

# Dam Committee Updates 05-25-24





- Why a Dam Committee is exists and the goals and activities of the committee
- What a Lake District is, its benefits for us and the steps required
- How residents get to participate in the formation and actions of a Lake District
- Examples of other nearby dam costs and structures and schematics of our existing dam
- Estimates of costs to stakeholders/residents to build the dam and ways to fund it
- Milestones and a timeline of future activities
- How you can help





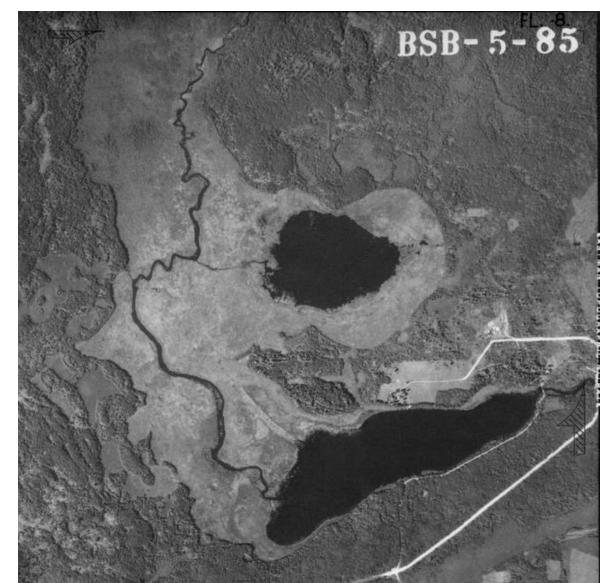
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- The DNR has identified the dam on our lake as "at risk" and potentially slated for "abandonment"
- If no one steps up to take responsibility for the dam, the DNR will remove it. This is their default outcome absent action on our part



• Abandonment and removal looks like this...





- The solution is to form a Lake District to own and restore the dam
- A Lake District...
  - Is a special Wisconsin governmental body that is an overlay to local government which gives us more standing Over 200 currently exist in the State
  - Has the power to tax, hold insurance, and operate in conjunction with the town and county
  - Exists to help maintain healthy lakes by providing access to resources that would otherwise be unavailable like grants and loans



- We need to support our lakes and our community! We need to protect our lakes, our community and our property values with this critical investment in our community!
- The committee's goal is to bring about the formation of a Lake District through developing the required petition and following the process set out by state statute

### Who are the Committee volunteers?



- Lynne Amundson Chair 
   Holly Robbins
- Paul Egelhoff
   I
- Kimberly Kayler
- Denise Kohl

- Pat Stangl
- Jake Steinberg
- Dave Tenner
- Stephen McIntosh
   Denny Toll

Contact info is on website. Please contact us if you have questions or concerns.

## What has the Committee been doing?



- Biweekly committee meetings
- Meetings with the DNR, UW-Extension and experienced Engineering firm
  - DNR understanding expectations and maintaining alignment
  - UW-Extension interpreting state statutes on lake district regulations (formation and operation)
  - Engineering Firm exploring dam design alternatives and creation of documents for use with the DNR
- Exchanging information with other lake districts
- Ongoing outreach to inform and educate property owners
- Drafting documents to meet state requirements to form a lake district
- Planning underway for updates to the Town and County

Near-Term Goal: Preparing the petition for property owners to sign in July-Aug

More timeline/date information later in the presentation

# Step 1: Forming a Lake District

#### **Process to address the dam**



- A Lake District can become the owner of the dam and maintain it going forward
- Once the District is formed, it can fully engage an engineering firm to develop a plan and a budget
- The District is also eligible to apply for special government grants and low-cost loans
- Multiple parties are involved: Lake District, DNR, Town of Round Lake, Sawyer County, DOT (due to road)

## **Process to form a Lake District**



- Create and execute a formal petition per WI Statute 33 guidelines
- Define the Lake District boundary
  - Visual depiction via a map
  - Written legal boundary description by a surveyor
- The petition must be signed and returned by > 51% of eligible signers\* within boundary
- The petition results are forwarded to the County
- County holds a public hearing and approves or rejects petition



