



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

WEDNESDAY, MAY 24, 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 May 11, 2023 Hillmoor Ad Hoc Committee minutes as prepared and distributed
4. White River Water Trail – Karen Yancey/Don Root
5. Disc Golf Group – Nathaniel Holden
6. Celcius/Snowflex – Dieter Sturm
7. Future Meeting Dates and Agenda Items
8. **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.*

Call to Order 4:02

Roll Call

Motion to Approve Minutes - Approved

Donna Giovanni Friends of Hillmoor Presentation -

Introduces Landscape Architect Sean Kelly and his vision for the Hillmoor property.

Sean Kelly -

Presentation of his plan.

This property can be completely self-sustaining if we wanted it to. Water and Waste can all be used. All surfaces would be pervious. This design has been made considering a 100 year storm for 24hrs. That's a lot of water. Stormwater is increasing at a logarithmic rate. I isolated the high point to identify where the water is coming from and adjusted the plan to heal the wetlands so that they can be what they need to be again.

There are three large structures. The cars should be under the buildings. All the roofs have interactive green roofs. They are intensive green roofs. They can grow trees and have bugs. You can now use 80% of the storm water that falls for the building. Even the toilets can use storm water.

Opens up Peller Rd. to have access and also adds access from the retail stores. Create requirements up front for anyone who is looking to develop. Example, "If you want to have a building it needs to be self-sustaining."

There is a large two story building with a green roof, top floor is 139,000 sf. Room for 729 cars and 224 bicycles. Olympic swimming pool with a covered pool. There is a labyrinth system. All trails are universally accessible.

There is a third building with an education center by the river. There could be after school events 37,000sf - 66,000sf

Construction Costs could be paid for by year 3.

There are buildings for weddings/celebrations that are designed to be private and can generate a little bit of income. All Pathways are permeable and EMS accessible.

There could be a symphony center/practice rooms/string quartets at pathway nodes. There could be music on public display to inspire people. Various places with trees and coverings to rest.

1,300 lf of boardwalks through some of the wetlands and there would be more as the wetland plan evolves.

Ecological settings are cash cows. This is something that brings people in and together.

6,075 lf of road that is all permeable.

This property has a lot of trees that should not be moved or taken down. They are part of an incredible environment.

Karen Yancy Questions:

- Did you put together a cost for what all this would be?

Sean Kelly

- No, because it's too hard to anticipate what costs would be without an official direction. These are just ideas.

Karen

- Why not have grass parking for nothing?

Sean

- Actually it is not for nothing. Cars leak water and pollute the grass and the sunlight reflects off the cars which is part of what is causing global warming.

Karen

- So that building is a performing arts center? I feel like people come here for a rural atmosphere. That seems like a big building.

Sean Kelly

- It does not need to be that large, that's a maximum size.

Karen

- I love being able to get out of the car and come out and be in the open nature. I would like to see open parking lots outside. I really like the art and nature center. I like the labyrinth. Being with the conservancy and working with land trusts across the country what we are taught when restoring a property is to restore it to its pre settlement condition.

Sean

- There is a small amphitheater by the learning center and a small garden center on the roofs for kids to grow and learn gardening.

Paula

- I disagree with Karen on a few items she mentioned.

Fred

- Debt service on a 5 million dollar loan would be about 40k a month. What would you say the total parking capacity would be?

Sean

- Right around 1,200 spaces, it could be more or less if you wanted.

Mayor Klein

- Introduction to Hillmoor Golf Course History

Henry Sibbing

- I've waited 15 years to give this presentation. I'll try to make my part simple. I'm going to introduce some people who can explain how this golf course could work. They traveled five hours to make this presentation on their own time. I met them 10-12 years ago to have them help us keep our golf course. We were not successful with that then but are here now.

Its inception was 1917. The City of Lake Geneva donated 50 acres for this land. 1 yr. 100 year lease. 1923 meeting minutes note approval of payment for course work to James Foulis.

2008 Gross Revenue was nearly \$800,000 and its net profit was \$260,000 approximately.

My vision has been consistent these last 15 years. My goal is to preserve this golf course to serve the community as it has done for the last 100 years. I would like to see a restoration of at least 9 holes and a clubhouse. It should be listed as a historic landmark.

Historic Audubon Golf Course

Introduces: Golf Course Architect

The Hillmoor is like an old home where you lift up the carpet and find beautiful original hardwood floors underneath.

