

**Minutes of the Potters Lake Protection and Rehabilitation District Special Meeting held  
Saturday, January 24, 2026, at Town Hall, Town of East Troy, Wisconsin**

**1- Call to Order**

The meeting was called to order by Chairperson Cathy Schulz at 9:03 am.

**2- Roll Call**

Present: Commissioners Cathy Schulz, Chuck DeWall, Bill Roeber, MaryJo Jones, New Treasurer- Matt Wessels, plus 5 lake constituents.

**3- Annual Treasury Audit**

Bill Roeber, Treasurer, distributed a financial packet that included bank statements and multiple financial statements generated in PLPRD's QuickBooks (accounting software). The financial packet was provided to all present board members, as well as Rita Keepers, Perry Fish, and Mike Burke, audit volunteers. Invoices and payments were checked against the Profit and Loss detail, and end-of-year bank statements were checked against the December 2025 Balance Sheet statement. The books were found to be in order.

5-minute break - Reconvened at 10:35 am

**Public Comments**- No public comments

**New Business**

**4- Welcome New Treasurer**

The PLPRD board formally welcomed Matt Wessels to the board for the treasurer's role. The transition has started, and several meetings between Matt Wessels and Bill Roeber have taken place. It was noted that Bill will temporarily maintain access to financials to ensure continuity. There was discussion of alternatives to QuickBooks, but it was determined that switching to a new system would be costly and disruptive.

**5- Technology Updates**

The board discussed "process improvements". One improvement would be to create a "formal request process", an online form for committee funding and reimbursement requests/approvals. The process would also help improve our internal tracking of expenses by category (e.g., lawn maintenance, technology, administration).

Chairperson Schulz and Secretary Chuck DeWall explained the current email challenges. The system is insufficient for mass communications. There was a proposed solution of a mailing service, such as Mailchimp or Constant Contact. Some would have a cost impact of \$13 per month, but the benefits would be reliable delivery, unsubscribe options, and a centralized contact list to multiple authorized senders. The board will continue to look for solutions.

As a special note: The Welcome Committee will have a dedicated email address to streamline communication.

Website updates- The board discussed that agendas and minutes will be archived together and that the current year and the prior year will be visible. It was also agreed that both agendas and minutes will be archived in meeting documents.

#### **6- Lake Rule Signage and Handouts**

Updated lake rules are now posted on the website. The board took note that the old lake rule handout versions were yellow. It was agreed upon to change the color and go to a new color (likely light green) to distinguish the updates. Chairperson Schulz stated \$420 would be an estimate to print 300 copies in cardstock and not to use laminating options because of the additional costs. The board will be exploring a local print and mail service addressing them to "Current Resident" and the associated mailing address for each riparian property. The plan was also to update the boat launch signage to reflect the updated lake rules and add a QR code linking to the lake rules document. The new sign will display only key rules (speed, direction, towing) with a QR code for the complete set of rules.

#### **7-Aquatic Management & Water Quality**

Chairperson Schulz addressed the PLPRD's current (APM) 5-year plan expiring at the end of 2026. The DNR offers a non-competitive grant (up to approx. \$10,000) covering approximately 67% of plan costs. PLPRD plans to apply for the APM grant in the fall of 2026. The new 5-year plan would then take effect in 2028. To do this, we will need to apply for a 1-year harvesting permit for 2027.

The board also reviewed the current annual water quality testing by Lake and Pond Solutions, which is approximately \$1,500 and provides limited actionable insight. The test results are largely unchanged over time, except for spikes attributed to unusual weather conditions. The discussion then turned to reducing the testing frequency or replacing it with volunteer Secchi disk monitoring. The volunteer monitoring - Secchi disk readings (water clarity) is a low-cost, high-value alternative that would provide long-term data and community involvement.

Considering the environmental context & education, the board acknowledged long-term lake challenges (e.g., sediment, past chemical treatments, and limited water flow). It was determined to continue the education of nutrient pollution prevention, shoreline erosion techniques, overall riparian best practices, and our continued collaboration with the DNR.

**Old Business** – None

**Announcements** – None

#### **Adjourn**

Motion by Chuck DeWall and seconded by MaryJo Jones to adjourn. Motion passed. Meeting adjourned at 11:44 am.

