

**Bone Lake Management District  
Commissioners Meeting  
Saturday, October 14, 2023, 9:00 a.m.  
Minutes DRAFT**

Cary Olson called the meeting to order at 9:00 a.m.

**Roll Call**

X Cary Olson, Chair  
X Shelley Rose, Vice Chair  
X Karen Engelbretson, Secretary  
X Alex Chorewycz, Treasurer  
X Mike Musial  
X Doug Route, Polk County Supervisor, District 2  
X Andy Brown, Town of Bone Lake  
— Jeff Traynor, Town of Georgetown

Guests present:

X Bob Boyd  
X Deb Dawson

**Motion to amend agenda: Engelbretson. Carried.**

Add approval of a point intercept survey approval for the grant.

Add approval of minutes of June 17 and June 27.

**Motion to approve minutes of June 17 and June 27 meeting minutes: Olson/Musial. Carried.**

**Polk County Report - Doug Route**

Tourist Rooming Houses. County was being sued by Wisc. Realtors Association, for restricting rental days. Court case was last week. At upcoming Public Hearing, number of rental days will be re-instated to 180 days per year, where they were before. With a Conditional Use Permit, more days can be added.

Personnel changes: Jason Kjeseth has left and is now at St Croix County Zoning. Bob Kazmierski has resigned and will move to Barron County. Polk County Administrator will be retiring. Interviews for County Admin will be held next Tuesday and include three current county employees: Noah Morby, Don Wirtham, Accounting; Tonya Eikhart, head of Health Dept.

**Town of Bone Lake - Andy Brown**

Parking area project has been completed. Working to help BLMD with the harvester project. 250th Ave. (north end) resurfaced with new pavement. 255th crack and chip sealed. Large overhanging tree branches on 250th Ave. will be cut and removed.

Cary Olson: Bill from Nick's Excavating is higher than estimate for extra grading, additional culvert, seeding. Andy requests help with the additional \$7,000 bill. Town of Bone Lake asks for \$3,500.

**Motion to approve additional \$3,500 funding for north landing. Rose/Musial. Carried.**

Additional \$450 required for south landing grading in separate billing.

**Town of Georgetown - Shelley Rose**

Georgetown is working to convert their bookkeeping to Quick Books. Budget meetings coming up Nov 9. Next general meeting is Nov 14 to approve budget. Report from State of Wisconsin Dept. of Revenue on assessments was presented and is attached to the pdf of these minutes. Conclusion is all properties will be re-assessed under Dept. of Revenue

**AGENDA**

1. Roll call
2. Approve agenda
3. Polk County Report: Doug Route
4. Town of Bone Lake Report: Andy Brown
5. Town of Georgetown Report: Jeff Traynor/Shelley
6. Treasurer Report: Alex Chorewycz
7. Review and approve grants for Nov 1 submission:  
Cary Olson
  - a. CBCW
  - b. Harvester update / Cheryl
  - c. CLP spraying one bed?
8. Committee Reports
  - a. Boating/Water Safety: Mike Musial, south landing
  - b. Watershed: Phil Foster/Shelley Rose
  - c. Waterfront Runoff: Alex Chorewycz
  - d. Aquatic Plant Management: Bob Boyd/Cary Olson
  - e. Wildlife and Natural Beauty: Karen Engelbretson
  - f. Communications: Karen Engelbretson  
Fall newsletter, website
  - g. Facebook page: Deb Dawson
  - h. Annual meeting comments  
Use Bone Lake Lutheran again in 2024
9. 9. Old Business
  - a. Decontamination Unit update: Cary Olson
10. Adjourn

supervision. The resulting valuation of property and improvements will be more fair in 2024. Unknown how the 2023 assessment will proceed. It's likely we will all be valued at a much higher rate due to assessments being not aligned to market value. Shelley will remind Cary of Town of Georgetown upcoming meeting dates.

#### **Treasurer's Report - Alex Chorewycz**

We have a \$150K CD coming due in March. The bank increased interest rate to 3% on savings and checking.

