

HILLMOOR COMMISSION MINUTES THURSDAY, July 24, 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 (via zoom), Consultant Michael Krajovic, Kenneth Etten, Larry Happ, Lowell Thompson, Paula Porubcan, Peggy Schneider, and Mark Davids.

Excused/Absent: Dan Getzen was excused.

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. Jake Johnson, Joe Zimmer, Peg Esposito, Joel Hoiland, and Ross Magnusen spoke during the public comment period.

Approve the Minutes of June 12, 2025. On a motion by Paula Porubcan and second by Mark Davids the minutes from the meeting of June 12, 2025 were unanimously approved.

Update/Recommendation regarding HWY 50 and other improvements – handicap accessible gates, foot bridges, and new paths in Hillmoor Zones 4 And 5. Mayor Krause reported that Public Works will continue to clear the HWY 50 frontage on the east side of the property in the coming weeks. Michael Krajovic presented three projects that included installing a new gate at the entrance off of HWY 50, installing a similar gate off of Haskins St., and replacing the collapsed cart bridge near HWY 50. He estimated the cost to approximately \$3,000 per project. The funds would be used by the Public Works Department to purchase the necessary materials to complete each project. The funds would come out of the Hillmoor Project budget for this year. The Commission members approved to allocate approximately \$9,000 to help complete the three projects. Krajovic also gave an update on the proposed new paths to be cut by Public Works in Zones 4 and 5. He said that Public Works would most likely not be able to make the new grass trails until later in the fall.

Discussion/Recommendation regarding preparing an RFP (Request for Proposal) for an ecological restoration plan for the Hillmoor property. Paula Porubcan briefly reviewed the importance of restoring the Hillmoor property's ecosystems beginning with developing a restoration plan for the Hillmoor property as presented during the Hillmoor Commission's June 12 th meeting. Krajovic estimated the cost to develop a plan to be somewhere between \$10,000 and \$20,000 depending upon the level of detail provided. After a brief discussion, on a motion by Mark Davids and second by Lowell Thompson the Commission unanimously authorized Krajovic to draft an RFP for selecting a firm to develop a restoration plan for the entire Hillmoor property.

Review/Discussion regarding the RFP (Request for Proposal) for developing a master architectural/landscaping plan for Zone 1 of Hillmoor. Various Commission members provided input to Krajovic on the draft RFP.

Discussion/Recommendation regarding projects and amenities to be included in Hillmoor Zone 1 conceptual planning. Michael Krajovic gave an overview of the project evaluation process and criteria the Commission members were using to evaluate projects for inclusion in the conceptual planning phase for Zone 1- the White River Corridor as part of the Knowles-Nelson grant project. He outlined a recommended course of action for the Commission members to approve or not approve different potential projects and amenities. He suggested that items related to plants and ecological restoration be grouped into one motion and that general improvements and activities be grouped into another motion before proceeding to vote on individual project ideas for Zone 1.

On a motion by Ken Etten and seconded by Mark Davids, the Hillmoor Commission, as part of an overall ecological restoration plan for the entire Hillmoor property, approves the planting of native plant species, plant diversification, landscaping enhancements, riverbank and riverbed improvements to be considered in the conceptual planning phase of Zone 1. The motion passed unanimously.

On a motion by Paula Porubcan and seconded by Lowell Thompson, the Hillmoor Commission approves including the joint walking and biking paved paths, paved connector trails, hiking trails, cross country ski trails, and fishing as approved in the Knowles-Nelson grant in the conceptual planning phase of Zone 1. The motion passed unanimously.

Krajovic stated that after considering public input and project evaluations, the Commission members were ready to make individual project recommendations. He mentioned that projects or amenities included in the conceptual planning phase of Zone 1 does not automatically guarantee that the project/amenity will be included in the final master plan for the property. He also stated that a project would not advance to the conceptual planning phase and would be put on hold or set aside for consideration in another zone if no one made a motion for approval of the project or a motion is made but fails to gain a majority of votes for approval.

