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.

<u>Public Comments.</u>

5. No public comments.

<u>5-minute Break</u>

<u>Budget and Annual Meeting</u>

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.

<u>Announcements</u>

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

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

Respectfully submitted,

Chuck DeWall
Secretary