

Welcome!



FRIENDS of HILLMOOR



Agenda

Welcome, Introduction

Ad Hoc Committee Presentations

3D Map Update

Comments



Welcome

**Donna Jovani,
Chair, Friends of Hillmoor**

The background is a soft-focus photograph of a park. On the left, there are several tall, leafy trees. A path or road winds through the middle ground. In the foreground, there are some bushes and grass. The overall scene is bright and airy, with a light sky.

Review

**From our last
presentation**

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.

Vision Statement: Draft Five

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

As Our gift to Future Generations, Hillmoor will become:

... a sustainable place of timeless beauty designed in harmony with the natural environment which supports diverse plant and animal life that is easily accessible by foot, bike and car;

... a community gathering place where we and our guests go to talk, listen, relax, rejuvenate and recreate;

... a magical place where children, families, and friends come to laugh, love, learn, explore, and have fun;

... an inspirational place, designed and built using the highest quality landscaping, building and environmental standards, that will aesthetically enhance the “small town charm” of our nationally recognized City; and,

... a welcoming place for all people that beautifully blends in with our City, the Lake, the River, and our adjoining Parks.

Hillmoor Ad Hoc Committee

March 16, 2023

Contact: Michael Krajovic
michaelkrajovic@yahoo.com

Planning Process

Our goal is to develop a planning process that is:

Fair
Thoughtful
Transparent
Consistent
Strategic

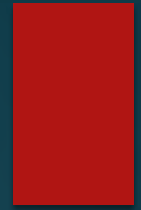
Who Are We Doing This For?

Primary Customer:
Our Residents

Secondary:
Our Guests and Visitors

Residents:
Children
Youth/Young Adults
Families
Adults
Disabled
Elderly

Summary of Major Themes from Public Input (to date)



Comprehensive Plan 2020 Summary

Small Town Charm
Scenic Beauty
Cultural and Recreational Activities
Protect Lake & Water Quality
Walkability & Bikeability
Reduce Parking & Traffic Congestion
Protect Green Spaces
Improve Community Facilities
Safety

Hillmoor Jan. 15th and 17th Summary - Community Sessions

16 – Natural Environment
12 – Recreational
9 – Facility Related
Parking, Access, Educational,
Agricultural, Cultural

ROUGH DRAFT: March 30, 2023

OUTLINE - HILLMOOR PROJECT EVALUATION FORM

PROJECT SUMMARY

CONTACT INFORMATION

ORGANIZATIONAL INFORMATION

PROPOSED PROPERTY LOCATION FOR PROJECT

SIZE OF PROJECT

ZONING REQUIREMENTS

SITE ACCESS REQUIREMENTS AND TRAFFIC LEVELS

UTILITY REQUIREMENTS

RENEWABLE ENERGY AND ENVIRONMENTAL STANDARDS

PROJECT FINANCES AND FUNDING

PROJECT OPERATION

COSTS TO CITY OF LAKE GENEVA

LONG-TERM PROJECT VIABILITY

PROJECT TIMING

PUBLIC SERVICES AND PROGRAMS TO BE PROVIDED

WHO WILL USE THE PROJECT

PROJECT BENEFITS AND IMPACTS

COMPETITIVE AND DUPLICATIVE SERVICES

PROJECT COMPATABILITY WITH VISION FOR THE PROPERTY AND OTHER ON-SITE USES AND FACILITIES

PROJECT DESIGN, BUILDING AND CONSTRUCTION REQUIREMENTS

HILLMOOR

CONCEPTUAL FRAMEWORK PLAN

FRIENDS OF HILLMOOR CLIENT

KELLY DESIGN GROUP, LLC

LANDSCAPE ARCHITECTURE
CONSTRUCTION DOCUMENTS
Landscape Planning
700 N. MILWAUKEE
SUITE 1000
MILWAUKEE, WI 53233
TEL: 414.487.1411
WWW.KDG.COM

BUILDINGS:

ALL 1 TO 2 STORIES ABOVE GRADE

ALL WITH INTERACTIVE EXTENSIVE OR INTENSIVE GREEN ROOF STRUCTURES

EACH BUILDING HAS BELOW GRADE ROOM OPTIONS ALONG WITH SUBSURFACE PARKING

EACH BUILDING ALSO HAS MINIMAL SURFACE PARKING AVAILABLE.

ALL PAVING ON SITE IS PAVED OR PERMEABLE, WITH SUBSURFACE RECHARGE AND STORAGE AVAILABLE.

LARGEST BUILDING: GYMNASIUM WITH RELATED GYMNASIUM, AUDITORIUM, LECTURE CENTER, CIVIC CENTER.

