

## Updates from LBMD Chair, Patrick Bergin:

### Please know your Lake Rules!

We all share this great lake. Here are just a couple of quick reminders to help everyone share it safely with others.

### THE 200 FT RULE

Town of East Troy Ordinance 16.05.060 The traffic lane on Lake Beulah shall be the surface of the lake that is more than 200 feet from the shore or 100 feet from the projecting extremities of any pier, wharf or other structure built in or over the water, or the greater thereof; provided, however, that on any part of said lake where the distance between the opposite shores is such that the foregoing formula is impossible or impracticable in application, then the traffic lane shall be as indicated by buoys placed for that specific purpose. The traffic lane shall also be restricted where underwater obstructions are marked.

What is the traffic lane?

Town of East Troy Ordinance 16.05.120(3)(a) When moving in waters that have not been designated as the traffic lane, the operating speed shall not exceed slow-no-wake speed, and in no event shall such speed exceed five miles per hour. Slow-no-wake speed shall be the minimum speed necessary so as to maintain steerage.

*Just to keep it simple – if you are within 200ft of shore or 100 ft from a structure built over in or over the water, the speed limit is slow-no wake.*

### WEEKEND RULES

On weekends and holidays between May 1st and September 15th, the slow-no-wake speed limit shall also apply from 6:00 p.m. to 10:00 a.m. on the entire lake.

Best wishes for a great summer – see you on the lake!

Boating Regulations are posted on the Town of East Troy website: [townofeasttroy.com](http://townofeasttroy.com)  
WI DNR Boating Laws: [dnr.wi.gov/lakes/boatingordinances](http://dnr.wi.gov/lakes/boatingordinances)

## LBMD NEWSLETTER SPRING 2025

### LAKE BEULAH MANAGEMENT DISTRICT REPRESENTATIVES:

PATRICK BERGIN, CHAIR  
CHRIS KUBICEK, TREASURER  
VALERIE JOHNSON, SECRETARY  
JOHN BECKER, COMMISSIONER  
JESS DYNEK, COMMISSIONER  
TODD JONES, COMMISSIONER, TOWN  
RICK STACEY, COMMISSIONER, COUNTY

[LBMD.ORG](http://LBMD.ORG)



## West Rod Cottage Industries LLC – Owner/John Stoss- Applicant

West Rod Cottage Industries LLC (“West Rod”)

(PET 1800006A at N8828 Stringers Bridge Road) applied to rezone the N8828 parcel from C4 to C2 and for a Conditional Use permit to create a commercial marina with 8 parking stalls, 8 commercial mooring spaces and 2 personal mooring spaces. West Rod’s application to rezone the N8828 parcel was granted. The parcel is now comprised of approximately 0.3773 acres of Upland Resource Conservation District and 0.0463 acres of C-4 Shoreland Wetland District. As a result of the rezone, the new C-2 zoning is in red and the remaining C-4 zoning is in green. No portion of the C-2 zoned area touches the water. West Rod now seeks a conditional use permit to operate a commercial marina. This District has opposed and continues to oppose the marina for the following reasons:

C-4 zoning is the most restrictive zoning district in Walworth County. Per Walworth County Ordinance 74-179, the C-4 zoning district: *was created to maintain safe and healthful conditions, to prevent water pollution, to protect fish spawning grounds and wildlife habitat. The primary purpose of this district is to preserve, protect, and enhance the lakes, streams, and wetland areas in Walworth County in a manner that minimizes adverse impacts upon the wetland. The proper regulation of these areas will serve to maintain and improve water quality, both ground and surface; prevent flood damage; protect wildlife habitat; prohibit the location of structures on soils which are generally not suitable for such use; protect natural watersheds; preserve shore cover; preserve natural beauty; and protect the water based recreational resources of the County.*

There are no permitted conditional uses for C-4 property. This means that it would be impossible to construct a marina on the C-4 property. West Rod knows this. Walworth County issued a ticket to West Rod in 2012 for operating a boat/marina access site in a C-4 zone in violation of Section 74-179. West Rod appealed the decision to the Court of Appeals and lost. C-2 zoning permits conditional uses. Among the permitted conditional uses are “Yachting clubs and marinas.” The issue here is that the Town of East Troy has granted West Rod a conditional use permit to operate a commercial marina, but the commercial marina operations will take place in C-4 zoned area.

There are other issues with West Rod’s conditional use application. As noted above, while C-2 zoning does permit conditional uses, Walworth County Ordinance 74-186 states that: *Compliance with all other provisions of this ordinance, such as lot width and area, yard, site regulations, height, parking, loading, traffic, highway access, and performance standards, shall be required of all conditional uses, unless specifically permitted to be modified by the Committee in the conditional uses division. Variances and special exceptions shall only be granted as provided in Division 10.*

In a C-2 upland district, a marina is required to have a minimum area of 5 acres. The property here is less than 10% of the required acreage. The proposed marina therefore fails to comply with Walworth County Ordinance 74-186.

Division 10 (noted above) relates to a variance. The critical thing to know about a variance is that Walworth County Ordinance 74-240(3) states that “no variance shall have the affect of permitting any use in a district that is prohibited in that District”. This is exactly what West Rod wants to do, that is, West Rod wants a C-2 conditional use in a C-4 district. This is expressly prohibited by the ordinance.

