



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- www.cityoflakegeneva.gov

CITY OF LAKE GENEVA AMENDED HILLMOOR AD HOC COMMITTEE
THURSDAY, FEBRUARY 29, 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 Porubcan, Lawrie Weed, Betty Volquardsen, and Peggy Schneider

AGENDA

1. Call to Order
2. Roll Call
3. Approval of the minutes from February 15, 2024
4. Report from the Friends of Hillmoor
5. Status of the opening of the Hillmoor property temporary trails
6. Status of the Archaeology Grant: Paula Porubcan
7. **Update on the Knowles-Nelson Grant: Paula Porubcan**
8. Presentation/Possible action from the ABC Too sub group regarding playgrounds, etc
9. Next Meeting: Thursday, March 14, 2024-University of Wisconsin program presentation
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 Committee Minutes

February 15, 2024

1. Call to order at 4:05pm

2. Attendance:

Present:

Mayor Klein
Dave Quickel
Skip Atwell
Henry Sibbing
Cherie Borowiec
Michael Krajovic
Fred Gahl
Paula Porubcan
Lawrie Weed
Betty Volquarsteden
Peggy Schneider

Excused:

Adam St. Marie
Celine Lillie
Karen Yancey

Absent:

Deborah Beagle

3. Approval of Minutes

-Motion to approve minutes by Cherie Borowiec
-2nd by Henry Sibbing
-Minutes approved

-Mayor Klein reported that DPW is mowing along the existing cart paths.
-She also stated that the city needs to get signs with the Park Rules and maps before Hillmoor will be open to the public.

4. Report form Friends of Hillmoor

-No report

5. Presentation- Dog Park by Paula Porubcan

-[See attached Presentation](#)

-Dog Park created in 2008-2009 (per Todd Krause)

-Paula added that the Dog Park is in a good spot, but it could be moved to a different spot within Hillmoor

6. Presentation- Disc Golf Course by Paula Porubcan

-[See attached Presentation](#)

-Disc Golf Course built in 2013

-Mike K asked if all the bridges needed to be replaced for disc golf

-The city is replacing one of the bridges

-Motion to Include Dog Park and Disc Golf in Preliminary Conceptual Plan by Betty

-2nd by Cherie

-Motion approved; all in favor, none opposed

7. Knowles- Nelson grant update by Paula Porubcan

-No update

8. Presentation- Organic Golf Park by Hank Sibbing and Fred Gahl

-Hank's introduction- see attached document

-[See attached Presentation: Hillmoor Past, Present and Future](#)

-Fred's introduction included his background with Chicago Board of Options

-[See attached Presentation: Hillmoor Community Park](#)

-Dave asked about location of Club House and Pro Shop

-Fred shared information about Kemper Golf and Lauderdale Lakes and distributed answer to 12 questions, see Hillmoor Organic Golf-Park

-Motion to include Organic Golf Park in Preliminary Conceptual Plan by Hank

-2nd by Fred

-Paula shared she had concerns about the cost and environmental impact, but when Fred shared his conversations with UW partnership (no pesticides, minimal water usage), she was supportive

-Cherie expressed her appreciation of the presentation

-Dave questioned \$5 million bond

-Discussion about public/private partnerships

-? Kemper \$15,000 for a plan

- Mayor Klein states if we put this in the conceptual plan, it allows us to pursue Kemper for a plan

-Mike stated we should get 3rd party numbers; if a golf course could generate \$600,000 in revenue, people would be knocking at our door; Lake Geneva is not a golf desert; City of Rockford's golf course needs to be subsidized for capital expenses

-Discussion about cost of equipment, storage sheds, club house

- It was stated we need expertise to get actual numbers

- Fred stated Visit Lake Geneva will promote the course

-Mike shared that he spoke with Chris White, the new golf pro at Delbrook who said the revenue didn't include capital repairs and maintenance

-We should get public input/ another survey

-Hank states vision statement for what is possible to go on Hillmoor, then City Council can decide if feasibility studies are needed