Respectfully submitted,  
Chuck DeWall  
Secretary

**Minutes of the Potters Lake Protection and Rehabilitation District Special Meeting held  
Wednesday, February 18, 2026, at Town Hall, Town of East Troy, Wisconsin**

**1- Call to Order**

The meeting was called to order by Chairperson Cathy Schulz at 7:00 PM

**2- Roll Call/Notice of Quorum**

Present: Board members Cathy Schulz, Chuck DeWall, MaryJo Jones, Matt Wessels, Thad Seymour (on the phone), plus 2 lake constituents. Chairperson Schulz stated that a quorum was present.

**Public Comments-**

Bob Rice-W884 Shorewood DR, was in attendance and gave his comments

To the best of my knowledge, there are only 3 wake boats on our lake, which have never posed a problem and are rarely used in wake mode. Based on studies, there are recommendations for depths and distances from shore at which these boats should be used. Due to the size of our lake, I believe that any new legislation would impact the use of these boats on our lake. I would ask the board if changes are going to be made, at our lake board level, that they would be proposed at our spring or annual meeting, and include a grandfather clause for the 3 current boats, so they can be used as they have been in the past. One suggestion at the town level was wake surf zones. The area that these boats would be regulated to on our lake...5 acres would create havoc on a weekend when boats are going counterclockwise. I believe that if it were "suggested" and not mandated, most people would comply.

**Emailed Comments:**

Mike Domritz-W792 Potters Circle. Well stated. I do believe the lake's health should take priority.

Donna Sibilsky-Miramar Property Owners Association. I personally am against wake boats. They churn up more water. It is not good for the health of the lake.

Lou Ferruzza-W1016 Shorewood Dr.- The Ferruzza family, as actual wake boat owners on Potter Lake (1 of 3 owners), would like to add comments regarding the letter being drafted to be sent to the town. Firstly, we'd like to make clear that the infrequent use of our boat was actually less than 5 hours total for the 2025 season. In the letter to the town stating "many" riparian owners have concerns regarding Phosphorus stirred from the use of wake boats, what is the percentage of riparian owners that constitute the "many," and what data was presented to substantiate this concern?

I am surprised there is not an overwhelming concern regarding Phosphorus stirred from the lakebed caused by these everyday year-round activities including but not limited to: all boats pulling in and out of docks, jet ski and jet boat propulsion, all watercraft operating in more shallow areas such as the northwest area of our lake, and the Marinas operating barges to install and remove piers and lifts. The wake boats only operate in the deepest area of the lake, >20ft, and do not actually bring up muck as do the aforementioned activities. Another concern regarding a Lake Beulah ordinance enactment that could negatively affect boat traffic on Potter Lake seems premature. There are a finite number of parking slots available at the boat launch, precluding an influx of outside wake boats. Also, Potter Lake is known to be a smaller lake, thus wake boat operators would not flock to our lake but look at bigger lakes.

Invasive species have been found on many lakes, including Potter, prior to the popularity of wake boats, and are caused by all boats, especially fishing boats and their live wells and trailers, which travel from lake to lake quite frequently.

Ronald Braier-W1029 Miramar Dr. Thank you for your attention to this matter. I fully support the content of your letter. Keep up the good work.

Faith Wolf- W945 Miramar Dr. I do believe these boats stir up the bottom of the lake, as in the spring, it's clear. But as boating season begins, because our lake is shallow, it becomes cloudy.

Terry Ritchey-N9103 East Miramar Dr-This letter seems to make no recommendations to the Town of East Troy as to how we would like to see an ordinance worded. And we should state clearly what we want/need. The DNR proposal regarding wake-enhanced boating gets specific about size of lake, depth and distance from shore. If the Town ordinance did similar, it would deal with the issue for Beulah, Army and Potter Lake. And it would be objective, rather than emotional. In effect, it would ban wake-enhanced boating on Potter Lake. This seems proper actually, given the harms the churn causes a shallow lake. It would impact coming from outside. Your letter explains our situation well, but I think it critical that we help the Town Board and ourselves by being specific.

MaryJo Jones-N9033 East Miramar Dr. Please understand that I will be recusing myself on the discussion and the decision to send a letter to the Town of East Troy as this is a conflict of interest with my husband being the Town Chairman. However, I do support PLPRD reaching out to the Town Board on the wake surfing issue as PLPRD has not officially done so up to this point. I also wanted to reach out before the meeting tonight to point out some considerations for you to keep in mind as you prepare a Wake Surfing Boating letter to the Town of East Troy. The draft letter appears (in my opinion) to be avoiding a PLPRD position, only asking for consideration of possible impacts. At this point, there are basically two wake surfing options up for consideration by the Town Board on specially Lake Beulah; (1) shoreline distance/water depth ordinance restriction of 500/25 or 300/20 and (2) wait and see on current litigation of lawsuits/claims. These options were on the agenda from the February 2026 Town Board meeting. (3) Shoreline distance/water depth ordinance restriction of 500/25 with two established zones, expiring September 2026, was a recommendation from the Lake Beulah Management District (LBMD) and 300/20 with four established zones was a recommendation from the Beulah Responsible Boaters (BRB) citizens group. (4) Think about what will be the particular PLPRD recommendations on Potter Lake for the Town Board's consideration if a wake surfing ordinance restriction is being evaluated on Lake Beulah.

