



*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, MARCH 28, 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 Hillmoor Ad Hoc Committee minutes from March 14, 2024
4. Report from the Friends of Hillmoor
5. Presentation from the Water Fun sub-Group: Betty and Hank
6. Drone video of Hillmoor and comments: Gary Millette
7. Letter from Mike Kramp (YMCA) to the City
8. Next Meeting Date & Time: April 11, 2024, 4:00 pm-City Council Chambers-online presentation from the National Links Trust
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.*

Hillmoor AdHoc 3/14/2024

1. Call to Order

2. Roll Call

Present

Mayor Klein

Dave Quickel

Skip Atwell

Henry Sibiing

Adam St.marie

Cherie Borowiec

Michael Krajovic

Fred Gahl

Paula Porubcan

Betty Volquardsen

Peggy Schneider

Karen Yancey

Absent:

Deborah Beagle

Lawrie Weed

3. Approval of Minutes

Betty V: I misspoke, it is the Geneva Lakes Women's Association not the Lake Geneva Garden Club that I was referring to.

4. Presentation: UniverCITY program at UW Madison - Mr. Gavin Luter, Managing Director

a. UCY Four Step Process

i. Local government partner identifies issues or questions

ii. UCY matches projects with solutions based courses

iii. UW Madison students work on the issues and questions

iv. Local government receives research reports, designs and implementations support.

b. Worked with 35 communities across Wisconsin. 2,453 Students and 325 projects

c. They have worked with many municipalities across a diverse spectrum of issues. They utilize their students to give them real world experience and real projects. Developing strategies from public safety concerns to ROI evaluations for health and wellness, evaluating drug treatment, along with a lot of Parks & Recreation, Economic Development. Ex. Polk County

re-branding materials. Tourism Marketing (Using Marketing Materials)  
Developing strategies to link arts, culture and economic development.

- d. Planning & Placemaking
  - i. Infill development plans (Monroe building a pocket park)
- e. Examples of Work
  - i. Best practices reports
  - ii. Data analysis
  - iii. Policy recommendations
  - iv. Design recommendations
  - v. Health impact assessments
  - vi. Community engagement
  - vii. Staff trainings
  - viii. Case study comparisons
  - ix. Site plans
  - x. Program Evaluations
- f. Hillmoor Organic Golf-Park
  - i. Site Designs
  - ii. Environmental Assessments
  - iii. Turfgrass management
  - iv. Economic Development/Marketing
  - v. Public Affairs (Cost/Benefit Analysis)
  - vi. Water Resources Management
  - vii. And more
- g. Apply to be a UniverCity year Partner
  - i. Applications released in April, due late July 2024 - or sooner!
  - ii. Required: Document community support, provide project ideas, document financial contribution, tell us general info about your county
  - iii. Costs about \$30,000 and 3 years to pay it. Covers about 30 projects.
- h. The Wisconsin Idea: The benefit of the University of Wisconsin should be felt by everybody in the State.
  - i. [Luter@wisc.edu](mailto:Luter@wisc.edu)
- j. Cherie Borowiec - Makes a motion to include the UniverCity program into looking into them further.
- k. Paula - For things that are long term complicated projects, you have student schedules and you have this three year contract with us, how do you deal with things where you may have to come back after 3 years, 5 years.

- l. Gavin - Sometimes we will do a handoff between classes. We had to do this with the Blue Green Algae where it was handed off between public affairs and designs of autonomous craft. Usually when people work with us for a year or two they have so much information that they need to pause and review what we have given them and assess what they want to do and need to do next.
- m. Paula - So as an example of habitat restoration we may come back and say we want to check on the health of these communities given x,y and z, so how does that work?
- n. Gavin - Yes, that may be a separate engagement where you would come to us and say what else do you need us to do.
- o. Betty - How would a golf park soil study work over the course of time and look at turf grass or other recommendations?
- p. Gavin - We would put a plan together to check on the soils then plan a future time to assess the future.
- q. The Glen Golf Park which has multiple uses is in Madison.
- r. If you want to make a golf course then there are organizations that you can go to to do that but if you wanted to do study and marketing for a golf park that would be something we would do well. We have a school of journalism as well as a school of public affairs.
- s. **Cherie Borowiec - I want to make a motion that we work with the UniverCity. To add working with them in our concept plan of ideas. To explore further dialogue and information from them to see if they are a good fit for any of our projects.**
- t. Fred Gahl - I would second that.
- u. Michael Krajovic - I would want to do an investigation into what this would look like.
- v. Cherie - That's more what I mean.
- w. Michael K - How do you define a project?
- x. Gavin - It really depends on what's feasible. We need to find a group of students and match them up. "We want to understand how to preserve wetlands" that's an example of a project.
- y. Mayor Klein - I forwarded your information to Public Works and there may be other departments as well.
- z. Fred Gahl - You mentioned also that you could help with grant writing.
- aa. Gavin - Yeah, we have students who want to be grant writers. We have students hungry for those experiences. Please hear, there are limits to what we can do. I've seen them do really good work but they have also done some lesser work but I also think there are no consultants who are batting 1000 either. You can get bad work from them.

