



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

**PIERS, HARBORS, AND LAKEFRONT COMMITTEE AGENDA
WEDNESDAY, SEPTEMBER 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.

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 July 2, 2025 Special meeting and July 8, 2025 Regular meeting
5. Harbormaster Report
6. Discussion/Update regarding Library Park Kayak Reconfiguration
7. Discussion/Recommendation regarding Ordinance 90-199 Classifications for Rental of Boat Stalls and Buoys
8. Discussion/Recommendation regarding Ordinance 90-200 Limit on size of boats
9. Discussion regarding Boat Slip Lease - West Pier #4 c) Size & Specifications of Watercraft
10. Discussion regarding the Water Safety Patrol contract
11. Discussion/Update regarding Lakefront Comprehensive Plan
12. 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 AMENDED SPECIAL MEETING PIERS, HARBORS, AND LAKEFRONT COMMITTEE MINUTES
WEDNESDAY, JULY 2, 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 5:01 pm.

Roll Call

Present: Cynthia Yager, Sherri Ames, Linda Frame and Cathy Stoodley. Absent: Brian Smith. Others present: City Administrator Dave De Angelis, City Clerk Lacey L. Reynolds, City Attorney Dan Draper, Harbormaster Erick Nicia and other interested persons.

Presentation from GLLC regarding the dam, spillway and effect of piers on the operation of the dam and spillway

Larry Larkin of the GLLC spoke regarding the lake dam, spillway and effect of piers on the operation of the dam and spillway.

Presentation from Summerset Marine regarding engineering, installation and removal of All-Season and Floating Piers

Representatives of Summerset Marine spoke regarding engineering, installation and removal of all-season piers.

Presentation from Gage Marine Pier regarding engineering, installation and removal of Wood and Floating Piers

Representatives of Gage Marine Pier spoke regarding engineering, installation and removal of wood and floating piers.

Motion by Stoodley to suspend the rules, so the presenters can speak during item 7 - discussion regarding presentations, second by Ames. Voice vote, approved, motion carried.

Comments from the public limited to 3 minutes, limited to items on this agenda

Kapur Engineer Greg Governatori spoke regarding the memo submitted by Kapur which included information pertaining to piers and the spillway, dam inspection, seawall and the anchoring devices used in pier installation. Vince Spaeth - resident of Lake Geneva shared he is in agreement with Mr. Larkin's presentation and he is not in favor of the city installing piers in the lagoon.

Discussion regarding presentations

Chairperson Yager explained the discussion would focus on the lagoon area of the lake. The committee and presenters discussed the dam, spillway, various pier types and locations. Dredging, dam maintenance, timelines and compliance was also discussed. Motion by Ames to suspend the rules so Vince (resident of Lake Geneva) can speak, second by Stoodley. Voice vote, approved, motion carried.

Adjournment

Motion by Ames to adjourn, second by Frame. Voice vote, approved, motion carried. Adjourned at 6:29 pm.

Lacey L. Reynolds
City Clerk

**CITY OF LAKE GENEVA PIERS, HARBORS, AND LAKEFRONT COMMITTEE
MINUTES
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.

Call to Order

by Chairperson Yager at 5:01 pm.

Roll Call

Present: Cynthia Yager, Sherri Ames, Linda Frame, Brian Smith and Cathy Stoodley. Others present: Mayor Todd Krause, City Administrator Dave De Angelis, City Clerk Lacey L. Reynolds, City Attorney Dan Draper, City Engineer Naomi Rauch and other interested persons.

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

Larry Larkin spoke regarding item 12 and shared his concerns and those of the GLLC regarding the dam, lagoon, lake level and white river. Alder Mary Jo Fesenmaier spoke regarding Mr. Larkin's public comment and referring dam issues to emergency management as well as items 5 & 9.

Approval of the minutes from June 10, 2025

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

Harbormaster Report

Chairperson Yager announced the Harbormaster report was in the packet and asked if the committee had any questions. Alders Frame and Stoodley asked about kayak racks.

Discussion/Recommendation regarding participation in the USGS Grant (Holly Baseman, Executive Director, Geneva Lake Environmental Agency)

Holly Baseman explained the camera program through USGS and asked the committee if they are interested in participating. Motion by Ames to approve, second by Frame. Baseman noted the USGS had a cancellation and could install tomorrow. Administrator De Angelis informed Baseman that the Council still needs to approve the item and that will not be until Monday, July 14th. The USGS can install it but if the Council chooses not to approve, then it would need to be removed. Voice vote, approved, motion carried.

Discussion/Recommendation regarding updates to Ordinance Sec. 90-199 Classifications for Rental of Boat Stalls & Buoys

Chairperson Yager reported there are more changes that need to be made to this section of code. Alder Frame suggested changing the 1st sentence from 5 working days to 10 working days. Motion by Frame to continue this item to the August 13th meeting, second by Ames. Voice vote, approved, motion carried.

Discussion/Recommendation regarding updates to Ordinance Sec. 90-202 Replacement Fund for West Pier

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

Discussion/Recommendation regarding potential use of green space at Library Park for possible scooter/kayak rack (ADA)

Discussion took place regarding the area maintenance, possible updates/uses and incorporating the brick program. Motion by Stoodley to send to the Board of Park Commissioners for review, second by Smith. Voice vote, approved, motion carried.

