



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- www.cityoflakegeneva.gov

**HILLMOOR COMMISSION AGENDA
THURSDAY, JULY 24, 2025 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)**

Members:

Mayor Todd Krause, Alderperson Cindy Yager, Consultant Michael Krajovic; Members - Mark Davids, Kenneth Etten, Dan Getzen, Larry Happ, Paula Porbucan, Peggy Schneider and Lowell Thompson.

City of Lake Geneva's live video stream: <https://cityoflakegeneva.gov/319/City-Meetings-Video-Stream>

1. Call to Order
2. Roll Call
3. 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
4. Approval of the minutes of June 12, 2025
5. Update/Recommendation regarding HWY 50 and other improvements – handicap accessible gates, foot bridges, and new paths in Hillmoor Zones 4 and 5 – Mayor Krause and Michael Krajovic
6. Discussion/Recommendation regarding preparing an RFP (Request for Proposal) for an ecological restoration plan – Paula Porubcan and Michael Krajovic
7. Review/Discussion regarding the RFP (Request for Proposal) for developing a master architectural/landscaping conceptual plan for Hillmoor Zone 1 – Michael Krajovic
8. Discussion/Recommendation regarding projects and amenities to be included in Hillmoor Zone 1 conceptual planning
9. Future agenda items
10. Next Meeting Date & Time: Thursday, August 14, 2025 at 6:00 pm
11. Adjournment

*A quorum of the Council may be present; however, no official Council action will be taken.
Requests from persons with disabilities who need assistance to participate in this meeting should be made to the City Clerk's office in advance so that the appropriate accommodations can be made.*

HILLMOOR COMMISSION MINUTES THURSDAY, June 12, 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, Alderperson Cindy Yager, Consultant Michael Krajovic, Kenneth Etten, Dan Getzen, Paula Porubcan, Peggy Schneider, and Mark Davids.

Excused/Absent: Larry Happ and Lowell Thompson were excused. They tried to join via Zoom, but were not able to connect.

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. Tom Reed, Joe Zimmer, Betty Volquardsen, Peg Esposito, Andria Christiansen, and Mary Jo Fesenmaier spoke during the public comment period.

Approve the Minutes of May 8, 2025. On a motion by Paula Porubcan and second by Mark Davids the minutes from the meeting of May 8, 2025 were unanimously approved.

Presentation on Ecological Restoration by Skip Harless from The Grand Geneva and Clay Frazer from Native Range Ecological. Clay Frazier gave a PowerPoint presentation on their Grand Geneva project and about the overall importance and complexity of doing ecological restoration involving the removal of invasive plant species and replanting preferred species to improve natural habitat and increase bio-diversity. He stated that doing an ecological assessment of the property is an important first step needed for developing a comprehensive restoration plan for large properties like the Grand Geneva and Hillmoor. The plans will require commitment, resources, and could take multiple years to complete. Mr. Harless described the growing interest of guests at the Grand Geneva wanting to connect to Nature and the need for ecological restoration.

Presentation/discussion on Ecological Restoration for the Hillmoor property. Paula Porubcan presented a three page handout that described the importance of restoring the Hillmoor property that included specific goals and objectives including allocating funds to develop a restoration plan for the Hillmoor property. Krajovic stated this would be in direct alignment with the City's Vision and Major Objective for Natural Preservation of the Hillmoor property. There was a brief discussion and show of support by the Commission members for the initiative that will be discussed at a future meeting.

Status Report on SEWRPC's (SouthEastern Wisconsin Regional Planning Commission) botanical inventory, rare species survey, and invasive species estimates for the Hillmoor property. Paula Porubcan reported that Zach Kron, senior specialist/biologist from SEWRPC, started surveying the property this week and will need to visit the property a few times to complete the work. He indicated that he would be willing to come to a future Hillmoor meeting to report results.

Status report on Rt. 50 Frontage Improvements and Discussion about adding new mowed paths on Hillmoor.

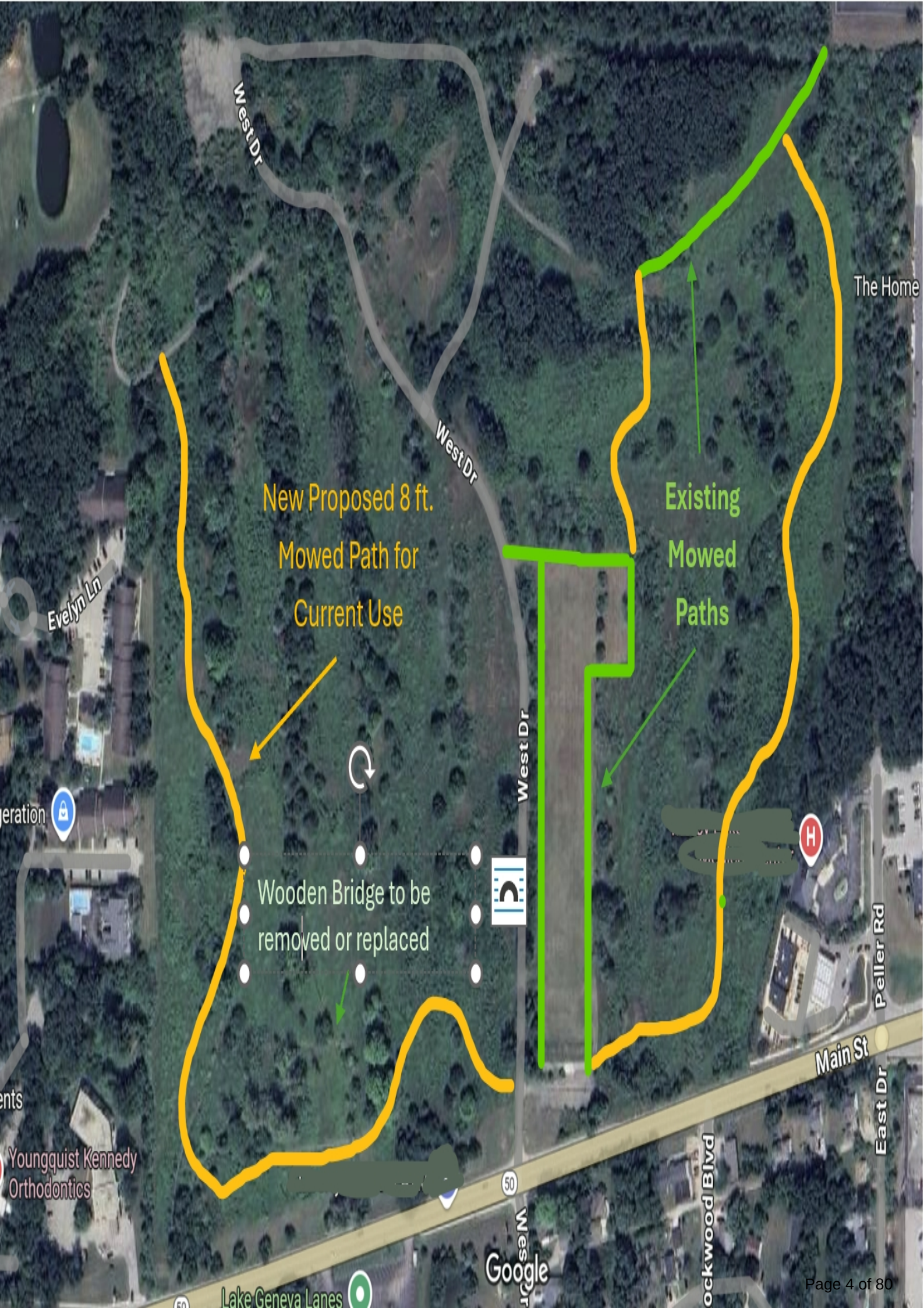
The Mayor reported that the Public Works Department had started work on clearing the section of land that runs along Rt. 50. Before and after photos were shown. He stated that he received several favorable comments from residents about the improvements. He also mentioned that plans to improve the gate at the old, main access road which would provide access for people with mobility challenges are still moving forward. Krajovic presented a conceptual layout of new, proposed grassy trails in Zones 4 and 5. The City's Public Works Department will be asked to clear the new trails to provide residents temporary hiking access to these areas of the property. Krajovic stated that the damaged bridge over the drainage swale near the front of the property would need to be repaired or replaced. It was agreed that these would be welcomed improvements.

Presentation/Discussion on the Project Evaluation Process. Michael Krajovic presented a flow chart diagram that illustrated the project review process. Various Commission members gave feedback on the process and project ideas for the five Land Use Zones. Krajovic said that the Commission will be using the process in an upcoming meeting to select the projects or amenities that will be included in the planning phase of Zone 1 as part of the Knowles Nelson grant project.

Future Agenda Items. Krajovic encouraged the Commission members to send additional comments on the project evaluation process to him before the next meeting.

Future Meetings. The next Hillmoor Commission meeting is scheduled for 6:00 pm, Thursday, July 10th at City Hall.

Adjournment - Motion by Paula Porubcan and second by Ken Etten. Voice vote, approved, motion carried. Adjourned at 7:44 pm.



REQUEST FOR PROPOSALS (RFP) FOR:

Hillmoor Conceptual Plan RFP 2025



Issued by:

City of Lake Geneva, Wisconsin

September 22, 2025

The City of Lake Geneva is seeking Conceptual Architectural and Landscape Planning Services for the beginning phase of its Hillmoor park project.

Proposals Must Be Submitted by:

12:00 PM

October 24, 2025

City of Lake Geneva
626 Geneva Street
Lake Geneva, Wisconsin 53147
Phone 262-248-3673 / Fax 262-248-4715

www.cityoflakegeneva.gov

Hillmoor Conceptual Plan RFP 2025

INTRODUCTION:

The City of Lake Geneva, Wisconsin is seeking professional services to develop an architectural landscaping /master conceptual plan for a public park in the first phase of its Hillmoor park project. The plan is needed specifically for what is referred to as Zone 1 – The White River Corridor, approximately a 32 acre area, which is part of the total 230 acres that make up the Hillmoor property. This RFP outlines the City's requirements for working on this project and seeks qualified individuals and/or firms to submit proposals detailing their qualifications, capabilities, and experience to assist the City in achieving its goal of creating a master conceptual park plan that is supported by the public by March of 2026. A copy of the Hillmoor Commission's mission and the City's Vision and Major Objectives for the project are included in the Appendix.

BACKGROUND:

The City of Lake Geneva is located in southeastern Wisconsin. Its population is approaching 9000 residents and is surrounded by thousands of other residents living in adjacent communities who also consider Lake Geneva their home. Lake Geneva is the largest community on Geneva Lake, which contains over eight (8) square miles of high-quality water for outdoor recreation, which makes Lake Geneva a nationally recognized tourist destination. The City's population swells in the summer vacation season, often overcrowding the City's existing parks. The Hillmoor park project is intended for use primarily by City residents, though once fully opened and beautifully designed, guests and visitors will want to experience it as well.

The White River begins as it flows north out of Geneva Lake through the City and into two existing City parks - Flat Iron Park and Donian Park - before flowing into the Hillmoor property into Zone 1 which is the focus of this RFP. The City acquired 189 acres of the Hillmoor property in late 2022 for the primary purpose of preserving green space within the City, adding to the 30 plus acres of adjacent park land it already owned. A map showing the border of the entire property is shown in the Appendix as well as a map showing the five (5) Land Use Zones that the property has been divided into to facilitate the planning process.

About half of the property was used as a golf course until it closed in 2007. The property has remained vacant since then except for the area along the White River in Zone 1 which has been used for an 18 hole

disc golf course and a dog park. Old golf cart paths still exist on parts of the property and are used for walking by some residents, but the property is largely unused by the residents of the City.

The 32 acre section of the Hillmoor property that is the subject of this RFP is generally level land consisting mostly of mowed grassy fields and a few trees. As mentioned, the White River runs through the middle of it, which divides the property into west and east sides. The west side is next to high density residential and downtown areas partially separated by topography and the Eastview Elementary School located on Sage St. Public tennis courts, restrooms, and a skate park also adjoin the property's west side. The existing nearby dog park is officially located in Zone 1. Waverly Street, a public service road, also runs along the west side and provides access to the park area. Most of the east side connects to Zone 3 - The Forested Area, although the southern end adjoins a residential area. The east side also features two ponds in a serene setting, once used as storage ponds for the prior golf course.

In 2023, the City began investigating potential uses and improvements for the entire 230 acre Hillmoor property by forming a temporary Ad Hoc Committee. More recently, in February of 2025 the City formed a new, permanent Hillmoor Commission, chaired by the Mayor, supported by a part time consultant, to begin moving forward with the formal planning of the property. The Commission is a formal recommending body for City Council.

To facilitate the planning process, the Commission divided the property into five (5) different Land Use Zones based on their unique characteristics and value. A copy of a map showing the Land Use Zones is included in the Appendix. Zone 1 – the White River Corridor is the primary focus of this RFP, though some limited trail construction will occur in Zone 3. The other zones are Zone 2 – the Wetland Area, Zone 3 – The Forested Area, Zone 4 – The Gateway Area, and Zone 5 – The Potential Building Area.

In 2024, the City invested over \$200,000 to remove and replace two dilapidated golf cart bridges in Zone 1 over the White River to improve the connection between the east and west sides. The new wood bridges are eight (8) feet wide with a load bearing capacity of five (5) tons each, able to accommodate light vehicles. They are in addition to an older, three (3) ton bridge over the river that is located downstream and further north in Zone 1.

In May of 2025, the City received approval from the Wisconsin Department of Natural Resources for a \$242,690 Knowles-Nelson Stewardship state grant to make improvements on the property, primarily in Zone 1. The City is matching the grant with an equal amount of local funds. The total investment is \$485,380, most of which will be spent constructing new trails. It also includes funds for architectural-land planning services for developing a conceptual plan for Zone 1 that the City is seeking through this RFP. A copy of the Table of Estimated Project Costs for the various components of the Knowles-Nelson grant project along with a map showing the general location of proposed trail improvements that will be constructed as part of the grant is included in the Appendix. Currently this is the only funding allocated for project implementation. ***This RFP is for just architectural planning services, not for implementation or construction.***

It is important to emphasize that the planning services defined in this RFP are only for the 32 acres in Zone 1 – The White River Corridor, and not for the entire property. However, the intention is that the outcomes of Zone 1 planning will set the standards for the rest of the park. The Hillmoor Commission will eventually develop a master plan that lays out trails and amenities for the entire property which will be done through a future RFP.

All work on this project must comply with all regulations required by the Wisconsin Department of Natural Resources through the Knowles Nelson grant program.

Currently in 2025, SEWRPC (Southeastern Wisconsin Regional Planning Commission) is conducting a botanical and invasive species assessment and a rare species survey for the entire property that should be completed by late fall. Invasive plant species have overrun many parts of the property. The Hillmoor Commission plans to hire a firm specializing in ecological restoration to develop an ecological restoration plan for the entire property in 2026.

Primary reasons planning is starting in Zone 1 is because it adjoins a large residential area, has available parking, and is not heavily infiltrated with invasive plant species. A future riverbed/bank ecological restoration project is planned to address invasives confined to the specific river area and to improve access to the river where needed to support recreational activities.

The City has already gathered extensive public input on the Hillmoor project. The Hillmoor Commission allows public comment before each meeting to consider on going public input about the entire Hillmoor project. Since 2023, many ideas for projects, amenities, uses, activities, etc. from the public have been collected and evaluated by the Commission. The amenities have been sorted according to their suitability for each Land Use Zone. The proposed projects/amenities to be included in the architectural conceptual planning phase for Zone 1 have been determined by the Hillmoor Commission and are listed below in this RFP's Scope of Work. Additional public comment will be encouraged and considered at the initial planning meeting and during subsequent public meetings when the proposed conceptual plans will be presented.

A Hillmoor project newsletter was recently added to the City's website to keep the public informed of new developments. Video recordings of past Hillmoor Commission meetings are available on the City's website.

SCOPE OF WORK

The desired outcome of the RFP is a final architectural conceptual, master park plan for Zone 1- The White River Corridor which is publicly supported. The final plan should be a detailed, colored architectural conceptual site plan on an appropriate scale for public viewing that shows the location of all main trails, all access trails, all amenities, all landscaping, a modified disc golf course, and other features such as park benches and lighting.

As part of developing a final architectural conceptual plan for Zone 1, the scope of work will include determining the optimum location for a new, paved, 12 ft. wide, main trail, and connector trails to bridges, existing property access points, and for new planned park amenities. More specific information on the trail layout is available below. Designing and locating new landscaping enhancements are also part of the conceptual plan phase. A primary goal of the plan is to both highlight and increase the natural beauty of this area of the Hillmoor property by adding a variety of colors and forms through landscaping.

The Scope of Work Includes:

- Working with City Council and its agents, the Hillmoor Commission, and City staff, heretofore referred as the “City”, through the planning process.
- Developing two initial draft versions of the conceptual park plan. The selected firm will work with the City to determine the different features to be included in each of the two drafts. For example, one plan might include moving the existing dog park to the north to free up land adjacent to the parking area and the White River. The preliminary plans are to be presented at two public meetings to provide residents opportunities to comment and provide feedback. Currently, one public meeting is to be held on a weekday evening, and one is to be held on a weekend to generate maximum public input. Input from these meetings will be used to finalize what is to be included in the final master park plan.
- Developing an appropriately sized, full colored version of a final architectural conceptual master plan for Zone 1 as described above.
- Developing three smaller colored architectural perspectives of what parts of the park might look like when improvements are made from the perspective of a park visitor.
- Providing the City with two copies of the full colored version of the final plan along with a PDF version.
- Designing the layout of a main 12 ft. wide paved path that meanders on both sides of the White River. (The Hillmoor Commission determined that the main paved path should be 12 ft. wide to safely accommodate two-way traffic for both pedestrians and bikers during periods of heavy use.)
- Laying out and designing landscaping to define amenities and beautify this section of the park. (See below for more information about the landscaping.)
- Developing landscaping specifications for specific landscaping plots as called for in the plan.
- Developing a Landscape Implementation Plan as described below.
- Attend planning meetings with City staff as needed to complete the Scope of Work.
- Attending related public meetings. Five (5) public meetings are currently planned.

