



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

**PIERS, HARBORS, AND LAKEFRONT COMMITTEE
TUESDAY, JUNE 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.

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<https://wi-lakegeneva.civicplus.com/319/City-Meetings-Video-Stream>

AGENDA

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 May 13, 2025
5. Harbormaster Report
6. Discussion/Recommendation for Seawall Replacement Project Change Order 1
7. Discussion/Recommendation for Seawall Replacement Project Pay Application 1
8. Discussion/Update regarding the process to move forward with decisions on lagoon piers
9. Discussion/Recommendation regarding an ordinance change to allow rental of the unused dingy ramps at West End to persons on the Kayak rack wait lists
10. Discussion regarding process of reviewing/revising multiple ordinances
11. Future agenda items
12. Next meeting date and time: July 8, 2025 at 5:00 pm
13. 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
MINUTES
TUESDAY, MAY 13, 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 4:01 pm.

Roll Call

Present: Cindy Yager, Sherri Ames, Linda Frame and Cathy Stoodley. Absent: Brian Smith. Others present: City Clerk Lacey L. Reynolds, Harbormaster Erick Nicia and other interested persons.

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

None.

Approval of the minutes from April 8, 2025

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

Harbormaster Report

Harbormaster Erick Nicia announced the week after memorial day his office hours will change. He will be in the office Tuesday 8:30-4:00, Thursday 1:00-4:00 and Friday 8:30-4:00. Boat launch fees have been increased in Williams Bay and Fontana and the Town of Linn is also looking into increasing fees. Pier rentals are complete, a few buoy rentals are still available and the waitlists are updated on the city website. Lagoon seawall construction is going well. Nicia also reviewed the Riviera Beach data.

Discussion/Update regarding Gage Marine Beach Fence Repair/Replacement

Harbormaster Nicia reported the Department of Public Works looked at the fence and said their department can complete the work on the fence. Alder Frame requested the fence be extended to 6 feet.

Discussion/Recommendation regarding Lakefront Fee Schedule increases and additions

Harbormaster Nicia explained the changes noted in red on the fee schedule, restrictions of the DNR and what is allowed. Discussion took place. Motion by Frame to approve, second by Stoodley. Voice vote, approved, motion carried.

Discussion/Recommendation regarding Library issued Beach Passes

Alder Yager and Harbormaster Nicia explained the library issued beach pass program. Motion by Ames to approve, second by Frame. Voice vote, approved, motion carried.

Discussion/Recommendation regarding lagoon lessee's season launch pass

Alder Yager explained the lagoon piers will most likely not go in this summer. Harbormaster Nicia reviewed the potential timeline for the lagoon dredging. Alder Yager explained this would be the last time offering this pass and asked what amount the committee was interested in charging. Motion by Frame to approve issuing lagoon lessee's season launch pass for free, second by Stoodley. Voice vote, approved, motion carried.

Discussion/Update regarding lagoon and future timelines

Alder Yager explained the current dredging task order only included a portion of the lagoon and did not include dredging the area under the bridge. Motion by Frame to suspend the rules for Mark Braden resident of the Towers

to speak, second by Ames. Voice vote, approved, motion carried. Braden shared his concerns regarding Towers pier taxation and the lagoon dredging. Discussion took place.

Discussion/Recommendation regarding Covenant Harbor Boat Launch Fees

Harbormaster Nicia explained the City normally donates boat launch passes to Covenant Harbor. The process has always been an internal process, but the Harbormaster wants it to be public and for the committee to approve the process and issuance each year. Motion by Ames to grant Covenant Harbor boat launch fees free of charge, second by Stoodley. Voice vote, approved, motion carried.

Future Agenda Items

Item 10 - Lagoon discussion will continue. Potential ordinance change for the dingy ramp rental, lights and a camera at the west end pier, potentially grandfathering boat lifts at the west end pier, adding a pier replacement fund for all the piers, Gage pier installation contract, Riviera rentals, handicap accessible beach options, pier A at the Riviera.

Next Meeting Date and Time

June 10, 2025 @ 5:00 pm.

