



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, JUNE 11, 2024 - 5:00 PM

LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members:

Committee Members: Chairperson Linda Frame, Alderpersons: Shari Straube, Sherri Ames, Peg Esposito, and Ken Howell

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AGENDA

1. Meeting called to order by Chairman Frame
2. Roll Call
3. Comments from the public limited to 5 minutes, limited to items on this agenda
4. Approval of the May 14, 2024 Piers, Harbors, and Lakefront Committee minutes as prepared and distributed
5. Harbormaster Report
6. Discussion/Recommendation regarding Lagoon Options Eco-Friendly, Spillway safe, being explored and Bids Presentation
7. Discussion/Recommendation regarding Lagoon dredging bid
8. Discussion/Recommendation regarding Riviera dumpster area
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.*

**CITY OF LAKE GENEVA PIERS, HARBORS, AND LAKEFRONT COMMITTEE
TUESDAY, MAY 14, 2024 - 5:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)**

Committee Members: Chairperson Linda Frame, Alderpersons: Shari Straube, Sherri Ames, Peg Esposito, and Ken Howell

Meeting called to order at 5:00 PM by Chairman Frame

Roll Call:

Present; Frame, Ames, Esposito and Howell

Absent: Straube (excused)

Comments from the public limited to five (5) minutes, limited to items on this agenda.

Micah Heidel of Radtke Contractors, Inc. addressed the committee to provide a general overview of services his company provides as it relates to agenda item eleven.

Tom Buzby, address not provided, addressed the committee concerning agenda item eleven and his opposition to the lagoon piers being reinstalled. Suggested that additional pier slips be installed on the lake.

Larry Larkin W3170 S. Lake Shore Drive, representing the Geneva Lake Level Corporation regarding agenda item eleven. Larkin spoke in opposition to reinstalling the lagoon piers and listed various reasons why this will be of benefit to the lagoon and the existing dam.

Karl Otzen, W3267 Snake Road, also representing the Geneva Lake Level Corporation spoke regarding agenda item eleven and the negative impact reinstalling the lagoon slips would have on dam maintenance.

Approval of the Piers, Harbors, and Lakefront Committee minutes from March 12, 2024.

Motion by Esposito to approve. Second by Howell. Motion carried by unanimous voice vote.

Discussion/Recommendation regarding new Riviera Beach ADA Access - Kapur Update

Naomi Rauch (Kapur Engineering) addressed the committee concerning the various design option presented for consideration. Considerable discussion and questions by the committee with Rauch.

After two failed motions to select one of the options, Howell recommended that Rauch return to the June meeting with more specific information for options number 2 and option 4. Rauch was asked to provide additional detail concerning kiosk placement and exit/entrance considerations for both options as well as to address the possibility of a six-foot-wide sidewalk (instead of five foot as shown on the submitted options). Esposito seconded the recommendation. Recommendation approved by a unanimous 5-0 voice vote.

Discussion/Recommendation regarding a request from the YMCA for 80 (eighty) Beach Passes for the Summer Youth Swimming Program.

Motion by Howell to recommend approval of the request. Second by Ames. General discussion was had by the committee members. Motion carried by unanimous voice vote.

Discussion/Recommendation regarding request for admission fee waiver or discount for 20 students and 2 adults on either May 30th or June 3rd from about 11:00am-2:00pm in order to reward the Eastview School's 4th & 5th grade student council members with a beach day for their end of the year celebration

Motion by Howell to recommend approval of the request. Second by Ames. General discussion was had by the committee members. Motion carried 4-0 by unanimous voice vote.

Harbormaster Report

Harbormaster Steve Russell provided an overview of the information contained in the printed Harbormaster Report, which was part of the meeting packet. Updates on 2024 buoy/slip leases, status of various piers, kayak honor system for the west end launch, Riviera Beach, boat launch staffing and Riviera Ballroom staffing.

Explanation of the Lagoon Rental Season 2024; Chairperson Frame

Chairperson Frame addressed the committee and public with an explanation of status of the Lagoon for the 2024 season including the expenses of the pier removal, lost boat slip rental revenue and lagoon renters season launch passes at no charge as a concession for loss of slip due to pier removal. Naomi Rauch provided a brief update on the lagoon sea wall damage and repair costs.