- Modifying the layout of the disc golf course as needed to accommodate the optimum location of amenities and trails. Trees and plants are to be strategically placed to define fairways where appropriate and to create natural obstacles that challenge the skills of players and create variety in the types of holes to be played.
- Providing estimated costs to relocate and replace tee boxes and hole baskets for implementing changes to the disc golf course.
- Recommending grading and drainage improvements where needed to support amenities. (No soil disturbances on the riverbanks are permitted without Wisconsin DNR approval.)
- Recommending the most cost-effective layout of utilities to amenities that require them.
- Providing cost estimates to run utilities to amenities.
- Providing an estimated cost for each amenity.
- Designing and laying out an 8 ft. wide paved connector path that runs from the existing railroad trail in the southwestern end of the property to the planned new main 12 ft. paved path.
- Laying out a paved connector trail to serve as the main entrance to this section of the park from the existing parking area on the west side to the proposed new main 12 ft. paved path.
- Laying out additional paved connector trails if needed to bridges and amenities.
- Laying out an 8 ft. paved connector trail to the gravel road that connects to Haskins St. on northwest side of property.
- Assisting with “field staking” the centerline of new paths shown in the final park plan prior to the start of construction planned for mid 2026.
- Evaluate the need for security lighting, security camera locations, decorative lighting.
- Recommending the type of grass seed to be used for the new grass trail that follows the sewage right of way in the forested Zone 3 area.

SCOPE OF WORK - Amenities To Be Included in Conceptual Plan

The exact size of each amenity has not been determined; therefore, the plan is not expected to include an exact architectural plan for each amenity, but a semi-detailed sketch that approximately represents as accurately as possible the proposed amenity and the amount of land needed for it. Placement of amenities should consider unique impacts such as visuals, sound levels, etc. and requirements for access, parking, utilities, etc. As currently designed/laid out, the disc golf course, which already exists, uses most of the 32 acres of land in Zone 1. The existing dog park, as currently laid out, uses approximately 2 acres of land. In comparison, a new amphitheater/bandshell would require approximately 1 to 1 ½ acres of land but will require more parking and access to utilities. A large picnic pavilion will also require adequate nearby parking and utilities.

(NOTE: List of the following amenities still requires final approval by Hillmoor Comm. on July 24th)

Amenities to be included in the plan: Landscaping Enhancements, Joint Walking & Biking Paved Paths, Hiking Trails, Amphitheater/Bandshell, Community Garden, Disc Golf Course (existing course to be modified to accommodate other uses), Dog Park (one park exists, could be moved or modified to

incorporate both a small dog park and large dog park), Fishing, Parking, Park Benches, Picnic Pavilions, Picnic Tables, Playground, Sand Volleyball Ct., Signage, Sledding Hill, and Splash Pad. Possibly bocci ball, croquet, pickleball, mini-golf... (A brief description of each amenity is included in the Appendix.)

The selected firm will work with the City to determine what amenities should be included in each of the two preliminary versions of the conceptual plan that are to be developed and presented for public input before developing the final master plan for the park area in Zone 1.

The City reserves the right to add new amenities to the conceptual plan, should the need for them be identified during the planning process.

SCOPE OF WORK – Additional Consideration and Conditions

Landscaping

- All plants, including trees, in the landscaping plan should be soil appropriate. A copy of the soil map for Zone 1 of the property is included in the appendix.
- All landscaping designs should incorporate optimizing hydrological impacts to retain water and increase climate resiliency wherever possible.
- Landscaping enhancements for beautification should include consideration for ecological restoration, river restoration, native plantings, plant diversification, and climate resiliency.
- In addition to beautification, landscaping should be used to define amenities, create buffers, and add natural screens where appropriate to create an enjoyable ambiance.
- Landscaping should be mostly sustainable native trees and plants that support pollinators and other wildlife; however, plantings can include non-native species of flowers (including occasional use of cultivars), grasses, bushes and trees to improve habitat diversification, climate resiliency, insect and disease resistance, intensify color schemes and add seasonal color.
- The landscaping plan should include strategic locations of concentrations of flowering plants to create clusters of brilliant colors throughout the growing season. Landscaping should be designed so that some plants are in-bloom starting in the spring and others until the end of summer.
- With limited funds available and in order to reduce cost, wherever possible, the landscape plan should incorporate standard specifications for different types of plots which feature different types and quantities of plants. The plan should show the recommended locations where each type of plot (with its unique plant mix) should be used. When funding is available, the City plans to hire landscapers to follow the specifications and plant/seed the selected plants in the designated areas as shown on the master conceptual landscaping plan for the property. A detailed example of each unique landscape grouping should be developed to help illustrate how similar plots should be planted. For example, one detail could show a typical layout (maybe 10 ft. wide by 50 ft. long) for a specific plant grouping (of seed mixes, grasses, flowers, trees, and shrubs) used for defining disc golf fairways. Another grouping could be designed for path intersections that feature plants which will create dramatic clusters of color.

- The landscape plan should specify the species and location of individual tree species that are to be planted on the property with an estimated, installed cost per tree, the total number of each type of tree, and the total cost to purchase and plant all trees.
- The brick pump house at the entrance to the park from the parking lot should be partially screened and visually softened to blend in with the park.
- The fence around the dog park and around the Utility Commission property on the east side of the river near the southwestern corner of the property should be partially screened and visually softened.
- The conceptual plan should include a specifically designed landscape area or a featured gateway entrance – currently expected to be near the skate park parking area off of Waverly St. that is within a reasonable budget of the grant.
- All landscaping should be designed to require minimum maintenance. Annual plants are only to be used minimally if called for in special locations.
- Landscaping design should include strategic location of park benches, picnic tables, and picnic pavilions. Specifications and estimated costs for benches and tables are to be provided.

Trails and Amenities

- All trails and amenities should be designed to be ADA compliant and accessible, or better.
- The layout of trails and paths in the plan should include consideration for future connections to adjoining Land Use Zones 2 and 3, besides additional connections to the City where possible
- The designed layout of trails and amenities should feature the White River where practical.
- During the implementation phase for constructing the new paved paths, the selected firm will be required to place centerline stakes every 50 ft. to mark the location of the new paths for the contractor.
- The existing 8 ft. car paths are to be removed during the construction phase.

Lighting

- All lighting, if needed, should be night sky compliant. Lighting specifications and total installed cost are to be provided.

Other

- The City's part time Hillmoor Project Coordinator consultant will be available to facilitate work with the selected landscape-planning firm during the project such as touring the property, arranging meetings with City staff, helping address issues, and answering questions.
- All planning should consider public safety and create a sense of security as an essential factor in designs and layouts.
- The plan should include consideration of possible placement of temporary vendor or event tents for special events held on the property near the parking area.

SCOPE OF WORK – Landscape Implementation Plan

The Knowles Nelson grant project also includes funds for implementing **part** of the final conceptual architectural park plan that will be developed through this RFP, specifically the construction of paved paths, new trail improvements in Zone 3, and for some landscaping improvements. The construction component, which is not part of this RFP, will occur in phase two of the grant after a final master plan has been developed which shows the final location of trails and where landscaping improvements are to be made. The exact length of trails that will be built during the construction phase planned for the summer of 2026 will not be known until actual contracts are awarded. The total funding available in the grant is not expected to be enough to complete all of the trail construction. The implementation of the entire master conceptual plan for Zone 1, including the construction of all amenities, trails, and landscaping, will take time to fully implement depending upon available funding.

As mentioned above, a small amount of grant funds are being targeted for actual landscape plantings in the implementation and construction phase planned for mid-summer 2026.

The Landscaping Implementation Plan should include recommendations of landscaping priorities that include multiple phases of implementation. For example, the current main entrance to Zone 1 from the skate park parking lot lacks landscaping improvements and should be a priority. Each phase should identify the location of plantings based on a logical sequencing for implementation. Each phase should include an estimated cost.

CONCEPTUAL PLANNING PROJECT SCHEDULE – TIMELINE

<u>Activity or Milestone</u>	<u>Approximate Date</u>	
Issue of RFP	September 22, 2025	
Deadline for Questions	October 10, 2025	
Answers to Questions Distributed	October 17, 2025	
Deadline for Submitting Proposals	October 24, 2025	
Staff and H. Commission Review of Proposals	Late October to Early November	
Interviews of Finalists	Early to Mid November	
City Approval of Contract on or before	December 8, 2025	
Planning Meeting with H. Commission	January 8, 2026	
Presentation of Preliminary Conceptual Plans to Hillmoor Commission	February 12, 2026	
Saturday Public Input Meeting on Plans	February 14, 2026	
Presentation of Final Conceptual Plan to Hillmoor Commission	March 12, 2026	
Final Plan Presentation to City Council	March 23, 2026	

Note: The City reserves the right to extend the deadline for submitting proposals and to make changes such as clarifications or corrections to the RFP at any time before the RFP submission deadline.

LICENSES and CERTIFICATIONS

Each person, team, firm, or organization submitting proposals must possess all the necessary federal, state, and local licenses as required by law to perform the work described in this RFP and be willing to furnish proof of such upon request by the City.

FEDERAL, STATE, and LOCAL LAWS, REGULATIONS, and ORDINANCES

Submitters/proposers agree to follow all current, pending, and future federal, state, and local laws, regulations, and ordinances relevant to completing the Scope of Work included in this RFP. Failure to do so would be considered a breach of contract.

CONFLICTS OF INTEREST

Submitters/proposers certify that to the best of their knowledge that no employee of the City or City officials involved or affected by this RFP, has an interest in the Submitters'/Proposers' business, and that no person associated with the Submitter/Proposer has an interest that would conflict with the performance of a contract with the City.

EVALUATION CRITERIA, PROCESS, and CONDITIONS

The proposals submitted will be reviewed by members of City staff, members of the Hillmoor Commission and members of City Council and its representatives, hereinafter referred to as the "City".

Proposals will be reviewed and evaluated based on the following criteria:

- Compliance to submission requirements of the RFP.
- Thoroughness of proposal.
 - Quality of responses.
 - Ability to meet timeline.
 - Landscaping experience including experience with native plant restoration, plant diversification, climate resiliency, hydrological issues.
 - Quality of references.
 - Total cost of services to complete Scope of Work

The City reserves the right to investigate as it deems necessary to verify all qualifications and/or information that is submitted as part of an RFP. The City also reserves the right to reject any and all proposals at its sole discretion.

As part of the selection process, the City reserves the right to contact or interview none, some, or all of the organizations/firms that submitted acceptable proposals. The City reserves the right to negotiate the terms of a contract with the selected organization/firm prior to entering into a contract. If negotiations do

not lead to a mutually agreed-to-contract, the City may proceed to negotiate with the firm with the next best proposal. After completing the selection process the recommendation will be submitted to City Council for formal approval.

All of the information or materials submitted by proposers will be considered public City property. The City retains the right to discard or retain all of the proposals as submitted and use any idea in any proposal regardless of whether the proposal was selected or rejected.

SUBMITTAL REQUIREMENTS

Each proposal must provide the minimum amount of information listed below in order to be considered eligible for the selection process.

Cover Letter

- Statement of Interest
- Name, address, phone, and email of main contact person.
- Statement certifying that the information submitted is true and complete to the best knowledge of the individual signing the cover letter.
- Signature of an authorized principal or partner of the submitting organization/firm.

Organizational Overview

- General background information on your organization. Web address.

Project Team

- A list of personnel that will be working on this project.
- A description of each person's role and responsibilities in the project.
- A resume of each person on the project team.
- A list of any subcontractors that might be involved in the project along with their qualifications, experience, and expected role in the project.

Past Experience

- Describe your organization's experience working on similar projects to develop master/architectural/conceptual park plans.
- Provide examples of past completed projects including images of or links to any similar conceptual plans.

Innovative Approach

- Describe your organization's approach to accomplishing this RFP's Scope of Work within your proposed cost structure which you believe are innovative for developing the best master conceptual plan for this specific piece of property.

- Provide any additional information that you feel the City should consider when deciding what firm/organization should be selected to do this work.

References

- Provide references for two or more similar projects that your organization worked on. Include any web links to plans or information that are available online that would be helpful in the evaluation of your organization.

Cost Proposal

- A detailed breakdown of fees to be charged to accomplish the work outlined in the Project Scope. The total cost for all services to be provided must include a not-to-exceed maximum price. The hourly charge rates/fees for members of the project team upon which the total project cost is based should be included.

Oral Presentations

- Some proposers may be selected to make an oral presentation of their proposal if requested by the City. The presentation may be in person or by conference call. Failure to make such presentation to the City may result in the rejection of the proposal.

SUBMITTAL PROCEDURES

All proposals that are submitted must be signed by an authorized representative of the responsible organization/firm. The City reserves the right to reject any proposals that are incomplete or that contain omissions, alterations, or irregularities of any type.

The submission of a proposal automatically infers acceptance of all conditions in this RFP by the submitter/proposer.

All proposals must be submitted to and received by the City no later than Noon CST on Friday, October 24, 2025.

All proposals should include fourteen (14) paper copies, and one electronic PDF copy that is on a flash drive or is emailed directly to the City at the address below. The proposals should be sealed in one envelope and marked with the title – “Hillmoor Planning RFP 2025”.

The proposal should be shipped either by the US Postal Service, Federal Express, or United Parcel Service, or it can be hand delivered in person at City Hall, to:

Mr. David D’Angelis, City Administrator
Hillmoor Planning RFP 2025
City of Lake Geneva
Lake Geneva, WI
53147

QUESTIONS and RFP ADDENDUMS

Any changes to the RFP will be posted as addendums per the RFP posting process and schedule. Questions about the RFP or the RFP process will be accepted until Noon CST on October 10, 2025. Questions must be made in writing via email directly to the City Administrator, Dave D'Angelis, at cityadmin@cityoflakegeneva.gov . No questions will be discussed or answered in person or by telephone. Questions that are received will be posted on the City's website along with the answers for public viewing.

GENERAL TERMS and CONDITIONS

Proposals that are received are considered as offers. No proposals or materials will be returned to the proposer or submitting organization/firm.

The decision to accept or reject a proposal according to the evaluation criteria of this RFP is a reflection of the City's interpretation of the capability and expertise of the organization/firm submitting the proposal. The solicitation or offering of this RFP does not obligate the City to pay any cost incurred by any individual or organization/firm associated with preparing or submitting a proposal.

Any proposer may withdraw their proposal either personally or by written request at any time before the submittal deadline. No proposal may be withdrawn sixty (60) days after the date set for opening proposals. All submissions will be considered acceptable during this time period.

The City reserves its right to accept the proposal which it determines through its own judgment is in the best and most favorable interest of the City and for the common good of its residents. The City reserves the right to reject the proposal with the lowest cost to the City. The City reserves the right to accept any item or any proposal, as well as the right to reject any or all proposals. While the City also reserves the right to waive irregularities and informalities in the RFP process or in any submitted proposal, no organization or firm submitting a proposal should anticipate that such waivers will be granted. The granting of any waiver should not be considered a waiver of any future similar informality.

APPENDIX

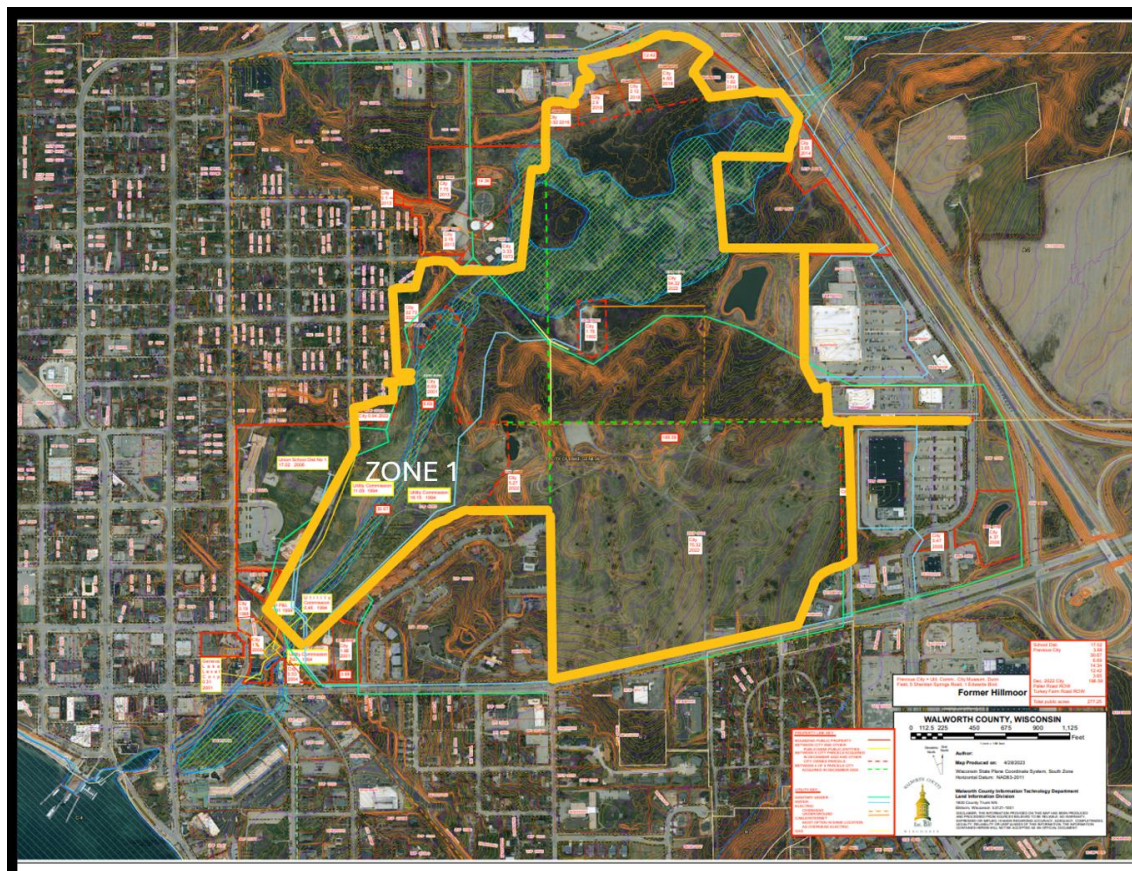
REQUEST FOR PROPOSALS (RFP) FOR:

Hillmoor Conceptual Plan RFP 2025

Google Map Photo Property and Surrounding Area – Lake Geneva, WI



Map of Approximate Hillmoor Property Boundaries



The City’s Vision and Major Objectives for Hillmoor were approved by City Council on August 14, 2023.

