

Approved: March 12, 2025

**HARBOR COMMISSION
FRIDAY, FEBRUARY 14, 2025
GIBRALTAR TOWN CENTER
4097 HIGHWAY 42, FISH CREEK WI 54212
7:30 a.m.**

Call to order: Chair Harris called the meeting to order at 7:30 a.m.

Roll call/quorum: Harbor Commission Members Present: Dave Harris, Brian Merkel via Zoom, Paul Woerfel via Zoom, Rich Hecker and Bob Grawien. Not present: None. Also present: Travis Thyssen, Theresa Cain-Bieri and Chase Austin via Zoom.

Agenda/proper notice/adopt agenda: Harris confirmed the agenda had been properly noticed. *Motion (Hecker/Grawien) to approve the agenda as presented. Carried.*

Approve Minutes of Previous Meeting(s): *Motion (Hecker/Grawien) to approve minutes of January 15, 2025 meeting. Carried. Motion (Merkel/Grawien) to approve minutes of January 31, 2025 meeting. Carried.*

Review Correspondence: Commission reviewed letter from John and Cathy LaRoi. Will be addressed further at future meeting.

Dock short term repairs/plan design: Commissioners reviewed Kahr's concept plan for Kinsey property, which includes an additional 15 slips at the Kinsey dock. He advised that DNR would support closing west ramp if dual ramp is constructed in its place. Kahr also noted that a kayak launch at the dock is not advised. Commissioners discussed moving dinghy racks from behind the dock house, possibly to the Kinsey property area to improve aesthetics and parking. They also discussed the length of proposed Kinsey dock in relation to fuel dock. Merkel suggested Commission should first look at reconfiguring fuel dock before designing Kinsey dock reconfiguration. Austin provided feedback on the overall layout and functionality of fuel dock area. Length of the fuel dock should be extended to accommodate larger boats and to address current congestion. Fuel dock is already tight and a longer dock would help accommodate more boats. Commission discussed creation of bulkhead and pedestrian walkway. Kahr clarified that the space between the property line and bulkhead would be 45 feet. This would allow for sufficient space for potential parking and pedestrian access. Commission asked Kahr to consider fuel dock reconfiguration and parking when providing updated plans at the next meeting. Commission discussed west dock proposal which includes a double launch to improve boat launching and staging, leaving the existing floating dock and removing Quo Vadis dock. Creation of a one-way traffic flow for the ramp area to improve staging and parking, allowing for better organization and reduction of potential traffic issues was suggested. Austin proposed designating a staging area for sailboats. Town's parking lot west of the ticket office could be used for this purpose. Kahr suggested using a floating wave attenuator to reduce impact of strong winds. Attenuator would be wider and lower to the water, providing better protection for smaller boats and improving overall docking conditions. Concerns about dock width and safety and room for Quo Vadis and pontoon

rentals were addressed. Commission discussed idea of moving commercial slips from the main dock to the west dock. Commission discussed reconfiguration of the slips on the main dock to improve boat accommodation and overall functionality. Several options were considered, including adjusting the layout to better accommodate larger boats and increasing the number of slips. The need for a more flexible docking system was emphasized, allowing for easier access and more efficient use of space. Concerns were raised about the overall width of the dock and how the new configuration might affect boat maneuverability and safety. Commission agreed that the reconfiguration should be done in a way that balances need for additional slips with accessibility and safety considerations. Commission discussed possibility of extending “L” at the end of the main dock. Extension would help shelter boats from waves and wind. Concerns were raised about whether extension would interfere with the fairway or impact other docking arrangements. As an alternative, use of a floating wave attenuator was suggested to provide similar protection without extending the dock. Based on Commission’s feedback, Kahr will return with updated drawings, incorporating suggested changes. Kahr will provide drawings for three areas—Kinsey dock, main dock, and west dock—at the next meeting. Drawings will show mooring area coordinates and a sketch that includes all docks on one drawing. Updated drawings will include Ayres plan for walkway and parking area. Treasurer asked whether the open moorings should be filled or kept open pending decisions about the fuel dock reconfiguration. Administration advised that County approved zoning variance for the Kinsey property and disposition of Kinsey house will likely be on the agenda at annual meeting and confirmed cottages have been sold and should be moved in April. Next regular meeting and workshop dates were discussed. March 12, 2025 at 7:30 was confirmed by Commission. It was agreed no need for regular monthly meeting on March 19. Regular agenda items can be addressed after workshop on March 12.

East side riparian lines: No discussion.

Set Next Meeting date: Wednesday, March 12 at 7:30 a.m.

Adjourn: *Motion (Merkel/Hecker) to adjourn at 8:54 a.m. Carried.*

Respectfully submitted,

Laura Reetz, Clerk