



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 22, 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 June 8, 2023 Hillmoor Ad Hoc Committee minutes as prepared and distributed
4. Discussion regarding Grant ideas – Friends of Hillmoor
5. Continued discussion regarding concepts for the property presented to date and possible fundraising ideas for procuring a landscape architect to provide options
6. Update on fact finding visit to Hillmoor property held on June 21, 2023 at 10:00 a.m.
7. Update to the Committee of the Whole
8. Discussion regarding conducting a Public Input session on Sunday, July 9, 2023 at 2:00 p.m.
9. Next Meeting Dates: July 6, July 20, August 3, and August 17
10. **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.*

June 8, 2023 4pm

Present:

Mayor Klein

Shela Campbell in place of Deborah Beagle

Dave Quickel

Skip Atwell

Adam St.Marie

Cherie Borowiec

Michael Krajovic

Celine Lillie

Paula Porubcan

Lawrie Weed

Donna Jovani in place of Norine Smyth

Fred Gahl

Henry Sibing (Excused)

Karen Yancey (excused)

David Curry (Absent)

Approval of AdHoc Minutes May 24, 2023

- Motion for approval. All in favor

Review of Vision Statement/Primary Objectives

- Michael Krajovic presents powerpoint *see attached pdf of presentation

Donna

- I was curious if the "Evaluation Form" we have is too limiting to allow people who are not a non-profit. We could be losing out on a lot of voices that may want to contribute ideas to the Hillmoor property.

Michael

- You're exactly right. We are amending the Evaluation Form to make it easier.
- Michael hands out "Hillmoor Planning and PReject Evaluation Process"

Celine

- Are we going to have a time when people can just present ideas?

Michael

- Yes, and we did have some times early on when we had open forums.
- It would be great to get community feedback as we are going along. It needs to be a consistent dialogue with the community.
- Projects and Concepts not Presented
 - Visitor Center
 - Botanical Garden
 - Arboretum
 - Picnic facilities
 - Playground Facilities
 - Master Plan of Trail Network
 - Community Garden
 - Ice Rink
 - Outdoor Pool and splash pads
 - Community center
 - Nature center
 - Parking
 - Landscaping plan
 - Stream bed enhancements
 - Restroom locations
 - Bridge location and access

Dave Q

- The “Y” just gave an overview of what they were saying. They did not give a detailed plan for what they wanted. They have a pretty elaborate plan and want to come back and make a detailed presentation of what they would suggest based on a survey.

Mayor

- I just spoke to Mike and he didn't mention a revision to the plan but did mention that he wants to talk about the survey that they put out.

Dave Q

- When Mike first presented it was for the large vision, it didn't have much to do with what the board was working on.

Michael

- Something like the Nature Center, it probably doesn't make sense to have that be the YMCA but we do need to find out how it is going to be funded and run.

Mayor

- Adam, not to put you on the spot but what is going on with the Children's Museum planning?

Adam

- The Children's Museum is going to move forward with pursuing a transitional location. We could see ourselves one day as part of the Hillmoor but we do not want to wait to find out if that is viable. The community needs a place for Children now and if in the future the Hillmoor site has a place for us to grow into then we would consider that.

Michael

- Remember we want to stay focused on the vision. We are not trying to figure out how to finance these items yet.

Fred G

- I walked the property recently and it is truly spectacular but I'm wondering where in here is it that we identify what we really do have out there? It was eye opening to me the various elevations and rolling hills. What do we really have to work with and where do things get built? We're making all these plans without really knowing what the property has in place. Where do you envision us having that discussion? I know a lot of people also want to get out on the property.

Michael

- We may have to get money in order to hire people to map the property

Donna

- The insurance company said the City would be held harmless even with the "No Trespassing". I would motion to ask the City Council to remove the "No Trespassing".

Fred

- I hear where you are coming from but the City could still get sued

Mayor

- Keep in mind this property has not been designated as a Park yet. I am going on the advice of our City Attorney and the professionals. We know people have been going in there and there are still hazards

Donna

- Why have we not capped that well?

Mayor

- This is a City Works item and it's on the list but it still need to be done by a well professional. I would not be in favor of removing a "No Trespassing" sign at the moment. I do not want someone to be out there and fall into a well.

Celine

- Is there anything preventing the City from going out and removing invasive species that are still growing?

Mayor

- We have the volunteer paperwork put together now. It is difficult to get public works out there because they have so much to do.

Michael

- Is there a motion we can make to bring something to the City Council? Would it be helpful to you?

Mayor

- I don't think so. We have gotten the legal advice and City Administrator but we are just waiting to get full approvals.

Michael

- Whatever you can do would be very helpful to get us out there.

Mayor

- I will explore that and see what we can do.

