



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

**HILLMOOR COMMISSION
THURSDAY, APRIL 10, 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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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 March 13, 2025 Regular Hillmoor Commission and April 2, 2025 Special Hillmoor Commission Meetings

Public Engagement Items:

5. Review/Discussion of public comments from April 2, 2025 Special Hillmoor Commission meeting regarding Hillmoor project ideas
6. Discussion/Recommendation regarding creating a Hillmoor newsletter
7. Discussion/Recommendation regarding creating a public survey

Project Evaluation Items:

8. Discussion/Recommendation regarding developing building design standards, site and landscaping design standards, and protective covenants, conditions and restrictions, for the Hillmoor property

Ecological Restoration Items:

9. Discussion/Action regarding SEWRPC (South-Eastern Wisconsin Regional Planning Commission) study of Hillmoor Property
10. Presentation by Friends of Hillmoor
11. Discussion/Recommendation regarding Friends of Hillmoor removing invasive species on the property
12. Future agenda items

13. Future meetings

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.

HILLMOOR COMMISSION MINUTES

THURSDAY, March 13, 2025 - 6:00 PM

LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

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

Call to Order by Alderperson Cindy Yager at 6:00 pm.

Roll Call

Present: Alderperson Cindy Yager, Consultant Michael Krajovic Mark Davids, Kenneth Etten, Dan Getzen, Larry Happ, Paula Peggy Schneider, Lowell Thompson.

Excused/Absent: Mayor Todd Krause and Paula Porubcan.

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

Joel Hoiland, Betty Volquardsen, Sarah Hill, Charlene Klein, Pete Peterson, Jim Gaugert, Dave Quickel, Hank Sibbing, Janis Wolonsheski, and Fred Gahl spoke during public comment.

Approve the Minutes

On a motion by Larry Happ and second by Lowell Thompson the minutes from the meetings of February 13, 2025 and March 6, 2025 were approved unanimously.

Discussion regarding the March 8, 2025 Hillmoor site tour - The members briefly discussed their observations from the site tour.

Presentation/Discussion by Michael Krajovic regarding Hillmoor natural land use zones - Michael Krajovic gave a presentation on natural land use zones found on Hillmoor to better understand the property.

Overview of the former Hillmoor Ad Hoc Committee's work by Michael Krajovic - Michael Krajovic reviewed the handout of a summary of the activities of the former Hillmoor Ad Hoc Committee which included project ideas from the public from January 2023. He recommended using it as a reference tool for researching the past project work of the prior committee.

Presentation/Discussion by Michael Krajovic of current planned activities and work for the commission in 2025/2026 - Michael Krajovic gave a presentation on the current planned activities for the commission that included working on the Knowles Nelson grant, working on small, high impact projects, developing building and site standards, developing an ecological restoration strategy, improving the project evaluation process, and developing a public engagement strategy - for the Hillmoor project.

Future Agenda Items – None.

Future Meetings - Alderperson Yager announced a special Hillmoor Commission public input meeting for Wednesday, April 2, 2025 at 6:00 pm at City Hall and the next regular Commission meeting scheduled for Thursday, April 10, 2025 at 6:00 pm at City Hall.

Adjournment – Motion by Happ to adjourn, second by Edwards. Voice vote, approved, motion carried. Adjournment at 7:45 pm.

HILLMOOR COMMISSION MINUTES for

Special Hillmoor Commission Meeting

Wednesday, April 2, 2025 - 6:00 PM

LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

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

Call to Order by Mayor Krause at 6:00 pm.

Roll Call

Present: Mayor Krause, Alderperson Cindy Yager, Consultant Michael Krajovic, Kenneth Etten, Dan Getzen, Larry Happ, Paula Porubcan, Peggy Schneider, Lowell Thompson. Excused/Absent: Mark Davids.

Overview and Update of Hillmoor Project by Michael Krajovic - Michael Krajovic gave an overview of the Hillmoor property describing its boundaries, physical characteristics, its complexity, and the City's Vision and Major Objectives for the property. He also briefly described recent and current activities impacting the property, the project evaluation process, and future planned activities of the Commission.

Comments from the public as allowed by Wis. Stats. §19.84(2), regarding Hillmoor Project ideas. Comments limited to 5 minutes.