Discussion/Recommendation regarding Riviera Leases

Administrator De Angelis explained the issues at the Riviera shops, discussion with tenants and possible resolution. Motion by Stoodley to accept the amendment, second by Ames. Voice vote, approved, motion carried.

Discussion regarding ordinances concerning grandfathering boat lifts and resident only occupancy at West End Piers

Chairperson Yager explained wanting the committee to review the west end piers section of the ordinance and look at possibly including boat lifts and resident only occupancy. This item will be reviewed further at the August meeting.

Discussion/Recommendation to determine replacement of Lagoon Piers

Discussion took place regarding the possibility of replacing the lagoon piers, the dam inspection and maintenance, city/municipal budgets and dredging. Alder Ames made a motion to not replace the lagoon piers. There was no second to the motion. Motion by Stoodley as of this point in time in July 2025 choose to not replace the piers in the lagoon and will look to revisit that sometime in the future, second by Smith. More discussion took place and Alder Stoodley asked the clerk to reread the motion. Clerk Reynolds could not read word for word the motion so Alder Stoodley amended the motion. Motion by Stoodley to amend the motion to, as of July 2025 choose to not replace the piers in the lagoon and may in the future choose to revisit, second by Ames. Voice vote, approved, motion carried. Main motion as amended - Voice vote, approved, motion carried.

Future agenda items - Lakefront Comprehensive Plan, Ordinance review

Next meeting date and time: Wednesday, August 13, 2025 at 5:00 pm

Chairperson Yager announced the next three Piers meetings will be on Wednesdays; August, September and October.

Adjournment

Motion by Ames to adjourn, second by Stoodley. Voice vote, approved, motion carried. Adjourned at 6:19 pm.

Lacey L. Reynolds
City Clerk

Harbormaster Report

Wednesday September 10th, 2025

Piers, Harbor & Lakefront Committee

Harbormaster Erick Nicia, City of Lake Geneva

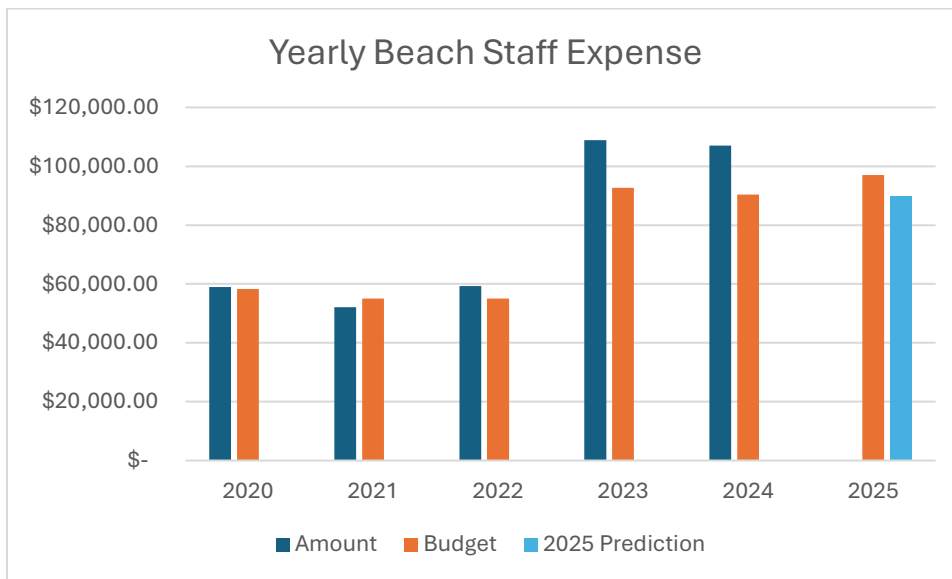
Riviera Beach:

The beach closed on September 2nd. Here is a rundown of the season:

Total after tax daily admission revenue was \$547,985.00. Just shy of the annual budgeted amount. Below is a comparison between a few previous years.

| | Actual Revenue | Annual Budget | Difference |
|------|----------------|---------------|--------------|
| 2022 | \$ 440,189.00 | \$ 475,000.00 | -\$34,811.00 |
| 2023 | \$ 642,432.14 | \$ 583,000.00 | \$59,432.14 |
| 2024 | \$ 507,754.16 | \$ 585,000.00 | -\$77,245.84 |
| 2025 | \$ 547,958.06 | \$ 565,000.00 | -\$17,041.94 |

This year, I managed a team of 19 staff members. From Monday through Thursday, we operated the beach with a team of 6, while on holidays and Friday through Sunday, we increased staffing to 9–10 people to meet higher demand. I implemented the Sling app to manage scheduling, which helped modernize our system and provided staff with their schedules a full month in advance, promoting better planning and improved work-life balance. Below is a comparison of beach staffing expenses for the year.



Most of my staff members are looking forward to coming back next summer. In a survey conducted all were satisfied or very satisfied with their pay.