-Hank: call the discussion/vote

Mayor Klein- yes
Dave Quickel- yes
Skip Atwell- yes
Henry Sibbing- yes
Cherie Borowiec- yes
Michael Krajovic- yes
Fred Gahl- yes
Paula Porubcan- yes
Lawrie Weed- absent
Betty Volquarsteden- yes
Peggy Schneider- yes

-Roll call vote

Mayor Klein- yes
Dave Quickel- yes
Skip Atwell- yes
Henry Sibbing- yes
Cherie Borowiec- yes
Michael Krajovic- no
Fred Gahl- yes
Paula Porubcan- yes
Lawrie Weed- absent
Betty Volquarsteden- yes
Peggy Schneider- yes

9. Next Meeting: Thursday, February 29, 2024 at 4:00pm
10. - Motion to adjourn meeting
- 2nd

A. B. C Too G R O U P

AKA: Adam Betty and Cheri Too Group

Betty Volquardsen - Cheri Borowiec - Adam St.Marie

Hillmoor Vision Statement:

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

Review of the Five Major Objectives

Objective 1: Natural Preservation - Create a sustainable place of timeless beauty designed in harmony with the natural environment which supports diverse plant and animal life

Objective 2: Outdoor Recreation - Create a magical place immersed in Nature where children, families and friends come to laugh, learn, explore, recreate, and have fun in harmony with the natural world.

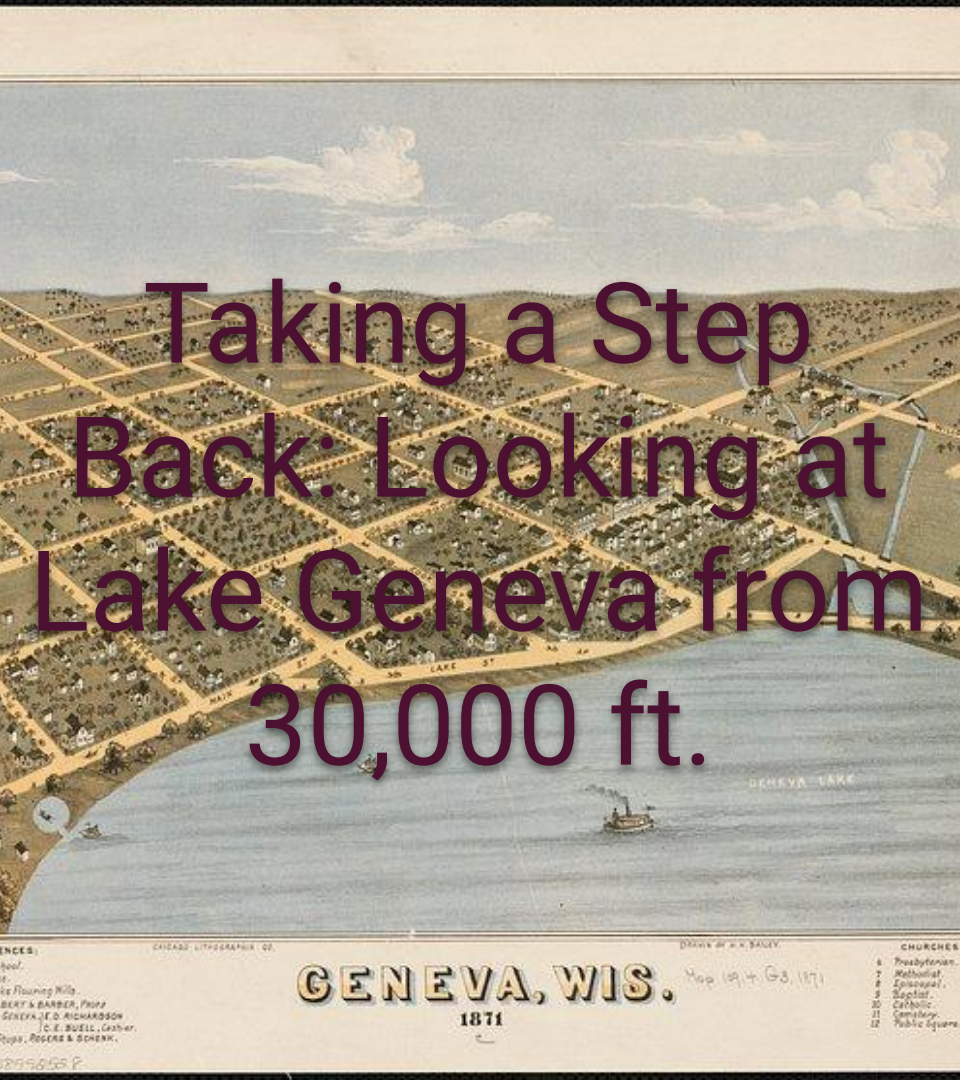
Objective 3: Sense of Community - Create a community gathering place where we and our guests go to talk, listen, appreciate, relax, and rejuvenate.