**Motion to approve Treasurer's Report: Rose/Engelbretson. Carried.**

#### **Review and Approval of Grants**

##### **CBCW**

Running out of kids to run landing boat inspections. Other lakes use adults. Consider adults for the future. We need someone to manage the program, and to work the landing. Think about adults you know who might do this work. We still need to get hours on south landing and north. Put a recruitment notice in newsletter aimed at adults, citing \$16 per hour in wages. Adults are being paid \$16/hr in other counties. We pay \$13 for the youth monitoring the landings; Patrick the coordinator got \$16/hr. Two kids at the landing cost \$26-\$39 per hour. If we have adults, one person would be enough. Two people might be needed on busy weekends, esp. on north landing. Need to increase cleaning station usage before launching. Data entry is required. Bob will help instruct that. Newsletter should include: Job description, training, hours per week, days of week. Bob and Cary can write up generic notice for the newsletter. All boats need to be cleaned before entering and when leaving the lake. Need 200 CBCW hours per landing per year for grant. Adults could be paid \$17 per hour for adults. Net cost could be less than paying two youth \$16/hour (\$32). Table that amount until February meeting. Cary will send a report. Bob will check what's being paid other places.

##### **Harvester Update - Cary Olson for Cheryl Clemens**

Cheryl Clemens reports there is no grant funding available until 2025 FY which beings July 2024. We have submitted the change to the APM plan, Cary will follow up so we're set up for next spring to write the grant and be on the list for the July 2024 meeting. Cheryl will update as she hears more. We have a four-year grant for CLP spraying so there is still money left if we want to spray one bed. Cheryl didn't recommend it. Can funding be moved to harvesting? No. That's a different funding source.

Mike: Is there coverage in the budget for cost increases? Aquarius will be higher. Will check with Inland. Prices will change two years ahead. Cost of stainless steel will determine market prices for the machinery.

**Motion to approve point intercept survey in the grant funding: Engelbretson/Olson.**

Cary will submit to Cheryl. Karen will send minutes to Cheryl.

#### **Committee Reports**

##### **Boating/Water Safety - Mike Musial**

Mike will pull all the buoys and inspect and make decisions for replacements next year. South Landing: will evaluate in the spring. Nick's Excavating peeled back the bricks, did a lot of grading and re-laid them. The bricks make it difficult for some trailers with smaller wheels. If repaired again we will have more work to do: remove bricks. scrape, level, make a hard surface. Boyd: Down the road we should lay a concrete slab. The pyramid brick designs isn't good.

Mike: Pre-formed pads may work better. The bricks have lasted 20 years. There's also complaints that the north end pad needs to be extended also. It's just maintenance issue. Only boats having problems are tri-toons, wake boats, boats just keep getting bigger. Boyd: people are swimming their wake boats out into the water. Mike: 0 feedback from conservation warden this year on enforcement and citations. One homeowner put his own buoy out to keep boaters out farther.

Wakeboaters are doing well keeping their sport in the middle of the lake in deeper water. Everyone seems more courteous to fellow boaters. Karen: put it in the newsletter. Olson: remind others of 200 ft. wake boat. Mike: have a jet ski rodeo to inform kids of boating safety and show the 200 ft. distance.

**Watershed - Shelley Rose**

Will look at Sandy Hook spring of 2024 to see how water runs off the land and to culverts. Dropped off letter to owners of private dam north of the lake - Guidera - for erosion control. Mike can provide contact information. It is being maintained as rated as "fair" condition.

**Waterfront Runoff - Alex Chorewycz**

There are dollars available for the septic incentive and runoff projects. Interested people can contact Mary.

**APM**

Cary: has been discussed. How was the algae bloom? Bob: Hit and miss, not too bad. Mike: Lagoon was bad. Out on the lake the water went from green to brown.

**Wildlife & Natural Beauty**

Bone Lake Discovery Day was a success. Those attending want to do more. We have sources for the products we need. We may focus on fish next year with Kyle Broadway. Fish survey will be done 2024-25. Musky stocking was held a few weeks ago. Booklets about native trees and bird checklist will go out with newsletter this year.

**Newsletter**

List of content proposed and already received. Add fire dept. access. issue, reach out to chief for info. Karen will send name to Shelley. Number on house, driveways wide enough, size of turnaround zone. Tax appraisal: Shelley will draft a summary and where to find more information. Wapogasset met to control wake boat activity to depths 30 ft. and greater. Will followup with them what they've decided. Newsletter content to Karen by Saturday, Oct 21. Bob will send content on fisheries. Cary - north landing.

**Facebook - Deb Dawson**

Sixty percent of members are 45 and over. See attached report. Deb reviews all new member requests to be sure all are answering the participation questions so their member requests are denied. Deb monitors post to be sure it's relative to Bone Lake, encourages local events, avoids whether she has to judge appropriateness of event. Very little controversy on the site this year. Anyone can join the group but cannot post or comment until they answer the questions for membership. Deb will occasionally post a reminder to answer participation questions to post on the site.

