



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

CITY OF LAKE GENEVA PIERS, HARBORS, AND LAKEFRONT COMMITTEE
TUESDAY, NOVEMBER 8, 2022 - 5:00 PM
LAKE GENEVA CITY HALL; CONFERENCE ROOM 2A

Members:

Committee Members: Chairperson Joan Yunker, Alderpersons: Shari Straube, Ken Howell, Rich Hedlund, and Tim Dunn

AGENDA

1. Meeting called to order by Chairman Yunker
2. Roll Call
3. Comments from the public limited to 5 minutes, limited to items on this agenda
4. Approval of the minutes September 13, 2022 Piers, Harbors, and Lakefront Committee as prepared and distributed
5. Harbormaster Report
6. Discussion/Recommendation regarding GLEA request for letter of support for the purchase of multiple road side clean waters/clean boats tools through a grant (One unit to be distributed to each public launch area)
7. Discussion/Recommendation regarding 2023 Buoy, Slip and Kayak Rates
8. Discussion/Recommendation regarding lighting on the West End Pier
9. Discussion/Recommendation regarding potentially reducing the number of City Buoys and increase number of City Boat Slips (new pier/expansion of existing pier(s) and replace existing docks in lagoon with "floating" system)
10. Discussion/Recommendation regarding possible requirement of shore stations on City owned Boat Slips- Adl. Hedlund
11. Discussion/Recommendation regarding Request for Proposals for commercial operation within the Riviera Beach Building
12. Discussion/Recommendation regarding improving kayak launching by fishing pier
 - a. Create new launch area with ease of access
 - b. Charge for kayak/paddleboard launching at West End

13. Discussion/Recommendation regarding accessibility to beach near Riviera entrance
14. Discussion/Recommendation regarding extension of lagoon slip lease through October 31 effective 2024
15. Discussion/Recommendation regarding creating limited alternatives to October 15th boat removal at West End Pier, West End Buoys, and Riviera Slips/Buoys
 - a. Ten (10) of the Riviera Slips to have October 15th as end date
 - b. Open these ten (10) slips on first come/first served basis to keep boat on lake until October 31st for a fee to be determined

16. 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.*

**PIERS, HARBORS, AND LAKEFRONT COMMITTEE MINUTES
TUESDAY, September 13, 2022 5:00 PM
CITY HALL COUNCIL CHAMBERS**

Committee Members: Chairperson Joan Yunker, Alderpersons: Shari Straube, Ken Howell, Rich Hedlund, and Tim Dunn

Chairperson Yunker called the meeting to order at 5:00 p.m.

Roll Call

Present: Yunker, Howell, Hedlund and Dunn.

Absent: Straube (excused)

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

Buzz Yager 1284 Edgewood addressed agenda item #8; suggesting a rate increase for kayaks as well as use revenues to make improvements such as lighting on the piers and consider a gate on the west end pier.

Tom Ross 542 Maxwell Street also addressed agenda item #8 supporting the comments of the previous speaker and inquiring about the current revenues generated by slips and buoys and where that money is spent.

Kevin Klemke of 700 High Street addressed agenda item #8 supporting the idea of a gate for the west end pier, lighting for the piers and making sure revenues go toward pier related improvements.

Approval of the Piers, Harbors, and Lakefront Committee minutes of June 14, 2022 as prepared and distributed. So moved by Hedlund, seconded by Dunn. Approved by unanimous voice vote.

Harbormaster Report. Harbormaster Steve Russell provided an overview of his report which was included in the meeting packet. Russell noted that revenues were down slightly for lake front related operations, primarily because of the weather during the summer season.

Discussion/Recommendation regarding possible refunds for Riviera Slips for delay due to storm damage. Harbormaster had received requests from some slip renters as a result of their boats not being able to be installed at the beginning of the season. General discussion was had by the members of the committee. Hedlund so moved to deny the request for partial refunds. Seconded by Yunker. Motion carried on a 4-1 voice vote with Howell voting no.

