



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 27, 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 April 13, 2023 Hillmoor Ad Hoc Committee minutes as prepared and distributed
4. Update on Hillmoor site visit, visits to other sites, and sub-committees
5. Topographic map and funding discussion
6. Review of Public Input meetings and potential presenters for future presentations
7. Finalize vision statement and Primary Objectives
8. Detailed Review of Project Evaluation form
9. Project review process discussion
10. Future Meeting Dates and Presenters
 - a. May 11 – Friends of Hillmoor and Golf Course group
 - b. May 25 – Celsius Snowflex
11. 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.*

Mayor Klein - Present
Deborah Beagle - Excused
David Quickell - Present
Skip Atwell - Present
Henry Sibbint - Present
Adam St.Maire - Present
Cheri Borowiecz - Present
Michael Krajovice - Present
Fred Guhl - Present
Celine Lille - Present
Cynthia Forester Feuredi - NOT HERE
Karen Yancy - Present
Paula Porubcan - Present
Lawrie Weed - Present
Norine Smyth - Present
David Curry - ABSENT

Approval of Minutes of Mar 30, 2023

- Approved

Mayor Klein Updates

- Attorney is working on Volunteer waivers for Hillmoor Access

Michael K.

- Are we able to find out updates on the trail and grant? Are we able to make adjustments or changes and able to understand the trail better?
- Henry: Second. It would be nice to know what the trail actually is since we have not seen the land. It would be nice to actually know what's there before we make a recommendation to the City Council on exactly what and where the trails will be going.
- Fred G: It is my understanding that this is just the submission for the grant and nothing is set in stone.

Karen Y.

- Yes, the whole committee will be able to review as we find out more information regarding the grant.

Paula P. *Hands out Document

- Archaeologist and Cultural Resource and Environmental Compliance
- If we do things early on in the planning process we do not need to be alarmed if we find something important on the land. It is an opportunity to figure out how we can steward this public land.
- If we get the Knowles-Nelson Grant we will be assigned a Project Manager and they will begin assessing what is on the property and will require us to make adjustments to the plan.

- Whether something is required or not we may want to look and see if there are any archeological sites that we should discover and avoid or plan around.
- Some sites date from 8,000-9,000BC
- Archaeological sites are different from Natural Resources because they may not be found elsewhere and some sites can have important information about what we were doing in the past. Each site is unique. Many sites are not important. But it is worth looking at, recording and then figuring out what should be done next.

Lawrie W.

- How do you investigate the “purple highlighted” sites.

Paula P.

- There is a specific permit required and I can provide a list of people who are qualified.
- The State does have a very specific requirement for how to determine if there are any artifacts.

Norine S.

- Who pays for this?

Paula P.

- I don't know if this money can come out of this grant?

Karen Y.

- The Southeast Wisc>>>> has a Biologist on staff. Sewer Pact has also been out. It's done by the government and is free.
- To clarify the Knowles Nelson Grant does not have Federal Funds

Paula P.

- Depending on what the State requires we only have to explore where ground disturbance is going to be.

Michael K.

- As an example if private funds are paid for the parking lot is this still required?
- What are the chances of finding a site?

Paula P.

- It depends on what the DNR requires.
- I expect that we would find some camp sites and small things but it is unlikely that we would find any significant sites. And then if it is a small site we just need to record the information and then build what we want to build.

Michael K.

- How much would it cost to have this surveyed?

Paula P.

- I will get you that information. If you do the whole thing all at once in the purple highlighted area it could be maybe 30-40k. Ballpark figure.
- I want everyone to know how this would work if we ended up getting Federal Funding/Grants.

Norine S.

- How far back does the Hillmoor land go in time?

Paula P.

- I don't know that anything has been found there because it has not actually been surveyed but I would expect that there would be something but not necessarily something significant.

Mayor Klein

- I borrowed a map from the Museum that shows some Native American campsites and there is something over by the White River near the Hillmoor area.
- Introduction of Acoustic Amphitheater. Options for rentals. Not looking to replicate the Alpine Valley experience.
- Mentioned letter of someone who has committed \$10,000 to move forward with design concepts.

- I have been to some of these outdoor amphitheaters and they are so great and would be such a great experience

Paula P

- I like it.

Norine S

- I do too.

Adam S.

- Agrees in his mind but did not verbalize his agreement.

Mayor Klein

- Introduces Michael K.

Michael K.