HILLMOOR’S VISION STATEMENT

“We envision Hillmoor as a cherished place where we enrich our lives by connecting with Nature, ourselves, and others.”

MAJOR OBJECTIVES FOR THE HILLMOOR PROPERTY

Objective 1: Natural Preservation

Create a sustainable place of timeless beauty designed in harmony with the natural environment which supports diverse plant and animal life.

Objective 2: Outdoor Recreation

Create a magical place immersed in Nature where children, families, and friends come to laugh, learn, explore, recreate, and have fun in harmony with the natural world.

Objective 3: Sense of Community

Create a community gathering place where we and our guests go to talk, listen, appreciate, relax, and rejuvenate.

Objective 4: Connectivity to the City

As a welcoming place for all people, Hillmoor will be designed to beautifully blend in with our City, the Lake, the River, and our adjoining Parks. It will also be designed to be easily accessible by foot, bike, and car, and by people with mobility challenges.

Objective 5: High Quality Structures

As an inspirational place, any structures approved for the site will be designed to blend in with the rest of the property and built using high-quality landscaping, building, environmental, and sustainability standards, that will aesthetically enhance the “small town charm” of our nationally recognized City

THE HILLMOOR COMMISSION'S MISSION

The mission of the Hillmoor Commission is to create a master development “conceptual” plan for turning the 230 acre Hillmoor property into a beautiful park that is supported by our residents and worthy of our City’s national reputation. The Commission’s work is guided by the Vision and Major Objectives that were adopted by the City. To enrich our quality of life, the Commission considers a variety of factors that can positively influence our lives. Both the Vision & Major Objectives and the Quality of Life Factors are listed on the following two pages.

To fulfill its mission, the Hillmoor Commission will prioritize projects for the property that:

- fulfill unmet or underserved needs of residents,
- that do not compete with existing services,
- that help people connect with Nature,
- that encourage outdoor recreation,
- that restore natural habitat and biodiversity,
- that can be used by everyone,
- that are a prudent use of both natural and financial resources,
- that enhance the beauty of the property,
- that contribute to our quality of life.

QUALITY OF LIFE FACTORS

These diverse quality of life factors are to be considered to help guide the planning and project evaluation process so that Hillmoor can become a special place where we can go to relax our minds, exercise our bodies, and uplift our spirits.

AESTHETICALLY: All changes to the property are to be done with the goal of enhancing the aesthetic beauty of the site and City.

RECREATIONALLY: We see Hillmoor a place to play, walk and talk with friends, to hike and bike, while connecting with Nature.

HEALTH AND WELLNESS: By encouraging outdoor activities year-round, Hillmoor will contribute to the health and wellness of our residents.

ENVIRONMENTALLY: Everything that is done on the property is to be done with the utmost care for the environment. We seek to make enhancements which are in harmony with the natural environment.

SOCIALLY: We see Hillmoor as a community gathering place for everyone where we spend time with friends and family, reconnect with old friends and make new friends. It is a place that creates a sense of belonging to a community.

SPIRITUALLY: A place where people can find peace, and just 'BE' in harmony with Nature, themselves, others, and the world.

CULTURALLY: A place where we can experience art and culture in a variety of ways to enrich our quality of life.

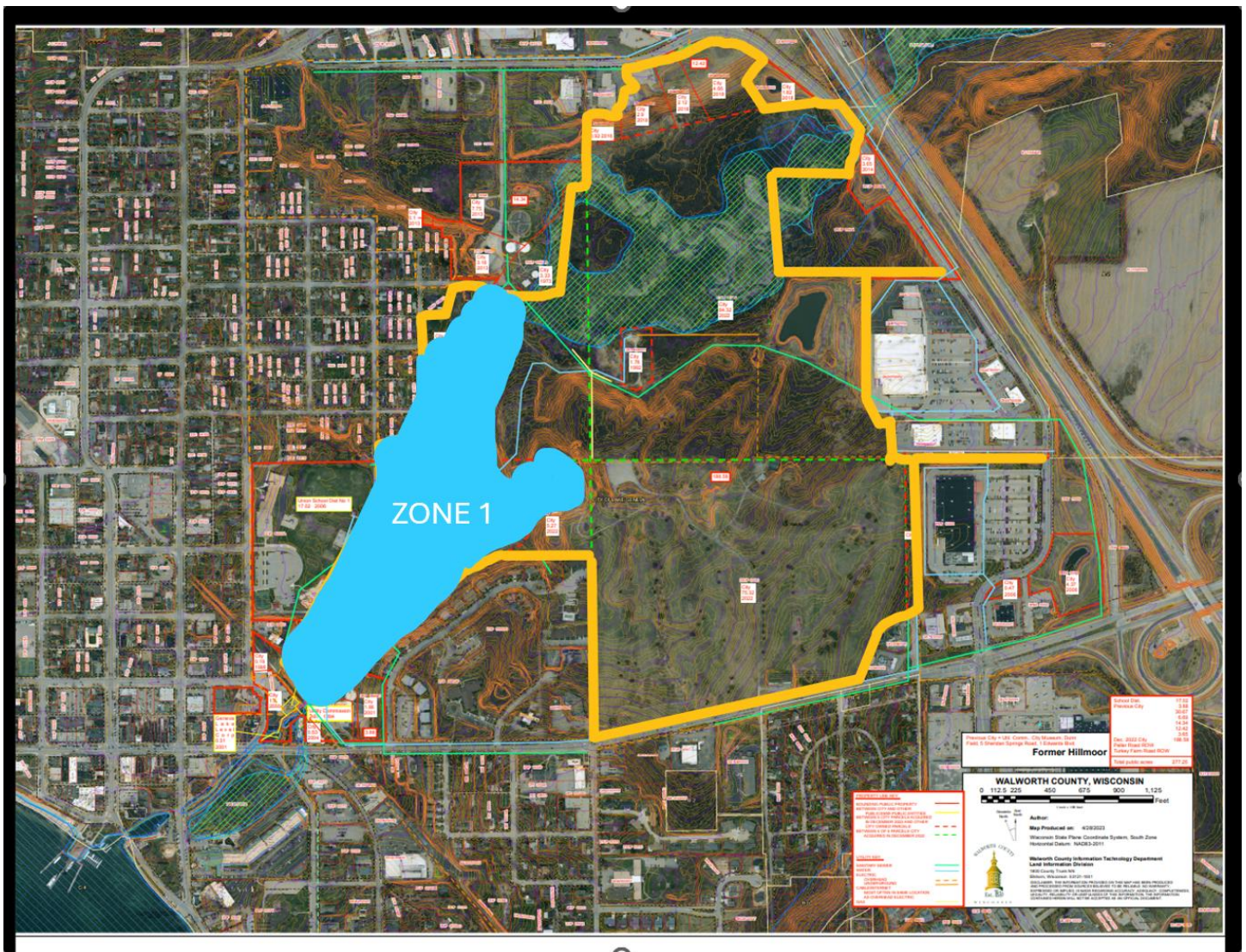
ECONOMICALLY: Hillmoor becomes an invaluable asset to the community that increases the value of properties throughout the City and indirectly supports economic sustainability for the City and its residents by adding to our quality of life.

EDUCATIONALLY: To enrich the lives of both residents and visitors by sharing information about the areas unique natural and cultural history, ecology and environment including the plant and animal life in and around the crystal waters of Lake Geneva – fish, mammals, birds, reptiles, etc.

AGRICULTURALLY: Enhance the quality of life by providing land for City residents to locally grow high quality food.

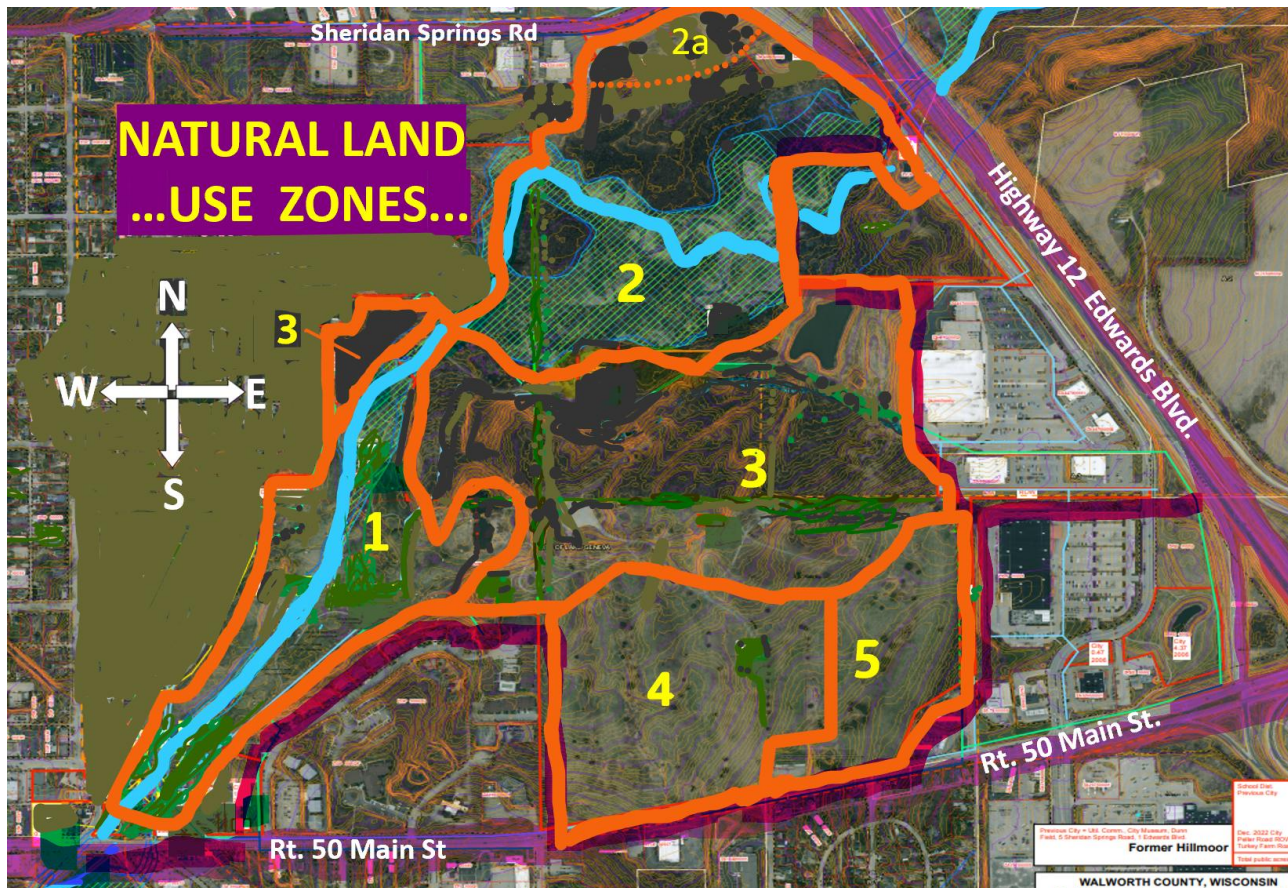
SAFETY: Creating a place where people can feel safe and secure while visiting the property.

RFP Planning Area of Zone 1 – The White River Corridor - Approximately 32 Acres



Hillmoor Land Use Zones

Hillmoor is a diverse and complicated piece of property with many different features. To facilitate the planning process, the Commission divided the approximate 230 acres of property into five (5) different Land Use Zones based on their unique characteristics such as topography, ecology, viewability, access, availability of utilities, and value. The five Land Use Zones are shown below in Figure 1. They are: Zone 1 – the White River Corridor, Zone 2 – the Wetland Area, Zone 3 – The Forested Area, Zone 4 – The Gateway Area, and Zone 5 – The Potential Building Area.



NAME OF ZONE

APPROXIMATE SIZE

- | | |
|------------------------------------|----------|
| • ZONE 1 – WHITE RIVER AREA | 32 ACRES |
| • ZONE 2 – WETLAND AREA | 68 ACRES |
| • ZONE 3 – FORESTED AREA | 64 ACRES |
| • ZONE 4 – THE GATEWAY RT. 50 AREA | 38 ACRES |
| • ZONE 5 – POTENTIALBUILDING AREA | 21 ACRES |

DESCRIPTION OF AMENITIES/PROJECTS for ZONE 1 – WHITE RIVER CORRIDOR

This section provides a brief description of amenities/projects to help Hillmoor Commission members and the general public better understand the size and scope of each project. It is hoped that this information will develop a basic, common understanding and reduce confusion when discussing or evaluating individual projects. The descriptions are not intended to be 100% complete or accurate. The actual size and shape of each amenity/project will not be fully available until its final design is completed.

- **Ecological Restoration** – The removal of invasive plant species and the planting of desired plant species to create sustainable habitats that support diverse populations of plants and animals.
- **River Restoration** – Similar to ecological restoration but specialized for stream bank and stream bed improvements that support diverse populations of aquatic plants and animals. Specific DNR regulations and permits required. Could include improving human access points to the river.
- **Native Plants** – Plants (including trees, bushes, flowers, and grasses) that are historically native to our region of Wisconsin.
- **Landscaping Enhancements** – Intentionally designed improvements made to the existing landscape that are strategically placed to add aesthetic qualities such as color, beauty, and ambiance. It should include hydrological improvements as well. Plant selections may include climate resilient, non-native species, including cultivars, which are used to enhance beauty and/or animal habitat.
- **Diversification** (of plants) – The selective use of both native and non-native plants to diversify plant life to improve the sustainability of habitat by using species that are climate/drought resilient as well as disease and insect resistant.
- **Joint Walking and Biking Paved Paths** – Paved asphalt paths approximately 12 ft. wide to safely accommodate two-way traffic of pedestrians and bikers. Width determined by what is anticipated to be needed to allow safe passage in a variety of situations such as: a family biking with small children, parents pushing a baby carriage, people in wheelchairs, people walking with dogs, individuals pulling picnic coolers to a pavilion, to two people riding electric bikes, etc.; on a busy weekend in Lake Geneva. Note: 8 ft. wide paved connector trails are expected to be constructed to facilitate access to the main 12 ft. wide trail and to park amenities such as picnic pavilions.
- **Hiking Trails** – 8 ft. to 12 ft. wide walking trails through wooded areas and fields that have a mow-able, grass surface, or possibly a crushed limestone surface if deemed appropriate.
- **Amphitheater/Bandshell** – A music venue that could include either a manicured lawn with tiered levels of seating, level or sloped grassy seating areas, with a hard surface center stage area with or without a bandshell. Some bandshells include storage for summer seating and require electric utilities. The average size of a bandshell with amphitheater style seating would require anywhere from ½ to 1+ acres depending upon the area needed for spectators. Restrooms should be nearby with water and electric utilities. An access road to load and unload stage props and musical instruments is usually needed. Additional nearby parking may be required.

DESCRIPTION OF AMENITIES/PROJECTS for ZONE 1 (continued)

- **Community Gardens** – Small, garden plots about 40 to 50 sq. ft. grouped together get used for planting vegetables, fruits, herbs, and flowers by residents of a community. Community Gardens are ways for residents to connect and help create a sense of community. The Garden could include anywhere from 10 to 40 plots and require less than ¼ acre or approx. 10,000 sq. ft. It is usually managed by the local municipality or non-profit, has specific rules and regulations for participation, and is fenced to protect against wildlife. It can include a storage shed for storing gardening tools and an available water system for watering individual plots. Modern gardens can have an automated-timed watering system. A small area of parking should be nearby.
- **Croquet Courts** – An approximate 50 x 100 ft. (5,000 sq. ft.) level area of manicured lawn or artificial turf used to play croquet. Parking should be nearby.
- **Cross Country Ski** – Grassy trails specifically designed for cross country skiing over a variety of terrain. While “back country skiing” is where anyone can ski just about anywhere if there is enough snow, the snow on specific cross country ski trails is often “groomed” – compacted and shaped, with mechanical equipment to increase the enjoyment of the sport. Modern designed trails are a minimum of 12 ft. wide and designed for beginners to experts. If grooming equipment is used, a storage location for the equipment would be needed. Recent winters in the Lake Geneva area have had little snow, limiting the amount of available skiing time.
- **Disc Golf** – Besides installing tee pads and basket holes, a typical 9, 12, 15, or 18 hole course requires 20 to 35 acres of land with holes designed for various left, right and straight throws that incorporate varied terrain and foliage to challenge the skills of participants. Fairways range from 15 ft. to 75+ ft. wide in a mix of open, semi-wooded and heavily wooded settings. A typical 18 hole course ranges from 4500 to 6000 feet in length.
- **Dog Park** – A typical dog park is a 1 to 5 acre area surrounded by a 4 to 5 ft. high fence. It should have a double gated entrance, a source of fresh drinking water, available doggie bags, and a waste disposal station. Additional features could include shade cover such as a pavilion, park benches, picnic tables, restrooms, a dog pool, and storage bins for dog toys. Some dog parks have night lighting for use during short winter days. The owner/manager of the dog park may require proof of dog vaccines for admission and charge an annual fee. Some communities have two dog parks to separate small and large dogs for safety. Adequate nearby parking would be needed.
- **Small Dog Park** – A dog park built for use by dogs that weigh 30 lbs or less.
- **Large Dog Park** - A dog park built for use by larger dogs that weigh between 30 to 150+lbs.
- **Fishing** – Fishing along the White River and in the storage ponds if approved by City and according to Wisconsin DNR regulations.
- **Parking** – Asphalt, impervious paved parking areas needed for people to access the park and its specific amenities. When possible, other surfaces that are water permeable should be considered where appropriate, otherwise, a storm water retention area will need to be constructed for larger parking areas. Permeable surfaces can be more expensive and require additional maintenance.

