



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, APRIL 13, 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, Norine Smyth, and Ron German

AGENDA

1. Call to Order
2. Roll Call
3. Approval of the March 30, 2023 Hillmoor Ad Hoc Committee minutes as prepared and distributed
4. Information regarding Knowles-Nelson Grant, public access, volunteer waiver, and funding of projects- Mayor Klein
5. Environmental Compliance issues (natural and cultural resources- including archaeology), relevant to the Hillmoor property- Paula Porubcan
6. Information on Natural Amphitheater, potential uses, costs, and secured financial commitment- Mayor Klein
7. Discussion pertaining to the committee's vision and evaluation of projects- Mike Krajovic
8. Next Meeting Date & Time
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.*

13 April 2023

Hillmoor Ad Hoc Committee

presented by Paula Porubcan

Environmental Compliance

State and Federal Legislation

Triggered whenever State or Federal Permits and/or Funding are involved in a project; and often triggered when projects occur on public lands (municipal, county, state, federal).

Natural Resources (examples)

Water Quality, Drainages and Lakes, Streambank erosion

Threatened and Endangered Species (plants, animals, aquatic species, birds, etc.)

Migratory Bird Routes

Cultural Resources

Standing Architecture and Historic Districts (e.g. Horticultural Hall, Maple Park Historic District)

Cultural Landscapes (e.g., Oak Hill Cemetery, Yerkes, potentially Hillmoor golf course?)

Archaeological Sites (prehistoric and early historic, 10,000 BC thru WWII era)

Examples: Federal

FHWA (Federal Highways Administration) (roads, bridges, railroads, airports)

FCC (Federal Communications Commission) (cell towers)

FERC (Federal Energy Regulatory Commission) (gas pipelines)

Examples: State

WI DOT, Local Roads (roads, bridges)

WI DNR (e.g. projects that are in, or adjacent to, floodplains, wetlands, drainages and rivers, lakes)

Knowles-Nelson Grant (state permits and funds, and possibly federal funds)

Case Study: How WI DNR will address natural and cultural resource Compliance for the Knowles-Nelson Grant

Overview of Archaeology in and around Lake Geneva

- People living continuously in this area since glaciers retreated, about 10,000 BC
- 100's of archaeological sites in area (e.g., prehistoric campsites, villages, mounds, trails; early historic homesteads, schools, mills)
- Info on location, boundaries, details of what they contain: protected, FOIA exempt

