



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

MONDAY, JULY 13, 2020- 10:00 AM

RIVIERA BALLROOM; 812 WRIGLEY DRIVE

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, and Events Manager - Stephanie Copsey

AGENDA

1. Meeting called to order by Mayor Klein
2. Approval of the minutes of the July 6, 2020 meeting
3. Explanation of the Ad Hoc Committee function(s)
4. Presentation from MSI General
5. Report from the Fundraising Sub committee
6. Suggestions/Discussions as to Projects to be recommended to Council – Mayor Klein
7. Possible recommendation(s) to Council
8. Next meeting date TBD
9. 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, July 6th, 2020 10:00 A.M.

Riviera Ballroom, 812 Wrigley Drive, Lake Geneva, Wisconsin

Notes

Present: Chair: Mayor Klein, Tom Earle -Director of Public Works, Dan Draper -City Attorney, David Nord -City Administrator, Dave Desimone -Wisconsin Historical Society, Tim Dunn -Piers and Harbors Committee, Grace Hanny - City of Lake Geneva Historic Preservation Committee, Carroll Pearson - citizen, Fred Gahl, Chair, fundraising committee, Mary Jo Fessenmaier, Public Works Committee, Grace Eckland, Beautification Committee, (not in attendance Stephanie Copsey, Events Manager.)

Meeting called to order at 10:04 A.M. by Mayor Klein.

Mayor Klein introduced the committee members.

At 10:10 A.M. Mayor Klein called for the nomination of a recording Secretary for the Ad-Hoc Committee.

Mary Jo Fessenmaier made a motion to nominate Dave Desimone as recording Secretary. Mayor Klein seconded the motion. The motion passed.

At 10:15 A.M. Mayor Klein identified the main purpose of the Ad-Hoc Committee is determining and approving the second phase of restoration for the Riviera building.

At 10:20 A.M. Dave Desimone was asked to provide a statement on the importance of historic preservation.

The feelings of continuity, memory, and identify from old places gives us sense of who were are. The experience of beauty and the awe of the sacred at old places deepens our connections to a broader world and fosters a sense of empathy with others. Knowing the place where our ancestors are from gives people a deep sense of belonging. Learning history at the place where it happened is a viscerally memorable experience that stays with us for the rest of our lives. The simple act of continuing to use an existing place is one of the most effective things people can do for a more sustainable world. Old places inspire creativity and foster a flourishing economy. The bottom line is the preservation of old places provides profound material, emotional, sociological and spiritual benefits for all.

At 10:25 A.M. Director of Public Works, Tom Earle reviewed the project today going back to 2014. Earle reviewed the work of Kehoe-Henry and Associates, Inc. assessment of 2017.

Earle then reviewed the work completed by MSI Construction in phase one. s completed to-date.

At 10:40 A.M. City Attorney Dan Draper reviewed contractual obligations with MSI for phase one and phase two. It appears the last administration developed a structure for the contract

with MSI but didn't develop the scope of work. Phase one is complete. Draper recommended we have a conversation with MSI as soon as possible to determine what next steps would be and to define the scope of work for phase two.

Draper also mentioned August 16th as the next deadline / decision point with MSI.

At 10:45 A.M. Director of Public Works, Tom Earle presented a list of issues with the Riviera Building (see attached) and highlighted the most pressing issues being electrical, security, necessary upgrades to wi-fi, presentation capabilities in the ballroom, issues with the safety of the stairs, and on-going issues with an old and outdated elevator.

At 11:20 A.M. Mayor Klein introduced Fred Gahl and stated that Gahl would be leading a fund raising sub-committee. City Administrator David Nord mentioned that phase two would require additional borrowing. Grace Eckland stated that Richard Driehaus would be willing to contribute to the funding of exterior lighting.

At 11:25 A.M. Mayor Klein led a discussion on possible next projects for the Riviera. Director of Public Works, Tom Earle stressed that this project really needs to have a dedicated project manager, either MSI or someone else to run it. It cannot be an in-house person.

At 11:35 A.M. Mayor Klein proposed we schedule a meeting with MSI as soon as possible. After considerable discussion it was decided that the city would contact MSI and schedule a meeting for Monday, July 13th.

With no further business, Mayor Klein made a motion to end the meeting at 11:50 A.M. The motion was seconded by Grace Eckland.

Meeting adjourned at 11:51 A.M.

Respectfully submitted,

Dave Desimone, recording secretary of Riviera Ad-Hoc Committee.



City of Lake Geneva Public Works

Streets/Parks/Forestry/Cemeteries/Buildings and Grounds

1065 Carey St. Lake Geneva WI. 53147 (262)248-6644 fax (262)248-4913

06 July, 2020

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Riviera re-hab.

DPW has been asked to supply a 'list' of concerning items regarding the Riviera. Our list generally mirrors that of the Kehoe-Henry report of 2017. Kehoe-Henry consulted with Staff along with many experts in various fields of construction, safety and ADA compliance. Engineers as well as Architects were part of the team.