Discussion of Lagoon Status; Concerns of 4 Municipalities; Chairperson Frame

Frame briefly addressed concerns she had received from the residents of Lake Geneva as well as from the Town of Linn, Fontana, and Williams Bay.

Discussion/Recommendation regarding options eco-friendly, spillway safe, being explored and BID requests; Chairperson Frame.

Frame addressed various items with the committee including same wood-type pier structure system vs new system option to discuss, construction details, number of slips/details, pictures samples of proposed

pier system and drawing of Proposed Outline of the System. General discussion was held among the committee members, the Harbormaster, Mayor and others. Agreement that there is a need to examine all options, as well as a need to increase rates to cover the all the City's related costs, etc.

Mayor Krause recommend that Chairperson Frame dedicate next month's meeting exclusively to addressing the topic of the lagoon piers. After further discussion Howell recommended continuing this topic to the next meeting. Ames seconded the motion. Motion carried by unanimous voice vote.

Adjournment.

At 6:09 p.m. Howell moved to adjourn the meeting. Second by Ames. Motion carried by unanimous voice vote.

Harbormaster Report – Steve Russell
Piers, Harbor and Lakefront Committee
June 11, 2024

- **HM status as of June 7, 2024**

- I appreciate having been given the opportunity to serve Lake Geneva as the Harbormaster since February of 2021. The employees of the City of Lake Geneva have gone out of their way to assist me when needed and enough cannot be said of their commitment and hard work that keeps the City going.
- I also wish to thank the elected officials and residents of Lake Geneva for making the position of Harbormaster one that has been both enjoyable and satisfying.
- While I planned on June 7th as my last day, I will continue in the position on a limited basis as the next weeks go by and a new Harbormaster is installed.

- **Buoy/Slips/Piers**

- West End Pier, West End Buoys, Riviera Slips/Buoys fully leased
- May 22nd high winds resulted in a pontoon boat off its buoy. Pushed onto beach and luckily no damage to it or other boats

- **Pier Damage:**

- Gas Pier waiting on Gage Marine to repair
 - Cracked 28' stringer LGBL slip
 - Broken H support between slips 3 & 4
 - Broken H support between slips 9 & 10
- West Swim: Broken stringer reported on May 18th to the PD
 - May 19th, caution tape placed on both ladders to deter people from getting on the pier
 - May 24th, pier repaired
- East Swim: Deck boards blown off by high winds/waves on May 22nd
 - May 24th, pier repaired

- **Kayak Honor box**

- Installed at West End

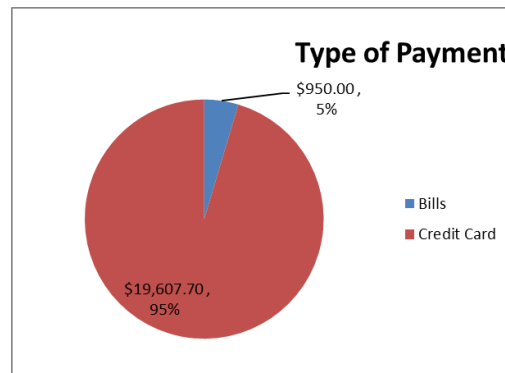
- **Beach**

- Days of operation thru this report = six (6)
- Attendance
 - Paid: 2056
 - Residents: 313
 - Total: 2369

- Revenue – Gross May 25 thru June 3: Does not take into account taxes or credit

Row Labels	Sum of COIN	Sum of BILLS	Sum of CARD	Total
May	\$ -	\$ 410.00	\$ 11,400.00	\$ 11,810.00
June	\$ 2.30	\$ 540.00	\$ 8,207.70	\$ 8,750.00
July				\$ -
August				\$ -
September				\$ -
July;y				\$ -
Grand Total	\$ 2.30	\$ 950.00	\$ 19,607.70	\$ 20,560.00

- **VIPLY PASS:** VIPLY terminated its operation at the end of 2023
 - Due to limited revenue from the smartphone App, a new Mobile App was not sourced



- Memorial Day Weekend Sales – Four (4) year history paid admission

Holiday Weekend	2024	2023	2022	2021
Memorial Day	\$ 11,810.00	\$ 38,990.00	\$ 31,533.00	\$ 8,325.00