- "Our goal is to begin to put together the Framework for this project"
- Who are we doing this for? The primary clients are the residents but this also serves visitors/children etc.
- Summary: Comprehensive Plan of 2020 lays out some of the needs of the community.
- The City of Lake Geneva is nationally recognized as one of the best small towns in America.
- Best small town for Adventure by USA Today
- There is something about Lake Geneva that gives it a certain magic that makes it stand out. What is that? We need to protect this and make sure we not just continue this but enhance it on the Hillmoor property.
- Request to Research other parks and make trips.
- Think Long Term
- Presents Draft of Hillmoor Vision Statement
 - 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....

Cheri B.

- I believe that this vision statement is great.

Norine S.

- I agree

Adam S.

- I like it a lot.

Henry S

- I think you nailed it. I would need to think about it a bit more. We all have some different ideas but

David Q.

- I think it's good. I think how we do it and how long it takes and how we develop it depends on money.

Fred G.

- I agree. I think it's logical. It's all down to the implementation. It's a great way to structure our target.

Michael K.

- If we stay together as a team we can do it. People do not want to give money if they think they are going to upset half of the people.

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- When the people see the vision people are going to want to give money and want this to be part of their lives.

Skip A

- I think everyone will have a chance to read this and stand up and say, "I want to be a part of that".

Celine L.

- I like it but it has cause for division. If someone is wanting a golf course this may not fit what they think or they may think this describes what they want when someone else thinks it describes something else.
- Personally I feel like this Hillmoor property now is not developed. There used to be a clubhouse and utilities. We are not going to get any more greenspace when we look at the density of the area. This property is a gift and I think we need to be very careful how we plan for it because we cannot go back.

Celine L.

- And ultimately we don't make a decision we just make a recommendation.

Lawrie W.

- I think it's inspiring but I think it's ambitious. I think it's ambitious for a town this size.

Micheal K.

- We need to plan for the long term. We can leave a space blank and have something done there when we have the money.

Mayor K.

- I really love this vision statement.

Henry S.

- Celine, you bring up a very good point and you are right, we need to look at ourselves as this jury where all of us are asked to contribute and refine all of our ideas until we achieve our goal of "justice" but really our "vision" is that justice.

Michael K.

- We need to take our main vision statement and then break it down into objectives.
- Hillmoor Project Evaluation Form
- Recommends that anyone who wants to submit an idea for Hillmoor needs to fill out this form. It needs to be very detailed and a bit difficult.

General Comments:

- We think this is good

Henry S.

- It's complicated and it should be.

David Q.

- The Y was just a proposition.
- This grant is going to be a good test for us to see what we can actually get done here.
- I am saying be careful because we have been working on the Y for five years for 20 million dollars and it is hard to get interest.

Fred G.

- Let's not make this a "Y" meeting right now. I'm 73 I may be dead by the time this happens and we want to make sure we take our time and do this right.

Michael K.

- So we need people to understand that our silence is not consent or rejection.
- I haven't met anybody who has driven by Hillmoor and thought "that's perfect for my project." It is prime real estate. Everyone is going to say it's perfect for them. The number one theme we have heard is green space preservation.

Cheri B.

- So this Hillmoor Project Evaluation Form everyone who is presenting should be filling this out?

Adam S.

- So, any third party presenter have to fill this out but would this apply to us also?

Mayor K.

- We have been meeting every two weeks. Is that not often enough? Do we need to meet less?

Skip A

- There is a lot we have to do. Maybe more often is a good idea. But based on the amount we have to do there are a lot of people here. I think we need to get a good percentage of us out there and take a look at it.

Mayor

- We will do that as soon as possible.
- Dennis, may I see you before you leave.

- Deborah Beagle couldn't be here because she is at a school conference. Michael you mentioned sub-committees and Deborah offered to form.

Cheri B.

- Motion to Adjourn

All in favor 5:57pm Meeting Adjourned

Should we create timelines for objectives?

Can we create subcommittees?

Question:

- Will this Project Manager require us to find
- Would it make sense for us to talk to City Council to hear what they are hearing from their constituents?

Hillmoor Ad Hoc Committee

April 13, 2023 Meeting

PROJET EVALUATION FORM (draft)

NOTE:

This draft document was prepared and presented by Michael Krajovic, a member of the Ad Hoc Committee, to the full Hillmoor Ad Hoc Committee for review and comment.

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 COMPATIBILITY 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

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: ???skiing, golf, tennis, hiking, biking, skiing, mountain biking, kayaking, fishing, ice skating, hockey, team sports, swimming????