DESCRIPTION OF AMENITIES/PROJECTS for ZONE 1 (continued)

- **Park Benches** – Benches that are to be strategically placed in the park and should be considered an architectural feature. There are many types of benches to choose from ranging from all wood to recycled plastic to all metal. One standard type of bench should be selected for use in the park. Benches along main paths should have a solid underfoot surface.
- **Picnic Pavilions** – Very small picnic pavilions are 12 x 20 ft. and could comfortably accommodate two picnic tables. Large pavilions are 40 x 70+ ft. (2800 sq. ft.) and could accommodate up to 20 picnic tables and 120 -150 people. Modern, high-quality pavilions are built to last with stone or brick wainscoting and can include features such as restrooms, electric power, heaters, fans, refrigerator, kitchen area, fireplace, dance floor, and removable walls to enable use throughout three seasons in colder climates. Pavilions should be located near available parking. They are also often located near other park amenities like playgrounds.
- **Playground** – Playgrounds vary in size and features. Many custom designs and themes are available to choose from. Sizes can range from 2000 to 10,000 sq. ft. (approx. ¼ acre). They can have a variety of soft surfaces to protect children from falls. Nearby parking would be needed.
- **Restrooms** – Public toilet facilities that could be provided through a separate standalone building or part of larger building structures such as a community center or picnic pavilion.
- **Sand or Beach Volleyball Court** – A typical court requires a 50 x 80 ft. sandy area. Two side by side courts would need about 8,000 sq. ft. or approximately 1/5 of an acre. Additional amenities could include a nearby shaded picnic table or park bench area with drinking water and a foot shower. Available parking should be nearby.
- **Sledding Hill** – A cleared grassy slope preferable located on a north facing hillside that can be used for sledding or inner tubing in the wintertime. Best locations on the property are the slope near the No.1 tee of disc golf (access museum parking lot) and the slope on the east side of the White River near the 3 ton bridge where trees would need to be cleared (access Haskins St.).
- **Splash Pad** – A popular water feature for children and adults of all abilities to cool off on hot days often resembling a playground with slip resistant surfaces and no standing water making it a safer alternative to a swimming pool. Water is pumped, sprayed, and jettisoned often through interactive features creating playful water displays. Typical sizes range from about 1000 to 2500 sq. ft. Modern pads recycle water making them more environmentally friendly. They are less expensive to build and maintain than public swimming pools. Available nearby parking is required.

State of Wisconsin

Department of Natural Resources

**Stewardship Local Assistance, Federal Land & Water Conservation Fund, & Recreational Trails
Program Grant Application**

Stewardship Urban Rivers sub-Program

Project Title: Hillmoor Trail System

Grant Application Revisions

March 2025

City of Lake Geneva, Wisconsin

Wallworth County

Revised Hillmoor Preliminary Trail Plan March 2025



Project Title: Hillmoor Trail System

City of Lake Geneva, Wisconsin, Walworth County

Revised Project Cost Estimates

April 2025

Development Project Items	Quantity	Unit of Measure	Component Costs	Estimated Total Item Cost
Landscape architect/planning	1	n/a	n/a	\$75,000
Remove existing 8 ft. wide golf cart paths	2,100	Linear ft.	\$22.40	\$47,000
Construct new 12 ft. wide main asphalt paved path	3,200	Linear ft.	\$82.00	\$262,000
Construct new 8 ft. wide asphalt paved connector trail to lower RR path on east side of White River.	260 (+grading & retain wall)	Linear ft. (specific est. project cost)	\$60.00 \$14,400	\$15,600 \$14,400
Sewage R/W improvement project (leveling, widening, clearing new 300 ft. section)	1900	Linear ft.	\$15.80	\$30,000
Signs	2	Per sign	\$2,500	\$5,000
Landscaping plants	To be determined	per plant & seed	To be determined	\$36,380
TOTAL ESTIMATED COST				\$485,380

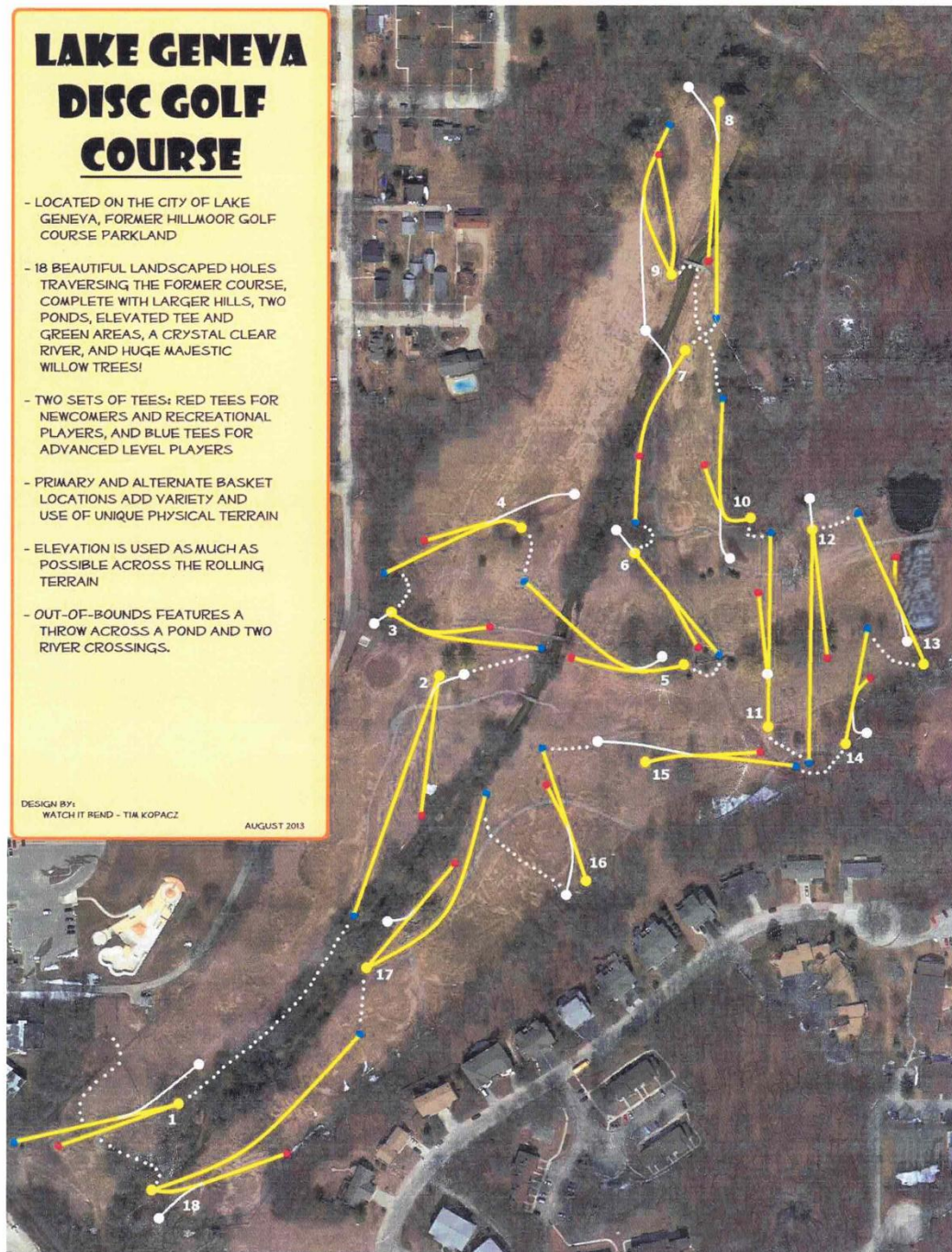
Soil Map Zone 1 – White River Corridor (via Wallworth County)



Soil Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ac	Adrian muck, 0 to 2 percent slopes	6.9	5.0%
Am	Alluvial land	19.6	14.2%
CeC2	Casco loam, 6 to 12 percent slopes, eroded	5.4	3.9%
CrE2	Casco-Rodman complex, 20 to 30 percent slopes, eroded	19.3	14.0%
FsA	Fox silt loam, 0 to 2 percent slopes	15.4	11.1%
FsB	Fox silt loam, 2 to 6 percent slopes	31.5	22.7%
JuA	Juneau silt loam, 1 to 3 percent slopes	1.1	0.8%
KIA	Kendall silt loam, 1 to 3 percent slopes	0.0	0.0%
MmA	Matherton silt loam, 1 to 3 percent slopes	2.8	2.0%
MpB	McHenry silt loam, 2 to 6 percent slopes	1.3	1.0%
MpC	McHenry silt loam, 6 to 12 percent slopes	7.9	5.7%
MxD2	Miami loam, sandy loam substratum, 12 to 20 percent slopes, eroded	9.1	6.6%
RsF	Rodman-Casco complex, 30 to 45 percent slopes	6.1	4.4%
Wa	Wallkill silt loam	5.6	4.1%
Ww	Wet alluvial land	6.6	4.8%
Totals for Area of Interest		138.5	100.0%

Best Available Map of Disc Golf Course Layout



Hillmoor Commission

CITY OF LAKE GENEVA, WI

Hillmoor Planning & Project Evaluation Process and Criteria



July 2025

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Hillmoor Planning & Project Evaluation

Process and Criteria

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THE HILLMOOR COMMISSION and THE IMPORTANCE OF PUBLIC INPUT

The Hillmoor Commission understands that there are many possible uses for the Hillmoor property and encourages residents to share their ideas about what they feel should be done with it. Changes to land are usually permanent or very long-lasting and should not be taken lightly, especially when it involves publicly owned land. Extensive public input is essential for determining its best use and for generating wide public support necessary for successful implementation. It also helps negate the influences from major shifts in direction caused by fluctuating political agendas.

As normally expected, different residents have different ideas and preferences as to what projects should be part of Hillmoor. There are also different opinions as to what features and qualities will enhance or detract from the natural beauty of the property. This variety of ideas is a valued resource that helps make our community uniquely special. Thoughtful consideration and analysis of the collective and diverse input from our residents is part of a healthy planning process. It helps guide the Commission's efforts to develop the best plan for the property and our community.

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As an inspirational place, any structures approved for the site will be designed to blend in with the rest of the property and built using high-quality landscaping, building, environmental, and sustainability standards, that will aesthetically enhance the “small town charm” of our nationally recognized City

FIGURE 1 - HILLMOOR LAND USE ZONES

Hillmoor is a diverse and complicated piece of property with many different features. To facilitate the planning process, the Commission divided the approximate 230 acres of property into five (5) different Land Use Zones based on their unique characteristics such as topography, ecology, viewability, access, availability of utilities, and value. The five Land Use Zones are shown below in Figure 1. They are: Zone 1 – the White River Corridor, Zone 2 – the Wetland Area, Zone 3 – The Forested Area, Zone 4 – The Gateway Area, and Zone 5 – The Potential Building Area.



<u>NAME OF ZONE</u>	<u>APPROXIMATE SIZE</u>
• ZONE 1 – WHITE RIVER AREA	32 ACRES
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DEFINITIONS AND DESCRIPTIONS OF PRIMARY GOALS FOR ALL ZONES

PRIMARY GOALS: The main objectives or major themes for guiding improvements in each Land Use Zone.

- **Beautify** – Add plants (trees, bushes, grasses, flowers, etc.) and aesthetically designed, high quality amenities which will create a beautiful looking park like atmosphere.
- **Beautifully Developed** – Through high quality building and landscaping standards and protective covenants, conditions and restrictions, ensure that any building structures or improvements cohesively blend together to create a beautiful development that also blends in with the natural beauty of the adjacent park land.
- **Keep Wild** – Minimize building structures and human disturbances to keep these parts of the property as wild and natural as possible.
- **Outdoor Recreational Amenities** – Outdoor structures or venues that create opportunities for outdoor activities such as picnicking, biking, disc golfing, gardening, etc.
- **Natural Green Space** – Leaving as much of the property as natural as possible to preserve green habitat space and provide opportunities for residents to connect with Nature.
- **Community Projects** – Projects which often involve substantial investment and construction which provide services and benefits that are desired, needed, and/or supported by the community.
- **Wow Factor** – Specifically for Zone 4 – “The Gateway”, create a stunningly beautiful section of the park in this highly visible area that will “wow” and bring a smile to everyone coming into the City on Rt. 50 Main St.

GENERAL PROJECT CATEGORIES

Through public input various types of projects and ideas for activities have been proposed for the Hillmoor property. Below are seven general project categories to help summarize the suggestions.

Outdoor Recreation

Paved walking paths, hiking trails - some may require boardwalks and bridges, road biking paths, mountain biking, x-c skiing, sledding, fishing, dog park, playground.

Green Space Related

Arboretum, botanical garden, community gardens, ecological restoration, native plants landscape enhancements, habitat diversification, riverbank/bed restoration.

Water Features

White River, outdoor pool, splash pad, fountain.

Sport Activities

Tennis, pickle ball, disc golf, golf, swimming pool, bocci ball court, sand volleyball, croquet, mini-golf, skating, hockey.

Entertainment, Educational, and Cultural

Band shell and/or amphitheater, sculptures. (see nature center and observatory projects in Building Structures section below)

Above Ground Building Structures

Community center, restroom facilities, picnic pavilions, YMCA, nature center, visitor center, day care center, band shell/amphitheater, ice rink, curling, outdoor pool, splash pad, senior center, student night sky observation building.

Miscellaneous

Parking, access, connectivity to pedestrian and bike paths (existing and future), directional signage, interpretive signage, main signage, lighting, security cameras, enhancing access for people with mobility challenges, park benches, picnic tables, waste disposal, renewable energy generation.

INTRODUCTION OF DEFINITIONS AND DESCRIPTIONS OF ALL POSSIBLE PROJECTS

This section provides a brief description of all possible projects to help Hillmoor Commission members and the general public better understand the size and scope of each project. It is hoped that this information will develop a basic, common understanding and reduce confusion when discussing or evaluating individual projects. The descriptions are not intended to be 100% complete or accurate. The actual size and shape of each project will not be fully available until its final design is completed.

The descriptions also do not include detailed cost analysis, but it should be understood that each project will have an initial capital cost and some level of ongoing operational and maintenance costs. For most projects, accurate cost would be determined through actual construction estimates before final project implementation decisions. Some cost references are included in the descriptions of a few projects that are expected to have significantly higher than average cost. The descriptions also do not include funding strategies for projects that could be partially or fully paid for by a combination of multiple sources such as state government programs, foundations, corporate sponsors, or private donors.

DESCRIPTIONS/DEFINITIONS OF COMMON PROJECTS FOR MOST LAND USE ZONES:

Project ideas for amenities and enhancements to be considered for possible inclusion in the planning of each particular Land Use Zone. (See Table 1 below listing projects deemed suitable for each Land Zone.)

- **Ecological Restoration** – The removal of invasive plant species and the planting of desired plant species to create sustainable habitats that support diverse populations of plants and animals.
- **River Restoration** – Similar to ecological restoration but specialized for stream bank and stream bed improvements that support diverse populations of aquatic plants and animals. Specific DNR regulations and permits required. Could include improving human access points to the river.
- **Native Plants** – Plants (including trees, bushes, flowers, and grasses) that are historically native to our region of Wisconsin.
- **Natives** – An abbreviation for Native Plants.
- **Landscaping Enhancements** – Intentionally designed improvements made to the existing landscape that are strategically placed to add aesthetic qualities such as color, beauty, and ambiance. It should include hydrological improvements as well. Plant selections may include climate resilient, non-native species, including cultivars, which are used to enhance beauty and/or animal habitat.

DESCRIPTIONS OF COMMON PROJECTS (continued):

- **Diversification** (of plants) – The selective use of both native and non-native plants to diversify plant life to improve the sustainability of habitat by using species that are climate/drought resilient as well as disease and insect resistant.
- **Joint Walking and Biking Paved Paths** – Paved asphalt paths approximately 12 ft. wide to safely accommodate two-way traffic of pedestrians and bikers. Width determined by what is anticipated to be needed to allow safe passage in a variety of situations such as: a family biking with small children, parents pushing a baby carriage, people in wheelchairs, people walking with dogs, individuals pulling picnic coolers to a pavilion, to two people riding electric bikes, etc.; on a busy weekend in Lake Geneva. Note: 8 ft. wide paved connector trails are expected to be constructed to facilitate access to the main 12 ft. wide trail and to park amenities such as picnic pavilions.
- **Hiking Trails** – 8 ft. to 12 ft. wide walking trails through wooded areas and fields that have a mow-able, grass surface, or possibly a crushed limestone surface if deemed appropriate.

