



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- [www.cityoflakegeneva.gov](http://www.cityoflakegeneva.gov)

**CITY OF LAKE GENEVA PIERS, HARBORS, AND LAKEFRONT COMMITTEE**  
**TUESDAY, DECEMBER 13, 2022 - 5:00 PM**  
**LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)**

**Members:**

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

**CITY HALL WILL BE OPEN TO THE PUBLIC DURING ALL MEETINGS. THE CITY OF LAKE GENEVA IS HOLDING ALL MEETINGS VIRTUALLY AS WELL AS IN PERSON. IF YOU WISH TO LISTEN OR WATCH THE MEETING YOU MAY DO SO BY USING THE FOLLOWING:**

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**Access Code:** 9746153

**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. Harbormaster Report
5. Discussion/Recommendation regarding 2023 Buoy, Slip and Kayak Rates *(Continued from November meeting)*
6. Discussion/Recommendation regarding Request for Proposals for commercial operation within the Riviera Beach Building *(Continued from November meeting)*
7. Dam/Spillway repairs (GLLC presentation by Larry Larkin) Discussion/action regarding cost and timeline
8. Damage and repairs/raising of Elmer's pier and Gas Pier. Discussion/action regarding cost and timeline
9. 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.*

2023 Rate Scenarios - Piers, Harbor & Lakefront Committee Mtg  
December 13, 2023

|                             | Budget % | Budget \$ Increase |
|-----------------------------|----------|--------------------|
| Kayaks                      | 0.0%     | \$ -               |
| Riviera Slips/Buoys         | 3.0%     | \$ 3,186.00        |
| Lagoon/West End Buoys/Slips | 5%       | \$ 10,079.00       |

Options for WE Rate Increases based on 2022 Leases by R/NRPO/NR

|             | Percent | \$ Increase after Tax |
|-------------|---------|-----------------------|
| Residents   | 3.0%    | \$ 10,133.00          |
| NRPO and NR | 10.0%   |                       |

|             |      |              |
|-------------|------|--------------|
| Residents   | 4.0% | \$ 10,398.00 |
| NRPO and NR | 8.0% |              |

|             |      |              |
|-------------|------|--------------|
| Residents   | 3.5% | \$ 10,265.00 |
| NRPO and NR | 9.0% |              |

Anticipated and Future Expenses associated with Buoys/Slips and Piers

|                                                |               |                    |
|------------------------------------------------|---------------|--------------------|
| 1. End of 2022 Season repairs                  | \$ 30,000.00  | Anticipated        |
| 2. Pier painting                               | \$ 20,000.00  | Anticipated        |
| 3. Lagoon repairs                              | \$ 10,000.00  | Anticipated        |
| 4. Buoy replacements 2023                      | \$ 3,500.00   | Anticipated        |
| 5. Wind damage to Elmer's/Gas Pier             | \$ 11,000.00  | Anticipated        |
| 6. Raise Elmer's/Gas Pier                      | \$ 23,000.00  | Future - quoted    |
| 7. Replace Lagoon docks                        | \$ 300,000.00 | Future - estimated |
| 8. Replace all Gas Pier decking                | \$ 60,000.00  | Future - quoted    |
| 9. Replace Gas Pier - widen slips              | \$ 300,000.00 | Future - estimated |
| 10. Seasonal removal of Elmer's/Gas Pier Slips | ????          | Future             |

All dollar amounts are based on 2022 leesees 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   |

# RATE COMPARISON SHEET

| Buoy      | Resident  | NRPO        | N/R         |
|-----------|-----------|-------------|-------------|
| 2022 Rate | \$ 852.00 | \$ 1,485.00 | \$ 2,070.00 |
| ALL 5%    | \$ 895.00 | \$ 1,559.00 | \$ 2,174.00 |
| ALL 8%    | \$ 920.00 | \$ 1,604.00 | \$ 2,236.00 |
| R-3%/10%  | \$ 878.00 | \$ 1,634.00 | \$ 2,277.00 |
| R-3.5%/9% | \$ 882.00 | \$ 1,619.00 | \$ 2,256.00 |
| R-4%/8%   | \$ 885.00 | \$ 1,604.00 | \$ 2,236.00 |

