



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, JUNE 8, 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, Karen Yancey, Paula Porbucan, Laurie Weed, Norine Smyth (substitute Donna Jovani), and David Curry

AGENDA

1. Call to Order
2. Roll Call
3. Approval of the Hillmoor Ad Hoc Committee minutes from May 24, 2023 as prepared and distributed
4. Review of Vision Statement/Primary Objectives (Krajovic)
5. Review of January Public Input and concepts not yet presented (Klein/Krajovic)
6. Discussion/Possible Recommendation of Concepts presented so far and Committee focus moving forward-All Committee Members
7. Discussion/Possible Recommendation of future taxpayer citizen/Council update/input (if, how, when, where)-All Committee Members
8. Hillmoor Public Access update/Volunteer form/Goat update (Klein)
9. Topographic map update (Krajovic)
10. Next Meeting Date & Time- Do Thursdays still work during the summer, or should the Committee move meetings to Wednesdays?
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.*

Hillmoor AdHoc May 24, 2023

Present:

Mayor Klein
Dave Quckel
Skip Atwell
Henry Sibbing
Adam st.Marie
Michael Krajovic
Fred Gahl
Karen Yancy
Paula Porubcan
Norine Smyth - Sub - Donna Jovani
Deborah Beagle

Absent:

Cherie Borowiec
Celine Lillie
Lawrie Weed
David Curry

Resigned:

Cynthia Forester Feuredi

Presenter:
Karen Yancy and Don Root

- White River Water Trail
- Don Root has shown that there is a way to make the river navigable by kayak to the White River Park.
- There is a natural kayak launch near the culverts on the Hillmoor property that would be easy to utilize.
- Good parking opportunities by the water treatment plan. There is room for 5-10 potential vehicles
- Few direct costs for creating this kayak launch
 - Need to verify insurance
 - City and County approval needed
- Presents Lakes Park Ft. Myers as an example of a large land/wildlife park opportunity

Donna

- What is the depth a kayak needs?

Don

- About 6" minimum as an average.
- The trees there now are not safe for people with the current so the trees would need to get cleared out.

Donna

- Are you thinking about this as a hobby or money making enterprise?

Don

- Just as a hobby.

Donna

- Would flying golf balls be marked on a map to make it clear that there are flying golf balls?

Don

- That's where we would work with the Grand Geneva to make that area safer

Hank

- It seems like there are a number of legal questions that need to be answered. Would the land owners be able to keep people from portaging over their land?
- Do the land owners have rights?
- I think we are a little premature in being able to say that we recommend this until we get more information
- Can people just launch a kayak wherever they want?
- Can the City prevent people from launching kayaks? Riparian rights issue of who has control over who owns land.

Karen

- We agree. We wanted to just paint the picture of what it could be.
- We do need to look into this more.

- We are just asking if the committee wants us to look into this a little bit more.

Fred Gahl

- I'd like to make a motion that you continue to look into the legal aspect of this and get back to us.
- Seconded by Hank and Skip

Deborah Beagle

- Private landowners would be concerned if someone got hurt on their property.

Disc Golf Introduction

- Sport exploded during the pandemic. 9,000 courses in the nation.
- Great for family and getting outdoors
- Courses are designed to coexist with mother nature
- The property is shared with all. It is etiquette that anyone walking around has the right of way.
- My number one priority is just making sure that we do not lose our disc course in the process.
- There are thousands of logged hours with people at the Lake Geneva Disc Golf Course
- If there was any possibility of putting additional disc courses we have some designers who would be willing to help design it.
- It could have moderate monetary income possibilities.
- We have a disc golf club of 20-40 people that meet on Tuesday and we have 250 members on our Facebook group.
- We have donated discs to the local library so people can go and check them out from the Library.
- We have annual course clean up days for the members. Local businesses have donated for them to help clean up.
- A lot of courses we have gone to have donation boxes. It could be a way to help with costs
- We need more garbage cans on the course
- Some baskets are damaged and we have donated baskets that can replace it but we need permission to do that.
- We could use an outhouse or porta-potties
- It would be nice to have some benches and a way to keep things inclusive for everyone.
- The "T" signs need to be replaced out there.
- I would be willing to spend time to help get donations for these things.