Adjournment

Motion by Ames to adjourn, second by Stoodley. Voice vote, approved, motion carried. Adjourned at 6:01 pm.

Lacey L. Reynolds
City Clerk

Harbormaster Report

May 13th, 2025

Piers, Harbor & Lakefront Committee

Harbormaster Erick Nicia, City of Lake Geneva

Harbormaster:

Due to updated school requirements, my schedule has changed. I will now be available in the office during the following times:

- **Tuesday:** 8:30 AM – 4:00 PM
- **Thursday:** 1:00 PM – 4:00 PM
- **Friday:** 8:30 AM – 4:00 PM

I may also be in the office on weekends as needed and to support staff.

The Riviera Beach:

Full **7-day-a-week operations** have begun. Staff are fully trained, and the beach is running smoothly.

The fence portion was replaced on 6/6/2025. New signage has begun to be put up.



I am currently working on the development of bilingual signage for admissions and rules.

The Boat Launch:

The DNR approved launch increases have been implemented. New signs have been posted.



My staff and I have received numerous complaints about the restriping of the launch parking lot. They insist the City reconsider the changes and return the lot to what it used to be.

Kayak Launch/West Pier:

I will be staffing someone down at the launch for kayaks, before and a few weeks after new signage gets placed to ensure people are paying their launch fees. This will also ensure someone helps monitor the west pier during the start of the season.

Lagoon

The seawall is now complete:



Pier Repairs:

I have been working for Gage to come complete some repairs done on all piers. The biggest concerns right now are the Riviera gas pier and the West Pier fingers. Some have been identified as being extremely wobbly. Gage has been notified and has indicated they will be doing some of those repairs this week.

The storms that passed did some damage to the Gas Pier including breaking a post. Those repair estimates are still pending.

MEMORANDUM TO THE CITY OF LAKE GENEVA

To: Erick Nicia, Neil Waswo
From: Bridget Barry, PE
CC: Naomi Rauch, PE
Date: June 3, 2025
Re: Change Order #1 for Lagoon Seawall Replacement

Attached to this memo is a change order for the inclusion of additional sidewalk repair, additional granite boulders, and additional fees from the Contractor’s Structural Engineer. These changes we’re made in the field with coordinate from both the City of Lake Geneva and Kapur and Associates.

The contract price increase is as follows:

Initial Contract Price	\$131,028.20
Change Order	\$12,595.28
Updated Contract Price	\$143,623.48

Both the Temporary Ditch Checks and Temporary Chain Link Fence were included in the bid and deemed unnecessary once construction began. This, along with some minor adjustments to the wall causing the contractor to use less material, has provided the City with a significant cost savings.

CK Contractors, LLC, has submitted their first and final invoice, totaling **\$134,295.53**.

This is the expected true final cost of the project.

Please feel free to contact me if you have any questions.



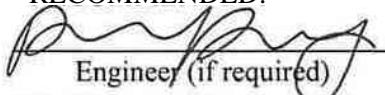
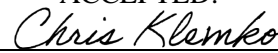
Date of Issuance:	Effective Date:	06/03/2025
Owner: City of Lake Geneva	Owner's Contract No.:	
Contractor: CK Contractors LLC	Contractor's Project No.:	
Engineer: Kapur and Associates	Engineer's Project No.:	23.0152
Project: Lagoon Seawall Replacement	Contract Name:	Lagoon Seawall Replacement

The Contract is modified as follows upon execution of this Change Order:

Description: This change order includes additional granite rock placed between the bridge and the seawall, additional sidewalk removed and replaced, and the additional engineering incurred by the contractor's structural engineer. The Temporary Fencing and Ditch Checks were not used during this project and have been removed.

