



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, JULY 9, 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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1. Links to the City of Lake Geneva's live video stream can be found at <https://wi-lakegeneva.civicplus.com/319/City-Meetings-Video-Stream>
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3. Listen to audio via phone: (602) 333-2017 (Long distance rates may apply) (888) 204-5987 (Toll Free)
Access Code: 9746153

AGENDA

1. Meeting called to order by Chairperson Frame
2. Roll Call
3. Comments from the public limited to 5 minutes, limited to items on this agenda
4. Approval of the Piers, Harbors, and Lakefront Committee Minutes from June 11, 2024
5. Harbormaster Report
6. Discussion/Recommendations of Lagoon PIER systems Options Eco-Friendly, Spillway safe, being explored and Bids Presentation guest Summerset Marine Construction
 - Construction details
 - Number of slips/details
 - Pictures and Samples of the proposed PIER Systems
7. Discussion of Lagoon Dredging Bids continues as we await vendor requests
8. **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, JUNE 11, 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, Straube and Howell

Absent: None

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

George Steffen, 1316 Pleasant Street, Lake Geneva, Wisconsin addressed the committee concerning the current and potential fee structure for the lagoon slips.

Approval of the Piers, Harbors, and Lakefront Committee minutes from May 14, 2024.

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

Harbormaster Report

Chairperson Frame read portions of the Harbormaster report which was included in the meeting packet.

Discussion/Recommendation regarding Lagoon Options Eco-Friendly, Spillway safe, being explored and Bids Presentation

Chairperson Frame requested that Ryan and Joe Bruce of Bruceski's Marine Construction address the committee and review a number of images included in the packet related to possible options for use in the lagoon. General discussion among the committee members. No action was taken.

Discussion/Recommendation regarding Lagoon dredging bid.

Consensus of the committee to continue this topic to a Piers, Harbors and Lakefront Committee meeting.

Discussion/Recommendation regarding Riviera dumpster area

Discussion concerning the dumpsters at the Riviera building and issues with fluid and waste on the surrounding pavement. General discussion on potential options to address the problem. Mayor Krause stated he would be meeting with representatives of Johns tomorrow on the matter.

Adjournment.

At 5:47 p.m. Howell moved to adjourn the meeting. Second by Ames. Motion carried by unanimous voice vote.

Harbormaster Report
Piers, Harbor and Lakefront Committee
Tuesday July 9th, 2024
Agenda # 5

Harbormaster handover of duties

- The previous harbormaster, Mr. Steven Russell, concluded tenure Thursday, June 20th, 2024. The new harbormaster, Mr. Erick Nicia, assumed the role on Monday June 17th, 2024.
 - A brief introduction: I am a proud alumnus of Badger High School class of 2013 and a current graduate student of environmental public health at the Zilber School of Public Health at UW Milwaukee. In addition, I serve as a medical sergeant in the Racine’s C-Medical Company in the Wisconsin Army National Guard. My previous work experience includes managing administrative functions at the Waukesha County Sheriff's Department and providing medical services with the American Red Cross.

With my strong foundation in public health, administration, and military service, I am well-prepared to take on the responsibilities of harbormaster. My experiences have sharpened my skills in leadership, operational management, and community engagement. I am deeply committed to the Lake Geneva community and look forward to working with residents, local businesses, and visitors to enhance our harbor's operations and foster a safe and welcoming lakefront environment.

Bouy/Slips/Piers

- During the tornadoes and storms from June 22nd to June 24th, no significant damage was reported to piers. Three deck boards from a finger pier dock on the west pier were missing, but they were promptly replaced on June 28th.
- On June 22nd, a storm caused a boat in the West Pier slip to partially. The owner reported that this was due to the boat cover failing to repel water effectively, resulting in water seepage and increased weight on the boat.

Beach

- Days of operation: Month of June: 28 days. Closed 2 days.
- Attendance (Paid plus residents) does not include children under 7
 - Month of June Residents: 3,169
 - Paid entry: 15,699
 - Total beach entries during staffed hours for June: 18,868
- Revenue – Month of June: \$156,990.00
 - Does not take into account taxes or credit card fees

***** We have had 7 rainy days in June 2024, 5 of which have fallen on weekend days *****

Boat Launch

Boat Launch Revenue								
>26' Resident	>26' Non- Resident	20' – 25' Resident	20' – 25' Non- Resident	<20' Resident	<20' Non- Resident	Non- Motor	Jet Ski	Commercial
-	\$48.00	\$56.00	\$735.00	\$240.00	\$968.00	-	-	\$100.00

Total:\$2,147.00

Harbormaster Report
Piers, Harbor and Lakefront Committee
Tuesday July 9th, 2024
Agenda # 5

Kayak/Paddleboard Launch

- Honor box in place.
- Kayak launch season passes sold at City Hall: 4 = \$200.00
- Gage Marine replaced all five dinghy launch pads. Some users have reported that they need to be extended as they are currently too far from the water. Gage has been contacted and will be addressing this issue to improve usability.