Mayor Klein

- There has been some consideration for a multi use course, regular golf/foot golf. This basket looks portable vs. the ones out there that are permanent. I was wondering if you

have ever played on a multi use course? What if one day it was ball golf and one day it was disc golf?

Nathaniel

- It wouldn't be my first choice but it would be better than losing the course altogether.

Skip

- They didn't have a club. I was on the park board at the time. There were a few years that we didn't see anyone out there. I see you guys out there now.

Nathaniel:

- That could be because it may have been flooded. There was a good period of time where it was wet.
- I play there Tuesday and Thursday afternoons. I always see 1-2 people out there.
- I know there are a lot of people who travel to come and play here.

Hank

- You said the course was open in 2014. What club started that? So the disc golf course is being used everyday?

Nathaniel

- Oh, yes, there are people playing everyday.
- It's pretty much a ball golf course that's become a disc golf course

Hank

- What if there was discussion of moving it to the woods?

Nathaniel

- I personally would but I am speaking on behalf of other people who would not be.

Mayor Klein

- I was out there at 11:30 and there were a few people out there practicing.

Deborah

- Is it a true statement that the open course is a novice course and the woods course is for more experienced players.

Nathaniel

- That's probably accurate.

Hank

- One final question. How many people do you think in the course of the week play would you say?

Nathaniel

- I would say during good weather I would say there are at least ten groups of people every day. A group is maybe 4-10 people.

Hank

- Are they locals?

Nathaniel

- I believe some are. One lady is on her mountain bike so I assume she isn't biking from too far.

Skip

- I think one of the disadvantages you have is that most people don't even know it's there. I think if we are going to have a disc golf course we need to let people know that it's there.

Michael

- I was out on the property in February and I was surprised there were people out there playing in the winter. I was shocked. The issue of it being a secret, I don't think that we do a very good job of connecting that piece of the property to the Geneva Corp. Do you think there is potential for more visitors to Lake Geneva to use it?
- Is there a way for your club to find out how many people are using it?

Nathaniel

- I am looking to try to make a tournament happen in the fall.

Adam

- Are there any courses people pay for? What could we do if anything to make this something that would be revenue generating?

Nathaniel

- Most courses are free. Alpine built one that is \$5 to play. It would be tough to police it and transition the free course to a paid course.

Skip

- I think it's a good idea to talk to the Y about getting them involved.

Dieter Sturm - Celsus/Snowflex

- Year Round Tubing, Skiing, Snow
- I invented the first biodegradable snow for the motion picture industry.

- After traveling around I found these places that were called "Dry Slopes" to be able to ski and snowboard and tube without snow.
- I found this company called Snowflex and another company Briton
- Grand Geneva and Alpine have their own programs and we approached them about this and they were not interested.
- \$12-\$15 hr. You can raise or lower the price for weekdays and weekends.
- Snowflex tubing parks are an option. We built one in Branson Missouri. Cost 1.2 Million to develop. 2,500 riders in the first weekend. The first year they did \$650,000 just off the slope. By the second year it was paid for.
- All the water gets recycled into a drain system and reused for the slope.
- Non-sport revenues from people who would be coming into town.

Hank:

- How many acres do you envision for this?

Dieter

- No, we could do 5 acres but 10-15 would be more comfortable. We would also have to assess the terrain and see if some dirt would need to be moved around. We would also have to think about how else this ties into other structures on the site.

Mayor Klein

- I was intrigued by the cross country aspect. Is there an ice skating component?

Dieter

- Not with snowflex but I do know of some companies that have great synthetic options.

