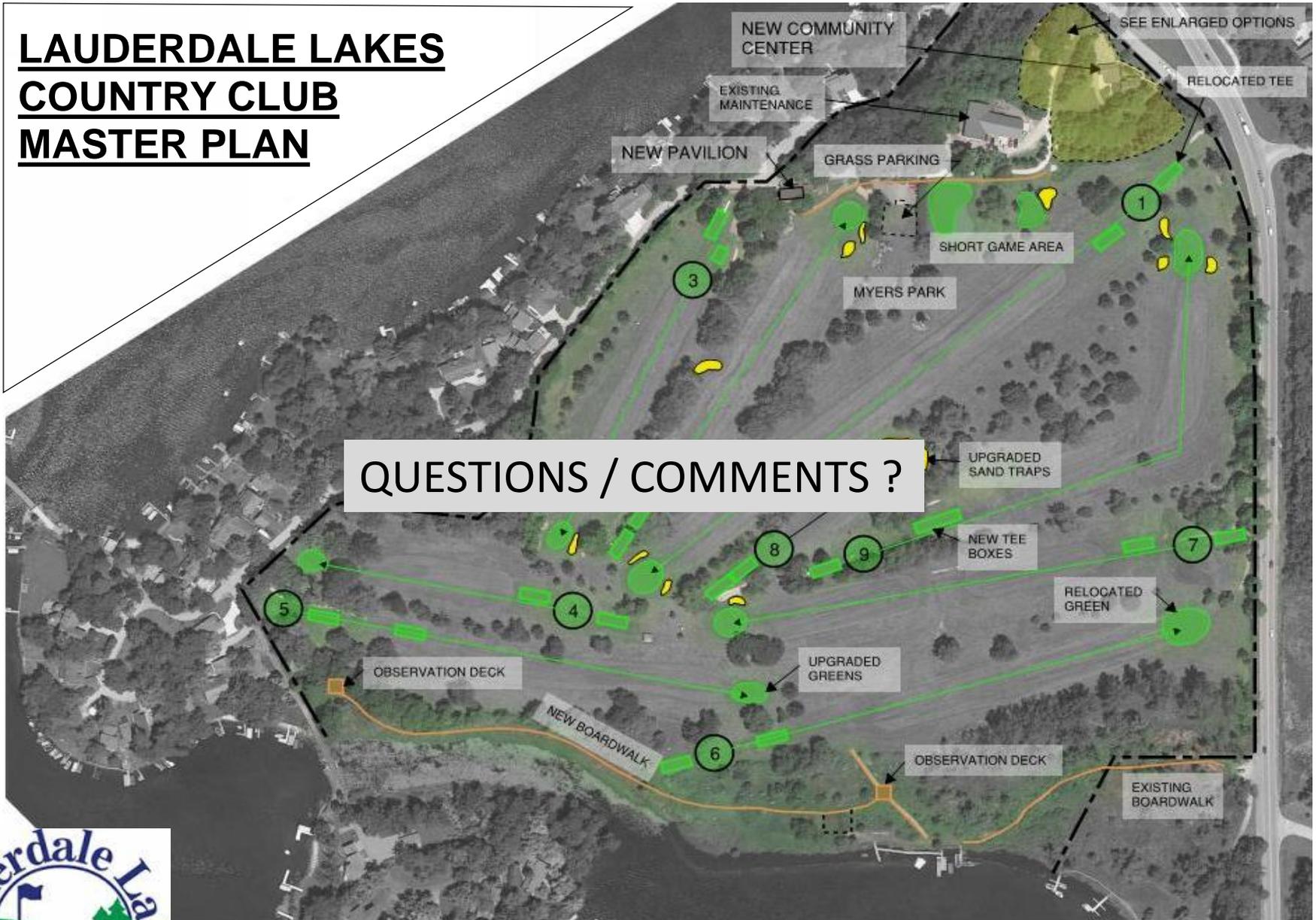
TAXING JURISDICTION	2016 NET TAX
Elkhorn Area Schools	\$ 5,570.61
Walworth County	2,766.11
Gateway Technical	533.66
Town of LaGrange	418.39
CDEB Elkhorn Schools	355.86
LL Lake Management Dist	242.55
State of Wisconsin	112.82
TOTAL	\$ 10,000.00

IF your 2016 property tax was \$10,000 **AND** the Lake District had a Capital Project underway and had begun loan repayment ... **THEN** this is how much more your taxes would have been...

