



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, OCTOBER 12, 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, Lawrie Weed, and Norine Smyth

AGENDA

1. Call to Order
2. Roll Call
3. Approval of the September 28, 2023 Hillmoor Ad Hoc Committee Meeting minutes
4. Report from The Friends of Hillmoor regarding their mission workday plans, fundraising, etc- Betty Volquardsen
5. Discussion regarding possible Living Amphitheater at Hillmoor- Mayor Klein
6. General Discussion – Geneva Lake Conservancy work days, **11/4/2023, 11/18/2023, 12/2/2023, 12/16/2023, 12/30/2023, 1/13/2024, 1/27/2024, 2/10/2024, and 2/24/2024 from 9:00 a.m. to Noon on all days**, timing of recommendations to Council, thoughts on the previous meeting’s presentations and other input from the committee
7. Next Meeting Date: October 26, 2023
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.*

9/28/2023 AdHoc Committee

Call to Order: 4:02pm

Roll Call:

Present:

Mayor Klein

Dave Quckell

Skip Atwell

Henry Sibbing

Adam St. Marie

Cherie B.

Michael Krajovic

Fred Gahl

Celine Lillie

Lawrie Weed

Norine Smyth: Betty V.

Peggy Schneider

Karen Yancey

Absent:

Deborah Beagle

Paula

Motion to Approve: Seconded: Approved

Presentation by Keith Rhebb and Rhebb

- Prior to Keith Rhebb and Rhebb's renovation of the Golf Course in Winter Park the City was paying 250k-350k a year to pay for the Golf Course. They rebuilt the course for 1.2 million dollars and paid it off quickly. Now the course makes 250-350k a year and that goes back into the City.
- There are 5,000 9 hole golf courses in the U.S and Winterpark is in the top 34 and I see

Lawrie: Was there an existing golf course in Winter Park? And their Operating Costs?

- Yes.
- There were about 4 staffers
- If I am guessing on their operating costs it's probably about \$400,000

Fred: Give us an idea of what you've seen in 9 hole golf courses and the change in demographics of what you're seeing

- Yeah, a lot of people now don't have time for 18 holes, they want to spend time with their families. It's really the way golf is going in some ways. You can also play an 18 hole on 9 holes with different T's.

Dave Quickel: How many other golf courses are there would you say around Winter Park

- So you have a lot of private clubs you can't get to. If you are trying to start at golf it's stressful to try to start at a private club. We are finding people are playing more at the Winter Park course because it's more relaxed and more enjoyable for them.

Mayor: So what I understand is that you and Riley are there in the construction of the course.

- We do the design build for the course. We don't just design it and hand it off. We are the people on the dozer and if field people have questions we answer them immediately on site.

Mayor: Can you talk about the environmental impact of weed control and stuff like that?

- We are very conscious of that and the different regulations

Celine: Can you guess what the cost would be to restore the 9 holes at Hillmoor

- That's always a question we get but I always throw that back and ask what number do you think that is. What number would you say you aren't comfortable with?
- You have natural drainage on the site that you can take advantage of?

Adam: What would we need to do in order to have an assessment of a low to high number.

- I don't see it less than 5 million or more than 10 million
- This could get more expensive depending on the club house but it doesn't need to be. It could be a minimalist golf course.
- It was a golf course previously and could be again.

Celine: How many months would you say that Winterpark is active?

- It's year round.
- They are charging \$18 a round for locals and \$22 for out of town. It's way under value for what they are charging. They should be charging around \$40 a round. Winter Park is doing about 45-50,000 rounds per year.

- People are driving near your golf course to Sand Valley. Golfers would drive by and stop there. Golfers plan their trip around golfers and drive accordingly.

Betty: Could you help us understand the pesticides on the property?

- Homes probably use more than golf courses. Golf courses are regulated in their use.

Betty: It's not the pesticides that bother me, it's the insecticides that bother me.

- I know people we work with are stewards of the environment and take care of the environment.

Mayor: We printed out some information on that. There are over 200 pages we can get to have a lot of information on it for anyone who wants more.

Hank: Keith, you said, do you remember saying, "You could see something really great here." What were you picturing?

- I pictured people who haven't played seeing this beautiful land. I called Riley and said I think this is Winterpark 2.0. This is what we were looking for.

Lawrie Weed: From start to finish how long did this renovation take?

- Three months. You do have challenges with the growing season.

Hank: There has been discussion in the community here that no one wants to play golf anymore. Can you speak to how this golf course could serve a community?

- I could go on for an hour on that. Covid changed the way the industry is. It's never been busier. People are getting outside. Walking golf courses are a big part. You could use the golf course as a revenue stream for conservation. You could do local fundraising tournaments.

Hank: Is it possible for you to put together a written proposal for the renovation of the golf course? Is it possible for you to even show us a potential revenue?

- There are other people who have the expertise in projecting the numbers of revenue streams. The sense I have is that you have things going for you since you have a golf course there. We don't want you to spend money on things you don't need. Winterpark saved money because they were part of it. Their staff was part of our team working, the arborist, the City owned boring equipment for the pipe we put underground. The staff from the Park's Dept. came in and helped us do sprinklers there. The City took ownership.