Paula

- So listening to what the community would want to see on Hillmoor we hear mostly that people want to preserve or recreate green space. Maybe you could explain how this would fit into the vision?

Dieter

- It all depends on the overall design of the property. This is something that could be fun and aesthetically pleasing if put into the right position.

Deborah

- So this is not similar to ice castles because it's permanent.
- What is the longevity of something like this?

Dieter

- 10 - 15 years and there are x amount of cents per dollar for repair/replacement. The is also modular so it can be repaired and dropped in.

Cheri

- So it sounds like this could be a good recreational project for the property. I feel like the community didn't just want a big park but they wanted a place for recreation and fun.

Dieter

- I think residents should be entitled to discounts or free occasional use like the beach passes.

Fred Gahl

- I would like to refer back to Sean Kelly and friends of Hillmoor Presentation. The most pertinent thing I point out is that they said was that we tell people how we want it to be. Clearly there would be a lot of interest in this and funding for it. I would like to move that we further explore ways to have Snowflex do something on this property.

Hank

- To the motion: you are asking for a plan? Is it going to cost money?

Paula

- I think this is a little premature. I think we still need to answer some questions.

Adam

- I agree that it seems premature. To me we need to determine how much time we are going to spend hearing ideas so that we can determine how we want to aggregate this information. It looks like we have two pictures for the Hillmoor estate. Option One: is that we have a low cost open nature concept. Golf Course, Disc Golf, Hiking Trails, Kids Park, some low cost facilities. Option Two: We develop this property at a magnitude more along the lines of what Sean Kelly had presented.

Skip

- What about the matching grant money? Have we heard any update on that?

Mayor Klein

- I think we are getting close to being able to put these ideas together.
- The next meeting will be Thursday Jun 8, 2023

Donna

- Have any steps been taken to rectify the hazards on the course?

Mayor Klein

- I will check with Tom. This is a very busy time for them. I have not heard that the insurance company has gotten back to us.

Fred Gahl

- Movement to adjourn

Meeting Closed 6:08



Hillmoor Ad Hoc Committee

April 27, 2023

NOTE:

This document 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.

Words highlighted in yellow and underlined are modifications.

previous format

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

new format

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
High Quality Structures

Specific STRATEGIES Can be Adopted to Achieve the Desired Outcomes Under Each Objective

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 communities and biosystems where possible.

POSSIBLE HILLMOOR STRATEGIES (continued)

Objective 2: Outdoor Recreation

Create a magical place where children, families, and friends come to laugh, learn, explore, recreate and have fun in harmony with the natural world.

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

Goal: Complete as soon as possible, but no later than end of summer of 2023

Strategy B: Construct 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.

POSSIBLE HILLMOOR STRATEGIES (continued)

Objective 3: Sense of Community

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

Strategies: tbd

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.

Strategy A: Incorporate new access points to the property so residents from different neighborhoods can more easily access the property by car, bike, or foot.

POSSIBLE HILLMOOR STRATEGIES (continued)

Objective 5: High Quality 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 high-quality landscaping, building, environmental, and sustainability standards, which will aesthetically enhance the “small town charm” of our nationally recognized City.

Strategies: tbd



Eventually upon the completion of the work by the Ad Hoc Committee to develop a Master Plan for the Hillmoor property, the Plan should be voted on by the Committee and sent to City Council for their official approval and adoption.

Future changes to the Master Plan should also be sent to the City Council for formal adoption.