OPTION	TOTAL LOAN AMOUNT	ADDITIONAL 2016 TAX FOR LOAN REPAYMENT (See Note)
B	\$ 3,825,000	\$ 327.88

Note: Based on 2016 property valuations for illustration only. Amounts will vary based on final structure of the loan, loan amount and interest rate.

LAUDERDALE LAKES COUNTRY CLUB MASTER PLAN



Water Safety Patrol Report



Our Team

Who they are

Chief Ken Blanke (40 yrs)

Sergeant Janene Littmann (30 yrs)

Officers:

13 returning (avg 7 ½ yrs)

6 new in 2017

- All are Certified Law Enforcement Officers
- All have annual training as required by DOJ and DNR

What they do

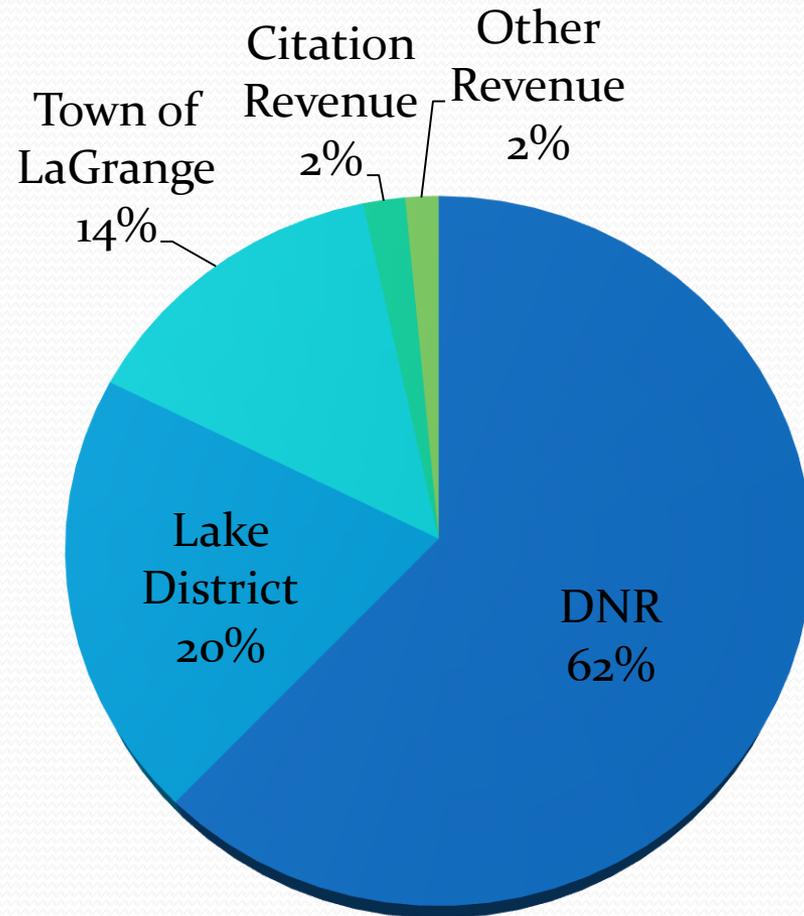
- Patrol lakes & launches
- Provide assistance to US
- Update community on State & Local Laws
- Conduct Safety Courses
- Provide PWC orientation
- Support July 4th needs
- Handle water hazards
- Community activities
- Support Sheriff and DNR in search and rescue

The Stats

	2016	2015	2014
Total Hours Patrolled	2,139 hours	1,954 hours	1,960 hours
Number of Contacts	498	475	505
Number of Warnings	50 written	230 total	181 total
	104 verbal		
Number of Citations	85 (7 OWIs)	104 (6 OWIs)	120 (3 OWIs)
# Dismissed	25	43	47
# Fine Imposed	60	61	73
Total Citation Revenue	\$2,408.85	\$2,109.61	\$894.33

What does it cost, and who pays?

