



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

Special Hillmoor Commission Agenda
Thursday, January 22, 2026 - 6:00 PM
Lake Geneva City Hall; Council Chambers

Members:

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

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 from January 8, 2026
5. Consultant's Report – Michael Krajovic
6. Presentation/Discussion regarding Zone 1 Planning – Upland Design
7. 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, January 8, 2026 – 6:00 PM

LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members: Mayor Todd Krause, Alderperson Cindy Yager, Mark Davids, Kenneth Etten, Dan Getzen, Larry Happ, Paula Porubcan, Peggy Schneider, Lowell Thompson, and Consultant Michael Krajovic. City staff David Winger, City Parks Director.

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

Roll Call - Present: Mayor Krause, Alderperson Cindy Yager, Kenneth Etten, Peggy Schneider, Larry Happ, Lowell Thompson, Dan Getzen, Mark Davids, and Consultant Michael Krajovic. Paula Porubcan and David Winger were 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. Troy Dyer, Betty Volquardsen, Mary Jo Fesenmaier, Sheri Ames, Ross Magnusen, and Marilyn Neu spoke during the public comment period.

Approve the Minutes of December 8, 2025 - On a motion by Larry Happ and seconded by Ken Etten, the minutes were unanimously approved.

Hillmoor/Consultant Report - Consultant Michael Krajovic reported that he gave a brief presentation on Hillmoor's current status and related issues to the City's Committee of the Whole on Monday, January 5th. He invited the public to come to the meetings scheduled for Feb. 5th at 6 pm and 7 pm, and for Feb. 7th at 10 am and 11 am upstairs in the Police Training Room to review draft plans of Hillmoor. He encouraged residents to participate in the City's strategic planning process and to take the survey found on the City's website. He also informed the Commission of the City's plans to update its Comprehensive Outdoor Recreation Plan (CORP) in 2026 and encouraged participation. Hillmoor will be part of both plans. He emphasized the importance of maintaining good communication with City Council, other committees and commissions, especially during this busy period of planning.

Presentation/Discussion regarding SEWRPC Vegetation Survey of Hillmoor Property – Zach Kron, SEWRPC's senior biologist, gave a PowerPoint presentation on SEWRPC's Preliminary Vegetation Survey of the Hillmoor property. He said 20 different plant communities were identified. They also identified 77 plant species which were categorized as native, non-native and invasive. No federal or state designated special concern, endangered, or threatened species were identified. Mr. Kron said that he would be making some additional revisions to the plan before sending the final report. The Vegetation Survey will provide a good, foundational base of information for developing the comprehensive ecological restoration plan for the entire property later this year.

Presentation/Discussion regarding Zone 2a Potential Development – Tom Hartz of the Simple Food Group gave a brief overview of his proposed plans for developing the City's surplus land parcels located

on the north end of Hillmoor along Sheridan Springs Rd. The City's parcels, referred to as Zone 2a by the Hillmoor Commission for planning purposes due to its location next to Zone 2, are of interest to the Commission because of their potential to provide a north access point to Hillmoor property. Mr. Hartz described his vision for the development and his desire to blend in and connect with the Hillmoor property. He said that his potential development would include providing public access to Hillmoor. The discussion included the need for parking, access to restrooms, trail construction, trail access, etc. City Council will be entering into discussions with the Simple Food Group to make a decision on whether to sell the property. It was the consensus of the Hillmoor Commission that guaranteeing north public access to the Hillmoor property would be a very important aspect of any land sale. It will be up to City Council to establish the sale conditions which will guarantee north access to Hillmoor and to ensure that the developer meets all commitments, expectations, and conditions.

Presentation/Discussion/Recommendation regarding Rt. 50 Frontage Improvements – Peggy Schneider gave an overview of the resolution recently passed by the Park Commission urging improvements along Hwy. 50 on the south end of the Hillmoor property. She explained that the current plan for a 5 ft. wide sidewalk is not acceptable because it is not wide enough to accommodate two wheelchairs travelling in opposite directions. The Park Commission is recommending an 8 ft. wide sidewalk separated from the highway with a green parkway area which is equal or wider than what is currently in place next to Dunkin Donuts. They also advocated for improved north-south pedestrian crossings, and new sidewalks on the south side of Hwy. 50. Consultant Krajovic stated that this is a very important section of the property that serves as a gateway into the City. During the next two years when Hwy. 50 is under construction, the City should use this as an opportunity to make sure this area is properly designed not just for public safety around Hillmoor, but to provide a beautiful entrance into the City. The Commission supported the Park Commission's recommendations for improvement along Hwy. 50. The Mayor said he would move forward with the requests to make sure that the recommended improvements are considered.

Adjournment – On a motion by Lowell Thompson and seconded by Mark Davids, the adjournment motion was unanimously approved. Meeting adjourned approximately 7:47 pm.