Project Evaluation Form



Project Review Process



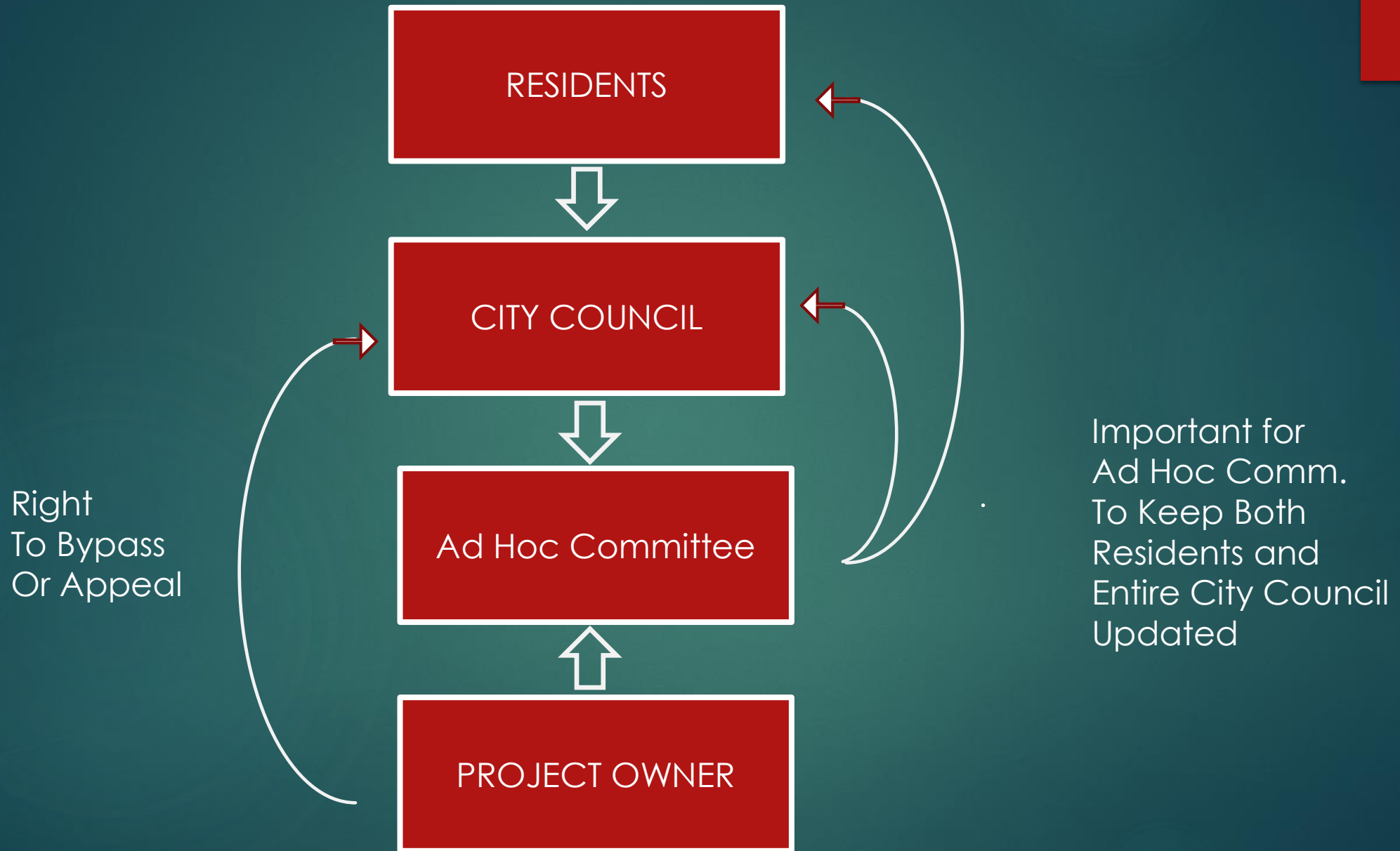
In its official capacity, the Ad Hoc Committee can only make recommendations for projects which will ultimately be sent to City Council for their approval or denial.



Two Major Types of Projects

3rd Party Projects
City-Owned Projects*

* City-owned projects may involve partnerships or collaborations with 3rd party operators.



Stage One - Planning and Project Review Process

Planning Process – Stage One

Set Overall Vision and Major Objectives, collect information, conduct studies, off-site visits to other parks, understand the property, mapping, analyze, etc.