Cost of Operations	2016
Wages & Payroll Exp	\$68,347
Operating Exp	43,792
Total 2016	\$112,139



Common Violations ... and reminders

- State Laws
 - PWCs not operating at Slow No Wake where required
 - Operating without required Safety Certificate (**1/1/89**)
 - Proper type and number of PFDs
 - Reminder ... stand up paddleboards must have PFD
- Local Boating Ordinance
 - Exceeding speed limits
 - NO towing people in channels between Green & Middle Lakes OR Mill Lake & Sterlingworth Bay, and device must be on board or tethered directly to boat
 - Reminder ... you “Need 3 to Ski”

New Law



- No Airborne Devices

Environmental Projects Report

Audubon Cooperative Sanctuary Program

- Goals are to protect environment & reduce expenses
- Six certification categories
 - Environmental Planning – Certified 2014
 - Wildlife & Habitat Management – Certified July 2016
 - Chemical use reduction & safety – Certified August 2016
 - Water Conservation – Submitted 2017
 - Water Quality Management
 - Outreach & education

Goose Management

- Due to low numbers of reported geese, harvest was canceled by USDA in 2017
- Program will resume in 2018
- You can help by reporting observed families in May and June

Septic Pumping Report



... and PIERS!

Aquatic Plant Management Report (AKA “Weed Harvesting”)



APM (Aquatic Plant Management) Program

- Fight the takeover by invasive plants
- Aid navigation and swimming
- Reduce build-up of muck
- Maintain an environment for the 'good' plants and animals; endeavor to always leave 1 foot of plant material
- Starry Stonewort is latest invasive plant

2017 APM Plan

- DNR now requiring APMP updates every 5 years.
- Plant sampling performed in 2014. APMP update issued in December 2015.
- Five year harvesting permit issued by DNR.
- APMP defines mechanical harvesting areas; pier head to open water.
- APMP now includes removal of floaters where reachable by harvester.

2017 Plant Harvesting Status

- Plant growth continues to be more aggressive in Sterlingworth Bay.
- Our 25 year old equipment is being well maintained by the crew.
- Thanks to Mike, Joe ,Pat and Steve.
- Thanks to Don West for continuing to take our plant material.
- If needed, contact # 262/742-4511
- The harvesting location schedule is on the web site.
- To aid harvesting, move buoys, rafts, floating toys, etc. behind pier head if possible.

Riparian Shore Yard Maintenance

- Pier head to shore is riparian owner maintained; removal of floaters, debris and fallen leaves substantially improves water clarity.
- Manual cleaning of plant material and muck performed by Sweeney's .
- New method being used is DASH (Diver Assisted Suction Harvesting) method performed by Eco Waterway.
- Plant material, including roots, is collected.
- DNR allows 3 cubic yards or 100 cubic feet of manual muck removal each year.
- 25 cubic yard quantity dredging can be performed with a DNR general permit.

Clean Boats / Clean Water

- State sponsored program endeavors to eliminate cross contamination of invasive species and diseases from lake to lake.
- Connor Hamilton and Michael Guinen are monitoring launches.
- Coverage includes Sterlingworth, Bubbling Springs, Green Lake and Pleasant lake launches.
- Up to 75% of the costs may be covered by State Grant money.

