



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- [www.cityoflakegeneva.gov](http://www.cityoflakegeneva.gov)

**CITY OF LAKE GENEVA HILLMOOR AD HOC COMMITTEE**  
**THURSDAY, FEBRUARY 1, 2024 - 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 January 18, 2024 Hillmoor Ad Hoc Committee minutes as prepared and distributed
4. Correspondence
5. Introduction of new Parks Superintendent - Samantha Ingo
6. Presentation - Habitat Restoration - Hike, Bike, Ski Trails: Paula P., Betty V.
7. Review of project planning process: Mike K.
8. Discussion of public communications - COW, social media, newspaper, etc.: Fred G.
9. Next Meeting Date & Time: Thursday, February 15, 2024 4:00 pm
- 10. 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 Meeting 1/18/2024

### 1) Attendance:

#### Present:

- Mayor Klein
- Dave Quickel
- Skip Atwell
- Henry Sibbing
- Adam St.Marie
- Cheri Borowiec
- Michael Krajovic
- Fred Gahl
- Betty Volquardsen
- Peggy Schneider
- Paula Porubcan
- Lawrie Weed

#### Excused:

- Celine Lillie
- Karen Yancey
- Deborah Beagle

### 2) Meeting Minutes:

- Clarification: Michael Krajovic inquired concerning how many members we can have on a sub group and wants to clarify if four people could be allowed in a sub research group. YMCA Sub Group Members: Fred Gahl, Michael Krajovic, Peggy Schneider. Request made to inquire of the City Attorney regarding the legality of four of the sub research groups.
- Mayor Klein will check with the City Attorney 1/19/2024

### 3) Approval of Minutes: All in Favor. 4:08pm

### 4) Report From the Friends of Hillmoor

### 5) Presentation/Discussion and Possible Action concerning the proposed Living Amphitheater

- Mayor Klein Presents:
- Amphitheater could have music

- Puppets for kids
- Small Theatrical Performances
- Music Groups
- But would not have it being used all the time.
- Construction: it could be made rather quickly.
  - Engineering - 10k
  - Excavation - 50 k
  - Stonework - 50 k
  - Stage - 100k
- Funding Initiatives
  - Private Donations
  - Crowdfunding
  - Etc.
- The Value:
  - Decades of enjoyment for Lake Geneva
- Integration:
  - Possibly needing a building and maybe adding the Ice Rink/ Curling with a Summer Splash Pad. Maybe a small cafe.
- Questions?
  - Paula: Did you get any information on maintenance?
  - Mayor: The company that did this made the width of the landings
  - Michael K: This price is very low. Likes the idea but until it's engineered we do not know exactly, but the cost will be higher than this.
  - Adam St.Marie: Yes, the cost would be much higher. Electrical alone could be that.
  - Hank Sibbing: This could also be a revenue source.
  - Lawrie: So the building is not in the cost estimate but would need to be part of all of this. It also needs to be handicapped accessible.
  - Mayor Klein: Absolutely handicap accessible. What I would like would be to have a vote to integrate this into the master plan.
  - Paula: Where does this land in terms of the Zones that the ABC group made?
  - Michael: It could be closer to zone 5 but at the edge of zone 3
  - Betty: I have a question about the Master Plan. It seems like a Master Plan would involve more details and cost.
  - Hank: Let's discuss this
  - Peggy: I thought we were going to make the presentations and then make the recommendations.
  - Betty: Could we separate the items here. Separating the ice rink, the building, and the splash pads.
  - Adam: We are just clarifying that we all recommend that we like how it "could" be added to a Master Plan not that it "would" be.

- Hank: Motion is made to approve the amphitheater presentation to be included as part of the preliminary conceptual plan and its planning process.
- Hank: Confirms this is the motion.
- Fred: Seconded
- Further discussion between members continues.
- Peggy: Can I ask one more clarifying question: When the trails were presented it was said that the trails could be moved but then later I heard they can't be moved. Do we know this for certain? I feel like sometimes things are presented some way and then things later develop and contradict and I am hesitant with it.
- Hank: Sometimes we are hesitant to ask questions. Please ask questions.
- Adam: Who decides how many people it should accommodate? We are recommending it?
- Mayor: That will be done by the Master Planner.

Roll Call Vote:

Mayor

Present:

- Mayor Klein : Yes
- Dave Quickel: Yes
- Skip Atwell: Yes
- Henry Sibbing: Yes
- Adam St.Marie: Yes
- Cheri Borowiec: Yes
- Michael Krajovic: Yes
- Fred Gahl: Yes
- Betty Volquardsen: Yes
- Peggy Schneider: Yes
- Paula Porubcan: Yes
- Lawrie Weed: Yes

Motion is Approved. 4:52pm

Michael: Just to clarify that the location was recommended in Zone 3.

Paula: To the ABC group who has presented. Is there anything in particular that you wanted to come back to us with?

Michael: We will get back to you on that.

#### **6) Discussion concerning the most recent letter of intent from the YMCA**

Mayor Klein: The YMCA is presenting their letter of intent again to the City Council

Hank: Do you think the committee ought to reinforce our previous recommendation?

Fred: I was thinking of the brief report Michael and I could give from our Monday morning meeting with them.

Paula: I would like to have a discussion to hear what that research group found?

Mike: Mayor, do you want us to talk now?

Mayor Klein: Well, with our original letter it didn't address the YMCA directly.

Group: Discusses the language of the letter.

Lawrie: Would it be appropriate at the next council meeting, when the YMCA is going to address the council, for this letter to be added to the council meeting.

Motion: Submit the letter to the clerk for the council meeting on Monday.

Michael: Second

All in Favor

Betty: Even recommending we do not sell the Hillmoor property in perpetuity, this doesn't mean it's going to happen. But it took us 14 years to get it.

### **7) Report from the Committee members who attended a meeting with the YMCA**

Michael Krajovic: Reads his statement \*Need to add Michael's letter to these meeting minutes.

Fred: My opinions concur with Michael's. I was surprised, we walked in at 7 in the morning in sub zero weather to work with them. So no one can say we weren't willing to go in and work with them. Essentially, the conclusion was that it was better to make a bad decision than no decision at all. They bought the property on Hwy H with that kind of approach. They referred to the Lake Geneva Comprehensive plan outlines a "deal" to be offered to the YMCA. Hank, can you speak to the comprehensive plan since you were a part of that.

Hank: Refers to packet with pages from the Comprehensive Plan: I found on page 17 the language of the Comprehensive Plan. This is a summary of what Vanderwall and Associates found from their vision workshops in 2019. What is alarming is that the YMCA has their packet that makes it look like the Comprehensive Plan "outlines 'a deal' to be offered to the YMCA". But it doesn't outline a deal. It mentions it as an option amongst other options.

Fred: Mike Kramp, after about two hours said, "I can't see any reason to have any future meetings with you." Which was very frustrating.

Lawrie: But the Y requested this meeting?

Fred: Correct. They want to go full speed ahead.

Michael: I tried explaining even the value of hiding the parking lot so that people on the rest of the property didn't see it, and I'm still in disbelief, because they said they don't see what the need is to meet anymore. It's a disappointing report. Everyone was pretty respectful. It wasn't confrontational.

Lawrie: This might be naive on my part, has there ever been discussion about a lease on this property as opposed to the buy?

Fred: They were very clear they wanted to buy. The average Y is about 4-5 acres but they are asking for 38 acres. Their terms also say they want to have their own zoning and usage.

Michael: The 38 acre comment prompted something else. I told them that if they want a clear decision, I told them I don't speak for the committee, but a 38 acre proposal is a no. I do not feel like that is what the community wants from that property. The argument they are making about the services they provide are not linked to Hillmoor. They offer those services wherever. I'm still willing to work with them but I think the ball is in their court.

Fred: Mike even made some suggestion for how to help them bring down the red flags such as: Don't keep referencing the survey, don't bring up that the City "said" they would offer you a plan, just offer it based on the services.

Peggy: I still would like to move forward with this to see if it is a possibility or not a possibility.

Fred: I don't think you are hearing what we are saying. Bottom line is they don't want to talk to us. Michael was the most optimistic person here on the Y and they didn't want to hear us. But the part you missed was how shocked we were.

Peggy: I am saying this for my own personal satisfaction. I'm not disputing they were not open to discussion.

Fred: I remember Sean Kelly exhorted us to be discriminatory on how we use this value asset.

Hank: Skip, Dave, maybe you guys can go back to the board and ask them to consider being more collaborative with the City.

Dave: I don't think anybody made a good approach. Them or us. I think it is unfortunate that we have such a big disagreement on something of this nature. The Y has done more for this City than any single other organization. Are they coming with the wrong approach? Apparently they are. But we can somehow say, hey Y straighten up. If they came in with the wrong attitude that's their fault. I am surprised they treated it that way. I don't want us to say to hell with this now. I think we should still be open to talking about this. Maybe it will be put to bed in a bad way. I had two people come up to me today and say I can't believe why your committee is fighting the Y.

Peggy: As an outsider, I did not see the first presentation, but I must say that the second presentation the dialogue that took place here made me feel uncomfortable. It did not feel professional or cordial. No wonder the Y left feeling that way.

Michael: Peggy, what's so confusing to me, is that I have tried multiple times to help them understand the synergies here so that it would make it easier for them to get approval.

Hank: I think we were saddled with the responsibility to find out what is best for the Hillmoor property, not what is best for the Y. The Hillmoor would be best for a lot of businesses. I love the Y. The Y needs to come to us and say we think our project is best for Hillmoor.

Peggy: I understand that. I just am saying for me personally I want to make sure that I explore the feasibility of the Y there.

Paula: Does anyone have any insight into the urgency of the Y.

Fred: Yes, the Y makes money from memberships and donations. They stopped fundraising until they know what they are selling. The Hillmoor Property has a lot of sizzle and they want to be able to access the kind of funding that would get naming rights.

Michael: Everything Fred said is valid, but this is true even 90 days from now.

Fred: This is their business decision and I respect that. They want to try to get what they get.

Dave: They have already been approached by a substantial donation of 25 million dollars if they can get to Hillmoor. They need to be a little more honest about that. They should have had a salesman present what they wanted rather than a commodity trader. There are tremendous benefits to having them there for the community.

Betty: What does the Y letter of intent have a confidentiality agreement?

Michael: The fact that it's to a public body, most documents have a confidentiality agreement. But it won't matter since it needs public approval.

Mayor Klein: We should end this.

Adam: Motion to adjourn

Michael: Second

All in favor

## Hillmoor Ad Hoc meeting January 18, 2024

### Agenda item #7 – Report from committee members who attended a meeting with the YMCA.

Mike Krajovic read the following statement to the Ad Hoc committee to give his report regarding the first meeting held at Y on Jan 18<sup>th</sup> at 7 am. between the Y and the Ad Hoc Committee's sub-working group:

"The Y is a very important project and perhaps the largest one our Ad Hoc committee will review. It is so important that I felt I needed to carefully write down my comments to give my account as to what occurred at the meeting.

