



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, JULY 6, 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 Porubcan, Laurie Weed, Norine Smyth, and Ron German

AGENDA

1. Call to Order
2. Roll Call
3. Approval of the June 22, 2023 Hillmoor Ad Hoc Committee minutes as prepared and distributed
4. GLAS Astrophysics – Student Observatory proposal – Adam McCullough
5. Proposed Archeological Survey and Grant – Paula Porubcan
6. General Discussion concerning concepts for Hillmoor and moving forward
7. Next Meeting Date & Time
 - a. August 17- Presentation of YMCA Survey Results
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.*

Lake Geneva Hillmoor Ad Hoc
6/22/2023

Call to Order 4:03pm

Attendance:

Mayor Klein
Sheila Campbell
Dave Quickel
Henry Sibing
Adam St.Marie
Cherie Borowiec
Michael Krajovic
Fred Gahl
Karen Yancey
Norine Smyth - Substitute Donna Jovani

Absent:

Celine Lillie (Excused)
Paula Porubcan (Excused)
Lawrie Weed (Excused)
David Curry
Skip Atwell

Approval of June 8, 2023 Hillmoor AdHoc Minutes Approved

Discussion Regarding Grant Ideas

Friends of Hillmoor Presentation (FOH):

- Some grants available from Rotary Club and Lions Clubs. Various Local groups like Garden Clubs, UW Extension, Library, Schools.
- Underserved Communities: Low Income/Senior Adults
 - AARP \$1,000 for seed money for new projects that improve the lives of seniors.
 - Trails and Playgrounds \$1,000 K4C Microgrant Program
 - AARP Community Challenge: Money made available for land improvements
 - Nature- Based Programs \$500 Go Outside Fund
 - Arts and Culture: Up to \$8,000 to Wisconsin nonprofit organizations for a broad range of projects that benefit communities within the State.
 - Growing Spaces: Food Security and Gardening Projects, Greenhouses: Give Greenhouse kits to various organizations.
 - UAIP grants

- Environmental Climate Resiliency, habitat restoration grants to help landscape revitalization
- Wild Ones: Pollinator Gardens
- Pollinator Assistance: Bees and Butterflies
- WEC Energy Corp: Community Education, arts and Culture
- Archeological Historic Preservation: a grant up to \$50,000 to look at the property and verify we are not disturbing any archeological sites. We would need a letter of intent by Aug 1, 2023 We need to be current with our GLC certification. Grant application due in December.

Hank:

- Do you have a copy of the Historical Preservation Grant that we can look at more closely?

FOH

- We will send you that but it is on your website.

Michael

- Is it possible to get more information and dive into this deeper or is it better that the City handle it and we make a recommendation that the City review it?

Mayor

- We can make a recommendation.

Hank:

- I would like to read more about it.

Michael

- Can we put it on the agenda for the next meeting to put it to a vote?

Mayor

- Nods yes.

Karen

- Do we know why we would suspect anything on the property?

Michael

- Paula indicated that based on flood plain and elevations and tribal movements there could be something worth verifying.
- Would someone want to work with FOH to identify some of the grants?

Mayor

- It takes time to get these grants too.

Donna

- I could help with grants. I heard that there was an ordinance with husbandry would we need to get approval for that?

Mayor

- Yes there is.

Karen

- We will also be able to plant and replant some of the wetland original plants that can go there.

FOH

- It would be nice if you could give us a direction. Would you prefer to see us work with the schools?
- I was hoping we could use the High School programs for keeping these.
- Maybe we could just do some plantings that can supplement that.

Adam

- Is there any indication on when we can get on the site?

Mayor

- If FOH can send us your powerpoint that would be great and we can add it to the minutes.

Donna

- I also wonder if there are larger grants on a national level if we had people looking into it we might be able to tap into.

Fred

- I think FOH has done terrific work and getting community involvement is at the forefront. Anything we can do to help.

FOH

- What we would need are some identified locations to be able to build.

Fred

- Being able to do something right by the stone gates right away would be nice.

Mayor

- There are some things that we are discussing with the State about moving the entrance.

Adam

- Is it worth us discussing some temporary beautification with garden clubs along Hwy. 50?

Karen/Mayor/Donna

- Yes. We will talk to some garden clubs and look into that further.

Mayor

- We will need approvals to be on the property there like we did with the goats.

Continued Discussion Regarding Concepts for the Property

Donna

- I think we look at the vision statement and what the community really wants.

Cherie

- I like keeping it open and the disc golf and nine hole golf course. Keeping it natural but adding the recreational element

Sheila

- I would say the same as Cherie. Keeping it as natural as possible and making a plan for what it needs to be.

Karen

- I think keeping the back natural. An amphitheater would be nice. A revenue stream would make sense to have a golf course. An arboretum would be nice as well. I also think the frisbee golf would be nice to keep and we want to have uses that appeal to different ages.

Hank

- You know where I come from. I think it would be a huge mistake to abandon the historic golf course. I am very adamant to keep at least nine holes. It's the easiest thing to do and the least expensive thing to do. I'm delighted it's thinking of a nine hole course and not an 18 hole course. But it would provide entertainment to all of our community. Seven of the holes are in the floodplain area. I am also in favor of the other things. The amphitheater, the gardens, the arboretum. The more flowers and gardens and trails the better.

David

- I like the idea of the amphitheater. That's my favorite idea of everything. I think if it were done architecturally to blend with the environment then perhaps it would be here in 100 years. I am not opposed to the other ideas but that one I like the best.

Fred

- I like hearing about the open spaces. I would volunteer to edit that so we can distill it shorter. I think we need to do like the Chinese do and have a ten year plan which should also consider protecting the ownership of the property for future generations. I think we need to make sure we protect the property from having any buildings over a certain

amount of square footage. I think of how Central Park is a sanctuary where nothing else is like it.

Adam

- I really like the idea of open parks. I am not comfortable with the idea of a golf course. I don't think the proposed numbers are accurate and I think it's likely the City will need to subsidize it. I like the amphitheater and gardens and arboretum.

Michael

- I agree with green space. I am struggling with my personal opinions. Hank, what Adam said about the golf course, it's going to cost something to build and very few public courses do make a profit or break even. Fred, I think you mentioned the Project Evaluation. How do all of these uses work together? We have some uses like the gardens that haven't even been presented formally. To me this is too complex to just talk about it without putting it down on paper and looking at it. We need to be able to look at a plan to review it. We need to have a ten year plan but have ten year intervals.

Hank

- Well even the vision statement. Right now we are aware we are talking about but would other people be able to understand. If we have some sort of a statement or elevator pitch.

Karen

- I have an idea. There is a woman and her husband who have made plans to live in Mequon and are good friends with one of our board members. Landscape of Place is her company and I would like her to come and I also would like a few of our board members to look into this.

Mayor

- Maybe you can reach out to her and see her availability.

Michael

- I think we would like to just do some sketches and play with concepts and then we can look at which landscape architect we would like to go with based on some of those ideas. At that point in time I would say let's start bringing people in who would develop that plan.

Karen

- What I think would be beneficial would be to have her come in and show what her ideas are and we can see what her concepts are.

Mayor

- I think that's a good idea.

Hank

- I think that's a good idea and I think the purpose of this committee is to see what the Citizens want out there not necessarily to figure out what it costs because that's what the City will do. I think if we have that for July 9th then let's have an opinion poll. Then we can take the next step to see how much these things cost.

Karen

- I don't think we are anywhere close to being able to show people ideas to start voting.

Fred

- I think with anybody we speak to we need to tell them, we are not able to make a commitment or sign a contract. Anything that we have will have to go out for bids.

Karen

- If we have a donor that would pay for plans does it still need to go out for bids?

Mayor

- No.

Cherie

- I think we know what the people want. We have been looking at it for ten years.

Hank

- I think the taxpayer is the one who is going to have to pay for it. I agree we were the ones asked to refine that so I will go along with the group with that but I also want to make sure that we have community support. I will defer to the committee if we should not open it up.

Dave

- I'd like to be able to look at Sean Kelly's plan in a hardcopy and I'd like to see three other plans too.

Donna

- The Sean Kelly plan is available on the FOH website if you'd like to see it.

Michael

- The Topo Map is probably about 50%

Mayor

- We have to decide what concepts we want people to integrate into this property.

Michael

- Just to comment. I have been traveling and taking pictures of places and observing gardens which draw hundreds of people everyday, we haven't even talked about that.

Mayor

- A couple weeks ago I went to an economic summit put on by the Kikkoman Foundation. One of the most profound things I think I heard was that it's easy to overthink things and all the various options. He had a central idea of what he wanted to do and then went from there. I think we need to come up with the central ideas and then go from there.

Cherie

- If you look at Hillmoor it's the central park of Lake Geneva like Fred said.

Mayor

- I can see us kind of focusing in now and that was one of my goals. I do want to address who is going to run it, who is going to manage it etc. My recommendation is that a foundation would be formed in league with the Friends of Hillmoor. I will talk to the City Attorney about that?

Fred

- I think you would be surprised by the amount of revenue a golf course can generate. A Florida golf course is making a big profit.

Michael

- Fred, do you have any examples or models in our climate?

Fred

- I can get you that. Kempur sports would want to come in here. Perhaps there are capital investments people would make.

Mayor

- People can make donations to these endeavors and it would be tax deductible.
- I know that we need to get out on the property. We will have to public notice it but it will not be a public event. We will have to have a staff escort and we can do that Wednesday June 28, 2023 at 10:00am. We can meet out there at the parking lot where the driving range was.
- Item #7 Update to the Committee of the Whole. Michael could do an update to the Counsel.

Michael

- I would rather wait to do that until we hear from the committee.

Karen

- I think it would be best to schedule that in late August.

Dave

- I think early Fall would be the best time.

Fred

- I think instead of input then an update would be better and have open comments.

Donna

- We do have some open forums and meetings at the FOH.

Michael

- So if we delay the public hearings until the Fall do we still want to wait until the Update to the Committee of the Whole.

Hank

- Can we ask the Counsel if they are just looking for suggestions or if they want some real work on how to put it together. We would like to put together a Master Plan.

Mayor

- I think that's a really good point. So instead of taking this to the Committee of a Whole this should be brought to them for a vote.

Dave

- We might be looking at a referendum to the Master Plan.

Mayor

- What do we do about an update session on Jul 9, 2023 ?

General

- Let's postpone till more people may be able to be there.

Mayor

- I didn't know FOH does some of the open meetings. Can we get that feedback?

Dave

- So why do we need to do it if FOH does it?

Mayor

- We have a list of meeting dates.

Hank

- Did we decide what we were going to do to update on the Committee of the Whole?

Fred

- I think we should have some sort of update to the Committee of the Whole just on what we have been up to.

Mayor

- I think it would be a good idea. So let's go with Wednesday 6:00pm the 5th of July the night before our next meeting.

Adam

- I want to be very clear that we need more information about this Golf Course idea. I do not see it being a for profit venture and it's important we inform City Counsel of this. Who is going to put this together?

Fred

- I have a lot of this information. I used to be against it and now I am for it based on seeing how the game and demographics have changed in recent years.

Hank

- I also have a lot of this information.

Mayor

- I think having Michael read the vision statement would be the most important.

Hank

- Motion to adjourn/Karen Seconds 5:48pm

9) Next Meeting Date: Jul 6, 2023