

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 Copey- 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.