This is all my personal opinion -

I have been one of the most outspoken Committee members arguing that we should not make quick decisions and should wait to hear all the facts before making a decision about any project on Hillmoor, especially for a project as big as the Y.

And so the Y was advised by City Council to work with our committee and the Mayor appointed members to the committee two of which were requested by the Y themselves – myself and Peggy Schneider.

We had our first meeting at 7am this past Monday at -14 degrees. Peggy, Fred and myself were there. Peggy had to leave early for work. (note: Skip was unable to attend.)

After the meeting, I was and still am very disappointed. Let me tell you why.

First – I understand the Y is frustrated. Over the last 10 months, they gave multiple presentations to City Council and the Ad Hoc Committee involving projects of a variety of sizes. I revisited all of their materials.

I think we are all frustrated. Many people in the community, City council, the Y, etc, feel that we, the Ad Hoc Committee, have been dragging our feet and haven't accomplished anything. We have a tough, often thankless job sorting through different competing interests to consider what is best for the residents of Lake Geneva

We have listened to many presentations, researching and evaluating projects, preparing presentations.

We are all volunteers who have invested countless hours....doing jobs that would normally be done by paid staff or consultants.

Before forming the Y working group, the Mayor asked my opinion on why I felt we needed one.

And I explained, how this large project requires a lot of planning to determine things like best location on the property, location of access roads, where best to run utility lines, etc. The property owner needs to be involved in these decisions.

I speak from experience I worked 25 years in community and economic development working with government bodies and businesses, engineers, architects, and planners in site location. Prior that I worked as a civil engineer for 4 years. I built business parks that addressed issues such as land use, access roads, utility layouts, design standards etc.

So Here's what I told the Y at the beginning of our meeting. (Mike Krajovic then read the following comments.)

See below - **Comments delivered by Mike Krajovic at first YMCA working group meeting held 7am at the Y on Jan 15, 2024**

It became clear by the end of the meeting that the Y wants a quick yes or no answer. They handed out another powerpoint presentation and I guess they felt that is enough data on which to base significant decisions.

Mike then passed around parts of hand out that showed the Summary Page, a map showing a proposed placement for the Y, golf, and amphitheater on the property and two maps showing different configurations and size of a 38 acre site on the property.

(Note: This relates to item #6 on the agenda regarding the recent Letter of Intent sent by the Y to City Council to purchase 38 acres of the Hillmoor property.)

The Y had little or no interest in hearing our concerns or working together to determine what would be best for both the Y and the City.

...concerns such as the potential cost to the City for utilities or access roads, how to orient their project on how best to minimize these cost, investigate possible synergies with other projects, how reduce negative impacts on other potential uses or projects, what would the best site plan to preserve green space, how to best address the concerns about negative impacts to our residents such as noise and traffic.

And they do not want to answer the concerns of residents who still don't understand as to why Hillmoor is better location than the other sites they have considered.

What they are proposing is that the City agree to sell them the property, then they will do all the engineering and negotiate with the City later, bypassing all of these other issues.

Regarding greenspace, Hillmoor now belongs to all the residents of Lake Geneva who fought hard to preserve its green space and we have a responsibility to honor that mandate in every project we consider.

The final thing, the urgency that the Y has to get their project moving, is not our urgency or responsibility, or should override our thoughtful process to properly evaluate a project.

The Y keeps saying that Hillmoor has always been their first choice, but I have not heard anyone ever speak about the Y proposing a purchase of property when it was under private control during my 4 years serving on the Planning Commission.

I also cannot recall the Y as an organization ever taking a public position about preserving Hillmoor from commercial development.

In summary:

It is very disappointing that they seem unwilling to work with our working group over the next few months now that we have a better understanding of the property. I was told by one of their board members that making "no decision is worse than making a bad decision" – which I interpret as saying they don't care if Hillmoor is a bad decision for everyone that could cost many millions of dollars. It's better than not making a decision at all.

Our working group of volunteers were not there on our own time early morning in subzero temperatures to stall or avoid making decisions. We were there to work together with them to find the best decision for everyone, the City, the residents and the Y.

You have heard me say this before, 100 years from now, people are not going to talk about how fast we did something at Hillmoor, but how well we did it.

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After discussion by other committee members, Mike Krajovic reiterated his disappointment and said that it felt like a gut-punch when the Y's CEO said he didn't feel there was a need for additional meetings.

Mike K. also stated that the services the Y provides the community are not site dependent.

**Comments delivered by Mike Krajovic at first YMCA working group meeting held 7am at the Y on Jan 15, 2024**

We do not speak for City Council or the ad hoc committee.

We are resident volunteers interested in working with the city to ultimately determine if it would be beneficial to the city as well as the city if the Y built its new building on the Hillmoor property.

We are not here to negotiate land sales or leases for the city.

I can personally say that there are many different potential uses for the Hillmoor property including simply preserving green space which is probably the most popular use. Therefore, the smaller the site needed by the Y, the less it conflicts with the desire to preserve green space.

I personally am looking to discover what potential synergies could exist that would be beneficial to both the Y and the city and its residents. For example, a new access Rd. for the Y could become a public St. that could be used by residents to access the property for other uses. Strategic placements of utilities could also be of benefit to other future facilities on the property such as restrooms or buildings.

We should help the Y determine the best site alternatives for Hillmoor which will involve analyzing multiple site plan options of which each could include different features, uses or facilities that the Y might want to include in its development. Each option will have its own strengths and weaknesses, its unique benefits and cost.

We're here to assist the Y in developing these possible options and helping to determine their cost and the pros and cons for each option.

If I was a board member of the Y, I would also be doing 4 site evaluations- Hillmoor, Veterans Park, Well Street next to the State Park and building a new building at its existing location to determine what location offers the lowest cost and the best overall attributes for the Y.

We won't be focusing on building standards at this time because they have not yet been developed for the property and/or for any structure.

**From:** [REDACTED]  
**To:** [Lana Kropf](#)  
**Subject:** YMCA wanting to buy part of Hillmoor  
**Date:** Sunday, January 28, 2024 9:57:05 PM

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I had contacted the Mayor and she suggested that I send my comment to this email and as that it be distributed to council and the Ad Hoc Committee for Hillmoor.

I wanted to express that after all the time and money that has been spent to obtain the Hillmoor property, NONE of it should EVER be sold under any circumstances. If part was sold to the YMCA or anyone else, what is to keep that entity from selling the property in 10, 15, 20, 30 years from now? If it can be done legally, some sort of a long term lease, with no end date and/or an end date 20+ years down the road with a stipulation that it can be cancelled by either party with an advance notice of x number of years and again if legal, an increase in rent every x number of years to adjust for inflation.

I also have read about the idea of an amphitheater. That sounds like a promising idea. I would also like to see at least a 9 hole golf course with reasonable rates – maybe reduced rates for residents. I would like to golf, but I can not afford the golf courses in the area and one at Hillmoor would be much easier to get to – I could walk there.

Thank you for reading this message and adding my opinion on selling any part of Hillmoor and the desire for a golf course to your list of ideas to be considered.

Later,  
A resident/home owner in Lake Geneva.

# Hillmoor's Natural Resources

## Resource Enhancement and Preservation Community Access and Enjoyment

Information Gathering Subgroup

Habitat Restoration and Hiking/Biking/Skiing Trails

Paula Porubcan, Betty Volquardsen, Karen Yancey

February 2024

# Purpose/Goals

## Resource Enhancement and Preservation

Understand present condition of Hillmoor's ecological resources (land, water, flora, fauna)

Gather information on restoration and long-term management of natural resources (costs, methods, funding sources)

Make recommendations on types of recreational uses, compatible and appropriate to the ecological conditions present within different areas of the property

## Community Access and Enjoyment

Gather information on trail types and locations (construction methods and materials, costs, funding sources)

Make recommendations on types and locations of trails, and on prioritization of construction sequences, with a focus on compatibility with, and enhancement of, a comprehensive future Hillmoor Master Plan

# Natural Resource Protection and Enhancement

## WHY?

- Storm water retention, flood control
- Healthy water sources (ground and surface water)
- Biodiversity (flora and fauna, terrestrial and aquatic) – robust ecological system
- Non-native plant species generally do not provide quality habitat for native insects, birds, mammals, fish, etc.
- Maintain/enhance environmental corridors connecting to other local habitat areas
- Physical and mental health of individuals and communities
- Quality of Life, increased property values, increased tourism

# Considerations and Methods

- Restore Land and Ecology to WHAT time period? (“pre-settlement” ca. 1800; 100 years ago; 1,000 years ago)
- Consideration of climate change, and planning for the future
- Focus on Biodiversity of Native Species, and Focus on Healthy Water and Land.
- Achieved in variety of ways. Especially in urban environments - Combination of “native/natural/wild” and “managed/manicured”
- Common issues/problems: invasive species, pollutants