**Annual Meeting comments**

Karen presented a summary of the annual meeting attendance and comments. See the attachment to the pdf of these minutes.

**Old Business****Decontamination Station Use data**

Report is attached to the pdf of the minutes. Still a problem with the sensor on the brush. Data shows good usage of the unit. Total # of launches was not available. Equipment works well - need to make sure people use it going into the lake. Can pressure be increased in air hose? More perssure for a longer period of time. Yes, but length of time using the pressure hose will crease pressure. Mike: Add a pressure tank so there's more pressure for a longer time. High air pressure can be a safety issue.

**New meeting dates 2024**

February 17

April 20

June 15 Budget

July 13 Annual Meeting Agenda

August 10 Annual Meeting

October 19

Meeting adjourned at 10:59 a.m.

Respectfully submitted,

Karen Engelbretson  
Secretary  
Bone Lake Management District

October 15, 2023

**BONE LAKE MANAGEMENT DISTRICT  
COMMISSIONERS' MEETING 14 OCTOBER 2023  
INTERIM STATEMENT OF FINANCIAL OPERATIONS  
APPROVED FYE 2023 BUDGET (1/1/2023 THROUGH 12/31/2023 AND  
ACTUAL REVENUE & EXPENSES FOR THE PERIOD 1/1/2023 through 9/30/2023**

	<b>Budget- FYE 2023 1/1/2023 thru 12/31/23</b>	<b>Actual-Rev &amp; Exp 1/1/2023 thru 9/30/23</b>
Towns of Georgetown and Bone Lake	\$ 67,000.00	\$ 67,000.00
Frandsen Bank-Interest	\$ 24.00	\$ 1,372.27
Newsletter Ads	\$ 4,500.00	\$ 4,600.00
	\$ -	\$ -
Grants	\$ 60,000.00	\$ 35,054.08
Other-maps-owner cost share & Misc.	\$ 500.00	\$ -
<b>Total Revenue</b>	<b>\$ 132,024.00</b>	<b>\$ 108,026.35</b>
<b>Expenditures</b>		
<b>Lake Improvements</b>		
APM Projects (includes CBCW)	\$ 15,000.00	\$ 17,235.10
CLP Treatment	\$ 27,000.00	\$ 21,695.94
Decontamination Stations	\$ 15,000.00	\$ 4,109.60
Dock-South Landing	\$ 10,000.00	\$ -
	\$ -	\$ -
Consulting	\$ 2,000.00	\$ 2,820.13
Equipment Maintenance	\$ 2,000.00	\$ -
<b>Sub-Total Lake Improvements</b>	<b>\$ 71,000.00</b>	<b>\$ 45,860.77</b>
<b>Lake Management Projects</b>		
Watershed projects	\$ 10,000.00	\$ 257.30
Waterfront runoff projects	\$ 10,000.00	\$ 3,619.92
North Landing parking lot improvements	\$ -	\$ -
Septic Incentives	\$ 10,000.00	\$ 5,000.00
Evaluation and Studies	\$ 3,000.00	\$ -
Wildlife and Natural Beauty	\$ 8,000.00	\$ 2,884.66
Fisheries	\$ 500.00	\$ -
Communications/Education/Recognition	\$ 1,500.00	\$ -
<b>Sub- Total Lake Mgmt. Projects</b>	<b>\$ 43,000.00</b>	<b>\$ 11,761.88</b>
<b>Total Lake Improvements</b>	<b>\$ 114,000.00</b>	<b>\$ 57,622.65</b>
<b>Public Safety</b>		
Buoy Maintenance	\$ 5,000.00	\$ 3,538.99
Safety Patrol	\$ -	\$ -
<b>Total Public Safety</b>	<b>\$ 5,000.00</b>	<b>\$ 3,538.99</b>
<b>Information and Education</b>		
Newsletter	\$ 8,500.00	\$ 4,260.89
Dues	\$ 775.00	\$ -
Website	\$ 1,000.00	\$ 559.00
Meetings/Workshops	\$ 2,500.00	\$ 1,951.52
<b>Total Information and Education</b>	<b>\$ 12,775.00</b>	<b>\$ 6,771.41</b>
<b>Administration</b>		
Insurance	\$ 2,500.00	\$ 1,535.00
Donations/Subscriptions	\$ 2,500.00	\$ 1,450.00
Misc office expense	\$ 750.00	\$ 233.01
<b>Total Administration</b>	<b>\$ 5,750.00</b>	<b>\$ 3,218.01</b>
<b>Total expenditures</b>	<b>\$ 137,525.00</b>	<b>\$ 71,151.06</b>
<b>Beginning Cash Balance</b>	<b>\$ 238,237.76</b>	<b>\$ 238,237.76</b>
<b>Ending Cash balance</b>	<b>\$ 232,736.76</b>	<b>\$ 275,113.05</b>
<b>Cash Balance - 9/30/2023</b>		
Checking: bal.book to bank-9/30/2023	\$	119,244.55
Money Market Savings: bal. book to bank-9/22/2023	\$	5,868.50
Certificate of Deposit (CD) purchased 9/15/2023	\$	150,000.00
<b>Total: balanced book to bank</b>	<b>\$</b>	<b>275,113.05</b>