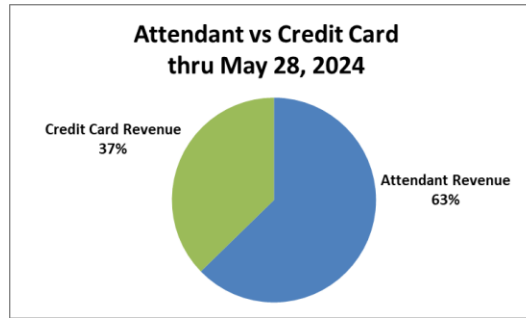
- 2024 versus 2023 decrease is weather related
 - Saturday warm/sun, Rain Sunday, Monday cleared late in day
 - 73.5% of Memorial Day Weekend revenue was achieved on Saturday May 25th

- **Boat Launch**

- Thirteen days of operation in May
- Revenue May 2024 (thru May 28th)
 - **MAY Credit Card data not available at the time of the report**

TIL Rev		TIL Rev	
Attended		Credit Cards	Total Rev
\$700.00		\$ 416.00	\$1,116.00

- Season Pass Rev: \$ 6,398
- Three (3) no charge passes released to 2023 Lagoon lessees



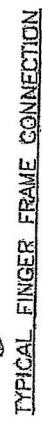
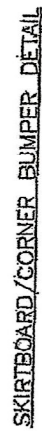
○ Total Launches

PAID LAUNCHES THROUGH MAY 28, 2024										
MAY Credit Card Information not available at the time of report										
	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	1	0	14	10	12	11	0	1	2	0
Credit Card Launches	0	2	12	14	6	2	0	0	0	0
Total Launches	1	2	26	24	18	13	0	1	2	0
Total Paid Launches		87	56%							
Total Season/Commercial Pass Launches		69	44%	Season pass only recorded during attended time periods						
		156								

