



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, MAY 11, 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 27, 2023 Hillmoor Ad Hoc Committee minutes
4. Presentation by Friends of Hillmoor- Introduction by Donna Jovani, President
5. Presentation of Hillmoor Golf course History and Course Proposal- Introduction by Henry Sibbing
6. Next Meeting Date & Time
 - a. May 25- Celsius Snowflex & Disc Golf Group, June 8, and June 22
7. 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.*

Hillmoor Ad Hoc Committee

Thursday, April 27, 2023 - Police Training Room, Lake Geneva City Hall

The meeting was called to order by Mayor Klein at 4:30 pm.

Roll Call:

Present: Mayor Klein, Deborah Beagle, Dave Quickel, Skip Atwell, Henry Sibbing, Cherie Borowiec, Michael Krajovic, Fred Gahl, Celine Lillie, Paula Porubcan, Lawrie Weed.

Karen Yancey arrived @ 4:09pm.

Absent: Cynthia Forster Feuredi, David Curry.

Adam St. Marie (excused), Norine Smyth (excused) Donna Jovani as substitute for Norine Smyth (excused)

Motion made by Celine seconded by Deborah to approve Committee Minutes from April 13, 2023.

Motion carried/approved.

Update site visit, other site visits, subcommittees: Mayor Klein, through the advice of Attorney Dan Drapper, updated committee members regarding the possibility of members to have a Hillmoor site visit as a group, visit to other sites, and subcommittees. Currently public access to the Hillmoor property is denied due to safety issues, i.e., there is a well that needs to be capped and much debris (dead trees/scrubs) that needs to be cleared on pathways. Visiting other sites as a group, or individually, would be at your discretion and “up to you”. Forming subcommittees would be in violation of open meetings. Michael suggested removal of dead trees and debris be removed only from pathways.

Update Hillmoor property topographic map and funding: Michael informed members Joe Zimmer has been busy and unable to start this map. Once the materials are provided Joe will begin to create the map. This map would be a 3rd dimensional model. The map will show elevation at 5’ intervals from lowest to highest at 90’. To show these 5’ elevations intervals on the map it will take 15 – 18 layers of sheets. The proposed cost for materials is \$400.00 excluding the terrain (trees, shrubs, etc.). If the trees, etc. were to be included the proposed cost would increase to \$800.00-\$900.00. Michael suggested volunteers cut these sheets making the 18 layers. If anyone is interested in volunteering they should reach out to Michael after the meeting. Michael suggested possible donations for the cost of the topographic map. Henry suggested the committee members divide the cost and each donate. Henry offered a donation. Mayor Klein stated Don Root would possibly volunteer and perhaps The Friends of Hillmoor may help with the cutting of the sheets into layers. Michael suggested these layers could be completed by the end of May or June. These sheets/layers will be kept in the police training room where these committee meetings are held.

Discussion on future meeting(s) for public input and potential future presentations. Henry questioned when it might be a good time to consider input from the public, making certain there are rules for those coming before the committee. Mayor Klein suggested a possible meeting in May. Michael proposed a special meeting to inform the public of the committees’ accomplishments to date and listen to the public input. Lawrie questioned how would the committee solve duplicate comments? Mayor Klein suggested using the same format as was done in the January public input meetings. Deborah felt the public has had the opportunity and the committee should be past this point. Mayor Klein stated that it is a good idea for

open forum for the public to hear what the committee has done so far. Henry wants the public input, and stated only new ideas by the public should be presented to the committee. Mayor Klein informed the committee she had hoped for a subcommittee to bring only new ideas; however, this was not approved so another date should be considered for public input. Dave voiced concern that this may be too soon to invite the public to speak. That the committee needs to get their ideas completed first and the public comments may be too repetitious. Paula asked when the property might be open to the public to view; if the public could view the property it would add to their input. Mayor Klein stated not yet. Michael stated he would like to hear what the public has to say, he doesn't want the public to feel they didn't have input. Some members agreed there should be a meeting to merely inform the public as to what the committee has accomplished thus far. Some stated that if the public has the opportunity to speak the committee would hear the same thing over and over. Michael thinks it would be best for public input once the property is open to the public. Fred stated that the committee members are the fact finders not the decision makers, it will go to the council. Fred is pro-opening it up for more ideas from the public, but not the same ideas over and over. Michael suggested maybe more of an informative meeting for the public. Karen asked if it is an informative meeting would it be a site plan? When would it come into play? Mayor Klein stated the committee would eventually provide the site plan, maybe more than one, to the council.