Harbormaster Report

Wednesday September 10th, 2025

Piers, Harbor & Lakefront Committee

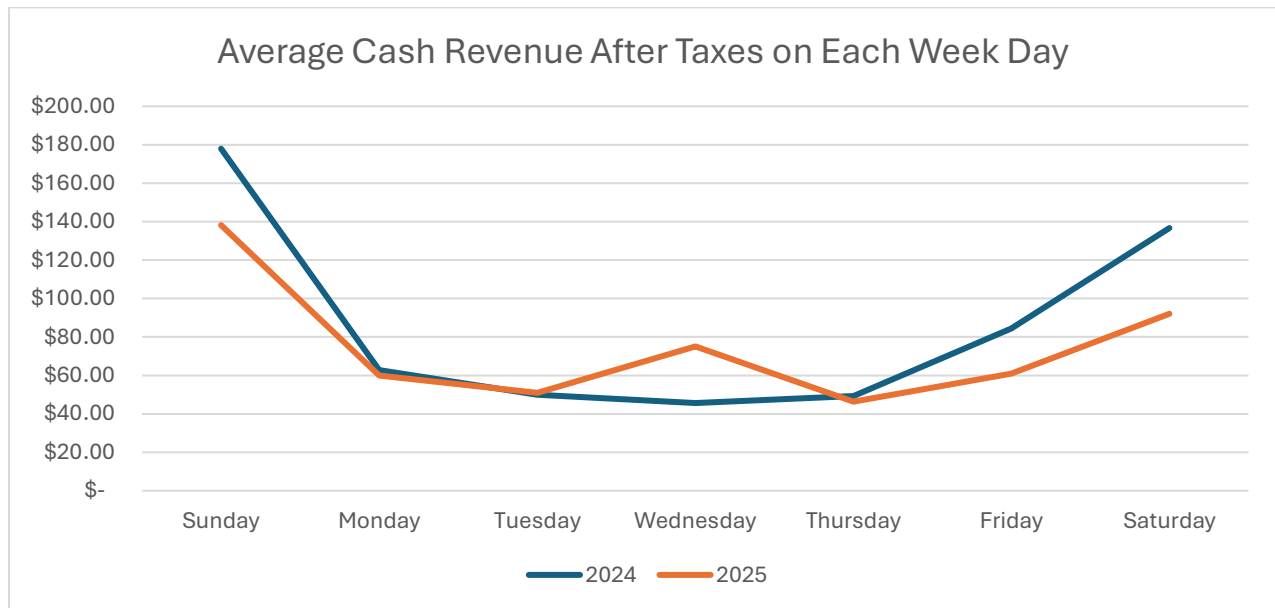
Harbormaster Erick Nicia, City of Lake Geneva

Boat Luanch:

| | 2022 | 2023 | 2024 | 2025 |
|-------------------|-------------|-------------|-------------|-------------|
| Season Passes | \$7,126.17 | \$7,410.03 | \$8,049.39 | \$7,922.85 |
| Daily Launch Fees | \$15,795.24 | \$20,270.10 | \$15,104.30 | \$17,982.09 |
| Ramp Staff Wages | \$12,004.44 | \$12,311.95 | \$15,503.65 | \$13,742.48 |
| Revenue Total | \$10,916.97 | \$15,369.18 | \$7,650.04 | \$12,162.46 |

Note: This chart includes data only from the start of the season through August 25th of each year. It does not represent a complete analysis of costs and revenues, as it excludes expenses related to pier installation and removal, repairs, and staff Social Security contributions. However, it does illustrate that even with the reduction in truck and trailer parking during the 2025 season, overall revenue generation has remained approximately the same.

A breakdown of average cash revenue generated per day of the week up through August 23 is below. The day with the most cash sales for the past two years has been Sundays.



Harbormaster Report

Wednesday September 10th, 2025

Piers, Harbor & Lakefront Committee

Harbormaster Erick Nicia, City of Lake Geneva

West end pier:

On August 1, I conducted measurements of boat length and height for all slips. The findings are summarized below:

Pier Height Compliance

- **25 out of 50 boats** exceed the lease limit of **6 feet above pier height**, making them **non-compliant**.

Slip Length Compliance

24-Foot Slips (Total: 16)

- **5 boats** are non-compliant with length restrictions.
- **Lease limits:**
 - **With lift:** Maximum length is **23 feet**
 - **Without lift:** Maximum length is **22 feet**
- **None of those non-compliant would be in compliance even if size is maxed out at 24-feet with a lift.**

26-Foot Slips (Total: 34)

- **15 boats** are non-compliant with length restrictions.
- **Lease limits:**
 - **With lift:** Maximum length is **25 feet**
 - **Without lift:** Maximum length is **24 feet**
- Of these 15 non-compliant boats:
 - **4 would become compliant** if a lift were added.
 - **An additional 3 (total of 7)** would be compliant if **both** a lift were added **and** the length limit was increased to **26 feet**.
- Additionally, **10 of the 34 boats in 26-foot slips** are **under 24 feet in length** and could potentially be **reassigned to the smaller (24-foot) slips**, pending availability and other lease considerations.

Chapter 90. Waterways

ARTICLE II. LAKES AND BEACHES

DIVISION 3. LAKE SHORE AND BEACHES

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]

ORDINANCE OF THE COMMON COUNCIL

An ordinance amending Section 90-199, “Classifications for Rental of Boat Stalls and Buoys.”

This amendment aims to streamline and standardize the language throughout the ordinance, ensuring consistency and clarity. Most importantly, it reinforces the City’s commitment to reserving limited lakefront space exclusively for City of Lake Geneva residents.

Additionally, the classifications and language governing Riviera slips and buoys should be consistent with the rest of the ordinance. Currently, the Riviera slips and buoys are based on application dates, rather than rankings such as with all other waitlists in the City.

