

Moose Lake All Resident Meeting & Spring MLAA Meeting

Monday, May 5th, 2025

Stone Bank School

Addressing our Chronic High Water Problem by Creating a Lake District



Topics to be Addressed

1. Overview of High Water Problem
2. What steps have been taken to address high water on Moose Lake over the last 8 months?
3. Why does Creating a Lake District make sense?
4. What are the ongoing costs (taxes) of a District on Moose Lake
5. How do Lake Districts work?
6. What's the timing and process of creating a Lake District?
7. When could a solution to address the high water be in place?



High water causes two primary problems

1. Property damage to shoreline
 - Shoreline remediation
 - Tree loss/replacement
 - Threat to septic systems and other permanent structures
2. Limited usage of the lake (No Wake)



2019 Flooding



Lake Level History 2008-2025

2008- High Water No Wake	2019	High Water No Wake
2009- High Water No Wake	2020	High Water No Wake
2010- High Water No Wake	2021	Normal Water Levels
2011- High Water No Wake	2022	Normal Water Levels
2012- Normal Water Levels	2023	High water until 7/1
2013 - High Water No Wake	2024	High Water No Wake
2014-High Water ½ of Summer	2025	Current High Water No wake
2015- Normal Water Levels		
2016- High Water No Wake		
2017- High Water No Wake		
2018- High Water No Wake		

*77% of the last 18 years have been
Impacted by High Water*



What steps have been taken since the Fall MLAA meeting to solve our high water problem?

- On 10/14/25 the Board met and voted 6-1 to move forward with creating a Lake District.
- On the advice of Attorney Troy Giles we requested proposals from multiple civil engineering firms. We received 3 proposals back and a sub committee met with 2.
- raSmith was chosen based on the flexibility of their proposal, the overall cost, and their experience. They suggested a pre application meeting with all appropriate government entities
- The Board met again and voted 8-0 to pause the Lake District petition until the pre-application meeting was held.



What steps continued.....

- The preapplication meeting was held on Jan 13th. Participants included: MLAA board, Town of Merton, Waukesha County, DNR, US Army Core of Engineers, and raSmith.
- Governmental entities were asked to outline what permits and steps they would need to see to approve the project.
 - There were no permit surprises. raSmith correctly predicted what permits would be needed
 - Waukesha County would want a “maintenance agreement put in place with the Lake District”.
 - A Hydrologic and Hydraulics (H & H) study is required to demonstrate that the Okauchee flood plain could handle the amount of water
 - DNR has agreed that invasive species are not an issue
 - Pending a favorable H and H study and approved engineering plans no one in the meeting opposed the project
 - Both the DNR and the Town of Merton requested that I contact the Okauchee Lake Management district and keep them informed.



Site map
shared with
government
entities during
pre-application
meeting.



What steps continued....

- Spoke with two “Easement” experts around the expected cost of an easement.....

Standard formula is:

Total value of property, X % of property impacted by easement, X 90%.

EX: $\$500,000 \times 10\% \times 90\% = \$45,000$



Why have a Lake District?

1. Lake Districts are often created when there is major project need. Moose Lake's major project need is high water
2. Lake Districts spread costs out among all district residents as opposed to only those who volunteer funds.
3. Compared to Lake Associations, Lake Districts are much more likely to receive government grants
4. Because taxes are levied, Lake Districts encourage participation from all lake residents on managing a lakes issues
5. Annual budgets are put to a vote before all of those in the District. Rainy day slush funds are not allowed per state law.
6. A Lake District puts the rules and regulations of the lake in the hands of those who live on the lake as opposed to other less responsive government entities.



The Town of Merton believes the best path forward is to create a Lake District.....

The Town is suggesting that the Association circulate a petition pursuant to Wis. Stat. 33 in an effort to formally create a lake management district. In addition, the Association should hire legal counsel in order to discuss the process and powers that the Association would have as a lake management district under the statutes. Comments made during the Association's presentation at the Town board meeting lead me to believe the Association may not understand the powers it would have as a lake management district. As a lake management district, you would have all of the powers that you are requesting the Town use to resolve the high lake levels, but you would be in control of how those powers are utilized.

5/28/21 Letter from Town Attorney to MLAA



Waukesha County has also suggested we create a Lake District...

3. The MLAA could apply for Lake Planning Grants offered through WDNR to help implement their outlet plan and possibly create a Lake District under Chapter 33 Wisconsin Statutes. A Lake District would help the group obtain state grants, acquire property/easements, apply for permits, and fund the outlet project and other Lake District activities aimed to manage Moose Lake. The County and/or SEWRPC could assist the MLAA with this process.