Finalize Vision Statement/Primary Objectives: Michael went over the Vision Statement's (see copy of the Vision Statement) various objectives, strategies, and goals he proposes to the committee, along with the Primary Objectives. One goal of the vision statement is maintaining natural preservation. Mike suggested this might be where the public could offer ideas on how to assist with natural preservation. Fred suggested possibly putting the plan in phases. The committee lauded Michael's Vision Statement. Changes were discussed overall and will be made. Discussion began on getting the property cleared to open for the committee and others to tour and explore. Henry asked if a goal of summer 2023 is doable to clear the property or should we set a time frame/date? Celine asked if permits are needed. Mike informed the committee only city approval is required. Mayor Klein asked if anyone wanted to make a recommendation for Tom Earle, DPW, for setting a time to clear the Hillmoor property. Hank made a motion that the street department clear the Hillmoor property for public access by the end of summer 2023. The motion was not seconded. Karen questioned if everyone would be able to park anywhere on the property. Fred suggested that this is just a role out at this time. Dave stated we are jumping the gun. We could meet on a Sunday and take a bus to the property. Henry asked if the committee could invite Tom Earle, DPW, to the Ad Hoc Committee meeting asking Tom to give his thoughts. Mayor Klein stated you can recommend anything. Dave asked about the timing of the grant. Karen informed the committee it will be 4 months until the grant is approved. Celine voiced concerns of the wetlands, stating she would like a biological review to be certain of the proper placement of the trails. Karen informed the committee the DNR will be doing a thorough review to cover that concern.

Review Project Evaluation Form: Michael handed out the Project Evaluation Form (see project evaluation form) and read through it for the committee to review and discuss. Paula questioned the funding portion, asking where and what's the % of where the monies are coming from. Fred questioned what the committee's responsibility may be for full disclosure in advance to future projects informing them of what utilities are and are not available, i.e. sewer, etc.

Project Review Process: The Project Review Process (see Project Review Process document) was discussed. This would go to the City Council. Michael explained there are 2 types: A City Project and a 3rd Party Project. Michael has the 3 stages outlined in the Review Process. Fred pointed out there could be a 3rd type of project which would be owned by the city and subcontracted by the city. Henry voiced unease that this Project Review Process includes and states a project owner can bypass the Hillmoor Ad Hoc Committee's Master Plan and present directly to the City Council. Henry stated what does the Master Plan mean to the council. Lawrie stated bypassing the Ad Hoc Committees Master Plan is the law. Discussion followed regarding the importance of keeping the public continually updated. Michael stated we must keep the council updated in order to detour bypassing the committee and going directly to the council with plans. It was suggested that Michael present the concepts to the City Council in the future. Discussion regarding what might be included, i.e., Master Plan, Project Review Process and the overlays with sketches for the conceptual plan for Michael's presentations. Henry would like to see the committee approach the City Council for the council to give the Ad Hoc Committee more persuasive authority regarding the Master Plan of Hillmoor due to the present possibility of a project bypassing the Ad Hoc Committee's Master Plan and going directly to the council.

Wrap Up: Any thoughts, ideas about the Master Plan, Review Process, etc. should be shared with the mayor. The mayor will forward on the Michael to include. Michael will plan on presenting updates to the City Council after the residents have given their input at the Ad Hoc Committee.

5:55pm Cherie moved that the meeting to be adjourned. Henry seconded; motion carried.

Future Meeting Dates and Presenters:

- a. May 11 - Friends of Hillmoor and Golf Course Group
- b. May 25 – Celsius Snowflex

Meeting Minutes submitted by Mary Sibbing

The background features abstract, overlapping green geometric shapes in various shades of green, creating a modern and dynamic feel. The shapes are primarily triangular and polygonal, with some areas appearing more translucent than others.

Hillmoor Past, Present & Future

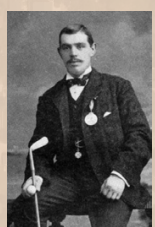
Hank Sibbing and Gill Design Inc











The Hillmoor Golf Club is a piece of golfing history that deserves to be resurrected. The Hillmoor 9 concept recognizes and honors the important contributions of its architect, James (Jim) Foulis Jr. Mr. Foulis learned the game of golf from Old Tom Morris on the Old Course in St. Andrews, Scotland and was brought over the United States by C.B. McDonald to be the first professional at the Chicago Golf Club, the first 18-hole golf course in the nation. In 1896, Mr. Foulis became the 2nd winner of the U.S. Open golf championship.

