



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, AUGUST 31, 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 August 17, 2023 Hillmoor Ad Hoc Committee minutes as prepared and distributed
4. Informational presentation by a representative from Midwest Young Artists Organization
5. Informational Presentation by Mr. James Killian regarding the Kiswauketo Nature Conservancy
6. Progress forward towards a Master Plan (financial, etc.)
7. Next Meeting Date & Time
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.*

HILLMOOR AD HOC COMMITTEE MINUTES
Thursday, August 17, 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, David Quickel, Hank Sibbing, Cheri Borowiec, Michael Krajovic, Fred Gahl, Celine Lillie, Karen Yancey, Paula Porubcan, Laurie Weed, Donna Jovani, Peggy Schneider

Absent: Deborah Beagle, Skip Atwell, Adam St. Marie

Approval of Hillmoor Ad Hoc Committee minutes from August 3, 2023

Motion by Sibbing, second by Porubcan, to approve the minutes from August 3, 2023.

Unanimously carried.

Kemper Sports (Golf Course) – Josh Lesnick

Lesnick explained the history and background of Kemper Sports. He assured the committee that if a golf course makes sense financially, his company can help plan and access the market.

Kemper Sports can lease or simply manage the golf course depending on the needs of the City.

Most likely, the first step would be a feasibility study costing between \$50,000 and \$100,000.

Providing concessions would be an important part, not necessarily a traditional clubhouse.

Geneva Lake Conservancy – Karen Yancey

Yancey explained that the Knowles-Nelson grant (first part) has been submitted. Recipients will be announced in a few months. Yancey stated that a member of the public had called regarding the grant not being completed correctly. Krajovic asked about the DNR doing an environmental assessment of the area. Yancey assured him it was not necessary. Krajovic also questioned the cost of maintenance of the trails and bridges in the future. Yancey explained that similar bridges at White River County Park have not required maintenance. Sibbing was concerned about the trails being placed in areas that would interfere with approved projects. While the Ad Hoc Committee approved the layout of the trails for the grant, this can be changed later. Krajovic wants another research group added to plan the trail system plus biking trails that weren't included in the grant.

Lake Geneva YMCA – Mike Kramp

Steve Lois, Board member of the YMCA, said they are excited to partner with the City and that we are fortunate to have the Y in such a small city for over 140 years.

CEO Mike Kramp reviewed the survey results. He said there is amazing symmetry with the survey results and language in the City's Comprehensive Plan. The YMCA can serve as the anchor on the site. Kramp explained that the Y plans will be based on sustainable practices (solar, UV windows, use of gray water, permeable concrete for walks and parking lot), and they would be able to teach sustainability to the next generation.

Kramp fielded questions about the survey itself stating that it went out to their entire database including past or non-members by email with a portion done by phone and hard copies available upon request. Porubcan was concerned about traffic into Hillmoor. Kramp responded that their peak times are actually Monday through Thursday in mid-morning and evenings. The footprint of the building is much scaled down from the original presentation/proposal to the Ad Hoc Committee although the proposal stands at purchasing 40 acres with the ability to expand at a future date. Mayor Klein was concerned about the infrastructure needs and suggested they also look at Veteran's Park as an alternate location. Kramp reiterated that the YMCA wants to maintain that community partnership with the City along with its working relationship to the schools.

Future meeting agenda items and next meeting date –

- August 31 James Killian from Kishwauketoe Nature Preserve in Williams Bay and David Van Zelst, landscape design in Wadsworth, Illinois

Thursday, August 31 at 4:00 PM

Motion by Yancey, second by Weed, to adjourn at 5:48 p.m. Carried.

Respectfully submitted,
Alderman Fesenmaier

**Remarks to the
Hillmoor Ad Hoc Committee
City of Lake Geneva, WI
August 31, 2023**

Jim Killian

Board Member, Kishwauketoe Nature Conservancy

Wisconsin Master Naturalist Instructor

Co-Author: *Kishwauketoe – A Nature Conservancy for the Children of Tomorrow*



251 ELKHORN ROAD

■ Kishwauketoe Nature Conservancy



KISHWAUKETOE

A Nature Conservancy for the Children of Tomorrow

JAMES E. KILLIAN & JEN SCHILDGEN

Journey back in time with each turn of the page to discover the origins of one of southern Wisconsin's most unique conservation projects.