- bb. Betty - Have you done projects where you have engaged the community to get feedback?
- cc. Gavin - Yes, but that requires us knowing who you would want us to talk to. We are doing a project now where we are doing a public service. We can do it but we need your support to do that.

**dd. Cherie Borowiec - I want to make a motion that we work with the UniverCity. To add working with them in our concept plan of ideas. To explore further dialogue and information from them to see if they are a good fit for any of our projects.**

ee. Fred Gahl - I would second that.

ff. Mayor Klein - All in Favor, Aye

gg. So moved.

5. Update: Knowles - Nelson Grant - Paula Porubcan/Karen Yancey

- a. Paula - I would like to make a motion to suspend the rules to ask Vince in the audience a question
- b. Karen - I seconded the motion
- c. All in Favor
- d. If we are awarded the grant we won't find out until September but we have two years to implement the funds.
- e. Paula - So our task is to recommend to City Counsel that they allow the GLC to submit the grant and revised map and revised budget because City Counsel has been waiting for AdHoc to review this whole thing.
- f. Paula - So we would do Scenario 1 but decrease the limestone paths so that we can increase the fees for hiring a skilled Landscape Engineer and Project Manager.
- g. Karen Yancey - The Conservancy is the Partner in the Grant. The GLC will be there to monitor that.
- h. Karen - I think we would do a Memorandum of Understanding so that it is clear that we will work with the Parks Department.
- i. Paula - We are recommending to the City Council that they go with the revised Scenario 1 grant application.
- j. The City Council should see the final version of the Grant and this AdHoc Committee
- k. Paula - Fixed or new Asphalt paths in Zone 1.
- l. Karen - Motion to approve the Knowles Nelson Grant revised application as discussed today to approve the submission to City Council.
- m. Paula - seconded the motion
- n. All in favor

6. Friends of Hillmoor Report - Betty Volquardsen
  - a. FOH are having two clean up days April 18 and April 20. Cleaning up the cart paths and making them easier to get through.
  - b. We are also looking into a B City, encouraging the planting of pollinating.
  
7. Update: ABC too subgroup - Betty/Adam/Cheri
  - a. The Library is interested in having satellite rooms and larger rooms
  - b. Adam - Motion to continue the conversation with the Library and add it to the list of concepts to be considered on the Conceptual Plan.
  - c. Cherie - Seconded
  - d. All in Favor
  - e. Opposed - Dave Quickel
  
8. Update: Opening of the Hillmoor trails - correspondence from Samantha Ingo, Parks Superintendent
  - a. Utility companies are doing locates to make sure we do not hit any signs.
  - b. Public Works are making temporary trails and we are trying to get it open by Easter Weekend.
  - c. Karen - Will there be maps and will it be accessible for those with disabilities?
  - d. Mayor Klein - Yes there will be maps and yes it will be accessible on the roads.
  
9. Next Meeting Date & Time
  - a. Meeting March 28th
  - b. Mayor - Motion to adjourn
  - c. Fred - Seconded
  - d. All in favor 5:58pm

# WATER FUN OPTIONS

Pools, Splash Pads, Ice Rinks

Hank Sibbing & Betty Volquardsen

# OUTDOOR POOL

## CONSIDERATIONS;

Fun for all ages for recreation and health

Option for those who choose not to swim in Geneva Lake at the beach

Liability issues

Requires large area for pool, deck, concession and restroom/changing area

Everyone i talked to in the area says most pools lose money;  
they provide a service, not profit

Expense is moot if residents choose to pay for it

Can be built to look more natural than the typical ones

# **ELKHORN POOL**

**Cost \$2 million to replace in 2015. Not a new build.**

**Loses \$150-200,000 annually despite concessions, etc.**

**Costs \$100,000 annually for maintenance**

**Cost is moot if approved in referendum**

# ELKHORN POOL





# BURLINGTON NONPROFIT MODEL

Pool originally paid for by donations from civic groups in 1950s

City pays \$0 for operations and maintenance (\$515,000 annually)

Taxpayers paying off \$5.5 million to build the new aquatic center in 2018

Run by 501(c)3 that accepts donations, etc. and manages /operates it

Not part of city parks, but located on city land

welcome  
to the...