Attachments: *Justification Documentation – Kapur*

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>131,028.20</u>	Original Contract Times: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
[Increase] [Decrease] from previously approved Change Orders No. ___ to No. ___: \$ - _____	[Increase] [Decrease] from previously approved Change Orders No. ___ to No. ___: Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ - _____	Contract Times prior to this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
[Increase] [Decrease] of this Change Order: \$ <u>12,595.28</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Contract Price incorporating this Change Order: \$ <u>143,623.48</u>	Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for Final Payment: _____ days or dates

<p>RECOMMENDED:</p> <p>By: <u></u> By: _____</p> <p style="margin-left: 40px;">Engineer (if required)</p> <p>Title: <u>PROJECT ENGINEER</u> Title _____</p> <p>Date: <u>06/03/2025</u> Date _____</p>	<p>ACCEPTED:</p> <p>By: _____</p> <p style="margin-left: 40px;">Owner (Authorized Signature)</p> <p>Title _____</p> <p>Date _____</p>	<p>ACCEPTED:</p> <p>By: <u></u> By: _____</p> <p style="margin-left: 40px;">Contractor (Authorized Signature)</p> <p>Title: <u>Owner</u> Title _____</p> <p>Date: <u>6/3/2025</u> Date _____</p>
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Approved by Funding Agency (if applicable)

By: _____ Date: _____

Title: _____

2025 Seawall Replacement

Justification of Contract Change Order #1

Item CO 1.1 – 4” Concrete Sidewalk

- A. Description: This work shall consist of all labor, equipment, and materials related to replacing an additional 332 SF of 4” along the fence line.
- B. Measurement: The work shall be measured as SF completed and accepted in accordance with the contract.
- C. Payment: The work under this item, measured as provided above, will be paid for at the contract unit price \$18.78 per SF, which price shall be full compensation for all work herein specified and for all labor, materials, and equipment; and for cleanup & incidentals necessary to complete the work in accordance with the Contract and all specifications that apply.
- D. TOTAL: \$6,234.96

Item CO 1.2 – Additional Boulder Placement

- A. Description: This work shall consist of all labor, equipment, and materials related to placing an additional 10 TONS of Granite Boulders between the newly installed seawall and the Broad Street bridge.
- B. Measurement: The work shall be measured as TONS completed and accepted in accordance with the contract.
- C. Payment: The work under this item, measured as provided above, will be paid for at the contract unit price \$267.70 per TON which price shall be full compensation for all work herein specified and for all labor, materials, and equipment; and for cleanup & incidentals necessary to complete the work in accordance with the Contract and all specifications that apply.
- D. TOTAL: \$2,676.00

Item CO 1.3 – Additional Engineering Fees

- A. Description: This work shall consist of all labor related to additional engineering fees from CK Contractors Structural Engineered incurred by in-field questions.
- B. Measurement: The work shall be measured as LS completed and accepted in accordance with the contract.
- C. Payment: The work under this item, measured as provided above, will be paid for at \$3,684.32 total which price shall be full compensation for all work herein specified and for all labor in accordance with the Contract and all specifications that apply.
- D. TOTAL: \$3,684.32

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price
CO 1.1	4" Concrete Sidewalk	SF	332	\$18.78	\$6,234.96
CO 1.2	Additional Boulder Placement	TONS	10	\$267.60	\$2,676.00
CO 1.3	Additional Engineering Fee	LS	1	\$3,684.32	\$3,684.32
CO1 SUBTOTAL					\$12,595.28

MEMORANDUM TO THE CITY OF LAKE GENEVA

To: Erick Nicia, Neil Waswo
From: Bridget Barry, PE
CC: Naomi Rauch, PE
Date: June 3, 2025
Re: Pay Request #1 for Lagoon Seawall Replacement

A review of the Request for **Payment No. 1** from **CK Contractors, LLC**, for the **Lagoon Seawall Replacement Project** construction contract has been completed.

Payment in the amount of **\$131,019.63** for this payment request has been recommended for approval by the Construction Manager on site.

The Contractor’s documents are enclosed for the City’s approval. There is expected to be only one additional payment application after this pay application 1 which will be to release retainage after sufficient growth is seen in the restored areas.

Payment amounts are broken up as follows:

	New Invoice Amount	Previously Invoiced	Total
Invoiced	\$134,295.33	-	\$134,295.33
Retainage (5% until 50% complete)	\$(3,275.71)	-	\$(3,275.71)
Total Approved for Payment	\$131,019.63	-	\$131,019.63

Contract Base Bid, based on plan quantities:	\$131,028.20
Contract price after CCO1	\$143,623.48

Please feel free to contact me if you have any questions.

