



*City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- www.cityoflakegeneva.gov*

**PIERS, HARBORS, AND LAKEFRONT COMMITTEE AGENDA  
TUESDAY, JULY 8, 2025 - 5:00 PM  
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)**

**Members:**

Chairperson - Cindy Yager; Members - Sherri Ames, Linda Frame, Brian Smith and Cathy Stoodley.

**Watch this meeting on the City of Lake Geneva's live stream:**

<https://wi-lakegeneva.civicplus.com/319/City-Meetings-Video-Stream>

1. Call to Order
2. Roll Call
3. Comments from the public limited to 5 minutes, limited to items on this agenda
4. Approval of the minutes from June 10, 2025
5. Harbormaster Report
6. Discussion/Recommendation regarding participation in the USGS Grant (Holly Baseman, Executive Director, Geneva Lake Environmental Agency)
7. Discussion/Recommendation regarding updates to Ordinance Sec. 90-199 Classifications for Rental of Boat Stalls & Buoys
8. Discussion/Recommendation regarding updates to Ordinance Sec. 90-202 Replacement Fund for West Pier
9. Discussion/Recommendation regarding potential use of green space at Library Park for possible scooter/kayak rack (ADA)
10. Discussion/Recommendation regarding Riviera Leases
11. Discussion regarding ordinances concerning grandfathering boat lifts and resident only occupancy at West End Piers
12. Discussion/Recommendation to determine replacement of Lagoon Piers
13. Future agenda items - Lakefront Comprehensive Plan, Ordinance review
14. Next meeting date and time: Wednesday, August 13, 2025 at 5:00 pm
15. Adjournment

*This is a meeting of the Piers, Harbors & Lakefront Committee.  
No official Council action will be taken; however, a quorum of the Council may be present.*



**CITY OF LAKE GENEVA PIERS, HARBORS, AND LAKEFRONT  
COMMITTEE MINUTES - TUESDAY, JUNE 10, 2025 - 5:00 PM  
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)**

**Members:** Chairperson - Cindy Yager; Members - Sherri Ames, Linda Frame, Brian Smith and Cathy Stoodley.

**Call to Order**

by Chairperson Yager at 5:00 pm.

**Roll Call**

Present: Cindy Yager, Sherri Ames, Linda Frame, Brian Smith and Cathy Stoodley. Others present: Mayor Todd Krause, City Clerk Lacey L. Reynolds, City Engineer Naomi Rauch and other interested persons.

**Comments from the public limited to 5 minutes, limited to items on this agenda**

Mark Kravchuk, Cassandra Potter and Mackenzie Wann all spoke regarding item 5.

**Approval of the minutes from May 13, 2025**

Motion by Ames to approve, second by Stoodley. Voice vote, approved, motion carried.

**Harbormaster Report**

Chairperson Yager reviewed items from the Harbormaster's report.

**Discussion/Recommendation for Seawall Replacement Project Change Order 1**

City Engineer Rauch explained the change order for \$12,595.28 from CK Contractors. Motion by Frame to approve, second by Ames. Voice vote, approved, motion carried.

**Discussion/Recommendation for Seawall Replacement Project Pay Application 1**

City Engineer Rauch reviewed the funds being retained and explained the pay application for CK Contractors in the amount of \$131,019.63. Motion by Frame to approve, second by Smith. Voice vote, approved, motion carried.

**Discussion/Update regarding the process to move forward with decisions on lagoon piers**

Chairperson Yager announced the committee will hold a special information session regarding lagoon piers. Items to be discussed at this session will include pier installation, removal and longevity. Yager also announced the committee will look into creating a lakefront comprehensive plan. Discussion took place and the committee requested the city attorney attend the informational session.

**Discussion/Recommendation regarding an ordinance change to allow rental of the unused dingy ramps at West End to persons on the Kayak rack wait lists**

Motion by Stoodley to accept the changes, second by Smith. Voice vote, approved, motion carried.

**Discussion regarding process of reviewing/revising multiple ordinances**

Chairperson Yager noted the sections to be reviewed at the next committee meeting.

**Future agenda items**

Special meeting regarding lagoon piers; ordinance review for west end pier including lighting, cameras and boat lifts; Pier A options; parking lot restriping to include harbormaster and parking manager reports.

**Next meeting date and time: July 8, 2025 at 5:00 pm**

**Adjournment**

Motion by Ames to adjourn, second by Stoodley. Voice vote, approved, motion carried. Adjourned at 5:53 pm.