Twenty seven (27) people spoke during the public comment period. The following names are not listed in order of speaking: John Swanson, Mike Janczak, Paul Hummel, Marie Andrade, Dave Mahony, Fred Gahl, Jim Gaugert, April Darrto, Hank Sibbing, Edmund Jung, Sean Payne, Chad Bittner, Anastasia Doyle-Bruce, James Klusman, Alice Ogden, Chris Duesing, Luke Pfeifer, Terei Carole, Joe Zimmer, Sarah Hill, Adam McCulloch, Diane Bauman, Sherri Aimes, Mike Kramp, Ann Fulmer.

The following thirteen (13) people spoke but did not sign in so the spelling of names could be incorrect or are incomplete: Rick Steinberg, Nick O'Connor, Mike Campbel, Pete, Stacey Brenehan, Sue Mathews, Deb, Jean Ward, Don Root, Mary Ann Zweibel, Jamie, Tanner Dahlhouser, and Carol Pearson.

The following fourteen (14) people submitted written comments of which seven (7) also spoke at the meeting: Kathy Francois, Dan Francois, Tom Gardiner, Ken Johnson, Jakie O'Reilly, Carol Wahlstedt, Lucy Lucia, Tere Carrol, James Klusman, Jean Ward, Ed Jung, Rick Steinberg, Paul hummel, Anatasia Doyle-Boyce, Adam McCullough.

The following four (4) people submitted comments via emails prior to the meeting: Roberta Costion, Richard Kelman, Jeff Gardner, and Charlen Klein.

The Hillmoor Commission received public comment from a total of fifty (50) different people. It is estimated that four (4) of the speakers were not residents of the City. Some of the main topics included keeping the property natural green space, hiking and biking trails, picnic areas, splash pad, and the YMCA. Several other comments were received about the project in general. See the document titled

“Public Comment Summary and Tabulation Sheet for April 2, 2025 Meeting” for a more comprehensive review of public comment.

Adjournment – Motion by Happ to adjourn, second by Thompson. Voice vote, approved, motion carried. Adjournment at 8:11 pm.

HILLMOOR COMMISSION

Public Comment Summary and Tabulation Sheet from April 2, 2025 Meeting

Comments were received from fifty (50) different people. (including a few non-City residents)

Forty-Seven (47) people signed in to speak, of which twenty-five (25) spoke publicly.

Thirteen (13) spoke who did not sign in. Four (4) people sent emails.

Fifteen (15) submitted written comments of which seven (7) also spoke publicly. For those that both spoke and submitted written comments, any new suggestions in written comments were added to the tabulation. Redundant comments about specific project ideas by the same person were not counted twice.

For individuals who spoke in support of more than one project idea, each mention of a specific project idea was counted.

Nine (9) new project ideas or categories were suggested and added to the list of Projects: restrooms, ecological restoration as a project, daycare, interactive playground, private dog park, bocci ball court, sand volleyball court, a mini golf course, buildings-minimum.

Six (6) "NO" categories were added – no YMCA, no large Y complex, no golf, no amphitheater, no parking, and no buildings.

The tabulation of project mentions and "Other Comments" is an approximate accounting of what people said at the meeting. The information should be viewed as a "snap shot" assessment of current public opinion regarding the Hillmoor project.

In addition to the table of project mentions and their numerical tabulation, an "OTHER COMMENTS" section was added to capture public comments, concerns, and suggestions about the project in general for the consideration of the Hillmoor Commission.

In summary, Nature and natural green space was mentioned the most, followed by hiking and biking trails. The YMCA was also a significant project topic which was mentioned several times.

Since some people specifically mentioned they did not want the Y to locate on Hillmoor, a new category of "No YMCA" was added to capture this sentiment. A category for "No Buildings" and "Minimal Buildings" was similarly added. There appeared to be different opinions about the size of the Y project. Some people objected to a very large Y project consuming the entire front acreage of the Hillmoor property along Rt. 50, while a representative of the Y spoke about a much smaller 15 acre project. The confusion about the size and scope the Y project and its precise location on the Hillmoor property needs to be clarified before residents, Commission members and City Council can make an informed decision about whether the YMCA should or should not be part of the Hillmoor project.

