

PLPRD 2026 ANNUAL MEETING - Sept 12, 2026 - TREASURER REPORT

POTTER LAKE PROTECTION AND REHABILITATION DISTRICT

ACCOUNT/DESCRIPTION	2024 Actual	2025 Actual	2026 Plan	2026 YTD (as of 8/26/26)	PROFORMA 2026	2027 Plan A	2027 Plan B	2027 Plan A Vs. 2026 Plan
Receipts:								
Interest on Savings	\$3,819.76	\$1,865.71	\$1,700.00	\$1,510.16	\$1,900.00	\$1,000.00	\$1,000.00	-41%
Special Events	\$1,720.00	\$1,655.00		\$85.00	\$85.00			
CBCW Grant	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	0%
District Levy Tax	\$11,080.60	\$11,105.84	\$11,105.00	\$11,128.04	\$11,128.04	\$11,128.00	\$49,534.00	0%
Special Tax	\$40,388.11	\$39,705.84	\$39,700.00	\$38,453.64	\$38,453.64	\$39,700.00	\$1,294.00	0%
Special Dam Assessment	\$70,019.51							
Lottery Credit		\$194.16	\$195.00	\$171.96	\$171.96	\$172.00	\$172.00	-12%
Town Fireworks Donation		\$1,000.00		\$1,000.00	\$1,000.00			
Transfer from Reserves	\$112,447.34	\$16,581.88	\$140,430.00		\$84,674.52	\$56,740.00	\$56,740.00	-60%
TOTAL RECEIPTS	\$243,475.32	\$76,108.43	\$197,130.00	\$56,348.80	\$141,413.16	\$112,740.00	\$112,740.00	-43%
Expenditures:								
Harvester		\$39,933.33	\$88,000.00	\$79,866.67	\$79,866.67			
Banking	\$75.00	\$40.00	\$40.00	\$156.65	\$156.65	\$40.00	\$40.00	0%
Computer and Web Expenses	\$2,567.80	\$2,285.00	\$1,800.00	\$768.00	\$1,120.00	\$1,800.00	\$1,800.00	0%
Equipment, Tools and Vehicles	\$2,192.20	\$1,115.13	\$2,200.00	\$1,973.72	\$2,200.00	\$6,850.00	\$6,850.00	211%
Fireworks Pass Through		\$1,000.00		\$1,000.00	\$1,000.00			
Insurance	\$4,672.26	\$5,378.00	\$6,700.00	\$5,885.00	\$5,885.00	\$6,700.00	\$6,700.00	0%
Lake Committees		\$15.09	\$7,500.00					
Fish				\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
Water Sampling						\$500.00	\$500.00	
Welcome				-\$789.58	-\$724.58	\$500.00	\$500.00	
Lake Functions	\$981.00	\$1,232.00	\$300.00					
Lawn Maintenance	\$1,965.00	\$765.00	\$1,300.00	\$656.00	\$900.00	\$1,300.00	\$1,300.00	0%
Maintenance (Bouys)	\$2,380.00	\$2,316.97	\$2,500.00	\$2,194.80	\$2,194.80	\$2,500.00	\$2,500.00	0%
Lake Projects	\$29,842.92	\$5,266.00	\$55,000.00	\$20,171.64	\$20,171.64	\$55,000.00	\$55,000.00	0%
Dam Engineering	\$9,117.70							
Dam Construction	\$170,850.00							
Misc Expenses, Promotional	\$451.44	\$150.00	\$150.00	\$223.48	\$223.48	\$150.00	\$150.00	0%
Office, Advertising, Meetings	\$1,007.28	\$597.86	\$1,400.00	\$427.01	\$500.00	\$1,400.00	\$1,400.00	0%
Dues and Subscriptions	\$50.00	\$425.00	\$500.00	\$375.00	\$375.00	\$500.00	\$500.00	0%
Payroll Expenses	\$13,389.81	\$12,393.23	\$25,000.00	\$13,150.81	\$17,000.00	\$25,000.00	\$25,000.00	0%
Officer Compensation	\$2,250.00	\$2,250.00	\$2,250.00		\$2,250.00	\$2,250.00	\$2,250.00	0%
Payroll Fees	\$1,259.37	\$540.65	\$940.00	\$1,081.33	\$1,300.00	\$1,200.00	\$1,200.00	28%
Professional / Legal Services	\$0.00	\$0.00	\$1,000.00	\$1,442.50	\$1,442.50	\$1,500.00	\$1,500.00	50%
Utilities	\$423.54	\$405.17	\$550.00	\$301.80	\$550.00	\$550.00	\$550.00	0%
Lease Agreement Payment to ToET for Lake Lane				\$2.00	\$2.00			
TOTAL EXPENDITURES	\$243,475.32	\$76,108.43	\$197,130.00	\$133,886.83	\$141,413.16	\$112,740.00	\$112,740.00	-43%
Accounts (as of August 26, 2026)								
		CURRENT BALANCE						
Citizens Bank - Money Market		\$1,004.24						
Prepaid Account (Lake & Pond Sol.)		\$0.00						
Checking Account		\$68,915.06						
Total:		\$69,919.30						

On Saturday, August 8, 2026, the PLPRD had a special informational meeting to discuss proposed changes for how riparian owners are taxed. This document summarizes the information presented and provides an example of how the 2026 tax bill would look under a levy-only tax. Complete minutes for the meeting will be available in the near future, but we felt it was important to get this information out immediately.

PLPRD Proposed Tax-Levy Change

Why Potter Lake riparian owners have two types of taxes on their property tax bills

- Originally, when the district began, they had a single levy charged to each riparian owner based on the total assessed property value.
- In the late 70s/early 80s, the District often needed to borrow to pay the costs associated with the treatment and harvesting of the weeds.
- It was decided to create an additional special assessment on each property called a Weed Control Tax, to be assessed based on the shoreline footage of each property. It should be noted that at this time, most properties were similar in size, and most homes were cottages or simple dwellings.
- These two taxing practices have continued to the current time. However, using shoreline footage for taxation is an obsolete practice.

What the PLPRD governing body wants to do

- Adopt a single 100% ad-valorem levy that combines weed-control costs with the existing general and administrative levy, based on total assessed property values and approved budgeted revenue.
- Eliminate the shoreline footage-special assessment (\$3.7937 per linear foot) and replace it with one tax calculated solely on total assessed value; each owner's share is proportional to their property's assessed value.
- Begin with the 2026 tax bill. This method is more consistent, accurately labeled, and administratively efficient.

Why the governing body wants to make the change

- The separate "weed control tax" is a misnomer—both taxing methods (levy and special assessment) go into the same general account that pays all district bills (administrative, harvesting, payroll, equipment, insurance, projects, etc.).
- Two separate tax methods create extra work for the Town of East Troy to bill, collect, account for, and disburse these separate taxes for PLPRD.
- Other lake districts use a single ad-valorem levy on total assessed value; aligning with that standard improves equity, transparency, and consistency.
- Using each property's assessed value to determine its share of the tax levy will provide greater transparency, consistency, and equity, which is why the PLPRD is proposing that we make this change.

