



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

CITY OF LAKE GENEVA HILLMOOR AD HOC COMMITTEE
THURSDAY, FEBRUARY 23, 2023 - 4:00 PM
LAKE GENEVA CITY HALL; POLICE TRAINING ROOM (UPPER LEVEL)

Members:

Mayor Charlene Klein, Deborah Beagle, David Quickel, Skip Atwell, Henry Sibbing, Adam St. Marie, Cherie Borowicz, Michael Krajovic, Fred Gahl, Celine Lillie, Cynthia Feuredi, Karen Yancey, Frank Guske, Paula Porbucan, Laurie Weed, Norina Smyth, and Ron German

AGENDA

1. Call to Order- Mayor Klein
2. Roll Call
3. Introduction of Members
4. Appointment of Secretary
5. Staff Input on Condition of Property: Director of Public Works, Public Works Superintendent, and Utilities Director
6. Public Access Update- City Administrator Nord
7. Discussion/Review of the comments from the January 15 and January 17 Public Input Sessions
8. Future Meeting Dates and Times
9. **Adjournment**

*This is a meeting of the Hillmoor Ad Hoc Committee.
No official City Council action will be taken; however, a quorum of the Council may be present.*

RESOLUTION OF THE COMMON COUNCIL			
Resolution creating the Hillmoor Ad Hoc Committee and appointing committee members			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	23-R07	Date:	February 13, 2023

WHEREAS, the Section 2-233 of Article of the City of Lake Geneva Municipal Code was created to allow the appointment of Ad Hoc Committees; and

WHEREAS, the Mayor with the approval of the City Council may establish Ad HOC Committees by resolution from time to time and shall terminate automatically six months after their establishment, unless their terms are extended by the Council; and

WHEREAS, there is a need to form an Ad Hoc Committee to review and recommend potential uses for the property known as Hillmoor, and

WHEREAS, the significance of the property requires input from citizens of the City of Lake Geneva and persons of various City agencies;

WHEREAS, Mayor Charlene Klein has requested the composition of this committee to be made up of the Mayor, a member of the Garden Club, the Park Board President, a member of the Geneva Lake Conservancy, Lake Geneva Business Owners, and Citizens of the City of Lake Geneva, and

Whereas, the function of this Ad Hoc Committee shall be to thoughtfully consider and then recommend to the Common Council their concepts for the future direction of the Hillmoor property, based on ALL options and aspects of public input, including environmental, economic, and innovative concepts, including public safety and historic elements, and to foster a positive impact on the Lake Geneva community as a whole as the city progresses through future generations, and

WHEREAS, Mayor Charlene Klein hereby appoints the following people to serve on the ad hoc committee:

Mayor Klein - Chairman
Deborah Beagle – Citizen of Lake Geneva
David Quickel – Citizen of Lake Geneva
Skip Atwell, Citizen of Lake Geneva
Henry Sibbing – Citizen of Lake Geneva
Adam St. Marie – Citizen of Lake Geneva
Cherie Borowicz – Citizen of Lake Geneva
Michael Krajovic – Citizen of Lake Geneva
Fred Gahl, Citizen of Lake Geneva
Celine Lillie – Lake Geneva Garden Club
Cynthia Feuredi – Park Board President
Karen Yancey – Geneva Lake Conservancy
Frank Guske – Business owner in Lake Geneva

Results from the January 15th Hillmoor Public Input meetings

Sunday, January 15th

Charles: works for Public Works so is familiar with the property. Would like walking trails and bike trails with a possible road around the perimeter of the property. Clear it gradually and leave a part for wildlife.

Ed: Would like to see as little development as possible, leave it in its natural state, perhaps bikes or scooters for rent. He also has Cross Country Ski equipment to clear the trails that he is willing to donate.

Karen (from Conservancy): Glad we saved Hillmoor, the Conservancy has allocated funds to address the back flood plain, will start volunteer groups to clear invasives and restore to its original habitat status. They will help apply for the Knowles Nelson Grant.

Peg: She is associated with The Friends of Hillmoor and asks that people sign up to be part of the group to help fundraise and possible work days.