Objective 4: Connectivity to the City - As a welcoming place for all people, Hillmoor will be designed to beautifully blend in with our City, the Lake, the River, and our adjoining Parks. It will also be designed to be easily accessible by foot, bike, and car, and by the disabled

Objective 5: High Quality Structures - As an inspirational place, any structures approved for the site will be designed to blend in with the rest of the property and built using high-quality landscaping, building, environmental, and sustainability standards, that will aesthetically enhance the “small town charm” of our nationally recognized City.

A.B.C Too Beliefs

- We believe in whimsy, joy, diversity and access to all
- The Hillmoor property should be predominantly designed for the benefit of the residents who will bear the financial burden of that property.
- This is public land for public use, the purpose is not to make money, the purpose is to provide services and recreation for the residents.
- We wholeheartedly agree with our AdHoc's core beliefs that everything we present and do on Hillmoor should be in harmony with the environment.



Taking a Step Back: Looking at Lake Geneva from 30,000 ft.

The City of Lake Geneva, like all cities, has various needs that arise. Some of these needs, when unmet, become detrimental to our community over time.

We believe that anything we do at Hillmoor necessitates asking ourselves as a community “How can the money we spend on the Hillmoor property meet the needs of the community?”

WE ARE NOT GENIES

Having yet to obtain mastery in magic, we understand that what we plan to do at Hillmoor will not solve the city's problems in and of itself. But we believe that Hillmoor and all those advocating for it understand the significance of this asset for the city. It is our deeply held belief that what we do there will affect the city for the next 100 years.



"If I had an hour to solve a problem, I would spend 55 minutes thinking about the problem and 5 minutes thinking about solutions." - Albert Einstein

City of Lake Geneva

THE SHORTCOMINGS WE ARE AWARE OF

Demographics

Housing - Rentals - Short Term Rentals

Schools

Current Condition of City Parks

DEMOGRAPHICS

20.7% of the population is under 18 years of age (2022 census.gov)

57.7% of the population is between the ages 19 to 65 years of age (2022 census.gov)

21.6% of the population is over 65 years of age (2022 census.gov)

Change in Wisconsin Population, by Age, 2010-2021

Age	2010	2021	Change (2010-2021)	Avg. Ann. Growth Rate
Under 5 years	355,052	315,264	-39,788	-1.07%
5-17 years	981,156	959,341	-21,815	-0.20%
18-24 years	554,544	544,964	-9,580	-0.16%
25-34 years	717,027	737,899	20,872	0.26%
35-44 years	724,623	747,903	23,280	0.29%
45-54 years	873,392	702,240	-171,152	-1.96%
55-64 years	705,743	834,050	128,307	1.53%
65-74 years	401,693	647,116	245,423	4.43%
75 years or better	377,817	407,131	29,314	0.68%
Total	5,691,047	5,895,908	204,861	0.32%

Source: US Census Bureau, 1-year American Community Survey

STR and Housing Issues

- Short Term Rentals are reducing available affordable housing for young families, driving up costs and rent prices, leaving apartments and condos as the most prevalent options which do not have as much outdoor natural space available for its inhabitants.
- Short Term Rentals are driving people out of existing neighborhoods into towns around us.
- Results are declining school populations and changing demographics.

