



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, DECEMBER 7, 2023 - 4:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN 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 of November 30, 2023 as prepared and distributed
4. Presentation from the YMCA- Mike Kramp
5. Report from the Geneva Lake Conservancy- Karen Yancey
6. Report from The Friends of Hillmoor
7. Response letter from the committee to Council regarding the YMCA letter of intent
8. Next Meeting Date & Time: January 4, 2024 at 4:00 p.m.
9. **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.*

AdHoc 11/30/2023

1. Call to Order
2. Roll Call

Present:

Mayor Klein
Deborah Beagle
Dave Quickel
Skip Atwell
Henry Sibing
Adam St.marie
Cherie Borowiec
Michael Krajovic
Fred Gahl
Celline Lillie
Karen Yancy
Paula Porubcan
Lawrie Weed
Peggy Schneider

Absent- Excused:

Norine Smyth/Betty V

3. Approval of the Hillmoor Minutes
 - a. Approved

Master Plan Information: TKWA

4. Master Plan Information: Wayne Reckard, The Kubala Washatko Architects
 - a. 25 person firm in Cedarburg, Wi.
 - b. Presents slide show (See slide show notes)
 - c. Handed out booklet on what a Master Plan looks like in the end.
 - d. Suggests having a group of 4-6 people on the committee as a core group who would act as a conduit for decision making with the Design Firm.
 - e. There are a couple ways to handle costs. If working with a municipality, typically we would bring in a third party cost estimating firm so they can assess costs of roads and buildings and infrastructure etc.
 - f. We would bring in Nancy Etten to handle the landscape design.
 - g. We do not anticipate getting into Civil Engineering/Structural Engineering at this time. That gets into more detail beyond the initial Master Plan.
 - h. "A Master Plan is a tool. What is your story and what are the messages that you want to communicate? That is what gets integrated into the Master Plan."
 - i. In the end we will do a final presentation. We have done dinners with donors to talk about design intent as well.

- j. In terms of timing what really impacts this is being able to get you guys together. Generally we strive for about 4-5 months. We want to have enough time to consider possibilities and reach out but also keep things moving.
- k. Cost: We are still getting our heads around the project but we would guess we are in the \$50,000 range for TKW but does not include landscaping from Nancy or a third party cost estimator.

Michael: Do you suspect the 50k would cover some various concepts or is this for one concept?

Wayne: Yes, but it can get really complicated. We look at different scenarios but we try before we fully develop an idea we try to reach consensus on the most desirable approach. We try to avoid having a scenario where we have different groups vote because it would become divisive.

Hank: So do we tell you what we want on there or do you tell us what you think should go there?

Wayne: Well, that makes me nervous to be honest. It's very difficult for us as an outsider to say you should do x,y or z. It's really helpful to have strategic direction coming from this committee. But we are not here to tell you what those strategic long term goals are.

Hank: So we should have our strategic goals set before talking to you?

Wayne: As much as you can, yes.

Mayor: If we employ your company, when can you start?

Wayne: After the first of the year.

Hank: Should we come to a consensus as to what we want to see out there before contacting you?

Wayne: Depending on how hard it is to come to that conclusion.

Hank: I think in order to do this we need to give you something to work with.

Wayne: If you want us to come in and help you work through this together, then yes, we can do that so long as it's clear that's what we were coming in to do. We can help play a role in doing that. But we are not a miracle worker. We are really good at what we do and we can help move the process forward but it's a two way street.

Mayor: I am asking we adjust the agenda and have the arboretum group go first because one has to leave early.

Archeological Grant Application

Paula: Update on the Certified Local Government Grant Application for the Survey at Hillmoor requesting \$35,000. And if we do not get the grant we do not do the work. We might find out in January or February if we get it or not, then select a firm, they might be starting in April and perhaps by June we would hear if they found anything.

Report from Arboretum/Gardens Task Group

1. Purpose of ABC Task Group

- a. Belief 1: We believe that Hillmoor is a watershed moment for the City. It is the first major acquisition of new park land in the City in decades. It is a part of the global movement to preserve greenspace to decrease the negative impacts from over development.
- b. Vision Statement: We envision Hillmoor as a cherished place where we enrich our lives by connecting with nature, ourselves and each other.”
- c. Create a beautiful place in harmony with the natural environment
- d. Hillmoor’s Position and the Role of Residents. ABC Beliefs: Hillmoor is not located in a pristine, wilderness area untouched by human development, it is within and surrounded by the City. It has the potential to support many different uses.
- e. At this time we are recommending the City direct its finite resources to smaller more strategic projects.
- f. Natural and Human Enhanced Beautification Strategies.
- g. Arboretum: A land area specifically designed to include a diverse tree variety
- h. Yerkes was designed as a level one arboretum.
- i. Botanical Gardens are professionally designed and maintained and usually charge to help pay for their high costs.
- j. Community Garden - A land area specifically designed for small individual agricultural users who are local residents for the purpose of adding to a healthy lifestyle and community
- k. Our takeaways from our discussions: Understanding the property we came up with separating the property into five distinct zones based on their topography and characteristics.
- l. Zone 1 - White River Corridor
- m. Zone 2 - Wetland Area
- n. Zone 3 - Forested Area
- o. Zone 4 - Rt. 50 Frontage
- p. Zone 5 - Potential Building Zone: we are not necessarily advocating for that but if it happens it makes sense for it to happen here based on utilities and other commercial buildings present there. This would be the spot if City Council decided to put it there.
- q. We see the White River Corridor as the Jewel. The City is already maintaining it and this area is very nice. People use it a lot and it could be even better. Make a

really fantastic trail along the White River. It could be minimally enhanced or could be built out over time.

