

VILLAGE OF FONTANA ON GENEVA LAKE
Walworth County, WI

Lakefront and Harbor Committee
Wednesday, August 27, 2014
(Official Minutes)

The monthly meeting of the Lakefront and Harbor Committee was called to order at 4:30 pm on August 27, 2014 by Chairman David Prudden.

Committee Members Present: Trustee Dave Prudden, Lee Eakright, Ed Snyder, Steve Beers, Joel Bikowski, Bob Chanson

Committee Member Absent: Don Holst

Also Present: William Barrett, Rafaelita Cantalupo, Darrell Frederick, Kathryn Gutenkunst, Kevin Kirkland, Clerk Theresa Linneman, Administrator Dennis Martin, Trustee Rick Pappas, Jamie Whowell, Tom Whowell

Visitors Heard

Martin shared Greg Blizzard's emailed report. He stated the season is coming to an end and many of the attendants have left to go back to school. Blizzard will be tending the launch through mid-October.

General Business

Approval of Minutes for Meeting Held July 23, 2014

Snyder/Bikowski 2nd made a MOTION to approve the July 23, 2014, minutes as presented, and the MOTION carried without negative vote.

Rip-Rap Repair Permit Filed by Larry Quist, Pier Docktors, for Neilson-Havens Property at 403 N. Lakeshore Drive

A rip-rap repair permit was filed by Larry Quist for 403 N. Lakeshore Drive. Martin stated all necessary documents were turned in with the application that was reviewed without concern by Building Inspector Ron Nyman. The repair is to existing rip-rap.

Snyder/Chanson 2nd made a MOTION to recommend Village Board approval of the Rip-Rap Repair Permit application for the property at 403 N. Lakeshore Drive, as filed with the Wisconsin Department of Natural Resources, with the conditions that the permit is approved by the DNR, that the Village of Fontana Building Permit application is approved, and that an as-built survey is filed upon completion of the project. The MOTION carried without negative vote.

Mooring Application Filed by Sylvan Glen Subdivision Association President William Barrett for Tax Parcel SSGN 00009, 744 S. Lakeshore Drive

Martin stated the Village received an application for a mooring buoy permit for 744 S. Lakeshore Drive filed by William Barrett, president of the Sylvan Glen Association. A memo from Building Inspector/Zoning Administrator Ron Nyman was included in the handouts and addressed concerns with the mooring buoy permit application filed by Barrett. The memo states the proposed mooring buoy plan indicates a violation of riparian rights and moored boats less than the separation distance required. The plan also indicates a swim raft and a "landing dock" that are located within or that are encroaching in the riparian rights area. These are all issues that need to be addressed before a mooring buoy permit can be considered. An "as-built" survey of what has been previously installed on the parcel's lakefront also is required with the application. Martin stated the Village checked with the DNR and there is no record of a Designated Mooring Area (DMA) permit for the Sylvan Glen subdivision or for that parcel. Trustee Pappas suggested Nyman conduct a site-check to in order to make sure everything on the application is accurate. Pappas stated there is currently a shore station located over the riparian setback line which is not on the plat that was included with the application. Attorney Kathryn Gutenkunst, representing the

adjacent property owner Rafaelita Cantalupo, stated that a title check indicates that there is no designated owner of the lot Barrett is representing on the application, and the parcel it is not on the tax roll. Gutenkunst stated she pulled the deeds and there is no ownership of lot 12, only 9, 10 and 11. She stated the most recent plat is from decades ago, and on that lot 12 is designated as a parking lot. Martin stated he recently contacted the Village Assessor Jim Danielson to get more information on the current assessment proprietorship of the land.

Snyder/Chanson 2nd made a MOTION to table the Mooring Buoy Permit application filed by Sylvan Glen Subdivision Association President William Barrett for the parcel located at 744 S. Lakeshore Drive. The MOTION carried without negative vote.

Gage Marine Pier Lease Renewal

Martin stated Bill Gage was not able to make it to the meeting and recommended tabling the item to next month. The current lease agreement expires December 31, 2014.

Snyder/Chanson 2nd made a MOTION to table the Gage Marine pier lease renewal until next meeting. The MOTION carried without negative vote.