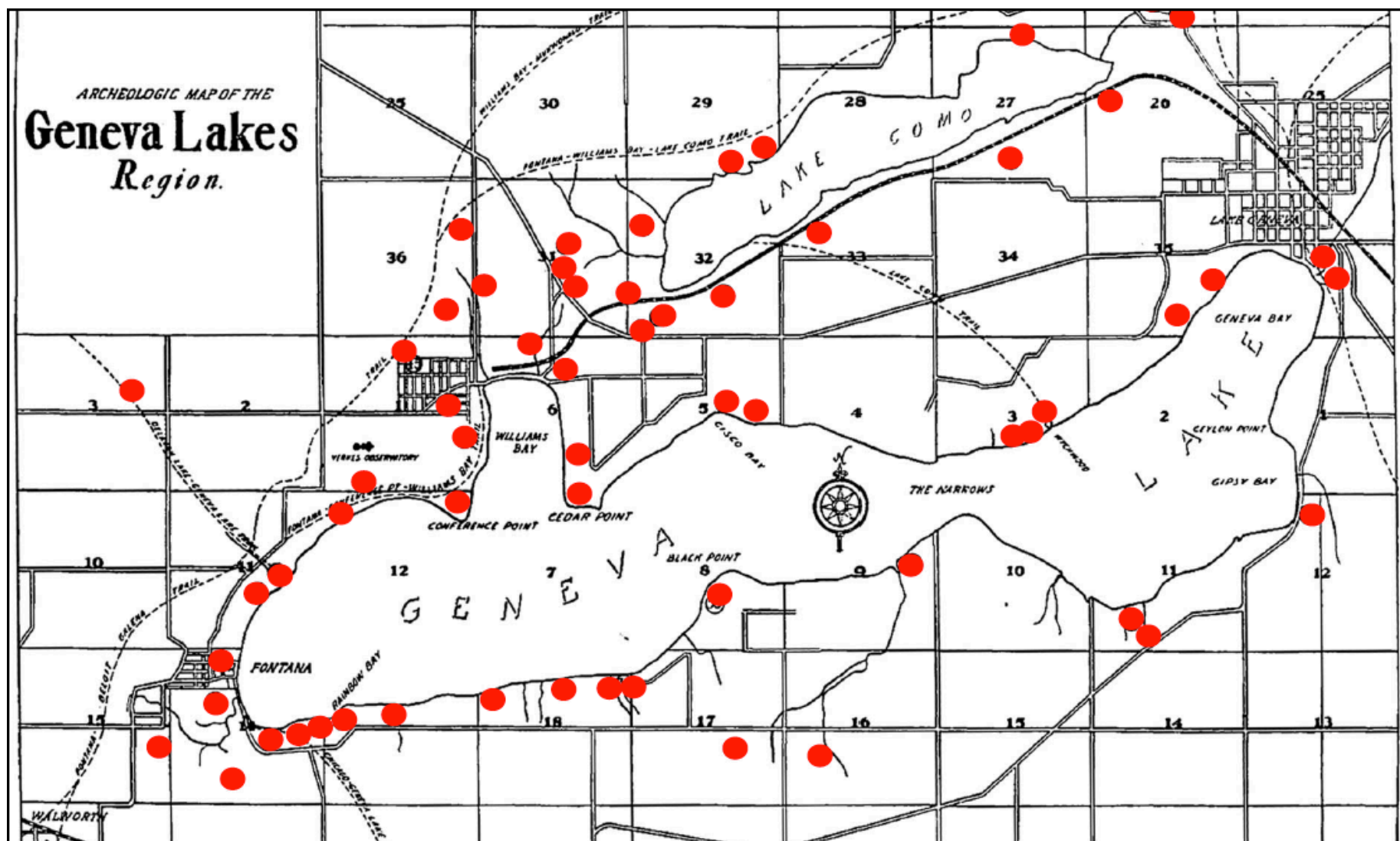
Example: Hillmoor property

- Landscapes with high and moderate potential for containing archaeological sites
- Methods for finding and evaluating archaeological sites, permits for work on public lands, RFPs and State and Federal requirements for using qualified archaeologists
- Very rarely does the presence of an archaeological site hold up construction
- **Importance of early planning, chance to redesign if necessary**

Importance of a Master Plan for Hillmoor

Together with the Overall Vision of how the community would like to utilize the property, and together with what is financially feasible

We need to know: what the property contains and what issues need to be considered (e.g., underground utilities, threatened species, water flow and quality issues, stream bank erosion, archaeological sites, required permits, present or potential dangers, access, traffic, etc.)



*Site locations and boundaries are approximate. In order to protect sites, as well as discourage trespass on to private lands, information about the exact locations, boundaries, and contents of archaeological sites is protected (and exempt from FOIA requests). However, land managers and land owners may have information about sites located on land they manage or own.

Typical Prehistoric Artifacts Found in the Lake Geneva Area

Spear Points and Knives



"Arrowheads"