- r. We find Zone 2 problematic. We don't know how much water is there in the summer. If you go kayaking you have to go under a 250' culvert under hwy 12 and that's really questionable. We have flooding and if we put trails back there we are looking at a lot of maintenance.
- s. Zone 3 would make a great Arboretum. It already has a lot of the properties trees back there
- t. Zone 4 - Landmark area that could be beautiful for those entering the City
- u. Zone 5 - Buildings
- v. Green Bay Botanical Garden: They are all putting in Children's gardens which is expensive but it's drawing people. We think they are too expensive.
- w. Conclusion: Botanical Gardens are expensive. A minimum investment would likely be 5 - 10 million dollars so our conclusion is that the City should use it's finite resources on a smaller slower start project. We do not recommend the Botanical Gardens.
- x. We are not recommending an arboretum but we are recommending focusing on preserving and maintaining Zone 3. We see this costing probably \$100,000 a year which is mostly for tree plantings.
- y. Back to community gardens: We see this as a viable option that takes up about 1 acre. We would need utilities wherever we put it. We think a community garden has a nice place at Hillmoor. We see the annual operating budget to be fairly minimal.
- z. Strategies and Recommendations for Specific Zones:
 - i. Zone 1 - We see this as a top priority in our estimation. We are trying to create a Green Corridor from the Lake nearly to Grand Geneva and beyond. Add the picnic tables and beyond.
 - ii. Recommendations for Zone 1 - Create a park-like atmosphere. Budget for Planning 200k Budget for Trails 200k with a 2-5 year outlook. Budget for additional bridge tbd by weight limit.
 - iii. Zone 2 - Recommendations: We are not recommending anything for Zone 2 at this time but to leave it as a wild area. The land is very soft and it would be difficult to get a bridge built across the River.
 - iv. Zone 3 Recommendations: We recommend little or no improvements expert for expanding the network of trails, occasionally tree plantings and the use of an older parking lot that is there. Cost between 40 - 50k.
 - v. Zone 4 Recommendations: This is the showcase piece and give a stunning first impression of Lake Geneva and is where we recommend investing money. We visualize walking paths, park benches, flowers professionally designed. \$400,000 and timing of 4-6 years.
 - vi. Zone 4: We are not recommending this, but if the residents of Lake Geneva decide that they want to fund a golf course we think it should go here. Estimated Budget 5 - 10 million dollars.

- vii. Zone 5: Possible building locations. If the community does not want development here we recommend it be built out the way Zone 4 is.
- viii. Perennial Flower Beds: They can become attractions. Estimated budget: \$75,000 pre bed Timing 3 to 5 years.
- ix. Summary: We believe that the majority of the residents will support funding worthwhile projects that will improve their quality of life. Recommend forming a trail task group. (No point adding flowers and gardens if people can't access/see them.)

Paula: Awesome, thank you so much. The zone concepts, defining them, their opportunities, this is exactly the approach that our group has taken. I think this is a really effective way for our whole group to come to some consensus. And it is also less overwhelming. The cost thing, which especially the golf course group has been talking about, the community may be willing to pay for these things. Maybe even the cost of the botanical garden would be ok. I'm excited to see it's close, though not exact, to what we are working on.

Karen: I am confused because we were wanting to do trails in the wetlands?

Celline: We aren't saying never do anything. But we are concerned it's expensive and high trails. We are just offering a different perspective.

Karen: So let's get together and go through these and talk about them.

Dave: To your point, when I first sat down at this committee a year ago, everything was that we have 100 acres of wetlands that we can't do anything else with.

Celline: We aren't saying, "No trails" we are just saying let's use our limited resources for the first Zones.

Karen: I think there was a miscommunication here so why don't we sit down and review the trails. Presenting Jeff who is the manager of Lake Geneva Country Club's Golf Course and has an Audubon Certification.

Jeff Heston Director of Grounds at Lake Geneva Country Club

Hank: I talked to Frank Levidra in New York, he said you can get the accreditation because the course still exists. It would be different if it was a new golf course.

Jeff: Ok, thanks. Some things may not line up with what I say then but I'll share what I have. Audubon's Mission Statement is to create liveable spaces where people live, work and play. Why would we want this course certified? Frank wanted me to relay how well the game of golf is doing right now and how its perception is changing. Rounds are up throughout the country and it's reaching young players. Misconceptions about golf courses being environmentally unfriendly are changing. Audubon's certification can be time consuming. Hillmoor would need to operate

for one season before being inspected. Audubon's certification helps manage chemical use, fuel consumption and also makes good business sense. There are six steps in certification to get through. The program wants to see that you are using as little chemicals as possible. Audubon wants you to be stingy with your water. See how much is being used where and when. ACSP can help you create and sustain a natural setting.

Michael: Jeff, what percentage would you say you would be able to reduce your chemicals after this?

Jeff: We didn't reduce much.

Hank: Do you think that a 9 hole golf course can do well here?

Jeff: Yeah, I don't see how you can't do at least 30,000 rounds a year here. So tack on your fee and multiply it by 30,000 and that's what your revenue would look like.

Response to YMCA Letter of Intent

Mayor: I sent everyone an email with some revisions that were made to the YMCA letter of intent. If we want to discuss that now we can. The Y would like to come back next Thursday. We can discuss this after that meeting. Our next meeting is Dec 7, 2023 and we wanted to make sure that we had our letter in to the council as well. We will then recess until the 4th of January. I will have to zoom in on Dec. 7 but we will have to meet in the Council Chambers. In the coming week read over the YMCA letter and gather your thoughts.

Motion to adjourn. 5:47pm

Natural Landscape Beautification Arboretum, Botanical Garden, and Community Garden

The ABC Task Group

Lawrie Weed, Celine Lillie, Michael Krajovic

November 2023

Agenda

- Purpose of ABC Task Group
- ABC Beliefs
- Natural-Scape Use Zones
- Preliminary Research & Findings
- Specific Zone Strategies & Recommendations
- Conclusions



We are blessed to
LIVE in a
beautiful area!



ABC Beliefs

Acquiring Hillmoor was a watershed moment for the City. It is the first major acquisition of new park land in the City in decades. It is part of a global movement to preserve & increase greenspace to decrease the negative impacts from over development.

The Lake, the White River and the Parks are THE keystone assets for attracting visitors and supporting our downtown economy.

While Lake Geneva residents have several outdoor parks to enjoy, they are often inaccessible and overcrowded during the peak tourism season.

Natural outdoor greenspace is becoming even more important for the health and quality of life for residents of a community. It also increases property values.

Hillmoor Vision Statement

“We envision Hillmoor as a cherished place where we enrich our lives by connecting with Nature, ourselves, and others.”



The Purpose of the ABC Task Group was to gather information about Arboreta, Botanical Gardens and Community Gardens to see how they may become part of the Master Plan for the Hillmoor property to enrich the quality of lives in our community.