Kishwaukee: A Nature Conservancy for the Children of Tomorrow tells the story of how a highly desirable, but degraded, parcel of property in the heart of Williams Bay, Wisconsin was rescued.

Known today as Kishwaukee Nature Conservancy, this 231-acre plot has a rich history, culminating in a mercifully underdeveloped, highly treasured haven of wilderness amidst the increasingly populated Geneva Lakes area.

Reaching as far back as the last Ice Age and subsequent occupation by numerous generations and nations of indigenous peoples, the pages here aim to offer a well-woven blend of history, science, stories, imagery and art. Much care has been taken to include historical information and images that have not been widely published in recent years, particularly in a concise volume such as this. Numerous writers, artists and photographers have contributed a broad spectrum of material to this collaboration, resulting in an engaging read, sure to inform and intrigue both the curious visitor and the most well-versed local historians.

A key addition to the collection of Geneva Lake area literature written over the years, Kishwaukee (both the book and the conservancy) serve as a reminder that preservation is a worthwhile endeavor, and that even when progress threatens to damage our natural resources, a small group of dedicated individuals can make all the difference.

Front Cover Photo: Jen Schildgen
Back Cover Photo: Effess - Kathleen Dooley

Aldo Leopold's Land Ethic

- *A Sand County Almanac* – Published 1949
- Leopold's vision of a land ethic: relationships between people & the land
 - The land ethic enlarges the boundaries of the community to include soils, waters, plants & animals collectively
 - Relationships intertwined - the care for people cannot be separated from care for the land
 - A land ethic is a moral code of conduct that grows out of these interconnected caring relationships

Aldo Leopold's Land Ethic

- A land ethic changes the role of *Homo sapiens* from conqueror of the land-community to a plain member & citizen of it
- *“When we see land as a community to which we belong, we may begin to use it with love and respect.”*
- Leopold believed that having direct contact with the natural world is crucial in shaping our ability to extend our ethics beyond our own self-interest
- Conservation is a state of harmony between man and land

Kishwauketoe Nature Conservancy

- Property purchased & owned by the Village of Williams Bay
 - Conservation easement agreement with the Geneva Lake Conservancy
- Conservation District Commission (Kishwauketoe Nature Conservancy Board) created to oversee restoration initiatives & manage the park
 - 7 Village Board-appointed members, rotating terms of office
 - Independent operation & management
 - No formal reporting requirements or overview by Village Board
 - No tax-base funding for operations & restoration
 - 100% reliance on volunteers, donations & grants
 - Recruitment & management of paid staff & volunteers

Friends of Kishwauketoe, LTD

- 501(c)3 independent fund-raising organization
- Initial members appointed by Village Board
 - Subsequent replacement members selected and elected by the Friends Board, rotating terms of office
 - Chairman of Conservation District Commission/Kishwauketoe Board serves as liaison member
- No reporting relationship with the Village or Village Board

Restoration Management Planning for Kishwaukee Nature Conservancy

- Southeastern Wisconsin Regional Planning Commission (SEWRPC)
- University of Wisconsin – Landscape Design Class Project
- Final Master Plan
 - Hybrid of SEWRPC & UW Madison plans
 - Revised & updated every 5 years
 - Updated plan shared with Williams Bay Village Board & the Geneva Lake Conservancy

Advantages of the Kishwauketoe Nature Conservancy Operational Model

- No financial or tax burden to the Village
- No operational responsibility for the Village Board & staff
- Freedom to manage & restore the site with limited approvals needed
- Agility & reduced bureaucracy
- Provides an opportunity for community members to make a difference
 - Community engagement
 - Hands-on involvement & buy-in
 - Pride of ownership & the ability to make a difference

Disadvantages of the Kishwauketoe Nature Conservancy Operational Model

- No financial support from the Village tax base – limited financial resources
- Total dependence on volunteers, donations & grants
- Hands-off position of the Village Board & staff
- Limited access to capital equipment essential for some projects
- Inability to tackle large projects in a short time
- Reduced ability to tackle numerous small projects concurrently
- Extended project timetables
- Deferred or tabled restoration initiatives

Conclusion for Consideration by the City of Lake Geneva

- One opportunity:
 - do what is best for the foreseeable future for the community with the Hillmoor site
- Large parcel of vacant land in the heart of Lake Geneva is a limited resource