



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

**HILLMOOR COMMISSION
THURSDAY, FEBRUARY 13, 2025 - 6:30 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)**

Members:

Mayor Todd Krause, Mark Davids, Kenneth Etten, Dan Getzen, Larry Happ, Paula Porubcan, Peggy Schneider,
Lowell Thompson, Alderperson Cindy Yager and Consultant Michael Krajovic

Watch this meeting on the City of Lake Geneva's live video stream: <https://cityoflakegeneva.gov/319/City-Meetings-Video-Stream>

AGENDA

1. Call to Order
2. Roll Call
3. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes
4. Review of Hillmoor Commission City Ordinance
5. Review of Open Meetings Law and Responsibilities of Commission Members
6. Review of Meeting Procedures and Conduct
7. Presentation by Michael Krajovic on Recent History of Hillmoor Property
8. Presentation by Paula Porubcan on Hillmoor Archeological Study
9. Review of Hillmoor Topographical Map - Michael Krajovic
10. Presentation and Discussion regarding Planning Process, Hillmoor Vision and Major Objectives - Michael Krajovic
11. Discussion regarding Future Meetings, Location, Frequency, On-Site Meetings and Potential Field Trips
12. Future agenda items
13. Next meeting - Thursday March 13, 2025 at 6:30pm
14. Adjournment

This is a meeting of the Hillmoor Commission. No official Council action will be taken; however, a quorum of the Council may be present.

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the City Clerk's office in advance so the appropriate accommodations can be made.

ORDINANCE OF THE COMMON COUNCIL

An ordinance amending Chapter 2, Administration, Article V, Boards and Commissions, adding Division 7 – Hillmoor Commission establishing an advisory body to review planning and development of the Hillmoor property composed of approximately 200 acres of vacant land purchased by the city in 2022.

Committee

Fiscal Impact:

N/A

File Number:

24-12

First Reading :

October 28, 2024

Second Reading :

October 28, 2024

1. The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain that Chapter 2 Administration, Article V Boards and Commissions, is amended by adding Division 7 Hillmoor Commission and Sec.2-331 through Sec. 2-336 of the Municipal Code of the City of Lake Geneva, Wisconsin, to read as follows:

Chapter 2 Administration

ARTICLE V BOARDS AND COMMISSIONS

DIVISION 7 – HILLMOOR COMMISSION

Sec. 2-331. **Composition.** There shall be nine members on the Commission. Seven members shall be ~~citizens~~ **residents** of the City of Lake Geneva. In addition to the ~~citizen~~ **resident** members, the mayor shall be appointed, and one alderperson shall be appointed to the Commission. The mayor will be chairman of the Commission and a non-voting member. The alderperson will also be a non-voting member.

Sec. 2-332. **Appointment.** Members of the Commission shall be appointed by the mayor and confirmed by the common council.

Sec. 2-333. **Term.** ~~Citizen~~ **Resident** members shall be appointed for a term of three years. The initial terms of the ~~citizen~~ **resident** members shall be staggered so that at least two members' terms shall expire each year. The mayor and the alderperson shall be appointed for 1-year terms to run conterminously with their term of office.

Sec. 2-334. **Vacancy.** Vacancies shall be filled by the appointment procedures set forth in Sec. 2-332.

Sec. 2-335. **Quorum.** A majority of the voting-Members on the Commission shall constitute a quorum for the transaction of business.

Sec. 2-236. **Meetings.** The Hillmoor Commission will meet at ~~6:30 PM on the second Thursday of each month~~ **least monthly**. The Commission may also meet at other dates and times, as necessary, as determined by the Chairman. The City Clerk shall create and post all agendas for this commission. All meetings shall be in the City Council Chambers of City Hall or at other public places as determined by the chairman, if necessary. **The meetings shall be livestreamed, recorded, and published barring unforeseen circumstances.**

Sec. 2-337. **Powers and Duties.**

- (1) The Hillmoor Commission is an advisory commission and will make recommendations to the City Council on the following matters:

- (a) Strategic and master planning for the Hillmoor property.

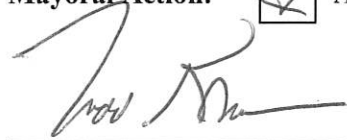
- (b) Evaluation and implementation of projects on the Hillmoor property.
- (c) Grant submissions and administration of grants for the Hillmoor property.
- (d) Gather facts and information on potential uses and potential projects on the Hillmoor property.
- (e) Review examples of similar projects and uses of similar properties in other communities.
- (f) Review resident and City Council input on potential uses and/or improvements on the Hillmoor property and provide reports on the same when requested by the City Council.
- (g) Assess potential uses of the Hillmoor property including potential costs and impacts on the property and the city.
- (h) Evaluate modern environmental sustainability features for the Hillmoor property.
- (i) Work with staff and any consultants approved by the City Council to develop preliminary conceptual plans for the Hillmoor property.
- (j) Collaborate with other organizations to develop fund raising for any projects approved for implementation on the Hillmoor property.
- (k) Provide periodic updates to the citizens residents of Lake Geneva and the City Council regarding progress on the above matters.

2. That this ordinance shall take effect upon passage and publication, as provided by law.

Approved by the City of Lake Geneva Common Council on this __th day of October, 2024.

Council Action: ☒ Adopted ☐ Failed Vote 6-0

Mayoral Action: ☒ Accept ☐ Veto



Todd Krause, Mayor

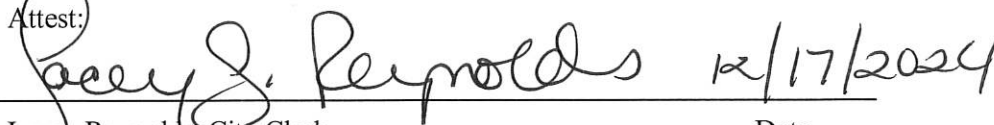
12-17-2024

Date



Official Stamp
Todd Krause
Mayor

Attest:



Lacey Reynolds, City Clerk

Date

Hillmoor Country Club, CLOSED 2007

Hwy 50 E, Lake Geneva, Wisconsin, 53147

Type: Semi-Private, open to the public

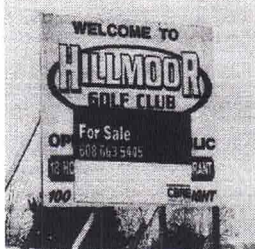
No. Holes: 18

Phone:

Website:

Architect:

Bob Lohmann (43)



Detailed description

Hillmoor Country Club is a Semi-Private 18 hole golf course located in Lake Geneva, Wisconsin.

Hillmoor Country Club opened for play in 1924. The golf course was designed by Jim Foulis. The course was later redesigned / renovated by Robert M. Lohmann.

Par for the course is 72. From the back tees the course plays to 6348 yards. From the forward tees the course measures 5364 yards. The

'Green gateway' woe has Lake Geneva blue



By **CHICAGO TRIBUNE**

PUBLISHED: July 31, 2008 at 1:00 a.m. | UPDATED: August 22, 2021 at 6:23 a.m.

The barren fairways and untrodden greens are the talk of this Wisconsin tourist town.

For the first summer in more than eight decades, the Hillmoor Golf Club — a Lake Geneva, Wis., course that many locals call the "green gateway to the city" — is closed, left untouched while plans to add a fleet of resort homes to the property were stalled by the lackluster economy and changes to the real estate partnership that bought the property three years ago.

Sitting along Main Street. Hillmoor's sloping fairways are one of the first views for

Lake Geneva to sell about \$6 million worth of bonds to Minnesota company to help purchase former Hillmoor Golf Course property

DENNIS HINES

dhines@lakegenevanews.net

Lake Geneva officials have agreed to sell about \$6 million worth of bonds to a Minnesota company to help pay the cost to purchase the former Hillmoor Golf Course property.

Members of the Lake Geneva City Council unanimously approved Nov. 14 to sell \$6.07 million worth of general obligation park and public grounds bonds to Piper Sandler & Company of Minneapolis, Minnesota.

City council members unanimously approved to authorize the bond sale Oct. 10.

The city is set to pay back the bonds within 20 years. The cost to taxpayers will be about \$9 million with the city budgeting about \$450,000 per year to pay back the bonds.

City officials initially approved to sell up to \$6.15 million in bonds, but Joseph Murray, senior municipal advisor for Ehler's Public Finance Advisors, said they were able to reduce the sale to about \$6.07 million, which will save both the city and taxpayers money.

"So you're saving \$75,000 because the underwriter is not taking as much compensation as we had structured in the deal," Murray said.

The owner of a \$370,000 home initially was set to pay an additional \$98 to \$51 a year in addi-

tional taxes, for a total of about \$1,500 over 20 years. However, Murray said the owner of a \$370,000 home will now pay about \$105 less during that time period.

"This issue will wind up saving them \$105 over the 20-year life of this issue," Murray said. "So it's all very good news."

Five other companies submitted a bid to purchase the bonds including:

- Hilltop Securities of Dallas, Texas for about \$6.28 million

- Baird Financial Services of Milwaukee for about \$6.216 million

- Northland Securities, Inc. of Minneapolis, Minnesota for about \$6.18 million

- Bok Financial Securities, Inc. of Milwaukee for about \$6.152 million

- TD Securities LLC of New York, New York for about \$6.4 million.

"We were showing good interest and people wanting to buy City of Lake Geneva debt," Murray said.

Members of the Lake Geneva City Council unanimously approved, Sept. 26, to purchase the former Hillmoor Golf Course property for about \$6 million from White River Holdings LLC and to settle litigation with the company.

The city is set to close on the property by the end of 2022.

EXHIBIT B**DEED RESTRICTION**

Grantee covenants, acknowledges and agrees, by its acceptance and recordation of the Special Warranty Deed to which this Exhibit B is attached and incorporated as an integral part, that Grantee hereby takes title to the Property subject to the following provisions (collectively, the "Deed Restriction"), which provision shall run with the land in perpetuity and is binding upon Grantee, all future owners and occupants of the Property (or any part of the Property), and their respective successors and assigns, including, without limitation, any successive owners, tenants and other occupants of the Property:

Without the prior written consent of the Grantor or its designated successor or assigns, all and every part of the Property shall be used in perpetuity solely either by Grantee for a public purpose use, or by a 501(c)(3) qualified nonprofit entity for public recreational use or a philanthropic use or a use ancillary to a public purpose use.

HILLMOOR PROPERTY DEED RESTRICTION
as part of the purchase agreement**EXHIBIT B - DEED RESTRICTION**

Grantee covenants, acknowledges and agrees, by its acceptance and recordation of the Special Warranty Deed to which this Exhibit B is attached and incorporated as an integral part, that Grantee hereby takes title to the Property subject to the following provisions (collectively, the "Deed Restriction"), which provision shall run with the land in perpetuity and is binding upon respective successors and assigns, including, without limitation, any successive owners, tenants and other occupants of the Property:

Without the prior written consent of the Grantor or its designated successor or assigns, all and every part of the Property shall be used in perpetuity solely either by Grantee for a public purpose use, or by a 501(c)(3) qualified nonprofit entity for public recreational use or a philanthropic use or a use ancillary to a public purpose use.

Lake Geneva set to establish Hillmoor Ad Hoc Committee

DENNIS HINES

dhines@lakegenevanews.net

An ad hoc committee is set to be established to present ideas for the former Hillmoor Golf Course property.

Members of the Lake Geneva City Council unanimously approved, Feb. 13, to form a Hillmoor Ad Hoc Committee and appoint members to the committee.

The ad hoc committee is set to present potential uses for the former Hillmoor Golf Course property to be voted on by the city council.

Alderswoman Mary Jo Fesenmaier said she feels it is a good idea to establish an ad hoc committee to help develop a comprehensive plan for the property.

"Obviously, this is a good idea so we can look at a plan for the property that we purchased on

Please see **COMMITTEE**, Page A2



To subscribe call

(888) 241-6422

Keeping you
current since 1872

A2 | WEDNESDAY, FEBRUARY 22, 2023

LAKE GENEVA AREA NEWS

Lake Geneva Public Library to be open until noon, Feb. 22

The Lake Geneva Public Library, 918 W. Main St., will be open from 8 a.m. to noon Wednesday, Feb. 22 because of potential weather conditions. For more information, visit www.lglibrary.org.

Committee

From A1

behalf of the citizens," Fesenmaier said. "I believe it needs to be a comprehensive plan that comes out of this committee, not just piecemeal one at a time but looking at all of the property that is under the city ownership."

The committee is set to include Mayor Charlene Klein, Deborah Beagle, David Quickel, Skip Atwell, Henry Sibbing, Adam St. Marie, Cherie Borowicz, Micheal Krajovic, Fred Gahl, Celine Lillie, Cynthia Feuredi, Karen Yancey, Frank Guske, Paula Porbucan, Laurie Weed, Norina Smyth and Ron German.

"The people who are on the ad hoc committee are the people who have reached out to me with a desire to serve," Alderman Richard Hedlund read from a statement

prepared by Klein, "The majority of them attended both public input sessions, and they're well aware of the temperament of the community. These are thoughtful, educated and fair minded individuals who will help us explore all the various options for that land."

The ad hoc committee is set to be in place for about six months, then the city council will have to approve whether the committee will be continued after that time.

The committee's meetings will be open to the public and posted on the city's website, www.city-of-lakegeneva.gov.

"So with an ad hoc committee, every meeting will have published minutes," Hedlund read from Klein's statement. "I did not put any alders directly on the committee because, in the end, the council will be the final determiners of what happens anyway. They also already have a busy schedule

of meetings, which increases with the April election coming up."

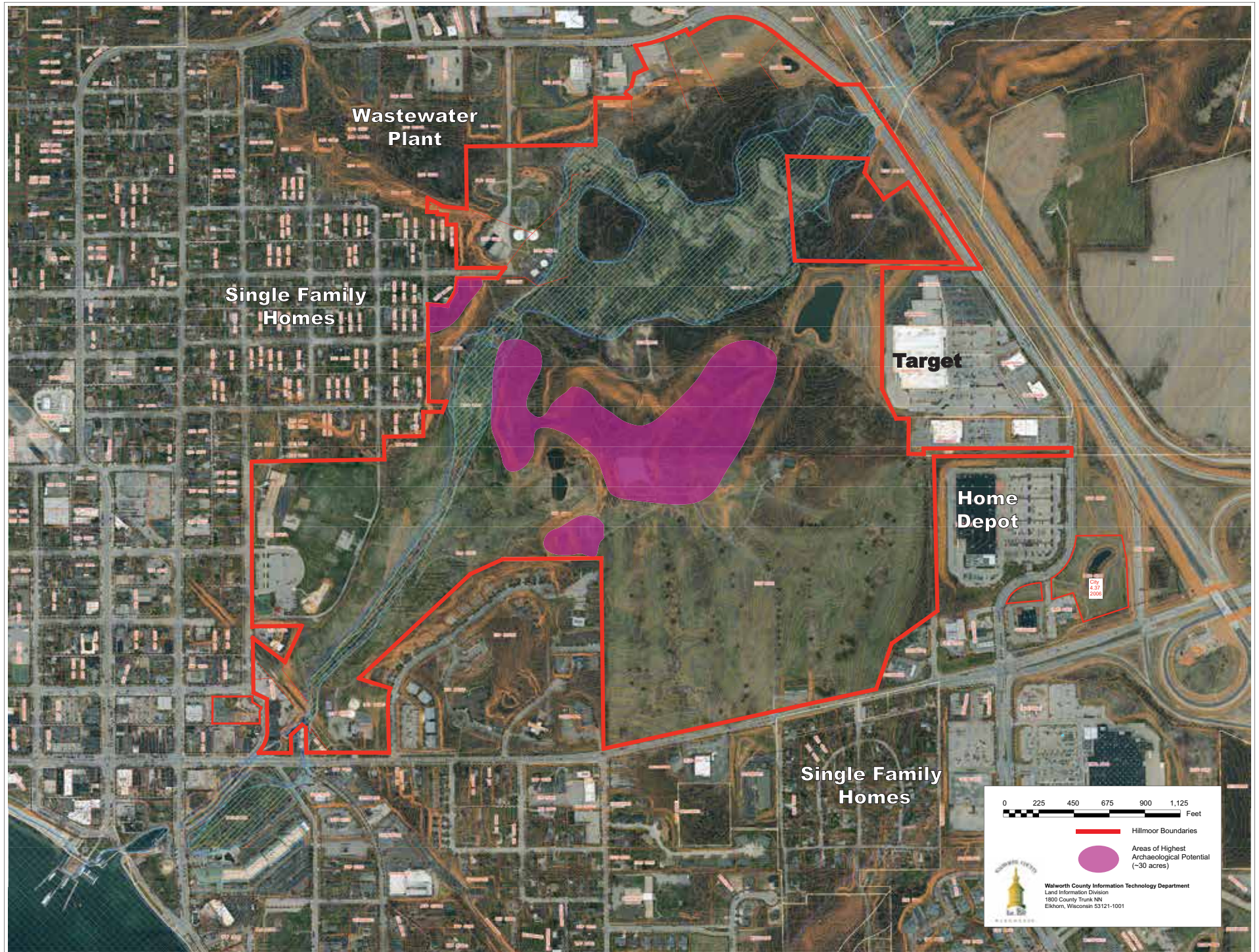
Lake Geneva officials recently purchased the former Hillmoor Golf Course property, 333 E. Main St., from Chicago-based White River Holdings, LLC for about \$6 million.

"Community engagement" sessions were held Jan. 15 and Jan. 17 to give residents an opportunity to present potential uses for the property.

Some of the ideas that were presented during those meetings include nature trails, walking paths, arboretum, children's museum, year-round winter activity center, city park, events center and restored golf course.

Representatives from the Geneva Lakes Family YMCA presented plans to relocate their operations to the property during the city council's committee-of-the-whole meeting, Feb. 6.

Hillmoor Archaeological Plan Map



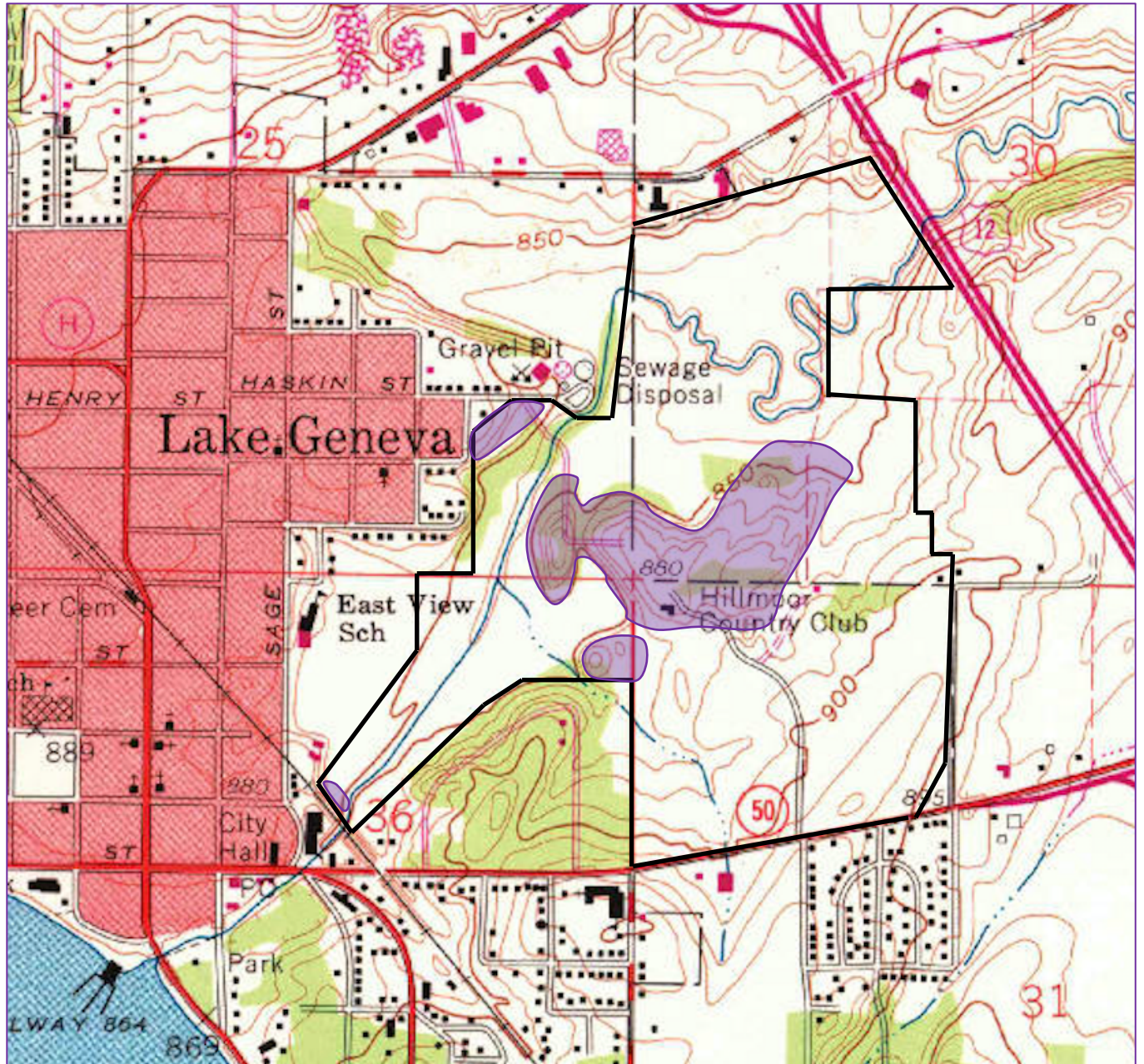


Figure 1. Portion of 1960/1971 USGS 7.5' Lake Geneva WI quadrangle showing the location of the Hillmoor property (approximate; black lines) and the areas of highest archaeological potential (approximate; purple shaded polygons).

The following is the Vision Statement and Major Objectives for the Hillmoor property as approved by the Ad Hoc Hillmoor Committee and the City of Lake Geneva, WI

VISION STATEMENT

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

The five areas to be addressed as Major Objectives for improving the Hillmoor property are:

MAJOR OBJECTIVES FOR THE HILLMOOR PROPERTY

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 persons with disabilities.

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.



Hillmoor Commission Planning Process Vision and Major Objectives

February 13, 2025

NOTE:

This was prepared and presented by Michael Krajovic, as the Consulting Project Coordinator for the City of Lake Geneva for review and comment by the Hillmoor Commission and public.



Planning Process

Our goal is to follow a planning process that is:

Fair
Fact-Based
Transparent
Thoughtful
Consistent
Strategic



...a planning process that:

Welcomes public input, and

Creates **U**nity in our Comm**U**NITY.

Who Are We Doing This For?

Primary Customer:
Our Residents/The Owners

Secondary:
Our Guests and Visitors

Residents:

Children

Youth/Young Adults

Families

Adults

Disabled

Elderly

On Going Public Engagement

Encouraging and seeking ongoing public input is important to developing consensus and STRONG community support.

Essential For:

Raising funds

Project implementation

Insulating the project from political fluctuations



City of Lake Geneva Has been Recognized
as One of the Best Small Towns in America
by Architectural Digest

One of the Top 10 Small Lake Towns in the Country
and,
Best Small Town for Adventure
by USA Today



City of Lake Geneva Mission Statement

The City of Lake Geneva seeks to preserve its small city atmosphere, reasonable cost of living and doing business, and high quality of life by carefully controlling land use and development, and by delivering high quality programs and services in a fiscally responsible manner.



We have a profound responsibility
to develop a plan that will uphold
the City's national reputation.

And an opportunity, to create a plan
that will not just preserve our Quality of Life,
but also
ENHANCE it.



GOOD DESIGNERS STRIVE TO
ACHIEVE A CERTAIN LOOK.

GREAT DESIGNERS STRIVE TO
ACHIEVE A CERTAIN FEELING.

PLANNING PHILOSOPHY

WE BELIEVE THAT CAREFUL PLANNING OF HILLMOOR MATTERS.

WE KNOW THAT EVERY ASPECT OF OUR PARK WILL COME TOGETHER HOLISTICALLY TO
CREATE A FEELING WHICH WILL BE FELT EVERY TIME WE SET FOOT IN IT.

THE IMPORTANCE OF THE WAY THE PARK MAKES US FEEL CANNOT BE OVERSTATED.

AS MEMBERS OF THE HILLMOOR COMMISSION, OUR DESIRE IS TO CREATE SOMETHING
MORE POWERFUL THAN JUST SIMPLE AESTHETICS OR A PLACE TO GO TO DO THINGS. WE
WANT TO CREATE HEARTFELT EXPERIENCES AND GREAT MEMORIES THAT WE CAN SHARE
TOGETHER AS A COMMUNITY AND FOR ALL GENERATIONS TO COME.

VISION STATEMENT

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

Objective 1: Natural Preservation

Objective 2: Outdoor Recreation

Objective 3: Sense of Community

Objective 4: Connectivity to the City

Objective 5: High Quality of Structures

HILLMOOR 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 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.

HILLMOOR OBJECTIVES

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 persons with disabilities.

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



Contact: Michael Krajovic
mkrajovic.hillmoor.project@gmail.com