ALPHABETICAL LISTING OF DESCRIPTIONS AND DEFINITIONS FOR ALL SPECIFIC PROJECT IDEAS

- **Amphitheater/Bandshell** – A music venue that could include either a manicured lawn with tiered levels of seating, level or sloped grassy seating areas, with a hard surface center stage area with or without a bandshell. Some bandshells include storage for summer seating and require electric utilities. The average size of a bandshell with amphitheater style seating would require anywhere from ½ to 1+ acres depending upon the area needed for spectators. Restrooms should be nearby with water and electric utilities. An access road to load and unload stage props and musical instruments is usually needed. Access to concessions or food trucks is a consideration. Additional nearby parking may be required.
- **Arboretum** – A botanically designed and managed section of a garden or park showcasing a variety of bushes and trees for conservation, education, and public enjoyment, and in more expanded operations – scientific study. It usually features a minimum of at least 25 different species of woody plants and trees. The size of an arboretum can range from a few acres to hundreds of acres. Larger arboretums need substantial parking and may include a visitor center with various amenities.
- **Board Walk** – An elevated wooden walkway built on top of wet or swampy land. A board walk should be wide enough for safe passage by hikers and people with mobility challenges (approximately 5 to 6 ft. wide with guide rail, may be wider and more substantial to accommodate all terrain EMS vehicles.)
- **Bocci Ball Court** – A long rectangular court approximately 70 to 90 ft. long and 13 ft. wide with a smooth compacted surface or artificial turf. Courts are usually built in pairs, and could include shaded seating features on both ends of courts for participants. Parking should be nearby. Concessions and rental equipment can be considered.
- **Botanical Garden** – A botanical garden is a manicured garden with a documented collection of living plants for the purpose of public display, conservation, education, and scientific research. Plants are labelled with their botanical names. Fees for entry are often charged to help pay for operating expenses. Botanical gardens, while beautiful, can be expensive to build and maintain. Sizes can vary and cost can run into the millions. The Janesville, WI Rotary Botanical Garden is 20 acres and the Chicago Botanical Garden is over 300 acres. Both feature a welcome center to greet guests, provide restrooms, gift shop, etc. Substantial nearby parking is often needed.
- **Bridges** – Structures built to enable people to cross over physical obstacles such as a river or ravine. The length of the structure depends upon the obstacle. Special footings or anchors may be needed if the soils underneath the ends of the bridge are soft. DNR permit often required. The bridge should be designed strong enough and wide enough to allow for safe passage by hikers, people with mobility challenges (wheelchairs, etc.), and specific EMS vehicles.

- **Building Structures** – Any permanent structure with a foundation and roof built on the property for a specific purpose. Structures could range from restrooms to picnic pavilions to larger structures such as a visitor center or YMCA. The quality of construction and exterior appearance should be controlled to blend in with the natural beauty of the park through specifically established building and landscaping standards and protective covenants, conditions and restrictions that will be developed for the park. Playgrounds and other outdoor recreational amenities are not considered building structures and their design will be managed through other planning processes. Parking and utilities are often required and can vary greatly between projects.
- **Community Center** - A public or non-profit space where people can gather for social, recreational, educational, and cultural activities. They often serve as a hub for community members to connect, participate in programs, access resources, and find social support. Sizes of centers vary based on the size of the community but could range from 10,000 to 20,000+ sq. ft. Adequate parking would be needed nearby.
- **Community Gardens** – Small, garden plots about 40 to 50 sq. ft. grouped together get used for planting vegetables, fruits, herbs, and flowers by residents of a community. Community Gardens are ways for residents to connect and help create a sense of community. The Garden could include anywhere from 10 to 40 plots and require less than ¼ acre or approx. 10,000 sq. ft. It is usually managed by the local municipality or non-profit, has specific rules and regulations for participation, and is fenced to protect against wildlife. It can include a storage shed for storing gardening tools and an available water system for watering individual plots. Modern gardens can have an automated-timed watering system. A small area of parking should be nearby.
- **Croquet Courts** – An approximate 50 x 100 ft. (5,000 sq. ft.) level area of manicured lawn or artificial turf used to play croquet. Parking should be nearby.
- **Cross Country Ski** – Grassy trails specifically designed for cross country skiing over a variety of terrain. While “back country skiing” is where anyone can ski just about anywhere if there is enough snow, the snow on specific cross country ski trails is often “groomed” – compacted and shaped, with mechanical equipment to increase the enjoyment of the sport. Modern designed trails are a minimum of 12 ft. wide and designed for beginners to experts. If grooming equipment is used, a storage location for the equipment would be needed. Recent winters in the Lake Geneva area have had little snow, limiting the amount of available skiing time.
- **Curling** – Similar to bocci ball but on ice using specialized, smooth stones instead of balls. Courses or “sheets” are approximately 15 ft. wide by 150 ft. long. Two courses are a recommended minimum for any facility. Due to the limited number of people playing the sport, curling would be most feasible if connected with an ice rink. Additional nearby parking would be required.

- **Day Care Center** – Child care centers are regulated and have special requirements for both facilities and staff. Due to the property's deed restriction, a day care center would need to be operated by a non-profit 501(c)3 organization. Since a new, free-standing building would be a very expensive or a cost prohibitive project for a non-profit organization to undertake, a day care center in Zone 5 would most likely need to be part of a larger project such as a community center or a new YMCA facility. Small day care centers are 1,500 to 3,000 sq.ft.in size and larger facilities can be more than 5,000 sq.ft. They require approximately 35 sq. ft. per child (not including common areas) and up to 75 sq. ft. of outdoor space per child. An average 2,000 to 2,500 sq.ft. building would need about ½ acres of land which includes on-site parking.
- **Disc Golf** – Besides installing tee pads and basket holes, a typical 9, 12, 15, or 18 hole course requires 20 to 35 acres of land with holes designed for various left, right and straight throws that incorporate varied terrain and foliage to challenge the skills of participants. Fairways range from 15 ft. to 75+ ft. wide in a mix of open, semi-wooded and heavily wooded settings. A typical 18 hole course ranges from 4500 to 6000 feet in length.
- **Dog Park** – A typical dog park is a 1 to 5 acre area surrounded by a 4 to 5 ft. high fence. It should have a double gated entrance, a source of fresh drinking water, available doggie bags, and a waste disposal station. Additional features could include shade cover such as a pavilion, park benches, picnic tables, restrooms, a dog pool, and storage bins for dog toys. Some dog parks have night lighting for use during short winter days. The owner/manager of the dog park may require proof of dog vaccines for admission and charge an annual fee. Some communities have two dog parks to separate small and large dogs for safety. Adequate nearby parking would be needed.
- **Small Dog Park** – A dog park built for use by dogs that weigh 30 lbs or less.
- **Large Dog Park** - A dog park built for use by larger dogs that weigh between 30 to 150+lbs.
- **Fishing** – Fishing along the White River and in the storage ponds if approved by City and according to Wisconsin DNR regulations.
- **Golf** – Reconstructing 9 holes in Zones 4 and 5 using all 60 acres was discussed by the former Hillmoor ad hoc committee. A shorter course could be rebuilt on the 38 acres in Zone 4 while leaving Zone 5 available for other potential future building projects. Either project would involve sizeable earth moving and clearing, reconstruction of irrigation, significant utility extensions, new cart paths, a building structure to function as a club house, storage and maintenance structures, etc. The project would require significant capital investment by the City. (This year (2025) The Grand Geneva expects to complete construction of a new par 3 course on approximately 12 acres at a cost of several million dollars.) During open hours, the course would be closed to other users like hikers. The golf season would typically run for 6 to 7 months, April through October. While golf courses are visually green, they require a lot of water and use of chemicals such as fertilizers and herbicides. Adequate parking would be needed.
- **Hobby Shop** – A private enterprise which would be prohibited on most of the property due to the deed restriction. A small gift shop as an ancillary business that is part of a larger project like a visitor center, might be acceptable.

- **Ice Rink** – The ice rink itself is about 100 ft. wide and 200 ft. long. A good facility also includes locker rooms, restrooms, a lobby, concession area, seating, equipment rooms, offices, etc. With parking an average rink would need approximately 2 acres of land. The capital investment could be significant, roughly estimated at \$5 to \$9 million. Being mechanical, they are expensive to operate and maintain.
- **Temporary/Seasonal Ice Rink** – An outdoor ice rink built for temporary use during winter months. Besides needing a flat piece of ground with nearby parking, plywood walls, wooden boards, heavy plastic linings, fasteners, and a source of water are needed to construct the temporary rink. Use is dependent upon consistent sub-freezing temperatures which have been lacking in recent years in the Lake Geneva area. Having outdoor lighting is a plus to increase playing time during short winter days. Compared to a permanent indoor ice rink, a temporary rink could be built for under \$100,000 depending upon site characteristics, size, and materials. Additional set up and tear down costs would be part of annual operating expenses.
- **Mini-Golf Course** – Most often privately owned, it would be prohibited on most of the property due to the deed restriction. If the City were willing to build and operate one, a miniature golf courses with on-site parking requires about 1 ½ to 2 acres of land.
- **Mountain Biking** – Off-road biking over a variety and often rough terrain. Dirt, gravel, grass, and/or rocky trails are specifically designed and constructed for a range of abilities from beginner to expert incorporating features such as jumps, obstacles, steep uphill, downhill, and sharp turns. Due to safety concerns, some trails may not be conducive for hiking. Zone 3 – The Forested Area has the best topography for incorporating mountain biking trails.
- **Nature Center/Museum** – A building structure with displays of nature and wildlife for educational purposes that is often part of a visitor center. While a center could vary in size, in Zone 5 it would most likely be around 2,000 to 3,000 sq. ft. Adequate parking would be needed. The best location would probably be near Rt. 50 frontage adjoining a visitor center.
- **Parking** – Asphalt, impervious paved parking areas needed for people to access the park and its specific amenities. When possible, other surfaces that are water permeable should be considered where appropriate, otherwise, a storm water retention area will need to be constructed for larger parking areas. Permeable surfaces can be more expensive and require additional maintenance.
- **Park Benches** – Benches that are to be strategically placed in the park and should be considered an architectural feature. There are many types of benches to choose from ranging from all wood to recycled plastic to all metal. One standard type of bench should be selected for use in the park. Benches along main paths should have a solid underfoot surface.
- **Pickle Ball Courts** – Similar to a tennis court but smaller. Need a paved surface 30 x 60 ft. as compared to needing a 60 x 120 ft. surface for a tennis court. Many communities are converting existing tennis courts to pickle ball courts to accommodate the sports growing popularity. Four pickle ball courts could easily fit into ¼ of an acre. Nearby parking will be needed.

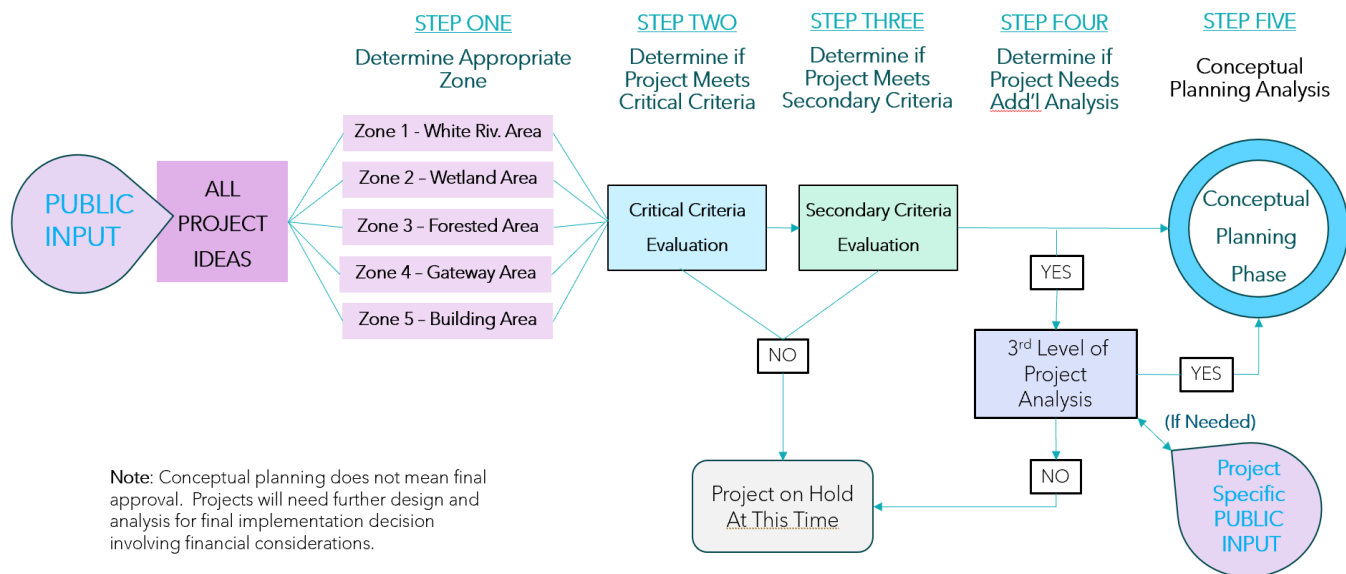
- **Picnic Pavilions** – Very small picnic pavilions are 12 x 20 ft. and could comfortably accommodate two picnic tables. Large pavilions are 40 x 70+ ft. (2800 sq. ft.) and could accommodate up to 20 picnic tables and 120 -150 people. Modern, high-quality pavilions are built to last with stone or brick wainscoting and can include features such as restrooms, electric power, heaters, fans, refrigerator, kitchen area, fireplace, dance floor, and removable walls to enable use throughout three seasons in colder climates. Pavilions should be located near available parking. They are also often located near other park amenities like playgrounds.
- **Playground** – Playgrounds vary in size and features. Many custom designs and themes are available to choose from. Sizes can range from 2000 to 10,000 sq. ft. (approx. ¼ acre). They can have a variety of soft surfaces to protect children from falls. Nearby parking would be needed.
- **Pool Outdoor** – Public outdoor pools are usually open for three months during the summer from late May to late August and close at the start of the school year. Modern pools often include splash parks and wading pools for small children. The land area needed is usually 1 to 3 acres depending upon the size of community and the number and size of water features. Other factors such as seating areas, club house, and parking requirements can add to the size of the total project. In Gurnee, IL, the Hunt Club Aquatic Center is approximately 3 acres with 4 acres of parking. In Elkhorn, WI, the outdoor pool is about 1 acre in size with approximately 1 acre of parking. Fees are charged to help pay for the operation and maintenance of the pool. Being seasonal, they generate limited revenue and often operate at a loss and usually require additional financial support from the community.
- **Restrooms** – Public toilet facilities that could be provided through a separate stand alone building or part of larger building structures such as a community center or picnic pavilion.
- **Sand or Beach Volleyball Court** – A typical court requires a 50 x 80 ft. sandy area. Two side by side courts would need about 8,000 sq. ft. or approximately 1/5 of an acre. Additional amenities could include a nearby shaded picnic table or park bench area with drinking water and a foot shower. Available parking should be nearby.
- **Senior Center** – Like a community center (see above), but specifically geared towards offering special programs for the senior members (usually age 65 and older) of a community. Adequate parking would be needed.
- **Sledding Hill** – A cleared grassy slope preferable located on a north facing hillside that can be used for sledding or inner tubing in the winter time. Best locations on the property are the slope near the No.1 tee of disc golf (access museum parking lot) and the slope on the east side of the White River near the 3 ton bridge where trees would need to be cleared (access Haskins St.).
- **Solar and Wind Farm** – A one megawatt solar farm requires about 5 to 7 acres of land in Wisconsin. A solar farm built in Zones 4 and 5 would use approximately 50 acres and generate about 8 megawatts of capacity and energy to power about 1600 homes annually. The project would involve approvals and coordination with the electric utility. Some revenue could be generated for the City. Outdoor recreational uses for this section of the property would be severely limited. Due to the property's location and the optimum height required for a windmill, a wind farm would most likely not be viable, and the structures would be controversial. Available farmland outside the City might be more feasible for project such as this needing sizeable land.

- **Splash Pad** – A popular water feature for children and adults of all abilities to cool off on hot days often resembling a playground with slip resistant surfaces and no standing water making it a safer alternative to a swimming pool. Water is pumped, sprayed, and jettisoned often through interactive features creating playful water displays. Typical sizes range from about 1000 to 2500 sq. ft. Modern pads recycle water making them more environmentally friendly. They are less expensive to build and maintain than public swimming pools. Available nearby parking is required.
- **Student Night Sky Observatory** – As proposed for the property, it is small, garage type structure holding astronomical telescopes to view the cosmos owned and operated by a non-profit or public agency. The project could involve the school district and educational programs for the general public. Safely securing the expensive equipment is a concern. The area needed would be approximately 2,000 to 3,000 sq.ft.
- **Tennis Courts** – A tennis court requires about a 60 ft. x 120 ft. area that is paved and surrounded by fence. The City currently offers public tennis courts in 3 locations – Badger HS - 8, Maple Park - 2, and Eastview Elementary School - 2. Private indoor courts are available at the Lake Geneva Tennis and Pickle Ball Club along Edwards Blvd. Nearby parking would be needed.
- **Visitor Center** – A small building structure approximately 2,000 to 3,000 sq. ft. in size with adequate temporary parking used to welcome people to an area. The logical location would be along Rt. 50 near the old main entrance to greet people coming into the City from the east. A visitor center could be part of other featured amenities such as a nature or cultural center or as an entrance to parks and gardens. The City's current visitor center is located along Wrigley drive in Flat Iron Park.
- **YMCA Project** – The Lake Geneva YMCA is interested in possibly building a new YMCA on the Hillmoor property. As of 2025, the project with onsite parking would require 15 acres or less of land in Zone 5. Like any new structure in the park, the new facility would need to meet the future building and landscaping standards for the park as well as all protective covenants, conditions, and restrictions. Working together with the City, the project has the potential to provide some of the other amenities that City residents have mentioned during public input sessions such as an outdoor pool, a splash pad, a day care facility, a community/senior center, and restrooms.
- **Zone 2a** – Zone 2 a includes five smaller parcels consisting of approximately 10 acres of land located on the north side of the wetlands bordering the intersection of N. Edwards Blvd. and Sheridan Springs Rd. Owned by the City, the parcels have commercial value. Part of the property could serve as a north entrance into the Park, down a steep grade, and through the wetlands in Zone 2. New trails including a bridge would need to be constructed in the wetland area for people to be able to use this potential north entrance. Some onsite parking would be helpful to improve access and support future use.