Both James and his brother Robert were golf course architects as well as inventors and innovators. They patented the design of a golf club and developed the cup and flag system used on every green today. Hillmoor is one of only 15 golf courses designed by James Foulis. His designs include Nippersink, the former Burlington Country Club and Milwaukee Country Club. We are uncertain how many of his golf courses are still in existence.

The Hillmoor 9 concept would return Hillmoor Golf Club to its glory days and illustrious past. It's a true tribute for Lake Geneva to be home to a Foulis golf course.



Golf at Hillmoor is:

- ▶ **Green** - preserves green space for generations to come
- ▶ **Inclusive** - all are welcome, seniors to juniors and everyone in between
- ▶ **Social** - the pandemic brought people back to the game they love
- ▶ **Healthy** - 9 holes at Hillmoor = 3400 yards = 2 miles = 5000 steps
- ▶ **Diverse** - golf is played in 206 of 251 countries and territories
- ▶ **Fun** - play any way you want
- ▶ **Family friendly** - enjoy a multi-generational activity in the great outdoors
- ▶ **Economically sustainable** - 9-hole golf courses are thriving and expanding

Golf at Hillmoor is not:

- ▶ Bad for the environment - "greenskeepers" are literally environmental scientists
- ▶ Expensive to play - you can get started for as little as \$300
- ▶ Exclusive - 75% of the golf courses in the United States are open to the public
- ▶ A Dying Sport - five straight years of increased participation
- ▶ Time-consuming - you can play 9 holes in less than 2 hours
- ▶ Too hard - the ball isn't moving like in many other sports
- ▶ Expensive to operate - a wide variety of factors can minimize cost

Golf at Hillmoor can be:

A cherished place where we enrich our lives by connecting with Nature, ourselves and others

- ▶ **Natural Preservation:** The golf course preserves 40 acres of nature
- ▶ **Outdoor Recreation:** The golf course is outdoor recreation at its finest
- ▶ **Sense of Community:** You can play by yourself, with one other person (a “match”), 3 other people make a “foursome”, a league of many others, or a competitive tournament with hundreds of other people
- ▶ **Connectivity to the City:** The Hillmoor Golf Club is part of Lake Geneva’s Cherished Past
- ▶ **Highest Quality of Structures:** A beautiful civic clubhouse that blends into the natural terrain



ACSP FOR GOLF

FACT SHEET

What is the Audubon Cooperative Sanctuary Program for Golf?

The Audubon Cooperative Sanctuary Program for Golf (ACSP) is an environmental education and certification program that helps golf courses protect the environment, preserve the natural heritage of the game of golf, promote environmental sustainability and gain recognition for their efforts. Through collaborative efforts begun in 1991 with the United States Golf Association, membership in the ACSP has steadily grown to include approximately 2,000 golf courses in the United States and three dozen countries worldwide.

How does it work?

The ACSP assists each golf course member to determine its environmental resources and any potential liabilities, and then develop a plan that fits its unique setting, goals, staff, budget, and schedule. Audubon International provides information and guidance to help golf course personnel with six key environmental components:

- Site Assessment/Environmental Planning
- Wildlife and Habitat Management
- Chemical Use Reduction and Safety
- Water Conservation
- Water Quality Management
- Outreach and Education

“The strongest part of the certification process is that it forces us to rethink our methods and manner of conducting business. It challenges our “status quo” by directing our thoughts and actions toward environmental awareness and changes our definitions of responsibility.”

- Nancy Miller, Golf Course and Grounds Superintendent, Maple Leaf Golf & Country Club, FL



Why certification?

Certification provides an efficient way to work directly with members regarding their unique property while also providing guidance and motivation to take action on key environmental components and promote environmental sustainability.

Designation as a Certified Audubon Cooperative Sanctuary is awarded to the golf course upon meeting environmental management standards in each area. Achieving certification demonstrates an organization's leadership, commitment, and high standards of environmental management.

Who is eligible?

The Audubon Cooperative Sanctuary Program for Golf Courses is for existing golf courses that are interested in strengthening their environmental program on the golf course. Golf courses that are being planned or are under development are ineligible to join the Audubon Cooperative Sanctuary Program for Golf Courses and are referred to the Signature Program. Golf courses that are or will be under renovation will find better value with the Classic Program.

What is the cost?

The cost to join is \$1,000 USD for properties in the United States and \$1,050 USD for properties in all other countries and includes the first year of membership. Annual membership renewal thereafter is \$500 USD for properties in the United States and \$550 USD for properties in all other countries.

For more information, please contact:

Frank LaVardera,
Director of Environmental
Programs for Golf

120 Defreest Drive

Troy, NY 12180

Ph: 518-874-4666

frank@auduboninternational.org