Kelly – always enjoyed Hillmoor as a golf club. Would like to see lots of open space plus a nature center for learning for children, grandchildren.

Betty: would like it to be a wildlife/prairie educational space with native plants, demonstrations, trails with benches, a nature experience aspect.

Alice – her condo backs up to Hillmoor. Would like biking and walking trails.

Rose – Lyons Twp. Resident – advocate for park space like in Eagle near their library

Linda – learned how to play golf at Hillmoor, want a city park and a city pool, nature, museums, music, entertainment, pavilions for family reunions.

Ingrid – wants similar to Williams Bay park/nature preserve (Kiswauketo) with marked areas so residents can learn, no pesticides and connections to other parks in town with trails.

Andrea – Needs to be accessible for people with disabilities, with paved trails and all other facilities ADA compliant.

Cindy – It needs to generate revenue with social events, farm to table diners etc.

Hank – Wants the community to come together to determine the future – facility for ice hockey/curling, and renovation of nine holes of the historic Hillmoor golf course with its great history of the designer, James Foulis.

Marty – wants structures to be prairie style of architecture.

Mike – It's a historic time for Lake Geneva, think in terms of decades for development of any kind, , need more public forums, to explore, don't rush the process, think it through thoroughly.

Sheri – concerned with the goats and parking lot.

Kurt – Advocate of a children's museum which can co-exists with other ideas.

Adam – also an advocate of a childrens museum and collaboration with nature, think long term.

Debbie – long time resident who is happy we purchased Hillmoor

Diane – lives in the condo adjacent to Hillmoor – wants trails, trees, gardens, leave the green space, include all citizens.

Ernie - longtime resident who didn't play golf but loved Hillmoor for other reasons, Wants it to stay as natural as possible, include accessible areas, against a parking lot, available to run dog with no leash, and for children sledding.

Alan (Lyons Twp) – Can't believe we pulled it together to purchase Hillmoor, suggest we get outside help to plan.

Brigit – advocate for childrens museum wants long term planning, nature, birds, etc.

Alexandria – should use outside help for planning and do a feasibility study for L.G. future planning.

Julie – grew up here, sees people on the cart paths – she is on the board of the association at the adjacent condos. Concerned about water abatement and flooding in the area of the condos. Wants anything that would be built to be on the east side of the property.

Charlene – pointed out some ideas that were on a board in the back of the room, a natural amphitheater/performance space, outdoor ice skating rink/possible splash pad, 9 hole golf course, croquet courts, wedding pavilions.

Tuesday, January 17 Hillmoor Public Input Session Comments:

Hank – Restore the back 9 of the historic Hillmoor golf course – capitalizing on the history, and generating revenue, building community. Has spoken with Gill design group, golf course designers and they think it wouldn't take much to bring back 9 holes.

Jan – be cognizant of climate issues, biodiversity, careful planning, nature, birds, animals, nature and places of rest.

Cindy (Park Board chair) brought attention to the already existing Mary Koutsky Four Seasons Nature preserve and what a great space it is to hike and explore.

Candy (Tree Board) – Would suggest an arboretum with trees and plants native to Wisconsin.

Mark (Conservancy) – they will address the wetlands, will organize work days, remove invasive species, for hiking and nature trails, etc.

Peg – representing Friends of Hillmoor, invite people to join, explore volunteer options.

Don – member of the Friends of White River Park, caretaker for a mansion, suggests something to enjoy nature.

Ross – Lives on Country Club Drive, need sidewalk along Rte. 50 and path to connect to Piggly Wiggly, and hiking trails.

Joe – Great native prairie, Carbon Sink, trails and low impact development, similar to Botanic Garden and Morton Arboretum.

Tom – Mentioned that it is a mature group in attendance and we need to get younger folks involved, keep it natural.

Dieter – Suggests a Snow-Flex snow tubing structure for enjoyment year round and to generate revenue.

Adam – advocate and board member of future Childrens museum.

Brigit – Dream property for childrens museum, urban ecology, interactive pay, revenue stream, collaboration with other non-profits.