Designated Funds approved for current Fiscal Year: \$ 219,750.00  
Designated Funds used in current Fiscal Year: \$ (21,000.00)  
**Est. Desg. Funds balance as of 12/31/2023 - Total: \$ 198,750.00**



# State of Wisconsin • DEPARTMENT OF REVENUE

2135 RIMROCK ROAD • Mail Stop 624A • P.O. BOX 8933 • MADISON, WISCONSIN 53708-8933 • 608-266-6466 • FAX (608) 266-5718  
<http://www.revenue.wi.gov>

*Tony Evers*  
Governor

*Peter W. Barca*  
Secretary of Revenue

## WISCONSIN DEPARTMENT OF REVENUE

In the matter of the written complaint concerning the assessment of the Town of Georgetown, Polk County, Wisconsin for the year 2022, under the provisions of sec. 70.75, Wis. Stats.

On May 23, 2023, Chad Wagner and others made a written complaint to the Wisconsin Department of Revenue stating that:

1. They were the owners of more than five percent of the assessed valuation of all property in the Town of Georgetown, Polk County, according to the assessment sought to be corrected.
2. The said assessment of property in said Town for the year 2022 was not made in substantial compliance with the law.
3. The interest of the public would be promoted by a reassessment thereof.

Under the authority of sec. 73.03(1), Wis. Stats., the Department of Revenue, therefore, conducted an investigation and held a public hearing pursuant to sec. 70.75(1), Wis. Stats.

Such public hearing was duly noticed under the date of June 8, 2023, and was conducted on June 26, 2023, at 4:00 p.m. at the Georgetown Town Hall, 1847 100th St., Balsam Lake, Wisconsin before examiner Mary Gawryleski and other Department of Revenue employees.

The above proceedings were thereafter duly adjourned to the office of the Secretary of Revenue for final determination and adjudication.

### FINDING OF FACT

1. The most recent full revaluation in the Town of Georgetown was completed in 2015.
2. Uniformity between the major classes of property cannot be adequately measured because there is only one major class of property.
3. Uniformity within classes of property is considered fair.
4. Waterfront land values are inconsistent and non-uniform.
5. There are unsatisfactory assessment practices by the assessor and the municipality.
6. On specific properties, the property records and associated values are inaccurate and were not substantially completed according to state statutes and the *Wisconsin Property Assessment Manual*.

CONCLUSION OF LAW

1. That the 2022 assessment was not made in substantial compliance with the law.
2. That the interest of the taxpayers of the district will best be promoted by special supervision of the succeeding assessments to the end that the assessments of the district shall therefore be lawfully made pursuant to s. 70.75(3), Stats.

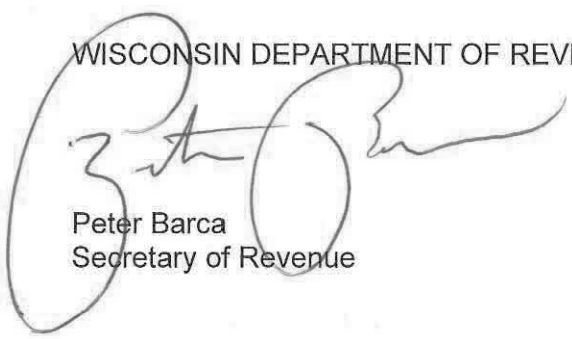
NOW, THEREFORE, from the testimony presented, the files and records of the Wisconsin Department of Revenue and in accordance with the authority vested in the Department by subsection (1) of sec. 70.75, Wis. Stats.