Please send Payment to:
CK Contractors, LLC
Attention:
Chris Klemko
17622 Burlington Rd.
Suite 2
Union Grove, WI 53182

CK CONTRACTORS LLC

Invoice

Date 6/2/2025
Invoice # 1986

Bill To
 City Of Lake Geneva
 626 Geneva St
 Lake Geneva, WI 53147

Ship To
 City Of Lake Geneva
 626 Geneva St
 Lake Geneva, WI 53147

Terms

P.O. #

Item	Date	Description	Price	Qty	Amount
Service Charge	6/2/2025	Lake Geneva Lagoon Seawall Replacement	0.00		0.00
Service Charge	6/2/2025	Common excavation	165.00	80	13,200.00
Service Charge	6/2/2025	Temporary sheet piling and dewatering	28,975.00	1	28,975.00
Service Charge	6/2/2025	Pipe underdrain4-inch	70.00	52	3,640.00
Service Charge	6/2/2025	Nyoplast drain basin and inline drain	1,460.00	1	1,460.00
Service Charge	6/2/2025	Lagoon seawall removal	32,360.00	1	32,360.00
Service Charge	6/2/2025	Restoration of disturbed areas	36.50	115	4,197.50
Service Charge	6/2/2025	New concrete wall	37,867.55	1	37,867.55
Service Charge	6/2/2025	Full sidewalk removal	18.78	332	6,234.96
Service Charge	6/2/2025	Additional boulder placement	267.62	10	2,676.20
Service Charge	6/2/2025	Extra engineering	3,684.32	1	3,684.32

Please remit payment to:

**CK Contractors LLC
 17622 Burlington Rd #2
 Union Grove, WI 53182**

Phone # 262-206-5009

info@ckcontractorsllc.com

Subtotal \$134,295.53
Sales Tax (5.5%) \$0.00
Total \$134,295.53
Payments/Credits \$0.00
Balance Due \$134,295.53



Geneva Lake Seawall Replacement - General Bid Tab

Payment Tab Dated:

6/3/2025

City of Lake Geneva, Walworth County, Wisconsin

Quantities Through Date:

6/2/2025

SEAWALL REPLACEMENT

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate	Qty to Date	\$ Paid to Date
						#1		
205.0100	Excavation Common	CY	80	\$ 165.00	\$ 13,200.00	80.00	80.00	\$ 13,200.00
512.1000	Temporary Sheet Piling and Dewatering	LS	1	\$ 28,975.00	\$ 28,975.00	1.00	1.00	\$ 28,975.00
612.0104	Pipe Underdrain 4-Inch	LF	52	\$ 70.00	\$ 3,640.00	52.00	52.00	\$ 3,640.00
616.0600.S	Temporary Fence (Chain-Link)	LF	350	\$ 20.00	\$ 7,000.00	-	0.00	\$ -
628.7504	Temporary Ditch Checks	LF	45	\$ 21.50	\$ 967.50	-	0.00	\$ -
SPV.0060.05	Nyloplast Drain Basin and Inline Drain	EACH	1	\$ 1,460.00	\$ 1,460.00	1.00	1.00	\$ 1,460.00
SPV.0105.01	Lagoon Seawall Removal	LS	1	\$ 32,360.00	\$ 32,360.00	1.00	1.00	\$ 32,360.00
SPV.0180.01	Restore Disturbed Areas	SY	115	\$ 36.50	\$ 4,197.50	115.00	115.00	\$ 4,197.50
SPV.0105.02	Reinforced Poured Concrete Lagoon Seawall	LS	1	\$ 39,228.20	\$ 39,228.20	0.97	0.97	\$ 37,867.55
SEAWALL REPLACEMENT SUBTOTAL				\$	131,028.20	SUBTOTAL - PAID TO DATE		\$ 121,700.05
SUBTOTAL \$ PER ESTIMATE - SEAWALL REPLACEMENT						\$	121,700.05	