Riviera

RIVIERA EVENTS 2024	
MONTH	No of EVENTS
January	3
February	0
March	2
April	5
May	5
June	8
July	8
August	8
September	7
October	3
November	1
December	1
Total	51

Miscellaneous

- Lagoon Seawall:
 - The seawall was found to be in a much more deteriorated state than originally assessed. As a result, the dissolution of the contract with CK Contractors will be on the agenda for the Common Council meeting on July 8th due to the change in the project's scope. The proposed mitigation involves riprap shoreline protection. The cost estimate for this new scope will be provided to the Council by the engineers. The timeline for the project is dependent on Council approval, but it is still possible for the project to begin by summer/fall 2024.
-

Summerset Marine Construction



LAKE GENEVA

City of Lake Geneva – Lagoon Pier Project 2024



Pillars of our Process

- Thank you- Its our Honor to Be Here Today
 - Leadership Team
 - Our Journey
 - Why Summerset Marine?
 - Growth Over Time
 - City of Lake Geneva Lagoon Design
 - Engineering Review
 - Eco-Friendly & Dredging Compatible
 - Other Commercial Pier Projects Completed
 - Manufacturing Capabilities
 - Contact Information
-





LEADERSHIP



Larry Chapman
President / Founder



Laurie Hollern
Director of Organizational
Development & Human
Resources



Dave Copeland
Vice President Finance



Steve Miller
Vice President Operations



Michael Rather
Vice President Sales and
Business Development

THE JOURNEY

Founded in 1990

Larry Chapman had the vision to change the docking and pier solution industry

1992 Moved to Eagle

Manufacturing moved to eagle for large scale production of our engineered pier solutions.

2021-2024 Expansion

Purchases of DL Anderson in Madison expanded Summerset's coverage capabilities. New Offices in Green Lake and Door County.

1991 Pier Designs

Expanded into Seasonal Piers

2022 Whitewater

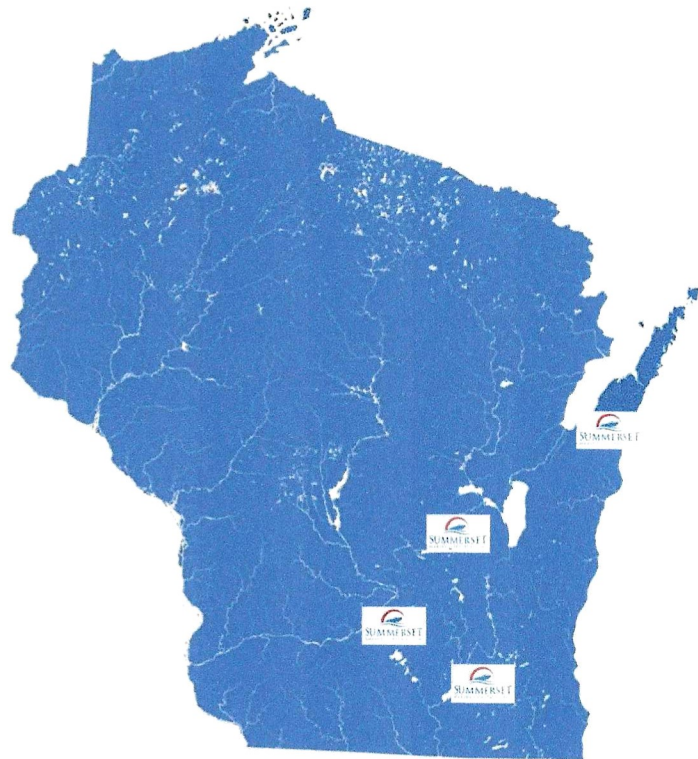
Summerset has a permanent factory direct location, a 70,000 sq. ft. facility in Whitewater with a showroom, office, factory and warehouse.