There are also factual issues with the application. West Rod has represented to the Town Board that it owns more than 250 ft of frontage. Per Town of East Troy ordinance, shoreline footage is measured along a straight-line connecting points where property lines meet the ordinary high water mark. Town of East Troy Municipal Code 16.10.020. Per the survey on file, the Property is 120.92 feet wide at its widest point.

**The Town Board’s action has very important implications for the protection of Lake Beulah and other lakes in the Town of East Troy. The result of the Town Board’s action is that wherever there is split zoning, the less restrictive zoning dominates. There are large areas of property around Lake Beulah that are now split zoned, including the property immediately adjacent to West Rod’s property. Unless this action is stopped, any of those areas could be developed into a marina (or worse) as West Rod seeks to do in this case.**

The Management District presented each of the above arguments to the Town Board over the past several months. In spite of the efforts of the Management District, the Town Board granted Conditional Use. The Management District therefore filed suit in Walworth County asking the court to enforce Walworth County law and stop West Rod’s marina application.



## Wake Surfing - Environmental

As many of you have heard, the Lake Beulah Management District is concerned that wake surfing activities are causing damage to our lake. Some riparian owners may be fortunate enough to own property in one of the many more protected areas of the lake. However, for those who own property near the main wake surfing area in Long Lake or Big Lake, your shoreline may take a pounding from the large waves created by wake surfing activities. Waves created from surf activity are much larger by design than those created by other boats. These larger waves stir up sediment when they crash into

shore and when they scrub the bottom surface of the lake. In addition to the large waves, there is also concern that propeller downwash is causing damage to the bottom of our lake. Specifically, there is concern that propeller downwash is destroying the weeds, that provide habitat for fish and other aquatic life. Our goal now is to see if there is a connection between the absence of weeds and surfing activities. With that in mind, we engaged a consultant to design a test to determine whether surfing activities can cause damage to the bottom of our lake. We will provide the results of that testing when it is complete, which could be as early as June.

## Contact Information

For the most up to date information refer to the LBMD website: [LBMD.org](http://LBMD.org)

LBMD Mailing Address:  
P.O. Box 71  
East Troy WI 53120

### Water Patrol

If there is an emergency on the water always dial 911. For safety boat checks and non-emergency situations, call the East Troy Town Hall at (262) 642-3700

### Town of East Troy

Phone: (262) 642-5386  
Website: [townofeasttroywi.gov](http://townofeasttroywi.gov)  
Town Chair Joe Jones  
[jjones@townofeasttroywi.gov](mailto:jjones@townofeasttroywi.gov)  
Town Clerk Kim Buchanan  
[tetclerk@townofeasttroywi.gov](mailto:tetclerk@townofeasttroywi.gov)

Town Building Inspector: (262) 366-2400  
Town Assessor: (920) 749-1995

### Walworth County Zoning Office

Phone: (262) 741-4973  
Website: [co.walworth.wi.us](http://co.walworth.wi.us)

## MISSION

The primary goal of the Lake Beulah Management District ("LBMD") is to improve or protect the quality of Lake Beulah.  
Wis. Stat. §33.11.

### To Stay in Touch with LBMD

Email your preferred email address to:  
[sweetlis@LBMD.onmicrosoft.com](mailto:sweetlis@LBMD.onmicrosoft.com)

## Wake Surfing- The Town Board

The Town Board took an advisory vote on the wake surfing issue. Results were as follows:

- 1) Restrict to 200 feet from the shoreline with a minimum depth of 20 feet. Include maps and educational materials at the boat launch. Actively Police to educate and restrict these boats to these areas. **16 VOTES**
- 2) Establish a committee that will come together, investigate and bring fair analysis to the Town Board and the community on this issue. Members of this committee are to be appointed by the Town Board through an interview process to ensure a fair and balanced committee. **18 VOTES**
- 3) Allow wake enhanced boats to continue to operate in the manner they are currently operating until the State/DNR introduces legislation on this issue if any. **37 VOTES**
- 4) Create an ordinance to ban wake enhanced surfing on all Town of East Troy lakes. **128 VOTES**

To summarize, just over 64% voted to ban wake enhanced surfing on all Town of East Troy lakes. We are hopeful that the Town Board will act on this advisory vote soon.

## Aquatic Plant Pick Up Hotline

**(262) 363- 5359**

Please leave a message including  
your name and address

**For raked out plants that are placed on  
piers, make sure there are no sticks,  
stones, or muck from bottom of the lake**



## FIREWORKS ON LAKE BEULAH

THURSDAY, July 3 (rain date July 4) • Dusk • Island on main lake



Every summer on Lake Beulah an independent group of lake residents creates a fireworks show to celebrate July 4th Independence Day. Your financial support determines how big, bright & spectacular the show will be.

A Donation of **\$50.00 OR MORE** is Encouraged.  
100% of Your Donation Funds the FIREWORKS SHOW.  
2025 Show Promises to be the BEST Ever!!!

### HOW TO DONATE

**VENMO:** @daleroble-treasurer

**ZELLE:** Lakebeulahfireworks@gmail.com

**CHECK:** LAKE BEULAH FIREWORKS PO BOX 528, EAST TROY, WI 53120

? Questions ? Lakebeulahfireworks@gmail.com

Thanks to the following businesses for making this evening possible:

**Envirocon Snow & Landscape**

**Kutsch Construction**

**ProFab Welding, LLC.**