



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

**PIERS, HARBORS & LAKEFRONT COMMITTEE**  
**WEDNESDAY, JULY 17, 2019 – 5:30 PM**  
**CITY HALL, CONFERENCE ROOM 2A**

**AGENDA**

1. Meeting called to order by Chairman Skates
2. Roll Call
3. Approval of Minutes from June 19, 2019 meeting as prepared and distributed
4. Comments from the public limited to 5 minutes, limited to items on this agenda
5. Harbormaster's Report
6. Discussion/Recommendation regarding roofing options for the Riviera building
7. Discussion/Recommendation regarding Riviera conceptual drawings
8. Discussion/Recommendation regarding MSI presentation on Riviera Restoration Project
9. Discussion/Recommendation regarding 2020 rates for Slips, Buoys, Beach Passes, and leases for Riviera Concourse Shops
10. Future Agenda Items
11. 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.*

cc: Aldermen, Mayor, Administrator, Harbormaster, Media

## **PIERS, HARBORS & LAKEFRONT COMMITTEE MINUTES**

**WEDNESDAY, JUNE 19, 2019 – 5:30PM**

**CITY HALL, CONFERENCE ROOM 2A (UPPER LEVEL)**

**Members:** Chairperson Doug Skates, Shari Straube, John Halverson, Rich Hedlund and Tim Dunn

Meeting called to order by Chairman Skates 5:47 pm

**Roll Call:** Chairperson Doug Skates, John Halverson, Shari Straube, Rich Hedlund, and Tim Dunn  
Also present: Mayor Hartz, Administrator Nord and various other people.

**Approval of Minutes:** Hedlund so moved to approve the minutes of May 15, 2019, Halverson seconded. Motion carried 5-0

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

Kent Martzke, 1144 Rolling Lane addressed item seven on the agenda explaining what is he was requesting in regard to an extension of his (Lake Geneva Boat Line) lease agreement and offering to participate in the discussion when those items come up on the agenda tonight.

**Harbormaster Report:** Interim Harbormaster Donna Crook introduced herself to the committee. Crook also reported that the updated Pier, Buoy and Lagoon waiting list was almost completed. Crook also reported she was working with Gage Marine on various pier repair work orders.

Chairman Skates so moved to amend the agenda and to move item eleven up to the next topic of discussion at the meeting. Alderman Hedlund seconded Motion carried by voice vote.

### **Discussion / Recommendation on possible rental rate changes for the Riviera Ballroom:**

Stephanie Copsey (contracted Marketing Director the Riviera Ballroom) presented the committee with a list of recommended amendments to the current rental agreement for the Riviera Ballroom. The list was provided and Copsey covered the highlights took various questions from the committee. After additional discussion, Alderman Halverson so moved to forward Stephanie Copsey's recommendations to the Finance, License and Regulation Committee. Alderman seconded the motion. Motion carried by unanimous voice vote.

### **Discussion / Recommendation on amendments to city's current fishing related ordinance(s):**

City Administrator Dave Nord presented to the committee with a map of city owned property along the lake front showing areas where city staff believes fishing should be allowed. This map was presented to facilitate discussion and put additional clarifying wording in the city's current ordinances. After brief discussion among the committee members; Alderman Hedlund so moved to forward the staff recommendations to the next Finance, License and Regulation Committee meeting. Alderman Straube seconded the motion. Motion carried by voice vote.

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**Discussion / Recommendation on Lake Geneva Boat Line contract extension request:** City Administrator Dave Nord reported that the Harbormaster and he had met with Kent Martzke of Lake Geneva Boat Line (LGBL). Nord reported that there were two unresolved items that the committee will need to address before the contract can possibly be extended. Mr. Martzke would like wording added that LGBL is not required to pay the commercial boat launch fee. Secondly Mr. Martzke proposed an alternative to the current, automatic three percent (3%) increase to the lease amount. After some discussion John Halverson so moved to forward the discussion to the next Finance, License and Regulation committee meeting. Alderman Hedlund seconded the motion. Motion carried by unanimous voice vote. It was the consensus of the committee to have the City Administrator provide the committee with copies of the current lease agreement as well as numbers related to the current annual lease increase in comparison with what Mr. Martzke is proposing.