Provided  
supported by



# BURLINGTON NON-PROFIT MODEL

In the 1960s four service clubs wanted a public pool in town, so the Lions, Rotary, Kiwanis, and Jaycees pooled resources to build it

Plan was for the city to take it over, but they never did. A volunteer board oversaw the operation and maintenance, etc.

A few years ago when the pool was 50 years old, they had to decide whether to replace or fill it in;

They did a community survey, and went to referendum that passed by 70% in favor of a \$5.5 million levy, In 2018 built a huge aquatic center that is in a park, so technically on city property, but run by a volunteer board with one paid employee, the director, who hires and oversees training of 85 staff, including 40 lifeguards.

Last year operating and maintenance costs were \$515,000 , including staff and chemicals. They offer lessons, private parties, and concessions to help pay for that, in addition to ongoing fundraising by the service clubs. The city of Burlington taxpayers are paying the \$5.5million from the referendum to build it, and they pay the utilities when it's closed in fall and winter.

The aquatic center has several pools and a 5,000 sq ft building for concessions, changing rooms, etc.

This model only works with big donors and a capital campaign to secure money before and after it is built, says the director.

Requires good management to succeed—Johnson Wax pool in Racine built the same year is now losing money.



Barton Springs Pool is as unique as the city it calls home. Located in Austin's Zilker Park, this three-acre pool is man-made...

## Barton Springs Pool

Austin, TX

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# SPLASH PADS

## CONSIDERATIONS:

Fun for all ages and abilities

Very little liability

No staff required for safety or operation

Costs \$60,000-\$90,000 depending on size, low maintenance, operations cost

Size ranges from 1500–2500 sq ft; many options for features for all ages

Can be placed anywhere near water lines; some require no electricity

Can be part of a community build under supervision



# Aquatix company

Provided most information and best customer service of several contacted

Represented by Gerber Leisure in WI, near Milwaukee, based in MN

Unique option of Hydrologix system requires no electricity or control building

Several options for reusing water, usually for irrigation

Does not reuse the water in the splash pad for safety and health

Can be installed by our city staff in about two weeks

Local rep can create free designs for our budget and site requirements

Costs range from \$62,000 - \$115,000, including installation, but not site prep

## AquaSmart® Package G

This sculptural design presents lots of watery surprises as kids navigate the ground sprays and the AquaHedra®.



## AquaSmart® Package F

A subtle setting packs the fun with water spray action for water enthusiasts



of all ages.

# Hydrologix System

- Can choose any water feature
- Different items for different ages
- Designed by us for budget & use
- Can have more for age groups
- Can place together or by pool
- Gentle mist to water canons
- Community build option
- No maintenance shed needed

## AquaSmart® Package I

Make a splash with this package that delivers an abundance of water-filled excitement for everyone.



[Learn More >](#)

## AquaSmart® Package H

Kids can explore a geometric water maze featuring the innovative AquaHedra® and play amidst the gentle misting.



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## AquaSmart® Package I

Make a splash with this package that delivers an abundance of water-filled excitement for everyone.



## AquaSmart® Package H

Kids can explore a geometric water maze featuring the innovative AquaHedra® and play amidst the gentle misting.



Splash pads powered by HydroLogix puts kids in control of the action. One push and the entire splash pad comes to life. When the water shuts off, kids turn it into part of the game as they race back to start the splashing all over again. AquaSmart® Packages are sized right for smaller pocket parks, daycare facilities and compact urban areas. Add one adjacent to a playground or even alongside a larger splash pad for a low volume option. Installing an AquaSmart Packages is not only easier and faster, it requires less permitting too. It could even be a perfect project for a community build. AquaSmart Packages powered by HydroLogix will provide years of fun in the sun and require minimal maintenance compared to electronic solutions. That's because HydroLogix is built like a tank. It's sturdy, stainless steel construction is vandal resistant, corrosion resistant and component-failure resistant.