#### **Operating a Lake District** once a Lake District is approved...

- An initial District Board of Commissioners is appointed by the County
  - 1 member from the County Land Conservation committee
  - 1 member from Town of Round Lake
  - 3-5 Property Owners from within the Lake District
- The property owner seats on the board are replaced in an election in first meeting by a vote of all members of the Lake District

Note: The Board of Commissioners determines whether a dam will be constructed, how to fund it and what is needed to sustain it. The formation of a Lake District does not mean that a new dam has been approved.

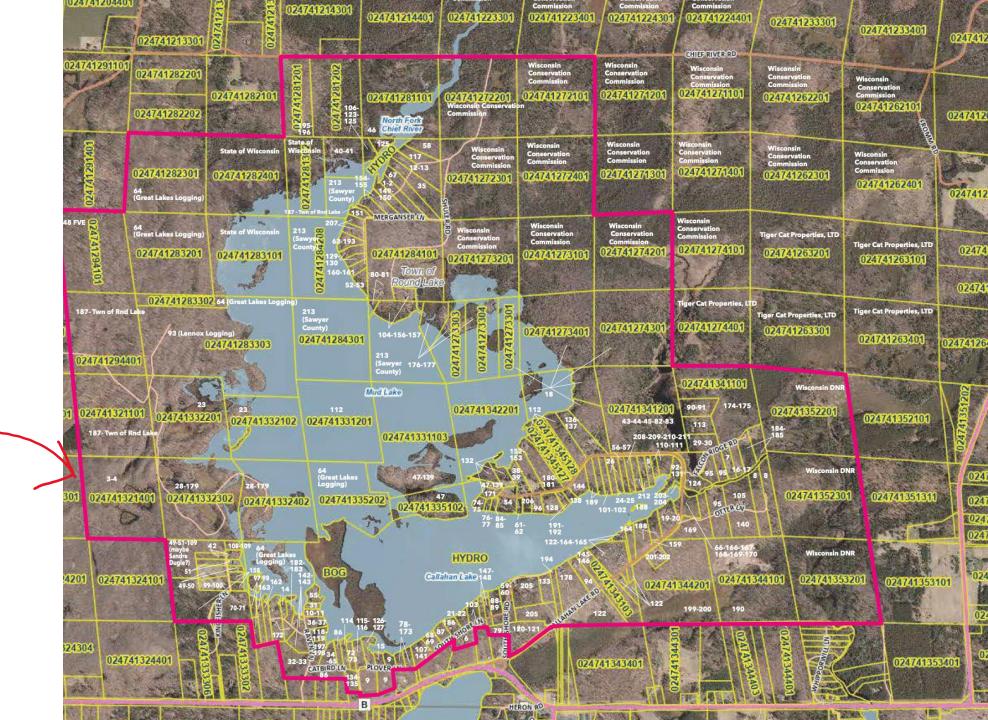
#### Lake District boundaries & members



- The boundary was developed by the committee with the following considerations provided by the state:
  - Properties directly adjacent to the lake (aka riparian parcels)
  - Properties which could arguably derive value by being near the lake vs some other asset such as Hwy B
  - Properties that could be considered part of the lake community
  - Properties that could be developed in the future and could impact the lake quality and lake community

## Proposed boundary map

#### Boundary //



## Who gets to sign the Petition?

#### CALLAHAN-MUD LAKE

#### **Criteria defined by the State of WI...**

- Each person whose name appears as an owner of real property on the previous year's tax roll (*i.e., end of 2023*).
- The spouse of a person named on the previous year's tax role is also eligible to sign, provided that the spouse is referred to on the tax roll
- Ownership of *more that one parcel of real estate* within the proposed district *does not entitle an individual to sign more than once*
- A partnership, corporation, trust, foundation, association or local unit of government is treated as a single owner of property and is entitled to *only one signature*
- State and federal governments are not eligible to sign, but towns and counties are

