



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

TUESDAY, SEPTEMBER 22, 2020- 6:30 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 Eckland- Beautification Committee, Janet Ewing, and Events Manager - Stephanie Copsey

AGENDA

1. Meeting called to order by Mayor Klein
2. Roll Call
3. Approval of Minutes of the August 19, 2020 meeting
4. Correspondence from SHPO
5. Update on Exterior Lighting Proposal from Beautification Committee
6. Historic Plaque – Historic Preservation Commission
7. Update on progress of Estimates from MSI
8. Update/discussion on first floor Riviera leases- Admin. Nord
9. Fundraising –Possible borrowing, probable increase in room tax rate, ballroom non-resident rental rate increase for 2022, events, other concepts for fundraising
10. Additional Comments
11. 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

Wednesday, August 19, 2020 4:00 P.M.

Lake Geneva City Hall, Council Chambers

Present: Chair: Mayor Klein, Tom Earle -Director of Public Works, David Nord- City Administrator, Dave Desimone -Wisconsin Historical Society, Tim Dunn, - Piers and Harbor Committee, Mary Jo Fesenmaier- Public Works Committee, Grace Hanny- City of Lake Geneva General Historic Preservation Committee, Carroll Pearson- citizen, Fred Gahl- chair, fundraising committee, Cindy Flower, City Council. Janet Ewing, Stephanie Copsey- Events Manager, Anne Krogstad, Adam Wolfe, and 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 called for an adjustment to the meeting agenda to allow for comments from the public, Tom Strauss of 1715 Medowlark Circle, Lake Geneva eared the Ad-Hoc Committee to consider who the building audience is, to consider vendor selection and that the lower level will help to set the “flavor” of Lake Geneva for visitors. The building is quality and the vendors selected should represent quality. Mr. Strauss also urged the Ad-Hoc Committee and the City of Lake Geneva to develop a Business Plan for the Riviera Building.

There were no further comments from the public.

Mayor Klein asked the committee to review the minutes of August 3rd, 2020. After reviewing the minutes, Tim Dunn made a motion to accept the minutes as presented. The motion was seconded by Grace Hanny. The motion passed.

Dave Luterbach of MSI reviewed a new proposed floor plan that took into consideration the Ad-Hoc Committee’s feedback from the August 3rd meeting. Of note were a women’s restroom with one additional stall, the addition of a family restroom, and a wider, redesigned hallway to provide access to the elevator.

Fred Gahl asked if the boat catering location and the Commercial Space A could be switched. Mayor Klein stated that she talked to staff at the Lake Geneva Cruise Line and they are satisfied with the current location of the catering location.

Grace Hanny liked seeing the additional stall in the women’s restroom but stressed that still might not be enough to handle demand on larger event days. There was also a discussion on if the lower level space would be equipped to handle year round activity. Dave Luterbach stated that they are working off the assumption that the lower level would be equipped to operate year round.

Janet Ewing liked the additional commercial space and while she appreciated the kid friendly vendors in the space currently, suggested development of a bistro style operation to appeal to the many adults and empty nesters that visit Geneva Lake.

Tom Earle felt the new plan was on the right track.

Cindy Flower asked if the proposed family restroom could be relocated to the existing "row boat" office space.

Tim Dunn felt that the boat catering space could be anywhere and supported leaving Commercial Space A as is citing the fact that "the closer to the boats, the more valuable the space."

Mayor Klein agreed with Tim Dunn.

Cindy Flower asked if you could see the lake from anywhere inside the lower level.

Grace Hanny commented that the view of the lake is provided from the walkways around the building, to move people outside for the best views of the lake. Grace Hanny also stated that the architecture and history of the building would create interest and promote curiosity. In addition, quality vendors will draw additional interest to the building.

Tim Dunn stated that any additional modification to the exterior would degrade the building.

There was a discussion on replacing the wooden doors with glass doors to allow for more light. Also the glass doors at either end of the building are not historic. Those doors were added in the 1980s to keep snow out of the lower level.

Mary Jo Fesenmaier made a motion that the Ad-Hoc Committee send floor plan A-108 as presented today by MSI General to City Council for approval.

Tim Dunn seconded the motion.

The motion passed unanimously.

Dave Luterbach stated MSI General would prepare the necessary materials for City Council review.

Fred Gahl presented a fund raising sub-committee report stating he is working with a local stained glass artist to create commemorative stained glass windows that could be sold to raise funds. Fred also mentioned the fund raising sub-committee is in a holding pattern because most donors will need to see floor plans and artist renderings of the space before considering a donation. Fred would like those materials before activating a cultivation campaign.

The meeting was adjourned at 5:50PM.



WISCONSIN
HISTORICAL
SOCIETY

September 18, 2020

The Honorable Charlene Klein
Lake Geneva City Hall
626 Geneva Street
Lake Geneva, WI 53147

Dear Mayor Klein,

This letter is to notify you that an adequately documented nomination for the following property located in the city of Lake Geneva has been received by our office for nomination to the National Register of Historic Places:

Oak Hill Cemetery, 1101 Cemetery Road

In accordance with "Procedures for the Certification of Local Government in Wisconsin" copies of this nomination have been transmitted to the Lake Geneva Historic Preservation Commission for review and comment regarding the eligibility of this property for listing in the National Register of Historic Places.

The report of the Commission will be forwarded to you for your recommendation regarding the eligibility of this property to the National Register. The Commission's report and your recommendation should be transmitted to our office within 60 days of the Commission's receipt of the nomination, in accordance with the Certification of Agreement between the City of Lake Geneva and the Wisconsin State Historic Preservation Review Board.

If you have any questions regarding this matter, please contact me at (608) 264-6501 or by email at Peggy.Veregin@WisconsinHistory.org.

Sincerely,

Peggy Veregin
National Register Coordinator

cc: Lake Geneva Historic Preservation Commission