

## HILLMOOR COMMISSION MINUTES THURSDAY, May 8, 2025 - 6:00 PM

### LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

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

**Call to Order** by Mayor Krause at 6:00 pm.

#### **Roll Call**

Present: Mayor Krause, Consultant Michael Krajovic, Kenneth Etten, Dan Getzen, Larry Happ, Paula Porubcan, Peggy Schneider, Lowell Thompson. Mark Davids arrived at 6:17 pm.

Excused/Absent: Alderperson Cindy Yager

**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.** Gary Mollet, Peg Esposito, Betty Volquardsen, John Nelson, Cathy Stoodley, Joe Zimmer, Mary Jo Fesenmaier, and Ross Magnusen spoke during the public comment period.

**Approve the Minutes of April 10, 2025.** On a motion by Larry Happ and second by Dan Getzen the minutes from the meeting of April 10, 2025 were unanimously approved.

**Comments on April 26<sup>th</sup> site visit (on Hillmoor property) and discussion/recommendation regarding Rt. 50 Frontage Improvements.** Larry Happ stated that the broken, old wooden cart path bridge over the drainage ditch near Rt. 50 is a hazard and recommended that it be removed and replaced. The Mayor stated the need to fix up the front section of Hillmoor bordering Rt. 50 to improve the appearance of the property for people entering into the City. John Foster, the City's arborist, described the work plan of the Public Works Department to clear out invasive species, mow down weeds, and save desirable tree species. While no formal motion was needed, the Commission agreed making the improvements.

**Discussion/Recommendation regarding Hillmoor newsletter.** Lowell Thompson explained the format for the Hillmoor newsletter and how it would be hosted on the City's website with help from the City Clerk's office. The Commission members agreed the newsletter would be a good way to seek additional public comment and keep the residents informed on the progress of the Hillmoor project and activities of the Commission. They thanked Lowell for his efforts and for taking on the lead responsibility for producing the newsletter. Members were asked to submit any ideas for future articles to Michael Krajovic. The newsletter will go out on an as needed basis approximately every four to eight weeks.

**Status Report and Discussion/Approval of Lan Use Zones.** Michael Krajovic gave a brief presentation of current and planned activities of the Commission for 2025 that included beginning implementation on the Knowles-Nelson Grant, developing building and site standards, developing an ecological restoration strategy for the property, beginning the project evaluation process, developing a public engagement strategy, completing small, high impact projects in 2025 such as making Rt. 50 frontage improvements, preparing 2026 budget recommendations, engaging in site visits/field trips and hearing presentations by outside experts when helpful.

He reviewed the five land use zones that subdivide the Hillmoor property and suggested that the border between Zones 4 and 5 be slightly modified to more accurately reflect the actual topographical viewshed of the property. He said that Zone 5 the potential building zone would be approximately 20 acres and Zone 4 would be approximately 38 acres. The Commission members agreed using the zones to help with the planning process of the property.

**Presentation/Discussion of project evaluation process and criteria.** Michael Krajovic gave a presentation on a suggested project evaluation process with criteria to use to evaluate the different project ideas from public input. He stated that the Commission needs to determine what projects should be included in the conceptual planning stages of a master plan for the property. The first step in the process is to assign various projects to the appropriate land use zones for further consideration. More specifically in the near future, the Commission will need to decide which projects should be included in the conceptual planning of Zone 1 as part of the Knowles-Nelson grant project.

**Future Agenda Items.** Michael Krajovic stated that there will be guest speakers talking about ecological restoration at the upcoming Hillmoor meeting. The Hillmoor Commission will also plan to conduct a field trip on either Saturday, May 31 or Saturday, June 7 from approximately 9 am to 12 pm to tour the new city park in Antioch and also Hastings Lake Forest Preserve park in Lake Villa, IL.

**Future Meetings.** The next Hillmoor Commission meeting is scheduled for 6:00 pm, Thursday, June 12 at City Hall.

**Adjournment** - Motion by Mark Davids to adjourn, second by Lowell Thompson. Voice vote, approved, motion carried. Adjourned at 7:27 pm.