

**LAUDERDALE LAKES LAKE MANAGEMENT DISTRICT
BOARD OF COMMISSIONERS**

The Lauderdale Lakes Lake Management District will have a meeting on Saturday, November 13th, at 8:00 AM at the **Community Center** located at 7511 Sterlingworth Dr, Elkhorn, WI 53121.

Agenda

1. ROLL CALL
2. APPROVE AGENDA
3. APPROVE MINUTES OF SEPTEMBER 25TH MEETING
4. OPEN COMMENTS
5. FLAG ISLAND- SHORELINE PROTECTION CONSERVATION EASEMENT
6. SALE OF BARGE/TRANSPORT
7. RESOLUTION TO AUTHORIZE GRANT
8. MUNICIPAL LAND PLANNING COMMITTEE
9. SOIL TESTING FOR FUTURE MUNICIPAL AREA SEPTIC FIELD
10. PURCHASE OF WATER PATROL BODY CAMERAS
11. PROJECT REPORTS
12. TREASURER REPORTS
13. OTHER BUSINESS- SCHEDULE NEXT BOARD MEETING
14. EXECUTIVE SESSION- CONSIDERATION OF EMPLOYMENT, PROMOTION, COMPENSATION AND PERFORMANCE EVALUATION AS AUTHORIZED BY WISCONSIN STATE STATUTES 19.85 (1)
(c)
15. ADJOURNMENT

MUNICIPAL LAND PLANNING AD HOC COMMITTEE

PURPOSE: Research, evaluate and develop recommendations for all property/buildings within the Lake District's Municipal Area (approximately 9 acres) including the Community Center, Maintenance Building, Golf Clubhouse, Golf Storage Building and land uses including but not limited to parking, septic fields, storm water management and potential tennis courts and/or pickle ball courts. While the Clubhouse is the focal point of the committee, it is imperative to understand how the Municipal property is best utilized to the benefit of the Lake District and its residents. Research and evaluation shall include the existing physical condition of all buildings and land, current and future maintenance and operational costs as well as the functionality of the buildings and land relative to the intended purposes of the buildings and land.

The Committee will work within the following assumptions and parameters:

- * Maintenance Building structure will remain intact, shall comply with all local building codes and shall endeavor as feasible to comply with ADA guidelines.

- * No assumptions are being made regarding the Community Building other than that if the building is to remain, it shall remain in the same general vicinity, conform to all current local building codes and shall endeavor as feasible to comply with ADA guidelines.

- * The only assumptions regarding the Golf Clubhouse are that the future building shall conform to all current local building codes, shall be capable of operating year round and shall endeavor as feasible to comply with ADA guidelines. If the clubhouse is recommended to be partially or fully replaced, the building will

remain relatively the same size and remain in the same general vicinity.

* No assumptions are made regarding the Golf Storage Building.

The Committee shall create and recommend a total land plan that integrates the functionality of the buildings and provides for recommendations that shall include but not be limited to following:

* Full estimated cost to renovate each existing building to current building and accessibility codes including cost estimates to replace windows, roofing, siding, doors, plumbing, mechanical, electrical, flooring, and HVAC system as required.

* Full estimated cost to totally replace each building (only if recommended to be replaced).

* Future operational and maintenance costs of renovated buildings versus buildings that are totally replaced, if applicable; * Cost benefit analysis to fully restore/renovate each building versus total replacement including property tax implication. * Current cost estimate recommendation shall be based on 2022 pricing with a 3% inflation incorporated for each year thereafter. * Develop recommended design and construction methodology. * Develop fundraising plans to help offset land plan recommended expenditures.

The Municipal Land Planning Committee shall consist of a minimum of 5 and not more than 9 members. Each committee member shall be a property owner within the LLLMD. The Committee Chairman shall be appointed by the LLLMD board. The Committee Chairman shall recommend to the LLLMD board a slate of committee members to be appointed by the LLLMD board. One liaison from the LLLMD board shall be appointed to the committee.

All meetings held by the Municipal Land Planning Committee shall comply with the Open Meetings Act and all meeting minutes shall be recorded. The Committee Chair shall provide the LLLMD board with an updated planning schedule and provide progress reports as required to keep the board up to date with the Committee's progress.

The committee may retain the services of consultants, architects or engineers with the approval of the LLLMD board. An operating budget shall be approved by the LLLMD Board for the Committee to spend at its discretion. The Committee's operating budget may be modified as deemed appropriate by the LLLMD board.