| Ramp      | Resident  | NRPO      | N/R       |
|-----------|-----------|-----------|-----------|
| 2022 Rate | \$ 147.00 | \$ 223.00 | \$ 307.00 |
| ALL 5%    | \$ 154.00 | \$ 234.00 | \$ 322.00 |
| ALL 8%    | \$ 159.00 | \$ 241.00 | \$ 332.00 |
| R-3%/10%  | \$ 151.00 | \$ 254.00 | \$ 338.00 |
| R-3.5%/9% | \$ 152.00 | \$ 243.00 | \$ 335.00 |
| R-4%/8%   | \$ 153.00 | \$ 241.00 | \$ 332.00 |

| Lagoon    | Resident  | NRPO        | N/R         | PWC         |
|-----------|-----------|-------------|-------------|-------------|
| 2022 Rate | \$ 852.00 | \$ 1,485.00 | \$ 2,070.00 | \$ 1,200.00 |
| ALL 5%    | \$ 895.00 | \$ 1,559.00 | \$ 2,174.00 | \$ 1,260.00 |
| ALL 8%    | \$ 920.00 | \$ 1,604.00 | \$ 2,236.00 | \$ 1,296.00 |
| R-3%/10%  | \$ 878.00 | \$ 1,634.00 | \$ 2,277.00 | \$ 1,320.00 |
| R-3.5%/9% | \$ 882.00 | \$ 1,619.00 | \$ 2,256.00 | \$ 1,308.00 |
| R-4%/8%   | \$ 885.00 | \$ 1,604.00 | \$ 2,236.00 | \$ 1,296.00 |

| West End 24' | Resident    | NRPO        | N/R         |
|--------------|-------------|-------------|-------------|
| 2022 Rate    | \$ 1,976.00 | \$ 3,106.00 | \$ 4,139.00 |
| ALL 5%       | \$ 2,075.00 | \$ 3,261.00 | \$ 4,346.00 |
| ALL 8%       | \$ 2,134.00 | \$ 3,354.00 | \$ 4,470.00 |
| R-3%/10%     | \$ 2,035.00 | \$ 3,417.00 | \$ 4,553.00 |
| R-3.5%/9%    | \$ 2,045.00 | \$ 3,386.00 | \$ 4,512.00 |
| R-4%/8%      | \$ 2,055.00 | \$ 3,354.00 | \$ 4,470.00 |

| Riviera Slip |             |
|--------------|-------------|
| 2022 Rate    | \$ 5,934.23 |
| 3%           | \$ 6,112.00 |
| 5%           | \$ 6,231.00 |
| 8%           | \$ 6,409.00 |

| West End 26' | Resident    | NRPO        | N/R         |
|--------------|-------------|-------------|-------------|
| 2022 Rate    | \$ 2,306.00 | \$ 3,519.00 | \$ 4,484.00 |
| ALL 5%       | \$ 2,421.00 | \$ 3,695.00 | \$ 4,708.00 |
| ALL 8%       | \$ 2,490.00 | \$ 3,801.00 | \$ 4,843.00 |
| R-3%/10%     | \$ 2,375.00 | \$ 3,871.00 | \$ 4,932.00 |
| R-3.5%/9%    | \$ 2,387.00 | \$ 3,836.00 | \$ 4,888.00 |
| R-4%/8%      | \$ 2,398.00 | \$ 3,801.00 | \$ 4,843.00 |

| Riviera Buoy |             |
|--------------|-------------|
| 2022 Rate    | \$ 2,720.64 |
| 3%           | \$ 2,802.00 |
| 5%           | \$ 2,857.00 |
| 8%           | \$ 2,938.00 |



# GENEVA LAKE LEVEL CORPORATION

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POST OFFICE BOX 656  
LAKE GENEVA, WISCONSIN 53147

## Officers

President:  
Karl Otzen  
Vice President:  
Larry Larkin  
Treasurer:  
Tom Nickols  
Secretary:  
Gail Wiltgen

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Ken Koranda  
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Tom Nickols  
Karl Otzen  
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Ted Peters  
John Simms, Jr.  
Ed Snyder  
James Weiss  
Tom Whowell  
Gail Wiltgen

October 18, 2022

City of Lake Geneva  
Finance, License & Regulation Committee  
626 Geneva Street  
Lake Geneva, WI 5147

To: Committee Members,

The board of directors of the Geneva Lake Level Corporation met Friday, October 14, to evaluate the spillway and dam repair status. There was new information provided by Kapur, the engineering firm the GLLC has hired to prepare the dam reports required by the WDNR, that related to timing and the possibility of additional repairs that might be discovered after the lagoon is drained.