IT IS ORDERED:

1. That there will be general supervision by the Department of Revenue of the 2023 assessment under sec. 73.03(1) Wis. Stats.
2. That there will be a supervised assessment in 2024 under sec. 70.75(3) Wis. Stats, of all taxable property in said taxation district.
3. That as soon as circumstances will permit, a supplementary order will be issued regarding the appointment and compensation of personnel to assist in making the 2024 assessment.
4. That the 2024 assessment work performed shall be according to standard specifications and contract forms prepared by the Department of Revenue.

Dated at Madison, Wisconsin, this 10 day of Oct, 2023.

WISCONSIN DEPARTMENT OF REVENUE



Peter Barca  
Secretary of Revenue

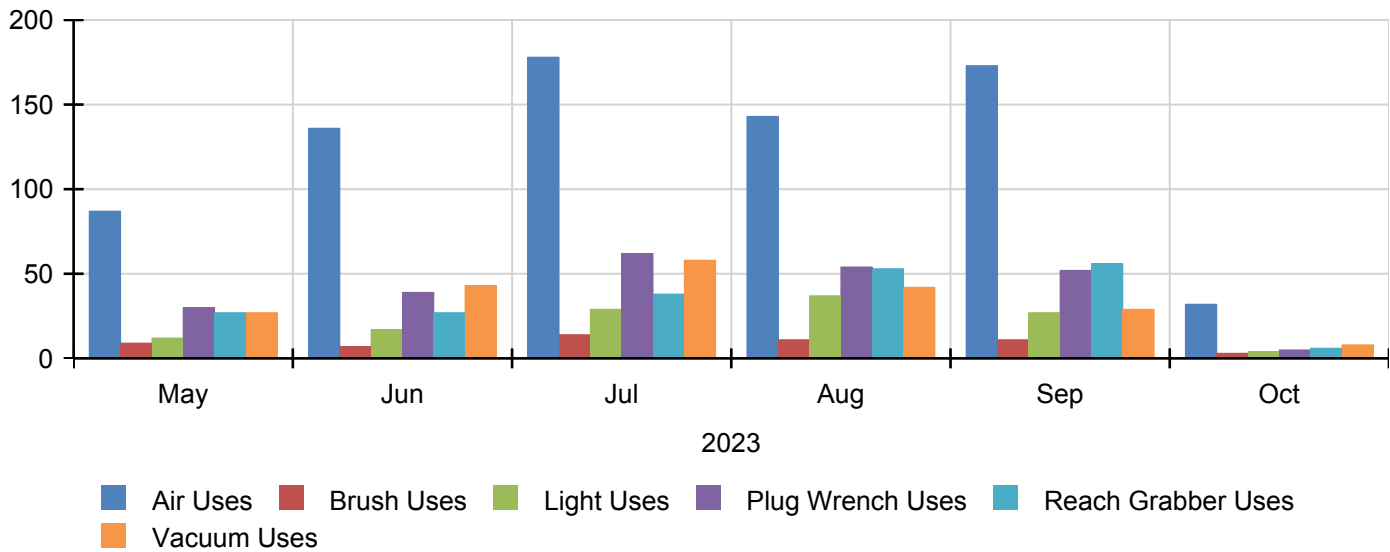
cc: Chad Wagner, First Signer of Petition, Town of Georgetown  
Cheryl True, Clerk, Town of Georgetown  
Jeffrey Traynor, Chair, Town of Georgetown  
William Koepp, Assessor, Town of Georgetown  
Lynette Heffner, Supervisor of Equalization, Eau Claire District  
Mary Gawryleski, Deputy Administrator, Division of State & Local Finance, Madison  
Valeah Foy, Administrator, Division of State & Local Finance, Madison



# CD3 System Software Analytics

## Use Data and Graphs

Location	Month	Air Uses	Brush Uses	Light Uses	Plug Wrench Uses	Reach Grabber Uses	Vacuum Uses
Bone Lake Management District	May	87	9	12	30	27	27
	Jun	136	7	17	39	27	43
	Jul	178	14	29	62	38	58
	Aug	143	11	37	54	53	42
	Sep	173	11	27	52	56	29
	Oct	32	3	4	5	6	8







# CD3 System Software Analytics

## Use Data and Graphs