District-wide totals under the present system

- District Tax Levy = \$11,300
- Weed Control Tax = \$39,697.20
- These two streams would be consolidated into one ad-valorem levy based on total assessed property values. (See attached example of property tax bill)

Next Steps

- Between now and 8/22/2026, individual homeowners may reach out to either Matt (treasurer@potterslake.org) or Cathy (chairperson@potterslake.org) to learn what the 2026 estimated dollar amount difference would be compared to 2025. (If you would prefer to figure the difference on your own, see the directions on the attached property tax bill example)
- The riparian owners will vote at the 2026 annual meeting on whether or not they want to abolish the weed control tax method of taxation and adopt a 100% levy taxation method based on total assessed values and budgeted tax revenue, per a Resolution.

The example 2025 tax bill shows the tax levy and weed control tax. Total billed: $[189.68 + 79.16] = \$265.84$
 To figure your total PLPRD taxed amount for 2025, add the PLPRD tax and weed control amounts together.

Please inform treasurer of address changes.

ASSESSED VALUE LAND 265,000	ASSESSED VALUE IMPROVEMENTS 354,700	TOTAL ASSESSED VALUE 619,700	AVERAGE ASSMT. RATIO 0.879328997	NET ASSESSED VALUE RATE 0.01216910 (Does NOT reflect credits)	NET PROPERTY TAX 7477.52
ESTIMATED FAIR MARKET VALUE LAND 301,400	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 403,400	TOTAL ESTIMATED FAIR MARKET VALUE 704,800	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 969.48	Garbage Collection 235.68 Weed Control 189.68
TAXING JURISDICTION	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE
WALWORTH COUNTY	202,599	250,646	633.07	1,481.44	134.0%
Town of East Troy	384,814	424,790	475.44	1,109.79	133.4%
East Troy Community Schools	3,659,710	3,424,831	1,569.31	4,016.42	155.9%
Gateway Technical	806,381	808,825	161.16	373.39	131.7%
East Troy Sanitary Dist #2	0	0	145.30	333.70	129.7%
Potters Lake Protect & Rehab	0	0	33.15	76.16	129.7%
CDEB East Troy School	0	0	63.98	150.29	134.9%
TOTAL	5,053,504	4,909,092	3,081.41	7,541.19	144.7%
FIRST DOLLAR CREDIT			-63.17	-63.67	0.8%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			3,018.24	7,477.52	147.7%

TOTAL DUE: \$7,902.88
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2026
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases						
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property Year Increase Ends
East Troy Community Schools	599,741	306.12	2045			
East Troy Community Schools	1,438,278	734.13	2026			
East Troy Community Schools	86,066	43.93	2035			
East Troy Community Schools	461,855	235.74	2036			

This shows the estimated 2026 Potter Lake levy for the same example property, excluding the weed control tax; levy only. Total billed: \$334.99 (\$69.15 increase)

- To figure your ESTIMATED PLPRD taxed amount for 2026, using the levy only method, multiply your 2025 total assessed value by the ESTIMATED 0.00054056 2026 mill rate. Compare this to your total amount taxed in 2025 (from above) to calculate the difference: $[\$619,700 \times 0.00054056] = \334.99 - 2026 estimated.
- $\$334.99$ (estimated 2026) - $\$265.84$ (2025) = $\$69.15$ difference.

Please inform treasurer of address changes.

ASSESSED VALUE LAND 265,000	ASSESSED VALUE IMPROVEMENTS 354,700	TOTAL ASSESSED VALUE 619,700	AVERAGE ASSMT. RATIO 0.879328997	NET ASSESSED VALUE RATE 0.01216910 (Does NOT reflect credits)	NET PROPERTY TAX 7477.52
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Town of East Troy	384,814	424,790	475.44	1,109.79	133.4%
East Troy Community Schools	3,659,710	3,424,831	1,569.31	4,016.42	155.9%
Gateway Technical	806,381	808,825	161.16	373.39	131.7%
East Troy Sanitary Dist #2	0	0	145.30	333.70	129.7%
Potters Lake Protect & Rehab	0	0	33.15	334.99	
CDEB East Troy School	0	0	63.98	150.29	134.9%
TOTAL	5,053,504	4,909,092	3,081.41		
FIRST DOLLAR CREDIT			-63.17		
LOTTERY AND GAMING CREDIT			0.00		
NET PROPERTY TAX			3,018.24		

TOTAL DUE
FOR FULL PAYM
PAY BY:
JANUARY 31
Warning: If not p
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East Troy Community Schools	86,066	43.93	2035			
East Troy Community Schools	461,855	235.74	2036			

To find your current property tax bill:

1. Go to the Walworth County Home Page at <https://www.co.walworth.wi.us/>
2. Go to Property Taxes by clicking on the icon:



3. Choose "Town of East Troy" under Municipality

The image shows the 'Walworth County Ascent Land Records Suite' search interface. At the top, there are tabs for 'Public', 'Land Records Suite', and 'Real Estate Property'. Below this is a search bar with 'Search properties' and a help icon. The main search area has several fields: 'Municipality' (set to 'Town of East Troy'), 'USPLS' (set to '<Town/Range> <Sect> <Location>'), 'Parcel ID', 'Street Number', 'Street Name', 'Mailing Address', 'First Name', 'Last Name', 'Sort By' (set to 'Parcel Id'), and an 'Inactive' checkbox. A red 'Find Now' button is circled in red. Below the search fields, there is a link to 'Subscribe for Text and Email Notifications regarding tax parcels. Click here to get started now!'. At the bottom, there are 'PUBLIC USERS' instructions and a note about convenience fees.

4. Enter required information using one of these methods
 - a. Sort by Parcel ID – enter Parcel ID #
 - b. Sort by Owner(s), entering First and/or Last Name
 - c. Sort by Address(es); Enter Street Number & Street Name
5. Click the "Find Now" red button for results
6. For viewing the Property Tax Bills, first click the Parcel number in the lower left corner of the screen

Displaying 1 total records.				Print Results
Parcel	Owner(s)	Site Address	Tax Years	
 Town of East Troy			2004-2025	



September 12, 2026

RE: Adopting a 100% ad valorem tax levy based on total assessed property values

VOTING: Per State Statute Chapter 33.01(9)(ar) states: For the purpose of voting at meetings of the district, a person who is a U.S. citizen and 18 years of age or older and who meets any of the following requirements:

1. The person's name appears as an owner of real property on the tax roll under s. 70.65 (2) (a) that was delivered under s. 74.03 on or before the 3rd Monday in December of the previous year.
2. The person owns title to real property, but the person's name does not appear as an owner of real property on the tax roll specified in subd. 1.
3. The person is the official representative, officer, or employee *who is authorized* to vote on behalf of a trust, foundation, corporation, association, or organization that owns real property in the district

Should the Potters Lake Protection and Rehabilitation District take action to abolish the obsolete weed control taxation method based on shoreline frontage and adopt a 100% ad valorem tax levy based on total assessed property values and a Special Assessment for Miramar Property Owners Association lakefront properties within the Potters Lake Protection and Rehabilitation District?

- ☐ Yes
- ☐ No



September 12, 2026

RE: Adopting a 100% ad valorem tax levy based on total assessed property values

VOTING: Per State Statute Chapter 33.01(9)(ar) states: For the purpose of voting at meetings of the district, a person who is a U.S. citizen and 18 years of age or older and who meets any of the following requirements:

1. The person's name appears as an owner of real property on the tax roll under s. 70.65 (2) (a) that was delivered under s. 74.03 on or before the 3rd Monday in December of the previous year.
2. The person owns title to real property, but the person's name does not appear as an owner of real property on the tax roll specified in subd. 1.
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Should the Potters Lake Protection and Rehabilitation District take action to abolish the obsolete weed control taxation method based on shoreline frontage and adopt a 100% ad valorem tax levy based on total assessed property values and a Special Assessment for Miramar Property Owners Association lakefront properties within the Potters Lake Protection and Rehabilitation District?

