



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

**HILLMOOR COMMISSION
THURSDAY, MAY 8, 2025 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)**

Members:

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

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. Approval of the minutes from April 10, 2025
5. Comments regarding April 26th site visits and discussion/recommendation regarding Rt. 50 Frontage Improvements – John Foster & Mayor Krause
6. Discussion/Recommendation regarding Hillmoor newsletter – Lowell Thompson & Michael Krajovic
7. Status Report and Discussion/Approval of Land Use Zones – Michael Krajovic
8. Presentation/Discussion of project evaluation process and criteria – Mark Davids & Michael Krajovic
9. Future agenda items
10. Next Meeting Date & Time
11. Adjournment

*A quorum of the Council may be present; however, no official Council action will be taken.
Requests from persons with disabilities who need assistance to participate in this meeting should be made to the City Clerk's office in advance so that the appropriate accommodations can be made.*

HILLMOOR COMMISSION MINUTES

Thursday, April 10, 2025 – 6:00 PM

LAKE GENEVA CITY HALL; COUNCIL CHAMGERS (MAIN LEVEL)

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

Call to Order by Mayor Krause at 6:02 pm.

Roll Call:

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

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.

Sheri Ames, Mary Jo Fesenmaier, and Fred Gohl spoke during public comment.

Approval of Minutes:

On a motion by Ken Etten and second by Larry Happ the minutes from the meetings of March 13, 2025 and April 2, 2025 were approved unanimously.

Public Engagement Items:

Review/Discussion of public comments from April 2, 2025 Special Hillmoor Commission meeting regarding Hillmoor project ideas – Michael Krajovic presented a summary of the public comments.

Various commission members shared their insights. It was agreed that there is confusion surrounding the size and scope of a proposed YMCA facility and that the issue as to whether the Y should be part of Hillmoor, or not part of Hillmoor, should be resolved in order for the Commission to move forward with developing a master plan for the property. The Commission members directed Michael Krajovic, the consultant, to work with the Y to define that actual size and scope of their project as well as the specific proposed location of their facility on the property so that the Commission could make an informed decision on whether to recommend or not recommend that the Y's project be part of the City's plan for the Hillmoor property.

Discussion/Recommendation regarding creating ad Hillmoor newsletter – During discussion, Lowell Thomson agreed to be the member of the Commission who would lead the project with the support of the consultant, Michael Krajovic. Krajovic asked all Commission members who have ideas that they would like to share about the newsletter to send their comments to him and he would pass the information along to Lowell. On a motion by Lowell Thompson and second by Paula Porubcan the Commission unanimously approved creating a newsletter to provide the public with accurate and timely information about the Hillmoor project.

Discussion/Recommendation regarding creating a public survey – The Commission members discussed the need to continue to collect relevant information from residents about the project. Lowell Thompson

agreed to be the lead Commission member to work on developing a survey with support from the consultant, Michael Krajovic. Krajovic asked members to send him any thoughts or ideas about the survey to him and that he would forward the information to Lowell Thompson.

Project Evaluation Items:

Discussion/Recommendation regarding developing building design standards, site and landscaping design standards, and protective covenants, conditions and restrictions, for the Hillmoor property - After discussion, on a motion by Mark Edwards and second by Dan Getzen, the Commission voted to approve spending up to \$5,000 for architectural services to help develop building design standards for the property. The motion passed 6 to 1 with Larry Happ voting no.

Ecological Restoration Items:

Discussion/Action regarding SEWRPC (South-Eastern Wisconsin Regional Planning Commission) study of the Hillmoor property – Consultant Michael Krajovic described the scope of work the City would like to SEWRPC to undertake for the Hillmoor property which included conducting a botanical inventory, a rare species survey, and estimates of invasive species coverage which would be done at no cost to the City. The City will also request a cost estimate from SEWRPC to develop an ecological restoration plan for the property involving the removal of invasive species. The Mayor said he would send the request shortly. No formal Commission action was required.

Presentation by Friends of Hillmoor – Peg Esposito and Betty Volquardsen gave a presentation of the activities of the Friends of Hillmoor, a local, nonprofit 501(c)3 organization, focused on helping with the Hillmoor property.

Discussion/Recommendation regarding Friends of Hillmoor removing invasive species on the property – On a motion by Larry Happ and second by Ken Etten, the Commission agreed to recommend to the City’s FLR Committee and City Council that the Friends of Hillmoor (FOH) be allowed to do ecological restoration work in Zone 4 of the Hillmoor property during 2025 with the following conditions: 1) The FOH has liability insurance coverage for this entire period of work; 2) The FOH keeps the Hillmoor Commission and the Public Works Dept. informed of its work activities by providing schedules of planned work days; 3) The FOH provides progress reports to the Hillmoor Commission once per month including type of work performed, number of collective man-hours worked, and before and after photos documenting the work. The work contributions can be used as a match for grants; 4) Any cut brush that is to be picked up by the City should be placed in piles and if possible, along the edge of the old main access road; and 5) The City reserves the right to terminate the FOH’s access to the property at any time. *(Zone 4 is the south-central corner of the property that borders along Rt.50, the old main access road off of Rt. 50 and private residences in Country Club Estates.) The motion passed unanimously.