**Discussion / Recommendation sea wall inspection responses:** Dave Luterbach reported to the committee that all responses received were evaluated and it his recommendation that Collins Engineering (\$9,500) be awarded the contract. General discussion took place and Luterbach stated that MSI could supervise the project for \$5,000. After additional discussion Alderman Hedlund so moved to forward this recommendation to the next FLR meeting. Doug Skates seconded the motion. Motion carried by voice vote.

**Discussion / Recommendation ACM / lead paint inspection responses:** Dave Luterbach reported to the committee that all responses received were evaluated and it his recommendation that Intertek-PSI (\$4,600) be awarded the contract. General discussion took place and Luterbach stated that MSI could supervise the project for \$5,000 - \$7,500. Luterbach stated this amount for MSI's services could be significantly reduced if city staff could assist with the project on site. Alderman Hedlund so moved to forward this recommendation to the next FLR meeting. Alderman Halverson seconded the motion. Motion carried by voice vote.

**Discussion / Recommendation regarding possible additional foot washing station:** Chairman Skates requested that a foot washing station be noted as a possible addition to the overall Riviera project. Currently beach guests are using Riviera restrooms (and the fountain) to wash sand from their feet. The sand is causing issues within the various drain pipes.

**Discussion / Presentation of various information from MSI concerning the Riviera renovation project:** Anne Krogstad (Architect with MSI) addressed the committee and provided a power point presentation with three concepts for renovating the first floor of the Riviera building. These concepts along with others will be discussed at future committee meetings.

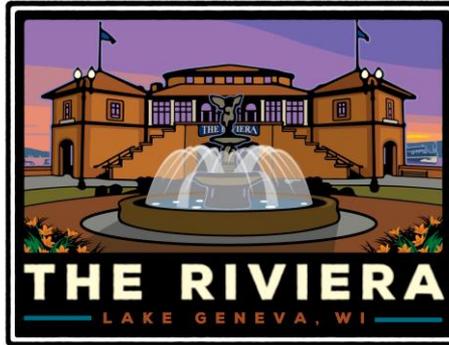
**PIERS, HARBORS & LAKEFRONT COMMITTEE MINUTES  
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**Future Agenda Items:**

**The Committee identified the following items for inclusion on next month's agenda:**

- Roofing options for the Riviera building
- Continued discussion on Riviera conceptual drawings
- MSI presentation on Riviera restoration project

Ald. Hedlund motioned to adjourn at 7:03 pm, second by Halverson. Motion carried by unanimous voice vote.



