

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

