



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

HILLMOOR COMMISSION **AMENDED AGENDA
THURSDAY, OCTOBER 9, 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.

1. Call to Order
2. Roll Call
3. **Comments from the public limited to 5 minutes, limited to items on this agenda**
4. Approval of the minutes from September 11, 2025
5. Hillmoor/Consultant Report
6. Financial review and Budget Update
7. Presentation/Discussion regarding RFP review process
8. Update from Friends of Hillmoor
9. 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, September 11, 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, Kenneth Etten, Larry Happ, Lowell Thompson, Dan Getzen, Mark Davids, Parks Director David Winger, and Consultant Michael Krajovic,
Excused/Absent: Paula Porubcan 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., Mary Jo Fesenmaier (Alderperson), Joel Hoiland (Alderperson), Peg Esposito, Sarah McConnel, Troy Dyer and John Nelson spoke during the public comment period.

Approve the Minutes of July 24, 2025. On a motion by Larry Happ and second by Dan Getzen the minutes from the meeting of August 21, 2025 were unanimously approved.

Update regarding ecological and planning RFP's (Request for Proposals) – Dave Winger reported that both the Conceptual Planning RFP and the Ecological Restoration RFP were officially posted on the City's website on September 10. The deadlines for submitting proposals are October 8th for the Conceptual Plan RFP and October 10th for the Ecological Restoration RFP.

Update regarding land price for Zone 5 – Mayor Krause reported that City Council did not determine a land price for Zone 5. City Council approved a new policy for selling City owned property which requires that City must first determine if the property is surplus before it can be sold.

Review and recommendation regarding designating a portion of property in Zone 5 as surplus property for non-profit use. – After extensive discussion to understand the new policy and the designation of Zone 5 as a potential building area, on a motion by Mark Davids and second by Lowell Thompson the Commission recommended that the City designate Zone 5 – the Potential Building Area of the Hillmoor property – as surplus land so that it could be sold to a qualified non-profit, charitable organization that meets the property's quality standards, and the Commission also requested that the City determine the price per acre of the land that the property could be sold for. The motion was approved 5 to 1 with Larry Happ voting no.

Update regarding Hillmoor newsletter – Lowell Thompson and Dave Winger reported that the next issue of the newsletter should be issued soon and that they are making progress on ways for residents to be able to register to receive the newsletter directly rather than having to go to the City's website.

Discussion/Recommendation for supporting Avian Committee grant proposal. – Larry Happ reported on the Avian Committee’s project to submit a grant application for possibly up to \$5,000 to White Pelican Farms to potentially fund the purchase of native plants for use on the Hillmoor property. If the grant application is successful, the plants would be planted near the HWY 50 entrance. On a motion by Larry Happ and second by Mark Davids, the Commission unanimously approved supporting the Avian’s Committee grant application and their collaboration with both the City’s Park Department and the Friends of Hillmoor.

Review/Recommendation regarding 2026-2027 budget priorities - Dave Winger and Michael Krajovic discussed budget needs for Hillmoor and the City’s budget process including the difference between operating and capital budget items. The Mayor asked that a refined budget update be part of the Commission’s next meeting agenda and be available for further discussion.

Review/Recommendation of presentation by Friends of Hillmoor regarding proposal to make temporary landscape improvements at Hillmoor’s HWY 50 entrance. – Members Peg Esposito and Betty Volquardsen of the Friends of Hillmoor organization gave a presentation proposing landscaping improvements at the HWY 50 entrance to the property which could serve as a demonstration project about the use of native plantings.

Discussion/Recommendation regarding temporary landscape improvements at Hillmoor’s HWY 50 entrance. – After a brief discussion, on a motion by Larry Happ and second by Lowell Thompson the Hillmoor Commission unanimously recommended approval of the proposed landscaping improvements by the Friends of Hillmoor at the HWY 50 entrance

Adjournment – On a motion by Lowell Thompson and second by Larry Happ, adjournment approved, motion carried. Meeting adjourned at approximately 7:45 pm.

POSSIBLE HILLMOOR OPERATING BUDGET ITEMS 2026-2027

rev: 10-3-25

2026		2027	
Item	Amount \$	Item	Amount
Dog Park Relocation	90,000*	Dog Park	0
Additional Planning/Technical Consultants -Arch., Eng.,Leg.	25,000**	Add'l Planning/Technical Consultants	25,000
Surveying Services	20,000**	Surveying Services	10,000
Hillmoor Consultant	50,000	Hillmoor Consultant	?
Ecological Prevention Z 4 & 5	50,000	Eco. Rest. (see capital budget)	0
Disc Golf Modifications	30,000*	Dis Golf (cleared forested area)	20,000*
Planning (Conceptual Plan for entire property)	75,000*	Planning if not funded in 2026	?
Small Miscellaneous Projects	20,000	Small Miscellaneous Projects	20,000
Ecological Proj. Mgmt.	5,000	Ecological Proj. Mgmt.	10,000
Complete Main 12' Path funded through Tourism Devel. Fund?	300,000*?	Completion of 12' path if not funded in 2026*	0
Others Budget Items?		Other Budget Items?	0

*If not funded in 2026, place into 2027 capital budget.

**For defining amenities & critical property boundaries, building design stds. & protective CC&R's

POSSIBLE HILLMOOR CAPITAL BUDGET ITEMS 2027-2029

Item
Ecological Restoration (for 3 yrs)
Main Path Completion Zone 1*
Landscaping Zone 1
Additional Signage
Picnic Tables – 30 (singles & for pavilions)
Park Benches - 20
Lighting – 40 (on main paved path Z1)?
Security Cameras?
TBD Picnic Pavilions - 3 (1 large, 2 small)
TBD Access & Infrastr. Improvements Zone 5
TBD Waverly St. Acquisition, Improvements and Relocation
TBD Splash Pad
TBD New Playground
TBD Amphitheater/Bandshell
For at least a 6 ft. sidewalk along Rt. 50 frontage
Others?