

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
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
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	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
installment option
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			

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 a 'Find Now' button circled in red. The search fields include: Municipality (set to 'Town of East Troy'), USPLS (set to '<Town/Range>'), First Name, Last Name, Parcel ID, Street Number, Street Name, Mailing Address, and a 'Sort By' dropdown (set to 'Parcel Id'). There is also an 'Inactive' checkbox. Below the search fields, there is a 'Find Now' button circled in red. At the bottom, there is a section for 'PUBLIC USERS' with 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	
PS [redacted] Town of East Troy	[redacted]	[redacted]	2004-2025	