



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, NOVEMBER 30, 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, Norine Smyth, and Peggy Schneider

AGENDA

1. Call to Order
2. Roll Call
3. Approval of the Hillmoor Ad Hoc Committee minutes from November 9, 2023 as prepared and distributed
4. Archaeological Grant Application
5. Master Plan Information; Wayne Reckard, The Kubala Washatko Architects
6. Golf Course Audubon Certification Information; Jeff Heston, Lake Geneva Country Club
7. Report from Aboretum/Gardens Task Group
8. Response to YMCA Letter of Intent
9. Report from the Friends of Hillmoor and Geneva Lake Conservancy
10. Next Meeting Date & Time
11. **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.*

1. Call To Order

2. Roll Call:

Present -

Mayor Klein
Dave Quickel
Henry Sibbing
Adam St.Marie
Michael Krajovic
Fred Gahl
Lawrie Weed
Norine Smyth/Betty V.
Peggy Schneider

Excused-

Deborah Beagle
Celine Lillie
Paula Porubcan

3. Approval of Minutes

- a. Betty V. Change to Sept. 28, 2023 Meeting Minutes: Pg. 4 should read, "It's not the Nitrogen that bothers me, it's the pesticides."
- b. Motion to approve Sept 28, 2023 as amended, seconded, all in favor.
- c. Approval of Oct. 26,2023 Minutes: Motion to approve, seconded, all in favor.

4. Report from Friends

Betty V:

- The FLR approved our work days

Fred

- How are you identifying what the targeted restoration or tree removal should be?

Betty V:

- We are just planning on starting with what is visible as you drive into town to beautify that.

Fred

- Does it make sense to have somebody survey it?

Betty V:

- Yeah, I believe that's what these contractors would be doing.

Fred:

- Is the City helping with any of that tree removal?

Betty V:

- The City didn't want to spend the money to do this and we as the FOH were willing to raise the money to do all of this.

- We are going to zone this out and just do an initial portion of the property and then add on from there. We will let you know when we get further along there.

Fred:

- I'm just thinking about if I can ask some friends of mine they might be willing to go out and do a favor

Hank:

- My question again is why isn't the City taking care of their own property?

Mayor:

- We didn't have anything in the budget for this year to do anything and the FOH offered to do it so as long as they work with the Arborist I am fine with it.

Hank:

- We should really be viewing this property in person a bit more.

6. Review of the draft letter to Council regarding the YMCA proposal

Mayor:

- City Council was informed that the YMCA will be on the agenda for Dec. 11, 2023

Mike K

- Mr. Draper, is this letter acceptable if the Council decides to take the request from Hillmoor?

Dan Draper

- City Council could decide that they like the offer of the YMCA and bypass the committee.

Mike K

- Mayor, I would volunteer to offer my services to work with the Y on options.

Fred

- We talked about this property not being for sale. It's a miracle we got it back and once it goes again I can guarantee we won't see it again. I think in general there should be some sort of covenants put on this property for generations to come.

Mike K

- This letter is talking about the process. Just to direct the Y to work with us.

Betty V

- We are not picking on the Y. I remember at our meeting we said we don't want to sell our property to anybody.

Mike K

- We don't have to sell anything to anyone. It could be leased.
- We could recommend that at this time the Y would talk through us.

Hank:

- I thought we were saying that Hillmoor is not where the Y should be.

Karen

- We could have conservancy rights on the Hillmoor.
- I think the letter makes good points. What we are talking about here is the requests.

Hank:

- Why don't we make a recommendation to the City Council that they don't sell anything until we complete our vision statement?

Fred:

- I don't want them to include "To work through" because it sounds like then we are on board with their offer.

Mike K:

- I think we should be meeting with the Y. Who is going to talk about what kind of deal there should be with them?

Hank:

- I think it would be terribly improper to meet with the Y privately.

Betty V:

- People at COW were upset about our committee not having anyone tasked specifically with the YMCA.

Dave

- Mike Kramp would be more than happy to sit here for four hours and talk through it.

Mike K:

- The idea of having a small working group to interface with the Y would be a good idea.

Hank:

- They can just come in and present to the whole.

Adam

- The reason the Y is back on the table is because I ran the numbers on the Golf Course and it looks bad.

Hank:

- We will likely have to ask the community if they are willing to spend some money on the Golf Course and if it is important to them maybe they would be open to it.