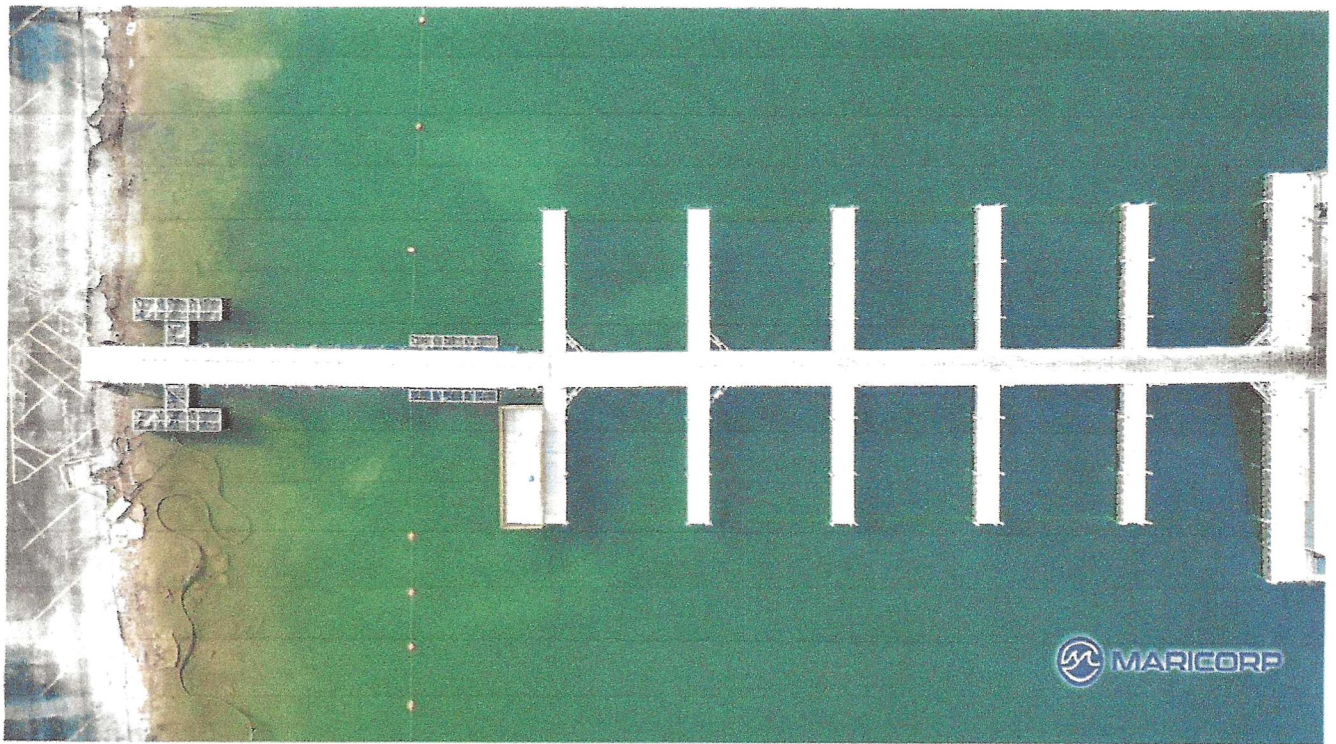
● Riviera

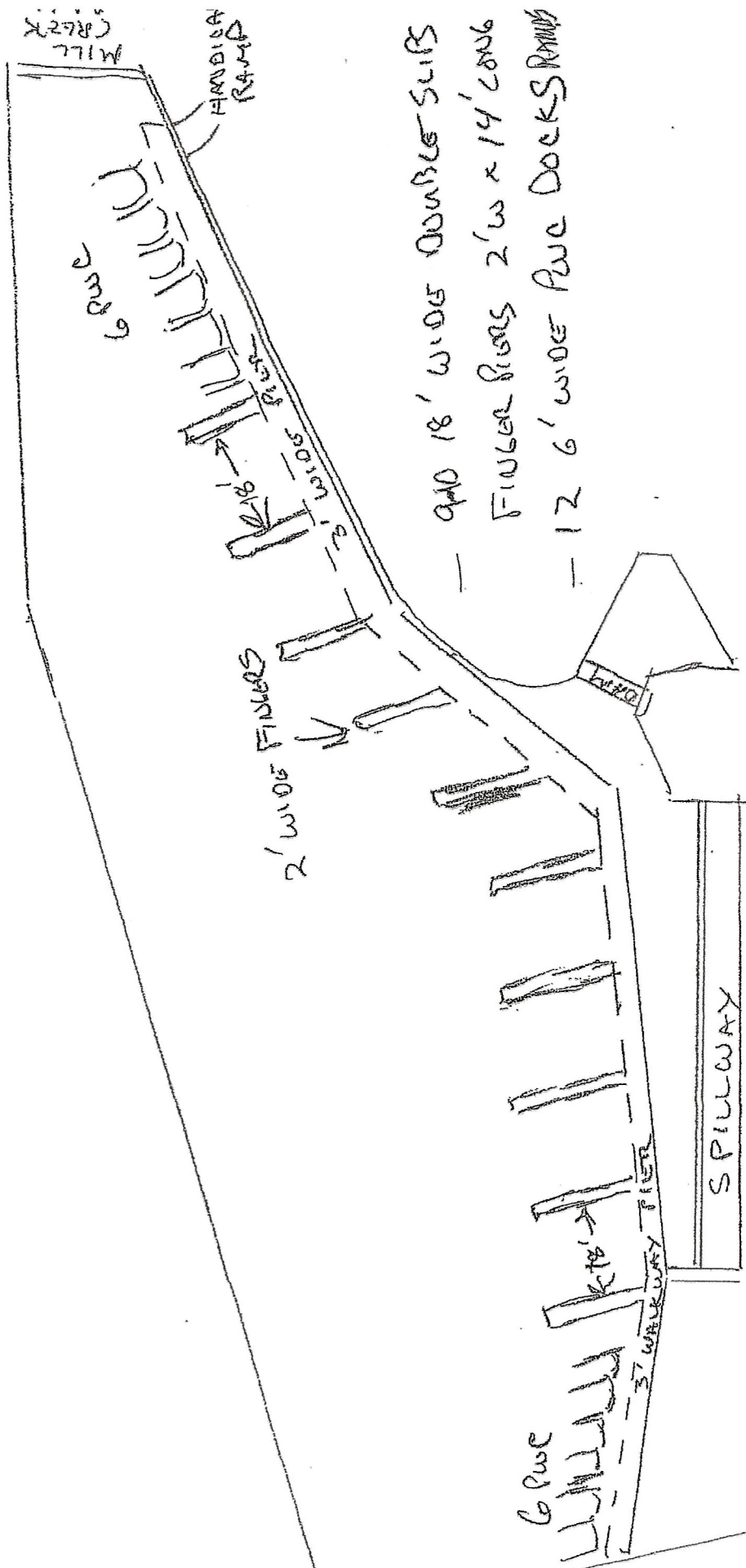
- Staffing shortage remedied by using College students home for the summer