Lacey L. Reynolds  
City Clerk

## Harbormaster Report

July 3<sup>rd</sup>, 2025

### Piers, Harbor & Lakefront Committee

Harbormaster Erick Nicia, City of Lake Geneva

#### **Riviera Beach:**

The Juneteenth weekend, combined with the heatwave, drew record crowds. Attendance on Thursday the 18th, Saturday the 21st, and Sunday the 22nd were comparable to what we typically see over the Fourth of July holiday.

I have received some feedback regarding sizing for the residents' passes. For next year, there will be an extra small option.

**Bracelet Policy Reminder** - Each household is allowed up to six (6) bracelets at the discounted resident rate of \$3.00 each. As in previous years, lost resident passes cannot be replaced. If you'd like to purchase more than six bracelets, any additional bracelets must be bought at the non-resident rate of \$100.00 per bracelet. Think of it like event tickets, just as you can't get extra concert seats at a group discount once your group limit is reached, we have to apply the standard pricing for any extras beyond the household limit.

As of July 2<sup>nd</sup>, we have sold 38 non-resident student beach passes, most are Badger Students.

#### **Boat Launch:**

From June 1 to June 29, the boat launch generated \$2,022.25 in pre-tax cash transactions. This is nearly on par with the same period in 2024, which brought in \$2,039.00. Notably, this year has seen more rainy days, resulting in earlier closures and some days when the launch was left unmanned.

Credit card transaction numbers won't be available until the bank statement comes in.

Between June 1 and July 3, I received seven (7) email complaints regarding the reduction in boat launch parking slots. Only one complaint was related to being displaced to overflow parking; the remaining six expressed general dissatisfaction with the change.

**Lot F Parking Update**- In June, Lot F generated over \$1,250 in parking revenue. The majority of users are paying via mobile platforms such as ParkMobile and Flowbird, rather than at the kiosks, which are located a fair distance from the lot—making mobile payment the more convenient option.

## Harbormaster Report

July 3<sup>rd</sup>, 2025

### Piers, Harbor & Lakefront Committee

Harbormaster Erick Nicia, City of Lake Geneva

On average, users are paying for three hours of parking, totaling approximately \$6.00 per visit. The highest volume of transactions continues to occur over the weekends. Between 2:00 PM on June 27 and 2:00 PM on July 2, Lot F recorded 86 parking transactions.

#### **Piers & Buoys:**

During the high wind events from June 21–23, four (4) boats broke free from their buoys. This brings the total number of such incidents this year to six (6).

Gage Marine has been actively repairing unstable finger piers to improve dock safety. If you continue to experience issues or notice anything that appears unsafe, please report it to my office so we can address it promptly.

#### **Kayak Launch:**

The kayak launch has generated \$214.79 in revenue before taxes.

To help maintain a clear and accessible walkway, a line has been painted on the sidewalk approximately 24 feet from the shoreline. This visual marker indicates where watercraft should be kept clear, ensuring safe passage for pedestrians.