Lawrie

- We are getting off topic here.

Karen Y:

- A nature preserve can be run without any funds from the City.
- Midwest Prairie will get their insurance together to do more work in the spring.
- We have about \$7,000 budgeted for the Hillmoor and we used about half of that.

Fred:

- I was shocked at how much they did, and Betty's group.

7. Conversation with City Attorney Dan Draper/ question for the committee

Dan Draper:

- The City does not need to do an RFP for the sale of property it owns. We just need to verify its fair market value.
- There is a deed restriction on the property so no matter who it was sold to it could only ever be used for public purposes or non-profit.

Hank:

- So if the manager of the property made profit that would be ok? Like a golf course restaurant?

Dan Draper:

- I would run it by the old owners, but I think it's safe and I'd be willing to argue that it should be.

Mayor Klein:

- Devil's advocate: When you say public access would that mean that the golf course or the Y cannot be present if they have memberships?

Dan Draper:

- I don't think it would be a problem

Mayor Klein:

- In the end, will any of this or all of this have to go to referendum.

Dan Draper:

- It's hard to say without the grand plan but if they are going to build something that is more than \$1,050,000 it needs to go to referendum.

Betty:

- Is there any consideration for operating expenses? If someone donated money to build something does it have to go to referendum for operating expenses if they are over the limit?

Dan Draper:

- No, it does not. The City would have to pay.

Mike K:

- I think it's important to talk to the Y and find out what the synergies could be.

Hank:

- We are ready to send this referendum on the golf course to the public. We know it would be 5 million or 7 million or 10 million. But we need to establish the vision.

Mike K:

- Before we would do a referendum I would like to get a company like Kemper to do some research and present that to us. My recommendation would be we just focus on the Y. The entire meeting on Dec. 7th.

Karen:

- Do we need to have the YMCA come in before December to make a presentation and have a follow up conversation?

Mayor Klein:

- My only concern is that we may need time to respond to the Y and consider among ourselves. Can we move it to January?

Hank:

- We should ask the Council to let us do our job to review the Y proposal.

Mike

- Talking about how much work there would be talking to the Y. What about the thought of meeting next week just for the Y and then Dec. 7 we have a follow up meeting with the Y. We skip the week of Thanksgiving.

Dave

- Let's give the Y a list of questions and let them answer them for the next meeting. We don't need two meetings.

Betty

- I don't understand why we are rushing to decide on anybody.

Adam

- Have we gotten any feedback about if the City has allocated money for us to do some research? Could we hire Kemper to do some research and present it to us?

Karen:

- Is there any money in the budget for the Hillmoor in 2024?

Mayor Klein

- We can check and we can do a budget resolution?
- I am going to talk to Mike Kramp

Fred

- Our taxes are going to go up. Maybe we should ask about being a part of that reassessment.

Hank

- Let's put this topic on our next agenda. Are we going to get some money from them?

Mike

- Motion to adjourn, second, all in favor.

APPENDIX A

Project Description

In 2022, the City of Lake Geneva acquired approximately 200 acres located within its city limits (the Hillmoor Property; Figure 1). The City is currently developing a long-term master plan for the property which includes development of recreational facilities, increased access to green spaces, and habitat restoration. The Hillmoor parcel has never undergone a professional archaeological survey, though one previously recorded site (47WL-0042) lies immediately adjacent to the property's southwestern boundary, and early 19th through early 20th century plats show at least 4 residence/outbuilding complexes once present on the property. Therefore, as part of its planning process, the City wishes to identify the nature and extent of any archaeological resources that may be present on the property so that any significant resources can be protected. Additionally, if present, information contained within any archaeological sites will be included within future natural and cultural resource educational programs planned for the property.

The 200-acre Hillmoor property comprises approximately 100 acres of wetlands and floodplains adjacent to the White River, and another 100 acres of elevated terraces and uplands surrounding these water resources. Hillmoor is located less than 300 meters from Geneva Lake, and the headwaters of the White River. Of the 100 acres of elevated landforms, approximately 30 acres have been identified as exhibiting a high potential for containing archaeological resources (see Figure 1). Previous archaeological investigations in the Lake Geneva region and throughout Southeastern Wisconsin have shown a strong positive correlation between archaeological site location and elevated landforms along lakes, rivers, intermittent streams, and wetlands.