Outflow Dam Report



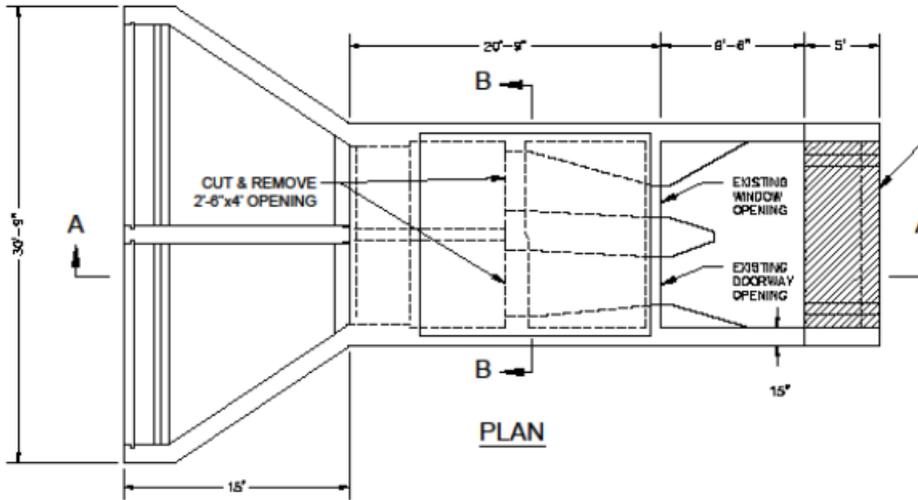
Report on the Dam

- Operating as expected - Rain event of July 12th
- Routine grounds maintenance provided to keep area clear of debris
- DNR inspected the dam this August
- We are still working on an agreement to do the modifications to the dam