RIVIERA EVENTS 2024	
MONTH	No of EVENTS
January	3
February	0
March	2
April	5
May	5
June	7
July	8
August	8
September	7
October	3
November	1
December	1
Total	50

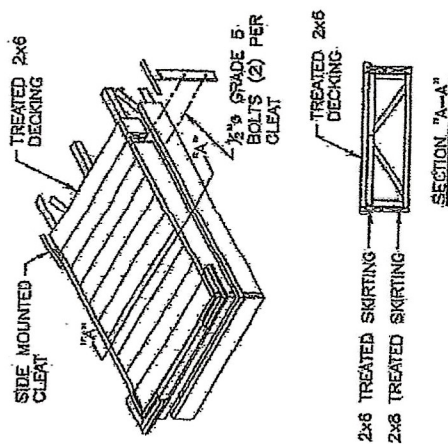
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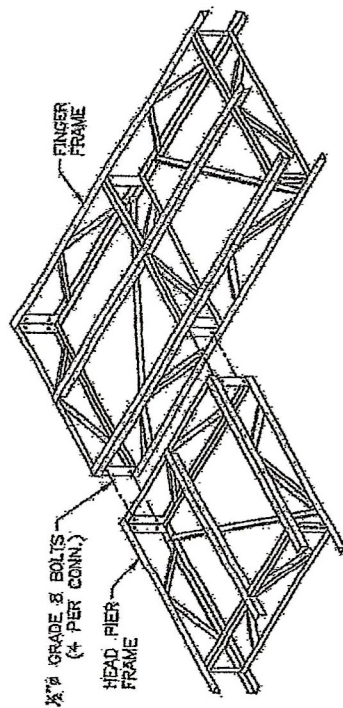




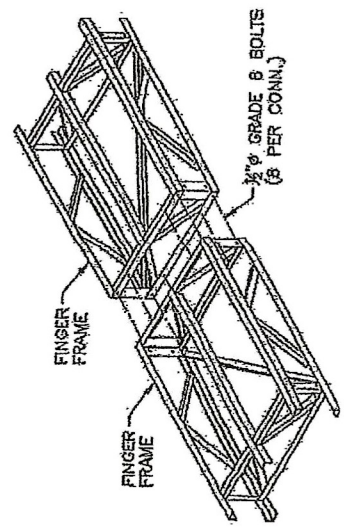
BRIDGE
WRIGHTLEY DR.