When Kapur found the deteriorating concrete in their dam inspection in 2021, they recommended temporary repairs that consisted of removing the loose concrete and plastering over the failed concrete with a cement product that cures to a hard ceramic finish. The cost was \$15,000 that the GLLC paid from their reserves. The temporary repairs were expected to last until permanent repairs could be undertaken which was initially planned for this fall 2022 – right now.

For a number of reasons related to doing test borings to obtain more information, more time needed to get up-dated engineering drawings, getting in the budgets of the four municipalities, getting commitments from contractors and so forth, this did not happen. After a review by Mohammed Zagloul, PE, and Naomi Rauch, PE, during the second week in September, they reported that the temporary repairs were still holding and they believed they would last another year until the fall of 2023, but they had no confidence they would hold beyond that time.

In a discussion with Naomi Rauch, the Kapur engineer in charge, this past week, we explained the difficulty in getting the required funds in the budgets of the four municipalities yet this month, and the difficulty in that we don't yet know the amount needed. She responded that Kapur's current plan is to prepare

engineering drawings based on the known repairs required, put the drawings out for bids early next year, receive the bids, award the contracts, and be prepared to start in October 2023 when the lake is normally low, intending to finish the work before the end of the year. We would then need the funds to pay the contractors in late 2023.

If the contractors find additional damage when the coffer dam is installed and the lagoon is drained, this will be treated as an extra to the original contract and will be submitted to the municipalities for approval and inclusion in their 2024 budgets.

These repairs need to be dovetailed with the City of Lake Geneva's work on the Center Street culvert where Kapur has also found deterioration in the concrete. These culvert repairs will also need to have the flow of water through the culvert stopped using the same coffer dam planned for the spillway work. The normal flow through the culvert will be diverted to the mill race so the culvert will be dry and those repairs can be accomplished concurrently. I understand the City is planning these repairs for the fall of 2023.

This e-mail is requesting that funds be provided in the City of Lake Geneva's 2023 budget for the dam and spillway repairs in the amount of \$98,550 as the City's 27% share of the \$365,000 cost. This cost can be partially offset if the City's commits to doing the culvert repairs concurrently in the fall of 2023 which will save the city the cost of a separate coffer dam and dewatering equipment among other things.

Respectfully submitted,

Larry Larkin, Karl Otzen, and Tom Nickols

Executive Committee, Geneva Lake Level Corporation.

## Memo

**To:** Karl Otzen, GLLC

**Date:** August 15, 2022

**From:** Naomi Rauch, P.E.  
262-758-6032

**CC:** Mohammed Zagloul, P.E. - Kapur  
Tom Earle – City of Lake Geneva Public Works  
Larry Larkin – GLLC  
Steve Russell – Habormaster

**Subject:** GENEVA LAKE DAM REPAIR - ESTIMATE

On Tuesday August 9<sup>th</sup> we met to discuss the project scope related to the proposed repairs at the Geneva Lake Dam. A preliminary plan set, updated cost estimate, and project schedule was provided. At the meeting we discussed the responsibilities/ownership of the City of Lake Geneva and GLLC. Construction plans, specifications, and bid items shall be divided into two categories: items for which the City or GLLC will be financially responsible for. Kapur will separate items for bidding, construction management and payment totals.