SUMMERSET ADVANTAGES

- Founder with over 30 years of industry experience
- Vertically integrated from a manufacturing perspective
- Engineering staff on board
- 7/365 Dedicated service with maintenance fleet
- Lifetime warranty on products if maintained by Summerset
- 70,000+ square feet facility in Whitewater with a showroom, factory and warehousing
- Heavily insured
- Full-service dock manufacturer with engineered solutions that are industry leading
- Solutions for all needs and budgets
- **100+ Employees**
- Financially solid company built to grow and be sustainable for generations to come
- Full financing options available
- Factory direct pricing straight to the consumer



CONTINUED GROWTH AND MARKET EXPANSION



- Whitewater
 - Headquarters
 - Manufacturing
 - Sales, Service, and Installation
- Madison
 - Sales, Service and Installation
- Green Lake
 - Sales, Service, and Installation
- Door County
 - Sales, Service, and Installation

LEAGUES A HEAD OF THE REST

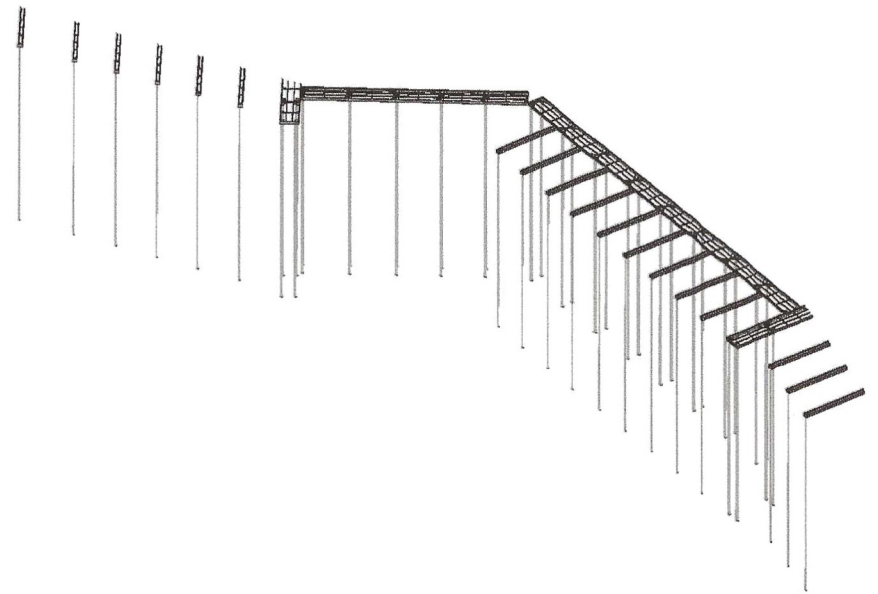
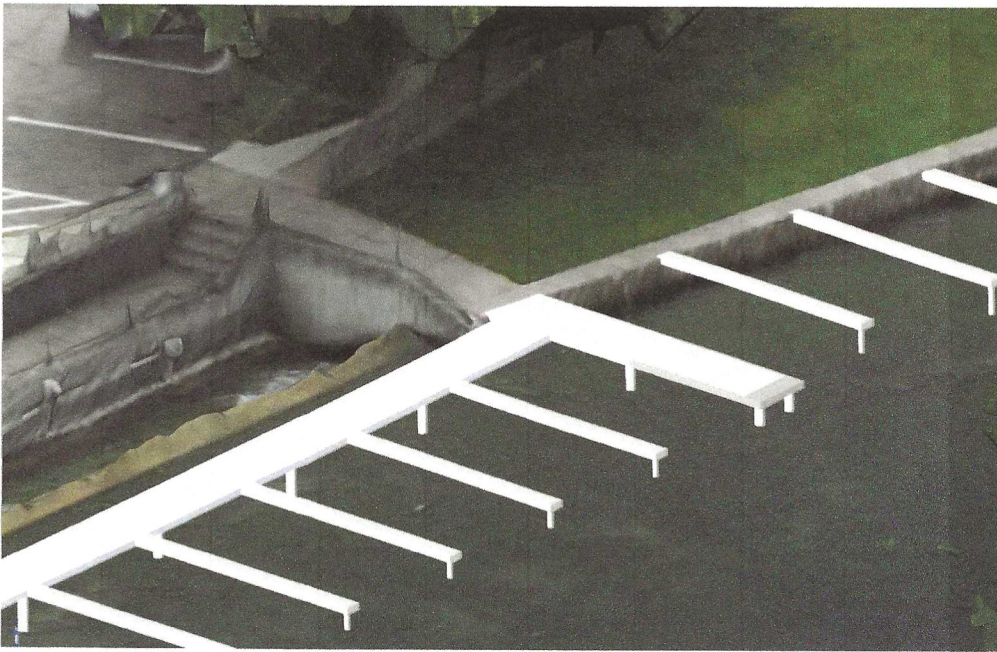
- GIS Mapping – Geographic Information System- computer system that analyzes and displays geographically referenced information
- <http://bit.ly/SMCGIS>
- Largest pier manufacturer / installer in Midwest
- Installation accuracy within 2cm of design parameters (3D AutoCAD Design)
- Engineering resources on staff on hand with marine experience
- One team: Design, Construction, Installation, and Support