Discussion/Recommendation regarding applying a half-year credit to Lagoon Slips 1-8 for 2023. The Harbormaster received requests for partial credit from six of the lagoon slips renters (other two slips were unused this year). The slips were rendered unusable given the amount of debris in the slips which took an extended amount of time to remedy. General discussion was held by the committee members. Hedlund so moved to provide a \$421 credit, per slip to the six boat slip renters impacted in the form of a credit to be used toward next year's rental fee. Motion carried by unanimous voice vote.

Discussion/Recommendation regarding the 2023 Buoy/Slip Rates. Harbormaster Russell reviewed rate information included in the meeting packet which included rates for surrounding communities. Various

discussion between the committee members and the Harbormaster. Hedlund so moved that this be discussed at the next Piers, Harbors and Lakefront Committee. Seconded by Dunn. Motion carried by unanimous voice vote.

Discussion/Recommendation regarding the 2023 Beach Admission Fees. Harbormaster Russell presented the committee with a recommendation to make the admission price to the Riviera Beach \$10.00 across the board for ages 7 years old and up (under 7 would remain free). After general discussion Hedlund so moved to adjust the admission fee to Riviera Beach to \$10 for all individuals age 7 years old and up. Seconded by Dunn. Motion carried by unanimous voice vote.

Discussion/Recommendation regarding Gage Marine's intent to renew pier lease for 2023-2028. Harbormaster Russell advised the committee that Gage Marine has exercised their option to renew the pier lease for 2023 – 2028. There is no need for committee or council action.

Discussion/Recommendation regarding lease agreement with Gage Marine for use of the Riviera Pier Boathouse. The committee briefly reviewed the updated lease that was initially presented in May, 2022. The City Attorney has made the necessary adjustments to the wording and the exhibit for the document has been reviewed by City staff for accuracy. Howell so moved to recommend approval. Seconded by Hedlund. Motion carried by unanimous voice vote.

Adjournment At 5:44 pm, Motion by Howell to adjourn, seconded by Dunn. Motion carried by unanimous voice vote.

Harbormaster Report
Piers, Harbor and Lakefront Committee
November 8, 2022

- **Buoy/Slips/Piers**

- West End, Fishing and Swim Piers have all been removed
- Approximately 12 boaters did not remove boats from buoys or slips by the end of day on October 15th.
 - One remained in place until the weekend of October 29th

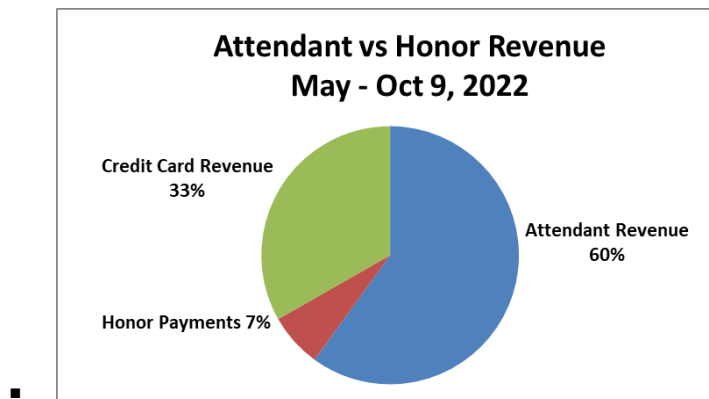
- **Beach**

- Closed Sept 5th, no updates

- **Boat Launch**

- October 16th, Last day boat launch had attendants on duty
- Revenue May-October 9, 2022 (Gross Revenue, pre-tax)

TIL Rev	TIL Rev	TIL Rev	
Attended	Honor	Credit Cards	Total Rev
\$13,646.00	\$1,543.00	\$7,563.00	\$22,752.00



- Season Pass Rev: \$ 7,129 (gross)
- Total Launches
 - Attendant on site: 937
 - Unattended (documented by cash envelope or CC: 735
- Commercial/Season Pass Launches
 - June 1 – Sept 5: **376 counted by Attendants**
 - Commercial/Season Pass launches accounted for 21% of the launches
- **Total Recorded Launches YTD: 1358 +432 = 2,094**