ALERT TOP STORY

Enrollment in Lake Geneva schools expected to steadily decrease during the next 10 years

Dennis Hines Aug 12, 2023

“Both districts were reported as over the next 10 years as seeing a decline in enrollment,” Wilson said. “A lot of that is younger groups of people living in Walworth County and the districts is declining.”

Wilson said he feels another issue that is affecting school enrollment is the lack of affordable housing in the area for younger families.

“So I think part of it is the birthrates are slowing down, and I think part of it is the lack of housing opportunities for younger families,” Wilson said. “Young families don’t appear to be moving to the district. We have a large growth rate, but the growth and the builds are specifically around non-school-aged individuals and families.”

Wilson said the decrease in enrollment will affect the amount of revenue and funding that will be available for the school districts during the next several years.

“Both districts over the next 10 years are expected to see a decline in enrollment which will, bottom line, affect school funding and school finance,” Wilson said. “So over the next course of years, there will be less funding available for both Lake Geneva school districts, Joint No. 1 and Badger.”

Lake Geneva Business Improvement District concerned with decreased enrollment

Spyro Condos, president of the Lake Geneva Business Improvement District, said, during the Aug. 2 Business Improvement District Board meeting, that he also is concerned with the school districts’ decreasing enrollments.

Condos said he currently is working on initiatives with the superintendent to help students become more involved with the Business Improvement District.

“We need these students in our business district. We need them more than ever,” Condos said. “School enrollment has declined so much to a dangerous level.”

Condos said he also feels part of the reason for the decrease in enrollment is because of the lack of affordable housing and the increase of short-term rental properties in Lake Geneva.

Lake Geneva Parks Story

About 30 years ago people were coming to Lake Geneva to bring their kids from Genoa City and other towns to Lake Geneva Parks.

Families now travel to Fontana to use their “Little Foot Playground”