- TOP FLOOR: 139,668.75 SQUARE FEET
- FIRST FLOOR ABOVE GRADE: 153,843.75 SQUARE FEET PLUS POOL AREA OF 161,800 SQUARE FEET
- FIRST FLOOR BELOW GRADE (MINIMUM): 225,375 SQUARE FEET, CAN BE ROOMS OR PARKING FOR 729 CARS PLUS 224 BICYCLES, PLUS ADDITIONAL ROOMS/FLOORS SUBGRADE
- SURFACE PARKING FOR 35 HANDICAP STALLS AND 39 STANDARD PARKING STALLS

SECOND LARGEST BUILDING: LAKE GENEVA SYMPHONY, ADULT CENTER, CIVIC CENTER, COMMUNITY CENTER.

- TOP FLOOR: 57,543.75 SQUARE FEET
- FIRST FLOOR ABOVE GRADE: 93,975 SQUARE FEET
- FIRST FLOOR BELOW GRADE: 115,844 SQUARE FEET, CAN BE ROOMS OR PARKING FOR 382 CARS
- SECOND FLOOR BELOW GRADE: 172,069 SQUARE FEET, CAN BE PARKING FOR 491 CARS
- POOL AREA SUBSURFACE AT SECOND FLOOR BELOW GRADE: 38,812.5 SQUARE FEET
- SURFACE PARKING FOR 12 HANDICAP STALLS AND 50 STANDARD PARKING STALLS

LABYRINTH AREA: SURFACE PARKING FOR 10 HANDICAP AND 38 STANDARD STALLS

THIRD LARGEST BUILDING: EDUCATION CENTER BY THE RIVER

- TOP FLOOR: 37,069 SQUARE FEET
- FIRST FLOOR ABOVE GRADE: 66,937 SQUARE FEET
- FIRST FLOOR BELOW GRADE: 93,600 SQUARE FEET, CAN BE PARKING FOR 267 CARS
- SURFACE PARKING: 14 HANDICAP STALLS AND 36 STANDARD STALLS
- STREET PARKING ADJACENT: 9 HANDICAP STALLS AND 12 STANDARD SPACES

FOUR RENTAL BUILDINGS: VARIOUS VENUES FOR WEDDINGS, RETREATS, FAMILY GATHERINGS, ETC.

- LARGEST: 7,679 SQUARE FEET
- SECOND LARGEST: 6,468.75 SQUARE FEET
- THIRD LARGEST: 1,287.5 SQUARE FEET
- FOURTH LARGEST: 1,006.25 SQUARE FEET

KAYAK RENTAL AND LAUNCH FACILITY:

- 900 SQUARE FEET, WITH INTENDED PARKING AT EDUCATION CENTER FACILITY



BOARDWALK LENGTHS ALONG TRAILS: 1,305 LINEAR FEET

PATHS FOR MULTIMODAL TRAVEL, TO INCLUDE BICYCLES, PEDESTRIANS, AND EMS ACCESS: GREATER THAN 18,000 LINEAR FEET

MOWED PATHWAYS WITHIN MARSH RESTORATION AREA, TBD BY RESTORATION TEAM

ROADWAYS: 6,075 LINEAR FEET

BENCHES AND MINOR SHADE STRUCTURES LOCATED THROUGHOUT SITE, COULD BE BY DONATION AS MEMORIALS FOR RECOGNITION, ALONG WITH DEDICATED PAVERS, TREE PLANTINGS, ETC.

HILLMOOR TRAIL COSTS

Phase 1

2023-2024

Crushed Limestone Path – 9,500 linear feet	\$200,000
Four new bridges	\$225,000
Refurbishment of cart path	20,000
Mowing of paths through wetland areas	30,000
Signage	10,000
<hr/>	
	\$485,000

Knowles Nelson grant will provide 50 percent or \$242,500

Phase 2





2024-2025

Boardwalk through northern wetland areas (ADA compliant)	\$375,000
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Knowles Nelson grant will provide 50 percent of cost or \$185,000



Legend

-  Boardwalk or Mowed (4,150 lf)
-  Existing Paved Cart Path (6,780 lf)
-  New 10' Compacted Gravel Trail or Boardwalk (5,930 lf)
-  Bridge

GENEVA LAKES FAMILY YMCA

Imagine



OUR VISION

Create *The Heart of the Community* for the City of Lake Geneva and the Region

Build a 200,000 sq ft, state-of-the-art facility including a sports complex

There will be nothing like it in Wisconsin, a *jewel* at the entrance to the city serving more community members

Celebrate Wisconsin's architectural Prairie Design and agricultural heritage to create visually stunning, *welcoming*, functional *community center* for generations to come







