



**CITY OF DELAFIELD  
MEETING MINUTES  
LAKE WELFARE COMMITTEE**

*Chair: Mike Hausman*

*Members: Chris Arndt, Jerry Dunnick, Jim Ellsworth, Gayle Gaborsky, Susan McVey, Ald. Paul Price, Sarah Reardon, Louis Scopp, Don Tills, Andrew Vrakas*

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**August 9, 2023**

**6:00 PM**

City Hall, Council Chambers  
500 Genesee St.

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**Minutes**

**1. Call to Order**

Chair Hausman called the Lake Welfare Committee meeting to order at 6:00 p.m.

**2. Pledge of Allegiance**

**3. Roll Call**

**Members Present:** Jerry Dunnick  
Jim Ellsworth  
Gayle Gaborsky  
Mike Hausman, Chair  
Susan McVey  
Paul Price, Ald., D6  
Sarah Reardon  
Louis Scopp  
Don Tills  
Andrew Vrakas

**Members Absent:** Chris Arndt

**Also Present:** Sally DuPont, Recording Secretary

**4. Minutes**

Discussion and possible action on the following minutes:

**A. Approval of Minutes of the July 12, 2023 Regular Meeting**

Hearing no objections or revisions from the committee members, Chair Hausman approved the minutes from the July 12, 2023 regular meeting.

**5. Citizen Comments**

Maritza Armagan, 1525 Weber Court, Delafield, WI, read a statement she prepared regarding her boathouse.

Hearing no further comments, citizen comments were closed at 6:03 p.m.

**6. Unfinished Business**

Discussion and possible action on the following items:

**A. SEWRPC Study: Follow-Up Items**

**1) Possible lake remediation project for 2023**

Scopp said he met in July with the Village of Nashotah Administrator and the DPW. They found out there is no easement or right-of-way assigned to the Village of Nashotah or the HOA that has to do with the piece of property where the stormwater enters the lake.

Scopp said he received an update on things that are occurring with the HOA:

- They are cleaning riprap as it comes off the road.
- Arrangements are being made for a different mowing contractor.
- Some woody undergrowth is being removed.
- Vegetation that had been planted by homeowners is being taken out.

Scopp said the City of Delafield has not contacted the Village of Nashotah and he has done all he can do. Hausman said he will speak with Tom Hafner, City Administrator.

McVey and Hausman thanked Scopp for all of his work.

**B. “Welcome to the Lake” Program**

Tills said there were no new sales that he knew of in the last month, but there are a couple of sales pending.

**C. Dredging at the Mouth of the Bark River**

Hausman said there are additional applications that need to be approved before the actual work can be started.

**D. Lake Awareness Meeting**

Hausman spoke about the prospective agenda for the meeting and said Amanda Schmitz, Aquatic Invasive Species Coordinator for Washington/Waukesha Counties, will speak about invasive species. McVey suggested the topic of boathouses should be included on the agenda because she has received many questions from citizens on the topic.

**E. Boathouse Application for DELC 0755.958, 2029 Evergreen Ln., Delafield. Owner: Jay & Kristin Warner; Applicant: Matt Widmann, Precise Construction, LLC**

Matt Widmann, Precise Construction, LLC, 1925 N. Oak Grove Road, Oconomowoc, WI, was present to speak.

Hausman stated that at the June 2023 Lake Welfare Committee meeting, the Warner's boathouse had been approved, and when it was submitted for approval, it had an overhead lakeside door. Matt said he did not know he needed to get approval for the new door, it was too late to cancel the order for the new door, and the new door was installed.

Price commented that from the lake, the boathouse clearly looks like a recreational area and not a storage facility. McVey said the committee is at a turning point as to whether or not to approve of the direction the boathouses are headed and a decision needs to be made in the best interest of the lake and Reardon agreed.

Tills said he opposes the direction of the last few boathouses and Price agreed. Dunnick also expressed his concern about the direction the boathouses are headed. Scopp said he believes the new boathouse door on the Warner's boathouse does not comply with the requirements and needs to be removed.