To date, more than 120 archaeological sites have been identified within the Lake Geneva/Lake Como area and further to the northeast along the White River. Additionally, a number of previously recorded archaeological sites are located on property owned by the City of Lake Geneva, but outside of the Hillmoor parcel. Indigenous archaeological sites range in date from Paleo-Indian through Late Woodland (ca. 10,000 BCE through AD 1600), and historic Native American/Indigenous sites (primarily post contact Potawatomi in association) date from ca. 1750 through the early 20th century. Site types include ephemeral short-term campsites, seasonal multi-family habitation areas, larger village sites, resource gathering areas, burials and cemeteries, earthen mounds, and trails. Historic EuroAmerican sites, post ca. 1830, include pioneer cabins and farmsteads (which often contain foundations, root cellars, cisterns, wells, privies), schools, mills, commercial and recreational properties, family burial plots, cemeteries, and early roads and trails.

The City of Lake Geneva, through its Historic Preservation Commission, supports a successful public education program tailored to both city residents and the many tourists that visit the city each year. These programs include historic walking tours, educational signage for historic properties throughout the city, library activities for adults and children, and the Geneva Lake Museum. A portion of the CLG Grant will be used to increase public awareness of the rich prehistory and more recent history of the Lake Geneva area, and Hillmoor in particular, through at least two public presentations, likely one held at the public library or the museum, and another within an open City Council meeting. Presentations will be given by professional consultant staff directly connected to the survey project and/or by staff from the Wisconsin Historical Society.

The scope of work proposed for this project is outlined in the three attached preliminary proposals prepared by professional archaeological consultants (Appendix B). In brief, the scope of work includes:

1. Receipt of permit from State of Wisconsin to conduct field investigations on public property.
2. Comprehensive literature review of previously recorded archaeological and historical resources relevant to the Hillmoor property.
3. Field investigations (primarily shovel test survey) of approximately 30 acres of high potential landforms on the Hillmoor property.
4. If present, identification of the nature and extent of any archaeological sites on the property. Generation of map/s showing the location of surveyed areas, and archaeological site boundaries.
5. Preliminary analysis of any artifacts collected. Professional curation of artifacts and associated field notes. Submission of all required State of Wisconsin site forms.
6. Preparation and submission of a technical report (as required by the State of Wisconsin) detailing the methods and results of the literature review, field investigations, artifact analyses, and site evaluations.
7. At least two public presentations providing information on 1) the prehistory and history of the Lake Geneva area and Hillmoor property, and 2) the methods and results of the Hillmoor archaeological investigations.

Local Historic Preservation Objectives

The City of Lake Geneva completed a historic preservation plan in 2007 which gives priority to the protection, enhancement, perpetuation, and use of historic structures, sites, and districts that represent and define the City of Lake Geneva's cultural, social, economic, political, and architectural history. The work proposed in this grant application will meet several of the specific priority goals outlined in the City's historic preservation plan. Specifically, the Hillmoor archaeological survey will meet:

- Goal 1. Foster civic awareness and pride in the notable accomplishments of the past;
- Goal 2. Educate the public as to the need and value of the City of Lake Geneva's historic preservation program and its enhancements of the quality of life;
- Goal 5. Protect the City of Lake Geneva's special architectural [archaeological] history and character for its residents and guests.

To date, 14 archaeological sites have been recorded within the city limits of Lake Geneva, including 7 located (in part or in whole) on city-owned property. In the past, state and federal historic preservation regulations have required survey, monitoring, and evaluation of these sites as part of roadway and utility construction projects. As required by law, these investigation projects have been funded by the Wisconsin Department of Transportation, private utility companies, and other government and private entities. The City of Lake Geneva is in the preliminary planning stages of preparing a master plan for the Hillmoor property. State and/or federal funding and/or permitting sources for future projects on the property (e.g., trails, roadways, structures, utilities) may require archaeological surveys/site evaluations prior to construction. However, 1) not all projects may trigger these requirements, and 2) as part of the long-term planning process for the Hillmoor property, the City would like to know early in the development of a master plan what archaeological resources may be present on the parcel. In this way, any archaeological resources present can easily be avoided and protected, and information about how people were using the property in the distant past can be shared with the residents and guests of Lake Geneva.