*Presents Slide

Recommended utilizing 50 acres for golf course. Can also accommodate a family park, skating/hockey/bandshell amphitheater/arboretum

Golf at Hillmoor is:

- Green: preserves green space for generations to come
- Inclusive: all are welcome, seniors to juniors.
- Social: pandemic brought resurgence in golf
- Healthy: 9 holes at Hillmoor, lots of walking
- Diverse: 251 countries
- 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
- Expensive to play: you can get started for as little as \$300
- Exclusive: 75% of golf courses are public
- A dying sport: give years of increased participation
- Time consuming: you can do 9 holes in under 2 hours
- Too hard: the isn't moving like other sports
- Expensive to operate

Celine:

Would there be golf carts?

Gill Design

Yes, but we encourage walking

Karen:

Who would operate it?

You said we could get it Audubon Certified which would ensure it is good for wildlife.

Gill Design

- A non-profit organization could run it but not sure how that would be done exactly.

There are management companies that can handle that. Kemper is one that does that and helps municipalities handle that.

Lawrie

- Where would the entrance be?

Gill Design

- There might be a way to bring it in hwy 50 and expand that. We can figure that out later.

Celine

- What kind of equipment would be needed for this?

Gill Design

- We can see the golf course being done with minimal equipment. 80-120k for used equipment.

Mayor Klein

- If this is a certified course would it be more naturally planted?

Gill Design

- No, it's more about how it's managed.

Fred Guhl

- I support it 100%. There's all kinds of change in consumer habits with younger people playing golf. They are averaging 50,000 plays a year. Piner's North Carolina "The Cradle" is a short course with 9 holes. There are only 18 holes that are for putting only. And also pickleball could be thrown in for fun.

Adam

- You said that the bubbles denoting the locations of these concepts on your map could be rearranged but is this the ideal golf course location based on the quality of the holes that were there?

Gill Design: I would advocate for all 18 but we identified 9.

Adam

- Was the golf course closed in 2009?
- Are there any statistics on how many golf courses a population can adequately sustain?
- How many golf courses do we have in our county?

Hank:

- Walworth county did a land use study and there was a need for an additional public golf course in south east walworth county.

Adam

- How much would it cost to play daily?

Hank

- It could be about \$25 for 9 holes

Fred:

- There are companies who do this. They supply the capital and renovate it and then do a profit sharing contract.

Hank:

- I myself am surprised but people travel to play at historic golf courses. So if we can make this a historic destination golf course we could really attract golf aficionados which would put heads in beds.

Norine:

- A comment from the Friends of Hillmoor: The people would benefit more from trails and public areas.

Hank:

- I agree. We want trails to and they will weave in and could be part of the golf course. The whole idea behind this is that it becomes a community recreational opportunity.

Fred:

- The golf course is low hanging fruit, revenue generation.

Paula

- Yeah, I just wanted to make sure that there are ways that the public can still use these acres. Is there a way to make parts of the golf course accessible to people?
- What is the percentage of current residents that would play and that would be using the course?

Hank

- I don't have that information but when I first came here they used to have leagues and you could barely get in.
- I have always been surprised by the amount of cities that have a little golf course.

Gill Design:

- There is a small city we are working on a course for in Leonard and there are people traveling from all over to play.

Mayor Klein

- How do golf course developers feel about cross country skiing on the course in the winters?

Gill Design

- We can get the experts in the area who ski and find out where they would like to put the trails? There would be lots of opportunities there for cross country skiing.

Mayor Klein

- I know that some of the proposals we have heard can take years and years, what if we did the golf course what would the timeline look like?

Gill Design

- Two years on the early side, three years worse case. It would take two growing seasons.

Norine

- It seems like it's not inclusive enough then there can be low cost clinics to teach kids. For brand launch you can invite the whole community to come out and watch and learn.

Gill Design

- We would incorporate all of that.

Celine

- Can you speak a little bit about the proposed clubhouse?

Gill Design

- The clubhouse would conceivably be where it was. We see a corner of the building being a pro shop. If it was just a corner of a building that needed to be something else it could be. We just see the spot where the clubhouse was placed as a good spot for it.
- Golden Valley has a community center and has meeting rooms and lawn bowling which is something we hadn't really heard of but is very successful.

Mayor Klein

- That reminded me that worldwide croquet is very very popular.