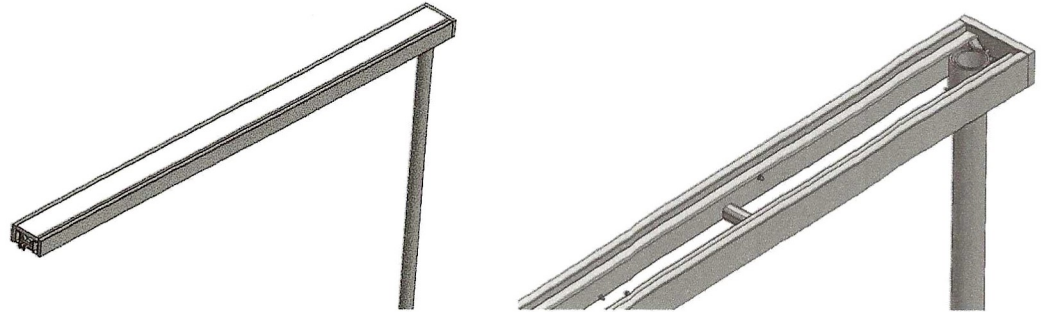
Pier Design – Review



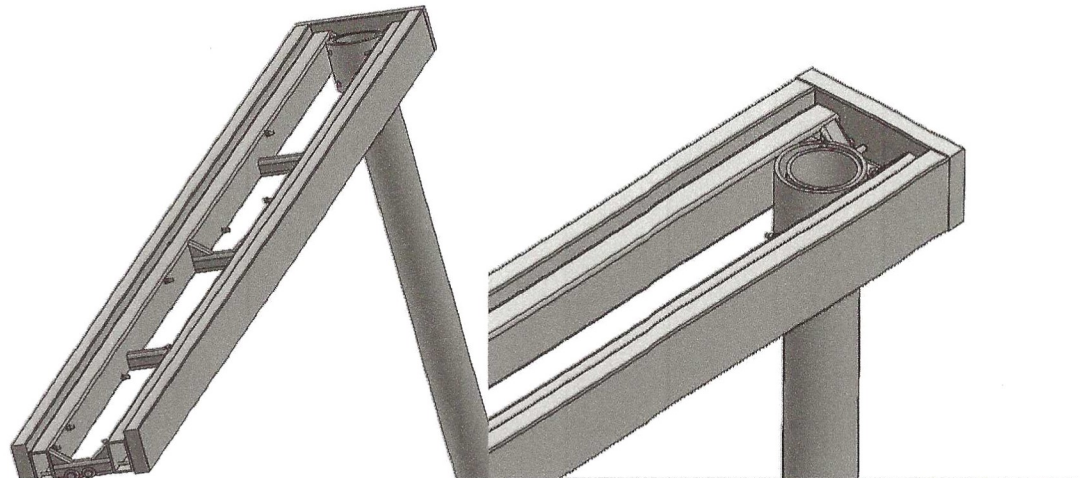
ENGINEERING REVIEW - PIER STEEL STRUCTURE