David – WE should do a walk around to inspect the property. Mentioned high traffic on Edwards Blvd., DeMonte Forest in Carmel, Bar Harbor Rockefeller Forest, appreciate flora, fauna, and boardwalks.

Linda – City park for residents, bandshell for entertainment, Olympic size pool, picnic areas.

Cherie – served on the Genoa City Park Board for 30 years and is excited to see what we can do with Hillmoor.

Tom Kincaid – Land planner and architect, has lots of ideas Childrens event center, Hobby Shop, pavilions and Domes including for underground parking.

Sheri – concern with Golfview Condo flood issues. Repair the bridges over the river, sidewalks along Rte 50, accessible paths, not in favor of parking, goats or a downtown shuttle.

Adam – 10 years in Lake Geneva, suggests good egress to downtown businesses and parking.

Mike – Long term well thought out plan, structures on the east side, green corridor, city fiscal concerns. Msny things to consider like lighting, the White River.

Shawn – Williams Bay Resident – Landscape Architect – happy that we purchased Hillmoor and expressed planting native seeds and plants and to honor the public discussion.

Dick (Linn resident) – Hillmoor should reflect the desires of the citizens of Lake Geneva. Don't trust the untrustworthy politicians.

Grant – Leave the historic elements, is concerned with buildings and indoor elements, possible YMCA

Charlene – pointed out some ideas that were on a board in the back of the room, a natural amphitheater/performance space, outdoor ice skating rink/possible splash pad, 9 hole golf course, croquet courts, wedding pavilions.

From: Jim Thometz

Sent: Monday, January 16, 2023 5:03:01 PM

To: mayor@cityoflakegeneva.com <mayor@cityoflakegeneva.com>

Subject: Hillmoor Ideas

Hello mayor,

Have you considered activity grounds for the public?

Infrastructure similar to "Woodstock Waterworks" or, the Huntley Park District in Illinois???

Just a thought, we took our kids there while growing up and they loved it...

Sent from my Verizon, Samsung Galaxy smartphone

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Mayor

From: Taylor Baker <jontaybaker@gmail.com>
Sent: Thursday, January 19, 2023 8:58 PM
To: Mayor
Subject: Hillmoore property- children's museum

Hello,

I had seen a post talking about the Hillmoore property and possibly having a children museum. I believe that is a wonderful thing. As a mom of 2 little ones under 4 & having my niece during the summer we frequent other attractions outside of our area. This would be something if offered we would buy a seasonal or yearly pass as we would frequent this museum often for our littles. Also there has been a group of moms getting together at the Y who do play dates at parks in the summer and swim at the Y during the winter months who i know would be interested in coming to the museum with their littles. I believe with all the restaurants and other dining places it would be a great fit for the museum it could bring a good crowd.

Taylor Baker
-a Genoa City resident

Mayor

From: jackyferro22@gmail.com
Sent: Monday, January 16, 2023 4:00 PM
To: Mayor
Subject: Hillmoor

Charlene- I'd love to see a dog park in a part of that space. We love the one off of Hwy 50 and also utilize the one in Lake Geneva. As part owners of a pet insurance company, I'm sure we could help with a donation as well for that cause. I can not make either of the meetings this week.

Best,
Jacky

Mayor

From: sjwoodleyphd@gmail.com
Sent: Monday, January 16, 2023 3:58 PM
To: Mayor
Subject: Ideas for Hillmoor Development

Dear Mayor Klein,

I own a house that abuts the Hillmoor golf course and White River. For the past 30+ years, I have walked the property and surrounding lands. I greatly appreciate your role in preserving and developing this land in natural ways. I strongly believe the future of Lake Geneva will be greatly enhanced by having a green space to complement Lake Geneva's other amazing qualities. In thinking about the future of the Hillmoor property, I considered the needs of the community as well as ways to make the property self-sustaining financially. Toward that end, I offer the following suggestions:

1. Front area along Hwy 50 – This would be a good location for recreational businesses to generate income that would make the property financially viable. My personal preference would be a center for indoor surfing, rock climbing, water slides(?), and an area for adults (food, drinks, hot tubs?) while their kids are having fun. Below are YouTube links to examples of indoor surfing. If considering Flowriders, note that Lake Geneva could be part of the Flowrider world tour.