- ☐ Yes
- ☐ No

**Meeting Minutes of the Potters Lake Protection and Rehabilitation District Special Meeting
Saturday, September 13, 2025, at Town Hall, East Troy, WI
Harvester Discussion and Vote**

1-Call to Order

The meeting was called to order by Chairperson Cathy Schulz at 9:05 am.

2-Roll Call

Present: Commissioners Cathy Schulz, Chuck DeWall, Bill Roeber, Thad Seymour, MaryJo Jones
Forty-two constituents from the district were present. One non-riparian owner observer, Debbie Mitchell, was present while the votes were counted.

3-Discussion on the purchase of a new weed harvester

Chairperson Schulz stated the PLPRD held 2 meetings to review at length the issues with the harvester. Those meeting notes are on the PLPRD website. Chairperson Schulz reviewed the current status of the PLPRD harvester. The current harvester is 40 years old. The unit broke down in July 2025. Due to the age, parts are no longer available, and PLPRD has had to conduct several workarounds to keep it operational.

The repairs are increasingly frequent, costly, and many replacement parts are obsolete. Over the past five years, there have been approximately \$6,000 in repair costs. The replacement of major components (motor, hydraulics) could cost \$15,000 - \$30,000 each. Also, our current motor model no longer meets EPA standards and cannot be replaced.

Motion by MaryJo Jones and a second by Chuck DeWall for the purchase of a new harvester, Inland Lake Harvesters (ILH7-250) harvester with a total cost not to exceed \$132,000. Motion Passed

4-Discussion on financing the harvester.

Chairperson Schulz referred to Bill Roeber to present the financial aspects and a summary of the ballot options.

#1 Use of District Reverses

2025, 1/3 down payment \$44,000, 2026, remaining 2/3 balance due \$88,000, funded by short-term reserves and liquidating the LPL investment, as needed. Remaining total reserves are estimated at \$45,000. No impact, per tax key.

#2 One-time special charge

Split equally amongst the 146 lake property tax keys. 2025, 1/3 down payment \$44,000 funded by short-term reserves. 2026, remaining 2/3 balance due \$88,000, funded by a one-time special charge on the 2025 property tax bills. Approximate \$602.74 one-time impact, per tax key.

#3 Loan/Borrowing

Loan \$88,000, 5-year @ 5.50 % APR. Split equally amongst the 146 lake property tax keys. 2025, 1/3 down payment \$44,000 funded by short-term reserves. Estimated payment schedule, Initial P&I payment due March 2027 (15 months), \$205.48 per tax key on the 2026 property tax bill. Followed by annual P&I payments, \$153.42 per tax key on the 2027 – 2030 property tax bills. Total \$819.16 impact, per tax key over the term of the loan.

Final Vote Tallied by paper ballot

Option 1 = 41 votes, Option 2 = 6 votes, Option 3= 0 votes

Final Decision: Option 1 passed with a majority of 41 votes. The harvester will be fully paid using district reserves, primarily by liquidating the LPL investment.

Bill Roeber made a motion to move forward with Option 1. Thad Seymour seconded. Motion passed

5-Adjournment of Special Meeting Motion made by Chuck DeWall to adjourn. Seconded by Dave Bradley. Motion passed. Meeting adjourned at 9:37 am.

Chuck DeWall

Secretary

secretary@potterslake.org

**Minutes of the 2025 Annual Budget Meeting of the Potter's Lake Protection and Rehabilitation District
Saturday, September 13, 2025, at Town Hall, East Troy, WI.**

1-Call to Order

The meeting was called to order by Chairperson Cathy Schulz at 9:38 am.

2-Roll Call

Present: Commissioners Cathy Schulz, Chuck DeWall, Bill Roeber, Thad Seymour, MaryJo Jones
Forty-two constituents from the district were present.

3-Treasurer's Report- Fiscal Year 2025

Bill Roeber presented an amended 2025 budget, adding an expense for the required \$44,000 down payment for the approved harvester purchase, and also reducing projected interest income due to lower reserve balances. Tammy Fumall made a motion to approve the amended 2025 budget, and the motion was seconded by Chuck DeWall. Motion passed.

4-Proposed Budget- Fiscal Year 2026

Treasurer Roeber stated that the 2024 audit was completed in January 2025 and that the books were found to be in order. It was also noted that the average annual income is approximately \$57,000, and the average expense is approximately \$59,000. Historically, the small deficits are offset by reserves. Reserves are typically used for emergency needs and to cover financial shortfalls in years with higher equipment repairs or lake chemical treatments.

Treasurer Roeber stated this budget now reflects the full harvester purchase using district reserves. PLPRD expects to continue receiving grant income from Clean Boats, Clean Waters (\$4,000). He also stated that Flare revenue and expense were removed from the district budget (no longer a district July 4th holiday undertaking). Going forward, holiday flares will be sold at the boat launch by volunteers, with any proceeds donated to the volunteer fireworks fund.

There is a new line item added for committee expenses. Welcome/Directory Committee - for new homeowner outreach and an updated 2026 directory (\$2,500), and Fish Committee- for potential lake stocking or habitat improvement (\$5,000). The total allocated for these committees = \$7,500.

The PLPRD Insurance was increased slightly to \$6,700. The weed harvesting budget remains at \$55,000. PLPRD payroll remains at \$25,000. No further dam engineering or construction expenses are due. After all 2026 revenues and expenses, the total reserve balances are expected to be approximately \$45,000.

The board and constituents discussed maintaining a healthy cash reserve for emergencies. Also discussed was the LPL investment to be liquidated with the potential reinvestment into short-term CDs (approx. 4%) for stability and liquidity. In 2025, PLPRD received a fireworks donation of \$1,000. The donation was passed through the volunteer fireworks organization. The Town of East Troy donation is uncertain for future years.

Bill Roeber made a motion to approve the 2026 Budget, Liz Sanders seconded. Motion passed.

5-Adjournment of Budget Meeting Dave Bradley made a motion to adjourn, MaryJo Jones seconded. Motion passed. Meeting adjourned at 9:54 am.