# HydroLogix® System

## **1 Activation Bollard**

Touch post activator

## **2 Ground Spray**

Flush spray feature with various nozzle effects

## **3 HydroLogix® Hub**

Provides drainage for splash pad and distribution manifold with manual valves for supply lines

## **4 Aqua Play Structures**

Above grade spray feature with various water activities

## **5 Drain Line to Waste**

Carries 4" waste water to sanitary or sewer system

## **6 Main Water Supply**

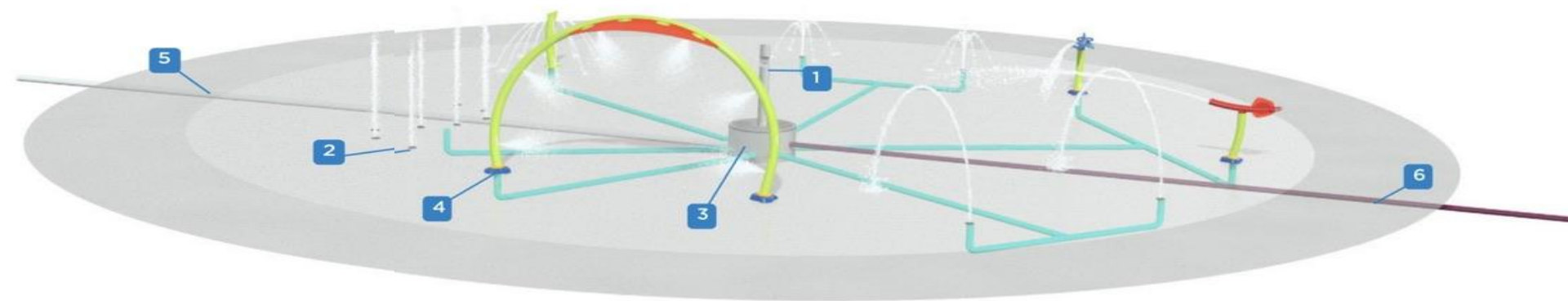
Municipal 2" water supply with pressure regulator (30 to 40 PSI) & back-flow preventer

## **\* Optional Equipment**

Battery operated 2" solenoid valve with programmable time clock to set hours of operation. Can be located above ground at backflow preventer or below ground in irrigation valve box.

### Legend

	Electrical/Control Wiring
	Fresh Water Supply
	Feature Water System
	Waste Lines



## HydroLogix® Installation Costs

**AquaSmart™ Package H**

Area: 1,964 sq.ft. Flow Rate: 45 gpm # Structures: 4 # Embeds: 3 Cost of Product: \$60,156						
Scope of Work	Materials	Cost	Labor	Cost	Equipment	Cost
Project Management	N/A	\$0	40 hours @ \$75	\$3,000	N/A	\$0
Final Work: 12" subcut, 12" compacted sand subbase, excavate and fill for activator	73yds sand @ \$30 yd	\$2,190	Layout, bobcat, compact 32 hrs @ \$60hr	\$1,920	Bobcat & Compact Rental	\$1,200
Concrete subbase for AquaHedra	1.5 yrds @ \$150/yrd + 4 rebar @ \$10 + forms	\$288	Form, rebar, pour concrete 12hr @ \$60hr	\$720	N/A	\$0
Installation of HydroLogix and installation of preplumbed lines.	N/A	\$0	Installation of Activator and Plumbing Lines 16hrs @ \$60hr	\$960	N/A	\$0
Installation of water supply and drain to waste to HydroLogix	20ft of 2" pvc pipe and fittings and 20ft of 4" pvc pipe and fittings	\$600	Installation of 2" water feed and 4" drain line. 8hrs x \$60	\$480	N/A	\$0
Form, rebar & pour concrete pad based on 15" thick pad w/ #4 bars 12" oc.	20yds @ \$150/rd, 150bars @ \$10, \$200 forming Mat.	\$4,700	Form + rebar 24hrs pour 32hrs @ \$60hr	\$3,360	N/A	\$0
Form, wire mesh & pour concrete 5ft apron, 4" thick.	9yds @ \$150/rd, (2) rolls mesh @ \$200 roll, \$200 forming Mat.	\$1,950	Form + mesh 24hrs pour 24hrs @ \$60hr	\$2,880	N/A	\$0
Rip forms, sawcut concrete, grade around splash pad & clean jobsite	N/A	\$0	24hrs @ \$60hr	\$1,440	Concrete Saw Rental	\$100
Installation of structures and trim out jets and HydroLogix	N/A	\$0	24hrs @ \$60hr	\$1,440	Fork Lift Rental for AquaHedra	\$500
System startup and balancing	N/A	\$0	8hrs @ \$60hr	\$480	N/A	\$0



# AquaSmart® Package I

## Product Overview

Make a splash with this package that delivers an abundance of water-filled excitement for everyone. Visitors enjoy the suspense of the filling and spraying bucket, or a refreshing mist cooldown under the archway structure. There are manipulative water features where kids press buttons to control the spray and spinnable spheres they can aim at friends. Even more features add to the fun in this all-in-one park. Choose [Aquatix colors](#) based on material.

AquaSmart® Package I consists of:

- [HydroLogix® System](#)
- [Mini FlashFlood](#)
- [RippleRun with Acrylic Medium Rung](#)
- [SprayStacker](#)
- [Hydrosphere \(2\)](#)
- [FloraSwirl](#)
- [GeoMister Small \(2\)](#)

# ICE RINKS



# ICE RINK Options

## Natural Rinks

Most surrounding communities on Geneva Lake use it for skating as weather permits as Lake Geneva used the Riviera area years ago;

Williams Bay, Abbey Resort in Fontana, Lake Lawn in Delavan, etc

Towns not on the lake, like Burlington & Elkhorn, dig out a space 60'x30' and fill it with water

Even Eau Claire, with 70,000 residents, has several of these around the city.

Advantages are low cost, low maintenance, no utilities needed, can have multiples.

Disadvantage, of course, is warm winter reduces skating time.

## Refrigerated Outdoor Rinks

Monona Bank River Rink in Monona, Wi (pop 8000)

Madison suburb hired a Canadian Company to build a 50 ft x 100 ft rink for \$300,000 in 2019,

Sold naming rights for \$150,000 over 10 yrs

Sell family pass \$125 , individual \$50 year (res)

Part of a larger development including housing and commercial buildings and a 6 acre park

Built a 2000 sq ft concession and warming building for \$500,000

They break even at \$140,000 yr operating costs and revenue

Seasonal system uses portable piping you take down in spring;

Would recommend refrigerated coils in concrete; roller skate in summer, no storage issues; more \$

Small Zamboni cost \$43,000, easy to store; larger, better one \$100,000

# Permanent Outdoor Ice Rink

## Custom ice rink / splash pad

The same Canadian Company, Custom Ice, submitted a proposal to Lake Geneva last May for:

- a 50 x 100 ft refrigerated ice rink piping system embedded in concrete that maintains ice up to 50 degree weather and
- converts to a splash pad with 12 water features in the summer
- Cost last year was about \$600,000, not including site prep, trenching for water and electricity lines, concrete work , etc.

Total cost may be over \$1 million by now, so a referendum will be needed

# Indoor Rink

Might be necessary if community wants competitive youth hockey, but outdoor rink can be big enough for casual hockey and use by general public

No idea what the cost would be; needs further investigation

# CONSIDERATIONS

1. Pools and refrigerated ice rinks will cause major disruption to the wildlife and serenity of the site as trenches are dug for electric and water lines in addition to the actual structures; how much of Hillmoor do we want to dig up?
2. How many structures and parking lots do we want on the site ? Where?
3. How many features will the residents support with taxes and donations?
4. Referenda will answer the question of costs, but we should have an idea of  
The ratio of buildings and natural space we want to guide the master plan
5. Is Hillmoor going to be a park for residents to enjoy nature and the outdoors?
6. Is Hillmoor going to be a tourist attraction that residents can't afford or enjoy

# Possible Motions

1. Explore options for a public pool, indoor or outdoor
2. Explore options for splash pad(s)
3. Explore options for natural ice rink, with or without warming space, etc
4. Explore options for refrigerated ice rink with or without warming space, etc
5. Explore options for indoor ice rink big enough for hockey, curling, etc

A close-up photograph of a snowflake against a blurred blue background. The snowflake is highly detailed, showing its six main arms and intricate sub-branches. The lighting is soft, highlighting the crystalline structure of the ice. The background is a gradient of light blue to white, with some out-of-focus snowflakes visible.

# ***Winter fun at Hillmoor***

- ***THE RINK AT HILLMOOR  
PARK!***





FAMILY FUN!

# *CURLING*



# HOCKEY







# SUMMER ROLLER SKATING



This Photo by Unknown Author is licensed under [CC BY-SA-NC](https://creativecommons.org/licenses/by-sa/4.0/)

# THE COST? TO BE DETERMINED

- THE VALUE? Immeasurable fun for generations to come!