<https://www.youtube.com/watch?v=DtDdPqIGzEs&list=WL&index=3>

<https://www.youtube.com/watch?v=hCvuK1Wslvs&list=WL&index=5>

https://www.youtube.com/watch?v=C1pPjUP_khA&list=WL&index=1

<https://www.youtube.com/watch?v=j-eOpP6UIHk>

2. Rear area of property – Humans (and especially young people) have lost our connection with the land, including identification of native plants and animals of the area. I propose a nature center where people could come to learn about nature, go on nature walks, take classes in basket weaving and other native crafts, and enjoy peace and quiet. It would be very beneficial to get people off their cell phones and back in connection with Nature. Please note that there are numerous deer, coyotes, and many other species who make that area home. I would hope that humans would not encroach too much on their habitats.

3. Area along the White River – I don't think it's buildable due to the proximity of the river and possibility of flooding. If there are plans to develop it in the future, please keep in mind that the number of disc golfers has dramatically increased over the past three years, and they use the property during every season of the year. You probably already know that two of the bridges need to be replaced.

Thank you for considering these options,

Mayor

From: Mayor
Sent: Monday, January 16, 2023 8:58 AM
To: Fred Weigandt
Subject: Re: Hillmoor proposal

Good morning Fred,
Thank you very much for your correspondence. Duly noted!
Mayor Klein

From: Fred Weigandt <fredjw13@outlook.com>
Sent: Sunday, January 15, 2023 4:33:18 PM
To: Mayor
Subject: Hillmoor proposal

Mayor,

I have lived in the Lake Geneva area for over 35 years and have been a member of Hillmoor and Grand Geneva and lived at Geneva National. Some of my best memories of golf happened at Hillmoor. It was a fun course and affordable but most of all playing with all the local people is what made it special. Right now golf is very expensive and crowded. The area could use a public course that cost wise benefitted residents of the area. There are no practice facilities in the area that are open to the public unless you are playing golf there. Having a 9 hole course with driving range and chipping and putting would attract many of the resident golfers. Local groups that want to create leagues or hold events would flock to the facility. The Lake Geneva area is a golf mecca but unfortunately it is priced above what many local golfers can afford. It would be nice to have an affordable facility to practice, play, and hang out with the local residents. Obviously cost is a factor, but if it can be done I believe it would be a huge success.

FYI – Geneva National (driving range/ putting for members and those playing golf)
Grand Geneva (driving range/putting for those playing golf or members)
Abbey Springs (no driving range, just putting)
Lake Lawn (no driving range and small putting green)
Hawksview (driving range for warming up but not really suited for practice)

Fred Weigandt
Lake Geneva Resident

Sent from Mail for Windows

Mayor

From: Geod2011@wi.rr.com
Sent: Wednesday, January 11, 2023 10:31 AM
To: Mayor
Subject: Hillmoor

Mayor, thank you for opening a forum for our views on Hillmoor.

As a full-time resident in Lake Geneva located on a property backing up to and viewing Hillmoor my interest in its future is very meaningful. Today, I have an ideal situation. The grounds are maintained all the to my property, the views are wonderful with the removal of vegetation along the White River. I hope this atmosphere can be continued with its future use. Although I have many thoughts on what the "course" could be I would hope the council maintains its beauty and availability to the public.

The most obvious use for the property is a walking / bike path which could utilize the existing cart trail. Signage could be displayed along the path as a educational piece. This could be an extension of the White River Path. Possibly a company may be interested in the refreshment building built several years ago at the skate park for the future rental of bicycles. Done properly this pathway could be a L.G. draw for visitors and locals alike.

Hillmoor has become a wonderful place to view wildlife which I would hate to lose with greater park development. It is and can continue to be a great entry to all the activity Lake Geneva has to offer.

Thank you for your service to Lake Geneva.

Sincerely

George Dewey
430 Country Club Dr.