Indoor Activities/Facilities: tbd... 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 is place that 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: tbd Visitor Ctr? 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 & around the crystal waters of Lake Geneva – fish, mammals, birds, reptiles, etc.

Outdoor Tbd...??? Indoor: tbd...eg: Nature center???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???

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:

Please describe the social impacts on residents and guests.



Hillmoor Ad Hoc Committee

April 13, 2023

NOTE:

This was prepared and presented by Michael Krajovic, a member of the Ad Hoc Committee, as a draft for review and comment by the full Ad Hoc Committee.



Visioning Session

Our goal is to begin creating together
a guiding vision for the site that will
provide a framework for our
planning process and determine
the ultimate uses of the Hillmoor property.



Planning Process

Our goal is to develop a planning process that is:

Fair
Thoughtful
Transparent
Consistent
Strategic

Who Are We Doing This For?

Primary Customer:
Our Residents

Secondary:
Our Guests and Visitors

Residents:

Children

Youth/Young Adults

Families

Adults

Disabled

Elderly



Review of City's 2020 Comprehensive Land Use Plan

Summary of Major Themes from Public Input (to date)

Comprehensive Plan 2020 Summary

Small Town Charm
Scenic Beauty
Cultural and Recreational Activities
Protect Lake & Water Quality
Walkability & Bike-ability
Reduce Parking & Traffic Congestion
Protect Green Spaces
Improve Community Facilities
Safety

Hillmoor Jan. 15th and 17th Summary - Community Sessions

19 – Natural Preservation & Uses
10 – Facility Related (restrooms,
golf, Y, outdoor music...)
12 – Other (Parking, Access)



City of Lake Geneva Has been Recognized
as One of the Best Small Towns in America
by Architectural Digest

One of the Top 10 Small Lake Towns in the Country
and,
Best Small Town for Adventure
by USA Today



We have a profound responsibility
to develop a plan that will uphold
the City's national reputation.

A plan that will not just protect our Quality of Life,
but also
ENHANCE it.



To Help Refine Our Vision

- Research other parks and properties
- Possible onsite visits
- Identify best examples
- Identify best practices

Visioning the Property

Think long-term into the future.
Imagine money is not an issue.
Imagine how the site would look
... 50 years from now.

What would you experience?

Why would you want to return to the property?

Summary of Comments

from March 16th Meeting

A place to be just me
A gift to future generations
A place to meet, picnic, read, have fun
A sense of beauty, a special place
A place to play and pray (John Muir)
Healing the Soul.
Find solace
Natural experiences
A restorative “high”
Open land, night sky

A long-term gift
Preserve natural beauty
A place where people who don't
have land (live in apartments)
go to enjoy nature.
Sounds of water and birds
Green space ambiance
Social meeting place to connect
Sense of community
A place where children play



GOOD DESIGNERS STRIVE
TO ACHIEVE A CERTAIN
LOOK.

GREAT DESIGNERS STRIVE
TO ACHIEVE A CERTAIN
FEELING.

via Oat Handmade Interiors

OUR PLANNING PHILOSOPHY

HILLMOOR AD HOC COMMITTEE

WE BELIEVE THAT CAREFUL PLANNING OF HILLMOOR MATTERS.

WE KNOW THAT EVERY SINGLE ASPECT OF OUR PARK WILL COME TOGETHER HOLISTICALLY TO CREATE A FEELING WHICH WILL BE FELT EVERY TIME WE SET FOOT IN IT.

THE IMPORTANCE OF THE WAY THE PARK MAKES US FEEL CANNOT BE OVERSTATED.

AS MEMBERS OF THE AD HOC PLANNING COMMITTEE, OUR DESIRE IS TO CREATE SOMETHING MORE POWERFUL THAN JUST SIMPLE AESTHETICS OR A PLACE TO GO TO DO THINGS. WE WANT TO CREATE GREAT MEMORIES AND HEARTFELT EXPERIENCES THAT WE CAN SHARE TOGETHER AS A COMMUNITY AND FOR ALL GENERATIONS TO COME.

Draft- Hillmoor Vision Statement

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;



draft – Vision Statement (continued)

As Our gift to Future Generations, Hillmoor will become:

... 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.

Draft-VISION STATEMENT

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

Objective 1: Natural Preservation

Objective 2: Create Sense of Community

Objective 3: Outdoor Recreation

Objective 4: Require Highest Quality of Structures

Objective 5: Connectivity to the City

Draft - HILLMOOR OBJECTIVES

Objective 1: Natural Preservation

Create a sustainable place of timeless beauty designed in harmony with the natural environment which supports diverse plant and animal life.