Future Agenda Items - The Mayor mentioned the possibility of having a presentation on the Rt. 50 improvements that would impact the Hillmoor property and also having the City’s bond counsel address the Commission on financial conditions affecting the sale or lease of property at a future meeting.

Future Meetings - The Commission agreed to plan for a special meeting on Thursday, April 24 at 6 pm. The Consultant Michael Krajovic expressed his desire for the Commission to hold a Hillmoor site visit to tour the southern end of the property and to also visit Bigfoot Beach State Park to view their ecological restoration efforts.

Adjournment - On a motion by Mark Edwards and second by Paula Porubcan, the motion to adjourn at 7:44 pm was unanimously approved.

THE OFFICIAL HILLMOOR COMMISSION UPDATE

Visit Hillmoor: It's Open to the Public!

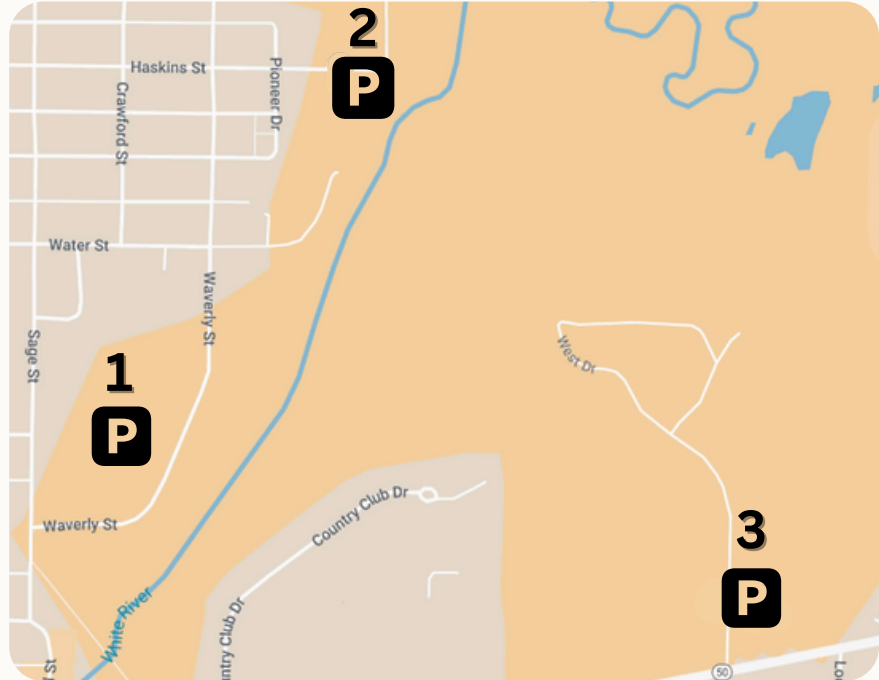
This month's newsletter highlights recreational opportunities, ecological stewardship, community participation, and upcoming meetings where your voice can shape the future of Hillmoor.

What You Can Do:

- ✓ Hiking and walking on marked trails
- ✓ 18-hole disc golf course
- ✓ 230 Acres of open space
- ✓ Free and open daily from 4am-10pm
- ✓ Dogs welcome – must be leashed.

Where You Can Park:

- P** 1. Sage Street near Eastview School
- P** 2. End of Haskins Street
- P** 3. Main Street entrance / 50 (across from Geneva Lanes)



[Spotlight] Free Disc Golf at Hillmoor



Whether you're a seasoned player or brand new to the sport, it's a great way to enjoy fresh air, light exercise, and stunning views of the White River.

- Bring your own discs or borrow a set from the Lake Geneva Public Library
- Park off Sage Street near the skate park
- Play a full 18 holes or just a few depending on your time

According to UDisc, Lake Geneva is ranked the 38th best disc golf destination in Wisconsin, which is no small feat as Wisconsin has over 300 courses.



[Find more details on the Hillmoor Commission's webpage.](#)

Preserving Nature Through Ecological Restoration

A top priority of the Hillmoor Commission is ecological restoration. Many residents have voiced their support for protecting the natural beauty and biodiversity of the area.

To do this, the Commission is:

- Working to remove invasive plant species like **Buckthorn** and **Black Alder**
- Partnering with the Southeastern Wisconsin Regional Planning Commission (**SEWRPC**) for a formal botanical and rare species survey in Spring, Summer, and Fall 2025
- Exploring methods to restore and protect habitats for native insects, birds, reptiles, and mammals

This work is vital for turning Hillmoor into a thriving natural space for future generations to enjoy.