Al Hanson-: My name is Al Hanson. My address is W976 Shorewood Dr. I have been a riparian owner on Potter Lake since 2002 and a wake boat owner for the last 3 years. Since I'm unable to attend tonight's meeting, I am submitting my comments in advance. In 2025, there were 3 wake boat owners on Potter Lake, including myself. Of the 138 riparian owners, I represent less than 1 percent of all boats. I have zebra mussels attached to my pier every year, and I'm sure the rest of you do too. That invasive species has been here for many, many years. So how can anyone point a finger at my 3-year-old boat and say it's my fault? We did not wake-surf in 2025. In 2024 we wake-surfed once and we used the boat a total of 5 times. As a working family, our boat sits on the lift more than most, and our boat doesn't leave this lake. So, while everyone else drives around the lake and sees our boat sitting there on the lift, you should ask yourself who's turning up the lake or causing waves now? The fear mongering and bully mentality has got to Stop! You're enabling this contentious behavior and ruining our community. We don't need more regulations and you don't need to single us out.

### **New Business**

3. Discuss and take action on submitting a letter to the Town of East Troy board members that clarifies the position of PLPRD on wake-surfing.

*Before we started, Walworth County Representative, MaryJo Jones, recused herself from any discussion or decisions because of her affiliation with the Town of East Troy Chairperson.*

As stated above, from the riparian owners' concerns about wake-enhanced boating, the board will continue to monitor the ongoing State legislature and Town discussions. The PLPRD board is not taking a formal position at this time. The PLPRD Board felt it was important to communicate that concerns do exist, while the state and town decisions may ultimately determine future regulations. A suggested revision was to change "many riparian owners" to "a number of riparian owners" in paragraph two. Motion by Chuck DeWall, seconded by Thad Seymour, to accept the letter drafted by Chairperson Schulz with minor corrections. Motion passed 4-0; MaryJo Jones abstained.

4. Set a special meeting after March 10 to discuss and possibly take action on options for 2026 lake management and the new Aquatic Plant Management plan

The Board revisited its earlier discussion about applying for a DNR grant for a five-year aquatic plant management plan. After consultation with the lake management consultant, it was determined that accepting DNR funding could significantly limit treatment flexibility. It was also determined that DNR counting methods may delay treatment thresholds. The proposed regulatory changes (NR 107) could increase costs and restrictions. The Board will review updated cost information and revisit this decision at an upcoming meeting before making a final determination, tabling discussion until April 2026.

The PLPRD Board also discussed sediment conditions near the boat launch, noting that if we do not have sufficient rainfall, it may become difficult to remove the harvester at the end of the season, as well as the barge used to remove lifts and docks. There was some discussion that no dredging has occurred historically, and after reviewing the recent 2021 sonar mapping, the sediment appears to be relatively compacted. Measuring sediment depth near the launch may be considered in the future.

### **Old Business** -none

### **Announcements**-none

### **Adjourn**

Motion by Chuck DeWall and seconded by Matt Wessels to adjourn. Motion passed. Meeting adjourned at 8:06 PM

Respectfully submitted,  
Chuck DeWall  
Secretary

## Potter Lake Boating/PWC Safety Laws

All recreation on Potter Lake is subject to WI-DNR regulations, Town of East Troy Ordinances and is enforced.