Mayor

From: Marla Walsh <marla.k.walsh@gmail.com>
Sent: Wednesday, January 04, 2023 5:06 PM
To: Mayor
Subject: Hillmoor Ideas

Dear Mayor:

I cannot attend the engagement meetings but would like to make the following suggestions.

Have you ever been to the Milwaukee Public Market? We could have our own Geneva Public Market! Everyone loves that place. It has food, shirts, oils, wine, seafood, deli food, cheeses. It would be a great addition to our area. And you have plenty of space for parking. In addition, create a Botanical Garden with various seating throughout with a water fountain as the main focal point. In the Summer months, you could have live entertainment - build a stage, like Grant Park in Chicago. Again, there is plenty of space to provide parking because we do not want parking to be an issue.

Maybe create a "Park District" again like Chicago has. Outdoor pools open to the public. It would also be a good location for the Never Say Never Playground and an upscale Miniature Golf (putt-putt)!

Best of luck.

Marla

Mayor

From: Susan Wisbey <susan@swizzlecommunications.com>
Sent: Sunday, January 01, 2023 12:39 PM
To: Mayor
Subject: Hillmoor

I'm technically a resident of the Town of Linn, but have loved this Hillmoor property for a long time. I'd love to see the city get Roy Diblik from Northwinds out there to map out some native plant gardens. Make it a garden/arboretum with trails. Build an incredible structure that can house events (community and private). You could make good revenue with an event rental venue set in that space.

Offer nature programs for the locals (children and adults). Pay tribute to the Native Americans who once settled here.

The property as is is not an eye sore like many say. It's open lands that just need a little TLC.

Mayor

From: Mayor
Sent: Tuesday, January 31, 2023 6:49 AM
To: Adam@oatdesignbuild.com
Subject: Fw: Hillmoor Property

From: Casey Sampson <casey.m.sampson@gmail.com>
Sent: Wednesday, January 18, 2023 8:55:05 PM
To: Mayor
Subject: Hillmoor Property

Hello,

I'm a local mom and I also host a mothers Bible study that consists of over a dozen women. We all have children under the ages of 7. There is a huge need in our area for activities for young children.

A Children's museum would bring in a lot of traffic from outside of our area that otherwise wouldn't come to our area. This would reach locals in our area within a 30 minute radius. Moms of young children do not come visit Lake Geneva and the local moms usually avoid the area due to the summer crowds. They winter months have locals searching for spaces to let their little ones run. This could be an excellent space usable for our local schools, daycares, churches, and moms groups to come together. The only other indoor play places like this are 45 minutes away near Milwaukee.

Thank you for your consideration and your time.

Casey Sampson
Lake Geneva Resident

Mayor

From: Mayor
Sent: Tuesday, January 31, 2023 6:46 AM
To: Adam@oatdesignbuild.com
Subject: Fw: Hillmoore property- children's museum

From: Taylor Baker <jontaybaker@gmail.com>
Sent: Thursday, January 19, 2023 8:58:19 PM
To: Mayor
Subject: Hillmoore property- children's museum

Hello,

I had seen a post talking about the Hillmoore property and possibly having a children museum. I believe that is a wonderful thing. As a mom of 2 little ones under 4 & having my niece during the summer we frequent other attractions outside of our area. This would be something if offered we would buy a seasonal or yearly pass as we would frequent this museum often for our littles. Also there has been a group of moms getting together at the Y who do play dates at parks in the summer and swim at the Y during the winter months who i know would be interested in coming to the museum with their littles. I believe with all the restaurants and other dining places it would be a great fit for the museum it could bring a good crowd.

Taylor Baker
-a Genoa City resident

Mayor

From: Mayor
Sent: Tuesday, January 31, 2023 6:44 AM
To: Adam@oatdesignbuild.com
Subject: Fw: Lake Geneva Childrens Museum?

From: Ronda Smith <rondasmith200@gmail.com>
Sent: Sunday, January 22, 2023 5:25:04 PM
To: Mayor
Subject: Lake Geneva Childrens Museum?

Hi!

I understand that one idea for a small portion of the old Hillmoor property is to build a childrens museum. I think this is a fantastic idea! I would definitely get a membership there for me and my grandson; and also any future grandchildren. Please consider this Childrens museum idea.