Lake Geneva Parks

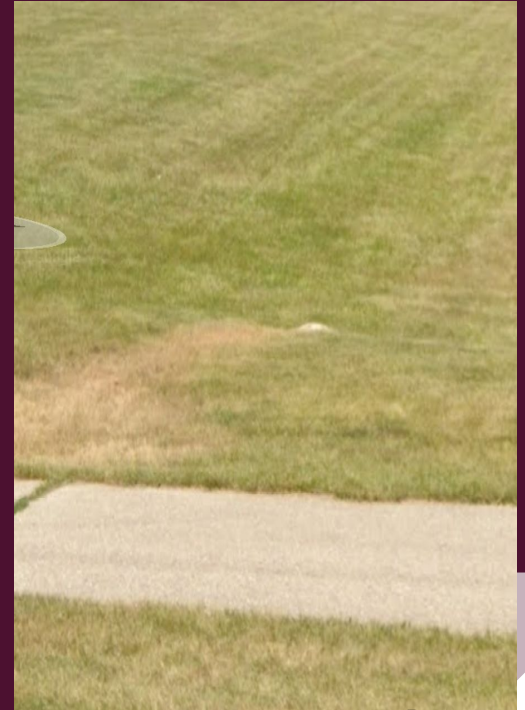
Veterans Park Playground 2020



Veterans Park Playground 2022



Veterans Park Playground 2024



Lake Geneva Parks Continued

Rushwood Park



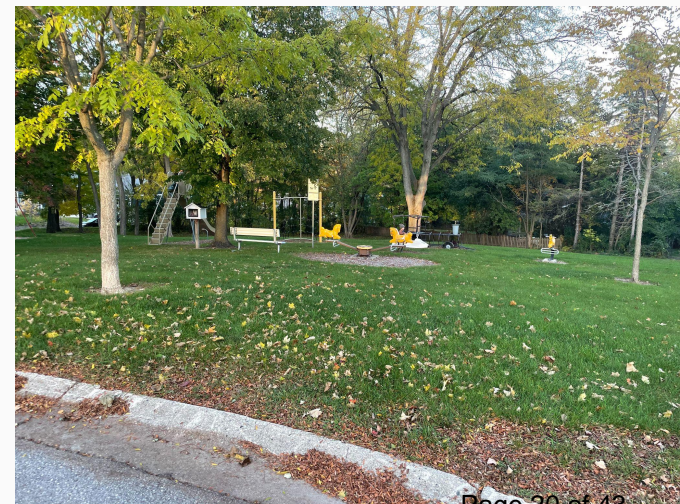
Seminary Park



Central Dennison Playground



Miller Ct. Playground



Lake Geneva City Parks

1. There has been little noticeable maintenance on park equipment or parks for the last 20 years, other than mowing by public works.
2. It is our understanding that new impact fees only apply to new parks.
3. It is our understanding that the Park Board, which has been given too little money for too long, does not get any money for maintenance or improvements, their funds go primarily to Public Works for mowing the lawns.

Our recommendations for Hillmoor cannot be separate from our understanding of Lake Geneva's future needs. Lake Geneva needs Hillmoor to be designed for all ages, especially young children, to attract young families to take up residence in the City.

Hillmoor will be our "Central Park".

General Park Recommendations

- City parks should be adequately funded by a line item in the budget every year.
- We recommend Hillmoor have its own commission, at least initially.
- Give our new Park Director autonomy , rather than have the position supervised by Public Works. It requires attention to much more than mowing and trash removal
- Create welcoming spaces for our residents and families who pay taxes here, either directly or through rent. If visitors enjoy it, and we believe they will, that's an added benefit, not the primary purpose

Our Specific Assignment for Hillmoor

Our group was tasked with developing recommendations for:

Visitor Center

Community Center

Playgrounds

Picnic areas

Restrooms

VISITOR CENTER

This is a rather vague concept. It could be a building or a room, a kiosk, a desk in another facility.

We do not recommend a separate building at this time. We believe if there is a Visitor Center at Hillmoor it should be a small part of whatever larger structure is considered.

Community Center

Again, this is a vague concept that requires definition by more community input.

Our suggestion for now is to inquire if the Lake Geneva library would like to establish a branch at Hillmoor.

The Library could provide:

- Community Meeting Rooms
- Nature and General Programming for all ages
- Visitor Information Center Space
- Easy access to parking in the summer

Hillmoor would provide the Library:

- Space for parking and more meeting rooms, both of which they need.
- A satellite location

Community Center Continued

Some initial conversations took place to see if the Inspired Coffee shop would consider having a location on the Hillmoor property. They said they were open to the conversation.

We feel that if there was a visitor or community center that the Inspired Coffee shop and Inspiration Ministries is a great way to communicate our city values to those entering the park and the city.



Playgrounds

Given the nature of our discussions about trails and how much land is available that's not in a floodplain, we recommend a deconstructed playground:

Various pieces of equipment such as swings and slides and adult fitness bars etc, can be placed along trails to draw children and families into the property without taking up much space.

We want play equipment to be inclusive for all ages and abilities, from toddlers to seniors;

Inclusivity is even more important now that NSN will be built in Delavan.

Possible Vendors

We contacted various playground equipment companies but settled on the following as the best options:

Gerber Leisure (LSI) based in MN, rep in Wisconsin near Milwaukee

Burke (Lee Recreationn) based in Cambridge, WI , near Madison

Gametime, based in AL but rep in Brookfield, WI

All have equipment and ideas to suit any budget.

We recommend Gerber because of the high quality customer service and quick response time we received while gathering information.