Michael

- Returns to slide presentation Stage 6
- What we are trying to do is come up with a plan that would place all of these things on the property.

Fred G

- It makes me anxious to see the property get filled up with a bunch of developments. None of us will be here in the future when generations will have different needs.

Adam

- Michael was one of the first people, if not only, to speak at the open forum and say, "We need to not rush."

Fred

- I think you know what I think. I'll share the time with everyone else.

Cherie

- I think we want a lot of green space. I don't think the Y fits. I think an amphitheater fits. I think the Golf Course fits in well with the natural plan. The friends of Hillmoor Plan is gorgeous but I also know a lot of the people who have been fighting for this property wants a recreational space. Something that is for our community. I am kind of opposed to construction there because it's paving paradise. As much natural order that can be kept should be. I think Disc Golf should stay. We need recreational activities that people can come to and do for free. But not some big project. Just small things that can host activities that focus on nature.

Sheila

- I'm not sure what SnowFlex is. I have never been on the property before. I would like to get out there. I think all the ideas are good. I'm not a huge proponent of the Y being there because of the space being there and the traffic that could be brought in. I do think there is going to need to be a structure there for parking and bathrooms. I think that the ideas have to be in line with the community. It's their land and what do they want.

Dave

- I like all the ideas that have been presented. The biggest thing we need to do is just zero in on exactly what the idea is. I just saw some of the early results from the survey. I too like the open land and not a lot of buildings. I like the amphitheater. I think a lot of people in the town would be interested in entertainment, not summerfest but something that the community would support. I'm all for wetlands. I have not heard if we got the grant or if we have to come up with the 475k to match the grant.

Mayor

- I believe Karen said we would not find out until July. If we got the grant then we would not see the fund till September. I am working on the other end of it to take care of the match.

Dave

- I had a chance to speak to the SnowFlex presenter. Maybe there can be ice skating on the retention pond. I see tons of possibilities down there and I would like us to keep a real open mind

Donna

- Being fairly new. I've been to a lot of the meetings and have absorbed a lot of the information. I think at this juncture it would be wise for me to absorb more before making a comment. I think it would be good to pay attention to what the people said when the City Council meeting was posted online and people spoke by the hundreds. Being on the Friends of Hillmoor I like the design that we had to see where things can go on the project. But I need more time to absorb them and make a decision.

Skip

- Before anyone says no to the Y going in there, but if anyone takes a look at the Y they will see that the Y is recreation, the Y is our children, the Y is our community. Before you throw them out the window let's see what they have to offer.

Cherie

- I am a member of the Y. I am a big fan of the Y. It's just on that property I am not seeing how it fits. At the entrance of the town I just don't know. I think the Y is a great community service. I would listen to any presentation.

Skip

- I appreciate what you are saying and I did just want to make that comment based on what I had been hearing. We have a pretty involved survey that will be helpful.

Fred

- I love the Y. But the structure they are presenting is really large.

Skip

- I could see where you would say that. But that's not what they would be planning to do.

Mayor

- Let's move on to Paula.

Paula

- I agree that anything put on it should be very small and thoughtful. These trails need to be well placed, thought through and integrated. The golf course is limited use, it's expensive, it's not multi-use. Disc Golf is multi use and accessible, people can be walking/biking. They defer to everyone else using the property. Snowflex seems expensive, high maintenance, and not exactly visually appealing.

Lawrie

- These are all extraordinary ideas. Every one of these ideas are worthy. My bottom line question is how are we going to support these things, how are we going to maintain them. The responsibility of the City on these things is going to be immense. How are they going to maintain this extraordinary piece of property? Those are my main questions. As far as buildings are concerned, I believe that with thought, any building can be built that are complementary to the property with the right architect. You will need buildings and the main thing is to make them complimentary to the landscape

Celine

- I agree with a lot of the comments. Placement is important. I agree with Lawrie, you will need some sort of a building. I think the footprint should be small. I don't like the idea of a Walmart size structure there. I like the outdoor amphitheater idea. I agree with the concerns with the Y. I don't like the idea of membership based. I really want public access. The Golf Course I have a lot of concerns with. Costs are the main thing. If an outside company comes in they will not let the golf course be an open concept. Disc golf seemed fine to me. Snowflex does not make sense to me.

Adam

- I like the Y a lot, my family loves the Y and the pool there. If the Y was willing to reduce its footprint and if the citizens wanted it in Hillmoor I think it could be a solution to managing much of that property. I do not see a place for SnowFlex at this juncture. I also think having open space and a park would work well. I like the thought of a park for kids. I can see this project being viable in multiple directions but my biggest concern is who

will pay for what and how. It seems clear we, the taxpayer, will have to pay for this in some way. I want to make sure that the taxpayers are getting what they want.