Aug 2019 letter from County to MLAA

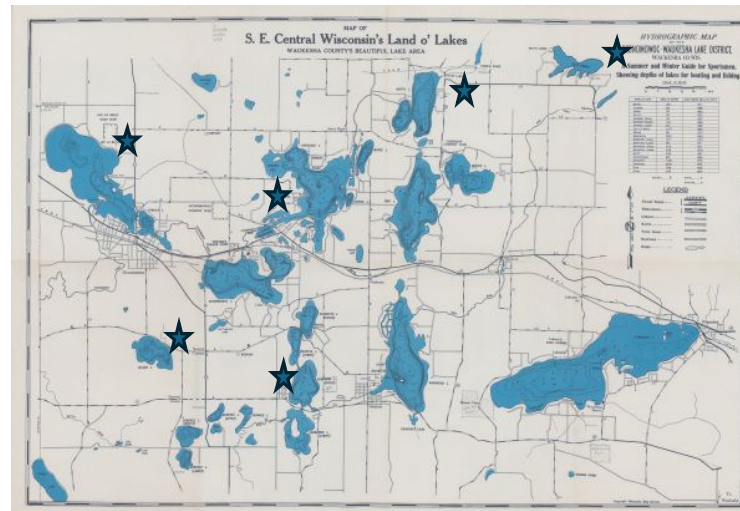


What other Lakes in Waukesha County have created Lake Management Districts?

Lake Keesus
Big Muskego
Pretty Lake

Lake Okauchee
Upper Nehmabin
Golden Lake

North Lake
Eagle Spring Lake
Lac La Belle



Other Financial Considerations

In Wisconsin, property values are generally higher on full-use lakes compared to limited-use lakes. Full-use lakes allow for more recreational activities like boating, swimming, and fishing, while limited-use lakes may have restrictions on powerboats or other activities. This difference in recreational potential directly impacts property values, as buyers are willing to pay a premium for properties on lakes offering more opportunities for leisure.

Sources: Choosing the Right Waterfront Property -
WDNR
Conversations with local realtors



How do Lake Districts work?

- Once approved 1 representative of the County and one from the Town of Merton are appointed. 3 from the Lake District are elected.
- An annual meeting is held with budgets, rules and regulations put to a vote



What would an Annual budget for a Lake District look like?

Weed Treatment	\$3000	No change to current
Legal and Accounting	\$2000	Est Based on Lake Keesus legal and accounting
Insurance	\$1500	Assumes 30% premium increase vs current
Other	\$500	Postage, Advertising, etc
Total	\$7,000	

Annual Cost per parcel of land if divided equally: \$61



What would a budget look like to fix our high water problem?

Preliminary engineering work and permitting	\$75,000
Construction Costs	\$200,000 – 400,000
Easement	\$100,000
Misc	\$50,000
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Total:	\$425,000 - \$600,000

Cost per property = \$3695 - \$5217. Likely spread out over 2 tax years.

Any proposal would have to be voted on by all Lake District Members. Signing the Lake District petition does not mean you are green lighting a project.



Timeline for Creating a Lake District....It's long!

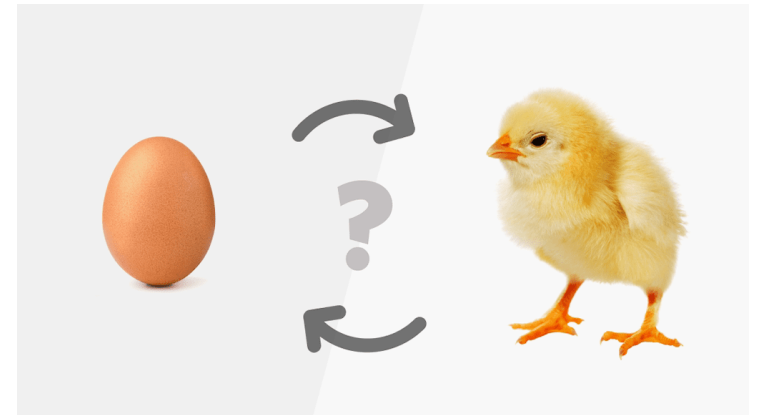
- Collect Signatures for Petition- May 5th – June 6th
- File Petition- June 6, 2025
- Hearing within 30 days- July 6
- Report of Hearing 90 days Oct 6
- Decision of Hearing 90 days Dec 6
- Hold Organizational meeting to appoint temp officers and prepare for 1st annual meeting

Lake District Annual Meetings must take place between May 22nd and Sept 8. No expenditures can be authorized until the first meeting.



What still has to happen?

- Create a Lake District
- Conduct Hydrology study. Estimated cost \$25,000
- Negotiate an easement
- Create Engineering plans and gain DNR approval
- Navigate concerns of OLD, and others in the Okauchee Flood Plain (more of a time issue once DNR and others approve)
- Apply for grants



Why do I think
this is worth
pursuing?

Thank You!