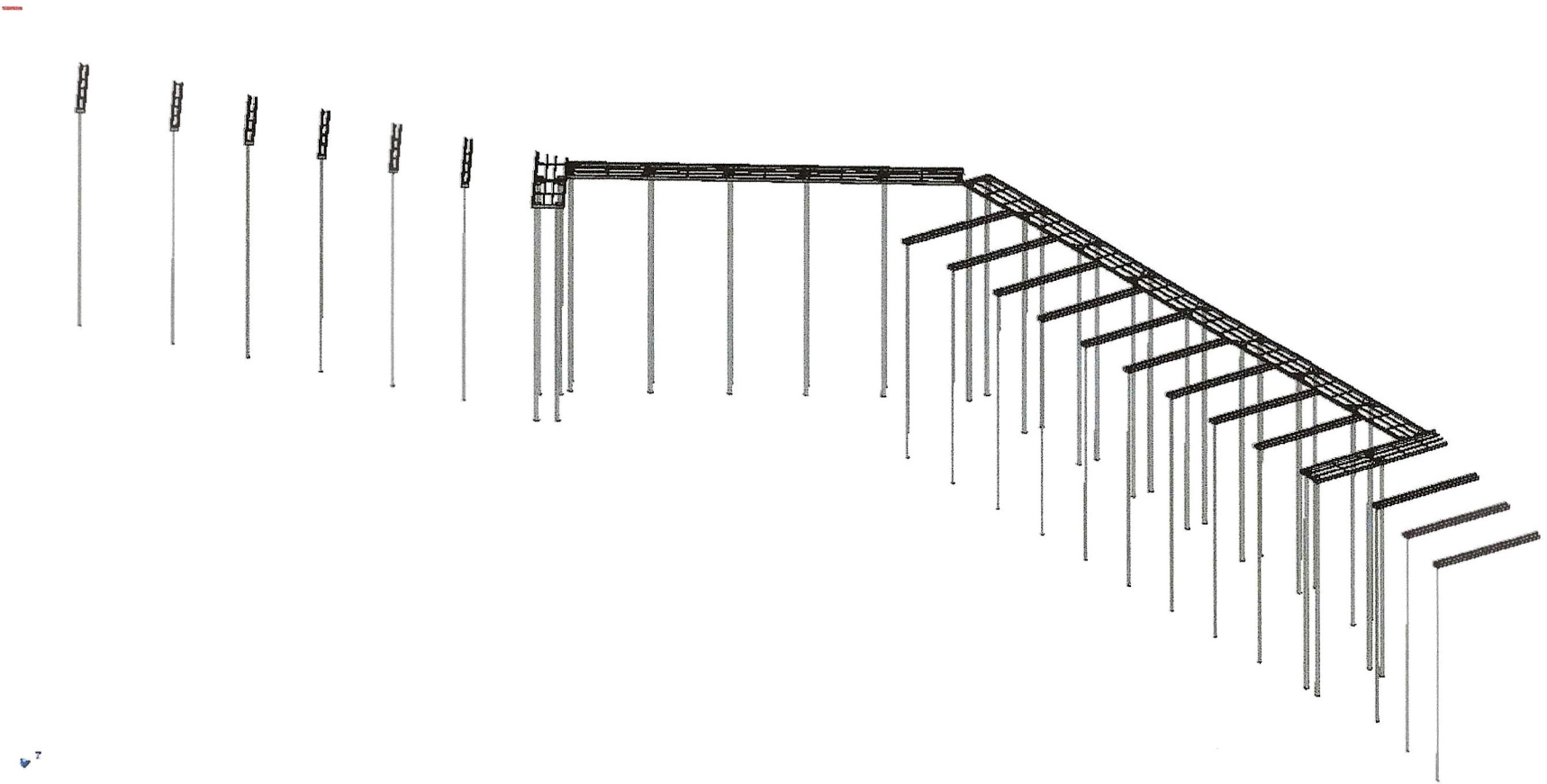
ENGINEERING REVIEW SLIP WALKWAYS STEEL STRUCTURE



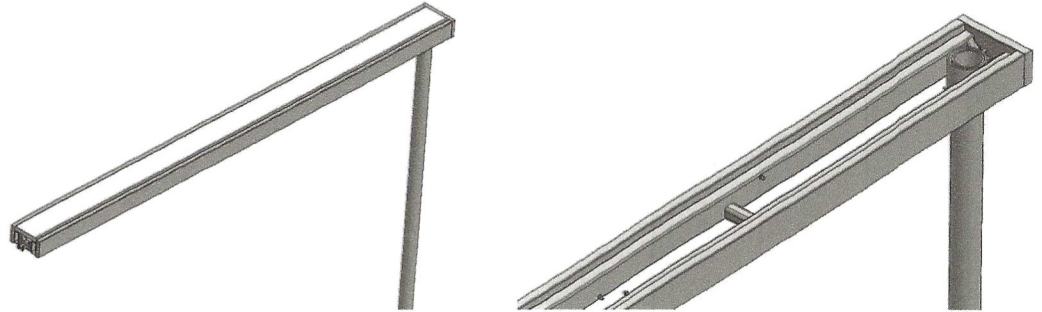
WALKWAY 16 FEET X 12 INCH WIDE TOP



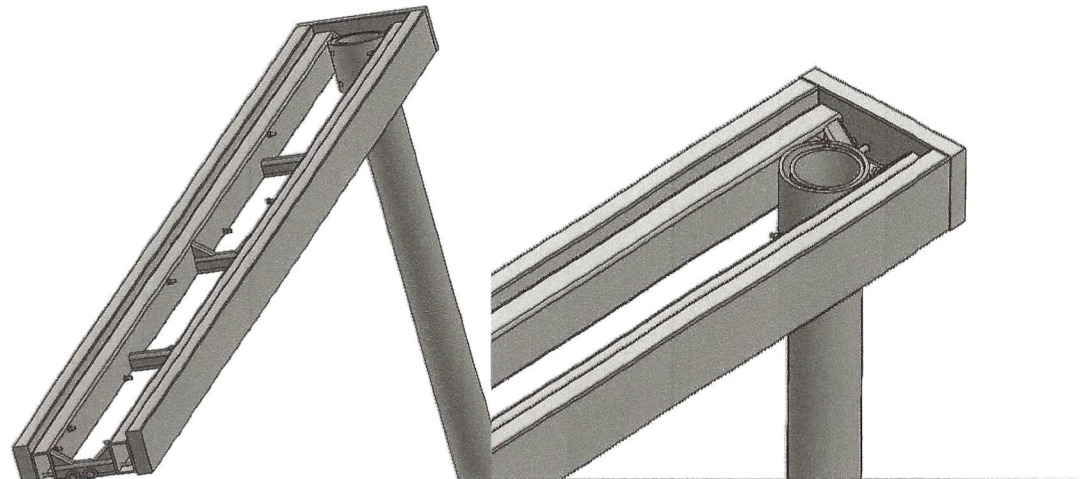
ENGINEERING REVIEW - PIER STEEL STRUCTURE