#### ...in general, the principle is no more than 1 signature per person

#### A successful petition by the numbers



- There are about 213 eligible signers based on the criteria
- We must have at least 51% of the signatures in favor of formation for the petition to go forward
- Therefore, we need approximately 109 people to sign and return the petition

# Step 2: Put Lake District into action

# How the Lake District works



#### A Lake District...

- Is responsible for the overall health and sustainability of the lake
- Can raise revenue by:
  - Applying for Grants
  - Taking out Loans
  - Taxing residents

Tax rates are determined by the District Board of Commissioners

- Lake District members vote to approve the use of funds at the annual meeting
- Develops an emergency plan for the dam and carries any needed insurance

#### **Recap of the state of the dam today**



- Investigations show there is no identifiable owner
- The DNR latest assessment shows it is in poor condition and could fail
- The DNR is requiring action be taken to avoid failure. Without action the DNR could define it as abandoned.
- Direction provided and actions required by the DNR so far:
  - Start doing some general maintenance and up-keep
    - Post DAM signage completed by Lake Association & Volunteers
    - Cut down trees growing along roadside with potential of falling into water and plugging culverts completed by Town
    - Clear debris along sides of cement chutes and within chutes completed by Lake Assoc & Volunteers
  - Do NOT change other structure of the DAM including logs in front of the DAM
  - Become a District so we can coordinate and cooperate with the DNR, the Town of Round Lake and Sawyer County to find a path forward
- The DNR is impressed with our actions, progress, and commitments

## What remains unknown at this point



- How will the road part of the dam will be addressed
- The final dam design and engineering
- Actual construction costs
- What the Town, County, or others might contribute

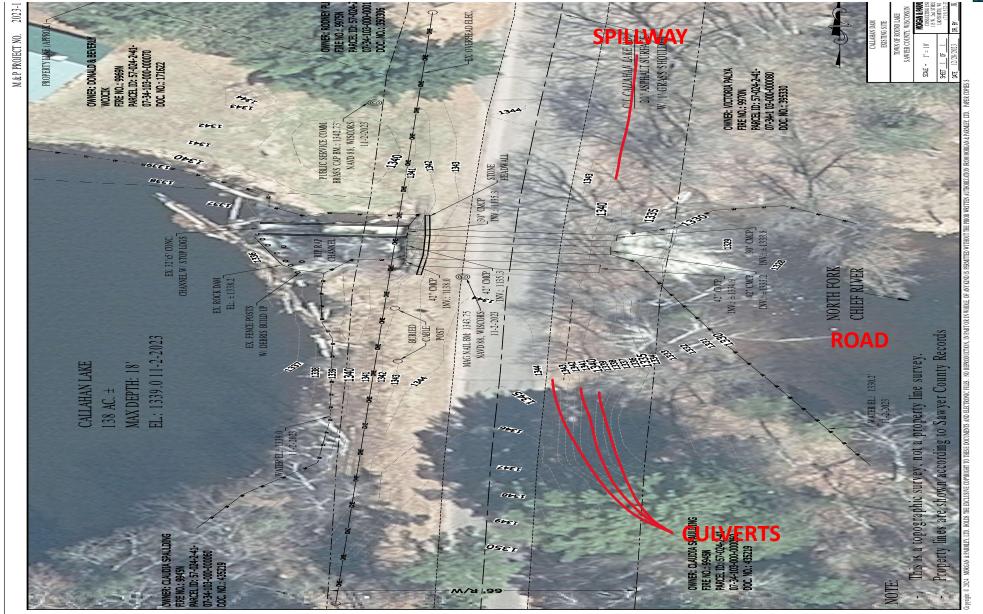
#### and be responsible for relative to the dam

What is known is that this information will become clear as we progress and the Dam Committee is committed to doing the work to understand it all

How about a look at our dam, other dams, preliminary cost estimates, milestones and a timeline...and how you can help A...