**GLLC** shall be responsible for repairs to the Primary Spillway and Mill Race Gates. Identified costs include:

1. Engineering services to collect survey, prepare construction plans, cost estimates, permitting, and bidding of plans for repair of the primary spillway.
2. Power washing, sounding, surface repair with concrete mix, and coating all exposed and washed concrete surfaces with Cementitious Crystalline Water Proofing.
3. Removal and replacement of lighting. Any upgrades will be the financial responsibility of the City.
4. Backfill and restoration as needed on negative side of sidewalls (including replacing of disturbed concrete).
5. Alternate Bid 1, if selected, includes relocation of cofferdam, dewatering and dredging and repair at Mill Race Gates.

| Item                 | Cost             | Description        |
|----------------------|------------------|--------------------|
| Engineering Services | \$32,300         | Item #1 above.     |
| Base Bid             | \$277,115        | Items #2-#4 above. |
| Alternative Bid 1    | \$55,200         | Item #5 above.     |
| <b>TOTAL</b>         | <b>\$364,615</b> |                    |

Costs are estimates only based on current data. Actual construction prices will be based on competitive bids in early 2023 with construction in late summer 2023.



## ELMER'S AND GAS PIER DAMAGE

- ☐ Damage occurred on April 14 and Nov 5, 2022
- ☐ Damage from April storm not fully repaired
- ☐ April 2022 estimates from Gage Marine
  - Initial inspection of both piers, retrieve pier components from lagoon and reinstall on both piers labor and crane
  - Elmers Pier estimate of components
    - Replace 4 Horses, 6 Stringers, 4 Pallets of Decking
    - Replace Crib on end of south pier extension
  - Gas Pier estimate of components
    - Replace 7 Horses, 11 Stringers, 10 Pallets of Decking
  - Labor for above
  - Estimate - \$35,946.49
- ☐ Gage Marine then proposed raising both piers in conjunction with quoted repairs
  - Estimate - \$34,219

# CURRENT STATUS

- ☐ Partial repairs were complete in late May of 2022 making Elmer's and the Gas pier functional.
  - South Pier Extension on Elmer's
    - Crib
    - Pier raised
  - Stinger under gas pump and pump house replaced on Gas Pier
  - All missing decking replaced
  - All horses and stringers manufactured but not installed
- ☐ No approval to RAISE the piers, \$34,219 estimate reduced by \$11,415
  - ☐ Gas line the responsibility of Gage Marine
- ☐ November 5<sup>th</sup>, second high winds tear up the piers for a second time in the year



Damage occurring during high winds on November 5, 2022



Elmer's pier on November 6<sup>th</sup> after winds subsided. Note that the raised section has no decking missing.

# PATH FORWARD

## ☐ SHORT TERM

- Secure current damage
- Close access to the piers for the winter
  - Place barricades blocking access to all openings to the pier area. Secure so that the cannot be moved by the public for access to the pier areas

## ☐ NEAR TERM – SPRING AND FALL 2023

- Raise/Repair both Elmer's Pier and the Gas Pier

## ☐ LONG TERM

- Seasonal removal and installation of Elmer's Pier up to the "flat deck" where the kiosk/counter is installed
- Seasonal removal and installation of the Gas Pier "finger" piers that divides the boat slips
- Replace GAS PIER increasing slip size to accommodate boat lifts (increase from 120" width to approximately 140-150" width)

## TIMELINE AND COST ESTIMATE

### ☐ ELMER'S PIER –

- Complete By April 30, 2023
  - All electrical to be modified to support future removal/repairs to the pier. Electrical wiring to be completed by “others”
- Complete by September 14, 2023
  - All storage units, boat lift controls, kiosk and counters to be removed from the pier by others
- September 15 – October 15, 2023
  - Repairs/Raising of pier to be completed by Gage Marine

### ☐ GAS PIER

- September 15 – October 15, 2023
  - Repairs/Raising of pier to be completed by Gage Marine

### ☐ COST ESTIMATE

- Repairs - \$10,848
- Raising piers - \$23,100 (reduced by \$11,415)

### ☐ REPLACE ALL DECKING ON GAS PIER – GAGE ESTIMATE OF \$60,000

## SUMMARY:

- ☐ UNBUDGETED EXPENSE FOR REPAIRS/RAISING OF ELMER'S & GAS  
PIER - \$33,948
- ☐ UNBUDGETED EXPENSE FOR REPLACING ALL DECKING ON GAS  
PIER - \$60,000
- ☐ APPROVAL OF \$100,000 FROM RESERVE FUND



GAS PIER – Seasonally remove  
“finger” piers

ELMER'S PIER – Seasonally  
remove pier up to the “deck”  
area

## DAMAGE AND TRIP HAZARDS – ELMER'S PIER