Chuck DeWall
Secretary
secretary@potterslake.org

PLPRD 2025 Recast w/Harvester Sept 13, 2025		
POTTER LAKE PROTECTION AND REHABILITATION DISTRICT		
ACCOUNT/DESCRIPTION	2025 Plan Recast	2026 Plan Recast
	Yes Harvester	Yes Harvester
Receipts:		
Interest on Savings	\$ 450.00	\$ 1,700.00
Special Events	\$ 1,700.00	\$ -
CBCW Grant	\$ 4,000.00	\$ 4,000.00
District Levy Tax	\$ 11,300.00	\$ 11,300.00
Special Tax	\$ 39,700.00	\$ 39,700.00
Special Dam Assessment		
Lottery Credit		\$ 195.00
Town Fireworks Donation		
<i>LPL Redemption</i>		\$ 104,000.00
<i>Special One-time Tax</i>		
<i>Special Tax 5- Year Loan</i>		
Transfer from Reserves	\$ 93,180.00	\$ 36,235.00
TOTAL RECEIPTS	\$ 150,330.00	\$ 197,130.00
Expenditures:		
<i>Harvester Payment</i>	\$ 44,000.00	\$ 88,000.00
Banking	\$ 40.00	\$ 40.00
Computer and Web Expenses	\$ 3,200.00	\$ 1,800.00
Equipment, Tools and Vehicles	\$ 4,200.00	\$ 2,200.00
Insurance	\$ 6,500.00	\$ 6,700.00
Lake Committees		\$ 7,500.00
Lake Functions	\$ 1,200.00	\$ 300.00
Lawn Maintenance	\$ 1,900.00	\$ 1,300.00
Maintenance (Bouys)	\$ 2,500.00	\$ 2,500.00
Lake Projects	\$ 55,000.00	\$ 55,000.00
Dam Engineering		\$ -
Dam Construction		\$ -
Misc Expenses, Promotional	\$ 150.00	\$ 150.00
Office, Advertising, Meetings	\$ 1,400.00	\$ 1,400.00
Dues and Subscriptions	\$ 500.00	\$ 500.00
Payroll Expenses	\$ 25,000.00	\$ 25,000.00
Officer Compensation	\$ 2,250.00	\$ 2,250.00
Payroll Fees	\$ 940.00	\$ 940.00
Professional / Legal Services	\$ 1,000.00	\$ 1,000.00
Utilities	\$ 550.00	\$ 550.00
TOTAL EXPENDITURES	\$ 150,330.00	\$ 197,130.00

PLPRD 2025 ANNUAL MEETING - Sept 13, 2025 - TREASURER REPORT

POTTER LAKE PROTECTION AND REHABILITATION DISTRICT

ACCOUNT/DESCRIPTION	2023 Actual	2024 Actual	2025 Plan	2025 YTD	PROFORMA 2025	2026 Plan	2026 Plan Vs. 2025 Plan
Receipts:							
Interest on Savings	\$3,097.13	\$3,819.76	\$450.00	\$ 857.60	\$1,684.97	\$1,700.00	278%
Special Events	\$1,685.00	\$1,720.00	\$1,700.00	\$ 1,655.00	\$1,655.00	\$0.00	-100%
CBCW Grant	\$4,000.00	\$4,000.00	\$4,000.00	\$ 4,000.00	\$4,000.00	\$4,000.00	0%
District Levy Tax	\$11,101.17	\$11,080.60	\$11,300.00	\$ 8,033.01	\$11,300.00	\$11,300.00	0%
Special Tax	\$39,507.52	\$40,388.11	\$39,700.00	\$ 39,705.84	\$39,705.84	\$39,700.00	0%
Special Dam Assessment	\$0.00	\$70,019.51					
Lottery Credit	\$198.83			\$ 194.16	\$194.16	\$195.00	
Town Fireworks Donation				\$1,000	\$1,000.00		
Transfer from Reserves	\$0.00	\$112,464.98	\$49,180.00	\$0.00	\$0.00	\$56,885.00	16%
TOTAL RECEIPTS	\$59,589.65	\$243,492.96	\$106,330.00	\$55,445.61	\$59,539.97	\$113,780.00	7.0%
Expenditures:							
Banking	\$40.00	\$75.00	\$40.00	\$ 40.00	\$40.00	\$40.00	0%
Computer and Web Expenses	\$873.54	\$2,567.80	\$3,200.00	\$ 1,435.00	\$2,245.00	\$1,800.00	-44%
Equipment, Tools and Vehicles	\$4,625.58	\$2,192.20	\$4,200.00	\$ 1,009.06	\$2,100.00	\$6,850.00	63%
Insurance	\$4,233.00	\$4,672.26	\$6,500.00	\$ 5,378.00	\$5,600.00	\$6,700.00	3%
Lake Committees				\$ 15.09	\$40.00	\$7,500.00	
Lake Functions	\$981.00	\$981.00	\$1,200.00	\$ 1,232.00	\$1,232.00	\$300.00	-75%
Lawn Maintenance	\$1,709.10	\$1,965.00	\$1,900.00	\$ 320.00	\$1,100.00	\$1,300.00	-32%
Maintenance (Bouys)	\$3,430.66	\$2,380.00	\$2,500.00	\$ 1,126.97	\$2,380.00	\$2,500.00	0%
Lake Projects	\$2,553.00	\$29,842.92	\$55,000.00	\$ 5,156.00	\$5,363.00	\$55,000.00	0%
Dam Engineering	\$4,468.65	\$9,117.70				\$0.00	
Dam Construction	\$867.65	\$170,850.00				\$0.00	
Misc Expenses, Promotional	\$667.53	\$451.44	\$150.00	\$ 1,150.00	\$1,150.00	\$150.00	0%
Office, Advertising, Meetings	\$1,531.61	\$1,007.28	\$1,400.00	\$ 183.99	\$713.99	\$1,400.00	0%
Dues and Subscriptions	\$425.00	\$50.00	\$500.00		\$400.00	\$500.00	0%
Payroll Expenses	\$13,374.54	\$13,389.81	\$25,000.00	\$ 9,365.57	\$15,000.00	\$25,000.00	0%
Officer Compensation	\$2,250.00	\$2,250.00	\$2,250.00		\$2,250.00	\$2,250.00	0%
Payroll Fees	\$926.83	\$1,259.37	\$940.00	\$ 244.60	\$500.00	\$940.00	0%
Professional / Legal Services	\$0.00	\$0.00	\$1,000.00	\$ -	\$0.00	\$1,000.00	0%
Utilities	\$449.07	\$423.54	\$550.00	\$ 280.69	\$460.00	\$550.00	0%
TOTAL EXPENDITURES	\$43,406.76	\$243,475.32	\$106,330.00	\$26,936.97	\$40,573.99	\$113,780.00	7%
Accounts (as of August 27, 2025)		CURRENT BALANCE					
Citizens Bank - Money Market		\$27,682.06					
LPL Financial		\$104,705.94	as of June 30, 2025				
7 Month CD (due 04Sept2025)		\$40,690.19					
Prepaid Account (Lake & Pond Sol.)		\$3,844.00					
Checking Account		\$4,807.95					
Total:		\$181,730.14					
Dam Engineering Construction Summary (2022-2024)							
Engineering		\$35,377.65					
Construction / PM / Survey		\$180,835.35					
Permits		\$425.00					
Newspaper Bid Notice		\$118.26					
Total:		\$216,756.26					

Meeting Minutes of the Potters Lake Protection and Rehabilitation District Annual Meeting

Saturday, September 13, 2025, at Town Hall, East Troy, WI

1-Call to Order

The meeting was called to order by Chairperson Cathy Schulz at 9:55 am.

2-Roll Call

Present: Commissioners Cathy Schulz, Chuck DeWall, Bill Roeber, Thad Seymour, MaryJo Jones

Forty-two constituents from the district were present.

3-Approval of Minutes

- a. Annual Budget Meeting and Annual Meeting- September 14, 2024
- b. Special Meeting April 29, 2025
- c. Spring Meeting May 17, 2025
- d. Special Meeting August 12, 2025

All meeting minutes were sent to riparian owners by the PLPRD secretary, and were also posted on the Potter Lake website prior to the Annual meeting. A motion was made by Dave Bradley to accept the minutes as written and presented, and seconded by Thad Seymour. Motion passed.

4- Public Comments

No public comments at this time.

