



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, MARCH 16, 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
2. Roll Call
3. Approval of the February 28, 2023 Hillmoor Ad Hoc Committee minutes
4. Overview regarding WI Open Meeting Laws
5. Review of the property's deed restrictions
6. Questions/Comments for City Attorney Draper
7. Comments pertaining to the Knowles Nelson Grant and Conservancy Initiative – Karen Yancey
8. Discussion on creating a guiding vision for Hillmoor – Michael Krajovic
9. Next Meeting: March 30, 2023 at 4:00 p.m.
10. 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.*

Goal of the Meeting: Basic Information

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Mayor Introduction:

Tom Public works:

- Opening remarks, introduction to the property
- Existing property was largely man made. This is not a naturally shaped landscape
- River was manually straightened
- Existing easement for Forest Main between Home Depot & Target. Easement needs to be maintained. 21" Forest Main runs between HD and Target.
- Old Clubhouse remains
- 150-200 Trees that are damaged, ash bore or need maintenance
- Public Works is content to maintain the property if directed to do so.
- Old pump house 30" x 40' Deep well needs to be filled and requires the DNR approval
- Parking lot requires repair
- 4 existing bridges 1 new bridge that we need to consider sizing for vehicular access
- We (City of Lake Geneva) does not own the potential access routes
- Is there a "right of way" between "Target" and Home Depot?
- Trinke Property has Four suspect culverts that restrict the flow of the river. Josh from the utility commission is concerned about River run off towards the water reclamation plant

If the golf course continues we would want to irrigate it

- "Pump house is beyond repair" "Everything in the original 18 holes are really beyond repair. New building codes and zoning issues, very little is something we can save.

Josh Utility Commission Presentation

- Wastewater treatment is next door to this property. The treatment plant area still floods occasionally though somewhat minimally. But whatever happens can affect this and can cause the WTP to become the
- There is a 21" gravity sewer line
- Existing Forest main Discharge
- The tree canopy has closed in and the City needs to have access to be able to maintain
- Concern should there be a spring flood could the city get in to maintain the pump house
- There was a 4" water service main that came in but it was disconnected in the early 2000's. They do not know what it was connected to. Concern is cross contamination.
- Well Site: 30" from 1920 and needs to be filled with approval by DNR.
- Existing Utility Infrastructure generally stops at the Pillar Rd. /Mercy Location
- Primary Questions are where do we get water and sewer from? Where can we reach the gravity sewer? It seems likely that a lift station will be required.

- Wisconsin DOT is coming through lake Geneva roughly 2026-2027 to consider bringing in utilities during that potential work so that the property is primed
- Request made to Josh to create a map with existing utilities and where gravity fed locations could be feasible.
- Are the Power lines active?
 - Yes, the run going through the middle of the property East/West
 - 6" high pressure and 4" low pressure gas main run somewhere through the property
- "Sewer Right of Way" limited vegetation 40' wide permanent easement. Could be dual use.
 - Man hold covers would need to be locked etc.
- Paula: seems like there are three main concerns now if we want the public on the land
 - Pump house
 - Tree maintenance
 - Well Hole
 - Forest Main
- Mike: "Is there a way that we can map the existing trails and see if we can make these available to the public first?"

Administrator Dave Nord:

- Currently the property is posted as No Trespassing for legal reasons. Until there is a walk through of the entire property to determine known issues. Trees/Pipes/Etc. The Municipal League insurance wants to know what possible issues there are out there. "No Trespassing" signs need to remain. After the walk through is done by the City and site conditions communicated to the Insurance company.
- There is a small active homeless community.
- **"Can we get a list of the insurance companies' hazards"?**
- Costs for Insurance are spread out over all parks as a pool so impact should be minimal
- Goal is by Earth day April 22 the property has been inspected for issues

Can we have a placement of the car paths?

- Would the City allow volunteers to help clear out paths?
- Would it even be safe for us to recommend the public use it?
- The property has been used by people regardless of the signs.
- The State has made some funding available from the Ice Storm damage
- Paula "Do we have the budget in order to take care of these conditions on the Hillmoor Property"
 - Tom: "No, we did not know about Hillmoor and did not have it in the budget"
 - Mayor: We are hoping that we can get funding from the State due to the Ice Storm and are hoping we can use that to hire a third part to help with that work
- Mayor: Call for comments on the Public Input Meeting

- Knolls Nelson Grant that can be applied for trails, do we want to try to apply for that grant now so that we can make the back half open later?
- How much money can we expect for such a grant?
- \$200,000
- Is the City Required to match that? - We need to look into that
- How detailed of a design plan do we have to submit for that?
- 10' Packed gravel trail could be done and also be good for people with disabilities. Cross country trails could be done as well.
- Mountain bikers would love to have a trail
- Curry: There are existing trails at Alpine and Grand Geneva so it may be redundant
- The Conservancy volunteered to write the grant but we need public works

Map of existing walking paths

- Mike: I am in favor of moving ahead but moving ahead carefully because some of these uses are more complicated than they seem on the surface.
- "We do have Four Seasons Nature Preserve and that's a really beautiful park. We need to really consider the long term maintenance and staff.
- "I think it would be fun to do a field trip and see what other parks have used and what could be done or should be."
- Mayor: "My takeaway is that whatever we do out there we do not want it to be overbuilt. Do we agree?"
 - Quiet murmured response, "Yes."
- Skip: I think we are at the insurance company's discretion before we even start looking.
- Mike "We should take some time to Vision. Should we talk to the public? Is it recreational? Is it fiscal? We should take the time to evaluate what a project could be? What feeling do you want to generate?"
- Substitute: Agreed. There needs to be an overall vision and plan of what it should be. I also think that something should be done coming down hwy 50.
- "I think there should be a Central Park"
- Mayor: There may be someone who could beautify the stretch of hwy 50

General Consensus that we should meet every two weeks Thursday 4:00-6:00

Mayor to confirm for March 16th 4:00 - 6:00 pm

Mike to volunteer heading up Vision Session

Judge: Can we walk the property yet?

Mayor: Not yet. But you can go behind Best Buy and see most of the property.

Meeting Adjourned: 5:40 PM

EXHIBIT B

DEED RESTRICTION

Grantee covenants, acknowledges and agrees, by its acceptance and recordation of the Special Warranty Deed to which this Exhibit B is attached and incorporated as an integral part, that Grantee hereby takes title to the Property subject to the following provisions (collectively, the "**Deed Restriction**"), which provision shall run with the land in perpetuity and is binding upon Grantee, all future owners and occupants of the Property (or any part of the Property), and their respective successors and assigns, including, without limitation, any successive owners, tenants and other occupants of the Property:

Without the prior written consent of the Grantor or its designated successor or assigns, all and every part of the Property shall be used in perpetuity solely either by Grantee for a public purpose use, or by a 501(c)(3) qualified nonprofit entity for public recreational use or a philanthropic use or a use ancillary to a public purpose use.