Drills



Bone Tools



Celts



Axes



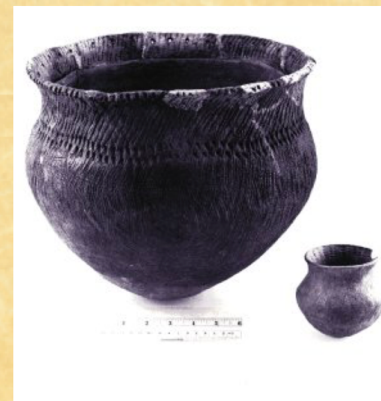
Copper Tools

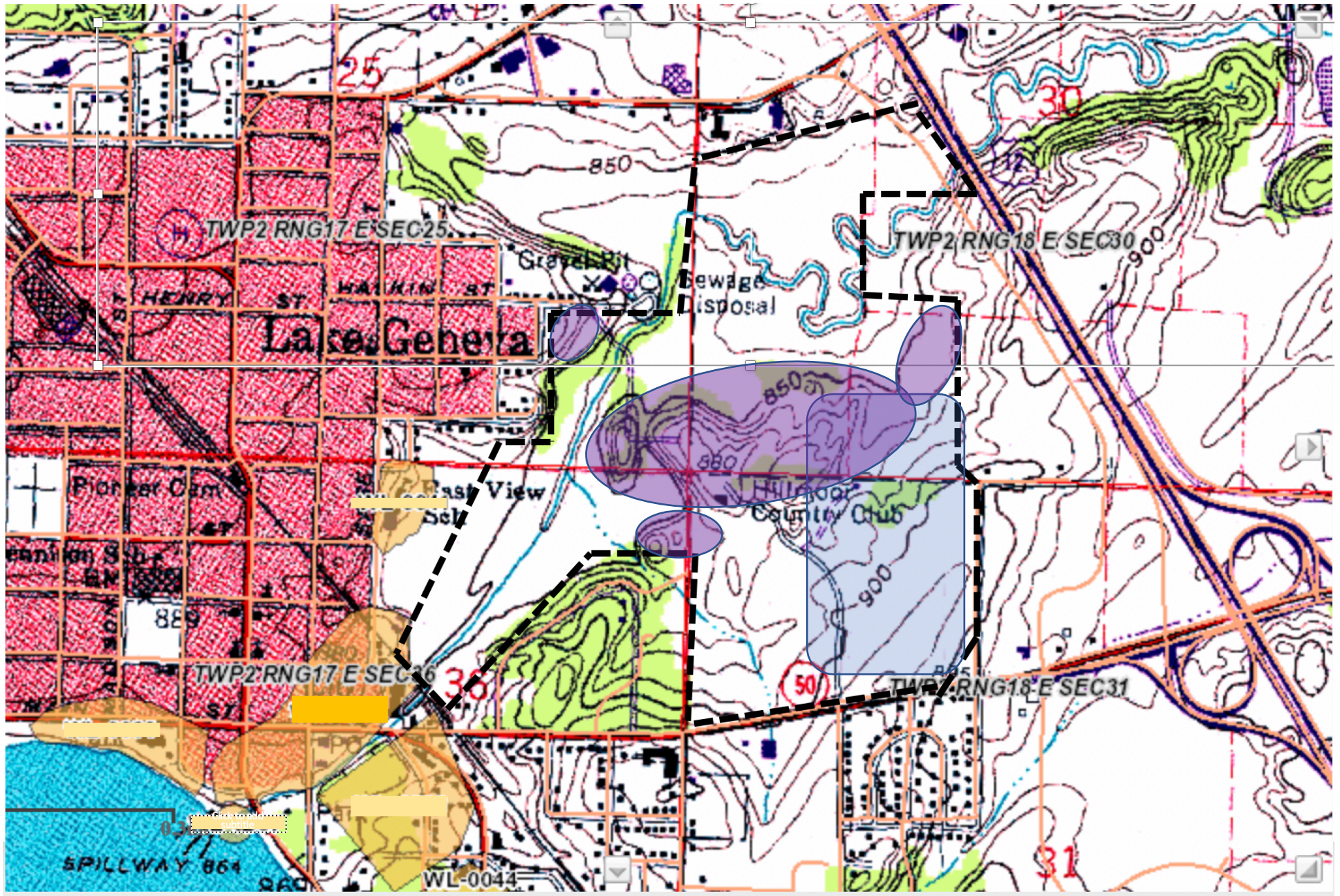


"Flakes" (scrap left from making stone tools)