*Proposed First Floor Concepts*  
*JUNE 2019*

# CONCEPT SITE PLAN 1



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# CONCEPT FLOORPLAN 1



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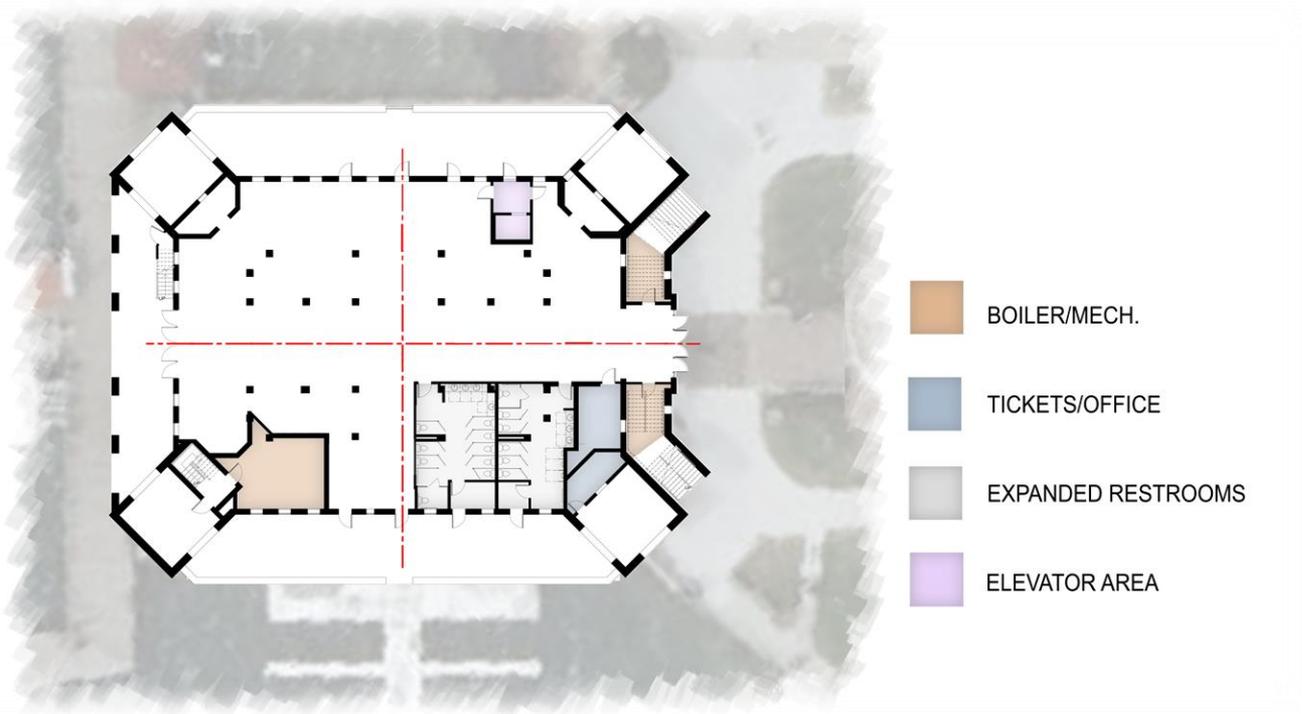
## CONCEPT SITE PLAN 2



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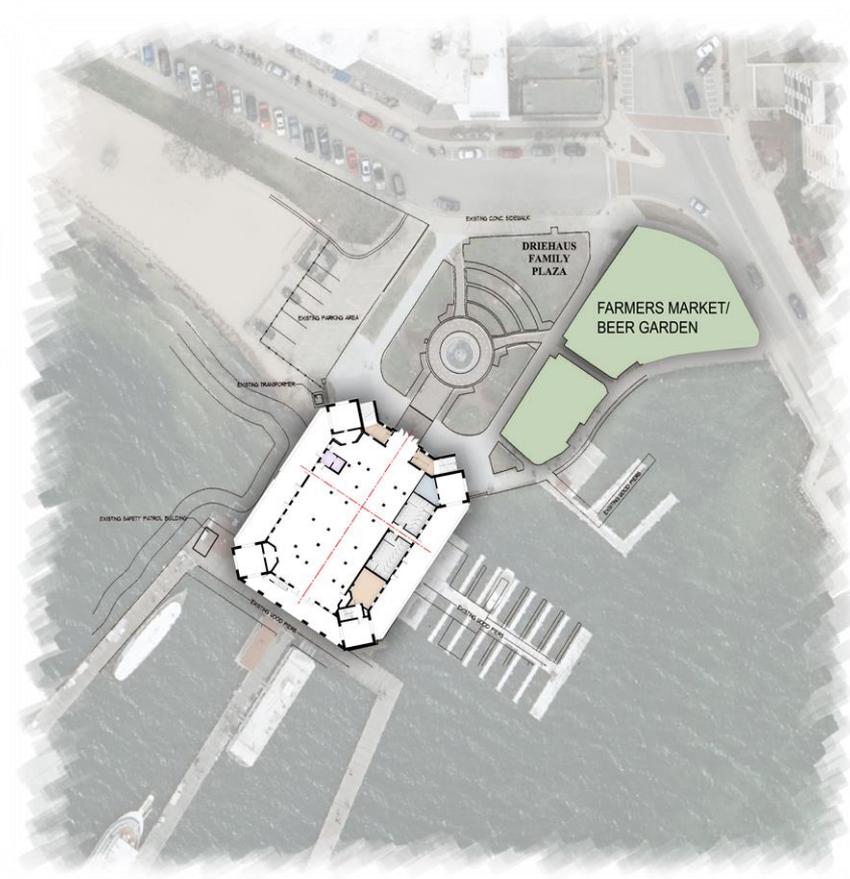
## CONCEPT FLOORPLAN 2