The City's Vision and Objectives

“We envision Hillmoor as a cherished place where we connect to Nature, ourselves, and others.”

The Commission's objectives include:

- Preserving open space and wildlife habitat
- Creating outdoor recreation options like biking and hiking
- Strengthening community ties
- Considering quality public structures, if appropriate

These goals will guide all future planning and development on the property.

Who We Are

The Hillmoor Commission, formed in early 2025, advises City Council on the future of the 230-acre Hillmoor property. It gathers public input, evaluates options, and will recommend a long-term master plan. The Commission includes seven appointed resident volunteers, one alderperson (currently Cindy Yager of District 4), and Mayor Krause as chairman.

👉 **Meetings:** 2nd Thursdays, 6:00 PM at City Hall



Your Voice Matters:

Share your ideas with the Hillmoor Commission; attend a meeting or use [Hillmoor Commission's public comment form](#)

The Hillmoor Commission – Importance of Public Input

The Hillmoor Commission understands that there are many possible uses for the Hillmoor property and encourages residents to share their ideas about what they feel should be done with it. As normally expected, different residents have different opinions and preferences as to what projects should be part of Hillmoor. There are also different opinions as to what features and qualities will enhance or detract from the natural beauty of the property. This variety of ideas is a valued resource that makes our community unique. Thoughtful consideration and analysis of the collective and diverse input from our residents is part of a healthy planning process. It helps guide the Commission’s efforts to develop the best plan for the property.

The Hillmoor Commission’s Mission

The mission of the Hillmoor Commission is to create a master development plan that would turn the 230 acre Hillmoor property into a beautiful park that is worthy of the City’s national reputation.

To fulfill its mission, the Hillmoor Commission will prioritize projects that:

- fulfill unmet or underserved needs of residents,
- that do not compete with existing services,
- that help people connect with nature,
- that encourage outdoor recreation,
- that restore natural habitat and biodiversity,
- that can be used by everyone,
- that are a prudent use of both natural and financial resources,
- that enhance the beauty of the property,
- that contribute to our quality of life.

Draft - PROJECT CATEGORIES

Outdoor Recreation

Paved walking paths, hiking trails, road biking paths, mountain biking, bridges, skiing, sledding, fishing, dog park, playground.

Green Space Related

Arboretum, botanical garden, community garden, ecological restoration, natural landscape enhancements.

Water Features

Outdoor pool, splash pad, White River.

Sport Activities

Tennis, pickle ball, disc golf, golf, swimming pool, bocci ball court, sand volleyball, croquet, mini-golf, pickle ball, skating, hockey.

Entertainment

Band shell and/or amphitheater.

Above Ground Building Structures

Community center, restroom facilities, picnic pavilions, YMCA, nature center, visitor center, day care center, band shell/amphitheater, ice rink, curling, outdoor pool, senior center.

Miscellaneous

Parking, access.

DRAFT - Possible Project/Activity Suitable for each Land Use Zone

White River Corridor	Wetland Area	Forested Area	Gateway Area	Buildable Area
Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Possible Projects	Poss. Project	Poss. Projects	Poss. Projects	Possible Projects
Beautify	Keep Wild	Keep Wild	Beautify	Beautifully Develop.
Natural Green Space	Nat. Gr. Space	Nat. Gr. Space	Nat. Gr. Space	Gr. where possible
Ecological Restoration	Ecological Restoration	Ecological Restoration	Ecological Restoration	Ecological Restoration
Natural Landscaping Enhancements	Native Plants?	N. Landscaping Enhancements	N. Landscaping Enhancements	Nat. Landscaping Enhancements
Joint Walking & Biking Paved Paths	Hiking Trails	Hiking Trails	Joint Walking & Biking P. Paths	Joint Walking & Biking Paved Paths?
Hiking Trails	Bridges	Mtn. Biking	Hiking Trails	Hiking Trails
Amphitheater/ Bandshell	Board Walk	Amphitheater/ Bandshell	Arboretum	Amphitheater/ Bandshell
Bocci Ball Court	Park Benches	Park Benches	X-C Ski	Bocci Ball Court
Community Garden		X-C Ski	Botanical Gard.	Arboretum
Croquet Courts			Golf	Botanical Garden
Cross Country Ski			Park Benches	Building Structures
Dog Park				Community Garden
Fishing				Croquet Courts
Mini-golf course				X-C Ski
Parking				Community Center
Park Benches				Curling
Pickel Ball Courts				Day Care Center
Picnic Pavilions				Dog Park
Picnic Tables				Golf
Sand Volleyball Ct.				GLAS
Sledding Hill				Ice Rink
Splash Pad				Mini-golf course
				Nature Center/Mus.
				Parking
				Park Benches
				Playground
				Pickel Ball Courts
				Picnic Pavilion
				Picnic Tables
				Pool - Outdoor
				Restrooms
				Sand Volleyball Ct.
				Senior Center
				Splash Pad
				Tennis Courts

				Visitor Center
				YMCA

Draft – Initial Project Evaluation Criteria

Name of Project: _____

Project’s Proposed Land Use Zone Location. Check all that apply: **ZONE** **1** **2** **3** **4** **5**

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

City’s Major Objectives for Hillmoor:1) Natural Preservation, 2) Outdoor Recreation, 3) Sense of Community, 4) Connectivity to the City, and 5) High Quality Structures.