Celine

- I do think that the City has needs but that's not our job. I don't want to have a plan that increases congestion. But I don't see our job as being to solve the City's problems, I think that's the City Council's job.

Mayor

- I appreciate all of the feedback. I think hearing from the City council meetings everyone says we want the green space. I have concerns about the Y there. I told Mike Kramp, I just don't think the Hillmoor property is the right location for them. They service 30 communities and the property they bought services their constituents really well. Of course they want to grow their membership and we already have congestion concerns. I do not think the property makes sense for us to be excavating it for ball fields. Anything that we do out there will require some sort of a structure and we will need to incorporate that. Mike told me Monday that they have 3 million dollars and commitments for another 4 million over time. I think Gill Design has a good overall plan. I used to think we should put some parking out there but after forming the AdHoc Parking Committee, after reviewing this we found we only have about 12 days that our parking is stressed. Parking structures are very very expensive, to the tune of 30k per space.

Lawrie

- The City had an opportunity to build a parking garage but the Citizens voted it down.

Fred

- The metered spaces are only occupied 25% of the time. You could have 2,000 parking spaces and you wouldn't have enough. We spoke to other communities that had developed too much parking and they said not to do it. So if you don't have enough parking then you don't have enough. That's it.

Sheila

- There would still have to be parking for the Hillmoor though.

Mayor

- Yes. But we could try to revise an ordinance so that could make a parking lot that is not paved but that's a whole other point. I also like the amphitheater

Micheal

- Well thank you I have a perfectly clear idea of what we are supposed to do now....
- Some quick comments about the trails, I think the committee would like to hear from Karen about where those trails would go. Regarding SnowFlex, to me it violates our idea of natural beauty. It's also a project that if there's profitability in it then Alpine or Grand Geneva could do it. The Y, if it was smaller, the smaller the better. Parking, we don't

need more parking because we don't have capacity. Lake Geneva can only handle so many people. Adding more parking won't solve our problem. Regarding the survey, I am interested in hearing what the resident taxpayers want. Getting detailed accurate information of what our residents want could be worth the effort. We have elements of the community that a certain percentage of people like everything that's why we have so many ideas. Asking the right questions could get us to know what the people actually want. I think that we should look at the eastern part of the property first where we would most likely be putting structures. I would like us to see some schematics where we could hire a company to come up with some more concepts.

Donna

- Could we take photos and then do overlays to see what it would look like?

Michael

- Yes, but we do need to see a two dimensional drawing to see where roads would go.

Paula

- Yes, I think what we need to start doing is envisioning. Once we get more information on what's out there. Then we can say, this is wetland, that's only ever going to be trails. This over here could be botanical gardens, this over here would be great for picnics and playgrounds.

Mayor

- So my question to the committee is, is there anything we would remove from the list.

Lawrie/Cherie

- Snowflex

Fred

- I think the other thing I've been thinking about is the Philosophical concept that we are the stewards for the future needs. The average person moves every 5-7 years. How many people will still be here in the next ten years? I think keeping the most open space possible would make the most sense so future generations can develop it.

Mayor

- If we do it right, no one will ever want to move.
- If we want the Y to come back we need to let them know. If we don't want SnowFlex we need to let them know.
- I just want to make sure that we have a consensus
- Let's have a vote on the SnowFlex?

Donna

- We had the last major ice storm and the City had some money coming to us from that ice storm. Are we still getting those funds?

Mayor

- I would have to look into it?
- Are Thursdays working still?

Michael

- Is Wednesday fine?

Consensus

- The meetings can be moved to Wednesday.

Michael

- Is there a way we can get finances to hire a designer who can come up with some ideas?

Mayor

- I did speak to the City Administrator and something under \$5,000 could be possible but we would have to find out where that money would come from.

Lawrie

- Hank brought up that at some point we should talk to City Council about what we are doing so we make sure they know why we are arriving and the process to get here.

Mayor

- Michael and I may do that at some point.
- To Mike's point, taxpayer, citizen input is imperative because it will and should hold more weight with the Council.
- I would be willing to set up another public meeting to hear residents.

Dave

- What would be wrong with having the last 15 minutes of the meeting be open to the public?

Mayor

- Do you want to do that on the 22nd?
- Let's keep it to Thursdays. We have good attendance.

Michael

- We are talking about two different things. There should be public reports before public hearings.

Paula

- Would it be appropriate for the Friends to invite the public

Mayor

- Michael, what if we have you present our progress to the public and then we listen to their feedback.

Micheal

- The presentation should be separate from our meeting.

Cherie

- If you really want to be there to give your input people will be there. Let's do it on a Sunday like we did before.

Michael

- We want to seriously listen. They appreciate being heard.

Mayor

- Maybe July 9th for a public presentation.

Motion to Adjourn - Seconded - All in Favor 6:18pm