#### **Initial engineering survey** (existing structure)





#### **Other examples of healthy dams**



#### Lake Loretta



## Other examples of healthy dams...continued



#### **Tiger Cat**



## Other examples of healthy dams...continued



High Fish Trap



## Other examples of healthy dams...continued



#### Sheet piling dam





## **Preliminary cost & funding estimates**



#### **ASSUMPTIONS and BEST ESTIMATES for your consideration:**

- Approximate recent costs of other WI dams...
  - Dam Example 1: Tiger Cat (Sawyer County) **~\$600K** (several years ago)
  - Dam Example 2: Weimer Dam (Price County) \$700K
  - Dam Example 3: Lake Loretta (Sawyer County) \$800K
  - Dam Example 4: High FishTrap (Vilas County) **\$800K**
- Loan Financing Terms (low-cost municipal loans)
  - Most Likely 20 years
  - Current rate = 6.0%
- How many properties would share the cost? Current District map shows 192 taxable properties
- Total Value of Properties? Current Tax records show \$29.8 M
- Average Assessed value of properties within the District is \$156K (values range from \$100 \$484.1K)
- Potential state grant percentage could cover as much as 50% of the cost

#### **Very speculative tax estimates**



#### *Examples* of yearly assessments for dam costs *based on prop value and assumptions*

If DAM cost>	\$750K,	\$1M,	\$1.5M,	\$2.0M
<ul> <li>125K Property:</li> </ul>	\$135,	\$180 <i>,</i>	\$271,	\$361
<ul> <li>150K Property (avg)</li> </ul>	: \$162,	\$216,	\$325,	\$433
<ul> <li>175K Property:</li> </ul>	\$189,	\$252 <i>,</i>	\$379,	\$505
<ul> <li>200K Property:</li> </ul>	\$216,	\$289,	\$433,	\$577
<ul> <li>250K Property:</li> </ul>	\$271,	\$361,	\$541,	\$721
<ul> <li>300K Property:</li> </ul>	\$325 <i>,</i>	\$433 <i>,</i>	\$649,	\$866
<ul> <li>350K Property:</li> </ul>	\$379,	\$505 <i>,</i>	\$757	\$1010
<ul> <li>400K Property:</li> </ul>	\$433,	\$577 <i>,</i>	\$866	\$1154
<ul> <li>500K Property:</li> </ul>	\$541	\$721,	\$1082	\$1443

#### It will cost us everything if we take no action!

## **Projected timeline**



- By July 2024
  - Boundary map drawn (near final now)
  - Boundary legal description (have an estimate from surveyor, needs 3-4 wks)
  - Eligible Signers defined (per Property Taxes) (near final now)
  - Petition documents written and mailed to "Signers" (near final now)
- By August 2024
  - Petitions returned and verified
  - Results sent (petition filed) to County (>51% returned as Yes)
- By Sept 2024 County holds public hearing (within 30 days of filing petition)
- By Nov 2024 County writes "Report of the Hearing" (within 3 mo of hearing)

#### **Projected timeline...continued**



- By Feb 2025 County Decision Granting or Denying (within 6 mos of hearing)
- By Mar 2025 County seats appointed board
- By May 2025 District holds first annual member meeting and elects board
- Spring 2025 District proposal for Dam; defines yearly budget needs; working with engineer on designs/budgets
- Summer 2025 Members vote to approve budget funding for the dam project
- 2025-2026 Funding grant prepared and submitted (next available is 2026)
- 2027 Funding is in place (\*hopefully\*)
- 2028-2030 Dam restoration

# What do we need from you?



- <u>Check the signator list</u>, your contact information, the map and let us know if there is any missing or inaccurate information
- <u>Provide contact info</u> (email, mailing address, etc.) so that we can send you your petition and reach you with timely communications
- Talk to your neighbors about what we are doing and why it is important
- <u>Become a Lake Association member</u> if you are not
- **Donate** to support our efforts and help us fundraise
- <u>Sign the petition</u> when you get it so that we can move forward with the Lake District
- <u>Volunteer</u> when we need help

# Thank you for participating!

# Questions?

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