Michael: How many total acres did the 9 hole golf course sit on? How does this City handle the liability of people walking on the sidewalks?

- It was about 34 acres.
- The golf course has been there for 100 years.

Presentation by Nancy Aten and Dan Collins - Landscape of Place

Karen Yancey: The number one thing people said they wanted was a nature preserve. So I wanted to have some professionals come in to present.

Pattern Discussions are one way to start a Master Plan. Example: Gathering Ground - 38 acres that they wanted to engage a design for. Their pattern is that "Farming is Learning". The second big pattern was, "How do they embrace change?" They wanted to be an "illustration on earth" was their pattern.

How are these patterns created? We sit and talk about them. Each place is unique and has a unique vision.

Guiding Principles can also be used to make a master plan that is cohesive with a community. For one project we started with what they felt was the most important part of their property, the creek. So we worked from "Begin at the Creek". Everything became a question of "is it good for the creek"?

Climate Resilience needs to be a part of this planning. Our solutions need to be mindful of that.

Then we get to the "How do we make this happen"?

Menomonee Valley is another example in Milwaukee. Guiding Principles here were Ecological Function, Learning, Intrinsic Value of nature.

Adam: What negative impacts should we be aware of from pesticides on the environment?

- That can be mitigated by plants and berms to move water.

Karen: The strips can mitigate some of it but not all of it?

Mayor: But if they are using best practices hopefully they can mitigate all of it.

Hank: Thank you for that. You said at one point it needed to have money coming in, have faith in the future,

Mayor: We can get the pdf of your presentation.

Mike: Can you elaborate more on which plant species you use as you climate strategize?

- One strategy is to pick widely adaptive species. Another is genetic diversity. The third is to move species here that live in the south that are expected to live in our conditions but that one is a riskier proposition but is in keeping with a lot of practices going on.

Mayor: I have a question regarding your company itself. What you showed us today is natural restoration, have you incorporated any building elements?

- We have collaborated with other architects on those structures. We are not architects but we can site plan. So we will often partner with architects to broaden the solution.

Karen: There are some walking paths that could generate some income and cost much less to make than some of these other more developed based concepts we have been discussing.

Fred: What's the cost? What would it cost to hire you?

- I don't think we can answer that without some thought. The project in New York was about a \$200,000 property but it was 38 acres.
- Unlike the golf course our product has such a wide range of outcomes. If you just wanted meadows that's very simple, if you want something like the walkway through Geneva Lakes Conservancy. Which cost about \$20,000 not including design fees.

Karen: We are going to the committee to ask for permission to remove invasive buckthorn which is easiest to do in the winter. We will be asking for volunteers to help with that.

Hank: You are focused on the ecological factors. It would seem this could marry with a golf course and you would be a part of that?

- Yes.

Cherie: Are there basic prices for you to make a plan?

- No, we would need more information.

David: Would our grant cover any of this?

Fred: What's the largest project you've done?

- 4,000 acres is the largest.