# Common Methods

## Brush Mowing

## Hand Cutting/Removal

## Controlled Burns



# Common Methods

## Spot Herbicide Application



## Tree Girdling

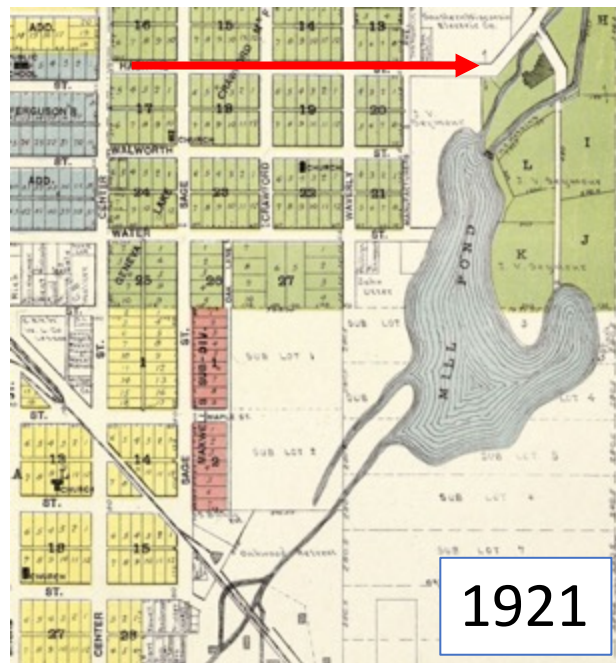
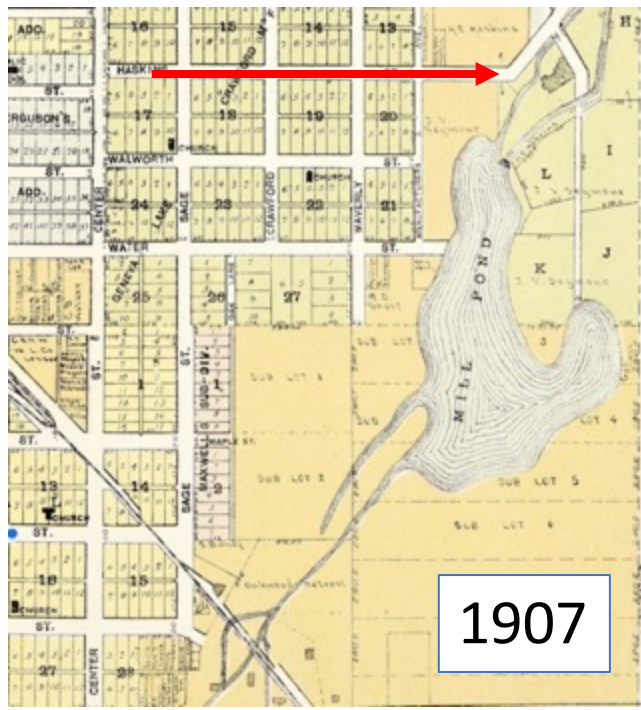
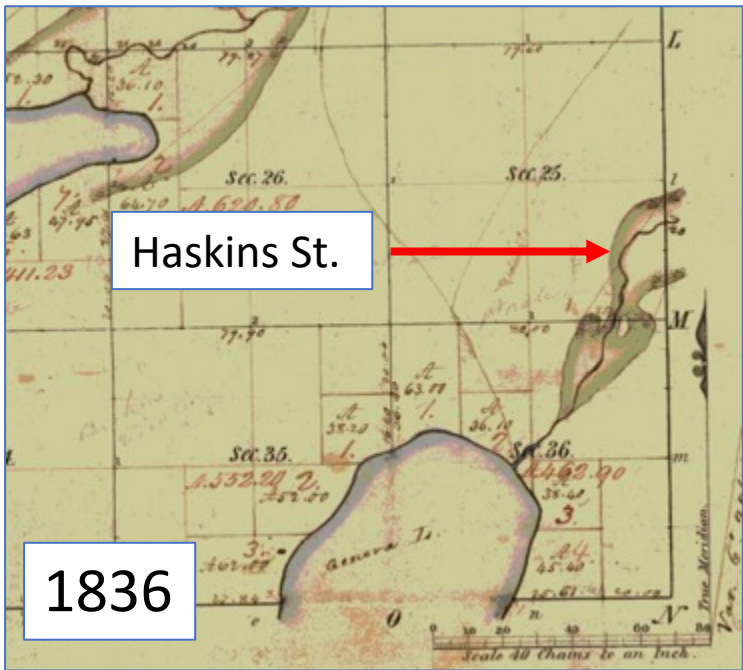


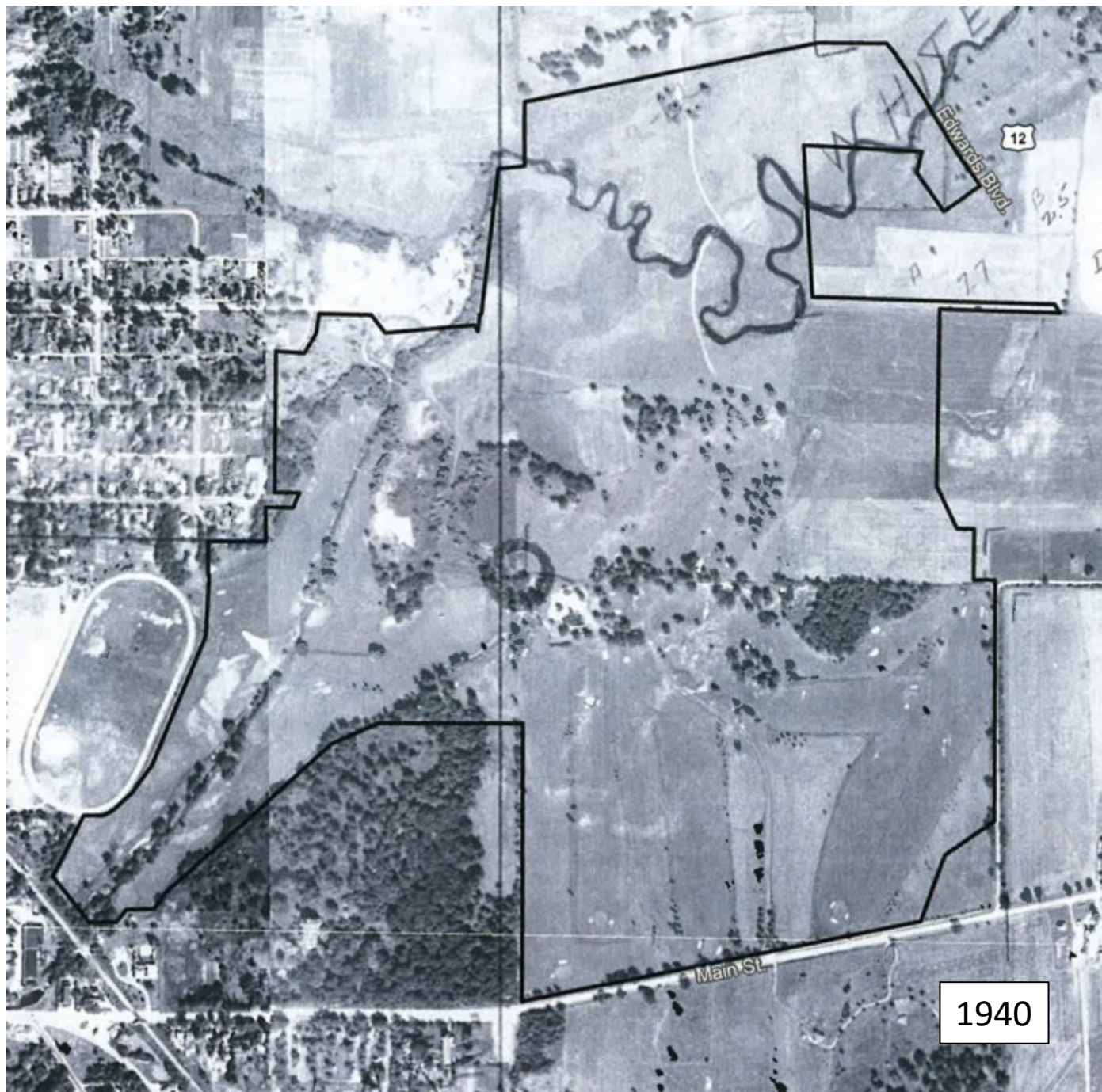
## Replanting and Reseeding



# Understanding Current Conditions at Hillmoor A Deeper Dive



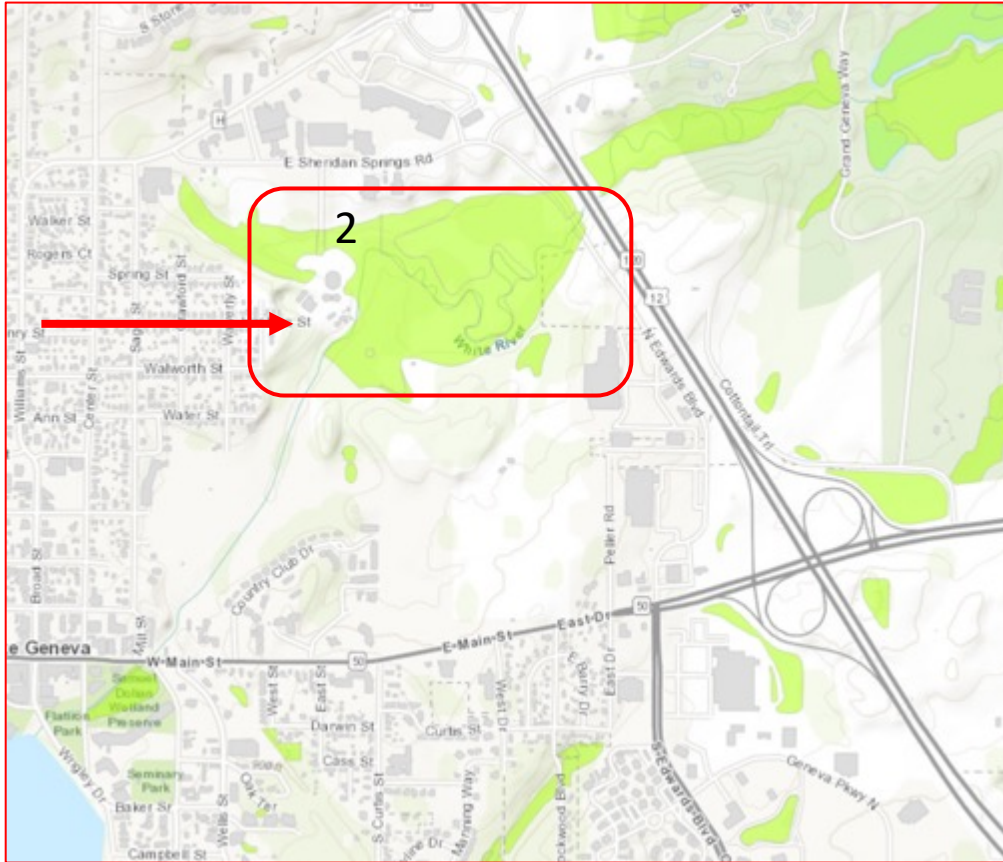




1940 aerial photograph

- Farm fields in portions of Zones 2 and 3
- North-South road across Wetland in Zone 2 (with bridge?)
- Minimal forested areas
- Golf course fairways, sand pits, clubhouse, roads present in portions of Zones 1, 3, 4, 5
- Farmstead at north end Zone 2