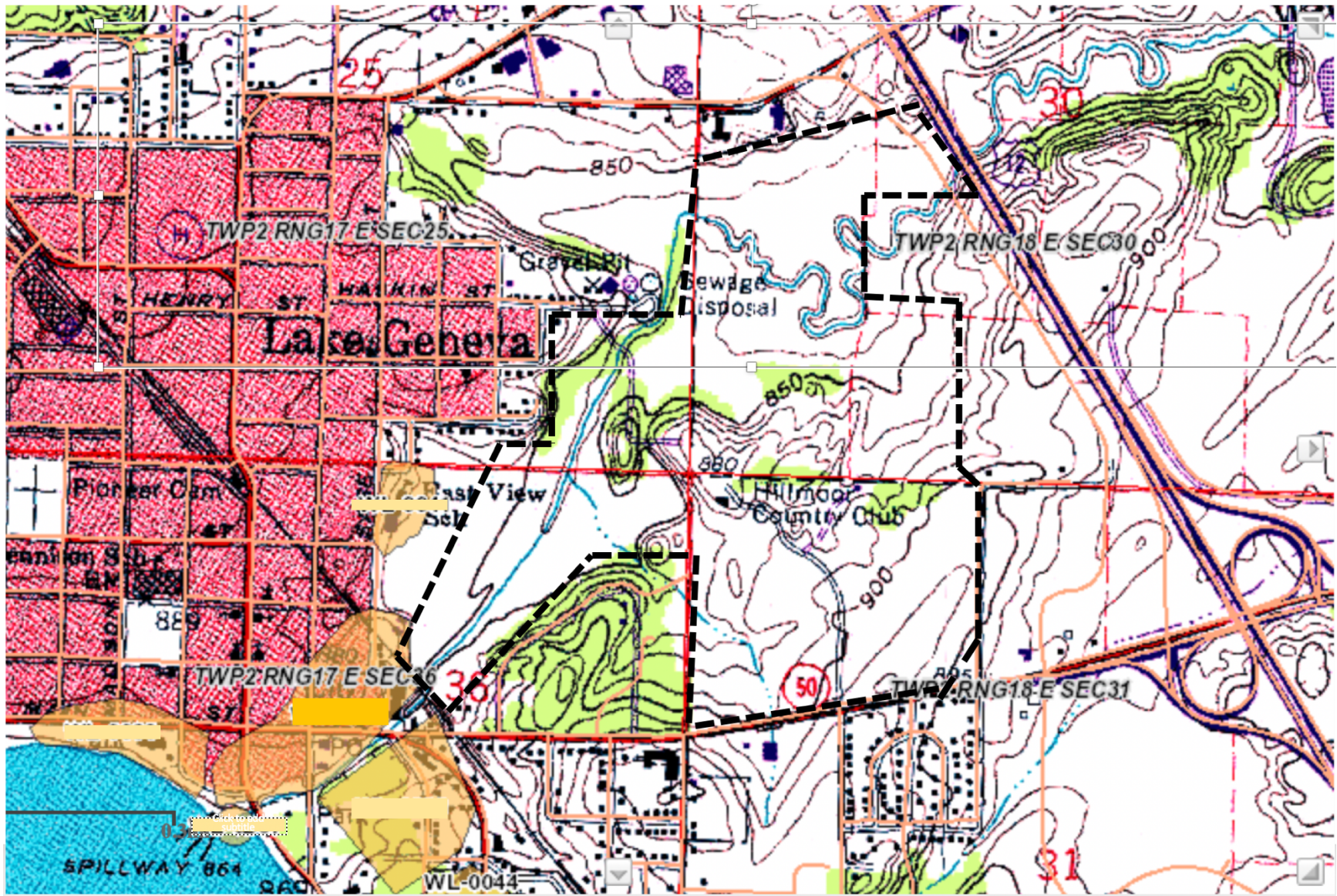
Pottery

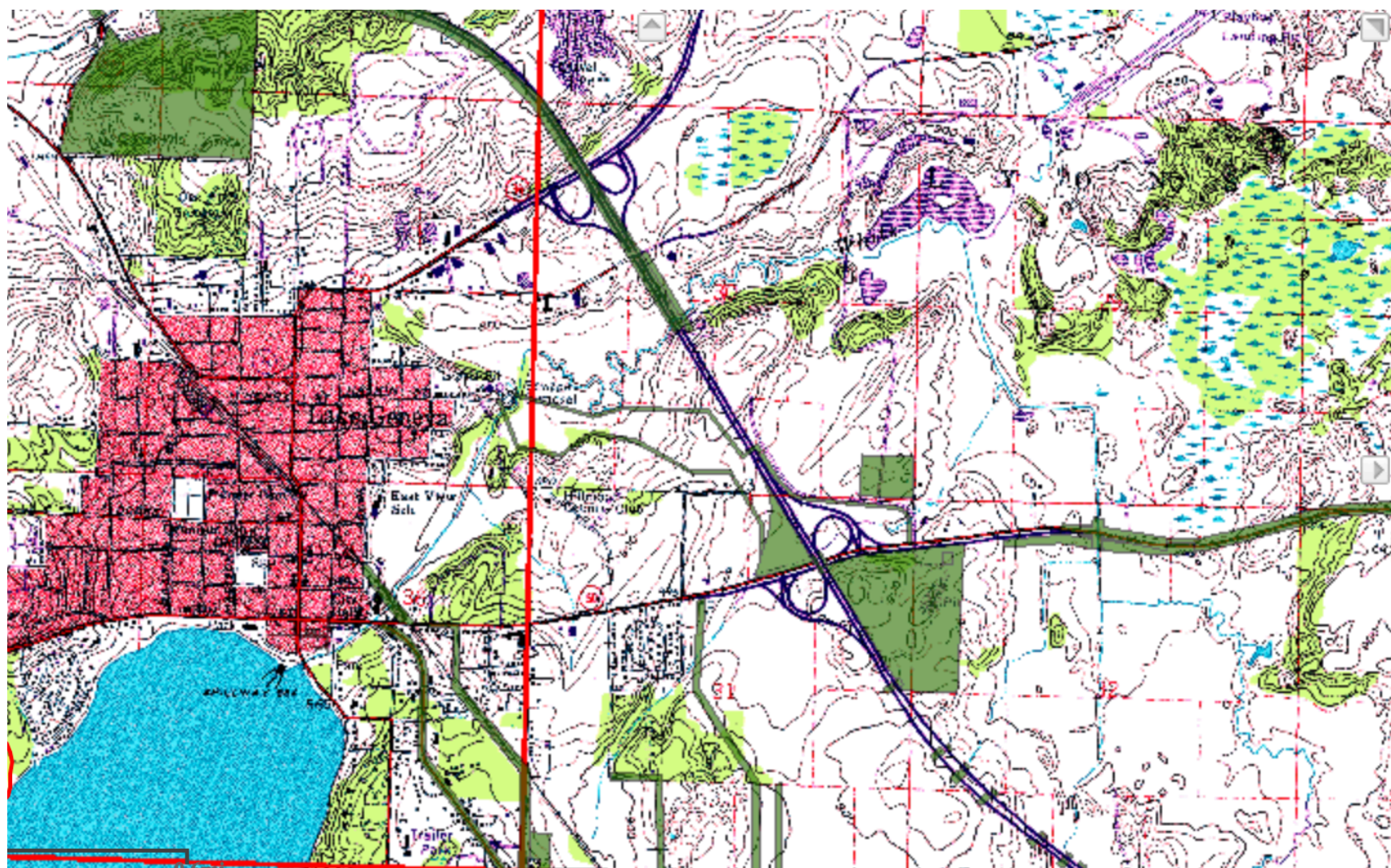




Black dashed line: Hillmoor property boundaries (approximate).

Purple shading: High Archaeological Potential (approximate). Blue shading: Moderate Archaeological Potential (approximate).



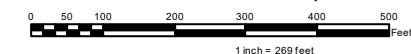






, theater overview

WALWORTH COUNTY, WISCONSIN



Author:

Map Produced on: 3/29/2023

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011

Walworth County Information Technology Department
Land Information Division

1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED
AND PROCESSED FROM SOURCE DATA NOT GUARANTEED FOR ANY
PURPOSE OR INTENDED TO BE USED FOR ANY OTHER PURPOSE. THE
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Three areas identified as possible sites:

Area 1 may provide for *stage* facing north, east or west.

Area 2 may provide *stage* facing north or north-east.

Area 3 may provide *stage* facing south-east.

Attributes:

Natural amphitheater for approx. 200 persons as a setting for 3 season performances of music, plays, symphony, lyric opera, lectures, library programs, etc. etc. We may be able to form it into a small sledding hill for the winter months as well.

Revenue producer for the city as rental for outdoor weddings, private events, etc.

Speaks to the wishes of the community input sessions to maintain a natural looking environment at Hillmoor and to have a place for them to enjoy performances.

Can be constructed in a relatively short amount of time, so that the citizens may begin enjoying the property they just purchased.

Easily integrated into all other plans for Hillmoor, with walking paths, gazebos around it and nearby, etc. and integrated with surface parking areas.

Funding: Private resources or use of Tourism Funds. **We have an initial firm commitment of 10K from a local citizen to begin the plan design and engineering, etc. (letter to follow)should this be selected for Hillmoor.**

Anticipated Revenue: Wedding and small private event revenues, ticket sales from specified performances. (Some events would be free)

Expenditures: Initial cost of construction and ongoing maintenance TBD if the amphitheater is approved by the committee and the Common Council.. I would highly recommend a force of volunteers to manage ticketed events, as modeled after the Belfry theater volunteer force.

Vision Statement: Draft Five

We envision Hillmoor as a cherished place where we enrich our lives by connecting with Nature, ourselves and others.