Public Comments on Specific Potential Hillmoor Projects and the Project in General

4-7-25 (doc: Hillmoor – Public Comment Summary and Tabulation Sheet for April 2 2025)

Project/Activity	Prior 2023 Mentions	Number of Mentions on April 2 nd 2025 (38 spoke, 4 emails, 8 written comments)
Arboretum	1	
Astronomy GLAS	1	1
Amphitheatre	1	3
No Amphitheatre		1
Accessibility Disabled	1	
Bike – Mountain	1	
Bike - Street	2	11
Bandshell	2	1
Bocci Ball Court		1
Botanical Garden	2	1
Buildings - Minimum		2
No Buildings		5
Community Garden	1	2
Community Center	1	1
Children’s Ctr/Museum	2	
Croquet Courts	1	
Cross Country Ski	2	3
Curling	1	
Day Care Center		1 (at Y)
Dog Park – Private		1 (fee based in southern section of park)
Dome Parking, Bldg.	1	
Ecological Restoration		2
Fishing	1	
Golf	2	3
No Golf		1
Hiking Trails	4	15
Hobby Shop	1	

Project/Activity	Prior Mentions	Number of Mentions on April 2 nd 2025 38 spoke publicly, 4 emails, 8 written comments
Ice Rink	1	
Mini-Golf Course		1 (in southern section of park)
Museum	1	
Nature/Natural Gr. Space	15	21
Nature Center	2	2
Parking	1	3
No Parking		2
Parking - Underground	1	
Playground- Regular	1	2
Playground- Interactive		1
Picnic Pavilions	3	3
Picnic Areas	1	4
Pickle Ball Courts	1	
Place for Social Events	1	
Prairie Style Architecture	1	
Pool – Outdoor	2	3
Restrooms		1 (southern section of park)
Sand Volleyball Court		1
Senior Center	1	
Sledding Hill	1	
Splash Pad	1	4
Snowflex	1	
Solar & Wind Farm	1	
Tennis Courts	1	
Visitor Center	1	
YMCA	2	17
No YMCA		10 = 5 + (5 no buildings at all. see above)
No Large Y Complex		3 (? assumed not object to smaller Y project)

OTHER COMMENTS

From April 2, 2025 Hillmoor Public Input Meeting

Note: These thirty-four (34) “OTHER COMMENTS”, slightly edited to summarize, are from public spoken comments, e-mailed comments, and written submitted comments. They do not fit into a specific project category but are related to the Hillmoor project.

1. The Hillmoor property should be exceptional and inspiring.
2. We should look at other parks for ideas.
3. Make the disc-golf course attractive for non-disc-golf recreation.
4. The Commission needs to educate the public. Communication is key. People need to trust your process will remain fair and transparent.
5. The Commission should confront/address the ongoing misinformation and disinformation about the Hillmoor project.
6. The residents need to understand the complexities of this project and the Commission’s thought and evaluation process including why you do or do not recommend projects.
7. Some people have lingering dissatisfaction over how the purchase of this property was handled. It was not transparent. It was very expensive. Possibly even mishandled. Anxiety remains that poor and costly decisions will continue to be made.
8. Partner with Badger HS to create service/learning opportunities that involve park maintenance.
9. Use porous pavers in parking areas.
10. Determine a consensus definition of “green space”. There is confusion around this term. Some believe it means 100% natural vegetation. Some believe it is park-like with amenities like a Central Park. Others believe a golf course is green space.
11. Not in favor of golf because 1) toxic issues (courses require lots of water and chemicals to remain green.), 2) only a select group of residents and visitors can use it. There are already 20+ golf courses within a 15-mile radius of Lake Geneva.
12. The City’s water pump is in the wetlands. Please make sure any land use will not contaminate our water supply.
13. This property should be developed as a Central Park, complete with hiking and biking trails, picnic areas, pavilions, park benches, and beauty.
14. Knowles-Nelson grant should focus on east side of Hillmoor.
15. The YMCA provides environmental education.
16. We should use Hillmoor to teach children about conservation and nature.