Village Pier Proposal to Swap Buoys for New Slips

Trustee Prudden provided a brief background on the concept expounded on at last month's meeting to exchange village buoys for slips to be constructed on a new pier. The village currently has 27 buoys and per DNR regulations one buoy can be exchanged for one pier slip. Prudden provided a preliminary proposal which details the conclusion and proposal to eliminate 20 buoys and build a new 200-foot pier that will accommodate 22 boat slips, 26-feet in length. If approved, the new pier would be constructed between Pier 1 and Pier 2, in front of the Lake Geneva Marine building leased to Kevin Kirkland. The new pier would have 22 slips, however, the first two slips on the north side of the pier would be the two slips currently assigned to Kirkland through his lease. Relocation of Kirkland's floating pier for kayaks and paddleboards to the south side of Pier 2, closest to Lake Street, will allow for the required setback distances for the proposed location of the new pier. Darrell Fredrick of Austin Pier Service stated that the pier would have slips that could accommodate 26-foot boats, which is 2-feet larger than the existing slips, and would allow the village to charge a more expensive lease fee and generate more revenue. Since the Village could create 20 boat slips and eliminate 20 of the buoys, there was discussion about lengthening the other two existing piers in order to build up to seven more pier slips to completely exchange all 27 of the buoys, which have become very difficult to lease. If approved, Martin stated the committee will have to make an eventual recommendation to the Village Board on who should be offered the new pier slips, and what will happen to the people who have been leasing the buoys if they are all exchanged for slips. Martin stated there are some people who have been renting a buoy for years and have also been on the waiting list for a slip. Chanson said the current focus should be on getting approval for the new pier and the details about who will be offered the opportunity to lease them should be worked out after it's approved by the Village Board.

Frederick stated he has completed the preliminary planning and design. If the recommendation is approved by the Village Board and the DNR approves the necessary permits, the construction contract will have to be put out for bids. Pappas stated that the preliminary proposal drafted by the subcommittee lists the estimated rates of the new boat slips at \$3,800. Pappas stated that is a significant increase from the current slip rate and he warned that the Village tried to raise rates a couple of years ago and it did not go over well. Prudden stated it is just an estimated lease amount based on the estimated cost of the construction and permitting expenses. Prudden stated that compared to the other Geneva Lake municipalities, the lease rate is on the high end, but not out of range. Tom Whowell suggested the committee keep moving forward with getting the proposal authorized and suggested the committee go forth with whatever makes the most sense to generate revenue. Whowell asked Frederick what he thinks the timeline would be on completion and installation of the pier. Frederick replied some preliminary crib work could commence next summer, but the new pier and slips would not be completely constructed until the spring of 2016. Pappas stated the construction expenses will have to be included in next year's budget. Jaime Whowell said approval has been received for a pier addition plan for the Willow Bend Marine

DMA in front of Chuck's, and he asked if they should hold off on the construction and follow suit with the Village in an attempt to eliminate all the buoys for pier slips. Tom Whowell stated Gordy's owns 15 buoys and Jamie Whowell stated Chuck's owns four buoys. Snyder recommended having the Village Board make a suggestion to the commercial business to have their piers extended to the DNR allowed limit and then exchanging the buoys for pier slips in order to open up the whole Fontana Bay.

Chanson/Eakright 2nd made a MOTION recommend that the Village Board authorize the Lakefront and Harbor Committee and the Village pier service provider, Austin Pier Service, to commence with the formal planning and permitting process to construct a 200-foot pier, with 22 slips, between Pier 1 and Pier 2 in front of the Village's Lake Street marine building leased to Kevin Kirkland, with two of the new slips assigned to Kirkland and 20 of the slips assigned to the Village, as proposed. The MOTION carried without negative vote.

Review of Lake Street Summer Guidelines and Ordinance

Prudden stated that with Labor Day coming up, there are only two more weekends left of "summer," that village ordinance designates Lake Street can be closed from Friday evening to Monday morning. Prudden suggested keeping the current policy until it can be reviewed this off-season. Martin stated Police Chief Olson reviewed Tom Whowell's proposal distributed at last month's meeting without major concerns. He said he does not want to alter the ordinance because it is currently written in a way that protects the village against liability while providing necessary flexibility on opening or closing the street as necessary. Martin stated Chief Olson has put more effort into making the officers on duty easier to reach and with better communication the situation has shown improvement. Tom Whowell stated there needs to be guidelines and the guidelines should be incorporated in the Standard Operating Procedures of the department. Tom Whowell stated that Gordy's employees had to open and close the gates again last weekend because the police did not arrive until 5:58 pm. Whowell stated the procedures should get adopted and said the current village ordinance has the wrong date and time.

Set Next Meeting Date

The next monthly meeting will be held Wednesday, September 24, 2014, at 4:30 pm.

Adjournment

Snyder/Chanson 2nd made a MOTION to adjourn the meeting at 5:04 pm, and the MOTION carried without negative vote.

Minutes prepared by: Theresa Linneman, Village Clerk

Note: These minutes are subject to further editing. Once approved by the Lakefront and Harbor Committee, the official minutes will be kept on file at the Village Hall.

APPROVED: 9/24/2014