FIGURE 2 -PROJECT EVALUATION PROCESS FLOW CHART

Hillmoor Park Project

Rev. 6/27/25

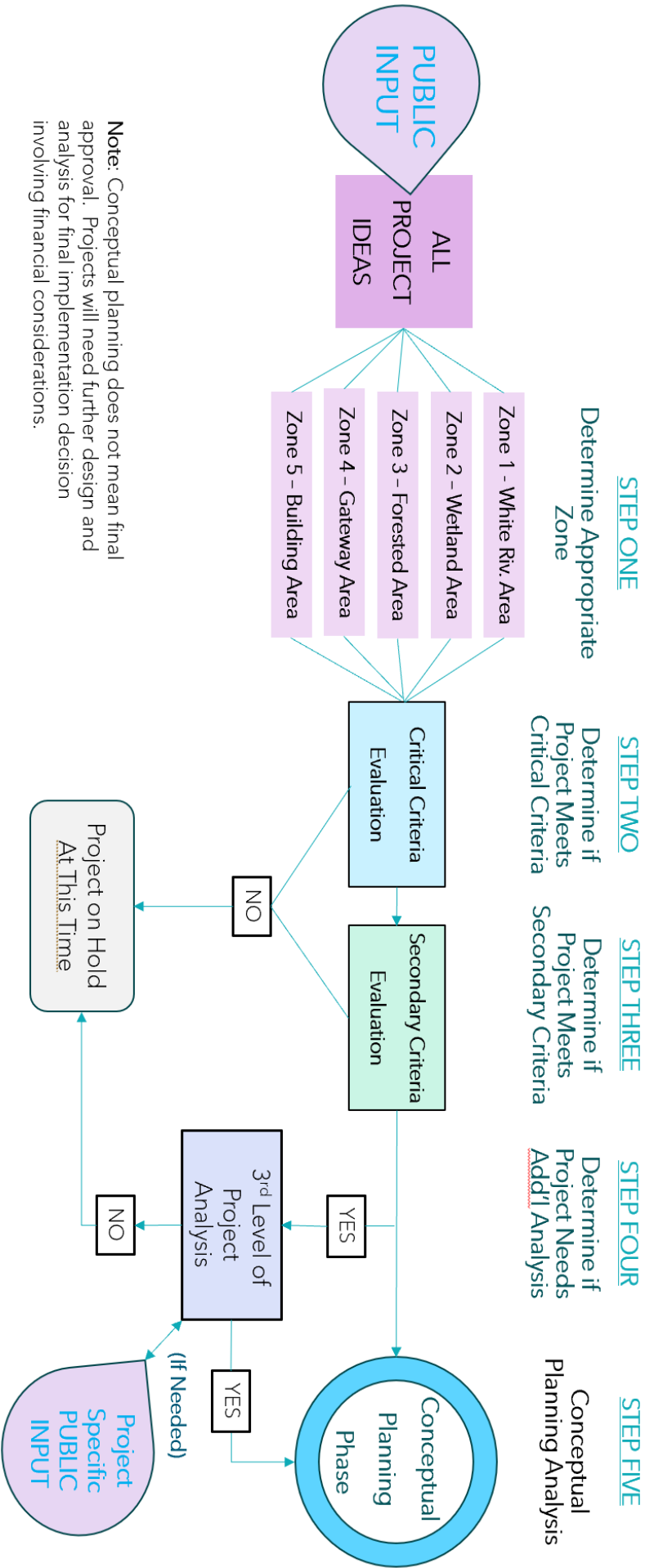


The Flow Chart in Figure 2 above summarizes the project evaluation process that the Commission is using to evaluate whether individual projects should be included in the architectural conceptual planning phase for the property, or put on hold at this time. To accomplish this, the Commission committed to a project evaluation process that is transparent, fair, fact based, strategic, thoughtful, and responsible. To maintain the integrity of the process, it must be applied consistently across the range of potential projects.

As shown in the flow chart diagram, the process begins with public input from City residents and the collection of project ideas. In STEP One (1), individual projects are then considered for which of the five Land Use Zones the project would be most suitable for. STEPS Two (2) and Three (3) include additional criteria for evaluation. After STEPS Two and Three, projects could either a) be advanced to include in the conceptual planning phase, b) put on hold at this time, or c) in some special cases require additional level of analysis and/or public input in STEP Four (4) before making a decision. The ultimate goal is to develop a final master development plan for the Hillmoor property that will turn it into a beautiful park for our City's residents.

Rev. 6/27/25

FIGURE 2 -PROJECT EVALUATION PROCESS FLOW CHART
Hillmoor Park Project



STEP ONE – Project Evaluation Process for Determining the Suitability of

Projects for Each Land Use Zone:

Determining which projects are suitable for each of the five Land Use Zones on the 230 acre property is an important step for evaluating projects. Not all of the land is a proper fit for all of the projects. Topography, transportation access, location of utilities, ecological sensitivity, available parking, proximity to residents, soil types, etc. are existing conditions that need to be considered for placing projects. For example, a project involving the construction of a new building would not be suitable Zone 2 - The Wetland Area due to soil types and ecological sensitivity, but might be appropriate in Zone 5 - The Potential Building Area with better transportation access and nearby utilities. Similarly, a splash pad may not be suitable in Zone 3 – The Forested Area, but might be in Zone 1 – The White River Corridor or Zone 5 – The Potential Building Area which is closer to utilities and existing or future parking. As just described, a single project might be suitable for more than one Zone. The architectural conceptual planning phase will help determine the optimum location for each project.

Separating the projects into appropriate Land Use Zones is just the first step “STEP ONE” in the evaluation process. It does not advance or eliminate any possible project.

Additional project analysis using STEP Two, STEP Three, and maybe STEP Four (if needed) of the evaluation process as shown in Figure 2 above will help determine which projects will advance and be included in the conceptual planning for each Zone.

The architectural conceptual planning phase of project evaluation involves laying out projects on paper to determine if a project is feasible and if so, its optimum location on the land. Each project will be analyzed according to its specific size and needs and how it relates to other nearby projects in an effort to create the best park-like ambiance that aligns with the community’s Vision and Major Objectives for the park. Various layouts and combinations of amenities will be developed to help determine the best plan for the property. Not all projects that are included in the conceptual planning phase will automatically be included in the final conceptual master plan for the property.

Place Holder Concept: For a project as large as Hillmoor, it is important to think long term as individual component projects will be implemented over several years or even decades depending upon the amount of available funding. Projects that do not appear feasible today may be pursued years from now by a new generation of residents. In this case, land can be reserved in the current plan for potential, future uses. For example, Zone 4 - The Gateway Area, after removing invasive species, could be planned or designed for open green space with new grass covered hiking trails that could be built over the next few years. At some time in the future, it could still be repurposed or redesigned as a botanical garden or enhanced as an arboretum. By planning to leave it as ecologically restored green space, it effectively also serves as a “place holder” for some future, potential project like a botanical garden.

FIGURE 1 - HILLMOOR LAND USE ZONES



<u>NAME OF ZONE</u>	<u>APPROXIMATE SIZE</u>
• ZONE 1 – WHITE RIVER AREA	32 ACRES
• ZONE 2 – WETLAND AREA	68 ACRES
• ZONE 3 – FORESTED AREA	64 ACRES
• ZONE 4 – THE GATEWAY RT. 50 AREA	38 ACRES
• ZONE 5 – POTENTIAL BUILDING AREA	21 ACRES

TABLE 1: RECOMMENDED PROJECTS/ACTIVITIES SUITABLE FOR EACH LAND USE ZONE 6/30/25

White River Corridor	Wetland Area	Forested Area	Gateway Area	Buildable Area
Zone 1- 32 acres	Zone 2 - 68 acres	Zone 3 - 64 acres	Zone 4 - 38 acres	Zone 5 – 21 acres
PRIMARY GOALS	PRIMARY GOALS	PRIMARY GOALS	PRIMARY GOALS	PRIMARY GOALS
Beautify	Keep Wild	Keep Wild	Beautify	Beautifully Develop.
Natural Green Space	Natural Gr. Space	Nature Gr. Space	Natural Gr. Space	Green where possible
Outdoor Rec. Amenities	Hiking Trail-Access	Hiking Trail-Access	Wow! Factor+Trails	Community Projects
POSSIBLE PROJECTS	POSSIBLE PROJ.	POSSIBLE PROJ.	POSSIBLE PROJECTS	POSSIBLE PROJECTS
Ecological Restoration + River Restoration	Ecological Restoration	Ecological Restoration	Ecological Restoration	Ecological Restoration
Natives + Diversification + Landscape Enhance.	Native Plants	Native Plants + Diversification	Natives + Diversification + Landscape Enhance.	Natives + Landscaping Enhancements
Joint Walking & Biking Paved Paths	Hiking Trails	Jt. Walking & Biking Paved Paths	Joint Walking & Biking Pav. Paths	Jt. Walking & Biking Paved Paths?
Hiking Trails	Bridges	Hiking Trails	Hiking Trials	Hiking Trails
Amphitheater/Bandshell	Board Walk	Mtn. Biking	Arboretum	Amphitheater/Bandshell
Bocci Ball Court	Fishing	Amphitheater/Band	Amphitheater/Bandshell	Bocci Ball Court
Community Garden	Park Benches	Park Benches	Botanical Garden	Arboretum
Croquet Courts	Zone 2a-Parking	Picnic Tables	X-C Ski	Botanical Garden
Cross Country Ski	Signage	Picnic Pavilion	Golf	Building Structures
Disc Golf		Signage	Park Benches	Community Garden
Dog Park – One, or...		Sledding Hill	Signage	Croquet Courts
-small dog park		Student Sky Obs.	Dog Park	X-C Ski
-large dog park		X-C Ski	Solar/Wind Farm	Community Center
Fishing				Curling
Mini-golf course				Day Care Center
Parking				Dog Park
Park Benches				Golf
Pickel Ball Courts				Hobby Shop
Picnic Pavilions				Ice Rink
Picnic Tables				Temporary Ice Rink
Playground				Mini-golf course
Sand Volleyball Ct.				Nature Center/Mus.
Signage				Parking
Sledding Hill				Park Benches
Splash Pad				Playground
				Pickel Ball Courts
				Picnic Pavilion
				Picnic Tables
				Pool - Outdoor
				Restrooms
				Sand Volleyball Ct.
				Senior Center
				Signage
				Splash Pad
				Student Sky Observ.
				Tennis Courts
				Visitor Center
				YMCA

ZONE 1 – WHITE RIVER CORRIDOR

GENENERAL INFORMATION FOR CONSIDERATION

Total area is approximately 32 acres.

32 acres is approximately 1.4 million sq. ft.

27 POSSIBLE PROJECTS in ZONE 1 – WHITE RIVER CORRIDOR

Other than land restoration projects, most proposed projects for Zone 1 require or impact less than 1 to 2 acres of land.

Projects Include: Ecological Restoration, River Restoration, Natives, Diversification, Landscaping Enhancements, Joint Walking & Biking Paved Paths, Hiking Trails, Amphitheater/Bandshell, Bocci Ball Court, Community Garden, Croquet Courts, Cross Country Ski, Disc Golf, Dog Park – One, or...small dog park and large dog park, Fishing, Mini-golf course, Parking, Park Benches, Pickel Ball Courts, Picnic Pavilions, Picnic Tables, Playground, Sand Volleyball Ct., Signage, Sledding Hill, Splash Pad

Acres in square feet : 1 acre = 43,560 sq. ft.

1/2 acre = 21,780 sq. ft.

1/4 acre =10,890 sq. ft.;

1/10th acre = 4,356 sq. ft.

Projects will varying greatly in size and have unique impacts on visuals, parking, sound levels, etc. They will also have different requirements for access, parking, utilities, etc. As currently designed/laid out, the disc golf course, which already exists, uses most of the 32 acres of land in ZONE 1. The dog park, as currently laid out, uses approximately 2 acres of land. In comparison, a new amphitheater/bandshell and mini-golf course would each require approximately 1 to 1 ½ acres of land, but require more parking and access to utilities.

ZONE 2 – THE WETLAND AREA

GENENERAL INFORMATION FOR CONSIDERATION

Total area is approximately 68 acres.

68 acres is approximately 3 million sq. ft.

9 POSSIBLE PROJECTS in ZONE 2 – THE WETLAND AREA

Zone 2 is the largest Land Use Zone on the property, and has the fewest number of potential projects due to the land's ecological sensitivities, wet soils, and flood plain location. Other than land restoration projects, most proposed projects for Zone 2 require little space and have minor impact.

Projects Include: Ecological Restoration, Native Plantings, Hiking Trails, Board Walk, Fishing, Parking in 2a, Park Benches, Signage, Bridges.

Acres in square feet : 1 acre = 43,560 sq. ft.

1/2 acre = 21,780 sq. ft.

1/4 acre = 10,890 sq. ft.;

1/10th acre = 4,356 sq. ft.

Substantial ecological restoration is needed in Zone 2 to remove invasives such as Black or European Alder, Canary Grass, and Phragmites. Replanting of native plants such as sedges will be part of the project. Due to swampy conditions during most parts of the year, an above ground board walk will be needed in most parts, in lieu of on the ground hiking trails, which will connect to the sewage r/w trail that runs along the border between Zones 2 and 3. At least one bridge crossing the Whiter River will be needed to connect the north and south sides of the wetland area. The City constructed two new bridges in Zone 1 in 2024 at a cost of approximately \$100,000 per bridge. Any bridge built in the wetland will require more substantial foundations/footings, special DNR permits, and would most likely cost significantly more to design and construct

ZONE 3 – THE FORESTED AREA

GENENERAL INFORMATION FOR CONSIDERATION

Total area is approximately 64 acres.

64 acres is approximately 2.8 million sq. ft.

12 POSSIBLE PROJECTS in ZONE 3 – THE FORESTED AREA

Other than land restoration projects, most proposed projects involve hiking trails.

Projects Include: Ecological Restoration, Native Plantings, Diversification-plants, Joint Walking & Biking Paved Paths, Hiking Trails, Mountain Biking, Amphitheater/Bandshell, Cross Country Ski Trails, Park Benches, Signage, Sledding Hill, Student Night Sky Observatory.

Acres in square feet : 1 acre = 43,560 sq. ft.

1/2 acre = 21,780 sq. ft.

1/4 acre = 10,890 sq. ft.

1/10th acre = 4,356 sq. ft.

With the current overall plan to keep Zone 3 as wild as possible and restore the Oak savanna habitat, a network of hiking trails would be desirable to provide access to the area. Parts of the existing, old access road and golf cart paths might become part of a main paved joint walking and biking path that runs from Zone 1 through the property connecting to the RT. 50 entrance. Due to the varying topography of Zone 3, it would be the most suitable location for mountain biking trails. Compatibility for dual use as a hiking trail is dependent upon the design of the mountain biking trail. The southern edge of Zone 3 could also be considered as a location for an amphitheater/ bandshell but would be more challenging due to parking and utility access. The paved parking lot at the end of the old access road for the old golf club house is a major element that will need to be addressed. It has been used a few times to stage the student night sky telescopes. A northeast sloping sledding hill could be cleared on the northeast end of Zone 3 next to Zone 1 – The White River Corridor.

ZONE 4 – THE GATEWAY AREA

GENENERAL INFORMATION FOR CONSIDERATION

Total area is approximately 38 acres.

38 acres is approximately 1.65 million sq. ft.

15 POSSIBLE PROJECTS in ZONE 4 – THE GATEWAY AREA

Zone 4 is unique in that it has the potential to have a WOW! factor. As the City's first major land holding on its east side, it cannot be missed by people as they enter the City on Rt. 50 travelling towards the downtown area. This Zone's unique location and highly visible layout has the potential to create a significant favorable first impression for anyone entering the City from the east. Like the other Land Use Zones, it needs ecological restoration and could contain a variety of trails. Special landscaping enhancements designed by a professional landscape architect could create a stunning, highly visible viewshed. Other potential large projects include creating a beautiful arboretum or botanical garden in this section of the park. It also could be the location of an amphitheater/bandshell but available parking would need to be increased, and noise levels and utility access would need to be analyzed.

Projects Include: Ecological Restoration, Native Plantings, Diversification, Landscaping Enhancements, Joint Walking & Biking Paved Paths, 9 holes of Golf, Hiking Trails, Amphitheater/Bandshell, Cross Country Ski, Dog Park – One, or...small dog park and large dog park, Parking, Park Benches, Picnic Tables, Signage, Solar and Wind Farm.

Acres in square feet : 1 acre = 43,560 sq. ft.