Although important, you will notice that the list from DPW is void of any opinion or information on how or what the building should or should not be used for in the future, nor comments regarding appearance such as the ballroom ceiling. (Although the ceiling is failing and sections fall off weekly) Those decisions are left to City Elected Officials guided by Citizens through standing committees. DPW's list is exclusively that of building mechanical, HVAC, plumbing, electrical, drainage, and structural issues that have been present for some time, most before any of the current Staff were employed at the City as shown in the 1980 Citizen Advisory Committee Report. Many are safety concerns as well as code violations with a few exceptions including the DATA/PA systems which have been conveyed to us multiple times by users of the facility. The WiFi and available media opportunities do not meet minimum standards and therefore many potential users find venues elsewhere. This is unfortunate as most of them look here first as they like the idea of having meetings in Lake Geneva.

I encourage the committee to study the Kehoe-Henry report, base any decision making on fact not hearsay, and ask any respective questions for clarity. Items in the report that have been addressed in Phase I include the roof, 2nd floor windows, clerestory windows, tuck-pointing and masonry wall caps.

Future items needing attention include but are *not limited to*;

HVAC system outdated, installed improperly, many issues

Electrical system outdated, many code violations,

DATA system needed, PA system for meetings/conferences

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Plumbing system outdated, many plumbing issues. Freezing during winter, drain pipes at <5% capacity.

Lighting in entire building, especially ballroom.

Front stairway.

Water leaking into electrical areas under stairs, flooding

Vent system in kitchen

Fire suppression/alarm

Security/Camera cctv system to PD

Issue of kids climbing around fences

1st floor heat

Leased spaces not to code

Restrooms not able to be accessed from outside without building entry

Elevator rehab, on going issues.

Drainage concerns, front entrance. Paver brick installed incorrectly, inadequate storm sewer size. Etc

Emergency stairway off balcony issues. Stress from weight. Etc.

Entry door issues, both metal/glass and wood doors

ADA issues regarding building access, restrooms, elevator. Etc.

Dumpster area is unsightly and unsanitary

Wall openings on west side of walkway

Main exterior stairs have northern exposure. Amount of de-icing needed to keep them safe far outweighs the norm. Presents hazard in itself as salt can cause significant slip and fall concerns.



09 July 1980
Citizens Advisory Comm. Report

awareness of the potential of the building and to allow the public to understand what must be done to put it back into use. The tour was held in conjunction with the public opinion poll sponsored by the Committee, which asked for ideas and preferences for use of the second floor space. The Committee was gratified to see over one hundred citizens and city officials tour the building on a chilly, gray day.

Most people were shocked at the condition of the building, wondering how it could have been allowed to become so abused over the years. Despite the condition, most people saw strong possibilities for the building's future. Now cleared of much of the construction added over the years, the elegance and spaciousness of the old ballroom and spectacular lake views were once again visible. Most people left with a strong desire to see the building regain its stature as a landmark in Lake Geneva and to become "accessible" to the local citizenry.

2.4. Public Opinion Poll.

2.4.1. A "straw ballot" was conducted in April by the Committee through the cooperation of the Lake Geneva Regional news, Pace Magazine, and the following Lake Geneva supermarkets: Sentry, United Foods and Super Valu. Ballots were also available at the open house. A sample ballot may be found in the appendix.

From: [Mayor](#)
To: [City Clerk](#)
Subject: FW: Light colors open ceiling
Date: Friday, July 10, 2020 9:46:10 AM