Overall, this ordinance requires all new applicants to be City residents.

| | |
|---------------|-----------------------------|
| Committee | PIERS, HARBOR AND LAKEFRONT |
| Fiscal Impact | N/A |

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

[Code 1992, § 20.27(9)]

The ~~rental~~ licensing authority shall ~~rent~~ license boat ~~stalls~~ slips and buoys, kayak rack spaces and dinghy ramps to applicants in the following order:

- ~~(1) Renters~~-License holder of a space from the previous year’s season ~~boat stalls and buoys.~~
- ~~(2)~~ City residents on the waiting list.
 - a) Resident means ~~a person who has maintained his place of permanent abode~~ an individual who maintains their primary and permanent residence in the City for at least a period of 30 consecutive days immediately preceding ~~his~~ their renewal or application for ~~an~~ approval.
 - b) 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.
 - c) Evidence of domiciliary intent includes, ~~but is not limited to: without limitation, the location where the person votes, pays personal income taxes or obtains a driver's license.~~
 - a. Address listed on valid Wisconsin issued ID.
 - b. Voter Registration and voting history in the City.
 - c. Filing of personal income taxes using a City Address.
 - d. A signed lease agreement or utility bill in the applicant’s name.

~~(3) Nonresident property owners of the City on the waiting list.~~

~~(4) Nonresidents of the City on the waiting list.~~

The City will maintain a waitlist for:

1. West end slips and buoys
2. Riviera slips and buoys
3. Kayak Rack spaces

The licensing authority shall send renewal offers to license holder of prior year no later than March first. Upon receipt of non-renewal, a new offer will be sent to waitlist applicants. Applicants will have five (5) ~~working business~~ days from the date ~~of notice is sent~~ from the City to accept or decline a vacant boat slip, buoy, ~~or~~ kayak rack space, or dinghy ramp. Notice ~~will shall~~ be provided by first class U.S. Mail, ~~electronic mail (email), or other authorized digital communication methods as determined by the City.~~ If notice is sent by mail, it will be deemed received three (3) days after the date of the letter ~~was mailed~~; if notice was sent electronically, it will be deemed received on the date it is transmitted, unless the City receives a delivery failure notification. Failure to respond within five (5) ~~working business~~ days will be deemed a declination and the applicant will be removed from the wait~~ing~~ list.

Applicants removed may reapply to be placed at the bottom of the wait~~ing~~ list by submitting a new application and paying the established deposit amount.

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

~~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]~~

MEMORANDUM

To: Piers, Harbor & Lakefront Committee; Common Council

From: Erick Nicia, Harbormaster

Date: September 4th, 2025

Re: Why Lagoon Pier licensees cannot renew and why any Lagoon should be eliminated

Purpose

To explain and recommend why Lagoon Pier license holders are **not eligible to renew** and why any **Lagoon waitlist should be eliminated** after the Lagoon piers were physically removed.

Key facts

- **The Lagoon piers were removed in 2024.** Common Council voted to no longer reinstall Lagoon slips.
 - Renewals and waitlists presume the continued existence of an active, City-managed Lagoon pier. Where a pier is discontinued, there is no legal or practical basis to maintain a waitlist.
-

What the current code already says (and what it implies for Lagoon)

1. **Renewals apply only to existing spaces.**
Sec. 90-199 directs the licensing authority to license to current license holder first. That obligation is contingent on the City having a **space to renew**. If a pier, in this case the Lagoon, has been removed from service, there is no space to renew.
 2. **Order of rental does not create a vested right.**
The section also sets the **order** in which the City rents (prior-year licensees, resident waitlist, etc.), but it does **not** grant a continuing property right to a specific location. Licenses are seasonal and **contingent on available inventory**. When inventory is eliminated, renewal eligibility ends for that location.
-

Recommendation for path forward

1. **Eliminate Lagoon associated waitlist.**
I recommend that the current lagoon waitlist be eliminated, and refunds be provided to all those on the waitlist who do not wish to start over for buoy or riviera waitlist. If individuals would like to apply to be on the waitlist for the West End buoy or Pier or Riviera Pier, they should do so by submitting the appropriate application.
 2. **Harbormaster to notify affected parties.**
Send notice by first-class mail and email explaining:
 - Lagoon pier elimination
 - Lagoon waitlist discontinuation
 - How to apply for **active** waitlists (West End, Riviera) under the existing classifications;
-

There were 28 total lagoon slips, of which **twelve (12) Lagoon pier license holders** are on the wait list and are now impacted by the removal of the Lagoon pier. Their circumstances break down as follows:

1. **Three (3) current buoy license holders** were on the Lagoon waitlist seeking lagoon slips.
 - These individuals can be notified that their payments will still be honored.
 - However, because their applications were tied exclusively to the Lagoon, their original application dates should not carry over.
 - If they wish to pursue a West Pier slip, their applications should restart, and their new dates will reflect the new request upon receipt.
2. **Two (2) applicants requested larger slips in the Lagoon or West Pier but do not currently hold buoy licenses.**
 - Under current rules, applicants must first hold a lease before they are eligible to continue on the West Pier waitlist as current lessees.
 - Therefore, these individuals would need to first secure a buoy lease before continuing their pursuit of a West Pier slip.
3. **The remaining applicants**
 - All other Lagoon license holders who do not fall into the categories above will need to transfer their interest to the **buoy waitlist**.
 - Once on the buoy waitlist and in possession of a buoy lease, they should then begin the process of entering the West Pier waitlist.

If any of these individuals do not wish to continue with buoy or to the buoy waitlist, a refund for their existing waitlist application should be issued.

Additionally, there were 3 people on the waitlist without a previous lease who should be refunded their application or start over on the **active** waitlists (West End, Riviera).

Chapter 90. Waterways

ARTICLE II. LAKES AND BEACHES

DIVISION 3. LAKE SHORE AND BEACHES

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.

ORDINANCE OF THE COMMON COUNCIL

An ordinance amending Section 90-200, “Limit on size of boats”.

The recommended changes make the ordinance clearer, more enforceable, and easier to apply. The purpose statement was moved up front to guide interpretation and strengthen legal standing. The policy on boat size and weight was clarified by requiring the licensing authority to adopt, maintain, and review it before each season, ensuring consistency. The appeals process now has written requirements and deadlines, preventing arbitrary handling. The shore station rule was refined to apply only to new licenses, with clear installation deadlines and enforcement through suspension or revocation for non-compliance.

| | |
|---------------|-----------------------------|
| Committee | PIERS, HARBOR AND LAKEFRONT |
| Fiscal Impact | N/A |

Sec. 90-200 Limit on size of boats.

[Code 1992, § 20.27(10)]

(a)

The purpose of this section is to promote public safety of the public, protect City property and ensure a safe operation environment for all watercraft utilizing the City’s docking, mooring, and storage facilities.

(b)

The rental licensing authority shall establish a written policy as to the size and weight of boats watercraft that shall be permitted to use the City's docking, mooring and storage facilities. The policy on size and weight shall be reviewed at the beginning of each rental-licensing season.

(c)

Persons denied permission to dock, or moor, or store their boat watercraft due to this policy may appeal the decision to the rental licensing authority by filing a written notice of appeal within ten (10) calendar days of the denial. The licensing authority shall issue a written decision within thirty (30) days of receiving the appeal.

(d)

Effective January 1, 2026, all newly issued licenses for slips on the West End Pier shall require the license holder to install and maintain a shore station during each boating season. The shore station shall be installed no later than the first day of the license term each year and shall remain in place for the duration of the season, subject to removal deadlines established by the City.

(e)

~~The purpose of this limitation on size is to promote the safety of the public and the safekeeping of City property and all boats utilizing the City's facilities.~~



BOAT SLIP LEASE – WEST PIER – SEASON 2025

THIS INDENTURE, made this ____ day of _____, 2025, by and between the City of Lake Geneva, a municipal corporation (hereinafter referred to as “**Lessor**”), and «First_Name» «Middle_Name_or_Initial» «Last_Name», whose legal permanent residence is «LR_Street» «LR_City», «LR_State» «LR_Zip» (hereinafter referred to as “**Lessee**”), WITNESSETH:

1. **LEASE:** Lessor leases to Lessee a designated boat slip on a City-owned pier, identified as slip number «Slip_Number», located on the West Pier (hereinafter referred to as the “Subject Slip”). This Lease is valid for one (1) boating season, beginning either on **May 15, 2025** or the date the piers are assembled and deemed by the rental authority to be ready for use or the execution date of this Lease, whichever is later, and ending at **11:59 pm on October 15, 2025**.

For 2025, the boating season is defined as starting when the municipal piers are installed in Geneva Lake in the spring and ending either when the piers are removed in the fall or at the close of October 15, 2025, whichever comes first. Lessee agrees to have their boat in the Subject Slip by **June 15, 2025**, unless Lessor is notified of a delay. Such notification must be submitted in writing via mail or email. After June 15, 2025, if the Subject Slip remains vacant for 14 consecutive days, or is occupied by an unauthorized boat, the renter shall be notified that unless good cause is shown for the vacancy or unauthorized use, the Subject Slip shall be deemed abandoned pursuant to *Sec. 90-194 of the Municipal Code of the City of Lake Geneva, Wisconsin*. Lessee further agrees to remove their boat by the **11:59 pm on October 15, 2025**. Lessor accepts no responsibility for boats not removed by the end of the season.

2. **RENT:** Lessee agrees to pay Lessor rent for the Subject Slip identified above, in the amount of «Price» for the 2025 boating season. Payment is due in full no later than **March 15, 2025**. A late fee of **\$25 per day** will apply to payments received after this date. The payment receipt date is determined by the date it is received at City Hall; postmark dates will not be accepted. If payment is not received by **March 25, 2025**, the Subject Slip will be deemed abandoned, and the next individual on the waitlist will be offered the slip. All rent payments must be made payable to the City of Lake Geneva and delivered to the Harbormaster’s Office at 626 Geneva Street, Lake Geneva, Wisconsin 53147.
3. **DOCUMENTATION:** The following documents **MUST** accompany the rent payment and signed lease:
 - a) A copy of the valid Wisconsin Boat Registration Certificate with Lessee listed as owner.
 - b) A completed Lessee Information Form (page 4)
 - c) A copy of valid federal or state photo ID.
 - d) Proof of Residency (if applicable): If claiming residency, the Lessee must complete an affidavit of Residency (page 5). Additionally, the resident must provide one of the following as proof:
 - i. A valid voter registration at the claimed address.
 - ii. A valid Wisconsin driver’s license or identification card that reflects the claimed address.
 - iii. A utility bill (gas, electric, or water only) issued within the last 60 days to the claimed address.
 - e) If claiming Non-resident Property Owner: Submit proof of property ownership by providing a utility bill (gas, electric, or water only) under Lessee’s name issued within the last 60 days to the claimed address or tax payment for the claimed address.
 - f) If transferring slip to a spouse: A certified copy of a marriage certificate.
4. **CONDITIONS OF USE:** This section outlines the rules and regulations governing the proper use of the Subject Slip, including watercraft requirements, permitted activities, and Lessee responsibilities.