1/2 acre = 21,780 sq. ft.

1/4 acre = 10,890 sq. ft.;

1/10th acre = 4,356 sq. ft.

ZONE 5 – POTENTIAL BUILDING ZONE

GENERAL INFORMATION FOR CONSIDERATION

Total area is approximately 21 acres.

21 acres is approximately 900,000 sq. ft.

38 POSSIBLE PROJECTS in ZONE 5 – POTENTIAL BUILDING ZONE

Due to its close proximity to utilities and additional access through a Peller Road extension, Zone 5 is suitable for many projects. It is relatively “out of the way” compared to other Zones, tucked on the southeastern edge of the property. It is adjacent to commercial zoning for large box retail stores on its eastern edge and fortuitously positioned to have the potential to be visually screened off from Zones 4 and 3 minimizing the impact from building activity. Like other Zones it needs ecological restoration which should be limited to mostly removing invasive species until building decisions are made.

An important decision about Zone 5 is if it should be reserved or serve as a “place holder” for potential, future building structures. Or, it could be used for other park amenities like courts, an amphitheater, and picnic areas. The decision is influenced by which projects are included in other Zones, especially Zone 1, and which project ideas are removed from further planning consideration at this time.

Any building which occurs in Zone 5 must be owned by a public body such as the City or owned by a private nonprofit charitable organization as dictated by deed restriction. The sale of any land to a third party nonprofit charitable organization must comply with the rules and regulations of the City’s bond financial agreements associated with the acquisition of the property.

The property will need to be rezoned before any building can occur. All building structures would need to comply with building and landscaping standards as well any protective covenants, conditions, or restrictions.

Potential Projects Include: Ecological Restoration, Native Plantings, Landscaping Enhancements, Joint Walking & Biking Paved Paths, Hiking Trails, Amphitheater/Bandshell, part of an Arboretum or Botanical Garden, Bocci Ball Court, Building Projects – Community, Day Care, Nature, Senior, and/or Visitor Center, Community Garden, Croquet Courts, Cross Country Ski, Dog Park, Hobby Shop, Ice Rink - Curling, Temporary Ice Rink, Mini-golf course, Parking, Park Benches, Pickel Ball Courts, Picnic Pavilion, Picnic Tables, Playground, Outdoor pool, Restrooms, Signage, part of the Solar/Wind Farm, Splash Pad, Student Night Sky Observatory, Tennis Courts, and the YMCA.

Acres in square feet : 1 acre = 43,560 sq. ft.

1/2 acre = 21,780 sq. ft.

1/4 acre = 10,890 sq. ft.;

1/10th acre = 4,356 sq. ft.

Project Evaluation Process Steps Two, Three, and Four

Introduction

After assigning project ideas to the most suitable Land Use Zone in STEP One, STEPS Two through Four ask specific questions about each project to help determine whether the project idea should be included in the architectural conceptual planning phase for the property.

The questions in STEPS Two, Three, and Four have a point scale that ranges from 0 to 5. The scale varies between project ideas depending upon the issue addressed in the questions. The point system is not meant to be a precise method of evaluation, but a thoughtful and subtle method that deepens the evaluation conversation. It is designed to help evaluators with different opinions and perspectives to be more objective in their comparison of the merits of each project idea. Some questions are obviously more critical than others such as ‘Need’ as compared to ‘Aesthetics’. But combined, all of the questions are meant to prompt the evaluator to think more comprehensively about the pros and cons, strengths and weaknesses, benefits and impacts of each project.

STEP Two includes seven (7) basic, but critical questions that should be asked about every project. Does it align with the overall vision and objectives for the property? Does the project or activity already exist in the City? Does it compete with other similar projects? How great is the need for the project as expressed by public interest? And, could it be located elsewhere inside or outside of the City, or is Hillmoor the only place the project can go?

These first seven questions are very important for deciding if a project should be included in the conceptual architectural planning phase. In most cases, projects that are not needed, or are duplicative, etc. should not be advanced at this time. Through public input, preserving green space and natural preservation have been identified as primary objectives for the property so the idea of using/developing land for a project that has little public support or already exists in some other place would be difficult to justify.

STEP Three includes another seven (7) questions. Questions are about the amount of land the project will use, who will actually use it, its compatibility with other projects or uses, does it require a fee to use, its impact on the environment, and aesthetics. Once again, the questions are meant to prompt deeper consideration about the project’s benefits and potential impacts, but they don’t answer all questions. Generating precise answers to all of the questions would require significant time and resources that are not warranted at this level of evaluation.

After evaluating each project on the fourteen questions (14) in STEP Two and STEP Three, a decision should be made as to whether project should be included in the conceptual planning phase, or not. Most project decisions can be made at this level of review. However, for some special, more complicated projects, the City or the Hillmoor Commission might need additional analysis and possibly more public

input. This is where questions fourteen (14) through eighteen (18) come in. For example, a tennis court is a standard size and costs are generally predictable, but an amphitheater could vary greatly in size and costs based on the needs and desires of the community. It may be decided that further analysis is required before making a decision to include it in the conceptual planning. Or, the amphitheater project could be included in the conceptual planning phase without having considered questions 14 to 18 about its final size or the availability of funds. Additional analysis could be done later before actual implementation. In this case, an approximate amount of land (1 to 2 acres) needed for an amphitheater project would be placed in a particular optimum location on the property as determined during the conceptual plan.

As described above, *questions fourteen (14) through eighteen (18) may or may not be needed* for making a decision to advance a project to the architectural planning stage. But, they are there to remind everyone that financial costs are a real consideration for developing a feasible master plan for a community of the size of Lake Geneva.

Without requiring detailed project costs that would be determined through actual construction estimates and bids, most questions in STEP Four seek rough financial estimates to raise awareness about the project's financial feasibility. One question asks if there are other comparable projects from which helpful information about size, cost, and funding could be gathered. In the case where evaluators need to decide between two different project uses for the same land, preliminary costs estimates might help evaluators make a decision about which project would be best for the conceptual planning phase at this time. For example, ecologically restoring a section of property and constructing new hiking trails to preserve green space would be the best choice since it costs significantly less than constructing a formal botanical garden. However, if existing known donor support (question 15) is strong, maybe a botanical garden would be the preferred use of the land. Another possibility is that the restored land could be held as a "Place Holder" for a future use yet to be determined by the next generation of residents.

For evaluating and comparing projects, make copies of the next three pages as needed for evaluating each individual project. There is space after each criteria to write down any thoughts or comments. Or, if preferred, use copies of Table 2 for recording and comparing project scores to reduce paper usage.

STEP TWO - Project Evaluation Using Critical Criteria 1-6

Name of Project: _____

Project's Proposed Land Use Zone Location. Check all that apply: **ZONE** **1** **2** **3** **4** **5**

City's Vision for Hillmoor: We envision Hillmoor as a cherished place where we enrich our lives by connecting with Nature, ourselves, and others.

City's Major Objectives for Hillmoor: 1) Natural Preservation, 2) Outdoor Recreation, 3) Sense of Community, 4) Connectivity to the City, and 5) High Quality Structures.

Project First Level of Review and Analysis – Critical Criteria 1 to 6:

- 1) **VISION** – Is the project in alignment with the City's Vision and Major Objectives for the property?
 ___No (0 pts) ___It supports one Objective (3 pts) ___It supports two or more Objectives (5 pts)

Notes: _____

- 2) **DUPLICATIVE** – Does the project/amenity already exist or is the activity already provided by the City in other parts of the City?
 ___YES (0 pts) ___Partially, but not adequate to meet current need (3 pts) ___NO (5 pts)

Notes: _____

- 3) **COMPETE** – Does the project/amenity or activity to be provided compete with similar projects or activities already provided by other organizations or businesses?
 ___YES significantly (0 pts) ___Medium extent (1 pt) ___Minimally (3 pts) ___NO (5 pts)

Notes: _____

- 4) **NEED** – Is there an unmet need for the project/amenity or activity in the City?
 ___NO need (0 pts) ___Minimal need (1 pt) ___Medium need (3 pts) ___Significant need (5pts)

Notes: _____

- 5) **LEVEL OF INTEREST** – What has been the community's sustained level of interest or support in the project/amenity or activity?
 ___Little to None (0 pts) ___Average compared to other projects (3 pts) ___Above Average (5 pts)

Notes: _____

- 6) **WHY HILLMOOR** – What is the need for this project to be located on the Hillmoor property?
 ___None, could go elsewhere (0 pts) ___It's not the only location, but the preferred location (3 pts)
 ___It is not only the best location, but the only one that works (5 pts)

Notes: _____

EVALUATION CONCLUSION for STEP TWO: If project scores low in the first 6 criteria such as 0 pts in 2 or more criteria, the project does not qualify at this time for additional planning consideration.

If it scores high enough it advances Step Three evaluation.

STEP THREE - Third Level of Review and Analysis - Criteria 7 to 13

- 7) USAGE – Is the project/amenity or activity to be provided inclusive so that it can be used by everyone?
___ Only by a few-less than 10% (1 Pt) ___ Between 10 and 25% (3 pts) ___ By anyone (5 pts)
Notes: _____
- 8) FAMILY USAGE – Can families with children use the project/amenity or activity?
___ NO (0 pts) ___ Yes for ages 6 and above (3 pts) ___ YES all ages of children (5 pts)
Notes: _____
- 9) FEES – Does the project or activity require a fee to use?
___ Yes a substantial fee that limits the number of people/families that can afford it (1 pt)
___ Yes but minimal so than most people/families can afford to use it (3 pts) ___ No fees (5pts)
- 10) LAND USAGE – Does the project/amenity or activity require a lot of land that uses green space?
___ Yes significant >10 acres(1 pt) ___ Large 6 to 9 acres(2 pts) ___ Medium 1 to 5 acres(3 pts)
___ No minimal < 1 acre or less (5 pts)
Notes: _____
- 11) ENVIRONMENTAL IMPACT – Does the project/amenity negatively affect the environment?
___ Yes significant impact (0 pts) ___ Medium (1 pt) ___ Minimal (3 pts) ___ No Impact (5 pts)
(such as through water usage, chemicals, noise level, lighting, traffic, etc.)
Notes: _____
- 12) COMPATABILITY – Does the project interfere with or limit other uses of the property?
___ Yes, significantly (0 pts) ___ Average compared with projects (3 pts) ___ Little to none (5 pts)
Notes: _____
- 13) Aesthetics – Does the project align or enhance the aesthetic beauty of the property?
___ NO (0 pts) ___ Neutral, no noticeable enhancement (2 pts) ___ Yes, somewhat (4 pts)
___ YES, significantly (5 pts)
Notes: _____

After considering criteria 7 - 13, decide if project should be included in conceptual planning phase, if it does not qualify to be included in the conceptual planning stage at this time, or if it needs additional analysis or public input.

STEP FOUR (if needed) - More Detailed Project Evaluation Criteria 14 – 18

For some projects, the Commission/City may desire to more accurately define the size and scope of the project in the conceptual plan or if needed for making a final implementation decision.

14) CAPITAL COST – How much would the project/amenity or activity cost the City?

☐ Significant over \$1 million (1 pt) ☐ large \$100K-\$1 million (2 pts)
☐ medium \$26K-\$99K(4 pts) ☐ minimal < \$25K(5 pts)

Notes:_____

15) DONATIONS – How much of the project's capital cost could be provide by private donors?

☐ None (0 pts) ☐ Minimal less than 25% (1 pt) ☐ Medium over 50% (3 pts)
☐ Significant over 75% (4pts) ☐ All 100% (5 pts)

Notes:_____

16) Financial Feasibility – How much money has been raised or already budgeted to fund the project?

☐ None (0 pts) ☐ Minimal less than 25% (1 pt) ☐ Medium over 50% (3 pts)
☐ Significant over 75% (4pts) ☐ All 100% (5 pts)

Notes:_____

17) OPERATING COST – How much would the project/amenity or activity cost the City each year to operate and maintain?

☐ Significant over \$100K (1 pt) ☐ Large \$50 to \$100K (2 pts) ☐ Medium \$10 to \$49K(3 pts)
☐ Minimal < \$10K(4 pts) ☐ Nothing (5 pts)

Notes:_____

18) EXAMPLES OF SIMILAR PROJECTS – Are there examples of similar projects successfully operating in other communities?

☐ NO ☐ YES

Is there a specific project that would be a good example to follow? Please describe below:

Notes:_____

After considering criteria 14-18, decide if project should be included in conceptual

planning phase, or if it still needs additional analysis or public input.

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TABLE 2 – PROJECT EVALUATION RESULTS

Name: _____ Date: _____

Zone Number/s	Project Name	Project Name	Project Name
STEP 2 Criteria	SCORE	SCORE	SCORE
1-Vision			
2-Duplication			
3-Compete			
4-Need			
5-Level of Interest			
6-Why Hillmoor			
TOTAL POINTS			
Notes			
Put on Hold Y/N?			
Advance to Step 3 Criteria Y/N?			
STEP 3 Criteria	SCORE	SCORE	SCORE
7-Usage			
8-Family Usage			
9-Fees			
10-Land Usage			
11-Envir. Impact			
12-Compatability			
13-Aesthetics			
TOTAL POINTS			
Notes			
Put on Hold Y/N?			

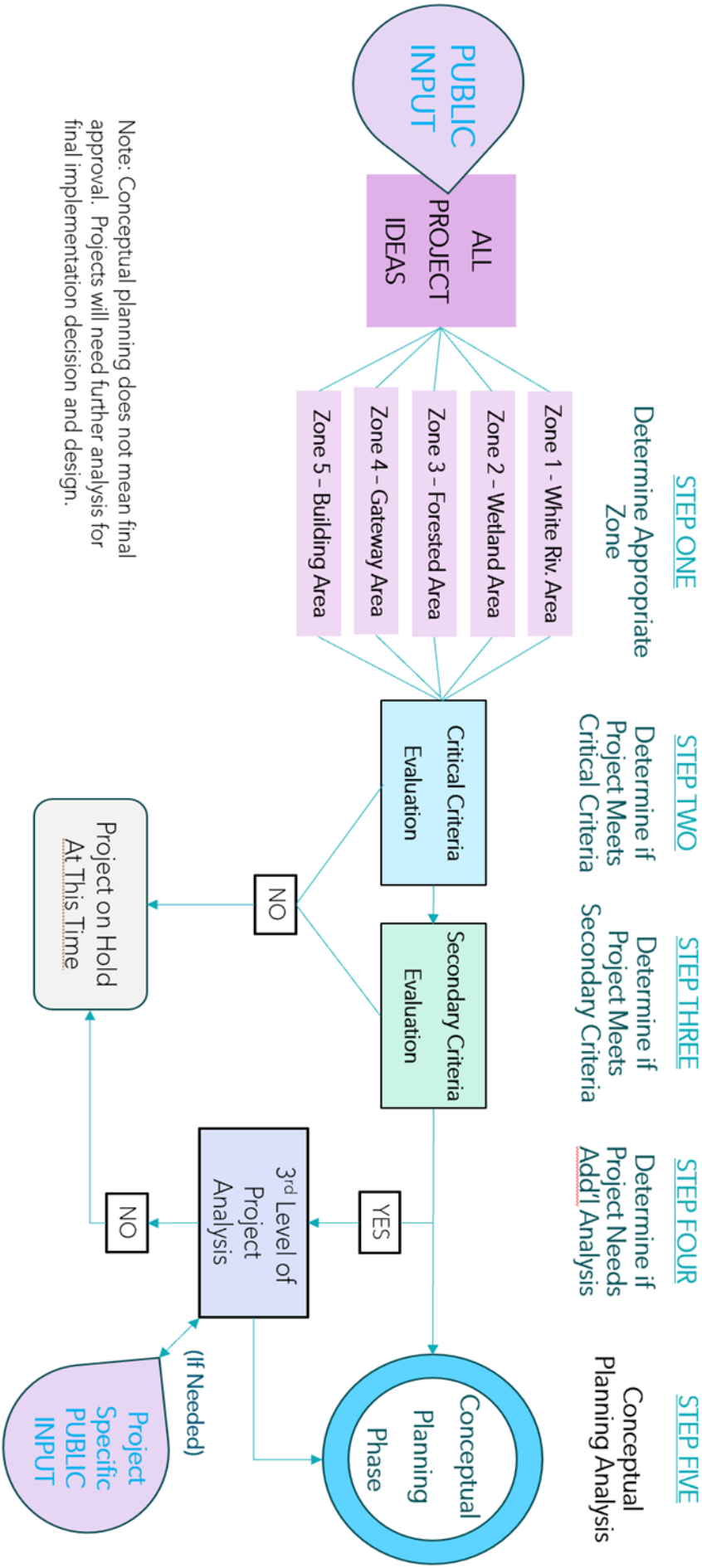
Advance to Concept Plan Y/N?			
Recommend Step 4 Evaluation Y/N?			