### ALL MOTORIZED BOATING ACTIVITIES

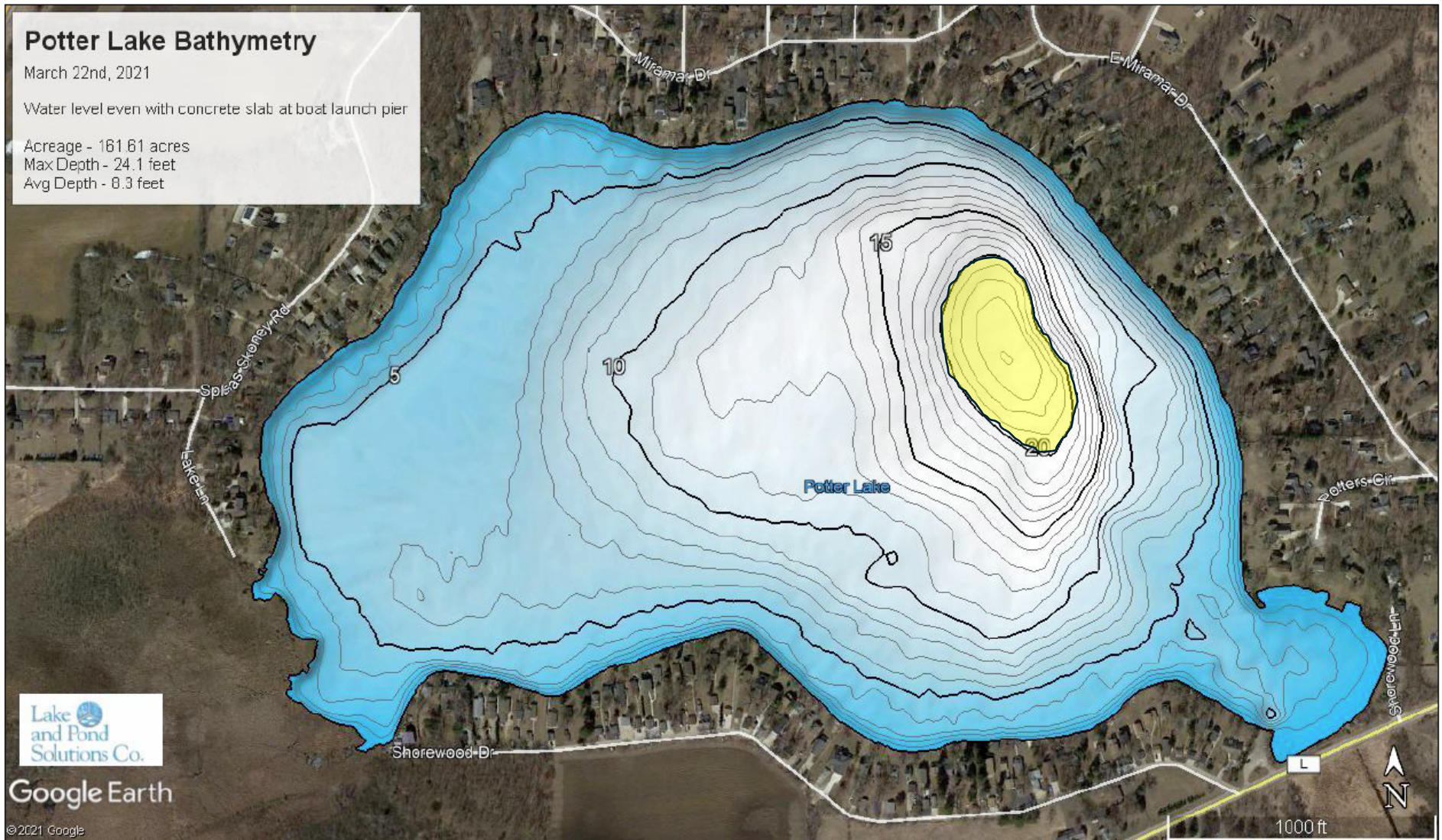
- Outside of the below times, speeds are limited to slow-no-wake. Within the below times, speeds will be reasonable and prudent with regard to the conditions existing at the time.
- Weekdays from **8:00 a.m. to sunset** (as defined by the U.S. Weather Service).
- Saturday, Sunday and holidays from **10:00 a.m. to 7:00 p.m.**
- Motorized Boats/PWCs may not be operated above slow-no-wake speed within 100 feet of another boat or person being towed or 200 feet from shore.
- Limit of one tow rope behind a boat on weekends and holidays.
- Counter-clockwise direction on weekends and holidays.



[PottersLake.org/lake-rules](http://PottersLake.org/lake-rules)

Scan the QR code to  
read all the rules:





## LAKE DEPTH ADVISORY

Recent studies show that boating activities can damage the lakebed and the surrounding ecosystem. To help protect Potter Lake, operate wake boats in water 20 feet or deeper when in wake-enhanced mode (the shaded yellow area is the only location deeper than 20 feet). Additionally, research shows that boats operating at planing speeds or cruising in displacement mode should travel in the deepest water possible, ideally 10 feet or more. Please be mindful of water depths and enjoy the lake responsibly.