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# CONCEPT SITE PLAN 3



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## CONCEPT FLOORPLAN 3



## INSPIRATION IMAGES



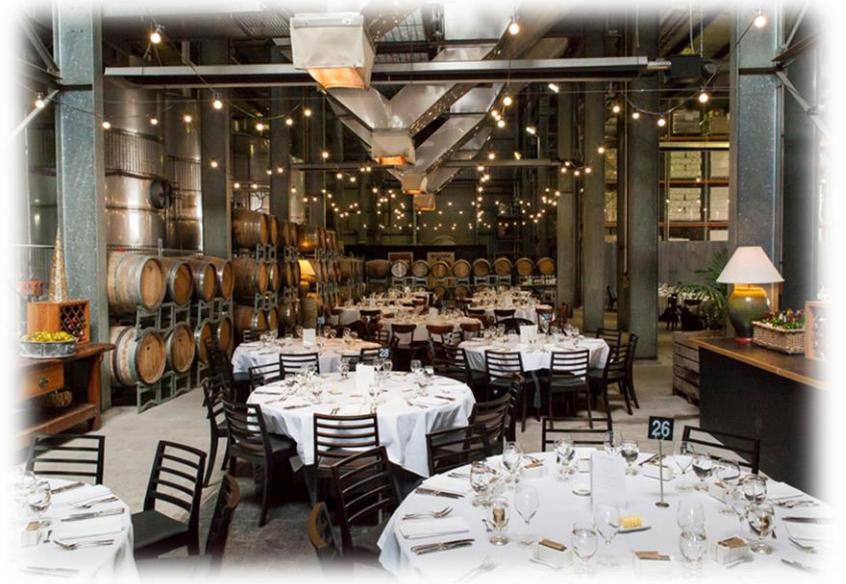
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## INSPIRATION IMAGES