- a) **Behavior & Compliance:** The Lessee is required to adhere to all applicable City ordinances, resolutions, and park regulations. Any activities in violation of federal, state, or local laws, including but not limited to noise disturbances, public intoxication, and unauthorized commercial use in or around the slip are strictly prohibited and will be subject to enforcement. Additionally, alcohol consumption is not permitted on the pier or while the boat is docked.
- b) **Consequences of Non-Compliance:** Failure to comply with this Lease will result in forfeiture of all Lessee rights under its terms. Non-compliant watercraft may be removed by the Lessor and stored at the Lessee's expense. Costs incurred may include, but are not limited to, removal fees, towing charges, daily storage fees, and administrative costs.
- c) **Size & Specifications of Watercraft**
- Watercraft must meet the following size restrictions:
 - Maximum length: Lessee must account for swim platforms, outdrives and other features when determining overall watercraft length.
 1. Without a Shore Station – **24 feet** for 26-foot slip, **22 feet** for 24-foot slip
 2. With a Shore Station - **25 feet** for 26-foot slip, **23 feet** for 24-foot slip
 - Maximum beam: **8 feet 6 inches.**
 - Maximum height: **6 feet above pier level** while occupying the slip or shore station.
 - Watercraft **MUST** be motorized and registered in the State of Wisconsin. Non-motorized watercraft such as kayaks, canoes, paddleboards, and row boats are prohibited.
 - Personal watercraft (e.g., jet skis, wave runners) are prohibited.
- d) **Assignment & Subleasing:** The Lessee is prohibited from assigning, subletting, or granting any concession or license for the use of the slip to any other party. This Lease is non-transferable except to the Lessee's spouse. In the event of a transfer to a spouse, documentation verifying the marriage must be provided to the Lessor.
- e) **Exchanging or Upgrading Watercraft:** If the Lessee acquires or intends to place a different boat in the slip, they must notify the Lessor in writing within **10 days** and provide a copy of the new boat's Wisconsin registration. Failure to notify the Lessor or if the Subject Slip remains empty after June 15, 2025, for more than 14 consecutive days without prior approval from the rental authority, will result in termination of the Lease in accordance with Sec. 90-194 of the *Municipal Code of the City of Lake Geneva, Wisconsin*.
- f) **Pier Modifications & Damages:** The Lessee may install a shore station in the slip; however, the shore station must not be attached to the pier in any way. The Lessee must notify the Lessor in writing prior to placing the shore station. While occupying the slip or shore station, the boat must not sit higher than 6 feet above pier level. Additionally, Lessee may not alter, add to, remove from, or otherwise modify the Subject Slip. Solar stations must be affixed to the Lessee's shore station, not to the pier. Lessee is responsible for any damages to the slip beyond normal wear and tear. If damage is determined to be caused by the Lessee, repairs will be made by the Lessor, and the costs will be billed to the Lessee. Payment is due within 30 days of the billing date. To help prevent damages to the slips, boats without a shore station **MUST** be moored bow out, facing south toward the lake. Lessee may install rub rails with prior Lessor approval. Installing lockboxes, gates, and other structures on the pier is prohibited.

5. **Repair, Maintenance, and Housekeeping:** The Lessor agrees to provide routine maintenance and repairs to the Subject Slip at its discretion and expense. The Lessee agrees to maintain the Subject Slip in a clean and orderly condition, ensuring it is free from garbage, litter, and debris.
6. **Indemnification:** The Lessee agrees to indemnify, defend, and hold harmless the Lessor from any claims, damages, losses, or liabilities arising from injury to persons (including the Lessee, their family, agents, invitees, guests, or companions) or damage to property, including the Lessee's watercraft, occurring at or near the Subject Slip.
7. **Default & Termination:** In the event of a default in the performance or compliance with any term or condition of this Lease, except for abandonment of the slip as described in Section 1 and Section 4e above, the Lease may be terminated and forfeited at the Lessor's discretion. The Lessee will be provided with ten (10) days' written notice of the intent to terminate due to any default or breach. Termination and forfeiture will be avoided if, within five (5) days of receipt of the notice, the Lessee corrects the default or breach to the satisfaction of the Lessor. In the event of abandonment of the slip under Section 1 and 4 above, , the renter shall be notified that unless good cause is shown, the rental facility shall be deemed abandoned and, after one week, from the mailing of such notice, the City may rent the facility for the balance of the season. Failure by the Lessor to require strict compliance with any term or condition of this Lease shall not be construed as a waiver of the Lessor's rights to enforce that term in the future, nor shall it be interpreted as a waiver of the Lessor's right to take action in response to any future breaches or defaults under this Lease. In the event of termination, all Lease payments made prior to termination are non-refundable.
8. **Voluntary Termination by Lessee:** If the Lessee wishes to terminate this Lease and surrender the slip before the expiration of the Lease term, any rent or fees paid shall be non-refundable.
9. **Surrender of Slip:** Upon the expiration of the lease term, the Lessee shall vacate and surrender the Subject Slip in the same condition as it was at the commencement of the lease, normal wear and tear excepted.
10. **Option to Renew:** An existing Lessee shall have the first right of refusal to enter into a new lease for any succeeding term. The Lessor reserves the right to modify the terms and conditions of the Lease, including rental amounts, in any renewal offer. All renewals shall be made in accordance with the current policy resolution of the Common Council regarding such renewals.
11. **Total Agreement:** This lease incorporates the provisions of the current policy resolution and or ordinance of the Common Council, which are included herein by reference. In the event of any conflict between the terms of this lease and the written policy resolution, the provisions of the policy resolution shall control.
12. **Applicable Law:** This Lease agreement shall be governed by, and construed in accordance with, the laws of the State of Wisconsin.
13. **Severability:** If any provision of this lease is found to be unlawful, unconstitutional, or otherwise invalid, the remaining provisions of the lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement as of the date set forth below.