Preliminary Review – Critical Criteria 1 to 5:

- 1) **VISION** – Is the project in alignment with the City’s Vision and Major Objectives for the property?
 No (0 pts) It supports one Objective (3 pts) It supports two or more Objectives (5 pts)

Notes: _____

- 2) **DUPLICATIVE** – Does the project/amenity already exist or is the activity already provided for in other parts of the City?
 YES (0 pts) Partially, not adequate to meet current need (3 pts) NO (5 pts)

Notes: _____

- 3) **NEED** – It there an unmet need for the project/amenity or activity in the City?
 NO need (0 pts) Minimal need (1 pt) Medium need (3 pts) Significant need (5pts)

Notes: _____

- 4) **LEVEL OF INTEREST** – What has been the community’s sustained level of interest or support in the project/amenity or activity?
 Little to None (0 pts) Average compared to other projects (3 pts) Above Average (5 pts)

Notes: _____

- 5) **COMPETE** – Does the project/amenity or activity to be provided compete with similar projects or activities already provided by other organizations or businesses?
 YES significantly (0 pts) Medium extent (1 pt) Minimally (3 pts) NO (5 pts)

Notes: _____

(If the project scores 0 pts in 2 or more of the first 5 criteria, the project does not qualify at this time for additional consideration.)

Additional Project Criteria 6 to 12

6) USAGE – Is the project/amenity or activity to be provided inclusive so that it can be used by everyone?

Only by a few-less than 10% (1 Pt) Between 10 and 25% (3 pts) By anyone (5 pts)

Notes:_____

7) FAMILY USAGE – Can families with children use the project/amenity or activity?

NO (0 pts) Yes for ages 6 and above (3 pts) YES all ages of children (5 pts)

Notes:_____

8) LAND USAGE – Does the project/amenity or activity require a lot of land that uses green space?

Yes significant >10 acres(1 pt) Large 6 to 9 acres(2 pts) Medium 1 to 5 acres(3 pts)
 No minimal < 1 acre or less (5 pts)

Notes:_____

9) ENVIRONMENTAL IMPACT – Does the project/amenity negatively affect the environment?

Yes significant impact (0 pts) Medium (1 pt) Minimal (3 pts) No Impact (5 pts)

Notes:_____

10) WHY HILLMOOR – What is the need for this project to be located on the Hillmoor property?

None, could go elsewhere (0 pts) It's not the only location, but the best location (3 pts)
 It is not only the best location, but the only one that works (5 pts)

Notes:_____

11) COMPATABILITY – Does the project interfere with or limit other uses of the property?

Yes, significantly (0 pts) Average compared with projects (3 pts) Little to none (5 pts)

Notes:_____

12) Aesthetics – Does the project align or enhance the aesthetic beauty of the property?

NO (0 pts) Neutral, no noticeable enhancement (2 pts) Yes, somewhat (4 pts)
 YES, significantly (5 pts)

Notes: _____

Draft – More Detailed Project Evaluation Criteria

13) CAPITAL COST – How much would the project/amenity or activity cost the City?

- Significant over \$1 million (1 pt) large \$100K-\$1 million (2 pts)
 medium \$26K-\$99K(4 pts) minimal < \$25K(5 pts)

Notes: _____

14) DONATIONS – How much of the project’s capital cost could be provide by private donors?

- None (0 pts) Minimal less than 25% (1 pt) Medium over 50% (3 pts)
 Significant over 75% (4pts) All 100% (5 pts)

Notes: _____

15) Financial Feasibility – How much money has been raised or already budgeted to fund the project?

- None (0 pts) Minimal less than 25% (1 pt) Medium over 50% (3 pts)
 Significant over 75% (4pts) All 100% (5 pts)

Notes: _____

16) OPERATING COST – How much would the project/amenity or activity cost the City each year to operate and maintain?

- Significant over \$100K (1 pt) Large \$50 to \$100K (2 pts) Medium \$10 to \$49K(3 pts)
 Minimal < \$10K(4 pts) Nothing (5 pts)

Notes: _____

17) EXAMPLES OF SIMILAR PROJECTS – Are there examples of similar projects successfully operating in other communities?

Notes: _____