PAID LAUNCHES MAY THROUGH October 9, 2022										
	Non-Motor RESIDENT	Non-Motor Non-Resident	<20 Feet RESIDENT	<20 Feet Non- Resident	20'-25' RESIDENT	20'-25' Non- Resident	>26' RESIDENT	>26' Non- Resident	Jet Ski RESIDENT	Jet Ski Non- Resident
Attendant Tickets	3	12	47	396	108	223	30	42	36	30
Honor Tickets	2	2	39	68	7	1	4	8		
Credit Card Launches	4	30	70	298	34	124	6	38		
Total Launches	9	44	156	762	149	348	40	88	36	30
Total Paid Launches		1662	79%							
Total Season/Commercial Pass Launches		432	21%	Season pass only recorded during attended time periods						
		2094								

City, Village, or Town Letterhead

[Date]

RE: Support for Geneva Lake Environmental Agency Aquatic Invasive Species (AIS) Control Grant

Greetings,

We are pleased to provide this letter of support for The Geneva Lake Environmental Agency (GLEA) Grant Application through the Wisconsin Department of Natural Resources AIS Control Grants, specifically AIS Prevention, to develop a program that would provide invasive species prevention equipment for all Geneva Lake municipal public launch access sites.

Geneva Lake is the third-largest natural inland lake in the State. Starry Stonewort was introduced into Geneva Lake in 2018. We have seen the impact this species can have on a lake.

Our organization will help support this program, where possible, to empower the public to prevent the further spread of aquatic invasive species.

We feel that this program would offer a unique opportunity to change the boating public's behavior and stop the spread of invasive species into the region. The GLEA currently manages one mobile CD3 unit that travels around the lake to four public launches. Due to the size of this unit, not all launches can utilize this unit. This project will allow for better AIS coverage and prevention.

The **[Insert City, Village, or Town]** fully supports this project and would gladly accept a permanent Roadside CD3 waterless boat cleaning unit for our public access site(s). We look forward to working with the GLEA on finding a mutually agreed location for this unit. **[Insert City, Village, or Town]** understands that our municipality will be responsible for any necessary permits and the installation cost of this equipment on our property. We understand that the GLEA will be responsible for all management and operation of this equipment on our property after we have installed the CD3 System Equipment. Thank you for your consideration and your time.

Sincerely,

[Signature]

[Title]

All dollar amounts are based on 2022 lessee classification

0% increase for Kayaks

Location	2022 Current Rev	2023 3% Increase Impact	2023 5% Increase Impact	2023 8% Increase Impact	2023 10% Increase Impact
Buoy/Ramp	\$ 63,323.50	\$ 65,238.00	\$ 66,492.00	\$ 68,394.00	\$ 69,660.00
Lagoon	\$ 26,736.00	\$ 27,550.00	\$ 28,081.00	\$ 28,872.00	\$ 29,407.00
West End Pier	\$ 122,603.00	\$ 122,603.00	\$ 128,726.00	\$ 132,397.00	\$ 134,881.00
Riviera Slip	\$ 59,351.30	\$ 61,130.00	\$ 62,319.00	\$ 64,100.00	\$ 65,290.00
Riviera Buoy	\$ 10,882.56	\$ 11,208.00	\$ 11,428.00	\$ 11,752.00	\$ 11,972.00
Kayak	\$ 8,738.00	\$ 8,738.00	\$ 8,738.00	\$ 8,738.00	\$ 8,738.00
Gross	\$ 291,634.36	\$ 296,467.00	\$ 305,784.00	\$ 314,253.00	\$ 319,948.00
Net Taxes	\$ 276,430.67	\$ 281,011.37	\$ 289,842.65	\$ 297,870.14	\$ 303,268.25
Net Increase		\$ 4,580.70	\$ 13,411.98	\$ 21,439.47	\$ 26,837.57

Buoy/Stall WE	\$ 212,662.50	\$ 215,391.00	\$ 223,299.00	\$ 229,663.00	\$ 233,948.00
Net Taxes	\$ 201,575.83	\$ 204,162.09	\$ 211,657.82	\$ 217,690.05	\$ 221,751.66
Net Increase		\$ 2,586.26	\$ 10,081.99	\$ 16,114.22	\$ 20,175.83
Riv Buoy/Stall	\$ 70,233.86	\$ 72,338.00	\$ 73,747.00	\$ 75,852.00	\$ 77,262.00
Net Taxes	\$ 66,572.38	\$ 68,566.82	\$ 69,902.37	\$ 71,897.63	\$ 73,234.12
Net Increase		\$ 1,994.45	\$ 3,329.99	\$ 5,325.25	\$ 6,661.74

