



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

**HILLMOOR COMMISSION
THURSDAY, MARCH 13, 2025 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)**

Members:

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

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<https://wi-lakegeneva.civicplus.com/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. Approve the Minutes of the Regular Meeting February 13, 2025 and Special Meeting March 6, 2025
5. Discussion regarding the March 8, 2025 partial Hillmoor site tour
6. Presentation/Discussion regarding Hillmoor natural land use zones – Michael Krajovic
7. Overview of the former Hillmoor Ad Hoc Committee's work – Michael Krajovic
8. Presentation/Discussion of current planned activities and work for the commission in 2025/2026 – Michael Krajovic
9. Future agenda items
10. Future meetings: Special public input meeting Wednesday, April 2, 2025 at 6:00 pm and Regular meeting Thursday, April 10, 2025 at 6:00 pm
11. 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.

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

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

Call to Order by Mayor Krause at 6:30 pm

Roll Call

Present: Alderperson Cindy Yager, Consultant Michael Krajovic Mark Davids (via zoom), Kenneth Etten, Dan Getzen, Larry Happ, Paula Porubcan, Peggy Schneider, Lowell Thompson and Mayor Todd Krause. Others interested persons.

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. Joseph Zimmer and Sherri Ames spoke during public comment.

Review of Hillmoor Commission City Ordinance. Mayor Krause announced there are 7 voting members on the commission specifying, Alder Yager and he are non-voting members. Krause continued to review the Hillmoor Commission ordinance focusing on the powers and duties of the commission.

Review of Open Meetings Law and Responsibilities of Commission Members. Mayor Krause reviewed open meetings law and the responsibilities of each commission member.

Review of Meeting Procedures and Conduct. Mayor Krause reviewed meeting procedures, conduct and following Robert's Rules.

Presentation by Michael Krajovic on Recent History of Hillmoor Property. Michael Krajovic gave a presentation on the recent history of Hillmoor and reviewed the deed restrictions of the property which limit its uses.

Presentation by Paula Porubcan on Hillmoor Archeological Study. Paula Porubcan gave a presentation regarding Hillmoors archeological study, surveying the properties high potential areas and the grant from the WI historical society.

Review of Hillmoor Topographical Map - Michael Krajovic. Michael Krajovic reviewed the topographical map of Hillmoor, various details and features.

Presentation and Discussion regarding Planning Process, Hillmoor Vision and Major Objectives - Michael Krajovic. Michael Krajovic presented on the planning process, the importance of public input, the vision and major objectives of Hillmoor as approved by the Common Council. Mayor Krause shared different people and organizations have and still contact him inquiring about Hillmoor including the YMCA. Krause noted the YMCA still has an interest in possibly locating on the property.

Discussion regarding Future Meetings, Location, Frequency, On-Site Meetings and Potential Field Trips. Krajovic asked commission members their availability for weekend site visits of the property.

Future agenda items. Site visits, building and site standards, ecological restoration, ecological environmental assessment of the property, data collection from the public, Knowles-Nelson grant.

Next meeting - Thursday March 13, 2025 at 6:30 pm. Also asked to hold March 6th, 20th and April 3rd for possible special meetings.

Adjournment - Motion by Etten to adjourn, second by Thompson. Voice vote, approved, motion carried. Adjourned at

7:42 pm.

Michael Krajovic
Consultant

Lacey L. Reynolds
City Clerk

HILLMOOR COMMISSION MINUTES
THURSDAY, MARCH 6, 2025 - 5:30 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

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

Call to Order by Mayor Krause at 5:50 pm (meeting start was delayed due to a PFC meeting prior to Hillmoor)

Roll Call

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

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. Troy Dyer of Evelyn Ln asked if the commission has requested an extension for the grant and spoke about the trails. Betty Volquardsen of Cumberland Tr. asked the commission not to rush and for priority to be given to the trails near Hwy 50. Pete Peters of Evergreen Ln. is not in favor of the Hillmoor consultant being paid by the city, would like the property to be kept as natural as possible and does not want the YMCA to move to the property.

Discussion of the 2024 Knowles Nelson Grant Application and approval of proposed revisions. Michael Krajovic presented the reasons for revising the Knowles-Nelson grant application and recommended five options for the Commission to consider. *Motion by Davids, second by Thompson to recommend approval of option four with the understanding that the funds for planned benches and tables would be reallocated between trails and plantings. Voice vote, approved, motion carried.*

Adjournment - *Motion by Happ to adjourn, second by Thompson. Voice vote, approved, motion carried.* Adjourned at 7:12 pm.

Michael Krajovic
Consultant

Lacey L. Reynolds
City Clerk



Hillmoor Commission

March 13, 2025

Natural Landscape Beautification Arboretum, Botanical Garden, and Community Garden

The ABC Task Group

Lawrie Weed, Celine Lillie, Michael Krajovic

November 2023

Hillmoor Vision Statement

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

The Purpose of the ABC Task Group was to gather information about Arboreta, Botanical Gardens and Community Gardens to see how they may become part of the Master Plan for the Hillmoor property to enrich the quality of lives in our community.

Agenda

- Purpose of ABC Task Group
- ABC Beliefs
- Natural-Scape Land Use Zones
- Preliminary Research & Findings
- Specific Zone Strategies & Recommendations
- Conclusions



We are blessed to
LIVE in a
beautiful area!



ABC Beliefs

Acquiring Hillmoor was a watershed moment for the City. It is the first major acquisition of new park land in the City in decades. It is part of a global movement to preserve greenspace to decrease the negative impacts from over development.

The Lake, the White River and the Parks are THE keystone assets for attracting visitors and supporting our downtown economy.

While Lake Geneva residents have several outdoor parks to enjoy, they are often inaccessible & overcrowded during the peak tourism season.

Natural outdoor greenspace is becoming even more important for the health and quality of life for residents of a community. It also increases property values.

ABC Beliefs

Hillmoor's Position & the Role of Residents

Hillmoor is not located in a pristine, wilderness area untouched by human development, but is within the City's formal boundaries. It has the potential to support many different uses.

As decided by the Ad Hoc Committee and City Council, all improvements are to be designed in harmony with the natural environment using high quality standards worthy of our nationally recognized City.

Final recommendations & capital improvements included in a Master Plan for the property should be approved by the residents of Lake Geneva.

Natural and Human Enhanced Beauty



Bigfoot Beach



Library Park



Library Park



Lake Shore Path



Williams Bay

Understanding the Property

To better understand the property and plan for potential, specific improvements, we separated the property into five (5) different natural-scape LAND USE zones based on their unique characteristics and potential best uses.



NATURAL LAND USE ZONES



Sheridan Springs Rd

Highway 12 Edwards Blvd.

Rt. 50 Main St.

Rt. 50 Main St

3

2

3

1

4

5

School Dist	17.02
Previous City	3.88
	30.07
	6.09
	14.34
	12.42
	3.03
	188.55
Dec. 2022 City	
Peller Road ROW	
Turkey Farm Road ROW	
Total public acres	277.26

Former Hillmoor

WALWORTH COUNTY, WISCONSIN

Zone 1 – White River Corridor



Zone 2 – Wetland Area

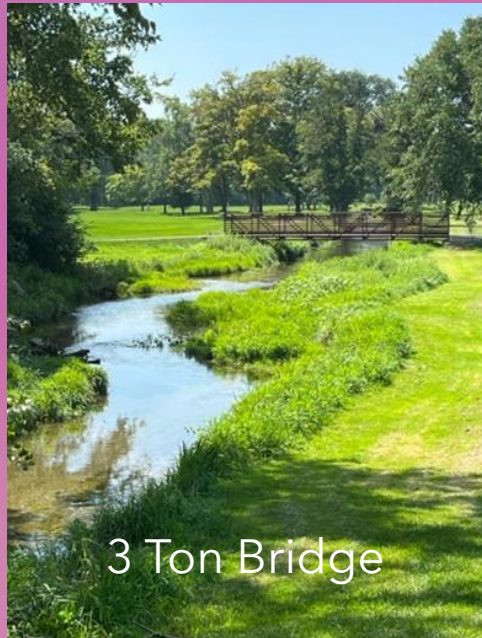
Zone 3 – Forested Area

Zone 4 – Rt. 50 Frontage

Zone 5 – Potential Building
Zone

Zone 1 – White River Corridor

This land, critically located near the downtown & a high density residential area, is currently used as a dog park & disc golf area. In addition to the river, it features a few, large willow trees and some former paved cart paths now used as walking & biking paths. It has three good bridge crossings.



3 Ton Bridge



Looking S. West Towards Lake



Frisbee Tee

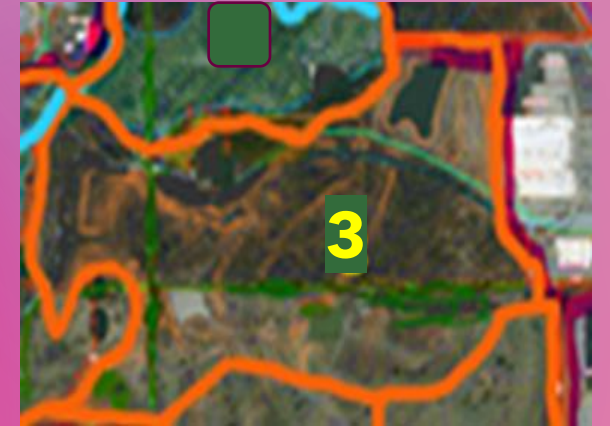
Zone 2 – Wetland Area

This area has no development, currently no trails, & one river crossing at SW corner. The City's sewage plant borders on west side, Edwds. Blvd. to north, and private prop. on eastside. W. River runs through it and then enters 250 ft. long, culvert tunnel under Rt.12.



Zone 3 – Forested Area

Positioned at a higher elevation above the flood plain, this land is mainly forested with mature trees and oak groves. It includes the old golf clubhouse and storage shed parking areas. The south end, towards Rt. 50 includes slightly rolling terrain before leveling off into to Zones 4 and 5.



Zone 4 – High Visibility Rt. 50 Area

Located on the west side of the property's Rt. 50 frontage, Zone 4 is highly visible from the road. This "GATEWAY" piece of property offers the potential to become a stunningly beautiful and memorable landmark as visitors enter the City.



Zone 5 – Potential Building Area

This level land is adjacent to large retail stores including Target & Home Depot. It is generally not visible from westbound traffic into town on Rt. 50. It is best suited for development since utilities are nearby & new access roads (Peller & Turkey Farm Rds.) could be constructed.



Strategies and Recommendations for Specific Zones

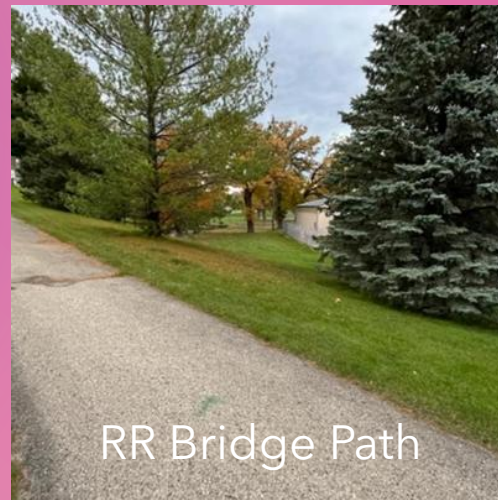


Zone 1 (River Corridor) Recommendations

As one of the top priorities, construct a new paved path connecting Main Street near the Utility Commission to paved paths on the Hillmoor property. In addition to connecting to the downtown area, this will create a continuous green corridor of parks along the White River from the Lake through Flatiron & Donian Pks. to Hillmoor.



Entrance Utility Comm.



RR Bridge Path



Paved Cart Path

This area also needs a new bridge similar to bridge further downstream.

White River Green Corridor



Zone 1 Recommendations

Due to its close location to residential areas, this area would be a good location for a Community Garden. It will require fencing, water, and a storage shed, and compost area at minimum. The local elementary school could create a learning experience for children.



Estimated Budget: \$100,000 Timing: 2 to 3 years
Acreage: approximately 1 acre

Zone 1 Recommendations

Summary - Create a park like atmosphere.

Beautify this natural area with flowers, grasses, and trees.



All improvements would be compatible with disc golf and designed appropriately if located in flood plain. If planned properly, it could help relieve the pressure downtown during peak visitation periods and give people another reason to stay.

Budget for Plantings:\$200,000 Budget for Trails: TBD

Timing: 2 to 5 yrs.

Zone 2 (Wetlands) Recommendations

No new improvements are recommended except for the removal of invasive species. Plan to keep this area as wild as possible.

Due to the fact that there is already extensive access to the White River in Zone 1, we recommend delaying and limiting construction of new trails in the wetland area at this time. They will be expensive to build and maintain.



Budget: \$200,00 to \$250,000 Timing: 4 to 7 yrs.

Zone 3 (Forest Area) Recommendations

We recommend little or no improvements except for removing invasive species and expanding the network of trails, occasionally tree plantings, and the potential use of old paved areas for parking if needed. The recently cleared sewage right-of-way would make a nice, easy to complete trail. Keep this area as wild as possible.



Gravel Access Road



Cleared Sewage R/W

Budget: \$40,000 to \$60,000

Timing: 2 to 5 yrs.

Zone 4 (Gateway) Recommendations

Create a specific plan for this important piece of the property that will showcase its natural beauty to people entering the City from Rt. 50.



As the front door to the City, this area has the potential to create a stunning first impression and memorable impact on the image of the City that would enhance its national reputation.

Zone 4 (Gateway) Recommendations

At this time we visualize walking paths through groves of large trees with park benches and scattered patches of flowers that are professionally designed.



Budget: \$400,000 Timing: 3 to 6 years

Zone 4 (Gateway) Recommendations

If residents choose to fund a 9 hole golf course, we feel the 30 acres in this Zone would be the best location for the course . It would provide the front door image for the City as it once did in the past.



Estimated Budget: \$5 to \$10,000,000+ Timing: Unknown

Zone 5 (Building Area) Recommendations

If building development should occur on the property, we recommend that it occur in Zone 5. Zone 5 is adjacent to commercial property, has multiple access points, is near utilities, is mostly level, and is adjacent to Rt. 50 for easy access.

Possible future buildings include a visitor center, an adjoining nature center, a community center, restrooms, an amphitheater along the north end adjacent to Zone 3, parking, and possibly a new YMCA building.



8.5 acres

1.7 acres

The Home Depot
Home improvement store

International Tai Chi
Alliance (formerly...

Walgreens Pharmacy
Shop Walgreens
Deals Now

Mobil
Diesel fuel near me

QDOBA Mexican Eats
Qdoba Mexican
Eats Near You

Taco Bell
Breakfast Served
Until 11am

LibertyX Bitcoin ATM

Google

Royale Inn

Marlene Conroy - State
Farm Insurance Agent

Zone 5 (Building Area) Recommendations

If building development should NOT occur on the property, we recommend that Zone 5 be planned to be similar to Zone 4, but not as elaborate due to its less visible location.



Estimated Budget: \$100,000 to \$300,000

Timing: 5 to 10 yrs.

Zones 1, 4, and 5 Recommendation

Perennial Flower Beds

Once trail networks are established and parking areas completed, seasonal flower gardens, featuring indigenous flower species, could be planted in different areas of the property.



Perennial Flower Beds

They can become must see attractions every year through the Spring, Summer and Fall seasons.



And...they are much less expensive to build and to maintain than a formally manicured botanical garden.

Estimated Budget: \$75,000 per bed Timing: 3 to 5 years

Acreage Needed: 2 to 4 acres in total

Conclusions

Improving Hillmoor will require capital investment and additional annual funds to operate and maintain it.

We believe the majority of residents will support funding worthwhile projects that they feel will improve their quality of life...a fair return for their shared investment.

As part of developing a Master Plan, we recommend the property be divided into zones, with each having its own mini "master" plan; plans that are not independent but are interrelated.

Conclusions

Coordinate trail design with beautification of the property.

(No point adding flowers and gardens if people can't access/see them.)

Prioritize new trail improvements in White River Zone 1 closest to the City and Zone 3 through the forested area, followed by Zone 4 which should be carefully planned. Then focus on Zone 2 and finally Zone 5 when its best use is determined.

It will take many steps over many years for the vision of the Hillmoor property to be fully implemented.

The END

Thank You!

COMMENTS FROM JANUARY 15 and JANUARY 17, 2023
PUBLIC HILLMOOR INPUT SESSIONS

Activities, Projects and Number of Mentions

1. Nature/Natural = 15
2. Hiking/Nature trails = 4
3. Children's Museum = 4
4. Picnic Pavilions = 3
5. Botanic Garden = 2
6. Outdoor Pool = 2
7. Golf = 2
8. Bike trail = 2
9. Bandshell = 2
10. Ice rink/curling = 2
11. Cross Country Skiing = 2
12. New YMCA building =1
13. Nature Center = 1
14. Arboretum = 1
15. Museums = 1
16. Picnic areas = 1
17. Children's event center = 1
18. Amphitheater = 1
19. Croquet courts = 1
20. Place for social events like Farm to Table = 1
21. Domes = 1
22. Splash pad =1
23. Sledding hill = 1
24. Snowflex (artificial ski hill) = 1
25. Hobby shop = 1
26. Underground parking = 1
27. Prairie style architecture = 1
28. Accessible for people with disabilities = 1

OTHER PROJECTS MENTIONED LATER

1. Community Garden
2. Visitor Center
3. Parking
4. Senior Center
5. Community Center
6. Mountain Biking
7. Tennis Courts
8. Astronomy Club Building
9. Playground
10. YMCA Regional Sports Complex
11. Fishing
12. Solar & Wind Farm

Doc: Hillmoor – Summary of former Hillmoor Ad Hoc Committee work...

Summary of Ad Hoc Committee Presentations and Approved Motions **(arranged alphabetically)**

AMPHITHEATER

1. April 13, 2023: Mayor Charlene Klein
2. August 31, 2023: Midwest Young Artists
3. October 26, 2023: Mayor Charlene Klein
4. January 18, 2024: Mayor Charlene Klein
5. January 18, 2024: Motion to include the amphitheater in the Preliminary Conceptual Plan approved

ARBORETUM, BOTANIC GARDEN, COMMUNITY GARDEN (ABC GROUP)

1. November 30, 2023: Celline Lillie, Lawrie Weed and Michael Krajovic
2. February 1, 2024: Motion to include the ABC group's Natural Land Use Zone recommendations as part of the Preliminary Conceptual Plan approved

CELSUS/SNOWFLEX

1. May 24, 2023: Dieter Sturm
2. Project eliminated from further consideration

DISC GOLF

1. May 24, 2023: Nathaniel Holden
2. February 15, 2024: Motion to include Disc Golf in Preliminary Conceptual Plan approved

DOG PARK

1. February 15, 2024: Paula Porubcan; Motion to include in Preliminary Conceptual Plan approved

GENEVA LAKES ASTROPHYSICS and STEAM (GLAS)

1. July 6, 2023: Adam McCullough

GOLF

1. May 11, 2023: Henry Sibbing and Gill Design
2. August 17, 2023: Josh Lesnick – Kemper Sports
3. September 28, 2023: Keith Rhebb – Rhebb and Johns Golf Course Design
4. November 30, 2023: Jeff Heston – Golf Course Audubon Certification
5. February 15, 2024: Henry Sibbing and Fred Gahl: Organic Golf Park
6. March 14, 2024: Gavin Luter, Managing Dir. of the UniverCITY program at UW Madison
7. April 11, 2024: Jeff Arnold, Communications Director, National Links Trust
8. February 15, 2024: Motion to include Organic Golf-Park in Preliminary Conceptual Plan approved

LANDSCAPE DESIGN EXPERTS AND KISHWAUKATOE PROJECT

1. May 11, 2023: Sean Kelly from KellyScapes
2. August 31, 2023: James Killian for Kishwaukatoe Project (Williams Bay)
3. September 28, 2023: Nancy Aten and Dan Collins from Landscape of Place
4. November 30, 2023: Wayne Reckard from The Kubala Washatko Architects

REFRIGERATED ICE RINK, SPLASH PAD, POOL

1. March 28, 2024: Betty Volquardsen, Henry Sibbing and Kyle Pederson
2. March 28, 2024: Motion to include refrigerated ice rink, splash pad and outdoor pool in Preliminary Conceptual Plan approved

TOPOGRAPHICAL MAP

1. September 28, 2023: Joe Zimmer, Volunteer, Architect and Resident

YMCA

1. March 30, 2023: Mike Kramp, CEO YMCA (60-acre proposal)
2. August 17, 2023: Mike Kramp, CEO YMCA
3. October 26, 2023: Mayor Klein re: YMCA Letter of Intent to City Council for purchase of 38 acres
4. November 9, 2023: Mayor Klein and Dan Draper, City Attorney – discussion regarding Letter of Intent
5. December 7, 2023: Mike Kramp, CEO YMCA and Jim Gaugert, YMCA Board Member
6. January 18, 2024: Michael Krajovic and Fred Gahl – report on meeting with YMCA
7. March 28, 2024: Mayor Klein: YMCA withdrew their Letter of Intent from the City

Highlights of Hillmoor Ad Hoc Committee Meetings
February 23, 2023 to May 9, 2024
28 Meetings Held in Total

Thursday, February 23, 2023 – Meeting Cancelled

Tuesday, February 28, 2023

1. Karen Yancy, Geneva Lake Conservancy (GLC): Knowles-Nelson Grant could augment funding for trails
2. Michael Krajovic: volunteered to head up Vision Sessions moving forward

Thursday, March 16, 2023

1. Dan Draper – City Attorney:
 - a. Open Meeting Law
 - b. Deed restriction attached to purchase of Hillmoor
2. Karen Yancey - GLC: presented potential uses for Knowles-Nelson grant money
3. Michael Krajovic: Discussion and PowerPoint on Guiding Vision for Hillmoor
 - a. Recreation
 - b. Habitat protection
 - c. Education
 - d. Inviting/Accessible to City Residents and Visitors
 - e. Financially sustainable
4. Henry Sibbing: Handout -Vision statement for minimally renovating the original 9 hole golf course

Thursday, March 30, 2023

1. Mike Kramp, CEO YMCA: presentation on potential site on Hillmoor
 - a. Vision:
 - i. 200K sf state of the art facility
 - ii. 60 acre site
2. Karen Yancy, GLC: further discussion on the Knowles-Nelson grant
 - a. Grant due May 1
 - b. Total cost approximately \$830K; Grant covers \$415K
 - c. 5 to 10 years to remove invasive species
 - d. Permits required for boardwalks in wetlands
 - e. Motion carried to proceed with the grant and forward to the Finance Committee

Thursday, April 13, 2023

1. Paula Porubcan: Environmental Compliance Issues (natural and cultural resources, including archaeology) as they pertain to Hillmoor
2. Mayor Charlene Klein: introduced Acoustic Amphitheater as a potential use
3. Michael Krajovic:
 - a. Continued discussion on Guiding Vision for Hillmoor
 - b. Introduced first draft of Hillmoor Project Evaluation Form
 - c. Discussion on creating sub-committees for more efficient research

Thursday, April 27, 2023

1. Hillmoor property remains closed to public due to safety concerns. Ad Hoc members can access at their own discretion
2. Resident architect Joe Zimmer will begin work on a 3-D topographical map of the property, volunteering his time
 - a. Additional volunteers needed
 - b. Estimated cost for materials is \$400 funded primarily by committee member donations
3. Michael Krajovic
 - a. Introduced Vision Statement
 - b. Outline various objectives, strategies and goals for the committee to consider
 - c. Outlined Primary Objectives
 - d. Review of Project Evaluation Form
 - e. Discussed Project Review Process
 - f. Discussion re: importance of keeping the City Council and residents updated; Michael was asked to present Ad Hoc Committee updates to City Council

Thursday, May 11, 2023

1. Donna Giovanni (Friends of Hillmoor – FOH) introduces Sean Kelly, Landscape Architect
 - a. Discusses potential vision for Hillmoor
 - b. Shares ideas from other projects he helped design
2. Henry Sibbing: Presentation of Hillmoor Golf course history
3. Gill Design - Golf Course Architects: Golf Course Proposal

Wednesday, May 24, 2023

1. Karen Yancy (GLC) and Don Root (resident): Presentation on the White River Park
 - a. Natural kayak launch near culverts on Hillmoor property
 - b. Parking would be available by the water treatment plant
2. Nathaniel Holden: Disc Golf Course
3. Dieter Sturm: Celsus/Snowflex – year-round tubing, skiing

Thursday, June 8, 2023

1. Michael Krajovic: Review of Vision Statement and Primary Objectives
 - a. Extensive discussion by members about which projects should be considered
 - b. Discussion on HOW projects should be considered
 - c. Possible July 9th date for public update/input session

Thursday, June 22, 2023

1. Friends of Hillmoor: discussion on other grants to help fund projects
2. Continued discussion on potential property uses
3. Fundraising ideas for procuring a landscape architect to help design property
4. Ad Hoc Members to walk the property as a group on June 28, 2023
5. Michael Krajovic to update the Council of the Whole on July 5, 2023
6. Public update/input session for July 9th cancelled

Thursday, July 6, 2023

1. Adam McCullough: GLAS Astrophysics (Geneva Lake Astrophysics and STEAM)
 - a. 16' by 24' structure with roll-off roof to house 3 telescopes
 - b. Student education, Astronomy Clubs, etc
 - c. Proposed budget = \$31K with \$14K already pledged
2. Paula Porubcan: presented the State Historical Society Certified Local Government Grant
 - a. \$30K
 - b. History of property outlines high probability areas of finding archaeological artifacts
 - c. Motion made and unanimously carried to recommend to City Council on the July 24th meeting, the authorization to apply for the grant
3. Motion made and approved to recommend to the City Council the Vision Statement including the possibility of a golf course, amphitheater and other projects such as arboretum, disc golf, and playground, but not limited to these, and to extend the time limit of the Ad Hoc Committee to research the viability of projects

Thursday, July 20, 2023

1. Agreement reached on the final version of the Vision Statement to be presented to City Council on July 24 for approval

Thursday, August 3, 2023

1. Chief Gritzner: City Hall staff still have safety concerns re: public access to Hillmoor
 - a. Will lead a field trip after Labor Day to access specific areas needing attention
2. Mayor Charlene Klein notified members that City Council authorized the renewal of the Ad Hoc Committee for 6 additional months, to February 13, 2024
3. Betty Volquardsen – FOH:
 - a. Reported on Disc Go event of July 25
 - b. Public update (sponsored by FOH) scheduled August 17 at Badger High School
 - c. Archeology Grant letter of intent has been submitted by City
 - d. Dale Olsen, professor from AZ who presented at Kishwauketoe and specializes in non-profit fundraising is assisting FOH
 - e. Shared information on splash pads with the Mayor
4. Motion made and unanimously carried to submit the Vision Statement, Mission and Objectives to the City Council for approval
5. Research teams will be formed to expedite information gathering for potential projects
6. Future public input sessions will not be scheduled at this time

Thursday, August 17, 2023

1. Josh Lesnick from Kemper Sports: Golf presentation
 - a. Feasibility study (first step) cost range = \$50K to \$100K
 - b. His company can help plan and access the market
2. Karen Yancy (GLC): Knowles-Nelson grant
3. Mike Kramp, CEO YMCA: reviewed survey results; answered questions

Thursday, August 31, 2023 Note: Minutes usually approved at the next meeting (Sept. 14) are not available online for this date. The meeting occurred and below is what appears on the Agenda.

1. Midwest Young Artists Organization presentation
2. James Killian (Landscaping): presentation re: the Kishwaukee Nature Conservancy in Williams Bay

Thursday, September 14, 2023

1. Joe Zimmer, Resident and Architect: presentation of the topographical map of Hillmoor

Thursday, September 28, 2023

1. Keith Rhebb, Rhebb and Johns Golf Course Design
 - a. Cost to restore 9 holes between \$5 million and \$10 million; Club house could make it more
 - b. Renovation costs, operational costs, and profitability compared to their Winter Park project, which operates year round
2. Nancy Aten and Dan Collins, Landscape of Place
 - a. Discussed ways to approach creating a Master Plan
 - b. Plan should demonstrate cohesiveness with community
 - c. Consider climate resilience
 - d. Consider negative impacts, such as pesticides, etc.

Thursday, October 12, 2023 – Meeting Cancelled – No Quorum

Thursday, October 26, 2023

1. Betty Volquardsen, FOH
 - a. Ecological restoration along Hwy 50 and tree trimming and bush/limb debris removal will be done with private funds raised by FOH
 - b. Most of the garbage has been cleared
 - c. GLC and FOH are working together to clear the property. FOH will be working on the front half, and GLC on the back half
2. Mayor Klein announced the City has received a letter of intent/proposal from the YMCA to purchase 38 acres of the Hillmoor property
 - a. Consensus by members not to sell and to recommend same to City Council
3. Mayor Klein discussed the cost of maintaining disc golf
 - a. Estimate is \$100K
 - b. Members agreed that continuing to spend that money on mowing that piece of Hillmoor is beneficial to the City
4. Mayor Klein resurfaced discussion on an Amphitheater
5. Paula Porubcan: updated committee on grant application for archaeological survey
 - a. Grant was submitted to the Historic Preservation Committee, the Mayor, the City Attorney, City Administrator and City Council members
 - b. Grant also needs to go to the Finance, Licensing, and Regulation Committee for approval; Paula will attend their next meeting

Thursday, November 9, 2023

1. GLC: report on initial work day and list of future work days
2. Betty Volquardsen, FOH:
 - a. No money in the City budget to care for property
 - b. Volunteers doing all the work

- c. FOH to raise money to remove dead trees
- 3. Mayor Klein: re: YMCA
 - a. YMCA will be on Council's agenda for 12/11
 - b. Dan Draper, City Attorney: fielded legal questions regarding potential sale of Hillmoor land

Thursday, November 30, 2023

- 1. Wayne Reckard, The Kubala Washatko Architects: re help designing a Master Plan for Hillmoor
- 2. Paula Porubcan: Update on Archaeological grant
- 3. Celline Lillie, Lawrie Weed and Michael Krajovic: Presented the ABC (Arboretum, Botanical Garden and Community Garden) group findings
 - a. An arboretum and botanical garden, while beautiful, is a complicated and expensive project currently
 - b. A community garden is more possible
 - c. Introduction of Land Use Zones on the Hillmoor property
 - i. Zone 1 – White River Corridor
 - ii. Zone 2 – Wetland Area
 - iii. Zone 3 – Forested Area
 - iv. Zone 4 – Rt. 50 Frontage
 - v. Zone 5 – Potential Building Zone
- 4. Jeff Heston, Director of Grounds at Lake Geneva Country Club – Golf Course Audubon Certification Information
- 5. Mayor Klein: revisions were made to the YMCA letter of Intent

Thursday, December 7, 2023

- 1. Mike Kramp, CEO YMCA, and Jim Gauggert – discussion about their letter of intent
- 2. Karen Yancy, GLC: first presentation to the committee of the trail design as submitted through the Knowles-Nelson grant
- 3. Motion made and unanimously approved: "To this end, we respectfully request that the City Council refrains from considering the sale or lease of any portion of the Hillmoor property until the Ad Hoc committee has made its final recommendations."

Thursday, January 4, 2024

- 1. Michael Krajovic: review of the Mission Statement and Goals of the Committee
- 2. Karen Yancy, GLC: fielded questions regarding trail design on the Hillmoor property and concerns over the kayak route on the White River

Thursday, January 18, 2024 – There is no Agenda Packet on City Website; meeting is not listed; the following is from the minutes

- 1. FOH report
- 2. Mayor Klein: revisits the Amphitheater
 - a. Motion made and carried to include the amphitheater in Hillmoor's preliminary conceptual plan
- 3. Michael Krajovic and Fred Gahl reported on their 1/15 meeting with the YMCA

Thursday, February 1, 2024

- 1. Paula Porubcan and Betty Volquardsen – Hike, Bike, Ski Trails working group presentation
- 2. Motion made and unanimously approved to include the ABC Group's Natural Land Use Zone recommendations as part of the Preliminary Conceptual Plan

3. Michael Krajovic: Review of Project Planning Process
4. Fred Gahl: Discussion of public communications – COW, social media, newspaper, etc.

Thursday, February 15, 2024

1. Paula Porubcan: Presentation on Dog Park and Disc Golf
 - a. Motion unanimously approved to include the Dog Park and Disc Golf in the Preliminary Conceptual Plan
2. Henry Sibbing and Fred Gahl: presentation of the Organic Golf-Park
 - a. Motion to include Organic Golf Park in Preliminary Conceptual Plan, approved 9 to 1

Thursday, February 29, 2024

1. FOH: applied for the City Garden Club grant for some signs on the property
2. Paula Porubcan: did receive the \$30K grant for the archaeological survey; Paula and Peg Esposito (alderperson) will be co-managers of the grant
3. Paula Porubcan: update on Knowles-Nelson grant due May 1st
4. Motion made and unanimously carried: “In the spirit of inviting the community into the park, include deconstructed playgrounds, fitness equipment and green restrooms along the trails in Hillmoor as it can be integrated into the other concepts presented.”
5. Mayor Klein re: the Never Say Never playland which moved to Delavan due to the City having a law that if something over \$2,500 is donated to the City, then they also need to donate ongoing funds.
 - a. Law should be reviewed as it could impact donations to Hillmoor

Thursday, March 14, 2024

1. Gavin Luter, Managing Director of the UniverCITY program at UW Madison
 - a. UW Madison students partnering with local governments to help develop strategies and implementation support, giving students real world experiences
 - b. Could assist specifically with development of the Hillmoor Organic Golf-Park
 - c. Motion made and unanimously approved to explore working with UniverCITY
2. Motion made to approve the revised Knowles-Nelson grant. Motion carried

Thursday, March 28, 2024

1. Betty Volquardsen: FOH report
2. Betty Volquardsen and Henry Sibbing: Water Fun sub-group presentation
 - a. Winter fun: Kyle Pederson from HTG Architects discusses “Rink in a Box”
 - b. Motion made and unanimously approved to continue to explore the option for a splash pad and refrigerated ice rink without warming stations
 - c. Motion made and carried to explore options for having a public pool
 - d. Gary Millette: Drone video of Hillmoor
3. Mayor Klein informed the committee that the YMCA pulled their letter of intent from the City and will work with the Ad Hoc Committee

Thursday, April 11, 2024 – Final Ad Hoc Committee Meeting; No minutes available

1. Jeff Arnold, Communications Director National Links Trust presentation – non-profit organization dedicated to positively impacting our community and changing lives through affordable and accessible municipal golf

Thursday, April 25, 2024 – Meeting Cancelled

Thursday, May 9, 2024 – Meeting Cancelled

Ad Hoc Committee dissolved

Hillmoor opened to public access in May 2024

**TO ACCESS AGENDA AND MINUTES PACKETS FOR THE
FORMER HILLMOOR AD HOC COMMITTEE**

1. Click on cityoflakegeneva.gov
2. Click on “Government”
3. Click on “Agendas and Minutes”
4. The Calendar will default to the current date
5. Go to the “Event Categories” field and scroll down to and select “Hillmoor Ad Hoc”
6. For some reason the calendar defaults to September 2023, but use the back arrow to go to February 2023
7. Hillmoor Ad Hoc Committee meeting dates appear in bold on the calendar; Click on February 28, 2023 (the first Hillmoor Ad Hoc Committee meeting)
8. To the right of the calendar is the listing of all the Hillmoor meeting dates in chronological order
9. Click on the download icon to download the “Agenda Packet (PDF)” for specific dates
10. The agenda, and all relevant documents are included in the Packet
11. Note: The minutes for a particular meeting are approved and included in the following meeting packet.

Overview/Discussion of Current Planned Activities and Work for Commission in 2025 - 2026

March 13, 2025

Current Planned Activities

- Knowles-Nelson Grant Implementation
- Identify and Complete Small, High Impact Projects in 2025
- Other
- Develop Building and Site Standards for Hillmoor
- Develop Ecological Restoration Strategy for Hillmoor
- Improve Project Evaluation Process and Criteria
- Develop Public Engagement Strategy and Analysis

Knowles-Nelson Grant Estimated Timeline

- Commission Approval of Grant Revisions : Completed
- City Council Approval of Grant Revisions: March 24, April 14
- Grant Under Contract with DNR: May
- Develop RFP for Landscape Architectural/Planning Services: May-June
- Public Bid and Selection Process: June-July
- Planning Process for Project Area: July-November
- Final Plan Approved: December-January
- Prepare Construction Bids: February-March 2026
- Contract Awards: March-April 2026
- Construction Starts: Spring 2026
- Project Completion Target: June-July 2026

Identify and Complete Small, High Impact Projects in 2025

- Improve Rt. 50 Main St. Entrance Appearance
- Revise Current Hillmoor Map and Add New Trail Post Markers.
- Other Suggestions?

Other Possible 2025 Activities

- Presentations by Outside Professionals on Specific Topics
- Additional Hillmoor Site Tour
- Possible Field Trips to Other Sites
- Presentations by Commission Members:
 - >Best Examples of Other Parks' Designs and Features
 - >Best Examples of Similar Specific Projects That are Being Considered
 - >Other Related Topics
- Prepare 2026 Budget Recommendations for Hillmoor Project.
- Other Suggestions?

Develop Building and Site Standards

- Form a small team of professionals – architect, landscape architect and possibly an attorney.
- Develop design and landscaping standards for building structures on the property. (eg-bldg. height, materials, etc.)
- Develop Covenants, Conditions, and Restrictions (CC & R's) for new development on the property. (eg-fences, property uses, etc.)
- Schedule a special meeting to focus on this issue?

Develop Ecological Restoration Strategy for Hillmoor

- Priority: Stop southern migration of invasives towards Rt. 50
 - >Who does what, where, when, and how?
 - >Assessment of targeted area
 - >Resources required? Cost?
- Eventually develop multi year, phased plan for entire property – e.g. Midwest Prairies Report
- Schedule a special meeting to focus on this issue?

Improve Project Evaluation Process and Criteria

- How to decide which projects of the 40 (more to come?) suggested should be included in the plan for the property.
 - > Evaluation criteria
 - > Process – Fair, Transparent, Strategic, Fact Based, Thoughtful
- Incorporate public input
- Schedule a special meeting to focus on this issue?

Develop Public Engagement Strategy and Analysis

- Assumption: Many people don't know that their opinion is wanted.
- Proactively solicit public input. (marketing plan)
- Develop a method/vehicle to collect relevant and useful public input to help evaluate projects. (survey)
- Schedule a special meeting to focus on this topic?

Questions and Comments?