Objective 2: Create Sense of Community

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

Objective 3: Outdoor Recreation

Create a magical place where children, families, and friends come to laugh, learn, explore, recreate and have fun

Draft - HILLMOOR OBJECTIVES

Objective 4: Require Highest Quality of Structures

As an inspirational place, any structures approved for the site will be designed to blend in with the rest of the property and built using the highest quality landscaping, building and environmental standards, that will aesthetically enhance the “small town charm” of our nationally recognized City

Objective 5: Connectivity to the City

As a welcoming place for all people, Hillmoor will be designed to beautifully blend in with our City, the Lake, the River, and our adjoining Parks. It will also be designed to be easily accessible by foot, bike, and car, and by the disabled.



Hillmoor Project Evaluation Form



Hillmoor Project Evaluation Process



Contact: Michael Krajovic
michaelkrajovic@yahoo.com

VISION STATEMENT

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

Objective 1: Natural Preservation

Objective 2: Create Sense of Community

Objective 3: Outdoor Recreation

Objective 4: Require Highest Quality of Structures

Objective 5: Connectivity to the City



Contact: Michael Krajovic
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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.

GOOD DESIGNERS STRIVE TO ACHIEVE
A CERTAIN LOOK.
GREAT DESIGNERS STRIVE TO ACHIEVE
A CERTAIN FEELING.

OUR PLANNING PHILOSOPHY HILLMOOR AD HOC COMMITTEE

WE BELIEVE THAT CAREFUL PLANNING OF HILLMOOR MATTERS. WE KNOW THAT
EVERY SINGLE ASPECT OF OUR PARK WILL COME TOGETHER HOLISTICALLY TO
CREATE A FEELING WHICH WILL BE FELT EVERY TIME WE SET FOOT IN IT.

THE IMPORTANCE OF THE WAY THE PARK MAKES US FEEL CANNOT BE OVERSTATED.

AS MEMBERS OF THE AD HOC PLANNING COMMITTEE, OUR DESIRE IS TO CREATE
SOMETHING MORE POWERFUL THAN JUST SIMPLE AESTHETICS OR A PLACE TO GO TO
DO THINGS. WE WANT TO CREATE GREAT MEMEORIES AND HEARTFELT
EXPERIENCES THAT WE CAN SHARE TOGETHER AS A COMMUNITY AND FOR ALL
GENERATIONS TO COME.

VISION STATEMENT

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

We have established five areas to be addressed as major objectives for improving the Hillmoor property:

Natural Preservation
Outdoor Recreation
Sense of Community
Connectivity to the City
Highest Quality of Structures

MAJOR OBJECTIVES FOR THE HILLMOOR PROPERTY

Objective 1: Natural Preservation

Create a sustainable place of timeless beauty designed in harmony with the natural environment which supports diverse plant and animal life.

Objective 2: Outdoor Recreation

Create a magical place immersed in Nature where children, families, and friends come to laugh, learn, explore, recreate and have fun.

Objective 3: Sense of Community

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

Objective 4: Connectivity to the City

As a welcoming place for all people, Hillmoor will be designed to beautifully blend in with our City, the Lake, the River, and our adjoining Parks. It will also be designed to be easily accessible by foot, bike, and car, and by the disabled.

Objective 5: Require Highest Quality of Structures

As an inspirational place, any structures approved for the site will be designed to blend in with the rest of the property and built using the highest quality landscaping, building and environmental standards, that will aesthetically enhance the “small town charm” of our nationally recognized City

Specific Strategies will be adopted to meet goals under each Major Objective

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

Objective 1: Natural Preservation

Create a sustainable place of timeless beauty designed in harmony with the natural environment which supports diverse plant and animal life.

Strategy: *Reduce the negative impacts of plant monocultures and invasive species by restoring native plant species and biosystems where possible.*

Objective 2: Outdoor Recreation

Create a magical place immersed in Nature where children, families, and friends come to laugh, learn, explore, recreate and have fun.

Strategy: *Clear the property of hazards to make it safe for residents to access.*

Goal: *Complete by the summer of 2023.*

Strategy: *Construct a hiking and biking trail network throughout the site.*

Goal: *Secure state grant funding and matching funds to begin construction of the trail network on north side of property in the Spring of 2024.*

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