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ADDITIONAL NOTES:

PROJECT EVALUATION PROCESS

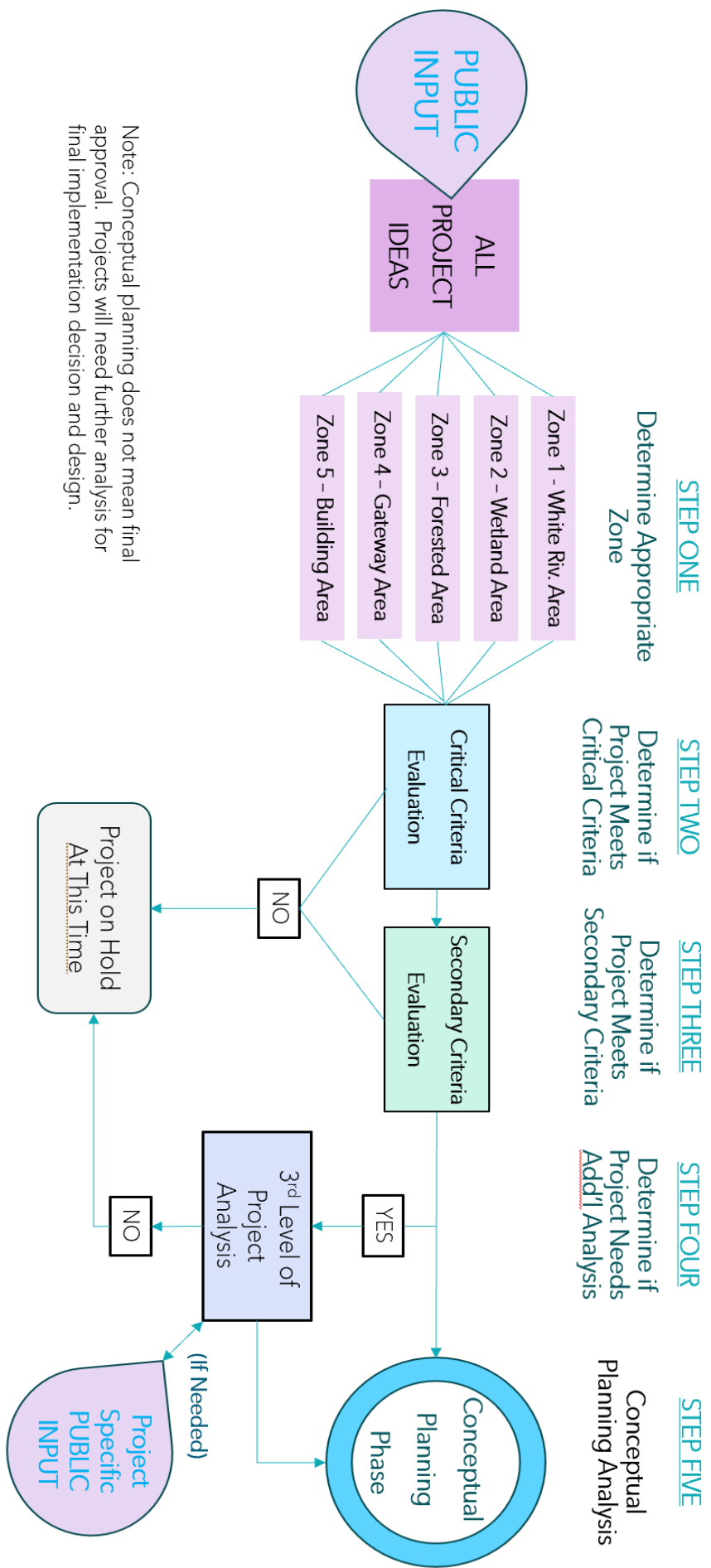
Hillmoor Park Project



Note: Conceptual planning does not mean final approval. Projects will need further analysis for final implementation decision and design.

PROJECT EVALUATION PROCESS

Hillmoor Park Project



Note: Conceptual planning does not mean final approval. Projects will need further analysis for final implementation decision and design.

DEFINITIONS AND DESCRIPTIONS OF GENERAL PROJECTS in ZONE 1: Project ideas for amenities, features, and enhancements to be considered for possible inclusion in the conceptual planning phase of each particular Land Use Zone.

- **Ecological Restoration** – The removal of invasive plant species and the planting of desired plant species to create sustainable habitats that support diverse populations of plants and animals.
- **River Restoration** – Similar to ecological restoration but specialized for stream bank and stream bed improvements that support diverse populations of aquatic plants and animals. Specific DNR regulations and permits required. Could include improving human access points to the river.
- **Native Plants** – Plants (including trees, bushes, flowers, and grasses) that are historically native to our region of Wisconsin.
- **Natives** – An abbreviation for Native Plants
- **Landscaping Enhancements** – Intentionally designed improvements made to the existing landscape that are strategically placed to add aesthetic qualities such as color, beauty, and ambiance. It could include hydrological improvements as well. Plants could include climate resilient, non-native species that are used specifically to enhance beauty and animal habitat.
- **Diversification** (of plants) – The selective use of non-native plants to diversify plant life to improve the sustainability of habitat by using species that are climate/drought resilient as well as disease and insect resistant.
- **Joint Walking and Biking Paved Paths** – Paved asphalt paths approximately 12 ft. wide to safely accommodate two-way traffic of pedestrians and bikers. Width determined by what is anticipated to be needed to allow safe passage in a variety of situations such as: a family biking with small children, parents pushing a baby carriage, people in wheel chairs, people walking with dogs, individuals pulling picnic coolers to a pavilion, a group of four people walking together, to two people riding electric bikes, etc.; on a busy weekend in Lake Geneva. Note: 8 ft. wide paved connector trails are expected to be constructed to facilitate access to the main 12 ft. wide trail and to park amenities such as picnic pavilions.
- **Hiking Trails** – 8 ft. to 12 ft. wide trails through wooded areas and fields that have a mow-able, grass surface, or possibly a crushed limestone surface if deemed appropriate.

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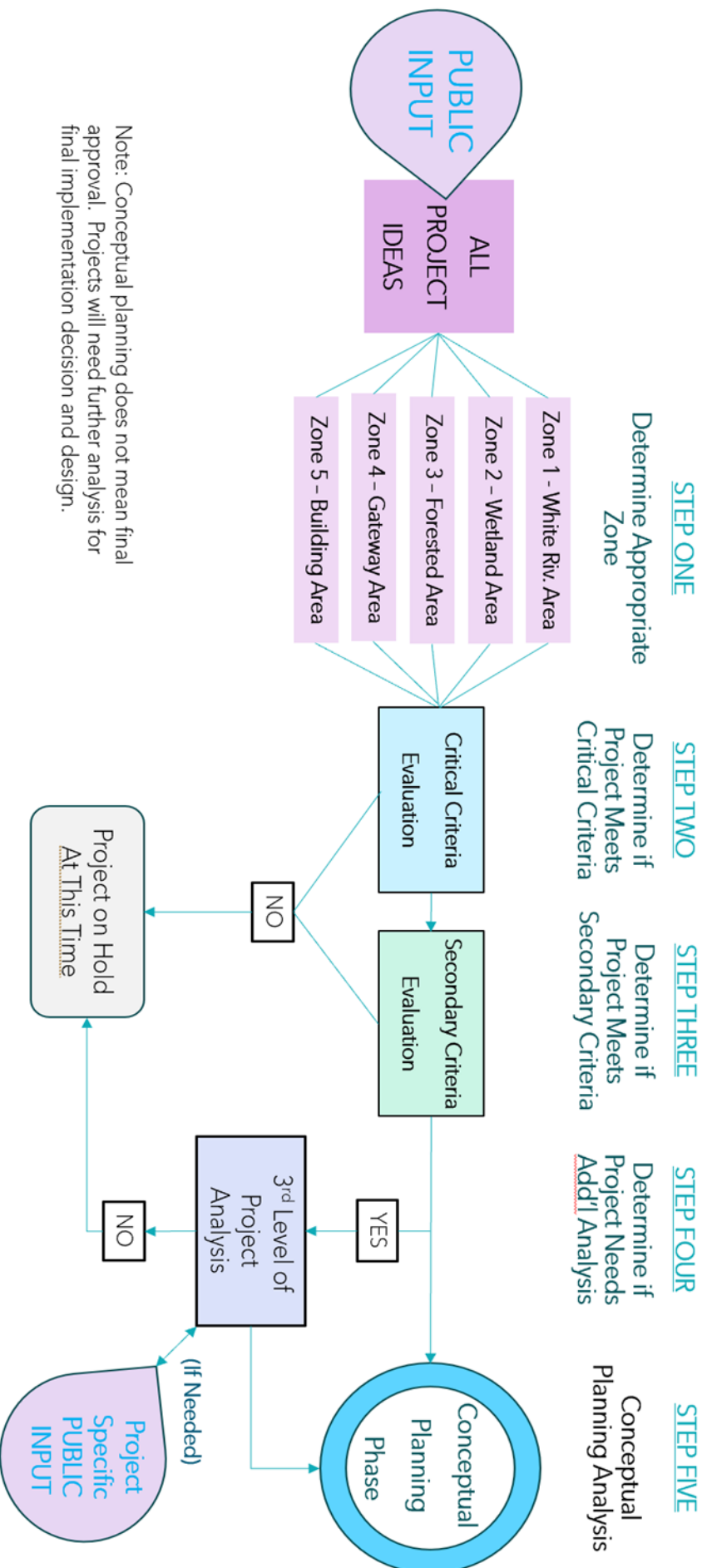
ALPHABETICAL LISTING OF INDIVIDUAL PROJECT DESCRIPTIONS FOR ZONE 1

- **Amphitheater/Bandshell** – A music venue that could include either a manicured lawn with tiered levels of seating, level or sloped grassy seating areas, with a hard surface center stage area with or without a bandshell. Some bandshells include storage for summer seating and require electric utilities. The average size of a bandshell with amphitheater style seating would require anywhere from ½ to 1+ acres depending upon the area needed for spectators. Restrooms should be nearby with water and electric utilities. An access road to load and unload stage props and musical instruments is usually needed. Additional nearby parking may be required.
- **Bocci Ball Court** – A long rectangular court approximately 70 to 90 ft. long and 13 ft. wide with a smooth compacted surface or artificial turf. Courts are usually built in pairs, and could include shaded seating features on both ends of courts for participants. Parking should be nearby.
- **Community Gardens** – Small garden plots about 40 to 50 sq. ft. grouped together used for planting vegetables, fruits, herbs, and flowers by residents of a community. The Garden could include anywhere from 10 to 40 plots and require less than ¼ acre or approx. 10,000 sq. ft. It is usually managed by the local municipality or non-profit, has specific rules and regulations for participation, and is fenced to protect against wildlife. It usually includes a storage shed for storing gardening tools and an available water system for watering individual plots. Modern gardens can have an automated-timed watering system. A small area of parking should be nearby.
- **Croquet Courts** – An approximate 50 x 100 ft. (5,000 sq. ft.) level area of manicured lawn or artificial turf used to play croquet. Parking should be nearby.
- **Disc Golf** – Besides installing tee pads and basket holes, a typical 9, 12, 15, or 18 hole course requires 20 to 35 acres of land with holes designed for various of left, right and straight throws that incorporate varied terrain and foliage to challenge the skills of participants. Fairways range from 15 ft. to 75+ ft. wide in a mix of open, semi-wooded and heavily wooded settings. A typical 18 hole course ranges from 4500 to 6000ft. in length.
- **Dog Park** – A typical dog park is a 1 to 5 acre area surrounded by a 4 to 5 ft. high fence. It should have a double gated entrance, a source of fresh drinking water, available doggie bags, and a waste disposal station. Additional features could include shade cover such as a pavilion, park benches, picnic tables, restrooms, a dog pool, and storage bins for dog toys. Some dog parks have night lighting for use during short winter days. The owner/manager of the dog park may require proof of dog vaccines for admission and charge an annual fee. Some communities have two dog parks to separate small and large dogs for safety. Adequate nearby parking would be needed.
- **Small Dog Park** – A dog park built for use by dogs that weigh 30 lbs or less.
- **Large Dog Park** - A dog park built for use by larger dogs that weigh between 30 to 150+lbs.
- **Fishing** – Fishing along the White River and in the storage ponds if approved by City and according to Wisconsin DNR regulations.
- **Mini-Golf Course** – Most often privately owned, it would be prohibited on most of the property due to the deed restriction. If the City were willing to build and operate one, a miniature golf courses with on-site parking requires about 1 ½ to 2 acres of land.

- **Parking** – Paved parking areas needed for people to access the park. Other surfaces that are water permeable should be considered where appropriate. Permeable surfaces can be more expensive and require greater maintenance.
- **Park Benches** – Benches that are to be strategically placed in the park and should be considered an architectural feature. There are many types of benches to choose from ranging from all wood to recycled plastic to all metal. One standard type of bench should be selected for use in the park. Benches along main paths should have a solid underfoot surface.
- **Pickle Ball Courts** – Similar to a tennis court but smaller. Need a paved surface 30 x 60 ft. as compared to needing a 60 x 120 ft. surface for a tennis court. Many communities are converting existing tennis courts to pickle ball courts to accommodate the sports growing popularity. Four pickle ball courts could easily fit into ¼ of an acre. Nearby parking will be needed.
- **Picnic Pavilions** – Very small picnic pavilions are 12 x 20 ft. and could comfortably accommodate two picnic tables. Large pavilions are 40 x 70+ ft. (2800 sq. ft.) and could accommodate up to 20+ picnic tables and 150 people. Modern, high-quality pavilions are built to last with stone or brick wainscoting and include features such as restrooms, electric power, heaters, fans, refrigerator, kitchen area, fireplace, dance floor, and removable walls to enable use throughout three seasons in colder climates. Pavilions should be located near available parking. They are also often located near other park amenities like playgrounds.
- **Playground** – Playgrounds vary in size and features. Many custom designs and themes are available for communities to choose from. Sizes can range from 2000 to 10,000 sq. ft. (approx. ¼ acre). They can have a variety of soft surfaces to protect children from falls. Nearby parking would be needed.
- **Sand or Beach Volleyball Court** – A typical court requires a 50 x 80 ft. sandy area. Two side by side courts would need about 8,000 sq. ft. or approximately 1/5 of an acre. Additional amenities include a nearby shaded picnic table or park bench area with drinking water and a foot shower. Available parking should be nearby.
- **Sledding Hill** – A cleared grassy slope preferable located on a north facing hillside that can be used for sledding or inner tubing in the winter time. Best locations on the property are the slope near the No.1 tee of disc golf and the slope on the east side of the White River near the 3 ton bridge where trees would need to be cleared.
- **Splash Pad** – A popular water feature for children and adults of all abilities to cool off on hot days often resembling a playground with slip resistant surfaces and no standing water making it a safer alternative to a swimming pool. Water is pumped, sprayed, and jettisoned often through interactive features creating playful water displays. Typical sizes range from about 1000 to 2500 sq. ft. Modern pads recycle water making them more environmentally friendly. They are less expensive to build and maintain than public swimming pools. Available nearby parking is required.

PROJECT EVALUATION PROCESS

Hillmoor Park Project



Note: Conceptual planning does not mean final approval. Projects will need further analysis for final implementation decision and design.

STEP ONE OF PROJECT EVALUATION PROCESS:

Determine which projects are suitable for each Land Use Zone. A single project could be located into more than one Zone. Additional evaluation and planning will determine the optimum location for each project that is recommended for implementation and included in the final conceptual master plan for the property.

CURRENTLY RECOMMENDED PROJECTS/ACTIVITIES SUITABLE FOR EACH LAND USE ZONE

White River Corridor	Wetland Area	Forested Area	Gateway Area	Buildable Area
Zone 1- 32 acres	Zone 2 - 68 acres	Zone 3 - 64 acres	Zone 4 - 38 acres	Zone 5 – 21 acres
PRIMARY GOALS	PRIMARY GOALS	PRIMARY GOALS	PRIMARY GOALS	PRIMARY GOALS
Beautify	Keep Wild	Keep Wild	Beautify	Beautifully Develop.
Natural Green Space	Natural Gr. Space	Nature Gr. Space	Natural Gr. Space	Green where possible
Outdoor Rec. Amenities	Hiking Trail- Access	Hiking Trail-Access	Wow! Factor+Trails	Community Projects
POSSIBLE PROJECTS	POSSIBLE PROJ.	POSSIBLE PROJ.	POSSIBLE PROJECTS	POSSIBLE PROJECTS
Ecological Restoration + River Restoration	Ecological Restoration	Ecological Restoration	Ecological Restoration	Ecological Restoration
Natives + Diversification + Landscape Enhance.	Native Plants	Native Plants + Diversification	Natives + Diversification + Landscape Enhance.	Natives + Landscaping Enhancements
Joint Walking & Biking Paved Paths	Hiking Trails	Hiking Trails	Joint Walking & Biking Pav. Paths	Jt. Walking & Biking Paved Paths?
Hiking Trails	Bridges	Mtn. Biking	Hiking Trials	Hiking Trails
Amphitheater/ Bandshell	Board Walk	Amphitheater/ Bandshell	Arboretum	Amphitheater/ Bandshell
Bocci Ball Court	Park Benches	Park Benches	X-C Ski	Bocci Ball Court
Community Garden	Zone 2a-Parking	Signage	Botanical Garden	Arboretum
Croquet Courts	Signage	Student Sky Obs.	Golf	Botanical Garden
Cross Country Ski		X-C Ski	Park Benches	Building Structures
Disc Golf			Signage	Community Garden
Dog Park – One, or...			Small Dog Park	Croquet Courts
-small dog park			Solar/Wind Farm	X-C Ski
-large dog park				Community Center
Fishing				Curling
Mini-golf course				Day Care Center
Parking				Dog Park
Park Benches				Golf
Pickel Ball Courts				Hobby Shop
Picnic Pavilions				Ice Rink
Picnic Tables				Temporary Ice Rink
Playground				Mini-golf course
Sand Volleyball Ct.				Nature Center/Mus.
Signage				Parking
Stedding Hill				Park Benches
Splash Pad				Playground
				Pickel Ball Courts
				Picnic Pavilion
				Picnic Tables

				Pool - Outdoor
				Restrooms
				Sand Volleyball Ct.
				Senior Center
				Signage
				Splash Pad
				Student Sky Observ.
				Tennis Courts
				Visitor Center
				YMCA

(as of 6/26/25)

Hillmoor Park Project