ENGINEERING REVIEW SLIP WALKWAYS STEEL STRUCTURE



WALKWAY 16 FEET X 12 INCH WIDE TOP





DRAWN BY: RYAN TABOR 6/21/24

GIS LAYOUT 1

This document is not a licensed survey. The placement of the pier is estimated based on aerial imagery and is subject to a 1 degree tolerance. The riparian lines shown are estimated and do not represent actual property lines or legal boundaries. By signing this document, the customer acknowledges that they are approving the pier's location and understand that any changes made to the pier's location after installation may result in additional charges.

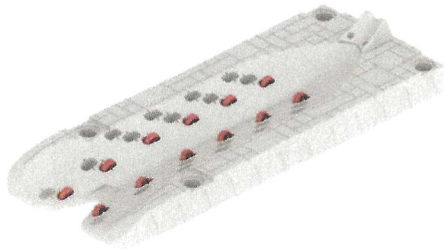
Signature:

LG LAGOON

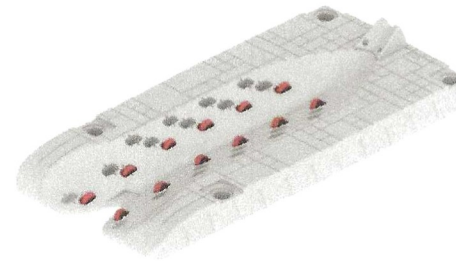
[illegible]

17 Boat Slips (8.5 FT X 16 FT)
13 Wave Runner Slips
-Qty (8) 1,500 lbs. Capacity
-Qty (5) 1,800 lbs. Capacity

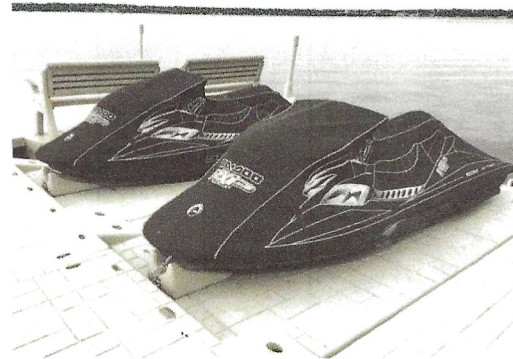
PERSONAL WATERCRAFT PORT



FLOATING PWC PORT 5' WIDE
1,500 LBS CAPACITY



FLOATING PWC PORT 6' WIDE
1,800 LBS CAPACITY



Eco Friendly

- Eco-Friendly Decking and Skirting with “RENEWDECKING”
 - **Renewdecking** is proudly manufactured and headquartered in Luxemburg, Wis.
 - The decking is crafted from a blend of recycled post-consumer and pre-consumer High-Density Polyethylene (HDPE), combined with virgin materials and non-organic strengthening additives.
 - Free from organic compounds, the production of **Renewdecking** is environmentally responsible and does not contribute to deforestation.
 - With a 25-yr warranty, this durable decking results in progressively declining post-use waste over time.
 - Composite decking guaranteed to retain 97% of color match for 50 years.
 - End-of-life decking recycled by manufacturer
 - www.renewplastics.com





Dredging Compatible

- Pier support pipes/pylons are driven into the ground until they meet resistance 30 feet or greater depth.
- Having a large portion of the anchor/support piping in the ground is not impacted by dredging in the area unlike standard wood pier posts.
- Heavy Schedule 40 Pipe has greater resistance to inadvertent impacts from mechanical dredging.