Gill Design

- One of our sheets of ice could be used for curling

Mayor Klein

Thursday May 25, 2023

Absentees:

- Dave Quickel
- Celine Lillie
- Skip Atwell
- Adam St.Marie

Motion to adjourn the meeting 5:47 pm

Some Photos From the Presentations

Sean Kelly's Concept:



BUILDINGS:

ALL 1 TO 2 STORIES ABOVE GRADE

ALL WITH INTERACTIVE EXTENSIVE OR INTENSIVE GREEN ROOF STRUCTURES

EACH BUILDING HAS BELOW GRADE ROOM OPTIONS ALONG WITH SUBSURFACE PARKING

EACH BUILDING ALSO HAS MINIMAL SURFACE PARKING AVAILABLE.

ALL PAVING ON SITE IS PERVIOUS OR PERMEABLE, WITH SUBSURFACE RECHARGE AND STORAGE AVAILABLE.

LARGEST BUILDING: GYMNASIUM WITH RELATED EXERCISE ROOMS, AUDITORIUM, LECTURE CENTER, CIVIC CENTER.

- TOP FLOOR: 139,668.75 SQUARE FEET
- FIRST FLOOR ABOVE GRADE: 153,843.75 SQUARE FEET PLUS POOL AREA OF 181,800 SQUARE FEET
- FIRST FLOOR BELOW GRADE (MINIMUM): 225,375 SQUARE FEET, CAN BE ROOMS OR PARKING FOR 729 CARS PLUS 224 BICYCLES, PLUS ADDITIONAL ROOMS/FLOORS SUBGRADE
- SURFACE PARKING FOR 35 HANDICAP STALLS AND 39 STANDARD PARKING STALLS

SECOND LARGEST BUILDING: LAKE GENEVA SYMPHONY, ADULT CENTER, CIVIC CENTER, COMMUNITY CENTER.

- TOP FLOOR: 57,543.75 SQUARE FEET
- FIRST FLOOR ABOVE GRADE: 93,975 SQUARE FEET
- FIRST FLOOR BELOW GRADE: 135,844 SQUARE FEET, CAN BE ROOMS OR PARKING FOR 382 CARS
- SECOND FLOOR BELOW GRADE: 172,069 SQUARE FEET, CAN BE PARKING FOR 491 CARS
- POOL AREA SUBSURFACE AT SECOND FLOOR BELOW GRADE: 38,812.5 SQUARE FEET
- SURFACE PARKING FOR 12 HANDICAP STALLS AND 50 STANDARD PARKING STALLS

LABRYNTH AREA: SURFACE PARKING FOR 10 HANDICAP AND 38 STANDARD STALLS

THIRD LARGEST BUILDING: EDUCATION CENTER BY THE RIVER

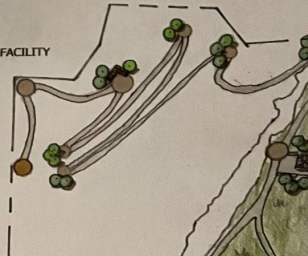
- TOP FLOOR: 37,069 SQUARE FEET
- FIRST FLOOR ABOVE GRADE: 66,037 SQUARE FEET
- FIRST FLOOR BELOW GRADE: 93,600 SQUARE FEET, CAN BE PARKING FOR 267 CARS
- SURFACE PARKING: 14 HANDICAP STALLS AND 36 STANDARD STALLS
- STREET PARKING ADJACENT: 9 HANDICAP STALLS AND 12 STANDARD SPACES

FOUR RENTAL BUILDINGS: VARIOUS VENUES FOR WEDDINGS, RETREATS, FAMILY GATHERINGS, ETC.

- LARGEST: 7,678 SQUARE FEET
- SECOND LARGEST: 6,468.75 SQUARE FEET
- THIRD LARGEST: 1,687.5 SQUARE FEET
- FOURTH LARGEST: 1,406.25 SQUARE FEET

KAYAK RENTAL AND LAUNCH FACILITY:

- 900 SQUARE FEET, WITH INTENDED PARKING AT EDUCATION CENTER FACILITY



BOARDWALK LENGTHS ALONG TRAILS: 1,305 LINEAR FEET

PATHS FOR MULTIMODAL TRAVEL, TO INCLUDE BICYCLES, PEDESTRIANS, AND EMS ACCESS: GREATER THAN 18,000 LINEAR FEET

MOWED PATHWAYS WITHIN MARSH RESTORATION AREA, TBD BY RESTORATION TEAM

ROADWAYS: 6,075 LINEAR FEET

BENCHES AND MINOR SHADE STRUCTURES LOCATED THROUGHOUT SITE, COULD BE BY DONATION AS MEMORIALS FOR RECOGNITION, ALONG WITH DEDICATED PAVERS, TREE PLANTINGS, ETC.

Gill Design - Golf Course Concept



Gill Design - Golf Course Concept