## INSPIRATION IMAGES



**City of Lake Geneva  
Slip, Buoy and Rack Rental Rates  
2010-2019**

	<u>0%</u> <u>2010</u>	<i>Slips 20%</i> <i>Buoys 3%</i> <u>2011</u>	<u>0%</u> <u>2012</u>	<u>5%*</u> <u>2013</u>	<u>3%</u> <u>2014</u>	<u>0%</u> <u>2015</u>	<u>3%</u> <u>2016</u>	<u>3%</u> <u>2017</u>	<u>3%</u> <u>2018</u>	<u>0%</u> <u>2019</u>	<b>3%</b> <u>2020</u>	<b>ROUNDED</b>
<b>West End Pier - 24' Slip</b>												
Resident	\$ 1,250.00	\$ 1,500.00	\$ 1,500.00	\$ 1,575.00	\$ 1,622.25	\$ 1,622.25	\$ 1,671.00	\$ 1,722.00	\$ 1,774.00	\$ 1,774.00	\$ 1,827.22	1,827.00
Non-Resident Property Owner	\$ 1,875.00	\$ 2,250.00	\$ 2,250.00	\$ 2,362.50	\$ 2,433.38	\$ 2,433.38	\$ 2,507.00	\$ 2,583.00	\$ 2,661.00	\$ 2,661.00	\$ 2,740.83	2,741.00
Non-Resident	\$ 2,500.00	\$ 3,000.00	\$ 3,000.00	\$ 3,150.00	\$ 3,244.49	\$ 3,244.49	\$ 3,342.00	\$ 3,443.00	\$ 3,547.00	\$ 3,547.00	\$ 3,653.41	3,653.00
<b>West End Pier - 26' Slip</b>												
Resident	\$ 1,460.00	\$ 1,750.00	\$ 1,750.00	\$ 1,837.50	\$ 1,892.63	\$ 1,892.63	\$ 1,950.00	\$ 2,009.00	\$ 2,070.00	\$ 2,070.00	\$ 2,132.10	2,132.00
Non-Resident Property Owner	\$ 2,080.00	\$ 2,550.00	\$ 2,550.00	\$ 2,677.50	\$ 2,757.82	\$ 2,757.82	\$ 2,841.00	\$ 2,927.00	\$ 3,015.00	\$ 3,015.00	\$ 3,105.45	3,105.00
Non-Resident	\$ 2,710.00	\$ 3,250.00	\$ 3,250.00	\$ 3,412.50	\$ 3,514.88	\$ 3,514.88	\$ 3,621.00	\$ 3,730.00	\$ 3,842.00	\$ 3,842.00	\$ 3,957.26	3,957.00
<b>Lagoon Slip</b>												
Resident	\$ 340.00	\$ 500.00	\$ 500.00	\$ 677.25	\$ 697.57	\$ 697.57	\$ 719.00	\$ 741.00	\$ 764.00	\$ 764.00	\$ 786.92	787.00
Non-Resident Property Owner	\$ 780.00	\$ 1,000.00	\$ 1,000.00	\$ 1,128.75	\$ 1,162.61	\$ 1,162.61	\$ 1,198.00	\$ 1,234.00	\$ 1,272.00	\$ 1,272.00	\$ 1,310.16	1,310.00
Non-Resident	\$ 1,040.00	\$ 1,500.00	\$ 1,500.00	\$ 1,575.00	\$ 1,622.25	\$ 1,622.25	\$ 1,671.00	\$ 1,722.00	\$ 1,774.00	\$ 1,774.00	\$ 1,827.22	1,827.00
<b>Buoys</b>												
Resident	\$ 625.00	\$ 645.00	\$ 645.00	\$ 677.25	\$ 697.57	\$ 697.57	\$ 719.00	\$ 741.00	\$ 764.00	\$ 764.00	\$ 786.92	787.00
Non-Resident Property Owner	\$ 1,040.00	\$ 1,075.00	\$ 1,075.00	\$ 1,128.75	\$ 1,162.61	\$ 1,162.61	\$ 1,198.00	\$ 1,234.00	\$ 1,272.00	\$ 1,272.00	\$ 1,310.16	1,310.00
Non-Resident	\$ 1,460.00	\$ 1,500.00	\$ 1,500.00	\$ 1,575.00	\$ 1,622.25	\$ 1,622.25	\$ 1,671.00	\$ 1,722.00	\$ 1,774.00	\$ 1,774.00	\$ 1,827.22	1,827.00
<b>Dingy, Kayak and Paddleboard Racks</b>												
Resident	\$ 105.00	\$ 110.00	\$ 110.00	\$ 115.50	\$ 118.96	\$ 118.96	\$ 123.00	\$ 127.00	\$ 131.00	\$ 131.00	\$ 134.93	135.00
Non-Resident Property Owner	\$ 155.00	\$ 160.00	\$ 160.00	\$ 168.00	\$ 173.04	\$ 173.04	\$ 179.00	\$ 185.00	\$ 191.00	\$ 191.00	\$ 196.73	197.00
Non-Resident	\$ 210.00	\$ 220.00	\$ 220.00	\$ 231.00	\$ 237.93	\$ 237.93	\$ 246.00	\$ 254.00	\$ 262.00	\$ 262.00	\$ 269.86	270.00

\*= 2013 rates included changing lagoon slips to the same prices as buoys.