5- Committee Reports

a. Fish Committee Dennis Schulz reported on the fish stocking committee discussions on the existing fish population in Potter Lake. It appears that the Bass, Northern, and Bluegill (although somewhat stunted) populations were in good shape. This was through observation, actual fishing, and many discussions with fishermen at the boat landing. The populations of Yellow Perch and Crappie appear to be extremely low. The DNR was contacted for recommendations and direction on stocking. We were informed that they no longer raise Bass, Crappie, or Perch. They also informed us that we should use the survey they conducted in 2022. The committee also contacted several private fish hatcheries, with one in Richmond, IL, proving to be the most helpful. They stated we could stock Bluegills, Yellow Perch, and Crappie. For fish in the 3-4" range, the price is \$2.00-\$4.00 per fish. The committee also discussed fish cribs. These would need to be submerged in at least 12 feet of water, so they aren't a hazard to boaters and swimmers. Cost per unit is in the \$25.00 range. More discussion on the cribs will be needed.

b. Welcome/Directory Committee Johanna Cairns stated that 15 of 17 welcome packets have been delivered to new homeowners since 2022. The packets include lake rules, local contacts, newsletters, and DNR/town information. Johanna stated that some of the challenges shared to the committee have been that there was no formal process for new owners; they rely on neighbor reports. The committee requested community help in identifying new residents. They also notified local realtors that if houses are sold, they should contact them. Johanna also stated that the 2026 Directory planning is underway and will include contact updates and local advertisements. Johanna also noted that advertising is a priority, using previous sponsors, lake owners, and nearby businesses for input.

c. Technology & Website Committee Chairperson Schulz highlighted that the PLPRD website has approximately 200 monthly users. Popular features include: Lost & Found, photo gallery, and timely news. We currently have 27 subscribers, who receive an email when new content is posted. To stay current, people are encouraged to subscribe using the link found on the home page at <https://www.potterslake.org>.

6- Report on Lake Conditions

The handouts in the packet show water quality sampling reports from 2024, as well as those taken in April and August 2025 by Lake and Pond, LLC. There were no concerns noted. Actually, water testing has remained very stable over the last couple of years.

7-Old Business

Update on Lake Mitigation Measures: Buoys- Thad Seymour reported that the DNR has officially approved the PLPRD Waterway Marker permit, which is an evergreen document (no expiration); future changes would require an amended application. PLPRD has 32 buoys permitted.

8-New Business

a. Updating Wording of Potter Lake boating rules:

Speed Limits

- **Old Rule:** 10 mph from sunrise to 10 a.m. and from 7 p.m. to sunset.
- **New Rule (Approved 17–15):** “Slow No Wake” during those same hours.
- Ordinance change requested to adjust town time from **6 p.m.** → **7 p.m.**
- Motion by Thad Seymour, seconded by Chuck DeWall. Motion passed.

Personal Watercraft Distance

- Combined with the boat rule for consistency:
“Operate at Slow No Wake within 200 ft of shore or 100 ft of piers, rafts, buoys, or anchored boats.”
- Motion by Maryjo Jones, seconded by Thad Seymour. Motion passed

Navigation Direction

- Rule remains unchanged:
Counterclockwise travel on weekends and holidays.
- Motion by Dave Bradley, seconded by Perry Fish. Motion passed

Life Jackets / PFDs

- Updated to include **canoes, kayaks, and paddleboards.**
- Must be **U.S. Coast Guard–approved** and one per person.
- Motion by Chuck DeWall, seconded by MaryJo Jones. Motion passed

Boat Capacity

- Clarified using **DNR Chapter 30:**
Cannot exceed vessel’s rated weight or passenger limit.
- Motion by MaryJo Jones, seconded by Bill Roeber. Motion passed

Age Restrictions

- Updated to align fully with **DNR regulations**, differentiating age-based operating rules (10–11 vs. 12–15, etc.).
- Motion by Thad Seymour, seconded by Chuck DeWall. Motion passed

Towing

- Outdated “no double towing” replaced with:
“One tow rope behind a boat at a time on weekends and holidays.”
- Motion by Bill Roeber, seconded by Dave Bradley, motion passed

b. Nomination and Election of one commissioner: Chairperson Schulz stated Bill Roeber’s term as treasurer ends on December 31, 2025, and he is not seeking re-election. Chairperson Schulz thanked him for his service.

Nominations were taken from the floor. Matt Wessels was nominated, and he expressed an interest. Matt has a background in finance. No one else came forward with an interest. Dave Bradley made the motion to elect Matt Wessels as a new board member. The motion was seconded by Diane Day. All voted in favor, and none were opposed.

9-Resolutions

- a. 25-1 -Annual Meeting Date: September 12, 2026.
Motion by Dave Bradley, seconded by Bill Roeber, motion passed
- b. 25-2- Tax Levy: \$11,311
Motion by Andy Fumall, seconded by Dave Bradley, motion passed
- c. 25-3- Special Lakes Projects Budget: \$91,440 (weed control, payroll, maintenance)
Motion by Dave Bradley, seconded by Fran Basso, motion passed
- d. 25-4- Harvester Purchase: Approved at \$119,800 + 10% contingency (\$132,000 total)
Motion by Rick Witt, seconded by Dave Bradley, motion passed
- e. 25-5- Funding Plan: Fully funded by district reserves.
Motion by Dave Bradley, seconded by Bill Roeber, motion passed.

10- Announcements

- a. Spring Meeting: May 16, 2026
- b. MaryJo announced Walworth County Recycling Events, October 3 in Elkhorn for hazardous waste and October 4 for electronics and appliances.
- c. Chuck reminded people to add their Street Numbers on the end of their piers for emergency and DNR reference.

11. Other Business

None

12. Adjournment of Annual Meeting Motion made by Dave Bradley to adjourn. Seconded by Joe Jones. Motion passed. Meeting adjourned at 11:15 am.

Chuck DeWall
Secretary
secretary@potterslake.org

**Minutes of the Potters Lake Protection and Rehabilitation District Special Meeting held
Tuesday, April 28, 2026, at Town Hall, Town of East Troy, Wisconsin**

1-Call to Order

The meeting was called to order by Chairperson Cathy Schulz at 6:30 PM

2-Roll Call

Present Board members: Cathy Schulz, Chuck DeWall, MaryJo Jones, Matt Wessels, Thad Seymour (on the phone), plus 14 lake constituents.

Public Comments

Bob Rice (W884 Shorewood Dr.) expressed concerns about the recent high lake levels and asked whether there is a clear policy for when the dam should be opened. He also questioned the need for a sediment study.

Old Business

1-Discuss and take possible action on the 5-Year Plan:

The board revisited the idea of applying for a DNR grant (up to \$10,000), which would have delayed the new 5-year plan to start in 2028, which might be complicated by new NR107 requirements going into effect in 2027. Chairperson Schulz reviewed the cost for this permit: \$3500 for surveys and \$9000 to write the plan (approx. 50 hours), with the plan available by March 2027. A motion was made by Secretary DeWall and seconded by Walworth County representative Jones to forego the grant. Motion passed.

2-Discuss and take possible action on the sediment survey:

Chairperson Schulz reviewed the proposed sediment survey near the boat launch. The proposal is for \$1,500 for a 50-point grid to measure water depth and soft sediment in the boat launch area. This would be for baseline information only; there is no immediate dredging plan. There were additional discussions regarding the fact that there is no current operational problem (boats/harvester can still access; harvester needs ~3 ft). Dredging would be expensive and complex, and sediment would likely reaccumulate. There might be some interest in establishing a baseline dataset for long-term tracking, especially if a drought returns. Given other large purchases in 2025, the board preferred to wait. A motion was made by DeWall, seconded by Wessels, to table the sediment survey for now. Motion passed.