# Southeast Wisconsin Regional Planning Commission (SEWRPC)



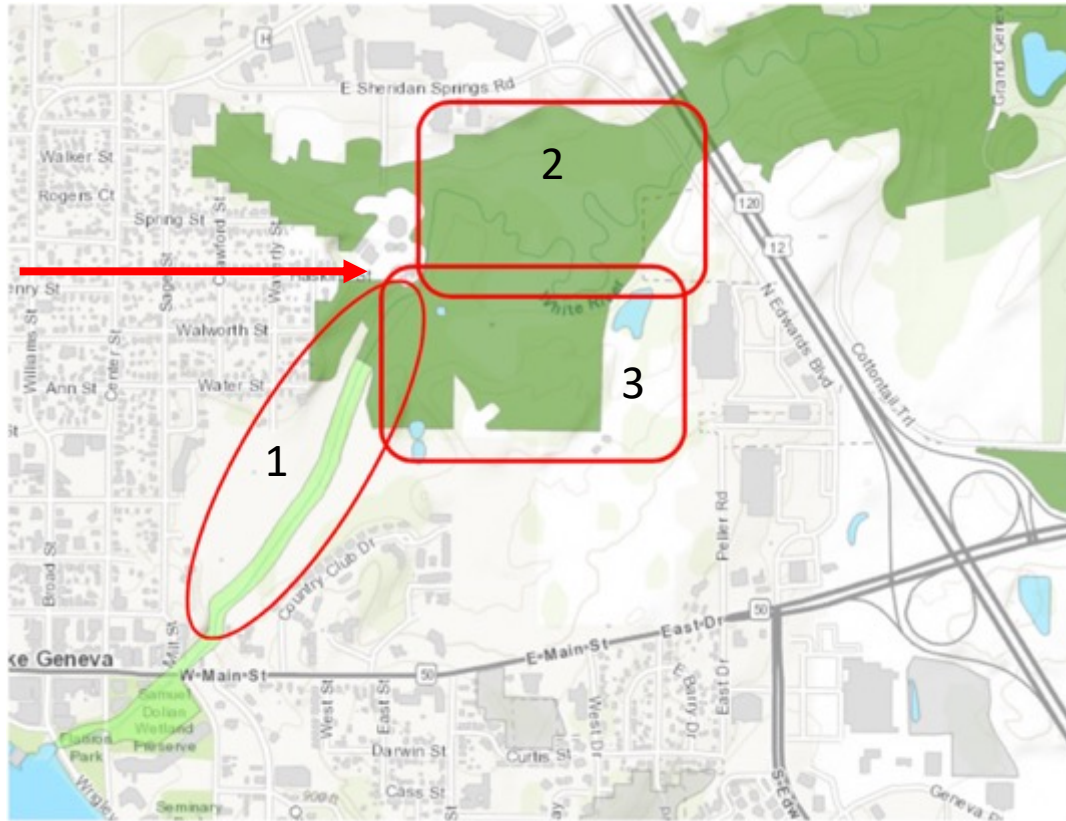
Haskins St.

ABC Group:  
Zone 2



Midwest Prairie:  
Units 1 and 2

# Southeast Wisconsin Regional Planning Commission (SEWRPC)



EnvironmentalCorridors\_2015

EnvironmentalCorridors\_2015

Description

- Primary environmental corridor
- Surface water inside PEC
- Secondary environmental corridor
- Surface water inside SEC
- Isolated natural resource area
- Surface water inside INRA
- Surface water from SEWRPC land use inventory



Haskins St.



- SEWRPC recommends that the floodplain and wetland portions of these areas “...not be filled and be kept free from future urban development of any kind.”
- SEWRPC recommends that the upland portions of these areas “...be preserved and protected, ensuring that the lands are not developed for urban purposes except for residential use at a density no greater than one unit per five acres.”
- Per 1990 SEWRPC study: Zone 2 contains a State Threatened Species (Longear Sunfish), and a Species of Concern (Least Darter).
- Primary vs. Secondary Environmental Corridors refers to size not quality.



**Longear Sunfish**  
**(WI Threatened Species)**

Reaches ~ 9 inches long



**Least Darter**  
**(Species of Concern)**

Reaches ~ 1.5 inches long

## New SEWRPC evaluation of Aquatic and Terrestrial Resources!! Free!!

1. City has requested a new Environmental Survey (last one done 30 years ago)
2. Zach Kron (Senior Biologist) will inventory primarily terrestrial plants, but also aquatic plants to some degree. He will record areas of invasive species, and areas of habitat that may carry potential for native and/or important aquatic or terrestrial non-plant species.
3. Given his observations, he will make recommendations on land management practices, and on whether additional studies might be warranted. For example, if there is an area with potential prime bat habitat, an actual study of this would require additional equipment and staff time; understanding insect populations would take extra staff time and equipment; detailed inventories of aquatic species takes extra sorts of equipment and various permits; etc.
4. Sometimes SEWRPC can find ways to pay for these additional studies, in whole or in part. But wait and see what his assessment is.
5. He will visit the property 3 times: Spring, Summer, Fall. He will spend 1-2 days on the property during each of these seasonal visits.
6. He will give Interim Reports to the City and to the Conservancy following each visit.
7. In Fall 2024, he will produce a report with an inventory, assessment, and recommendations. He will give this report to the Conservancy and to the City.

## Example of a Management Plan

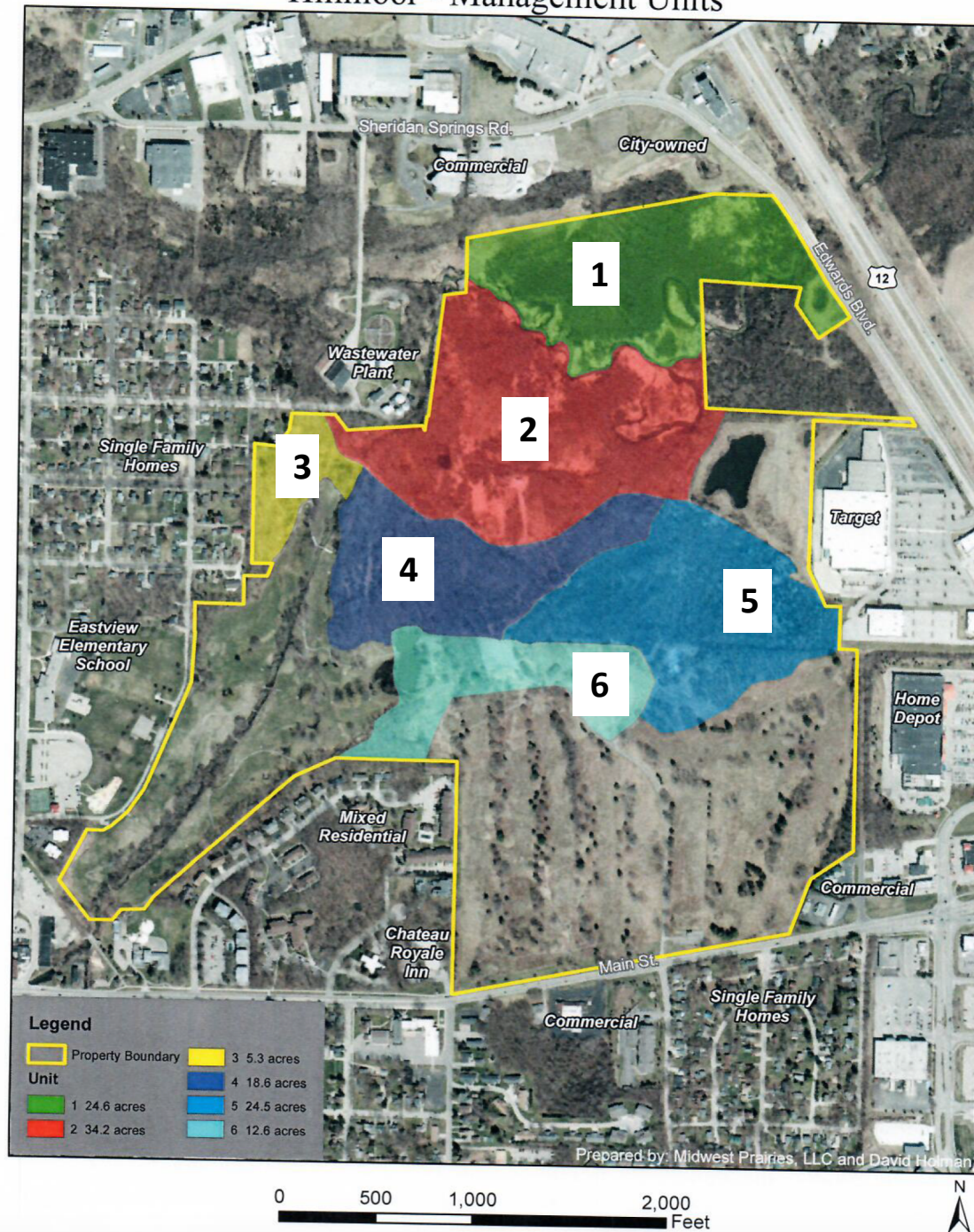
Geneva Lakes Conservancy  
contracted w/

Midwest Prairies, LLC

*Ecological Management Plan*  
for the “back 100 acres” of Hillmoor

**6 Management Zones**  
(does not include ABC’s zones 1, 4, 5)

- Presettlement conditions
- Historic land uses
- Current conditions (including invasive species)
- Restoration recommendations (short term, long term, costs, methods, timing/scheduling)



# Lake Geneva Conservancy/ Midwest Prairies Plan: Summary

## Pre-settlement (pre ca. 1800)

- Mosaic of Prairie, Savanna (scattered Oak and Hickory trees and open meadows), Wetland habitats
- Wetlands covered with sedges, grasses, reeds, some shrubs and trees
- Extremely diverse and productive landscape

## Historic Land Uses

- Zone 1 used as Mill Pond ca. 1850-1930
- Zone 2 possibly drier and seasonally accessible by road
- Farmstead complexes and roads throughout
- 1924 Golf Course built in Zones 1, 4, 5
- Early 1930s, White River straightened
- Ca. 1937, outside of golf course, largely cultivated fields and pastures, minimal woodland



# Lake Geneva Conservancy/ Midwest Prairies Plan: Summary

## Current Conditions

### Unit 1: Floodplain and Degraded Riparian Wetland north of the White River

- Contains invasive European Black Alder, Phragmites, Buckthorn, Reed Canary Grass, and Honeysuckle
- Possibly some Native Cattail present
- Some high quality native vegetation present (Tussock Sedge, Blue Joint Grass, Blue Iris)
- Area occasionally floods

### Unit 2: Degraded Riparian Wetland south of the White River

- Contains invasive European Black Alder, Phragmites, Buckthorn, Reed Canary Grass, and Honeysuckle
- Possibly some Native Cattail present
- Some high quality native vegetation present (Tussock Sedge, Blue Joint Grass, Blue Iris, Shrub Willow)
- Area occasionally floods
- Dead and down Green Ash trees



# Lake Geneva Conservancy/ Midwest Prairies Plan: Summary

## Current Conditions

### Unit 3: Highly Degraded Woods

- Areas of invasive Black Locust
- Patches of native tree species
- Steep slopes

### Unit 4: Primarily Remnant Savanna/Prairie Complex, with small areas of Highly Degraded Woods on eastern edge

- Areas of invasive Black Locust
- Significant previous historic disturbance in far western portion
- Native mature Oaks and Hickory, and native ground cover present in some areas
- (Relatively recently) reforested former farmland in other areas, with less desirable trees such as dead and dying Green Ash and Cherry.
- Prior to the golf course this area likely in open meadow or prairie



# Lake Geneva Conservancy/ Midwest Prairies Plan: Summary

## Current Conditions

### Unit 5: Remnant Savanna/Prairie Complex, Degraded Open Oak Woods, and Reforested Former Agricultural Fields

- Native mature Oaks and Hickory, and native ground cover present in some areas
- (Relatively recently) reforested former farmland in other areas, with less desirable trees such as dead and dying Green Ash and Cherry.
- The Degraded Open Oak Woods is in “fairly good shape”
- Some invasive Black Locust, Honeysuckle, Buckthorn, but not overwhelming