Supporting Major Hillmoor Objectives by Creating:

- ...a beautiful place in harmony with the natural environment...diverse plant...life. (Obj. 1)
- ...a place where people can...recreate...in harmony with natural world. (Obj. 2)
- ...a community gathering place... (Obj. 3)
- ...a place designed to beautifully blend in with our City, the Lake, the River and our Parks that is easily accessible...(Obj. 4)
- ...using high-quality landscaping...standards that will aesthicially enhance our nationally recognized "small town charm"...(Obj. 5)

ABC Beliefs

Hillmoor's Position & the Role of Residents

Hillmoor is not located in a pristine, wilderness area untouched by human development, but is within the City's formal boundaries. Major improvements should be made in accordance with the approval of the majority of the residents and their willingness to financially support them.

As decided by the Ad Hoc Committee and City Council, improvements are to be designed in harmony with the natural environment using high quality standards worthy of our nationally recognized City.

Final recommendations including a master plan for the property should be approved by the residents of Lake Geneva.

ABC Beliefs

As stated in our Vision Statement, Hillmoor holds huge potential to enhance the quality of our lives and support our economic well-being for many years into the future.

WE NEED TO GET IT RIGHT.

General Findings

At this time, we are recommending the City direct its finite resources to smaller more strategic projects.

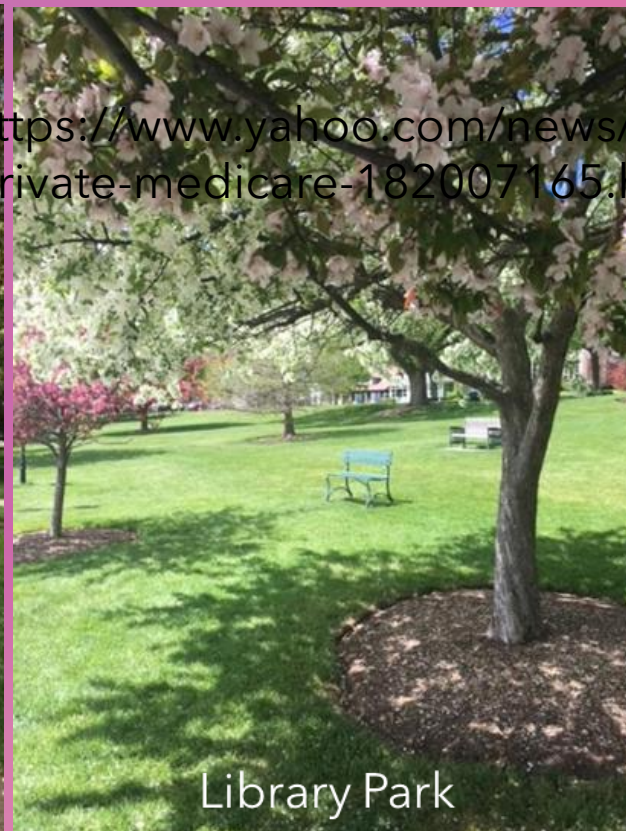
We are recommending specific improvements to beautify the property determined by points of access, facilities, and final trail placements. We feel this would best serve the greatest number of residents and visitors for the least amount of cost.

Let us tell you what and why...

Natural and Human Enhanced Beauty



<https://www.yahoo.com/news/hospitals-doctors-drop-private-medicare-182007165.html>



Definitions

Arboretum -

A land area specifically designed to include a diverse species of trees for public display and education. An arboretum is often part of a botanical garden.



In May 2023, Yerkes' 50 acre campus was designated as a Level One Arboretum by ArbNet, an internationally acclaimed botanical research center.



Botanical Garden -

A professionally designed garden consisting of diverse species of flowers and plants that is professionally operated and maintained. Botanical gardens are designed for public display, education and research. Fees are often charged to access a botanical garden to help pay for their high operating costs.



Community Garden -

A land area specifically designed for small, individual agricultural users who are local residents for the purpose of:

Making Fresh Produce Accessible

Promoting Healthier Lifestyles

Increasing Wellness

Building Stronger Communities

Creating a quality local food supply

Opportunities for Learning



Understanding the Property

To better understand the property and plan for potential, specific improvements, we separated the property into five (5) different natural-scape USE zones based on their unique characteristics and potential best uses.



NATURAL USE ZONES



Sheridan Springs Rd

Highway 12 Edwards Blvd.

Rt. 50 Main St

Rt. 50 Main St.



| | | |
|---|---------------|--------|
| Sheridan City - 183, Clinton, City Museum, Dunn Park, 5 Sheridan Springs Road, 4 Edwards Blvd, Turkey Farm Road ROW | School Dist | 17.02 |
| | Previous City | 3.88 |
| | | 26.07 |
| | | 6.09 |
| | | 14.34 |
| | | 12.42 |
| | | 3.03 |
| | | 188.55 |
| Former Hillmoor | | |

Zone 1 – White River Corridor



Zone 2 – Wetland Area

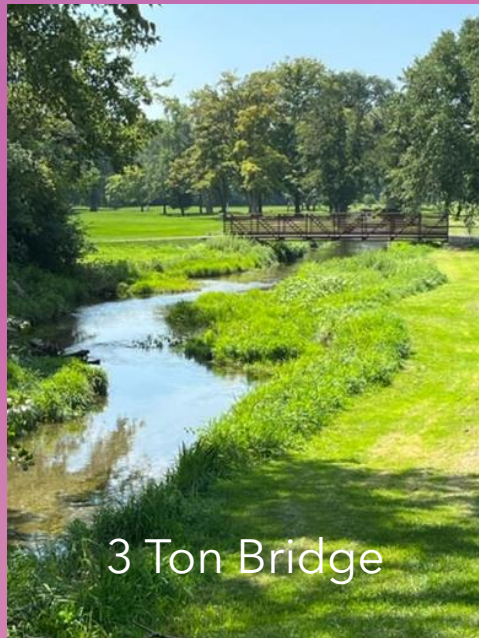
Zone 3 – Forested Area

Zone 4 – Rt. 50 Frontage

Zone 5 – Potential Building
Zone

Zone 1 - White River Corridor

This land, critically located near the downtown & a high density residential area, is currently used as a dog park & disc golf area. In addition to the river, it features a few, large willow trees and some former paved cart paths now used as walking & biking paths. It has one good bridge crossing.