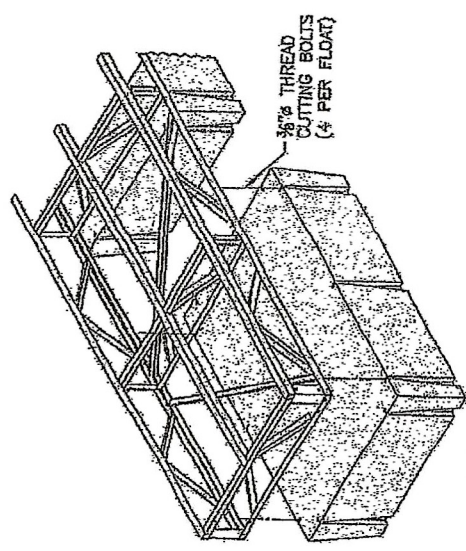
SKIRTBOARD/CORNER BUMPER DETAIL



TYPICAL HEAD PIER TO FINGER FRAME CONNECTION



TYPICAL FINGER FRAME CONNECTION



TYPICAL FLOAT TO FRAME CONNECTION

REV	DESCRIPTION	DATE	ISSUED FOR SALES	02-22-24	APPROVAL	DESIGNER	SSJ	CHECKED BY	ES	DATE	02-22-2024	PROJECT NAME	PREF.
0													

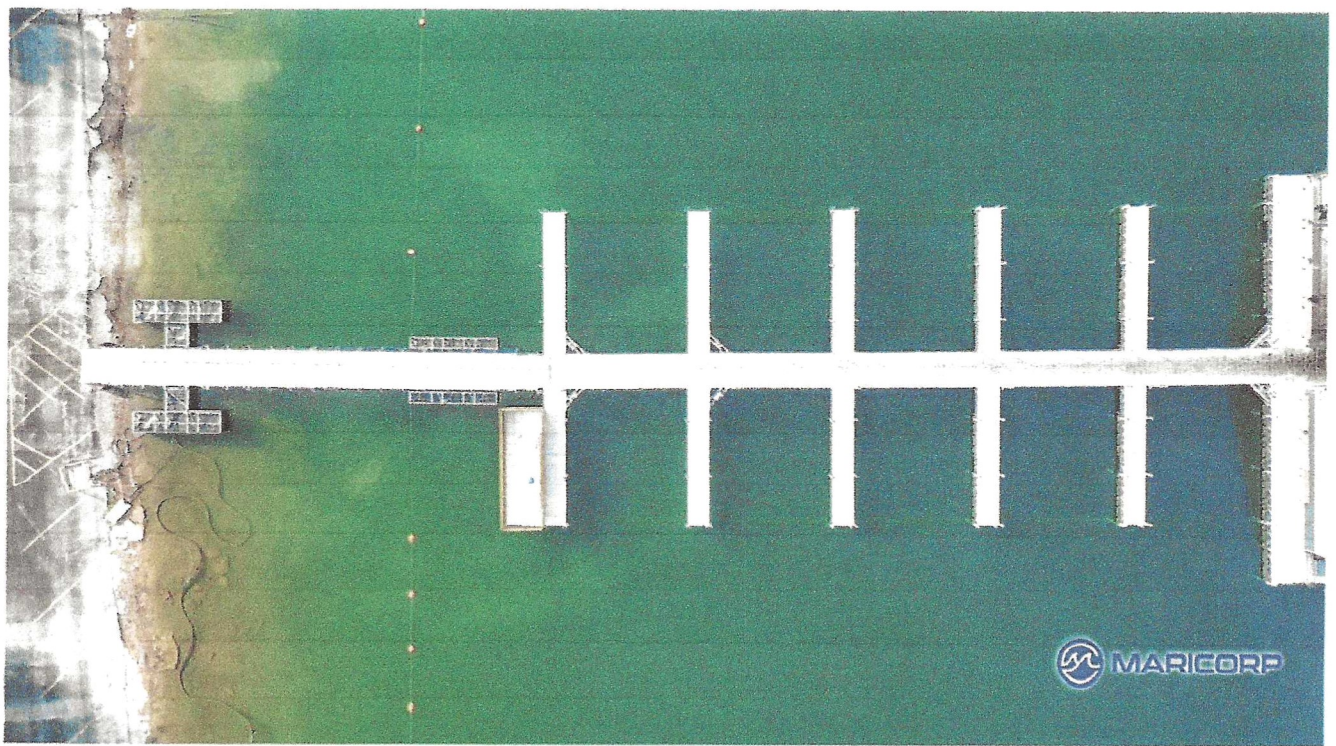
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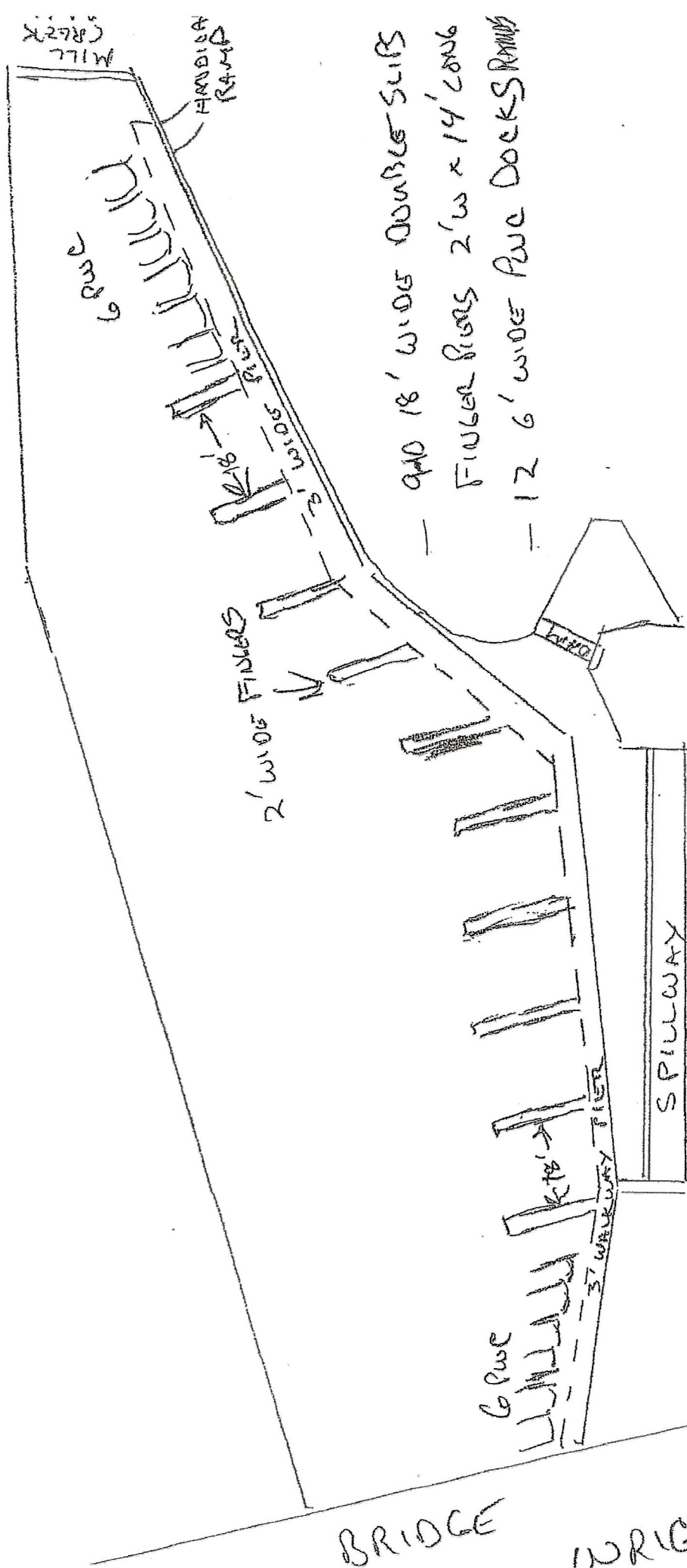
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LAKE GENEVA LAGOON DOCKS
GENEVA LAKE
625 GENEVA ST.
LAKE GENEVA, WISCONSIN, WI