### Unit 6: Remnant Savanna/Prairie Complex

- A few native mature Oaks and Hickory are present
- (Relatively recently) reforested former farmland in other areas, with less desirable trees such as dead and dying Green Ash and Cherry.
- The Degraded Open Oak Woods is in “fairly good shape”
- Also contains parking lot, roadway, and former clubhouse footprint



# Lake Geneva Conservancy/ Midwest Prairies Plan: Summary

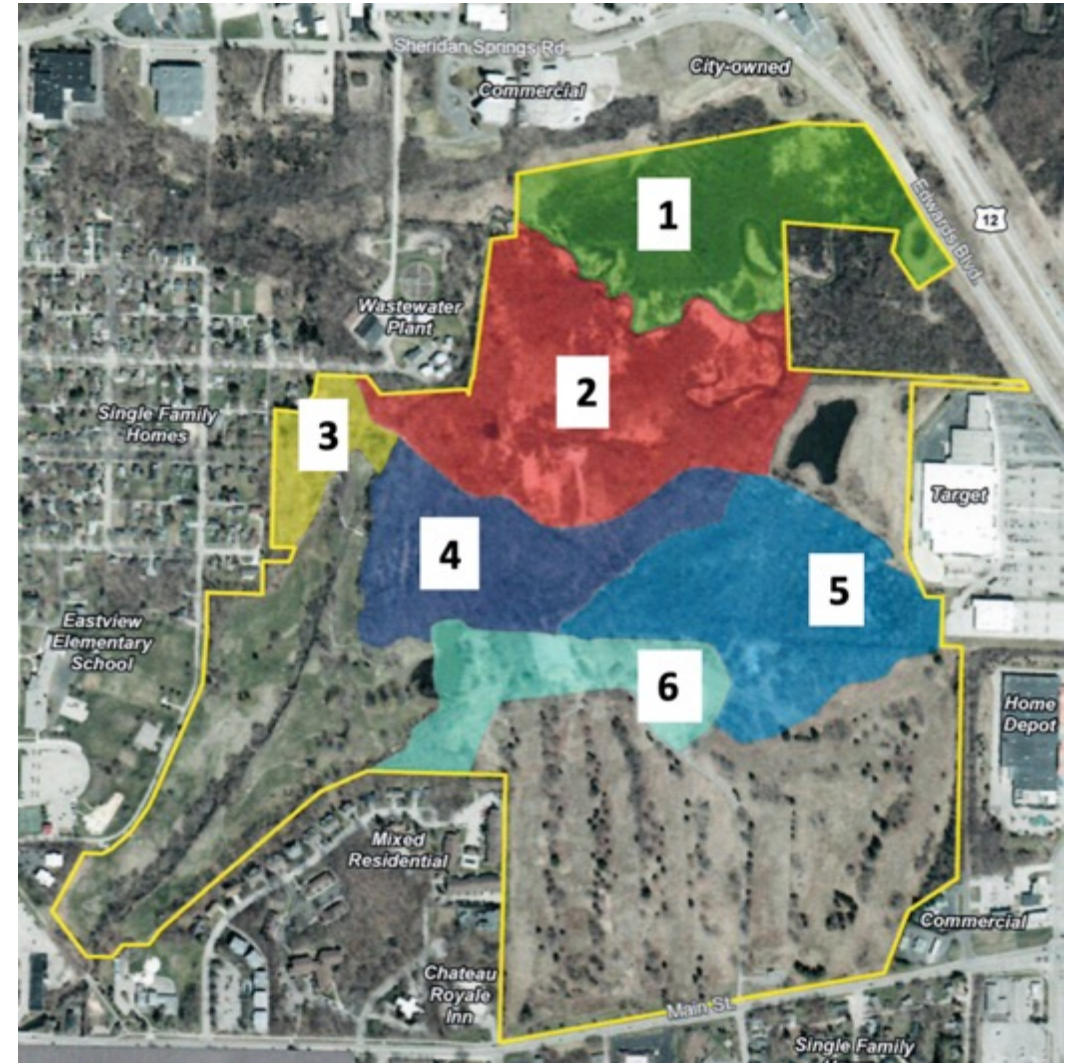
## 4-5 Year Plan

- Restore ecological diversity
- Removal of (majority of) invasive species
- Plus ongoing long-term maintenance/management

## How?

- Controlled burns
- Forestry mowing, hand cutting/shearing
- Spot and limited area herbicide application
- Tree girdling
- Tree thinning
- Replant/re-seed native prairie and aquatic grasses, wildflowers, shrubs, and trees where appropriate

## How Much?



# 4-Year Schedule, Prioritization, and Estimated Budget

(Midwest Prairies, 2023)

- Not necessary to start work in all management units the same year, but if needed...
- Highest Priority: Management Units 4 and 5 (ABC Zone 3), followed by Management Units 1 and 2 (ABC Zone 2)



YEAR ONE						
Units	1	2	3	4	5	6
Forestry Mowing	9,500	5,000		15,000	19,000	2,000
Tree Shear/Hand Cut	14,000	4,000		35,000	22,000	6,000
Herbicide Re-sprouts	4,500	2,500		6,500	7,000	2,000
Prescribed Burn	3,000	2,000				
Herbicide Reed Canary	2,500	2,000				
Herbicide Phragmites	1,000	1,000				
Herbicide Weeds				3,500	4,500	4,000
Girdle Black Locust			3,000			
Total By Unit	34,500	16,500	3,000	60,000	52,500	14,000
Contingency (20%)	36,100					
Yearly Total	216,600					

YEAR TWO						
Units	1	2	3	4	5	6
Herbicide Re-sprouts	2,000	900		2,200	2,500	800
Herbicide Reed Canary	1,000	700				
Herbicide Weeds				1,500	2,000	800
Seed Natives	15,000	8,000		10,000	12,000	1,500
Cut and Remove Black Locust			7,000			
Herbicide Phragmites	500	500				
Total By Unit	18,500	10,100	7,000	13,700	16,500	3,100
Contingency (20%)	13,780					
Yearly Total	82,680					

YEAR THREE						
Units	1	2	3	4	5	6
Mow Seeded Areas				7,000	7,000	2,500
Herbicide Re-sprouts	1,000	600		1,000	1,000	500
Herbicide Reed Canary	1,000	700				
Herbicide Weeds				1,000	1,000	1,000
Seed Natives			4,000			
Herbicide Phragmites	500	500				
Plant Native Trees/Shrubs	5,000	5,000	10,000	10,000	10,000	5,000
Water/Maintain Plants	2,000	1,000	8,000	4,000	4,000	4,000
Total by Unit	7,500	6,800	14,000	19,000	19,000	9,000
Contingency (20%)	15,060					
Yearly Total	90,360					

YEAR FOUR						
Units	1	2	3	4	5	6
Mow Seeded Areas			2,500			
General Herbicide Maintenance	2,000	2,000	800	2,000	2,000	800
Water/Maintain Plans	1,000	500	2,000	2,000	2,000	1,000
Prescribed Burn	4,000	4,000		4,000	4,000	2,000
Total By Unit	7,000	6,500	2,800	8,000	8,000	3,800
Contingency (20%)	7,220					
Yearly Total	43,320					

# 4-Year Schedule, Prioritization, and Estimated Budget

(Midwest Prairies, 2023)

**Estimated 4-Year Total: \$432,900**

*plus*

ESTIMATED ONGOING MAINTENANCE BUDGET PER  
YEAR FOR ENTIRE SITE

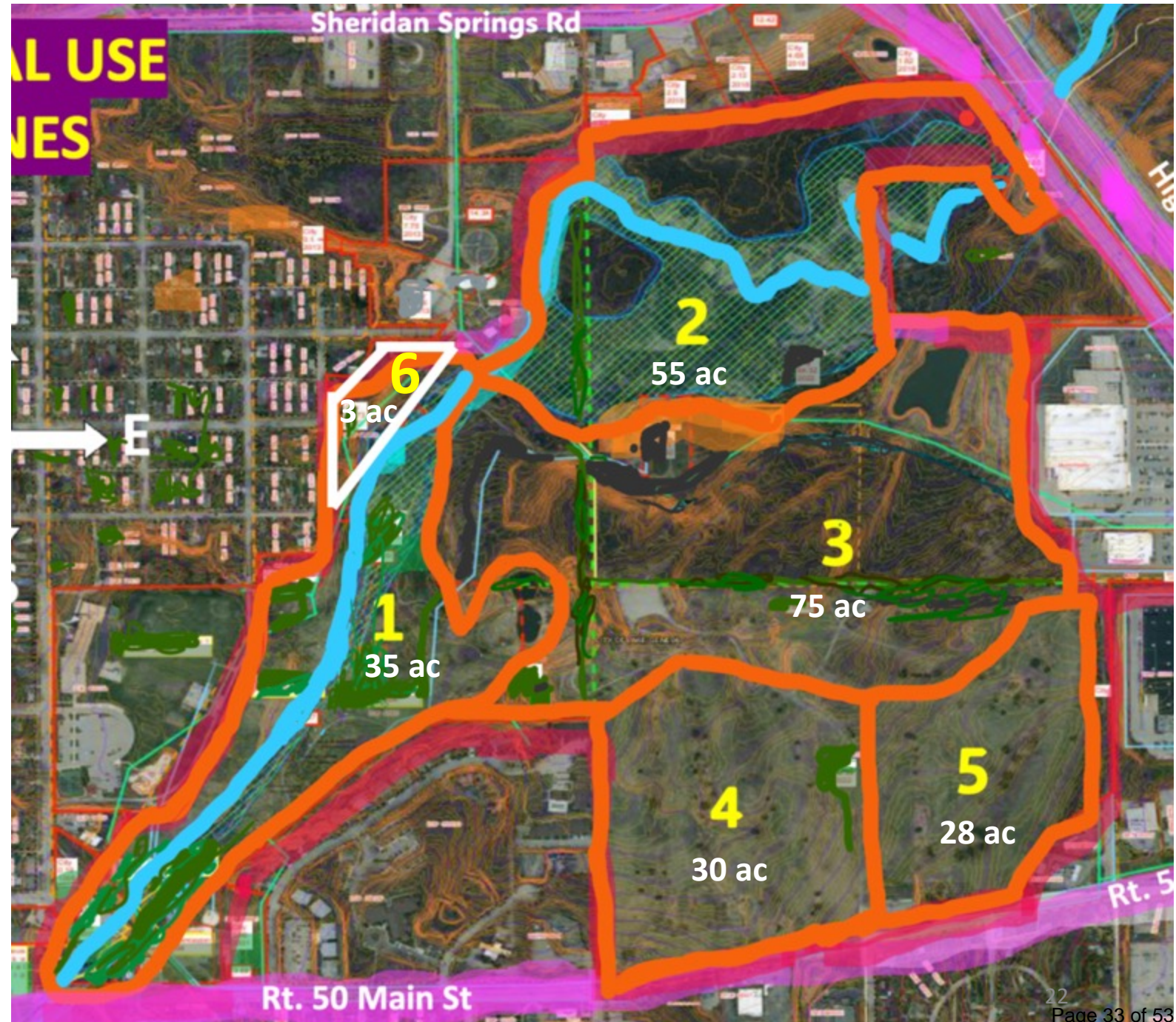
Herbicide Invasives	5,000
Prescribed Burning	5,000
Other	5,000

Ongoing maintenance estimate only includes natural resources work and does not include things such as trail maintenance or cleaning up downed wood.