Lana - please include this photo in RIV packet

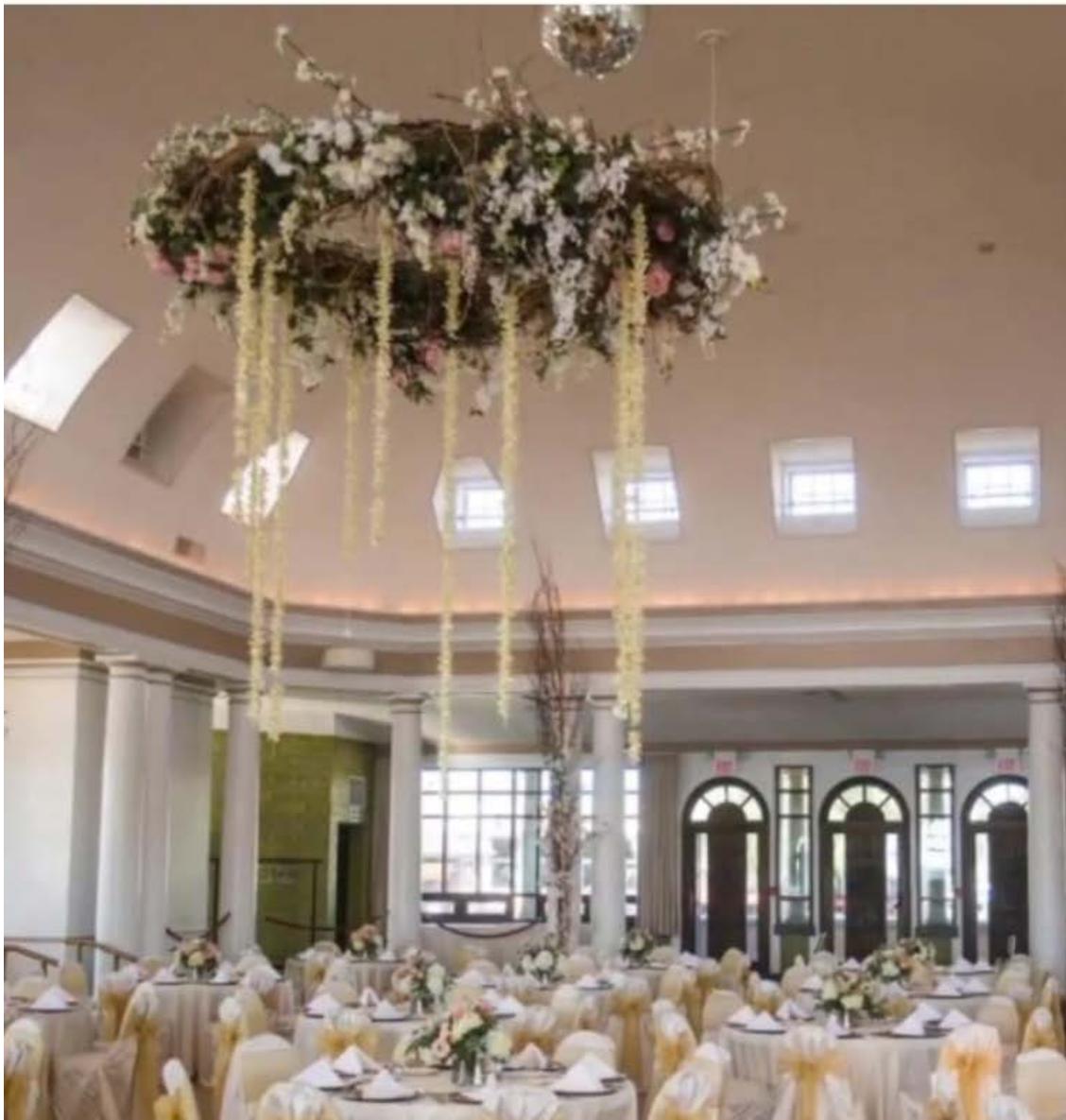
From: Charlene Klein [charlene4mayor@gmail.com]
Sent: Friday, July 10, 2020 9:43 AM
To: Mayor
Subject: Light colors open ceiling



From: [Mayor](#)
To: [City Clerk](#)
Subject: FW: Riv wedding
Date: Friday, July 10, 2020 9:45:08 AM

Lana, please include this photo in Riv packet

From: Charlene Klein [charlene4mayor@gmail.com]
Sent: Friday, July 10, 2020 9:44 AM
To: Mayor
Subject: Riv wedding





From: [Mayor](#)
To: [City Clerk](#)
Subject: FW: Riv
Date: Friday, July 10, 2020 9:47:10 AM

Lana, please include this photo in RIV packet,
CK

From: Charlene Klein [charlene4mayor@gmail.com]
Sent: Friday, July 10, 2020 9:41 AM
To: Mayor
Subject: Riv



Mayor Klein's recommendations for Riviera building renovations:

The second floor ballroom is the part of the building that generates the most revenue, therefore, I feel this should be our priority with a few exceptions.

Using the 300K currently budgeted + ?

Replace the ballroom ceiling

Installation of a new life safety system (fire/smoke detection)

Install new ceiling fans (larger)

Remove the colored lights on the columns (most DJ's/Bands have their own systems)

Install new counter tops on the bars and possibly re-finish the bar itself

Installation of Improved Wi-Fi/audio visual system

Installation of Room darkening window coverings (for daytime meeting presentations/conferences)
Style TBD – need proposals and bids for this

Repainting of the tan colored striping to a yellow/gold tone to integrate with the color scheme on the floor tiles and the wood floor (Sam?)

Refinish the wood exterior doors on the outside of the building (Sam?)

Add historic lighting from Beautification Committee if approved by SHPO (pd by Beautification)

Remove the drop ceiling on the first floor to give more visual space – install new lighting/ceiling fans

Paint/ design new signs to make them a lighter color – see attached photo example

Install security cameras on the exterior

For Capital borrowing/Grants/Fundraising:

Replace front steps and add snow melt system

Replace elevator

Address the sewer system

Replace heating/ac system

Replace the first floor windows

Replace the back stairway