2022 RATES

	Buoy			Ramp			Lagoon			West End 24'			West End 26'		
	# of	RATE	# of	RATE	# of	RATE	# of	RATE	# of	RATE	# of	RATE	# of	RATE	
Resident	43	\$ 852.00	29	\$ 147.00	23	\$ 852.00			12	\$ 1,976.00	29	\$ 2,306.00			
NRPO	12	\$ 1,485.00	10	\$ 223.00	4	\$ 1,485.00			3	\$ 3,106.00	4	\$ 3,519.00			
Non-Resident	1	\$ 2,070.00	1	\$ 307.00	1	\$ 1,200.00			1	\$ 4,139.00	1	\$ 4,484.00			
Resident		\$ 36,636.00		\$ 4,263.00		\$ 19,596.00				\$ 23,712.00		\$ 66,874.00			
NRPO		\$ 17,820.00		\$ 2,230.00		\$ 5,940.00				\$ 9,318.00		\$ 14,076.00			
Non-Resident		\$ 2,070.00		\$ 307.00		\$ 1,200.00				\$ 4,139.00		\$ 4,484.00			
		\$ 56,526.00		\$ 6,800.00		\$ 26,736.00				\$ 37,169.00		\$ 85,434.00			

	2022 Revenue	2023 Est Rev	Net Increase
Buoy/Ramp	\$ 63,326.00	\$ 63,326.00	\$ -
Lagoon	\$ 26,736.00	\$ 26,736.00	\$ -
WE Pier	\$ 122,603.00	\$ 122,603.00	\$ -
			\$ -

2023 Rates at 5% Increase

	Buoy			Ramp			Lagoon			West End 24'			West End 26'		
	# of	RATE	# of	RATE	# of	RATE	# of	RATE	# of	RATE	# of	RATE	# of	RATE	
Resident	43	\$ 895.00	29	\$ 154.00	23	\$ 895.00			12	\$ 2,075.00	29	\$ 2,421.00			
NRPO	12	\$ 1,559.00	10	\$ 234.00	4	\$ 1,559.00			3	\$ 3,261.00	4	\$ 3,695.00			
Non-Resident	1	\$ 2,174.00	1	\$ 322.00	1	\$ 1,260.00			1	\$ 4,346.00	1	\$ 4,708.00			
Resident		\$ 38,485.00		\$ 4,466.00		\$ 20,585.00				\$ 24,900.00		\$ 70,209.00			
NRPO		\$ 18,708.00		\$ 2,340.00		\$ 6,236.00				\$ 9,783.00		\$ 14,780.00			
Non-Resident		\$ 2,174.00		\$ 322.00		\$ 1,260.00				\$ 4,346.00		\$ 4,708.00			
		\$ 59,367.00		\$ 7,128.00		\$ 28,081.00				\$ 39,029.00		\$ 89,697.00			

	2022 Revenue	2023 Est Rev	Net Increase
Buoy/Ramp	\$ 63,326.00	\$ 66,495.00	\$ 3,169.00
Lagoon	\$ 26,736.00	\$ 28,081.00	\$ 1,345.00
WE Pier	\$ 122,603.00	\$ 128,726.00	\$ 6,123.00
			\$ 10,637.00

2023 Rates at 8% Increase

Buoy		Ramp	
# of	RATE	# of	RATE
43	\$ 920.00	29	\$ 159.00
12	\$ 1,604.00	10	\$ 241.00
1	\$ 2,236.00	1	\$ 332.00
	\$ 39,560.00		\$ 4,611.00
	\$ 19,248.00		\$ 2,410.00
	\$ 2,236.00		\$ 332.00
	\$ 61,044.00		\$ 7,353.00

# of	Lagoon	RATE
23	\$	920.00
4	\$	1,604.00
1	\$	1,296.00
	\$	21,160.00
	\$	6,416.00
	\$	1,296.00
	\$	28,872.00

West End 24'		West End 26'	
# of	RATE	# of	RATE
12	\$ 2,134.00	29	\$ 2,490.00
3	\$ 3,354.00	4	\$ 3,801.00
1	\$ 4,470.00	1	\$ 4,843.00
	\$ 25,608.00		\$ 72,210.00
	\$ 10,062.00		\$ 15,204.00
	\$ 4,470.00		\$ 4,843.00
	\$ 40,140.00		\$ 92,257.00