3-Plan for the distribution of lake rules:

Chairperson Schulz stated the Lake Rules sign was created and installed at the boat launch. A special thank-you to Bill Roeber for his work on this. The new boating rules are on the website. The new rules will be on BLUE card stock and replace the old yellow version. The group discussed mailing the rules, but it was determined that it was too expensive and impractical. The decision was made to use door hanger bags and a group to distribute them door-to-door. A motion was made by Wessels and seconded by DeWall to use 9"x 15" bags from Amazon for that purpose. Motion passed.

New Business

1-Potter Lake Dam Operations:

Chairperson Schulz reviewed dam operations and the current slow-no-wake restrictions. Heavy rainfall events totaling 5.94" over 4 days raised the lake level to 9.36 (the highest recorded). The dam was opened gradually to 12" to avoid downstream flooding concerns, especially at the culverts and Hwy. L area. It was also noted that the dam required daily (sometimes more frequent) attention to clear debris. The current plan is to leave the dam open until the lake levels return to 8.8. Then remove the slow-no-wake signage when appropriate.

2-Beaver population:

Chairperson Schulz reviewed the existing problem of the Beaver Lodge at the boat launch bay. The current beaver control contractor said the lodge and complexity/depth exceeded his capacity. A different trapper was hired, and the cost was expected to be around \$1500-for trapping. The lodge removal requires DNR permitting after the trapping requirements are met. PLPRD is proceeding administratively, so no vote was required

3-Potters Lake Depth Advisory:

The board discussed creating and publishing an advisory depth map to educate boaters about where deep water exists on the lake. The key message was that this is advisory and not enforceable. It was noted that only a limited area of the lake is deeper than 20 ft (highlighted on the map). There were distribution ideas: boat launch, website, welcome packets, and possibly linked via the QR code on the rules sign. A motion was made by Seymour and seconded by Wessels to implement the advisory map. Motion passed.

4-Walworth County Representative Position:

Chairperson Schulz announced the retirement of MaryJo Jones, the Walworth County Representative, effective May 1, 2026. MaryJo has served on the PLPRD Board for over 10 years as Treasurer and Walworth County Representative, and we thank her for her service. The Board discussed the need to fill the position, as PLPRD requires 3 members present for a quorum. Also, a 4-person board could result in a tie vote. The Board also reviewed some of the requirements for the position. A potentially interested person was present and will receive an application/information.

5-Set agenda for May 16th meeting:

The Board discussed the agenda for the annual spring meeting and drafted an agenda that included:

- Approval of minutes
- Update and presentation from Jeff Stelzer
- Presentation from East Troy Police Department
- Treasurer Report
- Committee Reports: Fishing/Stocking, Directory & Welcome, Technology & Website
- Other pertinent Items

Announcements

The DNR is again considering changes to NR 107 (lake management permitting rules). The Board reviewed and planned to submit a formal letter that was drafted by Town of East Troy Representative Thad Seymour opposing the changes. The board also reviewed a shorter resident email template to encourage riparian owners to submit comments (a tight deadline was noted; comments are due April 30, as discussed). The plan is to send communications to the lake email list and post materials on the website.

Adjourn

Motioned by Matt Wessels, seconded by Chuck DeWall, to adjourn. Motion passed. Meeting adjourned at 7:52 PM

Respectfully submitted,
Chuck DeWall
Secretary

**Minutes of the Potters Lake Protection and Rehabilitation Spring Meeting held
Saturday, May 16, 2026, at the East Troy Town Hall**

Presentation from the Town of East Troy Police Department on Boat Safety

Deputy Chief Runge from the Town of East Troy Police Department discussed 2026 enforcement plans and safety initiatives. Potter Lake is slated to have some coverage this year. The department hopes to partner with the DNR for our lake. Deputy Chief Runge noted that the most common issues in the past on Lake Beulah have been slow-no-wake violations, missing boating safety certificates, and unsafe shoreline operations. He noted that law enforcement must observe an infraction before stopping a boat. DNR wardens can stop vessels without a specific violation. The DNR stop includes a full safety check of life jackets, fire extinguishers, horns, battery covers, and the proper sizing of safety equipment.

Deputy Chief Runge also stressed that serious violations should be reported immediately using 911. Less serious concerns should be reported using the non-emergency number and going through dispatch. Deputy Chief Runge also mentioned that the complaints are more actionable when they include registration numbers and photos/videos, when possible. It was also noted that alcohol is permitted on boats, but operators cannot actively drink while operating and must remain under the legal BAC limit.

Lake Projects - Update on lake conditions and plan for 2026—Jeff Stelzer

Jeff mentioned that 2026 treatments for Eurasian Water Milfoil (EWM) were just completed this past week on the west side of Potter Lake and the boat launch bay area. Curly-leaf pondweed remains widespread but is generally managed through harvesting instead of herbicide treatment. Jeff's observations from this year are that milfoil remains significantly reduced compared to earlier years. The curly-leaf pondweed appeared less severe this year, and harvesting remains an important management tool.

A new Five-Year Aquatic Management Plan is due in 2027. A full lake vegetation survey will be completed late summer, with the final report expected in March. There will be an opportunity for riparian owners to review the plan and make comments before it is finalized. Jeff also discussed the proposed DNR Rule changes (NR107/109). These rules affect permits for aquatic herbicide treatment and harvesting. The main concern is that permit fees may increase by up to 400% due to permanent, recurring fee increases, the expanded DNR discretion to deny lake management activities, and increased regulatory complexity. Jeff again stressed the importance of reading the summary document and submitting comments to the DNR board later this year.

1. Call to Order

Chairperson Schulz called the meeting to order at 9:41 am

2. Roll Call

Present: Secretary Chuck DeWall, Chairperson Cathy Schulz, Treasurer Matt Wessels, and 27 riparian owners.

3. Approval of Minutes: Minutes of the January 24, 2026, Financial Audit Meeting and February 18, 2026, Special Meeting have been sent to riparian owners. Motioned by Chris Boziel and seconded by Liz Sanders to accept the minutes. Motion Passed

4. Treasurer's Report

Matt stated that the current 2026 receipts are on track. \$53,000 of the expected \$57,000 has been received. Major expenses to date included the final payment for the new harvester, fish stocking, and lake management services. The harvester is now completely paid off, and the fish stocking was approximately \$5000. The district has approximately \$100,000 in total assets. The CD investment has matured and has been moved into checking.

5. Committee Reports

- **Fishing:**
The committee reported the completion of fish stocking: 1245 yellow perch, 1664 black crappies. The DNR recommended these fish because predator fish (bass/northern) are abundant. The yellow perch in the lake has declined dramatically, while perch and crappie support a healthier balance in the fishery. The DNR also recommended keeping the legal-sized bass rather than catch-and-release, which helps reduce the overpopulation of predatory fish.
- **Technology/Website:**
The website currently sees approximately 300-450 monthly users. There are 67 subscribers who receive an email when the website's content is updated. The new email distribution service was implemented following Gmail delivery issues. The residents were asked to report if they are not receiving district notices.
- **Welcome & Directory:**
An email was sent on May 4 to all riparian owners, asking them to update their information ASAP. The Committee is soliciting advertising for the directory to offset printing costs. New this year, the committee is offering a restaurant listing for which restaurants can pay to be listed. The hope is that the directory will be available in August or late summer.
- **Discussion of creating a Water Sampling Committee:**
The district is seeking volunteers for a committee to monitor lake water quality. The planned testing includes water clarity (Secchi disk), temperature, oxygen levels, conductivity, and pH. The estimated volunteer time would be roughly 10 hours per year.