#### **Riviera:**

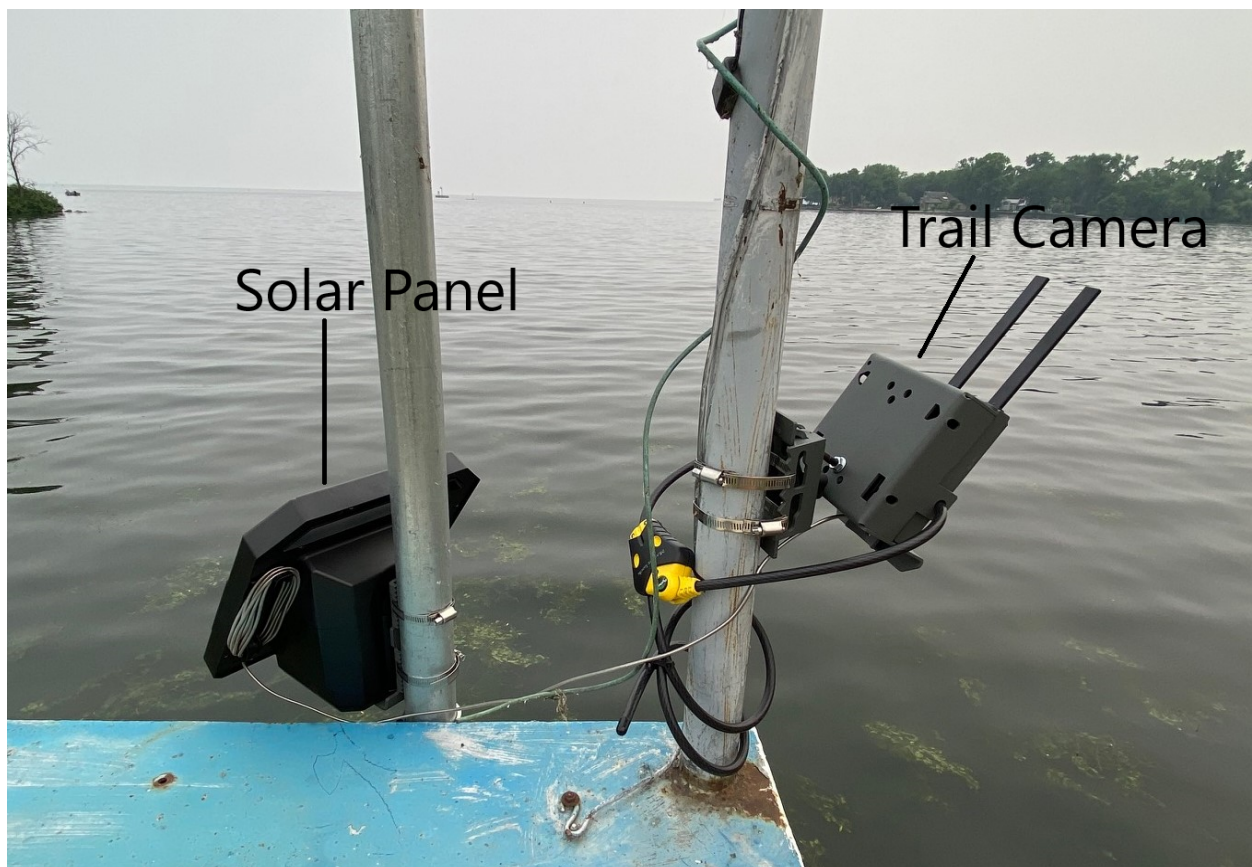
This year we have held 25 events in the ballroom.

We have a remaining 33 events scheduled for the remainder of the year.

## Automated Realtime Algal Bloom Detection Using Cell Enabled Cameras

Cell enabled trail cameras installed for the purpose of algal bloom detection is proving to be a cheap and effective way to warn lake managers and or the public about a potential harmful algal bloom. So far the USGS has installed over 20 cameras on Lake Winnebago, Lake Superior, the St. Louis Estuary, Fox River, and Green Bay. Twelve of those cameras have trained machine learning models which automatically determine the presence and severity of algal blooms in near real-time. Currently models are trained for each site which involves classifying up to 1500 images which depending on the site could be up to a years' worth of images. The hope is by expanding the current camera network to more diverse sites will allow us to run the same model at any site without having to train a new model. A brief description below describes how we are currently are doing this.

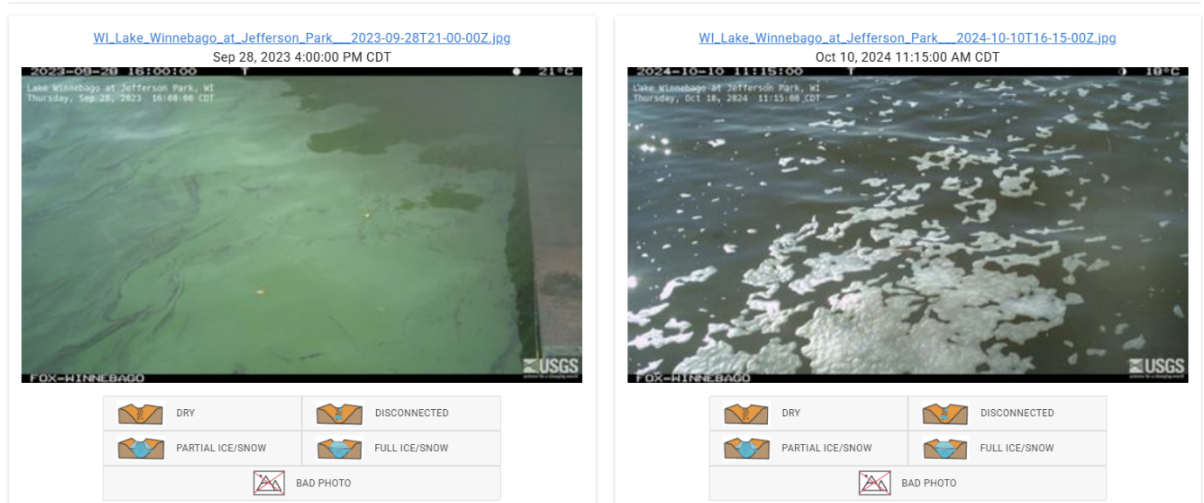
Cameras are installed looking as directly down on the water surface as possible.