# DNR Surface Water Grants (Lakes, Rivers, Wetlands)

Pre Application due: Sept 15; Final Application due: Nov 15

Grant Type/Focus	Grant/City Match	Grant Limit	Project Examples
Education	67/33	\$5,000	Public education and materials; Staff/volunteer training
Planning	67/33	\$10,000	Data collection; Ecological assessments; Design work
Comprehensive Management Plan	67/33	\$25,000	
Restoration	75/25 Rivers 100/0. Wetlands	\$25,000 Rivers \$10,000. Wetlands	Pervious pavement; Rain Gardens; Vegetation planting; Urban pollutant and run-off control; Streambank protection; Habitat Structures
Management Plan Implementation	75/25	\$50,000 Rivers \$200,000 Wetlands	Non-point source pollution control; Habitat Restoration
Aquatic Invasive Species Control	75/25	\$50,000 - \$150,000	



Using what we know about the land:

## Suggested Revised Natural Use Zones

\*approx. acreage

# Land Use Recommendations

Only buildable acreage: 58 acres in Zones 4, 5; and 5-10 acres in SW Zone 3

	Compatible Uses	Uses NOT Compatible
<b>Zone 1</b> Lies within SEWRPC Environmental Corridor	Dog Park, Disc Golf, Walking/Biking; Trails and Bridges; Picnic Shelters, X-Country Skiing, Fishing, Kayaking, Playground, Formal Gardens, Natural Wildflower or Prairie Plantings; Trail Access to Downtown.	Parking Lot, Bathroom Facility, Substantial Structures, Roads; Activities that result in sediment and/or pollutant run-ff into the White River.
<b>Zone 2</b> Lies within SEWRPC Environmental Corridor	Walking, Birding; Limited number of mowed trails, boardwalks, and/or bridges; Kayaking; Trail Access to North and Parking along Sheridan Springs Road; Trail Access to Haskins Street; Raised Viewing Platform.	Parking Lot, Bathroom Facility, Structures, Roads, Picnic Shelters, Paved Trails; Activities that result in sediment and/or pollutant run-off into the White River or Wetland.
<b>Zone 3</b> Lies within SEWRPC Environmental Corridor	Walking, Birding; Trails; Picnic Shelter; Small Playground; X-Country Skiing; **In southeast corner: Small Structures such as Amphitheater, Bathrooms, Concessions, Parking Lot; **Along southern boundary: Formal or manicured Botanical Gardens.	Substantial Structures, Roadways, or Parking Lots. Activities that require, or result in, significant ground disturbance or landform erosion.
<b>Zone 4</b> 30 acres	Walking, Biking, X-Country Skiing; Trails; Roadways; Small Structures such as Amphitheater, Bathrooms, Concessions, Parking Lot; Playground; 9-hole Golf Course ( <b>very minimal water and herbicide use required</b> ); Formal Gardens, Native Prairie Plantings, Community Gardens, Arboretum; Picnic Shelters; **Larger Structures placed near east boundary of zone.	Activities that result in sediment or pollutant run-off into the White River, or pollutant seepage into ground water.
<b>Zone 5</b> 28 acres	Walking, Biking, X-Country Skiing; Trails; Roadways; Amphitheater, Bathrooms, Concessions, Parking Lot; Playground; 9-hole Golf Course ( <b>very minimal water and herbicide use</b> ); Formal Gardens, Native Prairie Plantings, Community Gardens, Arboretum; Picnic Shelters; Larger Structures such as YMCA, municipal pool, nature center, visitor center, community center.	Activities that result in sediment or pollutant run-off into the White River, or pollutant seepage into ground water.
<b>Zone 6</b> Lies within SEWRPC Environmental Corridor	Trail connection to trail system from Haskins Street; Native plantings; small picnic shelter.	Activities that result in sediment or pollutant run-off into White River. Parking lots, Bathroom Facilities, Substantial Structures, Roads; Formal Gardens, Community Gardens.

# Resource Enhancement and Preservation

Understand present condition of Hillmoor's ecological resources (land, water, flora, fauna)

Gather information on restoration and long-term management of natural resources (costs, methods, funding sources)

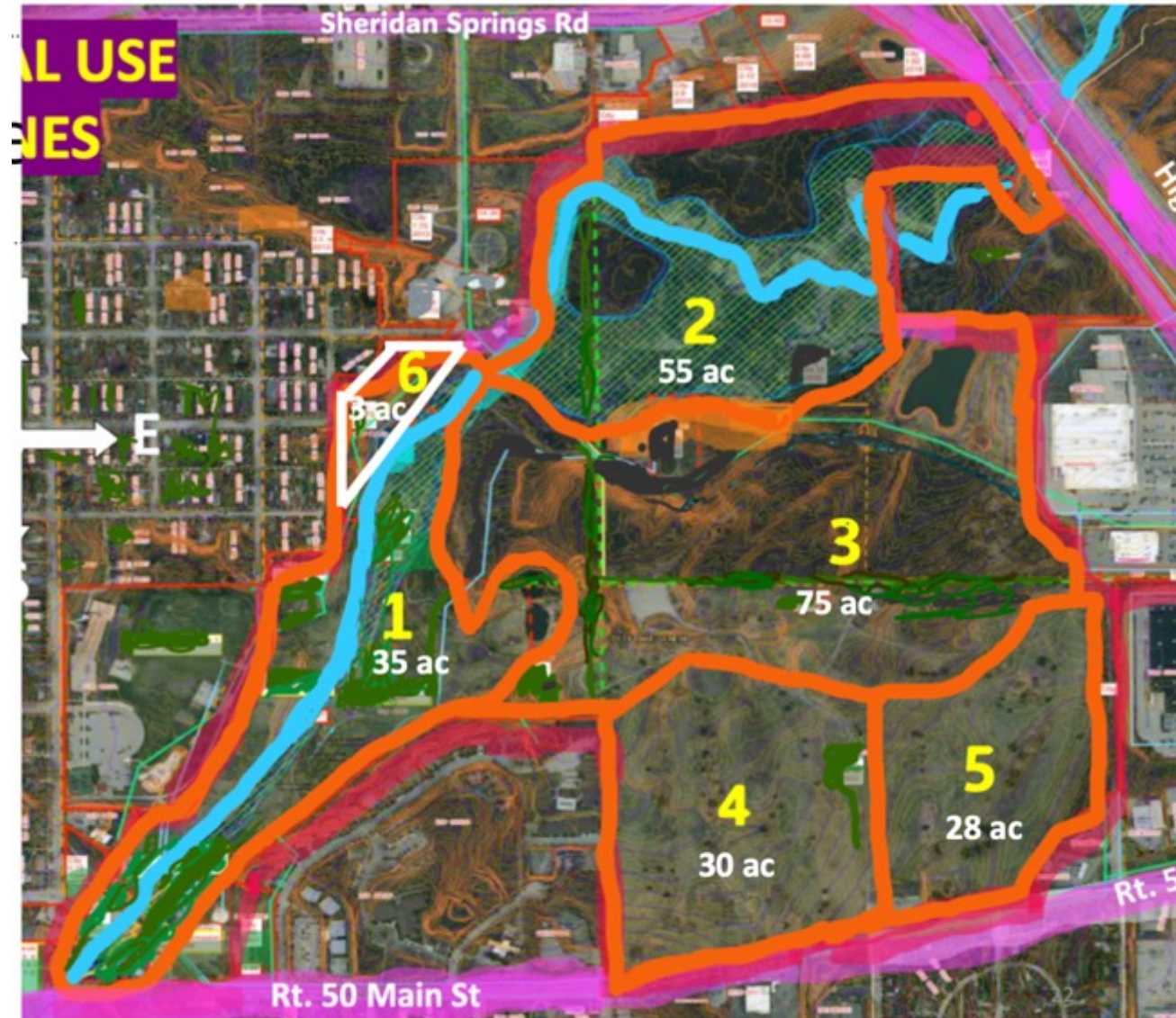
Make recommendations on types of recreational uses, compatible and appropriate to the ecological conditions present within different areas of the property

## Additional Recommendations and Tasks Yet to Do

1. Receive updated inventory of aquatic and terrestrial resources through SEWRPC.
2. Submit Surface Water Quality Grant application through DNR. Grants cover education, ecological assessments, planning, implementation, and invasive aquatic species prevention.
3. Explore additional funding sources for restoration work (donations, State and Federal grants).
4. Seek additional comparable resource management plans from other organizations (e.g., Hey & Associates).
5. Ask the City's new Parks Director to join our Hillmoor AdHoc Committee – share information, become partners in this project.
6. Budget appropriate spending amounts for natural resource restoration and management, hire qualified in-house city staff and/or outside vendor to complete restoration work (with assistance from volunteer individuals and organizations). Coordinate with Public Works Department. Hire a part-time grant writer to be utilized by all City Departments.

# Suggested Motions

- Adopt “ABC’s” Natural Land Use Zones, now amended to include 6 Zones, as part of the Preliminary Conceptual Plan.
- Share the Natural Land Use Zone information with the City Council (map and appropriate uses).