STANDARD DETAILS
SD1















BruceSki's Marine 847.366.4540



















FLLOATING PIER
PROPOSAL

BRUCESKI
MANICORP

CITY OF LAKE GENEVA
BID PROPOSAL FORM
LAGOON PIER REPLACEMENT
PROJECT NO: 2024-06

CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI 53147
262-249-3673

PROPOSAL FOR: Lagoon Pier Removal
City of Lake Geneva
Walworth County, Wisconsin

DATE, TIME & PLACE: 10:00 AM, February 23, 2024, City Hall 626 Geneva Street
Lake Geneva, WI 53147

BID:

The undersigned, having familiarized himself/herself with the local conditions affecting the cost of the work, including the Notice to Bidders, Instructions to Bidders, Plans and Specifications, and this Proposal, including any or all addenda thereto, as prepared by the City of Lake Geneva, hereby referred to as City. Contractor proposes to provide and furnish all labor, materials, necessary tools, equipment, and all utility, transportation and services necessary to remove the wooden pier and boat slip finger piers on the entirety of the Lagoon Pier in its current configuration as called for in the Contract Documents measured and paid for lump sum as specified for the lump sum amount of:

Two hundred twenty thousand dollars

(Write Bid amount in Words)

Dollars

\$ 220,000.00

BRUCESKI's/MANICORP.
Floating Pier

I hereby certify that all statements herein are made on behalf of BRUESKES INC.