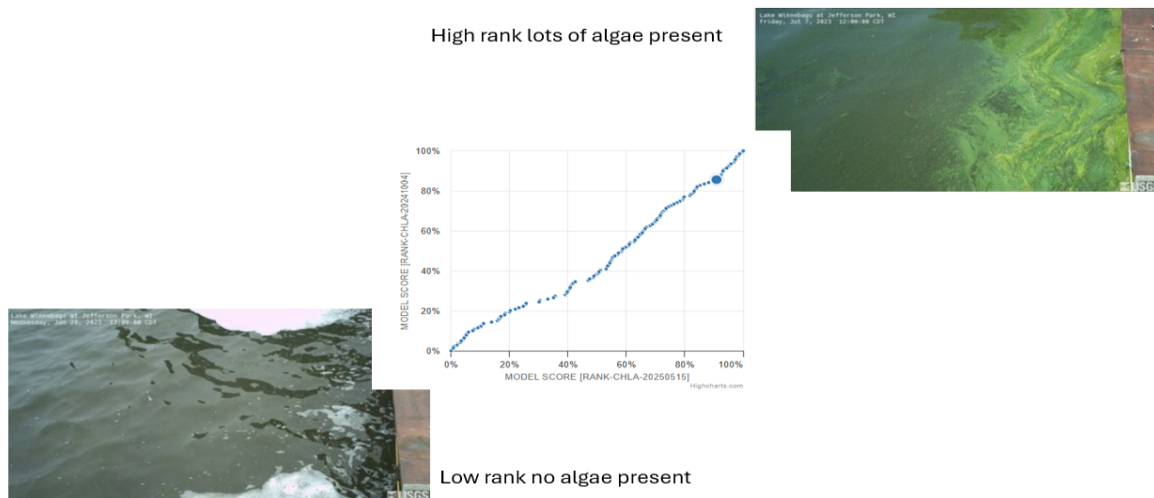
Images are captured every 15 minutes and are loaded into the USGS image dashboard which can be found here. [HIVIS | Dashboard](#) After enough images have been captured to train a model they are moved to Flow Photo Explorer (FPE) which is a tool created to compare images to visually in this

case determine which image has more algae in it. [Flow Photo Explorer | USGS](#) FPE was originally built to rank how much water was in the image we have repurposed it to look at algal bloom severity.

To train the model FPE loads 2 images on the screen and the user chooses which has the worse algal bloom. In the images below the one on the left would be picked to have more algae. About 1500 of these images pairs are ranked by the user to train the machine learning model.



Below is trained model results for the Lake Winnebago site. Images on the upper right of the graph have the most potential for a harmful algal bloom. Images on the lower left show the least potential for harmful algal blooms.



After a satisfactory model is trained, we then can apply the model to each new image coming into havis and rank the algal bloom severity automatically. Not do we only get a value indicating that there could be a harmful algal bloom present but also end up with an image for the end user to visually verify.

Sec. 90-199 Classifications for rental of boat stalls and buoys.

[Code 1992, § 20.27(9)]

Applicants will have five working days from the date of notice from the City to accept or decline a vacant boat slip, buoy, or kayak rack space. Notice will be provided by first class U.S. Mail, postage prepaid. Notice will be deemed received three days after the date of the letter. Failure to respond within five working days will be deemed a declination and the applicant will be removed from the waiting list. Applicants removed may reapply to be placed at the bottom of the waiting list by submitting a new application and paying the established deposit amount.

[Added 2-22-2021 by Ord. No. 21-03]

Area of Concern (highlighted in yellow): Notice should also be allowed to be sent via email. This will modernize our communication with lessees and allow for faster response and confirmation that the offer has been received.

**Suggested change:**

Applicants will have five (5) business days from the date of official notice from the City to accept or decline a vacant boat slip, buoy, or kayak rack space.

Notice will be provided by email (if on file), first-class U.S. Mail, or other City-approved digital communication platforms. Notice is considered received:

- On the date a delivery receipt and read receipt are confirmed, if sent via email or digital platform;
- Three (3) days after the postmark date, if sent by U.S. Mail.