**LAUDERDALE LAKES LAKE MANAGEMENT DISTRICT
2022 Budget / District Books 2021 2020**

November 10,2021

	A	B	C	D	E	F	G	H	I	J
1	PROJECTS		2020 Approved Budget	2020 Detail	2020 Rev/Exp. (Dist. Bks) 2/6/2021		2021 Approved Budget	2021 Rev/Exp. (Dist. Bks) 11/10/21		2022 Approved Budget
2	Aquatic Plant Management		52,000	50,128			52,000	59,631		54,000
3	DNR APM Manag.Plan Update Advance			9,659	59,787					
4	Dam Maintenance		3,000		21,318		3,000	3,072		4,000
5	Dam Reserve/DNR reimbursement			(73,695)						
6	Septic Pumping									
7	Septic revenue			(64,000)				(56,521)		
8	Septic pumping 2019/ Adm			53,505				54,378		
9	Net Septic Pumping		3,000		(10,495)		3,000			4,000
10	Environmental Projects									
11	Audubon, Gen.,Gladhurst,Admin, Wetlands		22,000		16,356		22,000	21,752		25,000
12										
13	Don Jean Bay Shore Stabilization 2020		35,000		4,735		35k Res.	18,484		20,000
14	Tee #1 Drainage Repairs/Engineering 2020		20,000		2,800		17.2k Res.	3,504		10,000
15	Wooded preserve Maintenance 2020		20,000		7,429		16.1K Res.	1,210		
16	2020 Projects Moved to Reserve				68,300					
17	Watershed Study				1,697		20,000	15,585		20,000
18										
19	Clean Boats Clean Waters Cost			4,965						
20	Clean Boats Clean Waters Grant			(5,540)						
21	Net Clean Boats Clean Waters		2,000		(575)		2,000	97		2,000
22	Pier Inspection & Permit Fee Receipts/Net		4,000	(7,630)	605		4,000	1,250		4,000
23	Inspection			8,235						
24	Insurance W/O WSP & Golf		15,000		12,570		15,000	18,124		17,000
25	Professional Services									
26	Professional Fees - Legal		8,000		1,130		8,000	4,081		7,000
27	Professional Fees - Accounting & Audit		12,000		5,875		12,000	9,960		12,000
28	Professional Fees - Hwy 12 Consultant		-				-			-
29	General Lake District Costs - Admin., Communication, Com. Center, Maint.Building		28,000		11,613		30,000	26,083		30,000
30	Water Safety Patrol									
31	State Aid & Tn of LaGr Receipts			(120,512)				(126,895)		
32	Cost /Reimbursement to LaGrange			144,565				147,242		
33	Net Water Safety Patrol		50,000		24,053		53,000			53,000
34	Planning									
35	Total		274,000		227,198		224,000	201,037		262,000
36	Golf course Irrigation Repairs/Eng.		20,000		43,500		20,000	inc 2020		-
37	Clubhouse Structural Safety Repairs		15,000		26,192		20,000	14,072		15,000
38	Contingency Fund/Cash Year End		20,000				20,000			20,000
39	APM Equipment Reserve						10,000	10,000		10,000
40	Water safety patrol equipment reserve						5,000	5,000		30,000
41	Golf equipment reserve									-
42	Maintenance building									30,000
43	Capital project reserve						50,000	50,000		10,000
44	Total Budget Expenses		329,000				349,000	280,109		377,000
45	Cash		270,192				350,105			187,164
46	Additional Projected Exp. thru 12/31		(233,006)				(212,000)			(165,000)
47	Special environmental projects 2020						(68,263)			-
48	Balance Tax Levy		72,171				70,476			67,667
49	Tn of LaGrange WSP Funding 40k		40,000				40,000			40,000
50	Cash Available at January 1		149,357				180,318			129,831
51										
52	Tax Levy Subtotal		179,643				168,682			247,169
53	Contin. golf course Improv/Equip.		30,000		31,809		30,000	31,105		30,000
54	Appr/Proposed Tax Levy w/ Impr.		209,643				198,682			277,169
55	Total expenditure		359,000		328,699		379,000	311,214		407,000
56	Revenue Received (Levy,Int.)			209662			198,687			
57	Golf Course									
58	Income				306,274			334,455		
59	Cost of goods sold				(48,502)			(60,347)		
60	Expenses				(211,836)			(224,789)		
61	Net Golf Course		0		45,936		0	49,319		0

Lauderdale Lakes Lake Management District							
Bank Balances 2019 2020 2021							11/10/2021
Current Operations:							
			12/31/2019	12/31/2020	11/10/2021		
Lake District	Checking	1st Citiz.	\$16,150.72	\$69,013.84	\$32,711.37	Inc 50k loan	
Water Patrol	Checking	1st Nat.	\$14,775.38	\$14,577.07	\$1,793.40		
Operating Accounts				\$30,926.10	\$83,590.91	\$34,504.77	
Reserves:							
Dam Reserve		1st Citiz.	\$85,495.44				
2020 Projects Reserves				\$68,268.11	\$59,060.10		
DJB -#1 Tee-CCD Woods							
Watershed Study Reserve	Money M	1st Citiz.	\$12,418.97	\$12,426.91	\$23,174.59		
APM Equipment Reserve		1st Nat.	\$111,273.39	\$111,682.62	\$58,025.34		
Water Patrol Equip. Res.		1st Nat.	\$51,288.05	\$51,476.66	\$56,508.74		
Golf Equipment Reserve		1st Nat.	\$77,864.95	\$78,151.30	\$78,199.19		
Capital Project Fund:							
	Checking	Advia	\$371.25	\$371.25	\$371.25		
	Money M	Advia	\$109,555.43	\$110,018.23	\$160,417.46		
Equipment/project reserves				\$448,267.48	\$432,395.08	\$435,756.67	
LL Country Club							
	Checking	Advia	\$29,949.19	\$80,655.52	\$80,432.50	W/O 50k	
	Money M	Advia	\$130.19	\$130.19	\$130.19		
				\$30,079.38	\$80,785.71	\$80,562.69	
Total				\$509,272.96	\$596,771.70	\$550,824.13	