3 Ton Bridge



Looking S. West Towards Lake



Frisbee Tee

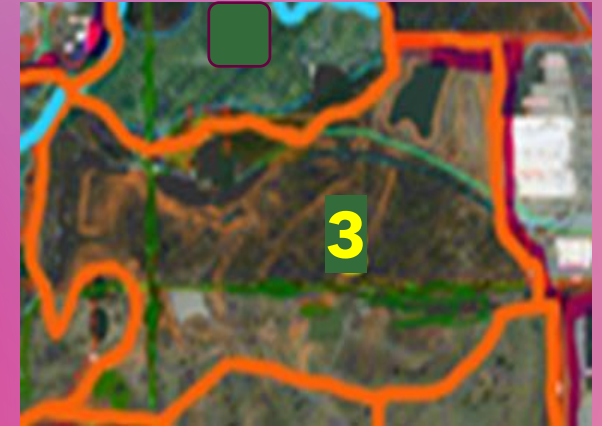
Zone 2 - Wetland Area

This area has no development, currently no trails, & one river crossing at SW corner. The City's sewage plant borders on west side, Edwds. Blvd. to north, and private prop. on eastside. W. River runs through it and then enters 250 ft. long, culvert tunnel under Rt.12.



Zone 3 - Forested Area

Positioned at a higher elevation above the flood plain, this land is mainly forested with mature trees and oak groves. It includes the old golf clubhouse and storage shed parking areas. The south end, towards Rt. 50 includes slightly rolling terrain before leveling off into to Zones 4 and 5.



Zone 4 - High Visibility Rt. 50 Area

Located on the west side of the property's Rt. 50 frontage, Zone 5 is highly visible from the road. This gateway piece of property offers the potential to become a stunningly beautiful and memorable landmark as visitors enter the City.



Zone 5 - Potential Building Area

This level land is adjacent to large retail stores including Target & Home Depot. It is generally not visible from westbound traffic on Rt. 50. It is best suited for development since utilities are nearby & new access roads (Peller & Turkey Farm Rds.) could be constructed.



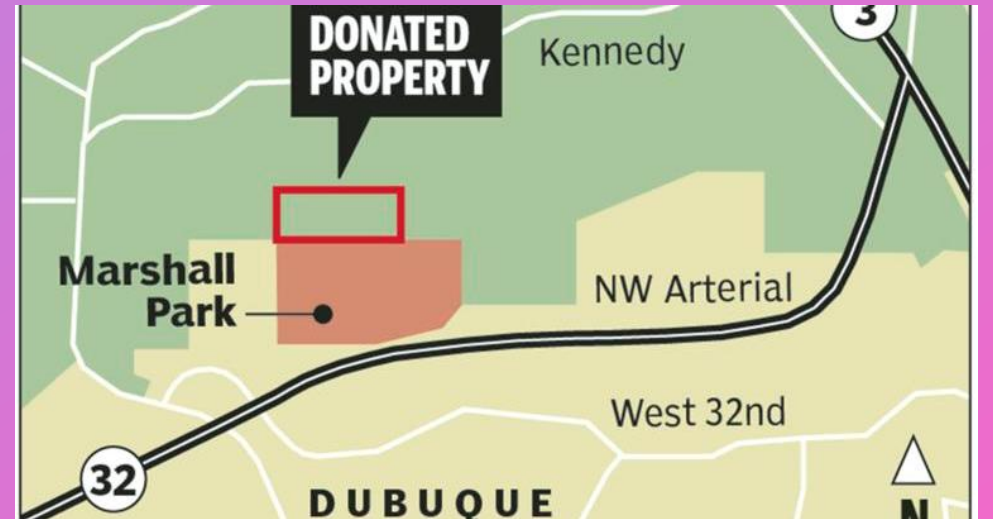
Preliminary Research and General Findings

Greenbay Botanical Garden

There is an increasing trend to add a specially designed children's garden to botanical gardens.



Dubuque Iowa Childrens' Garden



Construction has started on Margie's Garden, the new children's garden at Boerner Botanical Gardens

Milwaukee Journal Sentinel July 26, 2021

The 2-acre garden, estimated to cost \$1.7 million to \$2 million, has been designed with kids in mind, but will be able to be enjoyed by visitors of all ages, officials said.

... located west of the Education & Visitor Ctr. and north of Whitnall Park Dr., in what has been an open green space at Boerner.



Botanical Gardens are Expensive

Budgets range from \$1 million for a small, just garden project to \$50++ million for large projects involving new buildings.

Other examples:

After 12 years of planning, the Tower Hill Botanic Garden in Boylston, MA, as of 2021, planned to embark on an \$11 million expansion, including a children's garden.

...the Dallas Arboretum's children's garden was 16 years in the making and was completed in 2013 at a cost of \$62 million.

Botanical Gardens are Expensive

Botanical gardens, even modest ones, require an entrance/greeting building, parking, restrooms and staff. Initial investment for Lake Geneva would be similar to a new golf course. A minimum investment of \$5 to \$10 million would cost the City approximately \$350,000 to \$700,000 per year to finance, minus any net revenues that could be generated.



Botanical Gardens are expensive to build and to maintain.

Due to their high costs, we do not recommend planning to construct one at this time. If funding becomes available in the future, we would recommend a small, 1-to-3-acre designed garden that is strategically located based on the availability of nearby parking.

Budget: \$1- 2 million

Timing: 5 to 10 years



Arboretum

Here are the plans for Jacksonville Arboretum's \$8 million children's garden.



Florida Times-Union April 4, 2023 - In the next three to five years, an \$8 million children's garden is intended to be the first phase of the Jacksonville Arboretum & Botanical Gardens' new master development plan to come to fruition.

The arboretum gets about 130,000 visitors a year and has reached 15,000 students through school visits and educational programs.

About 1,025 members, who pay from \$40 to \$750 a year.

Arboretum

- Due to the extensive tree growth of many different species currently found on the property, we do not recommend creating a specific arboretum at this time, but maintaining the existing canopy.
- We do recommend strategically locating specific tree species to diversify plant life, to help support animal life, and to enhance the natural beauty of the property once invasive species are removed.
- We also recommend constructing a trail network through the trees.

Estimated Budget: \$100,000

Timing: 3 to 7 years



Community Garden

Operating a community garden requires proper organization, annual planning, ongoing financial support, volunteer coordination, and supervision.

Annual Scheduling & Applications

Rules and Regulations, Responsibilities

Operating Agreements, Programs

There are many good models to follow as in Fox Lake, IL and support organizations such as the Soil Science Soc. of America in Madison, WI.