Lessor:
The City of Lake Geneva
Mayor Todd Krause

_____ **Date:** _____

City Clerk Lacey Reynolds
 _____ **Date:** _____

Lessee:
West Pier Slip #«Slip_Number»
 _____ **Date:** _____

Signed «First_Name»
«Middle_Name_or_Initial» «Last_Name»

CITY OF LAKE GENEVA

LESSEE INFORMATION FORM - WEST PIER BOAT SLIP: SEASON 2025

LESSEE INFORMATION:

West Pier Slip #«Slip_Number»
AMOUNT DUE: «Price»

Date: ___/___/2025

Lessee: «First_Name» «Middle_Name_or_Initial» «Last_Name»

Mailing Address (if different from legal residence):

Legal Residence:

«LR_Street»

«LR_City», «LR_State» «LR_Zip»

Home Phone: (____)____-____

Cell Phone: (____)____-____

Email: _____

IF ANY INFORMATION IS INCORRECT, WRITE CORRECT INFORMATION NEXT TO IT.

BOAT INFORMATION:

WI Registration Number: «Boat_Registration_»

Boat Length (with motor down): _____

Year: _____

Beam Width (rub rail to rail): _____

Make: _____

Hull Material (circle one below):

Model: _____

Plastic Rubber/Vinyl/Canvas Fiberglass

Color: _____

Wood Aluminum Steel Other: _____

Engine Type(circle one below):

Boat Type (circle one below):

Inboard Outboard Sterndrive (I/O)

Pontoon Sail Open Other: _____

Engine Manufacturer: _____

I have submitted a copy of my valid unexpired Wisconsin Boat Registration along with the completed lease and payment. I affirm that all information provided is accurate to the best of my knowledge. I understand that any falsification of this information may result in the termination of the lease.

Signed «First_Name» «Middle_Name_or_Initial» «Last_Name» Date: ___/___/2025

OFFICE USE ONLY

Copy of Driver's License Front Desk Receipt Date:
Utility Bill UP Safety Receipt #
If Res, Affidavit of Residency Stark In/Out Tags: &

CITY OF LAKE GENEVA
626 Geneva Street
Lake Geneva, Wisconsin 53147
ph (262)248-3673 fx (262)248-4715
AFFIDAVIT OF RESIDENCY

STATE OF WISCONSIN

WALWORTH COUNTY

Claimant, _____, being first duly sworn on oath, deposes and states as follows:

1. My name is _____

| | | | |
|-------|--------|------|--------|
| First | Middle | Last | Suffix |
|-------|--------|------|--------|
2. My legal permanent residence is located at _____, City of Lake Geneva, County of Walworth, state of Wisconsin.
3. I am a resident of the State of Wisconsin and do not claim any other state or country as my legal permanent residence.
4. If I have taxable income reportable to the Wisconsin Department of Revenue, I pledge to file any required income tax return.
5. Any vehicle operating licenses are registered in Wisconsin. .

NOTICE: READ CAREFULLY:

Falsely swearing under this affidavit constitutes a **Class H felony** pursuant to **Section 946.32(1) of the Wisconsin Statutes**. A Class H felony is punishable by a fine of up to **\$10,000**, imprisonment for up to **6 years**, or both.

Lessee's Signature

Sworn to and subscribed before me

this _____ day of _____, 2025.

Notary Public, Walworth County, WI

My commission expires: ____/____/____

Water Safety Patrol

**Geneva Lake Water Safety Committee, Inc., est. 1920
P.O. Box 548; 451 Outing St., Williams Bay, WI 53191
Phone: 262-245-6577; Fax: 262-245-6640
e-mail: wspatrol@sbcglobal.net; web: watersafetypatrol.org**

Lifeguard Services Agreement for the 2025 Summer Season

The **Geneva Lake Water Safety Patrol** agrees to provide services to the **City of Lake Geneva** based on the following description:

Service Description and Dates of Service:

***REGULAR SEASON:** Three lifeguards (overlapping shifts) on weekdays and four lifeguards (overlapping shifts) on weekends/holidays from **May 31** through **Aug. 24**. Hours of coverage: **9:30am to 6:00pm**. Prior to June 7 and after August 10, the hours will be **10:00am to 5:00pm**.