*Motion by Gayle Gaborsky, seconded by Sarah Reardon, to recommend to the Plan Commission that the original approved plan for the Warner's boathouse be recognized and adhered to, and the existing boathouse door be removed because it does not comply.*

*All in favor. Motion carried.*

## **7. New Business**

Discussion and possible action on the following items:

### **A. Aquatic Invasive Species Awareness: Flowering Rush**

Hausman said Flowering Rush has been found up the Bark River, in the Fox River, and in Middle Genesee Lake, and it is hard to identify. Hausman said on August 16, 2023 Amanda Schmitz, Aquatic Invasive Species Coordinator for Washington/Waukesha Counties, will be doing a survey around Nagawicka Lake of aquatic invasive species and once he gets the feedback from Amanda, he will share it with the committee.

### **B. Bleeker Street Boat Launch: Ingress/Egress**

Price said he received an email from Jackie Valde and she has a concern regarding people launching at the Bleeker Street boat launch and then parking their trailers elsewhere. Hausman said there is not a designated person to monitor where people are parking and that would be difficult. Valde also mentioned a concern about wake surf board boats going up and down St. John's Bay, but Hausman said there is nothing the committee can do as long as the boats are going slow, no wake. Hausman said if the boats are speeding that would be the police department's jurisdiction. Hausman said he appreciates Valde's concerns.

Ellsworth said the Waukesha County website states the Bleeker Street launch is for the City of Delafield residents only, but on Waukesha County's Parks website it states the Bleeker Street launch is a public launch. Ellsworth said when you do a web search on the Bleeker Street launch, it is listed on some sites as being a public launch and others as being a private launch for City of Delafield residents only. Hausman clarified the Bleeker Street launch is a public launch, but you need a sticker to park at the launch, which can only be purchased from the City of Delafield and you need to prove residency.

Vrakas said you are not allowed to park your trailer on a city street but it is not in the purview of the Lake Welfare Committee to monitor that.

Vrakas said exclusivity of the lake is not the goal and Ellsworth agreed.

### **C. DELC0783006, 1425 Weber Court. Owner: Majaybe's Family Trust; Applicant: Pat Seegers, Ascent, LLC. Applicant Seeks Approval to Utilize a Different Lakeside Door than was Originally Approved**

Jim Siepmann, W240N1221 Pewaukee Road, Waukesha, WI, was present to speak.

Jim said the applicants are looking to use a Centor door instead of a vertical door. Jim said the Centor door would match what is on the main house.

*Motion by Gayle Gaborsky, seconded by Sarah Reardon, to recommend to the Plan Commission that the existing plan for the Majaybe's Family Trust boathouse be recognized and adhered to, that the boathouse doors are installed as approved, a Centor door may not be installed, and the change is denied for putting in the boathouse doors as requested.*

*All in favor. Motion carried.*

**D. City of Delafield Boathouse Checklist and Possible Changes to the City of Delafield Boathouse Construction and Renovation Ordinances**

Hausman said there were discussions with the City Planner, Mayor Attwell, the City Clerk, and the City Administrator, and they agreed the approach should be to start with the boathouse checklist and that can possibly be tied into ordinances.

The committee went through the boathouse checklist.

Dunnick suggested incorporating language that would inhibit future renovations being made to boathouses without a permit.

Hausman clarified the committee's preferences/recommendations moving forward:

- Eliminate sewer
- Allow a hose bibb on the outside of the boathouse
- No plumbing
- Garage type door with limited windows
- No HVAC or hot water
- No prepping for HVAC or hot water
- Possibly limiting the electrical to 110/15A
- Shielded, downward lighting rather than just downward lighting

Scopp suggested taking off the Title Report from the checklist and suggested clarifying if rain gardens are needed and if so then follow-up should be done.

Gaborsky and Price suggested adding language to the checklist that states new boathouse construction does not allow an impervious surface within 35 feet of the shoreline other than the boathouse itself or a sidewalk.

**8. Requests for Future Agenda Items**

*Note: No discussion on requested items*

- A. SEWRPC Study: Follow-Up Items
  - 1) Possible lake remediation project for 2023
- B. "Welcome to the Lake" Program
- C. Dredging at the Mouth of the Bark River
- D. Aquatic Invasive Species/Survey
- E. City of Delafield Ordinance Changes Pertaining to Boathouse Construction and Renovation
- F. Website Update

**9. Correspondence**

**10. Adjournment**

Having no further business, Chair Hausman adjourned the meeting at 8:02 p.m.

Respectfully submitted,

Sally DuPont

Recording Secretary