	2022 Revenue	2023 Est Rev	Net Increase
Buoy/Ramp	\$ 63,326.00	\$ 68,397.00	\$ 5,071.00
Lagoon	\$ 26,736.00	\$ 28,872.00	\$ 2,136.00
WE Pier	\$ 122,603.00	\$ 132,397.00	\$ 9,794.00
			\$ 17,001.00

2023 Rates at 10% Increase

	Buoy			Ramp			Lagoon			West End 24'			West End 26'		
	# of	RATE	# of	RATE	# of	RATE	# of	RATE	# of	RATE	# of	RATE	# of	RATE	
Resident	43	\$ 937.00	29	\$ 162.00	23	\$ 937.00	12	\$ 2,174.00	29	\$ 2,537.00					
NRPO	12	\$ 1,634.00	10	\$ 245.00	4	\$ 1,634.00	3	\$ 3,417.00	4	\$ 3,871.00					
Non-Resident	1	\$ 2,277.00	1	\$ 338.00	1	\$ 1,320.00	1	\$ 4,553.00	1	\$ 4,932.00					
Resident		\$ 40,291.00		\$ 4,698.00		\$ 21,551.00		\$ 26,088.00		\$ 73,573.00					
NRPO		\$ 19,608.00		\$ 2,450.00		\$ 6,536.00		\$ 10,251.00		\$ 15,484.00					
Non-Resident		\$ 2,277.00		\$ 338.00		\$ 1,320.00		\$ 4,553.00		\$ 4,932.00					
		\$ 62,176.00		\$ 7,486.00		\$ 29,407.00		\$ 40,892.00		\$ 93,989.00					

	2022 Revenue	2023 Est Rev	Net Increase
Buoy/Ramp	\$ 63,326.00	\$ 69,662.00	\$ 6,336.00
Lagoon	\$ 26,736.00	\$ 29,407.00	\$ 2,671.00
WE Pier	\$ 122,603.00	\$ 134,881.00	\$ 12,278.00
			\$ 21,285.00

Slip Comparison by Municipality

	Lake Geneva	Fontana	Wm Bay
Deposits Required to hold slip for next season	No	Yes, \$500 Oct 15, \$1000 Jan 15, Final Mar 15	No
Lessee Dedicated Parking	No	No	No
Resident "free" Parking	Limited to 2hrs/day with purchase of parking pass	Yes, after purchase of a parking pass	Yes Certain areas require a Resident Pass but not specific to slip lease
Electric Outlets at Slips	No	No	No
Boat Lifts Required	No	Yes, Solar or Manual	18' Slips Yes Other slips NO
Pier Lighting	No	Yes, on H supports	Yes, Lake side pier only
Gear Storage Boxes permitted on pier	No	No	No
Security type			
Fire Extinguishers on pier	No	Yes	No
Date boats in water	Piers installed	Piers installed	Piers installed
Date boats OUT of water	15-Oct	15-Oct	31-Oct
Kayak Launch Fee	R \$7, NR \$8 at Boat Launch Pier, \$0 at WE	R & NR: \$8.50	\$8.50 R and NR East Launch, \$2.00 West Launch
Area for Wave Runner Staging	No	Yes	Yes
Fueling from Portable containers	Yes	No per Village Ordinance	No per Village Ordinance

Commercial Dock & Launch Systems

Our floating “add-on” kayak launch is ideal to add onto existing municipal or commercial floating dock systems that want to upgrade to provide a safer launching experience for paddlers. Please contact us for a free quote on your project.

Floating add-on Kayak Launch

- Custom built to integrate into existing systems or in conjunction with any of our floating dock systems.
- Heavy-duty system meets commercial & municipal quality standards with a 7” universal track-style frame and composite or lpe decking.
- Features boarding handle and grab and launch rails. Non-skid surface on the launch platform. Optional transfer station for wheelchair to craft access. Optional ADA curbing and rails.