Once constructed, annual operating budget of \$3,000 to \$5,000



Strategies and Recommendations for Specific Zones

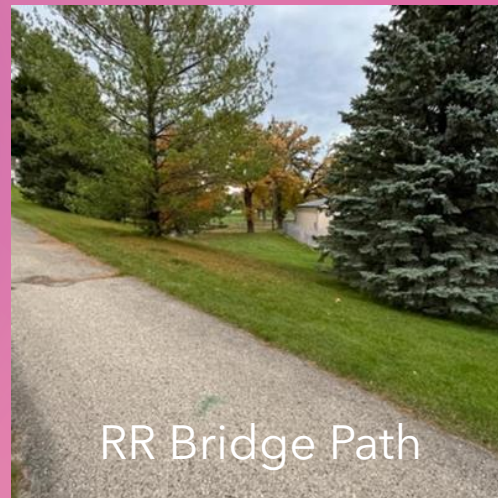


Zone 1 Recommendations

As one of the top priorities, construct a new paved path connecting Main Street near the Utility Commission to existing paved paths on the Hillmoor property. In addition to connecting to the downtown area, this will create a continuous green corridor of parks along the White River from the Lake through Flatiron & Donian Pks. to Hillmoor.



Entrance Utility Comm.



RR Bridge Path



Paved Cart Path

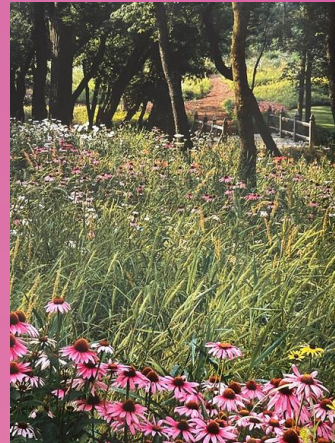
This area also needs a new bridge similar to bridge further downstream.

White River Green Corridor



Zone 1 Recommendations

Continue the paved path along full length of White River and to connect to paths in Zone 3.



Add park benches, picnic tables and pavilions along paths.

Plant native perennial grasses and flower beds along the river and paths.

Plant additional trees of diverse species sporadically throughout the area which would create a quasi, informal arboretum.

Sample of Wildflower Mix

Polinator Palooza Seed Mix

Cone Flowers



Black Eyed Susans



Pollinators



Zone 1 Recommendations

Due to its close location to residential areas, this area would be a good location for a Community Garden. It will require fencing, water, and a storage shed, and compost area at minimum. The local elementary school could create a learning experience for children.



Estimated Budget: \$100,000 Timing: 2 to 3 years
Acreage: approximately 1 acre

Zone 1 Recommendations

Summary - Create a park like atmosphere.

Beautify this natural area with flowers, grasses, and trees.



All improvements would be compatible with disc golf and designed appropriately if located in flood plain. If planned properly, it could help relieve the pressure downtown during peak visitation periods and give people another reason to stay.

Budget for Plantings:\$200,000 Budget for Trails: \$200,000

Budget for Additional Bridge: tbd by weight limit

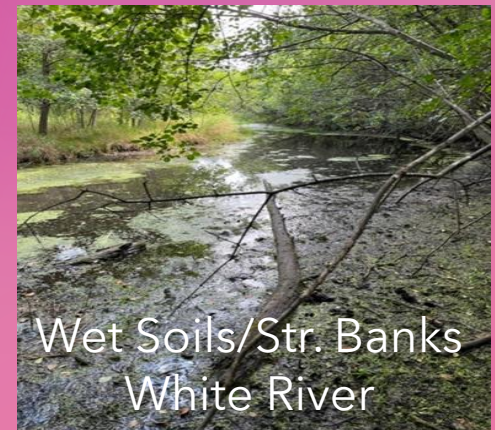
Zone 2 Recommendations

No new improvements are recommended except for the removal of invasive species. Plan to keep this area as wild as possible. Due to the fact that there is already extensive access to the White River in Zone 1, we recommend limiting construction of new trails in the wetland area at this time. They will be expensive to build and maintain.



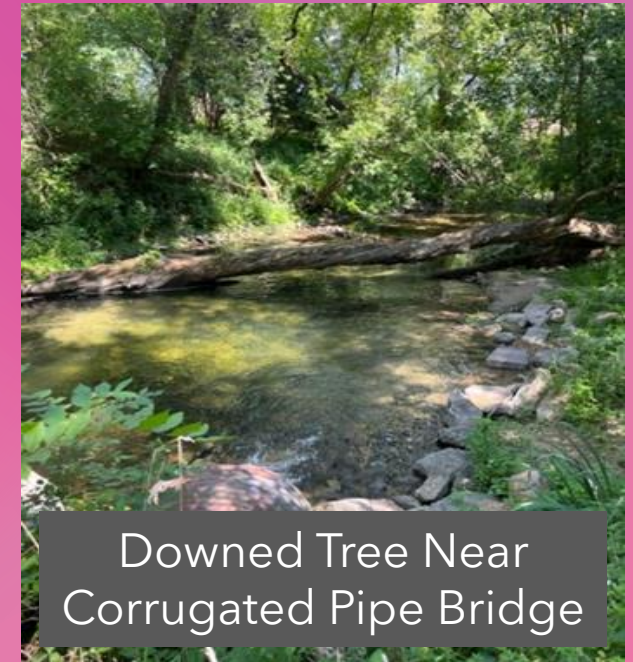
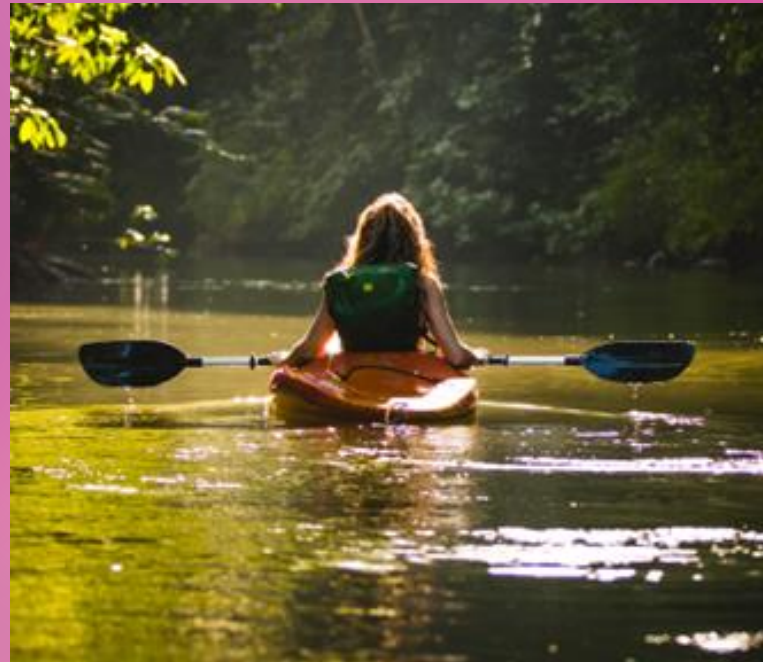
Zone 2 Recommendations

In the initial stage, we recommend that the City spend its limited resources in other areas of the property where the cost to construct and maintain new trails would be significantly less expensive and more widely used.