Failure to respond within five (5) business days of receipt will be considered a declination, and the applicant will be removed from the waiting list.

Applicants who are removed may reapply by submitting a new application and paying the required fee, thereafter, being placed at the end of the waiting list.

Sec. 90-202 Replacement fund for west pier.

[Ord. No. 07-05, 4-23-2007; 6-12-2023 by Ord. No. 23-04]

(a) A repair and replacement fund shall be established and separately held for major repairs and replacement of the West Pier to be constructed in 2007.

(b) From each pier rental fee the sum of \$1,000 shall be removed and segregated into the West Pier Replacement Fund.

(c) The amount of the pier and replacement fee to be transferred to the fund maybe adjusted upward or downward or eliminated by the Common Council in future years.

(d) The fund shall be used for major repairs and replacement of the West Pier as needed and as decided and ordered by the Common Council.

(e) The fees in to the replacement fund for the West Pier shall begin the first full year of rentals after construction.

Area of Concern (highlighted in yellow): Replacement/repair fund should be in place for all pier and buoys. This will allow us to plan for the future and avoid the cost falling back on the tax payer.

**Suggested change:**

(a) A dedicated Repair and Replacement Fund shall be established and maintained for the ongoing major repairs and future replacement of all City-owned pier and buoy infrastructure, including but not limited to:

- West Pier
- Riviera Piers
- Lagoon Pier
- West End Pier
- Library Park Buoys
- Flat Iron Park Buoys

(b) From each annual rental fee collected for the above-listed piers and buoys:

- A contribution equal to one-fourth of the total rental fee, or a minimum of \$1,000, whichever is greater, shall be allocated to the associated pier repair and replacement fund.
- A contribution equal to one-fourth of the total rental fee shall be allocated to the associated buoy repair and replacement fund.

These funds shall be separately tracked by location and held in a segregated account under the City's financial management system.

(c) No individual pier replacement fund shall exceed \$2,000,000. No individual Buoy replacement fund shall exceed \$250,000. Once the cap is reached, no further contributions shall be made until the fund balance falls below the limit.

(d) The amount of the contribution formula, minimum thresholds, or the fund cap may be adjusted or eliminated by resolution of the Common Council, based on infrastructure needs, inflation, or financial assessments.

(e) Expenditures from these funds shall be used exclusively for major repairs, structural improvements, or complete replacement of the respective pier or buoy infrastructure. Disbursement of funds shall be made only upon formal authorization by the Common Council.

# CITY OF LAKE GENEVA

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## MEMORANDUM

**TO:** Pier, Harbor and Lakefront Committee & Board of Park Commissioners

**FROM:** Erick Nicia, Harbormaster

**RE:** Expansion of Kayak Rack Area

**DATE:** July 2<sup>nd</sup>, 2025

**Overview:**

Following an evaluation of current storage, waitlist numbers and access needs at the waterfront area, I am proposing the expansion of kayak rack space into the green space shown in the attached photos. This area, located adjacent to the existing kayak racks, is currently unused and presents a valuable opportunity to address growing storage and mobility needs.

**Proposal Details:**



**Primary Use Option:**

- **Expanded Kayak Rack Space:**  
The area could accommodate additional 3 kayak racks, giving us an additional 9-12 spaces. This will help meet rising demand and reduce waitlist crowding. This would increase accessibility to the lake for residents.

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## Additional Use Option:

- **Non-Vehicle Parking:**

Additionally, the space could be partially designated as a parking area for non-motorized transportation such as scooters, mopeds and bicycles. This would encourage eco-friendly transit options and reduce congestion in nearby vehicle parking areas.

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## Benefits:

- Improves shoreline management and user experience
  - Makes efficient use of underutilized green space
  - Supports long-term planning for non-vehicle mobility infrastructure
- 

## Recommendation:

I recommend we review and approve the use of this green space for one or both proposed purposes. A formal assessment and site visit can be scheduled as needed to assist in the decision-making process.

A handwritten signature in black ink, appearing to read "Erick Nicia".

