



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 20, 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, and Norine Smyth

AGENDA

1. Call to Order
2. Roll Call
3. Approval of the July 6, 2023 Hillmoor Ad Hoc Committee minutes as prepared and distributed
4. Discussion regarding presentation to the Council on July 24, 2023 and continuation of the committee
5. Input from the members pertaining to their continued participation, meeting times, etc
6. Next Meeting Date & Time
7. **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 AD HOC COMMITTEE MINUTES
Thursday, July 6, 2023
POLICE TRAINING ROOM, UPSTAIRS CITY HALL

Meeting was called to order by Mayor Klein at 4:03 p.m.

Roll Call

Present: Mayor Klein, Hank Sibbing, Cherie Borowicz, Michael Krajovic, Fred Gahl (arrived (4:13), Celine Lillie, Paula Porubcan, Laurie Weed, Betty Volquardsen (Friends of Hillmoor)

Absent: Deborah Beagle (excused), David Quickel, Skip Atwell, Adam St. Marie, Karen Yancy, and David Curry

Approval of Hillmoor Ad Hoc Committee minutes from June 22, 2023

Motion by Borowicz, second by Weed, to approve the minutes from June 22, 2023. Porubcan asked that the minutes reflect, on page 3, the August 14th date for the Letter of Intent and change the initials to CLG (Certified Local Government). Committee members thanked Krajovic for his well-received presentation at Wednesday's Committee of the Whole meeting. Unanimously carried.

GLAS (Geneva Lake Astrophysics and STEAM) – Student Observatory proposal – Adam McCullough

Adam used slides to present pertinent data about the Roll-Off Roof Observatory proposal. The 16' by 24' foot structure where 3 of the larger telescopes could be stored and used. Uses for the Observatory include student education (i.e. after school programs K-12, Astronomy Club, publishable student research) and public events (i.e. Star Parties, rentals, Dark Skies education and awareness for both City ordinances and homes/businesses).

The proposed budget is \$31,000 with \$14,000 in pledges already. Advantages for the Hillmoor location would be walkability on trails for a larger number of people of all ages and accessibility levels, close to downtown, and many parking option available (unlike Yerkes which has a small parking lot for under 100 cars).

Proposed Archeological Survey and Grant – Paula Porubcan

Paula gave the historical layout of the property explaining that 30 acres of Hillmoor are high probability areas of finding relevant artifacts. The most likely places are along high tops of land near water. Porubcan noted that on an 1857 plat map a barn and solo foundations are noted along the high terrace near Haskins Street. She handed out a detailed sheet with an overview and the grant process. The State Historical Society Certified Local Government Grant for \$30,000 is the best fit for the project scope, and the City would have an excellent chance of obtaining the money. The City of Lake Geneva is a CLG and has under their care properties designated as historic.

Why should we apply for this grant to complete an archeological survey? Ethically, we know Hillmoor is a statistically significant non-renewable resource under public ownership, and we are way ahead in the process if we were to accidentally unearth artifacts when improving the

property. Jason Tish, from the state, would provide much assistance in the application process. Paula had a few paper copies of the 7-page blank application for review.

Motion by Lillie, second by Porubcan, to recommend to the City Council at their July 24th meeting, the authorization to apply for the Historical Society Certified Local Government Grant for \$30,000. Unanimously carried.

General Discussion concerning concepts for Hillmoor and moving forward

Mayor Klein mentioned that the August 17th meeting might include a recommendation for engaging a biologist to assess the wetland area of Hillmoor. Krajovic asked that the Geneva Lake Conservancy rep, Karen Yancy, give an update regarding the Knowles-Nelson Grant application submission.

- Committee is honing in now on concepts to present to the Council.
- The Council present at COW on Wednesday suggested fine-tuning, then recommending a Vision Statement for adoption by the City Council. Verify whether (date) the Vision Statement has been voted on by the Ad Hoc Committee.
- Request continuation of the Ad Hoc Committee from the City Council.

Motion by Gahl, second by Sibbing, to recommend to the City Council that the Ad Hoc Committee EXPLORE a golf course and amphitheater for the Hillmoor property.

Borowicz suggested that the priority right now is approval to extend the committee.

Volquardsen commented that the Vision Statement and Project Evaluation Form should be next after the Council extends the committee.

Sibbing wondered whether the Council could also be asked to commit to funds to explore designs.

Klein reminded the committee that there is a \$10,000 pledge for the amphitheater.

Lillie doesn't want to throw out the concept of open space patterned after Central Park and an arboretum.

Volquardsen believes the Roll-Off Roof Observatory presented earlier is a worthy project to be included, but Gahl believes it is totally insignificant.

Borowicz brought the conversation back to securing an extension of the committee's work, and Lillie proposed the committee prioritize the list of projects using those included in the Vision Statement.

Krajovic weighed in by affirming Lillie's idea of a prioritized list. He believes the motion is premature. He is concerned with the compatibility mentioned by Sean Kelly and how projects fit together and flow from space to space. Krajovic reiterated that the committee should seek renewal of their status, improve the Vision Statement by adding strategies and building standards then send to Council to adopt as a guiding document for the future of the property.

Gahl insisted there is tremendous momentum and that Krajovic was being too professorial. The committee simply wants to gather more information specifically on the golf course and amphitheater.

Both Krajovic and Volquardsen added that people at the public meetings and listening sessions have not mentioned golf course.

Gahl persisted that the golf course may only take up 13 of the 60 to 90 acres left open, and people might be surprised how it would fit in.

Sibbing reminded the committee that Hillmoor is an historic, 100-year old course. He thinks the Council might support investigating whether bringing a smaller version back is a viable option. Porubcan wondered if the committee can just do research on their own, but Sibbing's response was that it couldn't be done for free.

Klein assured the group that the Council would be open-minded about these two projects and would also extend the committee.

Krajovic called for a vote on the motion.

Discussion continued by the mayor and others, but the committee was reminded that the request to vote took precedence over more conversation.

Secretary reread the motion. By roll call vote:

Yes – Sibbing, Gahl, Klein

No – Krajovic, Volquardsen, Weed, Porubcan, Lillie, Borowicz

Motion fails.

Motion by Sibbing, second by Gahl, to recommend the Vision Statement including the possibility of a golf course and amphitheater and other projects such as arboretum, disc golf, and playground but not limited to these and to extend the time limit of the Ad Hoc Committee to research the viability of projects. Carried 8 to 1.

Future meeting agenda items and next meeting date –

- August 3 meeting will begin at 4:15 p.m.
- August 17 – Presentation of YMCA Survey Results

Thursday, July 20 at 4:00 PM

Motion by Borowicz, second by Sibbing, to adjourn at 5:55 p.m. Carried.

Respectfully submitted,
Alderman Fesenmaier