Zone 2 Recommendations

If a kayak launch site is promoted, we strongly recommend that WARNING signs be posted about potential tree obstacles and the long tunnel under Rt.12 that would be encountered.



Zone 3 Recommendations

We recommend little or no improvements except for expanding the network of trails, occasionally tree plantings, and the potential use of old paved areas for parking if needed. The recently cleared sewage right-of-way would make a nice, easy to complete trail.



Gravel Access Road



Cleared Sewage R/W

Try to keep this area as wild as possible.

Zone 3 Recommendations

Due to the slope of terrain on the southern end bordering Zones 4 & 5, this area should be investigated as one potential site for a new amphitheatre/band shell if the project is approved.

The stage could be situated so that most of the sound is directed away from the wild and residential areas.

New flower gardens could be created near the amphitheater.



View East from South End



Paved Main Access Rd.

Zone 4 Recommendations

Create a specific plan for this important piece of the property that will showcase its natural beauty to people entering the City from Rt. 50.



As the front door to the City, this area has the potential to create a stunning first impression and memorable impact on the image of the City that would enhance its national reputation.

Zone 4 Recommendations

At this time we visualize walking paths through groves of large trees with park benches and scattered patches of flowers that are professionally designed.



Budget: \$400,000

Timing: 3 to 4 years

Examples of Enhanced Natural Beauty Library Park and Bigfoot Beach State Park



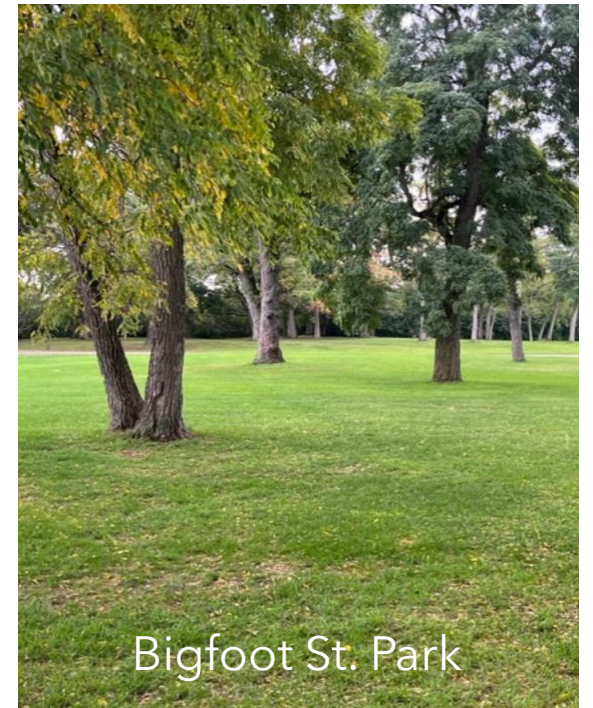
Library Park



Library Park



Bigfoot St. Park



Bigfoot St. Park

Zone 4 Recommendations

In the future if funds for a 9 hole golf course become available through the support of the community, we feel the 30 acres in this Zone would be the best location for the course . It could provide the front door image for the City as it once did in the past.



Estimated Budget: \$5 to \$10,000,000+ Timing: Unknown

Zone 5 Recommendations

If building development should occur on the property, we recommend that it occur in Zone 5. Zone 5 is adjacent to commercial property, has multiple access points, is near utilities, is mostly level, and is adjacent to Rt. 50 for easy access.

Possible future buildings include a visitor center, an adjoining nature center, a community center, restrooms, an amphitheater along the north end adjacent to Zone 3, parking, and possibly a new YMCA building.



West Dr

West Dr

West Dr

7 acres

1.5 acres

Turkey Farm Rd

N Edwards Blvd

N Edwards Blvd

The Home Depot
Home improvement store

International Tai Chi
Alliance (formerly...)

Walgreens Pharmacy
Shop Walgreens
Deals Now

Mobil
Diesel fuel near me

QDOBA Mexican Eats
Qdoba Mexican
Eats Near You

Taco Bell
Breakfast Served
Until 11am

LibertyX Bitcoin ATM

Google

Royale Inn

Marlene Conroy - State
Farm Insurance Agent

Zone 5 Recommendations

If building development should NOT occur on the property, we recommend that Zone 5 be planned to be similar to Zone 4, but not as elaborate due to its less visible location.



Estimated Budget: \$100,000 to \$300,000

Timing: tbd

Zone 5 Recommendations

If interior roads and parking areas are completed, this area could also contain a Community Garden which will require fencing, water, a storage shed, and compost area at minimum.



Estimated Budget: \$100,000 Timing: TBD post road construction

Zones 1, 4, and 5 Recommendation

Perennial Flower Beds

Once trail networks are established and parking areas completed, seasonal flower gardens, featuring indigenous flower species, could be planted in different areas of the property.



Perennial Flower Beds

They can become must see attractions every year through the Spring, Summer and Fall seasons.



And...they are much less expensive to build and to maintain than a formally manicured botanical garden.

Estimated Budget: \$75,000 per bed Timing: 3 to 5 years

Average Needed: 2 to 4 acres in total

Summary

Total "guesstimated" Cost of Recommended Improvements \$1.6 to \$2.3 million

Costs include 2 bridges (one major), approx. 2 miles of trails, flower beds, grasses, perennial flowers, 400 tree plantings, benches, picnic tables, clearing