Both Gerber and Burke suggested that we could reduce costs and increase community engagement by having community volunteers install equipment under the supervision of trained staff. Gerber offers free preliminary designs with costs for equipment, surfaces, and installation to fit our budget and needs.

Gerber (LSI) playground equipment

2023 Playsystem Specifications
Evos®, Weevos®, PlayBooster® and PlayShaper®

We can have an organic design palette



Landscape Integrated Parkettes





Slides in Hills

We can do slides like this tucked into the hills. We understand that these slides will need to be reviewed by planners and engineering for safety.

Creative Lounge Areas



TWO PERSON FUN!!!

These are some ideas of play equipment, however we would like the design to blend into the landscape. Innovative, creative, inclusive and fun.

Play equipment for adults, children and for those of all abilities.

AirVenture Glider

[IMAGES](#)[VIDEO TOUR](#)[DOWNLOADS](#)

Key Features:

- Ages: 5-12
- Approximate List Price*: \$6,564
- ASTM Use Zone: 33' x 27'
- Capacity: 4
- Fall Height: 90"

We're taking adventure to the air with the AirVenture® Glider! Soaring through the air, wind on your face, feet planted firmly, whole body working to glide back and forth. Exhilarating and adventurous, this is the ride to have on your playground! Inclusive play is encouraged as children will need to work together to get and keep the glider moving! While gliding, they will be working their upper and lower bodies and their core developing strength and balance. Where fun and

Single Bay Konnection Swing

[IMAGES](#)[VIDEO TOUR](#)[DOWNLOADS](#)

Key Features:

- Approximate List Price*: \$4,574
- ASTM Use Zone: 28' x 20'
- Capacity: 2
- Fall Height: 96"
- Seat(s): Included

Create connections that move you with Burke's newest innovation, the Konnection® Swing, an incredible experience that promotes intergenerational play, engagement and interaction when adults and children swing together. Children can also enjoy swinging together and older children can engage with younger children while advancing skills such as cooperation, teamwork and developing their proprioceptive systems. A welcoming, clean form characterizes the Konnection Swing and ease of use is inherent in the construction right down to the details in the sliding

Inclusive Fitness Equipment Along Trails



Surfacing options

Wood chips/engineered wood
Rubber mulch
PIP-poured in place rubber

Each has advantages and disadvantages
Some are required for certain equipment
We can use a combination

ARP FUNDING FOR YOUR COMMUNITY'S PARKS AND RECREATION SPACES



Using the ARP (American Rescue Plan) and CARES (Coronavirus Aid, Relief, and Economic Security Act) funding for your park, commercial playground, outdoor fitness space or recreation area is a great way to help your community move, engage and grow together through play! Active communities do better with lower rates of obesity and heart disease and higher home values and graduation rates. Adding additional play, fitness and musical exploration spaces in your community brings equity and fun for everyone while helping support better mental and physical health outcomes.

How can you use this funding for your park's playground, recreation and fitness equipment right now?

- Investing in a multigenerational space where people of all ages can play, relax, engage and keep their bodies and minds moving!
- Bringing a new twist to getting kids and adults much-needed time exercising and combating obesity.
- Designing a sensory playspace where children of all abilities can learn music, play games and socialize.
- Creating an inclusive commercial playground that brings equity to play and allows children of all abilities a place to find the best of themselves through play.

Picnic Tables, Benches, and Shelters

Wood Look Concrete Benches



Shelter Options



Liveshade Barrel Vault

LV20QU-P5-25-90-30



Ironworks Gable Shelter



Four Column Monoslope Shelter

MP8-9TM-P3-25-90-30



Shelter Systems Inc



Craftsman Square Shelter

CQ25TA-P6-20-90-150



Craftsman Square Shelter with Multi-Rib Roof Panels

GREEN RESTROOMS

No sewer, water, electricity needed
Go anywhere

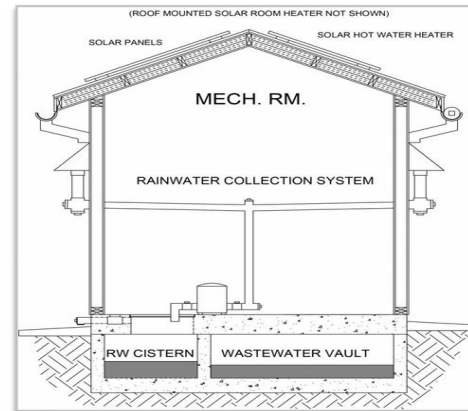
Cost: Green Flush Restrooms Vs. Traditional Models