Page 2 – Other Comments (continued)

17. There is an under representation of the viewpoint of parents (assume with younger children) at this meeting.
18. Get moving before Mayor Krause's term expires so that a new Commission does not need to be set up.
19. We should make sure the YMCA has enough money to pay for their build out and maintenance. (Two people requested this.)
20. The YMCA should partner with the city. (Four people requested this.)
21. Get the Y to commit to the space they would use before making any decision to sell land to them. Create 3 proposals for review.
22. Current Y location could be turned into a City parking lot.
23. The Y should be decided by referendum. (Two people suggested this.)
24. If buildings should be built, they should be 'green' (environmentally sustainable) buildings.
25. The City should use a private- public partnership model to fund projects.
26. The City should put the property in trust.
27. The City should work with the University of Wisconsin.
28. No sale of land to any organization.
29. Get organizations/companies to sponsor plot of land for individual "theme gardens".
30. How can Hillmoor be of value to visitors?
31. Seek grants and state funding.
32. How/when would an amphitheater be used? How would it fit in with summer concerts at Flat Iron park?
33. City could recoup some costs by selling a small portion of land.
34. Allow food trucks on Hillmoor and collect revenue from fees.

January 2023 Public Comments about Hillmoor Project 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

Draft Letter to Zach Kron, SEWRPC April 10th

Dear Mr. Kron,

The City of Lake Geneva would like to confirm its desire for SEWRPC to conduct a botanical inventory of its Hillmoor property, a rare species survey, and estimates of invasive species cover per community/survey unit of the property. This will help guide our planning for the property. It is our understanding that this study will be grandfathered in with the original request from our former Mayor Klein dated January 2, 2024 and will be done at no cost to the City.

After your discussion with our Hillmoor consultant Mike Krajovic, we feel that updating the rare aquatic species survey is not needed at this time since two rare aquatic species were already identified in the previous survey and placed into the public database.

If you could, please provide us with an estimated start and completion date for the survey.

In addition to the surveys described above, we would like to request an estimated cost for you to develop an ecological restoration plan for the property with an estimated time of completion. As we learn more about the property, we see the invasive plant problem becoming greater each passing year and needs to be addressed. Anything that SEWRPC can do to help us with the invasive issue would be greatly appreciated.

If you should require any additional information or have any questions, please feel free to contact us.

Thank you for your assistance in helping us move forward with the Hillmoor project.

Sincerely,

Mayor Todd Krause

Subject: FW: Hillmoor environmental assessment

Mayor <Mayor@cityoflakegeneva.com>

Tue, Jan 2, 2024,
2:11 PM

to Kron, Zachary P., Karen Yancey

[You don't often get email from mayor@cityoflakegeneva.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This e-mail originated from outside the Commission. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

This letter comes as a request for an environmental assessment of plants and aquatic species on our city owned property known as the Hillmoor Golf Course, sometime in the spring of 2024. Per the letter below from Karen Yancey, such an assessment has not been done in a very long time. This will be invaluable information as we move ahead with a master plan for the property. Thank you very much for your consideration, I look forward to your input, and coordinating this assessment with you and the Conservancy.

Kind Regards,
Charlene Klein, Mayor
City of Lake Geneva, Wisconsin

-----Original Message-----

From: Karen Yancey <kyancey@genevalakeconservancy.org>
Sent: Monday, January 01, 2024 7:12 PM
To: Mayor <Mayor@cityoflakegeneva.com>
Cc: Zachary P. Kron <zkron@sewrpc.org>
Subject: Hillmoor environmental assessment

Hi Mayor: Now that 2024 is here, one of the item on our agenda is to have you ask Zachary Kron, the biologist for the Southeast Wisconsin Regional Plan Commission (SEWRPC), to do an environmentally assessment of the Hillmoor property. The email must come from the city who owns the property.

As I recall, the last SEWRPC assessment of Hillmoor was in the 1990s and found no federally or state endangered species on the property. With the increased invasive species on the property, it would be very unlikely to find any now but we want to confirm what native species are left there. In addition, as I recall there were two state aquatic species of concern in the segment of the White River on the Hillmoor property the last time an assessment was completed and the city and Conservancy would be interested to learn of any recent studies that could confirm if they are still present.

We would appreciate the opportunity for a Conservancy staff member and one from the city's staff to walk the property with Zach during the assessment any time after May 15, when the plants become visible.

Please forward this email to Zach at the email above with your official request for an assessment of plants and aquatic species on the Hillmoor property. I believe there is no cost for the assessment but I would ask Zach to confirm this. Thank you. Karen (Sent from my iPhone)