| ABC Task Group | | | | | | | | | | | | | |
|-------------------------------------|-------|-----------------|-------------|--|--|--|--|--|--|--|--|--|--|
| Rough Estimate of Preliminary Costs | | | | | | | | | | | | | |
| | | Estimated Costs | | Year | Includes | | | | | | | | |
| | | Low | High | | | | | | | | | | |
| Zone 1 | | \$500,000 | \$700,000 | 2 to 5 | Trails, grasses, flowers, a major bridge, Main St. connector, picnic tabels, benches | | | | | | | | |
| Zone 2 | | \$200,000 | \$250,000 | 4 to 7 | 2000 ft. of trail, one bridge. | | | | | | | | |
| Zone 3 | | \$40,000 | \$60,000 | 2 to 5 | 2000 ft. of trail | | | | | | | | |
| Zone 4 | | \$300,000 | \$500,000 | 3 to 6 | trails, grasses, clearing, flowers, paved paths, benches, flower beds. | | | | | | | | |
| Zone 5 | | \$100,000 | \$300,000 | 5 to 8 | trails, grasses, clearing paved pathes, benches | | | | | | | | |
| Tree Plantings | | \$100,000 | | 2 to 4 | | | | | | | | | |
| Comm. Garden Z1 | | \$100,000 | | 3 to 6 | | | | | | | | | |
| Flower Beds | | \$300,000 | | 5 to 10 | | | | | | | | | |
| | TOTAL | \$1,640,000 | \$2,310,000 | | | | | | | | | | |
| Designed Garden | | \$1,000,000 | \$2,000,000 | | | | | | | | | | |
| | | | | Estimated Costs for small Botanical Garden = \$7 to \$10 million | | | | | | | | | |

Conclusions

Improving Hillmoor will require capital investment and additional annual funds to operate and maintain it.

We believe the majority of residents will support funding worthwhile projects that they feel will improve their quality of life...a fair return for their shared investment.

As part of developing an Master Plan, we recommend the property be divided into zones, with each having its own mini-master plan.

Conclusions

Coordinate trail design with beautification of the property.
Recommend forming a trail task group. (No point adding flowers and gardens if people can't access/see them.)

Prioritize new trail improvements in White River Zone 1 closest to the City and Zone 3 through the forested area, followed by Zone 4 which should be carefully planned. Then focus on Zone 2 and finally Zone 5 when its best use is determined.

It will take many steps over many years for the vision of the Hillmoor property to be fully implemented.

Conclusions

Develop different options of an overall Master Plan for the property.

Once an overall project specific plan is approved by the residents, develop Mini plans for each Use Zone.

The property is large and can accommodate a variety of potential uses.

The END

Conclusions

Improving the Hillmoor property will require substantial capital investment and additional annual funds to operate and maintain it.

We believe the majority of residents will support the funding of worthwhile projects that they understand will improve their quality of life. It is their fair return from their shared investment.

It will take years or even decades for the vision of the property to be fully implemented.

| ABC Task Group | | | | | | | | | | | | |
|-------------------------------------|-------|-----------------|-------------|--|--|--|--|--|--|--|--|--|
| Rough Estimate of Preliminary Costs | | | | | | | | | | | | |
| | | Estimated Costs | | Year | Includes | | | | | | | |
| | | Low | High | | | | | | | | | |
| Zone 1 | | \$500,000 | \$700,000 | 2 to 5 | Trails, grasses, flowers, a major bridge, Main St. connector, picnic tables, benches | | | | | | | |
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| Zone 4 | | \$300,000 | \$500,000 | 3 to 6 | trails, grasses, clearing, flowers, paved paths, benches, flower beds. | | | | | | | |
| Zone 5 | | \$100,000 | \$300,000 | 5 to 8 | trails, grasses, clearing paved paths, benches | | | | | | | |
| Tree Plantings | | \$100,000 | | 2 to 4 | | | | | | | | |
| Comm. Garden Z1 | | \$100,000 | | 3 to 6 | | | | | | | | |
| Flower Beds | | \$300,000 | | 5 to 10 | | | | | | | | |
| | TOTAL | \$1,640,000 | \$2,310,000 | | | | | | | | | |
| Designed Garden | | \$1,000,000 | \$2,000,000 | Estimated Costs for small Botanical Garden = \$7 to \$10 million | | | | | | | | |

Conclusions

There is no point to beautifying the property adding flowers and gardens if there are no trails by which people can experience them.

Prioritize new trail additions on Zone 1 along the White River and Zone 3 through the forested area, followed by Zone 4 which should be carefully planned.

Specific Zone

Strategies and Recommendations

Search Google Maps

Restaurants Hotels Things to do Museums Transit Pharmacies ATMs

Map labels: Gardner St, Haskins St, Pioneer Dr, Walworth St, Water St, Redell Piping, Eastview Elementary School, White River Dog Park, Country Club Dr, West Dr, The Home Depot, Walgreens, QDOBA Mexican Eats, Target, T.J. Maxx, JOANN Fabric & Outdoor Decor at JOANN, Maurices Shop Our Holiday Collection, Great Clips, JOANN.

Layers

Measure distance

Click on the map to add to your path

Total area: 385,214.62 ft² (35,787.61 m²)

Total distance: 2,718.41 ft (828.57 m)