CO1

Item No.	Item Description	Unit	Bid Qty.	Bid Unit Price	Bid Total Price	Quantities per Estimate	Qty to Date	\$ Paid to Date
						#1		
CCO Item 1	4" Concrete Sidewalk	SF	332	\$ 18.78	\$ 6,234.96	332.00	332.00	\$ 6,234.96
CCO Item 2	Additional Boulder Placement	TONS	10	\$ 267.60	\$ 2,676.00	10.00	10.00	\$ 2,676.00
CCO Item 3	Additional Engineering Fee	LS	1	\$ 3,684.32	\$ 3,684.32	1.00	1.00	\$ 3,684.32
CO1 SUBTOTAL				\$	12,595.28	SUBTOTAL - PAID TO DATE		\$ 12,595.28
SUBTOTAL \$ PER ESTIMATE - CO1						\$	12,595.28	
						Subtotal \$ per Estimate	\$	134,295.33
						Retainage per Estimate	\$	(3,275.71)
						Total Paid per Estimate	\$	131,019.63
TOTAL - BASE BID				\$	131,028.20	TOTAL - Paid to Date		\$ 134,295.33
						Less Retainage Held		\$ (3,275.71)
						TOTAL - Paid to Date, Less Retainage		\$ 131,019.63

The following are City of Lake Geneva ordinances that should be considered for updates. The highlighted parts indicate portions that should be changed and superscripted with a number following the section.

Sec. 90-191**Season rental.**

[Code 1992, § 20.27(1); amended 5-10-2010 by Ord. No. 10-06; 2-28-2011 by Ord. No. 11-06; 2-22-2021 by Ord. No. 21-03]

The boat docking, mooring and storage facilities shall be leased to individual boat owners from May 15 to October 15 each year, and such facilities shall be identified by number and location.¹

There shall be leased only one docking, mooring or storage facility per individual boat owner except lessees of a docking space may be entitled to a kayak space in addition to the docking space and lessees of a mooring space may be entitled to one dinghy space and/or kayak rack space in addition to the mooring space. Only individual boat owners who lease a mooring buoy from the City shall be permitted to lease a dinghy space during that corresponding rental season.² Only a dinghy not exceeding 10 feet in length shall be placed in a dinghy space. Kayak rack renters who fail to remove their kayaks from the City-owned racks 10 days after the end of the season will be subject to a \$5 per day fine.³

Reasons:

1. West End Pier, Library Park buoy, Riviera Pier and Riviera Buoys season should remain the May 15th to October 15th. For the Kayak Rack, given that the racks are not removed for winter, they could remain from April 15th to November 15th.
2. Individual Boat owners who lease a mooring buoy shall have priority for renting a dinghy prior to June 15th. Upon June 15th Dinghy ramp spaces should be offered to Kayak Rack waitlist for a one-year term lease without being removed from the list.
On average I have about 10 dinghy ramp spaces that have not been taken by buoy lessees.
3. Any renter who fails to remove their property by the end of the season should be subject to a daily fine, not just Kayaks. This may also lead to having to review section 46-10 regarding Abandoned Personal Property.

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

[Code 1992, § 20.27(9)]

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]

Reason: Notice should also be allowed to be sent via email. This will allow for faster response and confirmation that the offer has been received.

Sec. 90-202 Replacement fund for west pier.

[Ord. No. 07-05, 4-23-2007; 6-12-2023 by Ord. No. 23-04]

(a)

A repair and replacement fund shall be established and separately held for major repairs and replacement of the West Pier to be constructed in 2007.

(b)

From each pier rental fee the sum of \$1,000 shall be removed and segregated into the West Pier Replacement Fund.

(c)

The amount of the pier and replacement fee to be transferred to the fund maybe adjusted upward or downward or eliminated by the Common Council in future years.

(d)

The fund shall be used for major repairs and replacement of the West Pier as needed and as decided and ordered by the Common Council.

(e)

The fees in to the replacement fund for the West Pier shall begin the first full year of rentals after construction.

Reason: Replacement Fund should be put in place for all piers to allow for their repair and maintenance.