Project Review and Evaluation Process – Stage One

Presentations/Proposals...to Ad Hoc to...(listen, learn, comment, question, consider, etc.

Stage Two - Planning and Project Review Process

Planning Process – Stage Two

Refine Strategies, develop preliminary conceptual plans considering potential uses and projects, and eventually finalize to create a long-term Master Development Plan for the property.

Project Review and Evaluation Process – Stage Two

Based on the Master Plan, invite presenters back, request new presentations on desired projects...deeper dive...suggest refinements, communicate what is liked and disliked, negotiate, etc.

Stage Three - Final Project Evaluation

After Stage Two the Ad Hoc Committee could invite the Project Owner to submit a completed Project Evaluation Form.

After submission of completed Evaluation Form, the Ad Hoc Committee will take formal vote to either approve or deny the project and forward recommendation to City Council.

Tuesday, January 17 Hillmoor Public Input Session Comments:

Hank – Restore the back 9 of the historic Hillmoor golf course – capitalizing on the history, and generating revenue, building community. Has spoken with Gill design group, golf course designers and they think it wouldn't take much to bring back 9 holes.

Jan – be cognizant of climate issues, biodiversity, careful planning, nature, birds, animals, nature and places of rest.

Cindy (Park Board chair) brought attention to the already existing Mary Koutsky Four Seasons Nature preserve and what a great space it is to hike and explore.

Candy (Tree Board) – Would suggest an arboretum with trees and plants native to Wisconsin.

Mark (Conservancy) – they will address the wetlands , will organize work days, remove invasive species, for hiking and nature trails, etc.

Peg – representing Friends of Hillmoor, invite people to join, explore volunteer options.

Don – member of the Friends of White River Park, caretaker for a mansion, suggests something to enjoy nature.

Ross – Lives on Country Club Drive, need sidewalk along Rte. 50 and path to connect to Piggly Wiggly, and hiking trails.

Joe – Great native prairie, Carbon Sink, trails and low impact development, similar to Botanic Garden and Morton Arboretum.

Tom – Mentioned that it is a mature group in attendance and we need to get younger folks involved, keep it natural.

Dieter – Suggests a Snow-Flex snow tubing structure for enjoyment year round and to generate revenue.

Adam – advocate and board member of future Childrens museum.

Brigit – Dream property for childrens museum, urban ecology, interactive pay, revenue stream, collaboration with other non-profits.

David – WE should do a walk around to inspect the property. Mentioned high traffic on Edwards Blvd., DeMonte Forest in Carmel, Bar Harbor Rockefeller Forest, appreciate flora, fauna, and boardwalks.

Linda – City park for residents, bandshell for entertainment, Olympic size pool, picnic areas.

Cherie – served on the genoa City Park Board for 30 years and is excited to see what we can do with Hillmoor.

Tom Kincaid – Land planner and architect, has lots of ideas Childrens event center, Hobby Shop, pavilions and Domes including for underground parking.

Sheri – concern with Golfview Condo flood issues. Repair the bridges over the river, sidewalks along Rte 50, accessible paths, not in favor of parking, goats or a downtown shuttle.

Adam – 10 years in Lake Geneva, suggests good egress to downtown businesses and parking.

Mike – Long term well thought out plan, structures on the east side, green corridor, city fiscal concerns. Many things to consider like lighting, the White River.

Shawn – Williams Bay Resident – Landscape Architect – happy that we purchased Hillmoor and expressed planting native seeds and plants and to honor the public discussion.

Dick (Linn resident) – Hillmoor should reflect the desires of the citizens of Lake Geneva. Don't trust the untrustworthy politicians.

Grant – Leave the historic elements, is concerned with buildings and indoor elements, possible YMCA

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.

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.

Other concepts not formally presented as of June 2023:

Outdoor Ice Rink/Splash Pad

Visitors Center with parking

Community center

Botanical Garden

Nature Education Center

Picnic/Pavilions

Classic Car Museum

Multi level Parking Structure