

# HILLMOOR COMMISSION MINUTES

Thursday, April 10, 2025 – 6:00 PM

LAKE GENEVA CITY HALL; COUNCIL CHAMGERS (MAIN LEVEL)

**Members:** Mayor Todd Krause, Alderperson Cindy Yager, Consultant Michael Krajovic, Mark Davids, Kenneth Etten, Dan Getzen, Larry Happ, Paula Porubcan, Pegg Schneider, Lowell Thompson.

**Call to Order** by Mayor Krause at 6:02 pm.

## **Roll Call:**

Present: Mayor Todd Krause, Alderperson Cindy Yager, Consultant Michael Krajovic, Mark Davids, Kenneth Etten, Dan Getzen, Larry Happ, Paula Porubcan, Pegg Schneider, Lowell Thompson.

**Comments from the public as allowed by Wis. Stats. 19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes.**

Sheri Ames, Mary Jo Fesenmaier, and Fred Gohl spoke during public comment.

## **Approval of Minutes:**

On a motion by Ken Etten and second by Larry Happ the minutes from the meetings of March 13, 2025 and April 2, 2025 were approved unanimously.

## **Public Engagement Items:**

**Review/Discussion of public comments from April 2, 2025 Special Hillmoor Commission meeting regarding Hillmoor project ideas** – Michael Krajovic presented a summary of the public comments.

Various commission members shared their insights. It was agreed that there is confusion surrounding the size and scope of a proposed YMCA facility and that the issue as to whether the Y should be part of Hillmoor, or not part of Hillmoor, should be resolved in order for the Commission to move forward with developing a master plan for the property. The Commission members directed Michael Krajovic, the consultant, to work with the Y to define that actual size and scope of their project as well as the specific proposed location of their facility on the property so that the Commission could make an informed decision on whether to recommend or not recommend that the Y's project be part of the City's plan for the Hillmoor property.

**Discussion/Recommendation regarding creating ad Hillmoor newsletter** – During discussion, Lowell Thomson agreed to be the member of the Commission who would lead the project with the support of the consultant, Michael Krajovic. Krajovic asked all Commission members who have ideas that they would like to share about the newsletter to send their comments to him and he would pass the information along to Lowell. On a motion by Lowell Thompson and second by Paula Porubcan the Commission unanimously approved creating a newsletter to provide the public with accurate and timely information about the Hillmoor project.

**Discussion/Recommendation regarding creating a public survey** – The Commission members discussed the need to continue to collect relevant information from residents about the project. Lowell Thompson

agreed to be the lead Commission member to work on developing a survey with support from the consultant, Michael Krajovic. Krajovic asked members to send him any thoughts or ideas about the survey to him and that he would forward the information to Lowell Thompson.

#### **Project Evaluation Items:**

**Discussion/Recommendation regarding developing building design standards, site and landscaping design standards, and protective covenants, conditions and restrictions, for the Hillmoor property** - After discussion, on a motion by Mark Edwards and second by Dan Getzen, the Commission voted to approve spending up to \$5,000 for architectural services to help develop building design standards for the property. The motion passed 6 to 1 with Larry Happ voting no.

#### **Ecological Restoration Items:**

**Discussion/Action regarding SEWRPC (South-Eastern Wisconsin Regional Planning Commission) study of the Hillmoor property** – Consultant Michael Krajovic described the scope of work the City would like to SEWRPC to undertake for the Hillmoor property which included conducting a botanical inventory, a rare species survey, and estimates of invasive species coverage which would be done at no cost to the City. The City will also request a cost estimate from SEWRPC to develop an ecological restoration plan for the property involving the removal of invasive species. The Mayor said he would send the request shortly. No formal Commission action was required.

**Presentation by Friends of Hillmoor** – Peg Esposito and Betty Volquardsen gave a presentation of the activities of the Friends of Hillmoor, a local, nonprofit 501(c)3 organization, focused on helping with the Hillmoor property.

**Discussion/Recommendation regarding Friends of Hillmoor removing invasive species on the property** – On a motion by Larry Happ and second by Ken Etten, the Commission agreed to recommend to the City's FLR Committee and City Council that the Friends of Hillmoor (FOH) be allowed to do ecological restoration work in Zone 4 of the Hillmoor property during 2025 with the following conditions: 1) The FOH has liability insurance coverage for this entire period of work; 2) The FOH keeps the Hillmoor Commission and the Public Works Dept. informed of its work activities by providing schedules of planned work days; 3) The FOH provides progress reports to the Hillmoor Commission once per month including type of work performed, number of collective man-hours worked, and before and after photos documenting the work. The work contributions can be used as a match for grants; 4) Any cut brush that is to be picked up by the City should be placed in piles and if possible, along the edge of the old main access road; and 5) The City reserves the right to terminate the FOH's access to the property at any time. \*(Zone 4 is the south-central corner of the property that borders along Rt.50, the old main access road off of Rt. 50 and private residences in Country Club Estates.) The motion passed unanimously.

**Future Agenda Items** - The Mayor mentioned the possibility of having a presentation on the Rt. 50 improvements that would impact the Hillmoor property and also having the City's bond counsel address the Commission on financial conditions affecting the sale or lease of property at a future meeting.

**Future Meetings** - The Commission agreed to plan for a special meeting on Thursday, April 24 at 6 pm. The Consultant Michael Krajovic expressed his desire for the Commission to hold a Hillmoor site visit to tour the southern end of the property and to also visit Bigfoot Beach State Park to view their ecological restoration efforts.

**Adjournment** - On a motion by Mark Edwards and second by Paula Porubcan, the motion to adjourn at 7:44 pm was unanimously approved.