# Community Access and Enjoyment

Gather information on trail types and locations (construction methods and materials, costs, funding sources)

Make recommendations on types and locations of trails, and on prioritization of construction sequences, with a focus on compatibility with, and enhancement of, a comprehensive future Hillmoor Master Plan

**Most important thing consistently requested by Lake Geneva residents:**

## Trails throughout Hillmoor

- Access to, and enjoyment of, the Greenspace
- Exercise/Recreation

## Trails and Bridges Must Be:

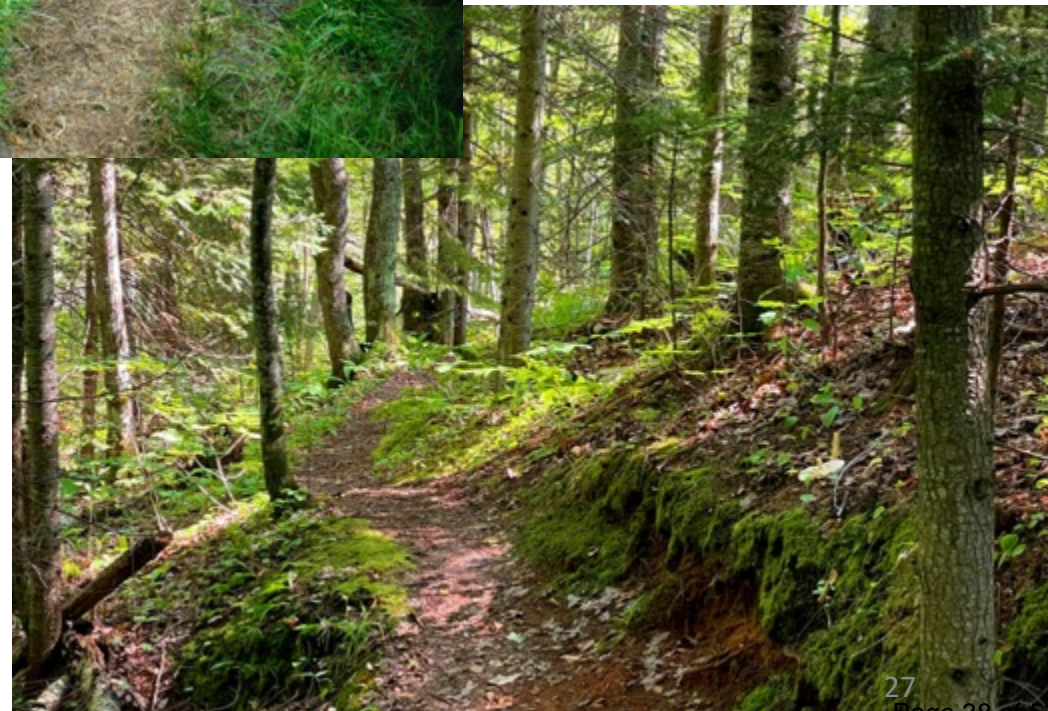
1. Constructed with Quality Methods and Materials
2. Portions accessible to all residents
3. Portions can accommodate emergency vehicles
4. Cost Effective/Affordable
5. Sustainable (long term maintenance)
6. Complimentary to, and Integrated with, other facilities/uses on the property
7. Beautiful

This Applies to the City's New Bridge to be Constructed in Zone 1.

**Mowed  
Grass**



**Dirt Trail**



**Crushed  
Limestone**



**Asphalt  
Trails**





**Wood Chips**

**Boardwalks**



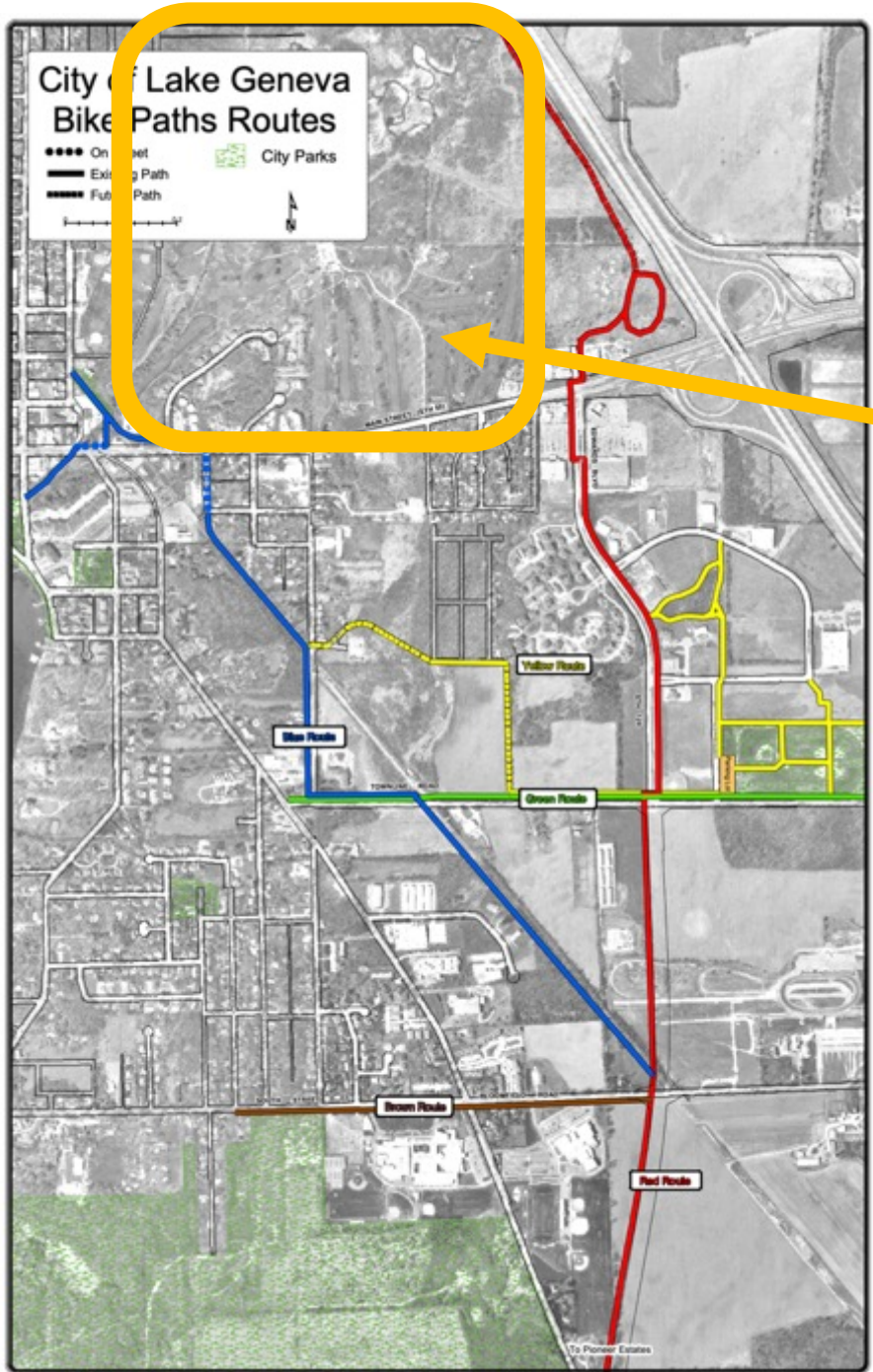


**Permeable Pavement  
(Asphalt)**

**For State and Federal Grants: Required:**  
**At least 20% (but preferably much more) of constructed features meet ADA standards (parking, bathrooms, signage, trails, benches, viewing areas, picnic facilities)**

- Consideration of slope, width, surfacing
- 36 inches wide
- 5x5 foot passing areas every 1000 feet
- less than 5% slope
- for total trail system: no more than 30% of system steeper than 8.3%
- firm and stable surfaces (crushed stone, asphalt, permeable pavements)
- Where ramp grade greater than 8.3%, handrails required.





# Bike Paths

General Location of Hillmoor Property

## New Bike Paths in Hillmoor ?

- Appropriate Surfaces:
- Crushed Limestone
  - Paved
  - Permeable Pavements

Generally Required Width (Shared Use Path):  
10 ft.

# Cross-Country Ski Trails Un-Groomed vs. Groomed

Can use hiking trails already present  
Can go “off-trail” across whole property  
No labor or machinery needed for maintenance



Begin with well-prepared surfaces (no rocks, stumps, etc.)

Labor and machinery required for frequent grooming



# Trail Costs

	Cost Per Linear Foot	Cost Per Mile	Cost Considerations	Maintenance Costs	ADA Compliant
Mowed Grass					No
Dirt and/or Gravel	\$1 - \$10	\$5,280 - \$52,800	Depends on Terrain and Surface Preparation Needed	Very low; can be done by volunteers	No
Wood Chips	\$3 - \$15	\$15,840 - \$79,200	Depends on Quality of wood	Replace material every 2 years; can be done by volunteers	No
Crushed Limestone 5 ft. wide	\$5 - \$20	\$26,400 - \$105,600	Depends on Quality of Stone, Surface Preparation Needed	\$600/year, per mile; refresh surface every 1-2 years	Yes
Asphalt (repaired)	\$15 - \$30	\$15,840 - \$158,400	Depends on Thickness and Surface Preparation Needed	Minimal maintenance; lasts 7-15 years	Yes
Asphalt (new) 8 ft. wide	\$53	\$280,000		Minimal maintenance; lasts 25 years	Yes
Boardwalk (5 ft wide)	\$210 Synthetic \$250 Timber	1.2 million Synthetic 1.3 million Timber	Depends on Materials Used, and Types of Support Structures Needed	Expensive to maintain. Depends on type of wood, type of polymer	Yes
Permeable Pavement (asphalt) (5 ft wide)	\$25	\$132,000		Minimal maintenance; lasts 25 years	Yes

# Bridges

- ATV Emergency ATV Accessible (load weight, 5 Ft. clearance height over navigable waterway)
- ADA Compliance (same as Trails, but also: 8 ft. wide; handrails on approach ramps over 8.3% grade; non-skid surfaces)
- “elevated” curved style of bridge also serves as viewing platform/overlook
- Cost: 70K – 96K



# Knowles Nelson Stewardship Program Grants

- all 3 administered by WI DNR
- all 3 use same application, due May 1
- all 3 require compliance with State and/or Federal regulations (ADA, environmental permits, etc.)