***PEAK SEASON:** A fifth lifeguard to be added on weekends/holidays for the dates of **June 14-Aug. 3**.

***EARLY & LATE SEASON:** Three lifeguards (overlapping shifts) on weekends for the dates of **May 24-26** (Memorial Day), and **August 30-Sept. 1** (Labor Day). Hours of coverage: **10:00 am to 5:00pm**.

Weather: In cases of dangerous, questionable, rainy or cold weather conditions, the lifeguard(s) may be dismissed early or temporarily at the discretion of the Water Safety Patrol management. Also, if the Beach management closes down the beach house, the lifeguards may be dismissed. A “Swim at Your Own Risk” policy is in effect whenever lifeguards are not present on the beach, and the city of Lake Geneva is responsible for posting signs to that effect.

Training, Boat Crew back-up, etc: Water Safety Patrol to provide back-up emergency services with its Boat Patrol. Lifeguards will be able to activate emergency protocol through two-way radios connected in with Water Safety Patrol dispatchers and Boat Patrol.

Training will be conducted throughout the summer both on the beach and at Water Safety Patrol Headquarters. Emergency practice drills will be conducted regularly by Water Safety Patrol management, and lifeguards will be tested on use of emergency equipment, etc.

Lifeguards are to fill out reports for any rescues, pull-outs, or significant injuries.

Costs for services described above:

| | |
|---|--------------------|
| Lifeguard Services for the above dates..... | \$29,898.00 |
| Liability Insurance..... | \$3885.00 |
| Workman’s Compensation..... | \$ 695.00 |
| Uniforms..... | \$ 620.00 |
| First-Aid Supplies..... | \$ 390.00 |
| Swimming Lessons..... | \$4380.00 |
| Training and practice drills..... | \$1890.00 |
| Total: | \$41,758.00 |

Payment: Payment due by **June 1, 2025**
(please use this document to serve as your invoice)

Authorized Signatures:

City of Lake Geneva: _____ date: _____

Print: _____ title: _____

Water Safety Patrol: _____ date: _____
Ted Pankau, Director

Please return signed agreement to Water Safety Patrol by Dec. 15, 2024

Water Safety Patrol

Geneva Lake Water Safety Committee, Inc., est. 1920
P.O. Box 548; 451 Outing St., Williams Bay, WI 53191
Phone: 262-245-6577; Fax: 262-245-6640
e-mail: wspatrol@sbcglobal.net; web: watersafetypatrol.org

Lifeguard Services Agreement for the 2026 Summer Season

The **Geneva Lake Water Safety Patrol** agrees to provide services to the **City of Lake Geneva** based on the following description:

Service Description and Dates of Service:

***REGULAR SEASON:** Three lifeguards (overlapping shifts) on weekdays and four lifeguards (overlapping shifts) on weekends/holidays from **May 30** through **Aug. 30**. Hours of coverage: **9:30am to 6:00pm**. Prior to June 13 and after August 9, the hours will be **10:00am to 5:00pm**.

***PEAK SEASON:** A fifth lifeguard to be added on weekends/holidays for the dates of **June 13-Aug. 2**.

***EARLY & LATE SEASON:** Three lifeguards (overlapping shifts) on weekends for the dates of **May 23-25** (Memorial Day), and **Sept 5-7** (Labor Day). Hours of coverage: **10:00 am to 5:00pm**.

Weather: In cases of dangerous, questionable, rainy or cold weather conditions, the lifeguard(s) may be dismissed early or temporarily at the discretion of the Water Safety Patrol management. Also, if the Beach management closes down the beach house, the lifeguards may be dismissed. A “Swim at Your Own Risk” policy is in effect whenever lifeguards are not present on the beach, and the city of Lake Geneva is responsible for posting signs to that effect.

Training, Boat Crew back-up, etc: Water Safety Patrol to provide back-up emergency services with its Boat Patrol. Lifeguards will be able to activate emergency protocol through two-way radios connected in with Water Safety Patrol dispatchers and Boat Patrol.

Training will be conducted throughout the summer both on the beach and at Water Safety Patrol Headquarters. Emergency practice drills will be conducted regularly by Water Safety Patrol management, and lifeguards will be tested on use of emergency equipment, etc.

Lifeguards are to fill out reports for any rescues, pull-outs, or significant injuries.

Costs for services described above:

| | |
|---|--------------------|
| Lifeguard Services for the above dates..... | \$29,898.00 |
| Liability Insurance..... | \$3885.00 |
| Workman’s Compensation..... | \$ 695.00 |
| Uniforms..... | \$ 620.00 |
| First-Aid Supplies..... | \$ 390.00 |
| Swimming Lessons..... | \$4380.00 |
| Training and practice drills..... | \$1890.00 |
| Total: | \$41,758.00 |

Payment: Payment due by **June 1, 2026**
(please use this document to serve as your invoice)

Authorized Signatures:

City of Lake Geneva: _____ date: _____

Print: _____ title: _____

Water Safety Patrol: _____ date: _____
Ted Pankau, Director

Please return signed agreement to Water Safety Patrol by Dec. 15, 2025