Commercial Installations

Lake Lawn Lodge, Delavan WI



Commercial Installations

Lake Lawn Lodge, Delavan WI



10

Commercial Installations

Brewery, Rockford, Illinois



7/9/2024

Commercial Installations

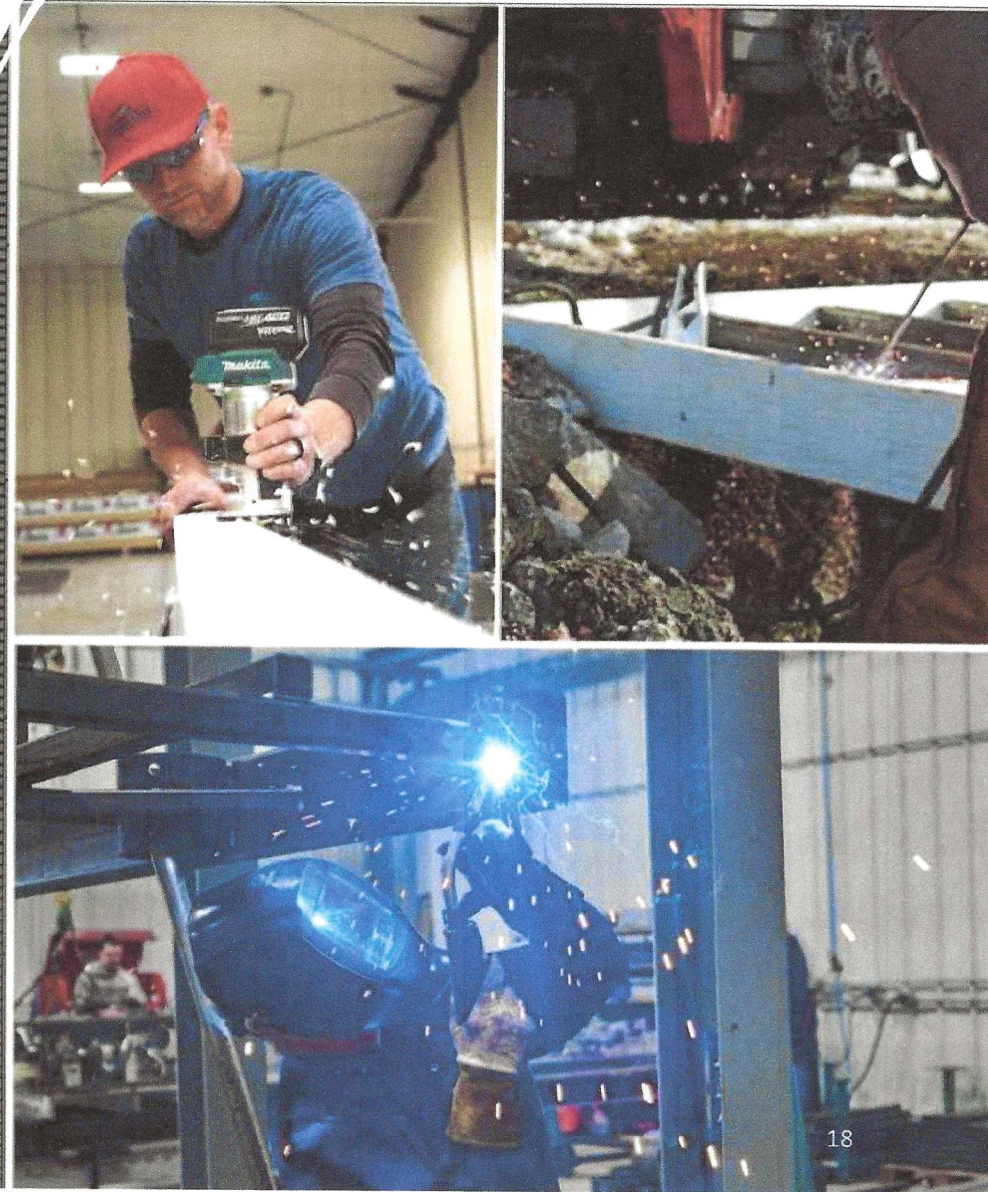
The Village Supper Club, Delavan, Wisconsin



MANUFACTURING CAPABILITIES

FROM BLUEPRINT TO BREAKWATER

- Engineering precision, masterful welding, custom metal fabrication, skilled carpentry, robust barge construction, and powerful piling pounding are pillars of our proven process.
- Innovative design meets marine engineering
- Precision welding for enduring strength
- Custom metalwork, quality assured
- Artisan carpentry for marine structures
- State of the Art CNC systems coupled with 3D AutoCAD design
- Secure piling alignment guarantees lasting support





Pewaukee Yacht Club, Pewaukee Wisconsin

Thank you

David Wall

dwall@summersetmarine.com

www.summersetmarine.com

Cell: 262-755-8199 Texts Welcome



Summerset - Whitewater
W3128 Highway 59
Whitewater WI 53190
United States

Quote
#QUO3525
06/24/2024

Bill To

Linda Frame
City of Lake Geneva
626 Geneva St
LAKE GENEVA WI 53147
United States

Email /
Phone: lframe@cityoflakegeneva.gov

(262) 203-2325

TOTAL

\$242,698.36

Expires: 12/31/2024

Expires	Exp. Close	Sales Rep	Email	Phone
12/31/2024	06/06/2024	Dave Wall	dwall@summersetmarine.com	