While investing in a conventional flush bathroom is a good decision, the installation of the required utilities may put the project out of reach or over budget. By dramatically reducing the amount of sewage produced and the amount of water and power needed, our customers have the option of not connecting to sewage, water, or power systems. This means that septic permits, service fees, and monthly utility billings are eliminated and the project's capital cost is significantly reduced.



Earth-friendly waste disposal – sewage is hauled to a waste disposal facility, and we have safeguards so that waste never spills on-site. Septic systems by contrast can overflow and contaminate the environment. Ours never will.

As is the case with all flush toilets, our models keep sewage odors out of the inside and outside environments, keeping the natural setting smelling the way it is supposed to.



The inside of green restrooms. Modern. Clean. Variable sizes.



Budgeting

Determining the number of restrooms and the size of those restrooms will have the biggest impact on your budget. For example, if you can't afford two medium-size restrooms, you could save money by getting one large restroom instead.

Location for your restroom is also a huge factor in your costs. Your most ideal restroom location might require extensive site work that costs a fortune; it's not uncommon at all for these to exceed the cost of the restroom building itself. If this is a problem for your budget, we recommend our utility free restroom buildings or choosing a location with easy access to utilities.

Don't forget to factor for winterization, vandal resistance, and especially aesthetics when planning your restroom budget.

Green Flush Restrooms at Parks:

- Can be wherever your people are, even if utility connections aren't
- Are built to the size and number to meet your volume needs
- Utility-free can be a huge money saver over trenching utilities
- Can be heated and operate in winter conditions
- Are customizable to be vandalism resilient depending on your needs
- Are customizable aesthetically to match the look of your park
- Our flush restrooms are **ADA compliant**
- Commercial quality
- Built to withstand decades of the hard use
- Less expensive than a site-built public restroom
- Our restrooms are **better for the environment**



Considerations

ENVIRONMENTALLY-SUPPORTIVE FEATURES

Our restrooms offer the following Earth-friendly features:

- 🌲 **Solar power** – This option provides all the sun-generated power needed to run your facilities day in and day out. Solar powered features include:
 - 🌲 **Hot water** – uses the power of the sun to heat sinkwater.
 - 🌲 **Room heater** – A third solar panel provides indoor air heating. This heating is thermostatically controlled, meaning it adds heat only when you want it to.
 - 🌲 **Power conversion** – converts 12 volt DC solar power into 120 volt AC, allowing for conventional electrical elements.
- 🌲 **Rainwater collection** – We use collected rainwater to supplement the flush water supply.
- 🌲 **Water conservation** – We have engineered our restrooms to reduce water consumption up to 70% compared to conventional flush restrooms. Our toilets use as little as half a gallon of water per flush. We've added limited flow sink faucets and waterless urinals. In some environments, our restrooms can run off of rainwater collected from the roof.
- 🌲 **Minimal ground disturbance** – for a reduced environmental impact. Our installations produce minimal ground disturbance due to a small excavation footprint and eliminating all trenching.
- 🌲 **Low carbon concrete** – the production of traditional concrete is a major contributor to greenhouse gasses. When available, we use low carbon concrete.



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Questions?

Suggested Motions

Include branch library in concept plan

Include deconstructed playgrounds integrated into the landscape and along the trails in the concept plan

Include Adult Fitness and Senior Equipment stations along trails

Include green restrooms in concept plan