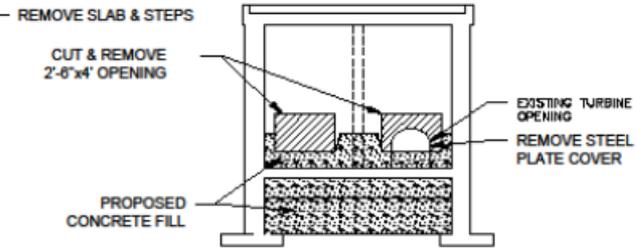
Dam...as it looks today



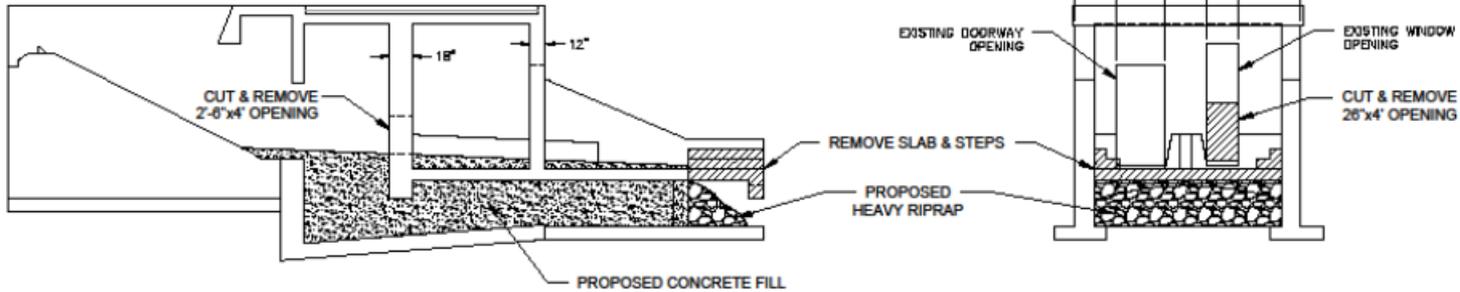
Dam Modification Plan



PLAN



SECTION B-B



SECTION A-A

DOWNSTREAM ELEVATION

DESCRIPTION	
DATE	

R.A. Smith National
Regional Surveying
and Engineering
www.ra-smith.com

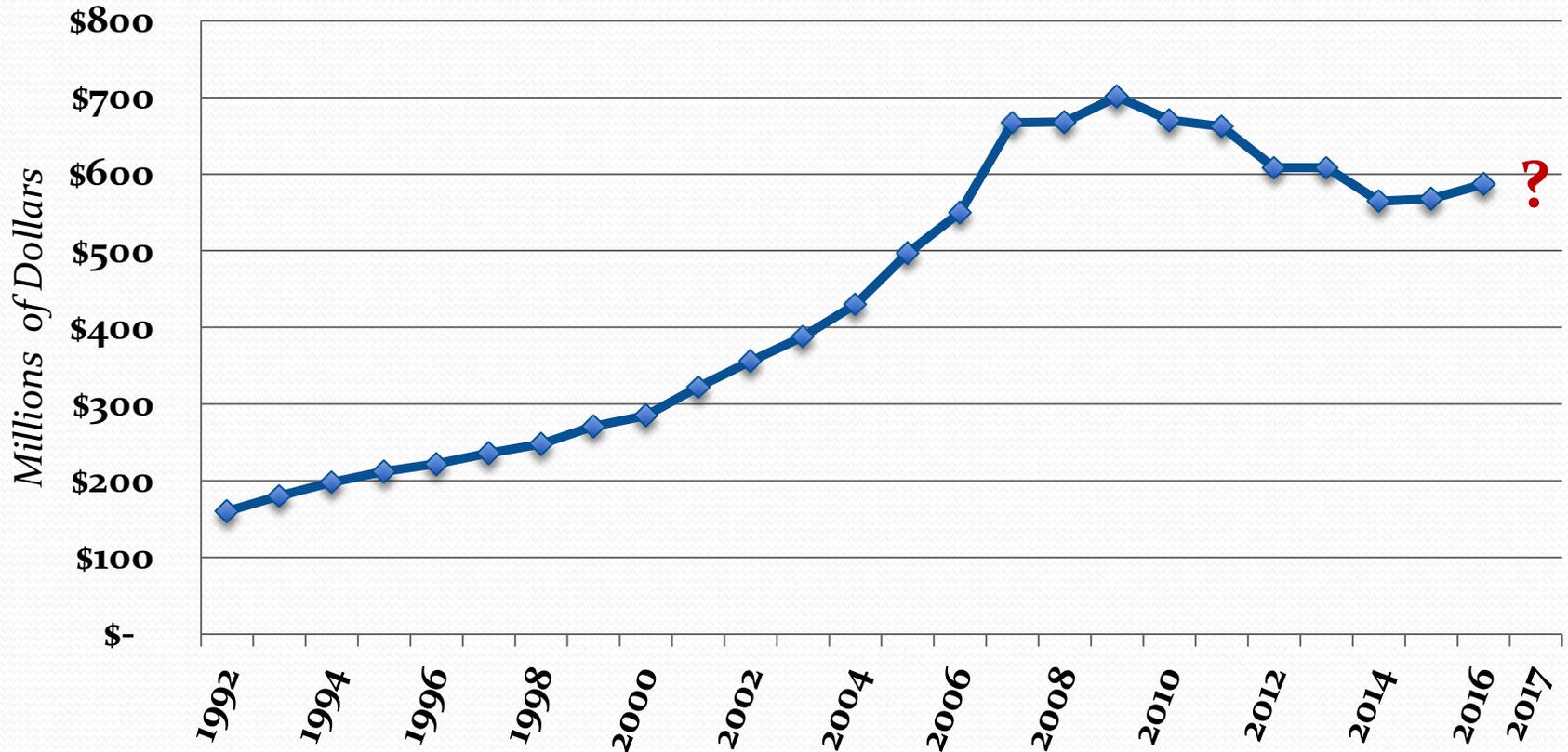
LAUDERDALE LAKES DAM
WALWORTH COUNTY
PROPOSED DAM MODIFICATIONS
PRELIMINARY CONCEPT

(C) COPYRIGHT 2015 R.A. Smith National, Inc.
DWG: 10/24/15
SCALE: 1/8" = 1'
JOB NO: 1103018
PROJECT MANAGER: B.C. JAMESON, P.E.
DESIGNED BY: BCB
CHECKED BY: BCB
SHEET NUMBER