Erick Nicia, Harbormaster



# Memo

To: Piers, Harbors and Lakefront Committee

From: David De Angelis, Administrator

Date: July 2, 2025

RE: Proposed Riveria Lease Amendment

In the past several weeks I have been reviewing a complaint we received regarding signage at the Riveria Shops in relation to the lease requirements. After doing an inspection with the harbormaster I determined that all of the tenants were in some way in violation of their leases regarding how much signage they can have either in their windows or on the doors. I contacted all of the tenants either in person or via email regarding this issue and proposed that if they were all agreeable I would recommend to the common council the removal of the sections of the leases relating to signage. These are the sections below:

- (b) ~~8 (e) Signs and displays are allowed in tenants' interior windows but only to a maximum coverage of forty percent (40%). Illuminated signs are allowed in interior windows but may not be flashing signs or signs with simulated movement.~~
  
- (e) ~~8 (f) Signs on any store doors are prohibited other than the businesses name, hours of operation, phone number and web address. Maximum coverage of the door cannot exceed 10% of the area of the door.~~
  
- (b) 8 (g) Non-traditional retail spaces (those without customer access inside their store; specifically spaces G&H, L&K and M) are allowed to install menu boards within the interior of their tenant space. ~~Common area facing windows may be utilized for displays up to a maximum of forty percent (40%) of the area of the window.~~

I have heard from all of the tenants and they are agreeable to modification with one tenant requesting that the door coverage stay the same.

Base on this it is my recommendation this be forwarded to the Common Council for approval.

Please let me know if you have any questions.

**Sec. 90-199. Classifications for rental of boat stalls and buoys. [Code 1992, § 20.27(9)]** The rental authority shall rent boat stalls and buoys to applicants in the following order:

- (1) Renters of boat stalls and buoys.
- (2) City residents on the waiting list. Resident means a person who has maintained his place of permanent abode in the City for a period of 30 days immediately preceding his application for an approval. Domiciliary intent is required to establish that a person is maintaining his place of permanent abode in the City. Mere ownership of property is not sufficient to establish domiciliary intent. Evidence of domiciliary intent includes, without limitation, the location where the person votes, pays personal income taxes or obtains a driver's license.
- (3) Nonresident property owners of the City on the waiting list.
- (4) Nonresidents of the City on the waiting list.
- (5) Applicants will have five working days from the date of notice from the City to accept or decline a vacant boat slip, buoy, or kayak rack space. Notice will be provided by first class U.S. Mail, postage prepaid. Notice will be deemed received three days after the date of the letter. Failure to respond within five working days will be deemed a declination and the applicant will be removed from the waiting list. Applicants removed may reapply to be placed at the bottom of the waiting list by submitting a new application and paying the established deposit amount. **[Added 2-22-2021 by Ord. No. 21-03]**
- (6) A separate waiting list for the Riviera boat slips and buoys will be created and maintained by the City with regulations and prices as established by the City Council from time to time. The City will lease the Riviera slip and buoys leases to lessees that leased Riviera boat slips and buoys from Gage Marine in 2020 and who wish to renew their respective slips and buoys for the 2021 season at the rates established by the City from time to time. If Riviera slips and buoys become available, the City will contact Riviera waitlist applicants in the order of their application submission date. If a Riviera waitlist applicant declines the slip or buoy, after being notified as provided in Subsection (5) above, they will be removed from the Riviera waiting list. Applicants removed may reapply to be placed at the bottom of the waiting list by submitting a new application and paying the established deposit amount. **[Added 2-22-2021 by Ord. No. 21-03]**

Area of Concern (highlighted in yellow): Our waitlist has grown significantly, prompting a reassessment of whether non-residents should continue to be eligible to apply. Currently, non-residents or non-resident property owners rarely secure slips, as residents consistently take priority. To address this, I recommend restricting applications to residents only. This approach aligns with neighboring municipalities such as Williams Bay, which limits slip allocations exclusively to residents.

Additionally, the Riviera waitlist should be standardized to match the application and priority structure used for the rest of the lakefront properties.

**Sec. 90-200. Limit on size of boats. [Code 1992, § 20.27(10)]**

- (a) The rental authority shall establish a written policy as to the size and weight of boats that shall be permitted to use the City's docking, mooring and storage facilities.
- (b) The policy on size and weight shall be reviewed at the beginning of each rental season.
- (c) Persons denied permission to dock or moor their boat due to this policy may appeal the decision to the rental authority.
- (d) The purpose of this limitation on size is to promote the safety of the public and the safekeeping of all boats utilizing the City's facilities.

Area of Concern: To help minimize wear and tear on our docks, we recommend requiring boat lifts for all new leases. This would provide better protection for both the dock infrastructure and the watercraft overtime.

All-season Piers:



Floating Pier



Wood Pier