Prior CLG Grant-funded Projects Completed in Your Community

The City of Lake Geneva has not previously applied for a CLG grant. However, over the last 27 years the City (through the efforts of the Historic Preservation Commission) has funded and completed many large-scale historic preservation projects including:

1. Designation of the Main Street National Historic District. 2002.
2. Designation of the Maple Park National Historic District. 2005.
3. Designation of the Oak Hill Cemetery National Historic Site. 2021.
4. Replacement of G.A.R. grave markers in Pioneer and Oak Hill Cemeteries. Creation and installation of signs listing the names, dates, and ranks of those local Civil War veterans interred in Pioneer and Oak Hill Cemeteries. 2016 to 2022.
5. Signs and Plaques Program. Creation and installation of signs noting Historic Sites throughout the City including: Historic Railroad Depot; Pioneer Cemetery; Geneva Lake Path; Old Railroad Bridge; Geneva Lake Museum of History; Old Mill Race; Whiting House & Frank Lloyd Wright Hotel Geneva; Lake Geneva Seminary; Lake Geneva Public Library; Historic Railroad Turntable/Engine House/Water Tower/Section House complex. 1997 to 2023.

6. Historic Plaque Program. Promotion and management of program whereby property owners can purchase a plaque with the construction date of their building. 1997 to present.
7. Development of “Tales of Lake Geneva” public programming/lecture series. 2019 to present.
8. Development and distribution of the “Walking Tour of Lake Geneva” booklet, in cooperation with staff from Black Point State Historic Site. 2015 to present.
9. Development and maintenance of the I-phone and Android Apps for self-guided tour versions of the Historic Lake Geneva Walking tour. 2020 to present.

The designation of state and national historic properties and districts encourages the maintenance and upgrading of businesses and homes, which in turn increases property values and real estate tax revenues to the City. Signage, brochures, lecture programs, and walking tours promote an appreciation of the area’s interesting past and underscore the importance of historic resource protection. These public programs are free and easily accessible to Lake Geneva residents and tourists alike.

Training

Members of the City’s Historic Preservation Commission have attended the following historic preservation trainings and events:

1. Sonja Akright: National Alliance of Preservation Commissions (NAPC) Virtual Summer Short Course. August 2003.
2. Grace Hanny and Chris Brookes: Wisconsin State Historic Preservation Conference. Grand Geneva Conference Center, Lake Geneva. 2019.
3. Chris Brookes: Wisconsin State Historic Preservation Conference. Online. 2020.
4. Chris Brookes: Wisconsin Historical Society Staff Conference. Madison. 2019.
5. Chris Brookes: Wisconsin Historical Society Staff Conference. Madison. 2023.
6. Chris Brookes: Wisconsin Historical Society Staff Conference. Madison. 2024 (registered).

Preservation Commission member, Chris Brookes, is also an employee of the Wisconsin Historical Society, at the Black Point Estate and Gardens.

Preservation Commission member, Sonja Akright, also serves on the Board of Directors at the Geneva Lake Museum.

Ms. Paula Porubcan, a resident of Lake Geneva, is assisting the Historic Preservation Commission in the preparation of this application and scope of work, identification of potential consultants, and interpretation of investigation methods and results. She is a professional archaeologist exceeding the Secretary of the Interior’s Professional Qualification Standards in

both prehistoric and historic archaeology. Ms. Porubcan is qualified in the State of Wisconsin (as well as in IA, IL, IN, MI, MN, MS, OH) to conduct archaeological investigations on both public and private lands, on both prehistoric and historic sites. Ms. Porubcan holds a MS in Anthropology/Archaeology from the University of Wisconsin-Milwaukee (1993) and has worked for over 35 years managing archaeological compliance projects throughout the Midwest. She has also completed the following state and federal historic preservation continuing education/trainings:

2018-2023: Annual Wisconsin Archaeological Consultant's Workshop. Madison WI.

2021: Planning for Coastal and Marine Heritage in a Changing Climate. National MPA Center and Open Communications for the Ocean (OCTO). Webinar.

2019: Building a Bullet-Proof Case for the Economic Benefits of Historic Preservation. California Preservation Foundation. Webinar.

2018: NEPA Compliance and Cultural Resources Workshop. National Preservation Institute. Minneapolis MN. In-person.

2012: Industrial Archaeology: Roads, Bridges, Manufacturing and More. California Preservation Foundation. Webinar.

2012: Section 106 Workshop. National Preservation Institute. Indianapolis. In-person.