

**FISH CREEK HARBOR COMMISSION**  
**TUESDAY, AUGUST 14, 2007**  
**7:30 A.M.**  
**GIBRALTAR TOWN CENTER**

**Call to Order:** The meeting of the Fish Creek Harbor Commission session was called to order by Dave Harris, chairman at 7:32 a.m.

Members present: Dave Harris, Leigh Zielke, Paul Woerfel, Joel Blahnik and Brian Merkel  
Also present: Dock Master Bruce Bishop and Mark Isaksen

**Approve Minutes:** It was moved by Woerfel and seconded by Zielke to approve the minutes of July 24, 2007 as presented. Motion carried unanimously.

**Boat House Renovation – Isaksen Architects:** Mark Isaksen outlined the timeline for the project: specifications and drawings out on the 28 of August, bids due back on the 13<sup>th</sup> of September and the project under way on October 15<sup>th</sup>. As the finals are complete he will e-mail them to Dave Harris. Isaksen went through the floorplan and restrictions from the DNR (see attached drawings). First everything would be disconnected, the building lifted, screw in piers would be placed and a concrete grade beam would go around the building. The walls would be sheet rock with vapor barrier and insulation. The roof would be resheeted and reshingled. The outside siding would need to be left on. New wooden siding can be put on to replace rotted boards. As the project is under 25,000 cubic feet rule an approved state plan is not required but all the requirements must still be met.

There is no new ramp to the front door. Harris will contact Kristy Rodgers regarding an ADA compliant ramp and front door.

The lobby flooring will be commercial grade carpeting with a 1 x 4 wood base. There will be a permanent wall unit for heating and cooling. The electrical system will have approximately 20 openings. The originally submitted mechanical room was removed by Rodgers. The showers were reduced to put in a hot water heater. If there is room available will a floor sink will be added.

The restrooms/showers will have a 2" x 2" floor tile, a 6" tile base and an option for alternate epoxy commercial application. There will be electric wall heat and a radiant panel in the ceiling. Bid out with hand dryers vs. paper towels. Countertops should be rounded in the restrooms, safety issue per Woerfel.

The mechanical room will be sealed concrete with a vinyl base. A plumbing hatch will be in the floor for winterizing.

The main heating system is propane. Cylinder location was suggested in the pump out. A buried LP tank in the dinghy rack area was suggested. Harris will contact Ferrell Gas on propane tank option and regulation for their location. There is the option to be all electric. The wood stove is not allowed per our insurance. A 40 gallon propane fired hot water heater has a faster recovery time than electric. Isaksen will check on parallel hot water tanks in a series vs. a larger tank. Woerfel recommended putting the tanks inside the building and insulating the maintenance room for noise.

Miscellaneous:

- have the building wired for cable for future (cable bid to the building)
- Exterior lighting: 1 light over the restrooms and 1 over the front entrance.
- Building Committee involvement – Harris will check with Runquist and if it should be brought to the Town Board on 9/4 for approval.
- Parking lot condition
- Fuel tanks and dinghy racks for later discussion.

**Lundh Slip Request:** Harris stated that Jeff Lundh is first on the slip reassignment request list. Lundh sold his small boat and bought another larger boat. Woerfel stated that only requests could be made to the commission; it is up to the commission's discretion to make slip assignments. Brian Merkel left the meeting at 8:45 a.m. It was moved by Zielke and seconded by Woerfel not to reassign anything this year. Motion carried unanimously.

**Slip Reassignment Letter:** The slip reassignment letter was reviewed. Woerfel suggested the addition of a notification deadline of March 1<sup>st</sup> to coincide with annual renewals. A 30-day reassignment notice will also be stated in the letter. If the commission intends to make a reassignment due to a boat not using the slip to its "best use" the slipholder will be allowed 30 days to provide proof of a new boat that would fit in the existing slip to fill its "best use." The modifications will be made and forwarded to Harris for final approval.

**Open Discussion:** The need for additional boat trailer parking was stated. Harris will follow-up with Chairman Runquist. Woerfel stated if the parking area was paved and striped the area would be better used.

**Adjourn:** It was moved by Woerfel and seconded by Blahnik to adjourn. Motion carried unanimously and the meeting adjourned at 8:51 a.m.

Respectfully submitted,

Beth Hagen, CMC  
Deputy Clerk-Treasurer