Sincerely,
Ronda Smith

Mayor

From: Mayor
Sent: Tuesday, January 31, 2023 6:45 AM
To: Adam@oatdesignbuild.com
Subject: Fw: Hillmoor Children's Museum

From: Maddy Bornhuetter <maddylc@hotmail.com>
Sent: Friday, January 20, 2023 9:42:19 PM
To: Mayor
Subject: Hillmoor Children's Museum

Hello!

I am reaching out regarding information I've received about the potential for a children's museum in Lake Geneva! I would like to support this initiative in any way that I can. I have two young children (2 and 5), and one more on the way in July. I stepped down from full time teaching this year and only work part time so I can be home with my children and spend quality time with them. I am always looking for things to do with them as I know the value and importance of experiences. We frequently drive to Betty Brinn's Children's Museum as well as the Rockford Discovery Center. I wouldn't hesitate to drop that membership and become a member of a children's museum in Lake Geneva!! Driving far impedes on nap times and lunch time, and we are only able to spend a limited amount of time at either of those places due to the commute. Currently, there are no children's programs available in Walworth County (not to discredit local library programming which is always amazing to have)! In terms of being able to play and explore inside, THIS is what's so desperately needed in our area. Please let me know how I can contribute (aside from becoming a member) as I'd love to help out! Thanks for considering a children's museum in Lake Geneva!!

Sincerely,
Maddy Bornhuetter

Mayor

From: Mayor
Sent: Tuesday, January 31, 2023 6:48 AM
To: Adam@oatdesignbuild.com
Subject: Fw: Hillmoor property Children's museum

From: Nefateria Guzman <nefateria.guzman2018@gmail.com>
Sent: Wednesday, January 18, 2023 7:33:34 PM
To: Mayor
Subject: Hillmoor property Children's museum

Good evening,

I am reaching out about the recent Hillmoor city meetings. On behalf of all local and tourist parents I want to make it very clear that this city needs more child friendly places. Indoor/outdoor, year round, educational places where our children can play, interact and learn. Especially during winter months. Young school aged, lil Tots, and infants are more than likely coped up! Mothers would love a place to meet, have birthdays, chat and catch up and let the kids run off some energy. A playground inside with swings n slides similar to the big backyard in New Berlin, a children's museum, with sensory play for example. With cost being kept low or very cheap. Get the word out and I assure you parents in the area would gladly help raise the funds and stay involved by volunteering to help keep the cost low or free. The Hillmoor land is a HUGE opportunity to create something big for this city. There's enough restaurants and bars. We need to focus on our young generation and providing the needs even those with disabilities need by creating yet ANOTHER space for all to feel welcomed and capable to play! Please consider this a major contender moving forward. So often mothers have no mutual location to meet for the kids to play and run free.

Thank you!

Mayor

From: Mayor
Sent: Tuesday, January 31, 2023 6:50 AM
To: Adam@oatdesignbuild.com
Subject: Fw: Hillmoor- Lake Geneva Children's Museum

From: Sarah Kretschmer <sbkretschmer14@gmail.com>
Sent: Wednesday, January 18, 2023 3:30:41 PM
To: Mayor
Subject: Hillmoor- Lake Geneva Children's Museum

Hello Lake Geneva Mayor,

I'm not a resident of Lake Geneva, however living in Walworth we frequent often. We enjoy the restaurants and shopping in the city- both locally owned and chain, we also enjoy our adventures and trips to the lake, and just enjoying the natural beauty.

I am writing to you as a local, and a mother of two young children.

As you are probably aware there is a definite need in our county for dedicated children's play spaces, both indoor and outdoor. Currently circulating on Facebook is the idea of a Lake Geneva childrens museum, to be placed at the Hillmoor property! It would be wonderful to have indoor places to take my young children during cold winter days, rainy spring or fall days, or scorching hot summer days!

Please consider meeting this need of families in the county, as we are currently having to travel 40 minutes or more to surrounding counties to meet that need!

Thank you for your time,
Sarah Kretschmer
Walworth Wisconsin Resident

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Sarah Kretschmer