As Our gift to Future Generations, Hillmoor will become:

... a sustainable place of timeless beauty designed in harmony with the natural environment which supports diverse plant and animal life that is easily accessible by foot, bike and car;

... a community gathering place where we and our guests go to talk, listen, relax, rejuvenate and recreate;

... a magical place where children, families, and friends come to laugh, love, learn, explore, and have fun;

... an inspirational place, designed and built using the highest quality landscaping, building and environmental standards, that will aesthetically enhance the “small town charm” of our nationally recognized City; and,

... a welcoming place for all people that beautifully blends in with our City, the Lake, the River, and our adjoining Parks.

Quality of Life Factors

Hillmoor can become an uniquely designed place where we can go to: relax our minds, exercise our bodies, and uplift our spirits.

RECREATIONALLY: We see Hillmoor a place to walk and talk with friends, to hike and bike, while communing with Nature. And To???

Outdoor Activities: tbd...eg: ??hike, bike, ski, golf, tennis, kayak, fish, ice skate, team sports, swim, etc.???

Indoor Activities/Facilities: tbd... activities inside >>>Eg: YMCA???, Community Center???, Nature Center???

SOCIALLY: We see Hillmoor as a community gathering place where we spend time with friends and family, reconnect with old friends and make new friends. It creates a sense of belonging to a community.

Outdoor Facilities? – picnic tables, park benches, picnic areas, picnic pavilions, music venue???

Indoor Facilities? – Community Center? Nature Center??tbd

ENVIRONMENTALLY: Everything that is done on the property is to be done with the utmost care for the environment. We seek to make enhancements to our quality of life that are in harmony with the natural environment.

All Facilities and Improvements? – tbd sustainable green building standards

Indoor Facilities? – tbd ...nature center ?(see educational programs??)

AESTHETICALLY: All changes to property are to done with the goal of enhancing the aesthetic beauty of the site and City.

Eg: tbd...landscaping requirements/enhancements, flower and/or ornamental gardens, sculptures, water features???,fountains, ponds, falls, etc.???

SPIRITUALLY: A place were people can find peace, and just 'BE' in harmony with Nature, themselves, others, and the world.

Outdoor: tbd??? gardens, quiet spots,,, Indoor: ???

CULTURALLY: A place where we can experience art and culture in a variety of ways to enrich our quality of life.

Eg: tbd outdoor Music venue?, Landscaped garden area?, outdoor art, sculptures, educational, etc.

ECONOMICALLY: Hillmoor becomes and invaluable asset to the community that increases the value of properties throughout the City and indirectly supports economic sustainability for the City and its residents by adding to our quality of life.

Eg: tbdVisitor Center? to meet, greet & Educate visitors – what to do, where to go, what to see, etc.

Eg: tbd??? Not just venues ??? parking to relieve traffic congestion?, shuttle to town, biking/walking to downtown, access bridge over White River

EDUCATIONALLY: To enrich the lives of both residents and visitors by sharing information about the areas unique natural history, ecology and environment including the plant and animal life in and around the crystal waters of Lake Geneva – fish, mammals, birds, reptiles, etc.

Outdoor Tbd...??? Indoor: tbd...eg: Nature center???, history, archeological history??/

AGRICULTURALLY: To enhance the quality of life of residents by providing small plots of land to locally grow high quality food in the City.

Outdoor: tbd....eg: Community gardens???, community orchards???

OUTLINE - HILLMOOR PROJECT EVALUATION FORM

PROJECT SUMMARY

CONTACT INFORMATION

ORGANIZATIONAL INFORMATION

PROPOSED PROPERTY LOCATION FOR PROJECT

SIZE OF PROJECT

ZONING REQUIREMENTS

SITE ACCESS REQUIREMENTS AND TRAFFIC LEVELS

UTILITY REQUIREMENTS

RENEWABLE ENERGY AND ENVIRONMENTAL STANDARDS

PROJECT FINANCES AND FUNDING

PROJECT OPERATION

COSTS TO CITY OF LAKE GENEVA

LONG-TERM PROJECT VIABILITY

PROJECT TIMING

PUBLIC SERVICES AND PROGRAMS TO BE PROVIDED

WHO WILL USE THE PROJECT

PROJECT BENEFITS AND IMPACTS

COMPETITIVE AND DUPLICATIVE SERVICES

PROJECT COMPATABILITY WITH VISION FOR THE PROPERTY AND OTHER ON-SITE USES AND FACILITIES

PROJECT DESIGN, BUILDING AND CONSTRUCTION REQUIREMENTS

PLEASE DESCRIBE ANY SPECIAL FEATURES OF THE PROJECT RELATED TO THE FOLLOWING AREAS:

OUTDOOR RECREATIONAL FEATURES

SPECIAL AESTHETIC FEATURES OF THIS PROJECT

ENVIRONMENTAL AND SUSTAINABILITY FEATURES OF THE PROJECT

CULTURAL FEATURES OF THIS PROJECT

EDUCATIONAL BENEFITS PROVIDED BY THIS PROJECT

AGRICULTURAL FEATURES

SOCIAL FEATURES OF THE PROJECT

Hillmoor Project Evaluation Form

PROJECT SUMMARY

Name of project:

General Description of project:

CONTACT INFORMATION:

Name of Owner or Responsible Organization of Project:

Is the Organization a 501©3 charitable organization? y/n

Primary Project Contact Person: name, phone #

ORANIZATIONAL INFORMATION:

Name of Organization:

Name of chief executive officer:

List of Board Members:

Current Location of Organization:

Current Number of full-time employees:

Years in Operation

Tax ID #:

Mission Statement of the Organization:

Description of all charitable services currently provided by the organization:

Description of all programs currently offered by the organization:

Will different or additional programs or services be offered by the organization as a result of this project? y/n If yes, please describe all:

PROPOSED PROPERTY LOCATION FOR THE PROJECT:

Approximate location of preferred site for the project on the property (please describe and enclose a map):

Why does this project need to be located at this location on the Hillmoor property?

Can this project be constructed at another location? If not, why?

SIZE OF PROJECT:

Amount of property (land) needed for project including all parking and required set backs: acres

Size of all structures to be built on the property: sqft

How does the owner plan to acquire the property? (purchase, lease, expect it to be donated)

ZONING REQUIREMENTS:

Is the proposed project currently a permitted use under current zoning ordinances?

Does the project meet all relevant zoning ordinances and set back requirements?

If not, how will this be addressed?

SITE ACCESS REQUIREMENTS and TRAFFIC IMPACTS:

What are the access requirements of the project?

During construction:

After completion:

Are large trucks required to access the property? If yes: # trips/week: tonnage:

What will be the primary planned access route to the property by car?

After completion: vehicles/day

At full capacity: vehicles/day

Will a traffic light be required to accommodate traffic flow?

If yes, where:

Will a secondary access point be required for the project? If yes, please describe:

The site must be accessible by both pedestrians and bicyclists. How will this be accomplished?

Will this project be impacted by heavy tourism traffic during the peak summer season and special events? If yes, how will it be mitigated?

UTILITY REQUIREMENTS:

What are the utility requirements for this project:

Water: avg daily and monthly usage; peak demand

Gas: “

Electric: “

Sewerage: “

Garbage collection:

Telecommunications: capacity needed

Is there enough currently available capacity for each utility to meet the project's requirements? y/n

If not, please explain what is needed and how it will be met:

RENEWABLE ENERGY AND ENVIRONMENTAL STANDARDS:

Please describe all features planned to use renewable energy to power the project?

Please describe other project features designed to reduce consumption of natural resources and reduce waste?

Building Design:

On site:

PROJECT FINANCES AND FUNDING:

Total cost of project: \$

(please provide all contractor estimates)

Does the organization currently have all the funds needed to fully complete the project? y/n

Annual Organizational Budget of Project when completed: \$

(please provide estimated annual operating budget)

Total annual cost to maintain and/or operate the project per year: \$

How will the organization generate enough revenue to operate and maintain the project?

PROJECT OPERATION:

When the project is completed, will it be operated by the owner? If not, who will be the operator?

What are the expected hours of operation when fully operational?

What are the expected peak usage times by patrons?

Will the project generate noise? If yes, please describe.

COST TO THE CITY OF LAKE GENEVA:

What will this project cost the City of Lake Geneva to complete? \$

What will this project cost the City of Lake Geneva to maintain and operate? \$

What type of non-monetary support and services will this project need from the City to complete it?

What type of non-monetary support and services will this project need from the City to operate it?

LONG-TERM PROJECT VIABILITY:

The City desires to partner with charitable organizations that have a proven history of success and staying power

What is the expected life of this project?

Please describe your organization's history of operation and why it has the capability to operate for the next 25 years or longer?

What are the long-term risks associated with this project?