Old Business

6. Harvester and dam updates:

The new harvester has been completed and tested. The delivery is scheduled for Tuesday, May 19, 2026. Operators will be receiving the training soon.

7. Dam Operations and Flood Management:

Between April 14 and 17, the area received approximately 6 inches of rain. The lake level rose rapidly above the target elevation of 8.8. The dam was opened incrementally and monitored to prevent shoreline damage and flooding of yards and basements. This was the first major operational season and testing of the dam, as water levels never rose to 8.8 last year. The board emphasized that continuous monitoring will occur with extensive communication among board members. Dam management will continue to be refined.

8. Discussion of the distribution of newly revised lake rules, sign at the boat launch, and advisory map:

The main changes to the lake rules were to correct outdated information, clarify double-towing, revise wording, and update formatting. The rules are now printed on blue card stock, will be delivered to the riparian owners, posted online, and available at the boat launch. The advisory map was reviewed and discussed at length. A second map option, simply showing water depths, was presented. A vote was taken between the two maps, with all who voted choosing the simpler map. A motion was made by Steve Kutsch and seconded by Chris Boziel to use the simple depth map, but add the following verbiage at the bottom, "Please be mindful of water depths and enjoy the lake responsibly." Motion passed.

New Business

9. Discussion of floating bog removal:

Residents were advised that small bogs can be manually removed by pulling the material onto the shore using rakes and shovels. If they are not causing problems, they can be left alone. It is not advisable to use your boat or pontoon to push them into the reeds at either end of the lake, as they may break free. Only very large bogs should be reported to the Board. Residents were also advised to never walk on the floating bogs

10. Discussion of blue-green algae recommendations:

All Wisconsin lakes contain blue-green algae, which may float to the surface. It is more common during the warmer weather months, mid-June through September. What you should do is avoid swimming or allowing pets in the water when the blue-green algae is present. The blooms tend to dissipate on their own. If you have concerns, contact one of the board members. Additional information is available on the district website.

11. Discussion of the Walworth County Representative position:

Chris Boziel introduced himself. Chris is an airline pilot. He is also a licensed Coast Guard captain. He has led several committees and has experience in union leadership. Chris has a strong interest in lake safety, education, and the use of cooperative solutions in problem-solving. Once Chris's application and appointment have been approved by Walworth County, he will be seated on the PLPRD board.

12. Discussion of Fourth of July Celebration:

- Friday, July 3, 2026 - The theme is America's 250th Birthday.
- Boat Parade @ 7:00 PM (meet at the boat launch by 6:45). Thad Seymour is the designated lead boat for this year's parade.
- Lighting of the Lake @ dusk
 - Flares will be sold at the boat launch, on the weekends beginning on June 20th, and cost \$5 each.
 - Fireworks for July 3, 2026

Gary Froehlich gave an update. Donations continue to be accepted to cover the cost. There is a link to the fireworks flyer on the website. Matt Wessels stated we did receive the \$1,000 from the Town for fireworks, which was passed on to the Froehlichs.

Public Comments:

Linda Braier, W1029 Miramar Drive, asked about creating a walking path through the marsh to allow walking around the lake.

Announcements

- Town of East Troy Electronic Recycling Events
 - Saturday, May 2, 2026: 9:00 a.m. to 2:00 p.m.
 - Saturday, October 3, 2026: 9:00 a.m. to 2:00 p.m.
- Walworth County Household Hazardous Waste Clean Sweep, Tires & Electronics Recycling Event
 - Friday, June 26, 2026: 3:30 p.m. to 5:30 p.m. (household hazardous waste only, no electronics)
 - Saturday, June 27, 2026 - 8:00 am to 12:00 pm (household hazardous waste, electronics/appliances, and tires)
 - Location: Walworth County Public Works, W4097 County Rd NN, Elkhorn, WI 53121

Adjourn

A motion was made by Steve Kutsch and seconded by Dale Marciniak to adjourn. Motion passed.

Meeting adjourned—11:17 am

Respectfully submitted,
Chuck DeWall
Secretary

Potters Lake Protection and Rehabilitation District
Special Meeting Minutes
Thursday, May 21, 2026
East Troy Intergenerational Community Center
2043 Division Street, East Troy, WI 53120

1- Call to Order

The meeting was called to order by Chairperson Schulz at 6:30 PM

2- Roll Call

Present: Chairperson Schulz, Secretary DeWall, Treasurer Wessels, East Troy Representative, Seymour.

Also present, attorney Chris Trebatoski.

3- Chairperson's statement on the purpose of the closed session.

Cathy Schulz made the following statement: "The purpose of closed session pursuant to §19.85(1)(g) is to confer with legal counsel regarding strategy and potential litigation" regarding the Town of East Troy's May 14, 2026, emailed demands and draft agreement relating to the Lake Lane property.

4- Motion to move to Closed Session pursuant to Wis. Stat. § 19.85(1)(g) to discuss legal matters.

A motion was made by Thad Seymour and seconded by Matt Wessels to adjourn to closed session to discuss legal matters.

5- Roll Call Vote to move to Closed Session

Roll Call Vote: Cathy Schulz-aye; Chuck DeWall- aye, Thad Seymour-aye, Matt Wessels-aye. Motion passed 4/0.

6- Adjourn to Closed Session

Adjourned at 6:37 pm.

Discussion in Closed Session.

7- Motion to adjourn Closed Session to reconvene in Open Session

A motion was made to adjourn from closed session by Thad Seymour, seconded by Chuck DeWall.

8- Roll Call Vote to adjourn Closed Session

Cathy Schulz-aye, Matt Wessels-aye, Thad Seymour-aye, Chuck DeWall-aye Motion passed unanimously 4/0. Closed session meeting adjourned at 7:51 PM

9- Reconvene in Open Session for possible action on items discussed in Closed Session.

Reconvened at 7:52 pm

A motion was made by Chuck DeWall and seconded by Matt Wessels to retain Chris Trebatoski as legal counsel to represent PLPRD in the matter of the Lake Lane issues presented by the Town of East Troy to PLPRD. Motion passed unanimously.

A motion was made by Thad Seymour and seconded by Matt Wessels to draft a letter to send back to Town Chairperson Joe Jones. Motion passed unanimously.

10-Adjourn

A motion to adjourn was made by Matt Wessels and seconded by Cathy Schulz. Motion passed unanimously. Meeting adjourned at 7:54 pm.

Respectfully submitted,

Chuck DeWall
Secretary

Minutes of the Potters Lake Protection District
Special Meeting held August 8, 2026
At Town Hall, Town of East Troy, Wisconsin

1. Call to Order – Chairperson Schulz called the meeting to order at 9:00 am

2. Roll Call

Cathy Schulz- Chairman, Matt Wessels-Treasurer, Chuck DeWall- Secretary, Thad Seymour-East Troy Representative

Also in attendance: 9 lake constituents

Old Business

3. None

New Business

4. Discuss the current taxing methodology used by the Potters Lake Protection and Rehabilitation District and the proposed improved changes.

Cathy Schulz introduced the topic of making a change to the current taxing methodology and asked Matt Wessels to provide background and describe the proposed changes.

Matt noted that PLPRD currently collects revenue from riparian property owners through two methods:

- A general tax levy based on total assessed property value.
- A separate “weed control” special assessment, currently about \$3.80 per linear foot of shoreline.

The shoreline-based assessment dates back roughly 40–50 years, when lake properties were generally similar in size and the district needed additional funds for weed treatment and harvesting.

The Board is proposing to eliminate the shoreline-footage assessment and combine the two revenue streams into one 100% ad valorem levy based on assessed property value while maintaining the total amount generated for the district at the current level.

The change would begin with the 2026 tax bill, if approved by riparian owners at the September budget meeting.

The Board discussed the rationale for proposing the change, identifying three principal reasons:

- Equity and consistency: Each owner's contribution would be proportional to assessed property value rather than shoreline footage. The Board noted that this is more consistent with how other lake districts operate.
- Administrative efficiency: The Town of East Troy currently has to separately calculate and process the shoreline assessment, including individual frontage measurements. A single levy would simplify billing, collection, accounting, and distribution.

- More accurate terminology: The existing “weed control tax” does not actually fund only weed control. Both sources of revenue go into the district's general account and pay for harvesting, payroll, equipment, insurance, administration, projects, and other expenses.

The Board discussed that the intent of the proposal would be to keep the total assessment level initially, but didn't rule out increases in future years based on financial needs.

The district currently receives approximately \$51,000 annually based on:

- \$11,300 from the existing assessed-value levy
- \$39,700 from the shoreline-based assessment

The Board estimated the resulting levy at 0.00054056 mills, although the exact figure will depend on final district-wide assessed values.

The Board emphasized that raising the levy is not part of the September vote.

Public Comments.

5. No public comments.

5-minute Break

Budget and Annual Meeting

6. Board discussion

- a. The Board discussed the 2027 budget planning process and potential topics for the Annual Budget Meeting, which will be reflected in the agenda to be provided to all riparian owners in advance of the September 12, 2026 meeting.
- b. The Board discussed potential topics for the Annual Meeting, which will be reflected in the agenda to be provided to all riparian owners in advance of the September 12, 2026 meeting.

Announcements

The Board discussed boating safety and will make that a topic at the Annual Meeting in September.

Adjourn: Chuck DeWall made a motion to adjourn; Matt Wessels seconded. Motion passed.
Meeting adjourned at 10:20 am

Respectfully submitted,

Chuck DeWall
Secretary

ORDINANCE NO. 2026-17
AN ORDINANCE CREATING CHAPTER 16.10.045
OF THE TOWN OF EAST TROY MUNICIPAL CODE REQUIRING PIER ADDRESS
NUMBERS

WHEREAS, safety for all users of Town of East Troy lakes and navigable waters requires that the Town implement regulations for all new piers; and

WHEREAS, requiring a property address at the outward facing end of a pier will ensure that police, fire, and rescue personnel can easily identify properties from the waters in the Town during emergencies; and

WHEREAS, a highly visible and reflective pier address number will also aid in the safe use of Town waters for boaters and other recreational users; and

WHEREAS, the Town Board finds that it is in the best interest to protect the health, safety, and general welfare of Town of East Troy residents to require the installation of pier address numbers on the navigable waters of Army Lake, Potter Lake, and Lake Beulah,

NOW, THEREFORE, the Town Board of the Town of East Troy, Walworth County, Wisconsin **DOES HEREBY CREATE CHAPTER 16.10.045 OF THE TOWN CODE AS FOLLOWS:**

CHAPTER 16.10.045 PIER ADDRESS NUMBERS REQUIRED

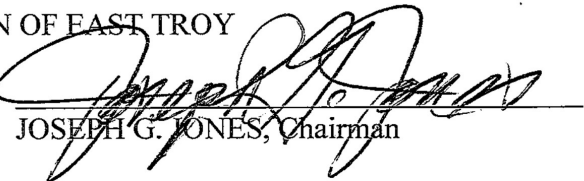
1. Authority and Purpose. This Ordinance is enacted pursuant to the adoption of village powers to regulate the safety, health, and general welfare of the residents of the Town of East Troy and their visiting guests.
2. Geographic Application. This Ordinance applies to all piers placed in the navigable waters found in the Town of East Troy, i.e. Army Lake, Potter Lake, and Lake Beulah.
3. Pier Address Numbers. For all newly placed, installed, constructed, modified, or enlarged piers in the Town of East Troy, requiring a permit pursuant to the Department of Natural Resources, or this Code, the permit applicant must install address numbers on the permitted pier(s) that are clearly visible for purposes of identification. Such pier address numbers shall match the street address house number of the property at the location the pier was placed or will be placed once the permit is approved. Requirements for the pier address numbers are:
 - a. Such numbers shall be reflective so they are visible at night.
 - b. The number shall be at least three inches (3") in height and two inches (2") in width.
 - c. The pier address numbers shall contrast with the color of the pier(s).
 - d. The location of the pier address number shall be at the furthest end of the pier facing the open water. If the pier address number cannot be affixed to the end of the pier itself, the pier address number can be displayed on a highly visible post located at the end of the pier.
4. Severability. Should any portion of this ordinance be declared to be unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected.

5. Effective Date. This ordinance shall take place immediately upon passage and posting or publication as provided by law.

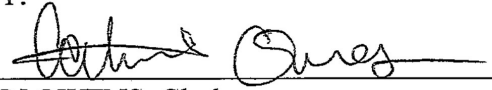
Adopted this 13th day of July, 2026.

TOWN OF EAST TROY

BY:


JOSEPH G. JONES, Chairman

ATTEST:


CAITLIN OWENS, Clerk

Walworth County 2026 Residential Clean Sweep, Electronics & Tires Recycling Events



Walworth County Public Works
W4097 County Rd NN
Elkhorn, WI 53121

NO LATEX PAINT

**Fri.,
Oct
2**

**3:30 pm
-5:30 pm**

Residential Clean Sweep

NO ELECTRONICS/TVs - Household hazardous waste only.

This includes products labeled caustic, acid, flammable, danger, warning or poison. Examples: oil & lead-based paints (says flammable or combustible), pesticides & herbicides, adhesives & lubricants, cleaning chemicals, fertilizers, old fuel, anti-freeze, motor oil, paint remover, degreasers, solvents, wood preservatives, fluorescent bulbs, mercury thermometers, thermostats, rechargeable/lithium batteries & all nicotine VAPE devices. See below for items NOT accepted.

**Sat.,
Oct
3**

**8 am -
12 pm**

Residential Clean Sweep, Electronics, Appliances & Tires

All household hazardous waste items listed above plus tires, electronics, appliances & ALL TVs will be accepted today.

* No broken or disassembled materials accepted.

* All electronics, computers - Free

- ALL TV's: \$10 each
- Monitors: \$5 each
- Mini fridges/small AC units/Dehumidifiers: \$5 each
- Refrigerators/Freezers: \$10 each; all other appliances free
- Tires: 20" rims or smaller:
 - Without rims: \$5 each
 - With rims: \$10 each

All items - Cash ONLY

What will **NOT** be accepted?

- Latex or water-based paints - generally can or bottom will be plastic. Often says clean with warm soapy water.
- Empty agricultural chemical containers
- Alkaline batteries (AA, AA, D, etc.)
- Medications/supplements
- Infectious or biological waste
- Compressed gas cylinders
- Radioactive waste
- Sharps
- Ammunition

For detailed information: www.co.walworth.wi.us/826/Clean-Sweep
Questions? Call (262) 741-3116 or email walcosw@co.walworth.wi.us



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