	Grant Type/ Focus	Grant/City Match	Grant Limit	Project Examples
<b>Local Unit of Government (LUG)</b>	State  Passive Recreation	50/50	\$249K/\$249K (250K cap on State funds) Or more with State Legislative approval (14-day review time; DNR prepares package and walks project through the process)	Trails and Bridges; Support facilities like trailhead parking lots, signage, restrooms, lighting, benches, trash cans; Project consultants (typically 20% of total cost) for <u>Design, Engineering, Construction, Project Management</u> – but can save money here if City uses its own staff for any part of consultant services.
<b>Land and Water Conservation Fund (LWCF)</b>	Federal  Active Recreation	50/50	No \$ cap	Trails, overlooks, observation decks; Boat launches and docks; Picnic shelters and tables; Camping tent and trailer sites; Swimming facilities such as beaches, pools, guard towers, bathhouses, swimming and wading pools; Fishing piers; Slopes and trails for sledding, skiing; Playgrounds, bike paths, playing fields, tennis courts; Utility and sanitation systems; Bathrooms; Parking lots; Interpretive facilities with nature focus; Beautification such as landscaping, restoration of polluted or littered areas; Multi-purpose shelter buildings that support outdoor recreation; Lighting for recreation areas and safety lighting; Project consultants (typically 20% of total cost) for <u>Design, Engineering, Construction, Project Management</u> – but can save money here if City uses its own staff for any part of consultant services.
<b>Recreational Trails Program (RTP)</b>	Federal	80/20	\$100K cap	Rural trails – primarily N and W Wisconsin

**Our Mission: Per City Council Direction to the Ad Hoc Committee on January 8, 2024**

- **City Council will wait until April 1, 2024 meeting to approve submitting the Knowles Nelson Grant Application**
- **City Council is expecting the Ad Hoc Committee to review application, make any changes, and then make recommendation to the City Council to approve (or not) submittal of grant**
- **Conservancy Board will also need to approve any changes made before going back to City Council**
- **Grant application due: May 1**
- **\$241,500 Grant/\$242,500 City Match (\$485,000)**

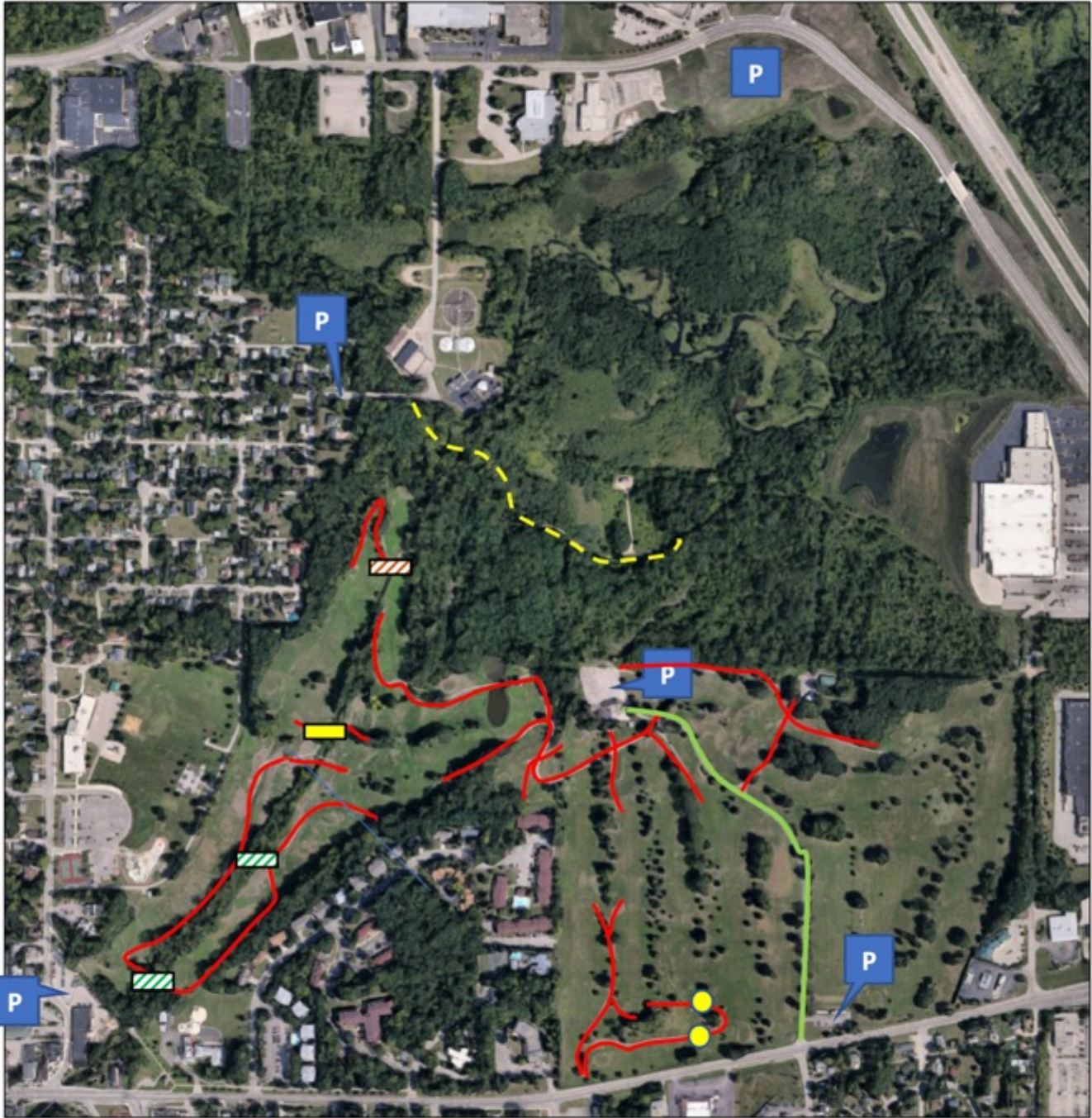
**Accept Conservancy's Revised Plan OR Make Additional Changes:**








Trail locations and/or types of trails

Bridge locations and/or number

Use Portion of grant for other things – Design and Engineering; Support facilities (parking, bathroom, benches, etc.)

# Existing Conditions/Opportunities

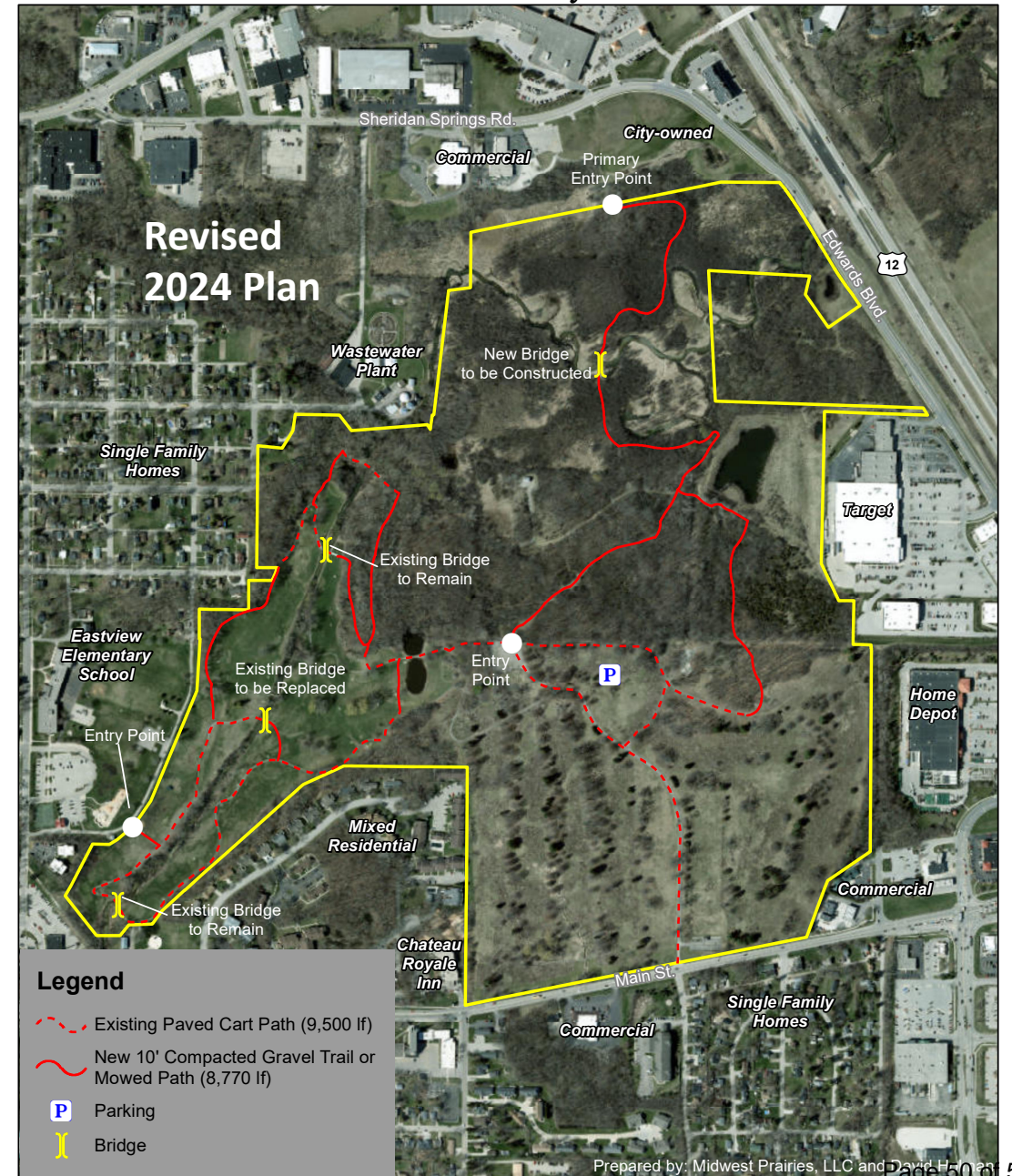


-  Existing Bridge: Good Shape, ADA compliant
-  Bridge to Be Replaced by City
-  Cement Foot Bridge, Needs Repair, not ADA compliant
-  Wooden Foot Bridge, Needs Repair, not ADA compliant
-  Existing Paved Cart Path, ADA compliant
-  Entrance Road off Hwy 50, ADA compliant
-  Gravel Access Road to Pumphouse

# Geneva Lakes Conservancy's Knowles-Nelson Grant

## Hillmoor Preliminary Trail Plan








## Hillmoor Preliminary Trail Plan



# Ideas to Consider

1. Trail Connection/Access from Main Street to Hillmoor Park, along west side of Utility Commission property
2. OR would trail connection/access be better via existing Rail Trail Path (that goes over White River), thence from parking lot across from City Hall?
3. Use existing gravel road to pump house and/or existing mowed path of buried utility corridor
4. Add trails in Zones 4 and 5 – repairing some of the existing cart paths and connecting with crushed stone
5. Improve Trailhead/parking at Sheridan Springs
6. Hire Landscape Designer/Engineer
7. Connections to existing Bike Paths?
8. Benches, picnic shelters, bathrooms, lighting, gardens, etc. could be added using another grant, after Master Plan is developed
9. ...and many more...

## Possible Option 2

-  Existing Bridge: Good Shape, ADA compliant
-  Bridge to Be Replaced by City
-  Cement Foot Bridge, Needs Repair, not ADA compliant
-  Proposed New Knowles-Nelson Grant Bridge, ADA compliant
-  Existing Paved Cart Path, ADA compliant
-  Proposed Crushed Limestone Path Connections, ADA compliant
-  Cleared and Mowed Wetland Path

Budget	Linear Ft	Cost	Comments
Resurfaced Paved Cart Paths	8,000	\$30K	
New Crushed Limestone Paths and Connections	4,200	\$170K	
Cleared/Mowed Wetland Path	1,800	\$20K	
Wetland Bridge		\$96K	
Signs (4)		\$10K	
Landscape Designer/Project Manager		\$90K	18% of Project Budget
Remainder. ??		~ \$70K	Another bridge, additional trails, benches, parking lot improvement, lighting, trash cans
<b>TOTAL</b>		<b>\$485K</b>	<b>87% ADA Compliant</b>