Is the project dependent upon ongoing charitable or governmental contributions to remain in operation?

PROJECT TIMING:

Has all of the planning and design for the project been completed: y/n

If not, when is it expected to be completed?

What is the projected construction start date for the project?:

What is scheduled project completion date?

PUBLIC SERVICES AND PROGRAMS TO BE PROVIDED:

Please describe all charitable services that will be provided by the organization through this project:

Please describe all programs that will be offered by the organization:

Please highlight any different or additional programs or services that will be offered by the organization as a result of this project?

WHO WILL USE THIS PROJECT?

Who will use this project?

What age groups will use this project?

How many people do you expect will use this project? Daily, weekly, yearly.

Is there a peak time of usage?

What communities and/or geographic areas that users will come from? Please list all:

What percentage of Lake Geneva residents currently use the services of the organization? %

Total number of residents:

What percentage of users do not live in the City of Lake Geneva? %

Total number of non-residents:

How many of these users are expected to be residents of Lake Geneva?

Does it cost for residents to use this project? If yes, how much? \$

Is a membership required?

Is the membership or usage open to the public?

Are there any members of society prohibited from using the project?

Does the operating organization limit, screen, qualify or discriminate users in any way?

Will tourists and visitors to Lake Geneva use the project?

Estimated Total number of visitors per year:

What is the total average number of people that will use this project each day?

PROJECT BENEFITS AND IMPACTS:

What are the benefits of this project to the residents of Lake Geneva?

Are there benefits to visitors to Lake Geneva?

Are there benefits to the natural environment?

Please describe any economic benefits that this project will provide the City and local economy when completed?

Please describe any other positive impacts that this project will have on the community?

Will this project generate revenue for the City?

What are the negative impacts that City residents might experience from this project?

What negative impacts will this project have on the environment?

If yes, what steps will be taken to minimize negative impacts on the environment?

List any organizations and businesses that could be negatively impacted by this project?

COMPETITIVE and DUPLICATIVE SERVICES:

Are the services and programs offered by this project currently offered in the local area?

Please list all businesses or organizations that offer similar services or programs?

If yes, does this project compete with other organizations or businesses to provide services?

Please describe how and why, or why not:

How will this project be successful if it is competing with other similar projects, uses or organizations?

PROJECT COMPATIBILITY WITH SITE AND OTHER ON-SITE USES AND FACILITIES:

Please describe how this project is compatible with the City's vision for the property?

Please describe the features that were incorporated into this project to blend in the aesthetic beauty of the rest of the site:

Please describe how the services or programs offered by this project are compatible with other current uses or planned future uses on the property?

PROJECT DESIGN, BUILDING AND CONSTRUCTION REQUIREMENTS:

Such as ... All roads must include sidewalks and bike paths for accessibility

Any Street lights that are required will meet night sky standards and be designed to thematically link to existing downtown City street lights or are approved by the City.

If heavy construction vehicles will be needed to construct the project, a bond will be required to protect existing roads in the property.

Material standards...

TBD...ETC.

Extensive landscaping will be required. See design requirements.

Please describe any additional landscaping features that will be added to the project:

PLEASE DESCRIBE ANY SPECIAL FEATURES OF THE PROJECT RELATED TO THE FOLLOWING AREAS:**OUTDOOR RECREATIONAL FEATURES:**

Please describe all outdoor recreational activities and features that will be provided by the project.

AESTHETIC BEAUTY FEATURES:

Please describe how this project will contribute to the aesthetic beauty of the Park:

Please describe what measures are being taken to blend this project into the rest of the Park:

If a structure is involved in the project, please provide architectural sketches/visualizations that depict the structures.

ENVIRONMENTAL AND SUSTAINABILITY FEATURES:

Please describe all environmental features of the project:

Please describe all sustainability features of the building: (materials, surface water, water usage, permeable surfaces, renewable energy-both on and off site, energy efficiencies, landscaping features, green building features, passive solar features, etc.)

Describe how this project might support local wildlife

CULTURAL FEATURES:

Please describe any historical or cultural features included in the project?

EDUCATIONAL FEATURES:

Please describe any educational programs or features of this project?

Who will benefit from them.

AGRICULTURAL BENEFITS OR FEATURES:

Please describe any agricultural benefits to the community that this project might provide such as improving access to fresh, locally grown foods:

SOCIAL BENEFITS OR FEATURES: