



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- [www.cityoflakegeneva.gov](http://www.cityoflakegeneva.gov)

**SPECIAL HILLMOOR COMMISSION  
WEDNESDAY, APRIL 2, 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,

**Watch this meeting on the City of Lake Geneva's live video stream:**

<https://wi-lakegeneva.civicplus.com/319/City-Meetings-Video-Stream>

**AGENDA**

1. Call to Order
2. Roll Call
3. Overview and update of Hillmoor Project - Michael Krajovic
4. Comments from the public as allowed by Wis. Stats. §19.84(2), regarding Hillmoor Project ideas. Comments will be limited to 5 minutes
5. 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.*

# Welcome

to the

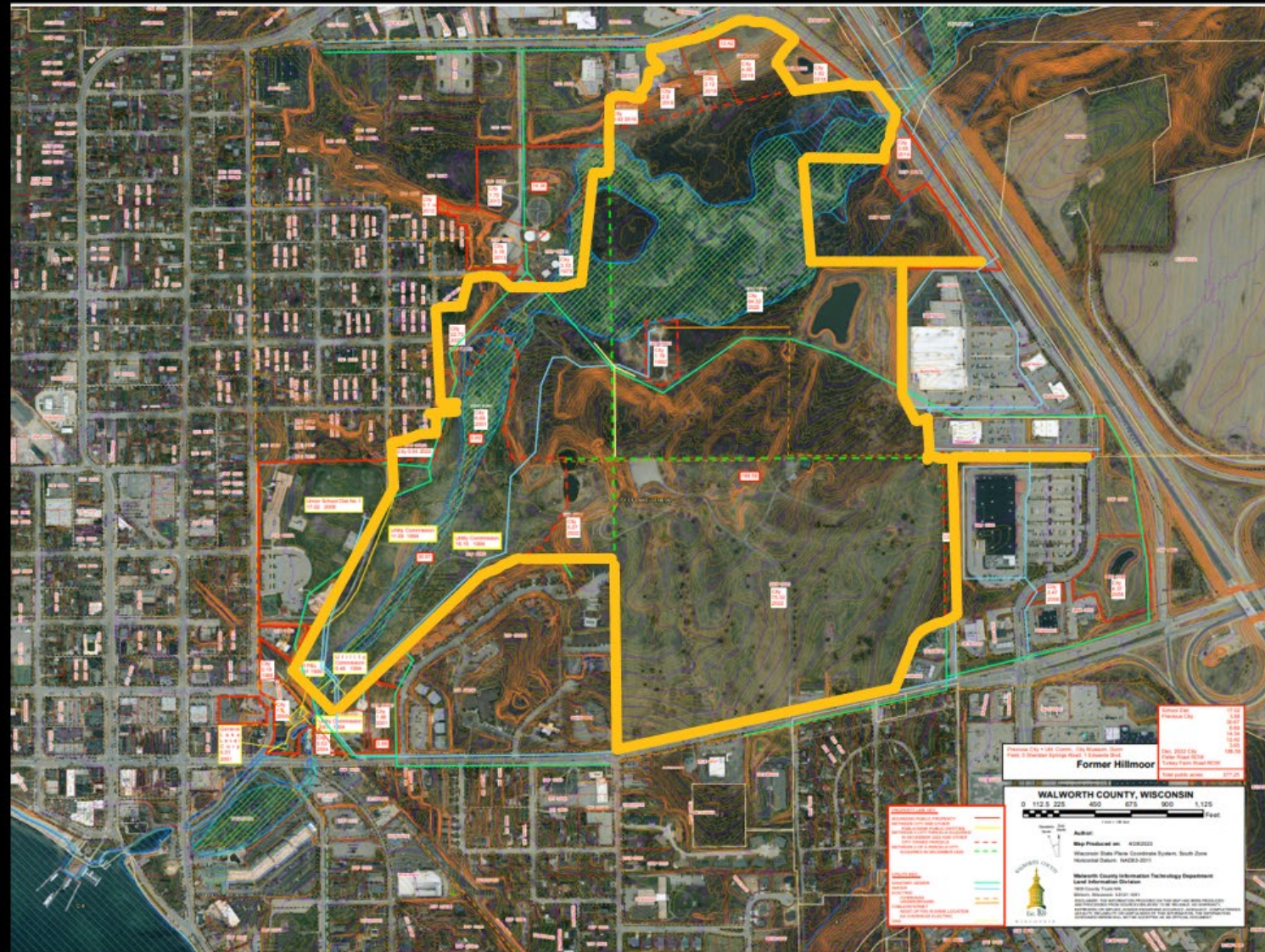
## Hillmoor Commission

April 2, 2025 Meeting

# Hillmoor Project Ideas

- Public Comment Sheets
- Leave email address if you want to receive updates
- Check box if you want your email shared with Friends of Hillmoor, a non-profit group seeking volunteers the help with Hillmoor.
- PLEASE PRINT CLEARLY

# Hillmoor Property Boundary



# Deed Restriction

The future use of the 189 acres purchased by the City in late 2022 is restricted by deed and is limited to public use or use by a public charity.

Private projects or development by any 3<sup>rd</sup> party company or organization other than a legally established public 501 (c) 3 charity is strictly prohibited.

# Property Updates

- Two new bridges built over the White River - 2024
- New culverts installed under Utility Commission gravel road – 2025
- Archaeological study completed - 2025
- Rt. 50 Main St. improvements planned for 2026-27

# Vision and Major Objectives for Hillmoor

as adopted by City Council August 2023

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

## Major Objectives:

Natural Preservation

Outdoor Recreation

Sense of Community

Connectivity to the City

High Quality Structures

# The Hillmoor Project is Complex

- Multi-faceted
- Multiple topographies
- Multiple ecosystems
- Multiple land use zones
- Multiple projects
- Multiple phases
- Multiple years
- Multiple stakeholders

# Hillmoor Stakeholders

## RESIDENTS

City Council

FLR Committee

Utility Commission

Public Works Dept.

Wisconsin DOT

Wisconsin DNR

Bldg. and Zoning Dept.

Historical Commission

Potential Donors

Friends of Hillmoor

Public Safety Dept.

Geneva Lake Conserv.

Park Commission

Avian Committee

Tree Board

Tourism Commission

Residents:

Taxpayers

Hiker/Walkers

Bikers/Runners

Picnicers

Persons w/ Disabil.

Families & Children

Nature Lovers

Disc Golfers

Wildlife Watchers

Dog Walkers

Others??? tbd

# Understanding the Property



## Land Use Zones

- Z<sub>1</sub> – White River Corridor
- Z<sub>2</sub> – Wetland Area
- Z<sub>3</sub> – Forested Area
- Z<sub>4</sub> – Gateway Rt. 50 Main St. Frontage
- Z<sub>5</sub> – Potential Building Area

# Our Goal...

Our goal is to create a beautiful, high-quality park that is worthy of our City's national image. Some residents have asked for it to be worldclass.

high-quality:

ecological system - biodiversity

building structures

trail system

landscaping - beautification

amenities

# Creating Something Special with the Hillmoor Property...

Will take time.

Will take public support.

Will take resources.

- financial

- professional

- volunteer

Future projects, if approved, could be paid for through:  
self funded 3<sup>rd</sup> party charitable organizations,  
private donors, taxpayers, or a combination.

# 2025 Current Planned Activities

- Knowles-Nelson Grant Approval & Begin Implementation
- Identify and Complete Small, High Impact Projects in 2025
- Develop Building and Site Standards for Hillmoor
- Develop Ecological Restoration Strategy for Hillmoor
- Improve and Begin Project Evaluation Process and Criteria
- Develop Public Engagement Strategy and Analysis
- Other - Outside expert presentations, site visits, field trips, 2026 budget recommendations...

# Projects Cost Money and...

Project evaluation involves many criteria:

- the need for the project
- initial capital costs, who pays?
- ongoing operating and maintenance costs, financial stability
- alignment with overall Vision and Objectives for the property
- compatibility with other projects
- impacts on our community's quality of life
- compatibility with Nature, environmental sustainability
- etc.

# Project Evaluation Process

- Fair, Transparent, Strategic, Fact Based, Thoughtful
- Incorporates public input

Let's work together as a CommUnity to create something special at Hillmoor.