1,000.00 ft

2,000.00 ft

2,718.41 ft

500 ft

Conclusions



NATURAL USE ZONES

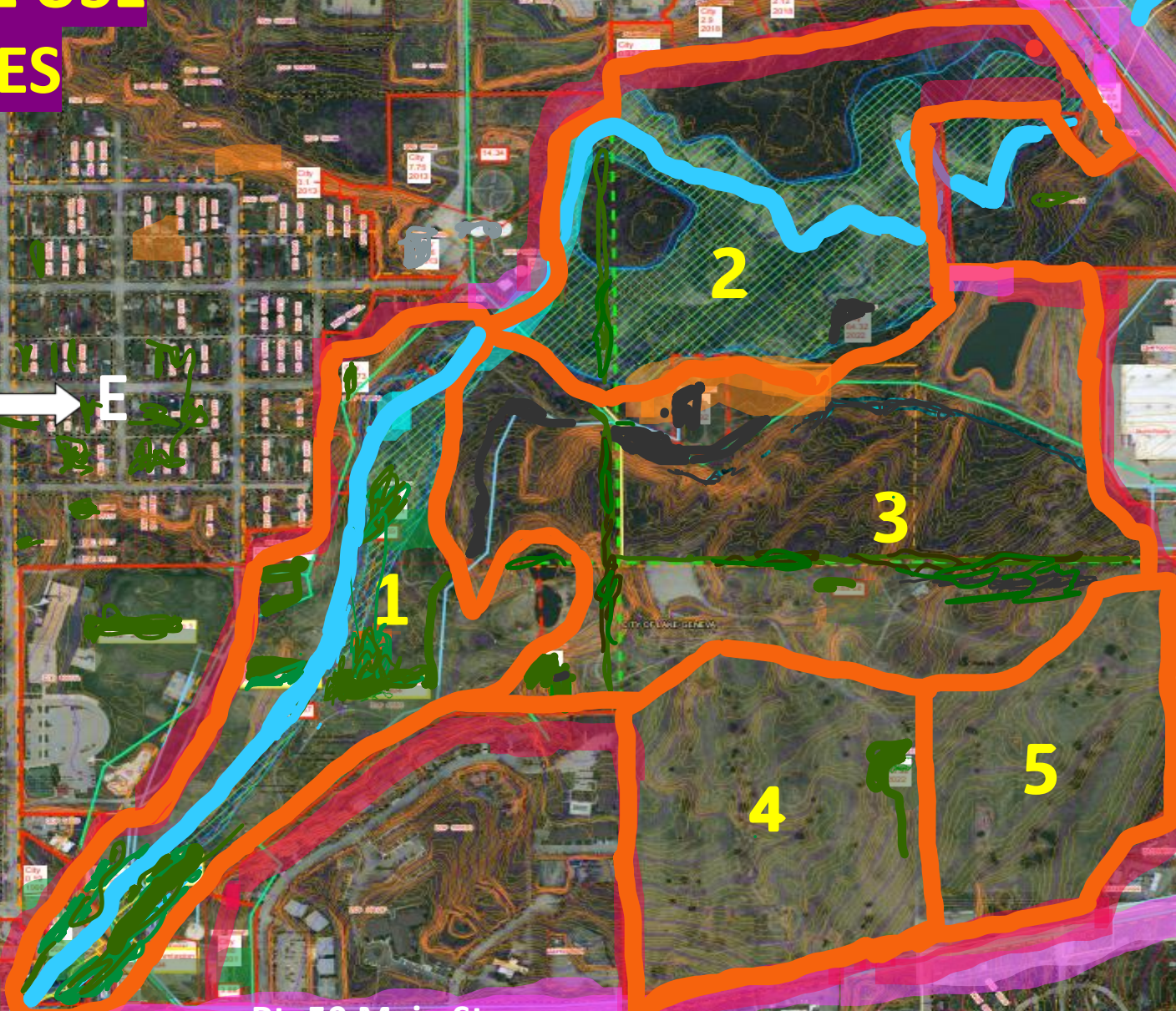


Sheridan Springs Rd

Highway 12 Edwards Blvd.

Rt. 50 Main St

Rt. 50 Main St.



| | |
|--|--------|
| School Dist | 17.02 |
| Previous City | 3.88 |
| | 26.07 |
| | 6.09 |
| | 14.34 |
| | 12.42 |
| | 3.03 |
| | 188.55 |
| Previous City = US, Clinton, City Museum, Dunn Peller Road 307W Turkey Farm Road ROW | |

Former Hillmoor

NATURAL USE ZONES



Sheridan Springs Rd

Highway 12 Edwards Blvd.

Rt. 50 Main St

Rt. 50 Main St.



| | | |
|--|---------------|--------|
| Sheridan City - US, Clinton, City Museum, Dunn Park, S Sheridan Springs Road, S Edwards Blvd, Turkey Farm Road ROW | School Dist | 17.02 |
| | Previous City | 3.88 |
| | | 26.07 |
| | | 6.09 |
| | | 14.34 |
| | | 12.42 |
| | | 3.03 |
| | | 188.55 |
| Former Hillmoor | | |

General Findings

We are not recommending a formal botanical garden or arboretum at this time.

We are recommending specific improvements to beautify the property base on points of access, facilities, and final trail placements.

Let us tell you what and why...

General Findings

We reviewed several successful botanical gardens.
Janesville to Chicago to Greenbay and more.

**Note to myself –
Need to list examples of different places we
researched.**

Zones 1, 4, and 5 Recommendation Perennial Flower Beds

Once trail networks are established and parking areas completed, seasonal flower gardens, featuring indigenous flower species, planted in different areas of the property could attract visitors throughout the seasons.

Tulips, cone flowers, peoneis, roses, daisies, lavender, alliums, etc.



Search Google Maps

Restaurants Hotels Things to do Museums Transit Pharmacies ATMs

Tienda El Rancho

Cheryl Jacobs Photography Studio

Mac's Moving and Storage

George St

Lake Geneva Wastewater Plant

Anchor Covenant Church

Redell Piping

Simple Café

Tuscan Tavern & Grill

Horticultural Hall

White River Dog Park

Lake Gardens Condominiums

Egg Harbor Café

Geneva Lake Museum

Walmart Supercenter

Petco Shop and Save at Petco

Tristan Crist Magic Theatre

de Sales Church

Great Clips

JOANN Fabric and Crafts

2,000.00 ft

2,718.41 ft

Measure distance

Click on the map to add to your path

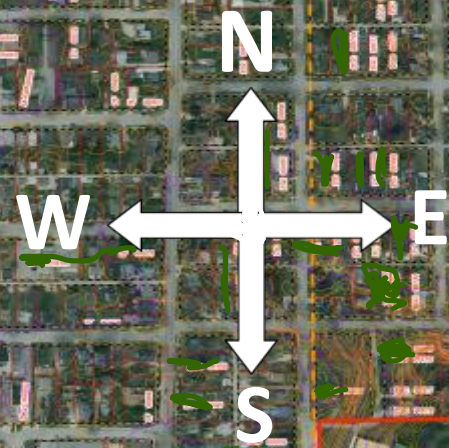
Total area: 385,214.62 ft² (35,787.61 m²)

Total distance: 2,718.41 ft (828.57 m)

Layers

Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 United States Terms Privacy Send Product Feedback 1000 ft

DEVELOPMENT ZONES



Sheridan Springs Rd

Highway 12 Edwards Blvd.

Rt. 50 Main St

Rt. 50 Main St.

City 1 2013

City 2 2013

City 3 2013

City 4 2013

City 5 2013

2

3

4

5

| | | |
|--|---------------|--------|
| Sheridan City - US, Clinton, City Museum, Dunn Park, S Sheridan Springs Road, S Edwards Blvd, Turkey Farm Road ROW | School Dist | 17.02 |
| | Previous City | 3.88 |
| | | 26.07 |
| | | 6.09 |
| | | 14.34 |
| | | 12.42 |
| | | 3.03 |
| | | 188.55 |
| Former Hillmoor | | |

Zone 2 Recommendations

If a kayak launch site is promoted, we strongly recommend that WARNING signs be posted about potential tree obstacles and the long tunnel under Rt.12 that would be encountered.