(enter name of Corporation, Partnership or Person submitting bid)
and that I have examined and carefully prepared this Proposal from the specifications and that I have full authority to make such statements and submit this Proposal.

Signature: 

Date: 2-22-2024

Title: PRESIDENT

Respectively submitted,

Company Name: BRUESKES INC.

Company Address: 1106 S. CRYSTAL LAKE

MCHENRY IL 60050

Phone: 847-366-4540

NOTE: Questions may be addressed to the City of Lake Geneva Harbormaster at:

Phone Number:	262-249-4086
Address:	City of Lake Geneva 626 Geneva Street Lake Geneva, WI 53147
Email:	harbormaster@cityoflakegeneva.com

February 22, 2024

Bruceski's Marine
99 Kazlmour Dr
Unit C
Port Barrington, IL 60070
shannon@bruceskismarine.com

RE: City of Lake Geneva Lagoon Docks, 626 Geneva Street, Lake Geneva, Walworth County, WI

Mr. Ryan Bruce,

MarlCorp US, LLC, appreciates the opportunity to provide a proposal on this project. We hope to earn your current and future business by providing superior customer service and products that will stand up to the challenges a marina setting on Lake Geneva presents for years. We know that our product's qualities are second to none, and we hope that any questions concerning product comparisons between ours and another product are addressed so we can provide answers to aid in your decision. We propose the following:

Specifications for the new dock:

- **Substructure:** Substructure frames are 12" tall with (2) -18" diagonal opposing truss web members on each side of the frame in each 4' section and crossways between boxes. (2) Diagonal members between the two bottom chords in every 4' section. Frames fabricated using 1 1/2" x 1 1/2" x 3/16" structure chords, 1 1/2" x 1 1/2" x 3/16" trusses, and verticals 1 1/2" x 1 1/2" x 3/16" diagonals with 3" x 3" x 3/16" angle at connections points. Frame-to-frame connections utilize (8) 1/2" x 1 1/2" yellow zinc finish Grade 8 bolts and zinc-plated Grade A lock nuts.
- **16" Floats:** Roto-molded float (.160" nominal wall thickness) with encapsulated polystyrene. Floatation meets the U.S. Army Corps of Engineers regulation #36 CFR part 27 and the "Hunt" water absorption test. Floatation has square reinforced corners and molded mounting slots. Floats will be attached to the substructure of the dock with 3/8" x 3" zinc-plated thread-cutting screws.
- **Decking:** 2" x 6" treated lumber running crossways, attached to 2" x 4" runners on 24" centers with galvanized deck screws. Runners are attached to the frame with #12 2 1/2" epoxy-coated self-drilling screws.
- **Anchoring:** (24) Select Series telescoping spuds with 6" schedule 40 collar, 6" x schedule 40 x 10' casing, and 4" x schedule 40 x 21' spud pole.
- **Gangway:** None
- **Accessories:** Black vinyl rub rail at head pliers and finger ends, Double 2" x 6" & 2" x 6" treated lumber skirt board on entire dock perimeter, 10" Side-Mount Cleats (4 Per Finger, 12 PWC Ports with mounting hardware.

FRAMES, ANCHORS, COLUMNS, BRACING, RAILING, AND OTHER STEEL COMPONENTS MANUFACTURED BY MARICORP U.S. ARE HOT DIP GALVANIZED AFTER FABRICATION. GALVANIZED OR GALVALUME-COATED PURLINS, ROOF SHEETS GALVALUME COATED OR GALVALUME COATED AND PAINTED.

Deliver and Pre-assembled the following docks:

Lagoon Docks: A 17' x 300' open dock with 22- 8'6" x 17' single-sided slips and a 3' Head pier, all with 2' wide fingers with side tie cleats.

The above-described dock was installed for **\$220,000.**

Terms: To be determined.

Ed Snyder, CMM | Regional Sales Manager | ed.snyder@mcus.com
PO Box 701 | Shell Knob, MO 65747 | 417-858-8814 | www.maricorp.com