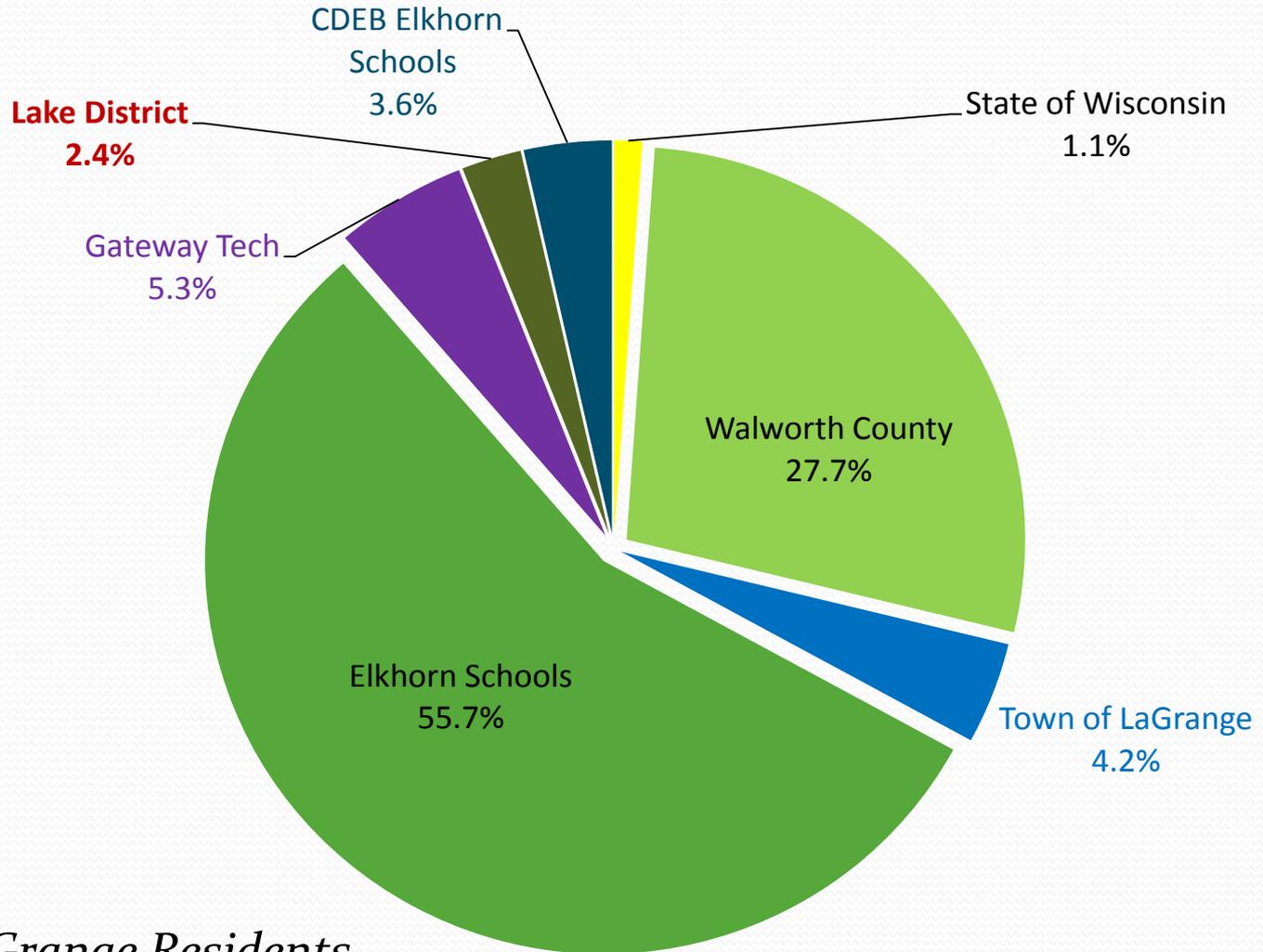
Treasurer's Report

PROPERTY VALUATIONS

Total Valuation of Lake District Properties



WHERE DID YOUR TAXES GO?



2016
Town of LaGrange Residents

WHAT DOES THAT MEAN IN \$\$?

If your tax bill was \$10,000, here is how it would be distributed...