Next Meeting Thursday Oct. 12, 2023

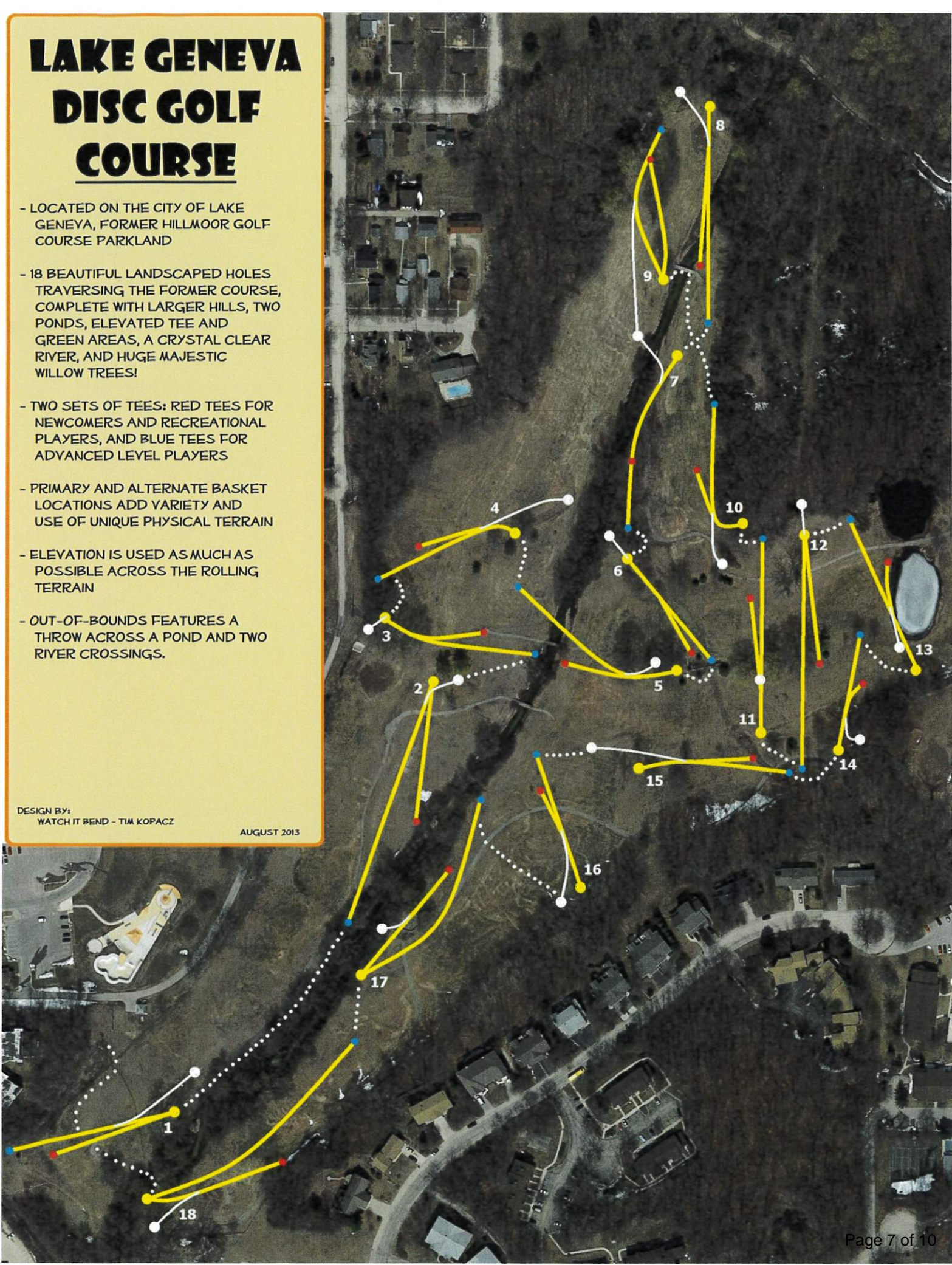
Adjournment: Motion to adjourn 5:45pm

LAKE GENEVA DISC GOLF COURSE

- LOCATED ON THE CITY OF LAKE GENEVA, FORMER HILLMOOR GOLF COURSE PARKLAND
- 18 BEAUTIFUL LANDSCAPED HOLES TRAVERSING THE FORMER COURSE, COMPLETE WITH LARGER HILLS, TWO PONDS, ELEVATED TEE AND GREEN AREAS, A CRYSTAL CLEAR RIVER, AND HUGE MAJESTIC WILLOW TREES!
- TWO SETS OF TEES: RED TEES FOR NEWCOMERS AND RECREATIONAL PLAYERS, AND BLUE TEES FOR ADVANCED LEVEL PLAYERS
- PRIMARY AND ALTERNATE BASKET LOCATIONS ADD VARIETY AND USE OF UNIQUE PHYSICAL TERRAIN
- ELEVATION IS USED AS MUCH AS POSSIBLE ACROSS THE ROLLING TERRAIN
- OUT-OF-BOUNDS FEATURES A THROW ACROSS A POND AND TWO RIVER CROSSINGS.

DESIGN BY:
WATCH IT BEND - TIM KOPACZ

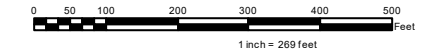
AUGUST 2013





, theater overview

WALWORTH COUNTY, WISCONSIN



Author:
Map Produced on: 3/29/2023
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011



**Walworth County Information Technology Department
Land Information Division**
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCE DATA WE BELIEVE TO BE ACCURATE, BUT WE MAKE NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR SUITABILITY OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN SHALL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.

Three areas identified as possible sites:

Area 1 may provide for *stage* facing north, east or west.

Area 2 may provide *stage* facing north or north-east.

Area 3 may provide *stage* facing south-east.

Attributes:

Natural amphitheater for approx. 200 persons as a setting for 3 season performances of music, plays, symphony, lyric opera, lectures, library programs, etc. etc. We may be able to form it into a small sledding hill for the winter months as well.

Revenue producer for the city as rental for outdoor weddings, private events, etc.

Speaks to the wishes of the community input sessions to maintain a natural looking environment at Hillmoor and to have a place for them to enjoy performances.

Can be constructed in a relatively short amount of time, so that the citizens may begin enjoying the property they just purchased.

Easily integrated into all other plans for Hillmoor, with walking paths, gazebos around it and nearby, etc. and integrated with surface parking areas.

Funding: Private resources or use of Tourism Funds. **We have an initial firm commitment of 10K from a local citizen to begin the plan design and engineering, etc. (letter to follow)should this be selected for Hillmoor.**

Anticipated Revenue: Wedding and small private event revenues, ticket sales from specified performances. (Some events would be free)

Expenditures: Initial cost of construction and ongoing maintenance TBD if the amphitheater is approved by the committee and the Common Council.. I would highly recommend a force of volunteers to manage ticketed events, as modeled after the Belfry theater volunteer force.