Lake	Memo
Geneva Lake	Replacement of Lagoon Piers

Quantity	Item	Options	Rate	Amount
	Note Main Walkway - Next to Spill Way			
7	AS5-4X144 ALL SEASONS 5" PIPE 4"X144"		\$6,550.00	\$45,850.00
1	AS5-4X120 ALL SEASONS 5" PIPE 4'X120"		\$6,300.00	\$6,300.00
	Note South 4' Wide Pier			
2	AS5-4X120 ALL SEASONS 5" PIPE 4'X120"		\$6,300.00	\$12,600.00
	Note North East Walk Way 50'			
5	AS5-4X120 ALL SEASONS 5" PIPE 4'X120"		\$6,300.00	\$31,500.00
1	General Service (Non-Taxable) Custom Corner Pieces with Engineering		\$5,000.00	\$5,000.00
	Note North 4' Wide Pier			
1	AS5-4X120 ALL SEASONS 5" PIPE 4'X120"		\$6,300.00	\$6,300.00
1	AS5-4X120 ALL SEASONS 5" PIPE 4'X72" (6' Foot)		\$6,300.00	\$6,000.00
	Note SLIP CAT WALKS (12" x 16')			
18	General Service (Non-Taxable) CUSTOM ALL SESONS 5" PIPE 12" X 16' CAT WALK QTY (18)		\$2,500.00	\$45,000.00
	Note PERSONAL WATER CRAFT (PWC)			



QUO3525



Summerset - Whitewater
W3128 Highway 59
Whitewater WI 53190
United States

Quote
#QUO3525
06/24/2024

Quantity	Item	Options	Rate	Amount
8	811-181 SLX5-PWC Wave Port 5' wide Blue Wheels (1,500 LB Capacity- Wave Runner PLC Port)		\$2,025.00	\$16,200.00
5	811-191 SLX6 - 72" W x 152" L - Color: GRAY (1,800 lb Capacity Wave Runner PWC Port)		\$2,401.50	\$12,007.50
8	811-194 SLX Port to Port Kit (Qty 2) - Color: GRAY		\$294.00	\$2,352.00
6	811-196 SLX 2" Post Insert (Qty 2) - Color: GRAY		\$85.00	\$510.00
74	860-220 8" Mooring Cleat		\$36.25	\$2,682.50
	5" Piling Disclaimer Pricing includes Pipe Pilings up to 30'. Lengths exceeding will be billed an additional \$30/ft			
1	ADI - All Seasons Pier Assembly, Delivery, & Installation (ADI): The ADI payment is due at the completion of installation. If payment is not received within 30 days of installation, a 1.5% charge of the outstanding balance is added to your account each month.		\$48,540.00	\$48,540.00
			Subtotal	\$240,842.00
			Tax Total (%)	\$1,856.36
			Total	\$242,698.36

Final Payment Terms:

- * Final payment is due upon completion of your project.
- * If payment is not received within 15 days of your invoice date, a payment reminder will be sent out and interest will be accrued as of the invoice date.
- * At 30 days, a statement will be sent to you with stated accrued interest charges
- * At the 60-day mark, another statement will be sent out stipulating the outstanding balance with total accrued interest charges, as well as Summerset Marine's intent to place a lien on your property for failure to pay all outstanding charges.
- * If more than 90 days has passed, and you have not paid your outstanding balance, Summerset Marine Construction will initiate the process to place a lien on your property. Interest will continue to accrue until your outstanding balance is paid

ATTENTION PLEASE READ:

This customized quote for you is guaranteed for 30 days from the date stated on the document. The stated pricing reflects a payment by cash or check. Credit Card payments incur a 3% surcharge. Any additional costs for necessary engineering modifications, or additional customer requests, beyond the original quote will be added to the quote and presented to the customer for approval before manufacturing.



QUO3525



Summerset - Whitewater
W3128 Highway 59
Whitewater WI 53190
United States

Quote
#QUO3525
06/24/2024

Notice of lien rights:

Pursuant to Wisconsin construction lien law, Summerset Marine and Lifetime Piers hereby notifies the owner that we may have lien rights on said owner's land, building, and improvements. Owners may also receive a notice of lien rights letter from us within 90 days of work being completed if all required payments are not made by that time. This information, pursuant with Wisconsin statute 799, is intended for the purpose that all lien claimants are paid in full for work performed. The owner is responsible for forwarding a copy of the notices to their lender, if any. Please sign, date, and return to indicate your approval of this quote and its terms.

Signature_____ Date_____



QUO3525