



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- www.cityoflakegeneva.com

CITY OF LAKE GENEVA RIVIERA RESTORATION AD HOC COMMITTEE

WEDNESDAY, AUGUST 19, 2020- 4:00 PM

LAKE GENEVA CITY HALL, COUNCIL CHAMBERS

Members: Chair: Mayor Klein, Tom Earle- Director of Public Works, Dan Draper- City Attorney, David Nord- City Administrator, David Desimone – SHPO, Mary Jo Fesenmaier -Public Works Committee, Tim Dunn - Piers and Harbors Committee, Carroll Pearson – Citizen, Fred Gahl - Chair, Fundraising Committee, Grace Hanny - City of Lake Geneva Historic Preservation Commission, Grace Ecklund- Beautification Committee, Janet Ewing, and Events Manager - Stephanie Copsy

AGENDA

1. Meeting called to order by Mayor Klein
2. Roll Call
3. Approval of Minutes of the August 3, 2020 meeting
4. Discussion/Recommendation of Revised first floor design concept
5. Fundraising Sub-committee Report
6. Adjournment

*This is a meeting of the Riviera Restoration Ad Hoc Committee.
No official Council action will be taken; however, a quorum of the Council may be present.*

City of Lake Geneva Riviera Restoration Ad-Hoc Committee

Monday, August 3, 2020 4:00 P.M.

Lake Geneva City Hall, Council Chambers

Present: Chair: Mayor Klein, Tom Earle -Director of Public Works, Dave Desimone -Wisconsin Historical Society, Grace Hanny – City of Lake Geneva General Historic Preservation Committee, Carroll Pearson – citizen, Fred Gahl, chair, fundraising committee, Mary Jo Fessenmaier, Piers and Harbors Committee, Grace Eckland, Beautification Committee, Cindy Flower, City Council. John Halverson, City Council. And Anne Krogstad, Jay Craig, Adam Wolfe, Dave Luterbach from MSI General.

Meeting called to order at 4:04 P.M. by Mayor Klein.

Roll Call taken at 4:05 P.M.

Mayor Klein asked the committee to review the minutes of July 20th, 2020. After reviewing the minutes, Dave Desimone made a motion to accept the minutes as presented. The motion was seconded by Grace Eckland. The motion passed.

Mayor Klein asked Jay Craig MSI General to present their recommendations for space use of the Riviera lower level. Jay Craig asked Anne Krogstad to review four different designs.

Anne Krogstad presented four options.

Option A called for the removal of the vending area, modifying the boat catering area and providing that space with direct access from the outside. A hallway would be added from the main concourse to the elevator so patrons needing to use the elevator from the first floor to the second wouldn't need to exit the interior of the building.

Option B called for the restrooms to stay in their current location, to eliminate wall in concession area, thus reducing concession spaces from four smaller spaces to two larger spaces.

Option C called for new location of restrooms, adding commercial space where existing bathrooms are located, increase the amount of natural light into the building by possibly increasing the size of the exterior windows which would make the spaces more attractive to commercial tenants.

Option D called for new location of restrooms, introduce new commercial space were existing bathrooms are located, leave as much of the existing building intact as is possible.

There was open discussion on all four options. Mayor Klein supported moving the restrooms as proposed in Option C / D. Mayor Klein also supported the interior hallway for the elevator and suggested the elimination of the Harbor Master Office since the Harbor Master has an office in City Hall.

Grace Eckland raised asked if the building mechanical rooms were properly sized in the new plans. Tom Earle confirmed that they appeared to be.

Fred Gahl and Cindy Fowler questioned if the city really needed to / wanted to continue to meet the criteria necessary to keep the Riviera Building on the National Register of Historic Places. Fred Gahl

suggested the committee evaluate the cost / benefit of maintaining this designation. Cindy Flower suggested we come up with a plan that works for our current needs and seek exemptions from the State Historic Preservation Office as needed.

Dave Desimone cautioned that the building envelope has remained true to its original design for 87 years and any changes we make now might only reflect current tastes and not stand the test of time. Desimone further cautioned that once one change is made to the appearance, there is very little standing in the way of subsequent changes.

Grace Hanny reminded the committee that at an earlier meeting the committee agreed that we wanted to do all that we could to keep the Riviera on the National Register of Historic Places and that we would follow the Department of the Interior Standards for Historic Preservation as our guiding principles.

Grace Eckland questioned access to the elevator since the elevator typically doesn't go to a public space, but rather a rented space. Is there some way to control access to the newly proposed elevator hallway so people don't go down the hallway to a dead end?

There was also a discussion on the existing elevator lobby and ADA compliance. Dave Luterbach stated that only a very minor change or two would be required to get the existing space up to code.

Carol Pearson stated her support for Option D.

Cindy Fowler also supported Option D. and stressed that restroom capacity should not be reduced. Grace Hanny also stated that restroom capacity, specifically women's restroom capacity should not be reduced as part of any redesign.

Mayor Klein asked the committee to make a formal recommendation on the four plans presented by MSI General.

Fred Gahl suggested the committee ask MSI General to proceed with developing further detail on Option C.

Mary Jo Fessenmaier motioned that the committee ask MSI General to proceed with developing further detail on Option C. and Option D.

Grace Eckland seconded the motion.

All committee members were in favor of this motion.

Due to another meeting at 6:00 P.M. we were not able to get a report from the Fundraising Committee.

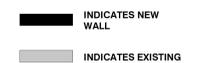
Meeting adjourned at 6:00 P.M.



GENERAL NOTES

1. PAINT AND REPAIR AS NECESSARY

NEW WALL KEY



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 WWW.MSIGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Proposal:	
Bid:	
Contract:	
Plan Commission:	
State Submittal / Permit:	
As-Built:	

REVISIONS:

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KEY PLAN



PROJECT ADDRESS:

PROJECT NAME
 The Riviera Building
 STREET ADDRESS
 812 Wrigley Drive
 CITY / STATE / ZIP
 Lake Geneva, WI 53147

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: ANK Engineer: AGR Reviewed By: BJJ
 Sheet Title:
 FIRST FLOOR INTERIOR REMODEL

Sheet Number:
A-108
 Project Number: P12109
4453



MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS