

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