Mayor Krause then asked for motions on the list of potential projects already considered suitable for Zone 1.

- On a motion by Lowell Thompson and seconded by Paula Porubcan the Hillmoor Commission approved including an amphitheater/bandshell in the conceptual planning phase of Zone 1. The motion passed unanimously.
- There was discussion that the Bocci ball courts near Curtis St. are rarely being used. No one made a motion to approve a Bocci ball court. The project was placed on hold at this time.
- There was discussion about the level of use a garden would receive. No one made a motion to approve a Community Garden. The project was placed on hold at this time.
- No one made a motion to approve a Croquet court. The project was placed on hold at this time.
- On a motion by Larry Happ and seconded by Paula Porubcan the Hillmoor Commission approved including a modified disc golf course in the conceptual planning phase of Zone 1. The motion passed unanimously.
- On a motion by Lowell Thompson and seconded by Mark Davids the Hillmoor Commission approved including a dog park and possibly divided to provide separate areas for large and small dogs in the conceptual planning phase of Zone 1. The motion passed unanimously.
- There was discussion that a privately owned mini-golf course is located on Wells St. No one made a motion to approve a mini golf course. The project was placed on hold at this time.

- On a motion by Mark Davids and seconded by Ken Etten the Hillmoor Commission approved including an additional parking areas in the conceptual planning phase of Zone 1. The motion passed unanimously.
- On a motion by Paula Porubcan and seconded by Mark Davids the Hillmoor Commission approved including park benches in the conceptual planning phase of Zone 1. The motion passed unanimously.
- There was discussion that the City's Park Commission had recently decided to turn the two nearby tennis courts into pickle ball courts. No one made a motion to approve Pickle Ball courts. The project was placed on hold at this time.
- On a motion by Peggy Schneider and seconded by Paula Porubcan the Hillmoor Commission approved including picnic pavilions in the conceptual planning phase of Zone 1. The motion passed unanimously.
- On a motion by Lowell Thompson and seconded by Mark Davids the Hillmoor Commission approved including picnic tables in the conceptual planning phase of Zone 1. The motion passed unanimously.
- On a motion by Paula Porubcan and seconded by Mark Davids the Hillmoor Commission approved including park benches in the conceptual planning phase of Zone 1. The motion passed unanimously.
- There was discussion about the idea of combining a splash pad with an adjacent playground. On a motion by Lowell Thompson and seconded by Peggy Schneider the Hillmoor Commission approved including both a splash pad and playground to be located near each other in the conceptual planning phase of Zone 1. The motion passed unanimously.
- There was discussion that the existing court in Veterans Park is rarely used. No one made a motion to approve a Sand Volleyball court. The project was placed on hold at this time.
- On a motion by Lowell Thompson and seconded by Paula Porubcan the Hillmoor Commission approved including signage in the conceptual planning phase of Zone 1. The motion passed unanimously.
- On a motion by Mark Davids and seconded by Lowell Thompson the Hillmoor Commission approved including a sledding hill near the north end of the property in the conceptual planning phase of Zone 1. The motion passed unanimously.
- On a motion by Paula Porubcan and seconded by Lowell Thompson the Hillmoor Commission approved including additional restroom facilities (could be part of picnic pavilions) in the conceptual planning phase of Zone 1. The motion passed unanimously.
- On a motion by Lowell Thompson and seconded by Peggy Schneider the Hillmoor Commission approved including solar panels where possible on roof tops of new structures such as picnic pavilions in the conceptual planning phase of Zone 1. The motion passed unanimously.

Future Agenda Items. Mark Davids suggested having a discussion about offering Geocaching on the property and getting the property designated as a birding destination. The Mayor agreed to discuss at a future meeting.

Future Meetings. The next Hillmoor Commission meeting is scheduled for 6:00 pm, Thursday, August 14th at City Hall. (Note: Meeting date was later moved to Thursday, August 21st at 6:00 pm)

Adjournment - Motion by mark Davids and second by Lowell Thompson. Voice vote, approved, motion carried. Adjourned at approximately 7:45 pm.