TAXING JURISDICTION	2016 Net Tax
Elkhorn Area Schools	\$ 5,570.61
Walworth County	2,766.11
Gateway Technical	533.66
Town of LaGrange	418.39
CDEB Elkhorn Schools	355.86
LL Lake Management District	242.55
State of Wisconsin	112.82
TOTAL	\$10,000.00

Town of LaGrange Residents

Treasurer's Report *(balances @7/31/17)*

	Checking	Money Market/CD	Cash on Hand	Total
Operating Accounts				
Lake District	\$ 22,390.49	\$ 76,057.03		\$ 98,447.52
Water Safety Patrol	13,895.25			13,895.25
Aquatic Plant Management	25,419.12			25,419.12
Golf Course	28,972.70	30,517.12	1,130.00	60,619.82
Subtotal Operating	\$ 90,677.56	\$ 106,574.15	\$ 1,130.00	\$ 198,381.71
Reserve Accounts				
Operating Reserve		\$ 180,260.42		\$ 180,260.42
Equipment Reserves				
Water Safety Patrol	64,244.31			64,244.31
Aquatic Plant Management	63,611.97			63,611.97
Capital Project Reserve	9,553.59	160,359.84		169,913.43
Subtotal Reserves	\$ 137,409.87	\$ 340,620.26	\$ -	\$ 478,030.13
TOTAL	\$ 228,087.43	\$ 447,194.41	\$ 1,130.00	\$ 676,411.84

OUTSTANDING LOAN BALANCE

\$ 0.00

2016 AUDIT REPORT

- Audit performed by local firm Chamberlain & Henningfield, Certified Public Accountants, LLP
- Independent auditor's report: received an unqualified (or "clean") opinion for 2016 financial statements
- Financial statements and auditor's report will be available on website shortly

2018 Budget & Tax Levy

2018 Proposed Budget & Tax Levy

if Community Center is Approved

	2017 Approved	2018 Proposed	Inc/(Dec) from 2017	
	Budget	Budget	\$	%
AVAILABLE CASH AT JANUARY 1	\$ 40,000	\$ 43,652	\$ 3,652	9.1%
Net Expense by Lake District Function:				
Golf Course	-	-	-	
Aquatic Plant Management	46,000	49,550	3,550	7.7%
Clean Boats Clean Waters	2,000	2,000	-	
Water Safety Patrol	25,800	46,200	20,400	79.1%
Dam	4,000	4,000	-	
Septic Pumping	1,465	2,600	1,135	77.5%
Other Lake District Services:				
Environmental Projects	21,500	21,500	-	
Community Center	5,400	1,800	(3,600)	-66.7%
Shared Maintenance & Pier Inspector	7,745	7,750	5	0.1%
General Lake District Operation:				
General Insurance	14,000	10,600	(3,400)	-24.3%
Professional Fees - Hwy 12 Consultant	-	18,000	18,000	
Professional Fees - Legal	13,000	10,000	(3,000)	-23.1%
Professional Fees - Accounting & Audit	5,600	10,400	4,800	85.7%
All Other Costs of Operation	22,690	12,022	(10,668)	-47.0%
Contingency Fund	-	50,000	50,000	
SUBTOTAL - LAKE DISTRICT FUNCTIONS	\$ 169,200	\$ 246,422	\$ 77,222	45.6%
Capital Project Related:				
Addition to Capital Project Reserve	85,000	-	(85,000)	
Net Debt Service Costs	-	269,612	269,612	
SUBTOTAL - CAPITAL PROJECT	\$ 85,000	\$ 269,612	\$184,612	217.2%
TAX LEVY	\$ 214,200	\$ 472,382	\$258,182	120.5%

2018 Proposed Budget & Tax Levy – Community Center not approved

	2017 Approved Budget	2018 Proposed Budget	Inc/(Dec) from 2017	
			\$	%
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Capital Project Related:				
Addition to Capital Project Reserve	\$ 85,000	-	\$ (85,000)	
TAX LEVY	\$ 214,200	\$ 202,770	\$ (11,430)	-5.3%

Other Business for Discussion