**CITY OF LAKE GENEVA  
COMPARISON OF RATES BY MUNICIPALITY - 2018 RATES**

<b>MUNICIPALITY</b>	<b>COMMERCIAL BOAT LAUNCH RATES</b>	<b>BOAT SLIP RATES</b>	<b>AMOUNTS</b>
TOWN OF LINN	\$90 PER LAUNCH \$900 SEASON PASS	MEDIUM SLIP 9' WIDE LARGE SLIP 11' WIDE	\$ 2,263.00 PLUS TAX \$ 2,469.00 PLUS TAX
VILLAGE OF FONTANA	\$525 FOR FIRST 50 LAUNCHES \$10.50 FOR EVERY LAUNCH THEREAFTER	NO LARGER THAN 25" NO LARGER THAN 27"	\$ 2,626.50 TAX INCL \$ 2,842.80 TAX INCL
VILLAGE OF WILLIAMS BAY	\$90 DAILY \$900 ANNUAL	NO LARGER THAN 18' NO LARGER THAN 21' NO LARGER THAN 23' NO LARGER THAN 24'	\$ 1,660.00 TAX INCL \$ 1,900.00 TAX INCL \$ 2,070.00 TAX INCL \$ 2,150.00 TAX INCL
TOWN OF DELAVAN	\$40 DAILY \$400 ANNUAL - TIER 1 (1-5 BOATS) \$500 ANNUAL - TIER 2 (6-10 BOATS) \$600 ANNUAL - TIER 3 (11+ BOATS)	BUOYS/SWIM RAFTS NO SLIPS/PIERS	\$30/3 YEARS TAX INCL TAX INCL TAX INCL TAX INCL
CITY OF LAKE GENEVA	\$10 PER TRAILER/ANNUAL	SEE ATTACHED SCHEDULE	

City of Lake Geneva												
Riviera Concourse Leases												
2010-2040												
			Annual Lease Amounts									
Space	Lessee	Business	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
				5%	0%	0%	3%	3%	various	3%	0%	0%
A	Carlson	Kandy Cove	6,717.05	7,052.90	7,090.96	7,090.96	7,303.68	7,522.80	7,298.00	7,516.94	7,516.94	7,516.94
B	Briggs	Del Sol	16,494.24	17,318.95	17,318.96	17,318.96	17,838.52	18,373.68	-	20,397.09	20,397.09	20,397.09
C	Fang	Dockside Gifts	14,742.88	15,480.00	15,480.00	15,480.00	15,944.40	16,422.76	18,122.00	18,665.66	18,665.66	18,665.66
D	Smith	Accessories \$10 or Less	6,366.63	6,684.96	6,684.96	6,684.96	6,885.52	7,092.04	7,462.00	7,685.86	7,685.86	7,685.86
E	Kaniuk	Creative Glass Blowing	6,286.61	6,600.94	6,600.96	6,600.96	6,798.96	7,002.92	7,380.00	7,601.40	7,601.40	7,601.40
F	Bialous-Gogolewski	Riviera Beach Shop	4,733.81	4,970.50	4,970.52	4,970.52	5,119.64	5,273.20	5,740.00	5,912.20	5,912.20	5,912.20
G/H	Kuang	Ba-Ba's Lakefront Grille	10,126.58	10,632.91	10,632.92	10,632.92	10,951.92	11,280.44	11,234.00	11,571.02	11,571.02	11,571.02
I	Carlson	Kandy Cove	1,324.74	1,390.98	1,461.00	1,461.00	1,504.84	1,549.96	1,260.00	1,297.80	1,297.80	1,297.80
K	Carlson	Ice Cream Shop	7,297.85	7,662.74	7,750.84	7,750.84	7,983.36	8,222.88	7,585.00	7,812.55	7,812.55	7,812.55
L	Carlson		3,927.87	4,124.26	4,186.56	4,186.56	4,312.16	4,441.52	3,772.00	3,885.16	3,885.16	3,885.16
M	Poetzingner		6,284.18	6,598.39	6,598.40	6,598.40	6,795.72	6,999.61	7,380.00	7,601.40	7,601.40	7,601.40
O	Carlson		807.72	848.11	848.12	848.12	873.56	899.76	1,260.00	1,297.80	1,297.80	1,297.80
<b>TOTAL</b>			<b>85,110.16</b>	<b>89,365.64</b>	<b>89,624.20</b>	<b>89,624.20</b>	<b>92,312.28</b>	<b>95,081.57</b>	<b>78,493.00</b>	<b>101,244.88</b>	<b>101,244.88</b>	<b>101,244.88</b>