Typical Prehistoric Artifacts Found in the Lake Geneva Area

Spear Points and Knives



"Arrowheads"



Drills



Bone Tools



Celts



Axes



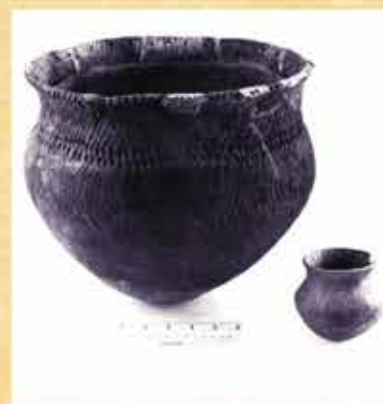
Copper Tools

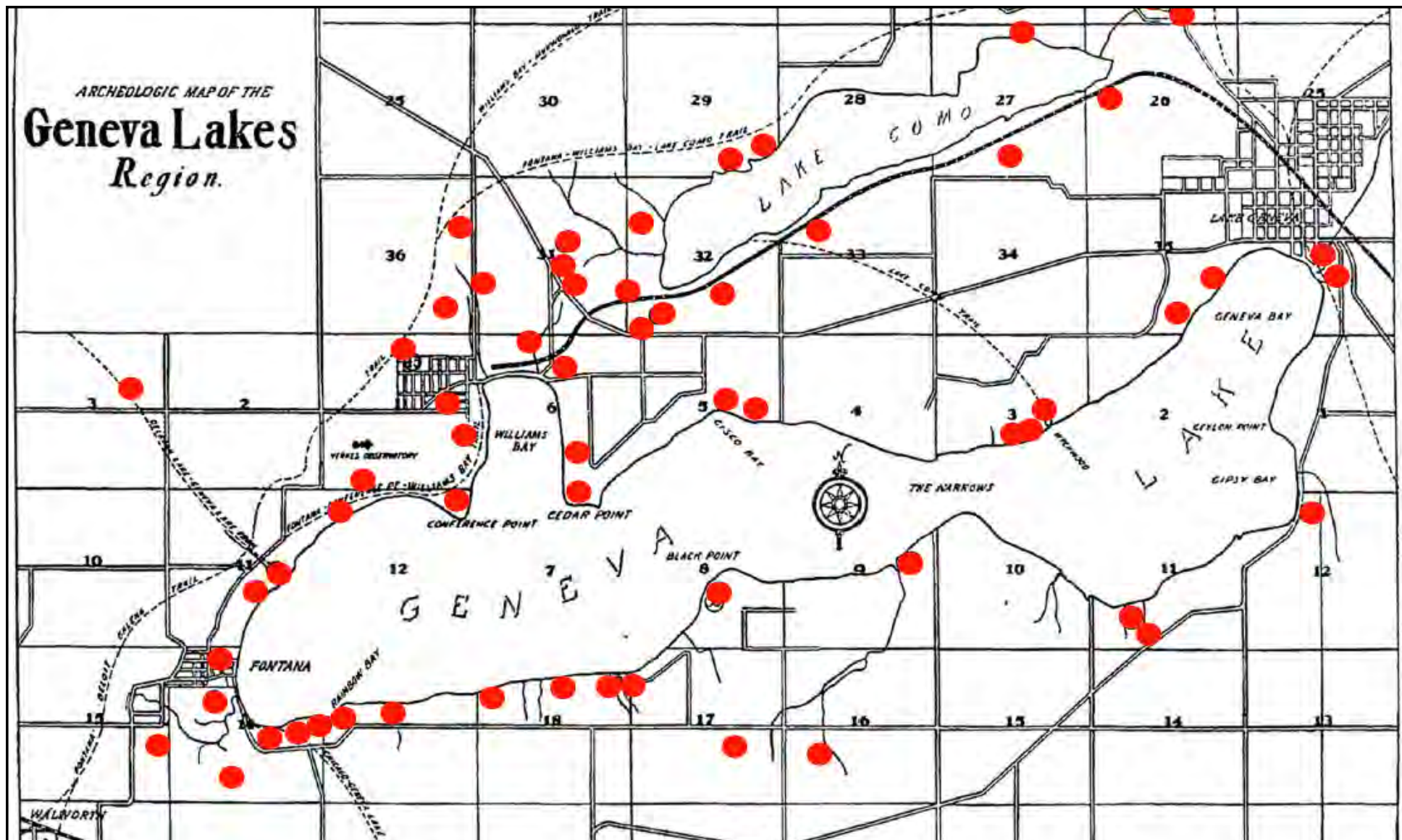


Pottery

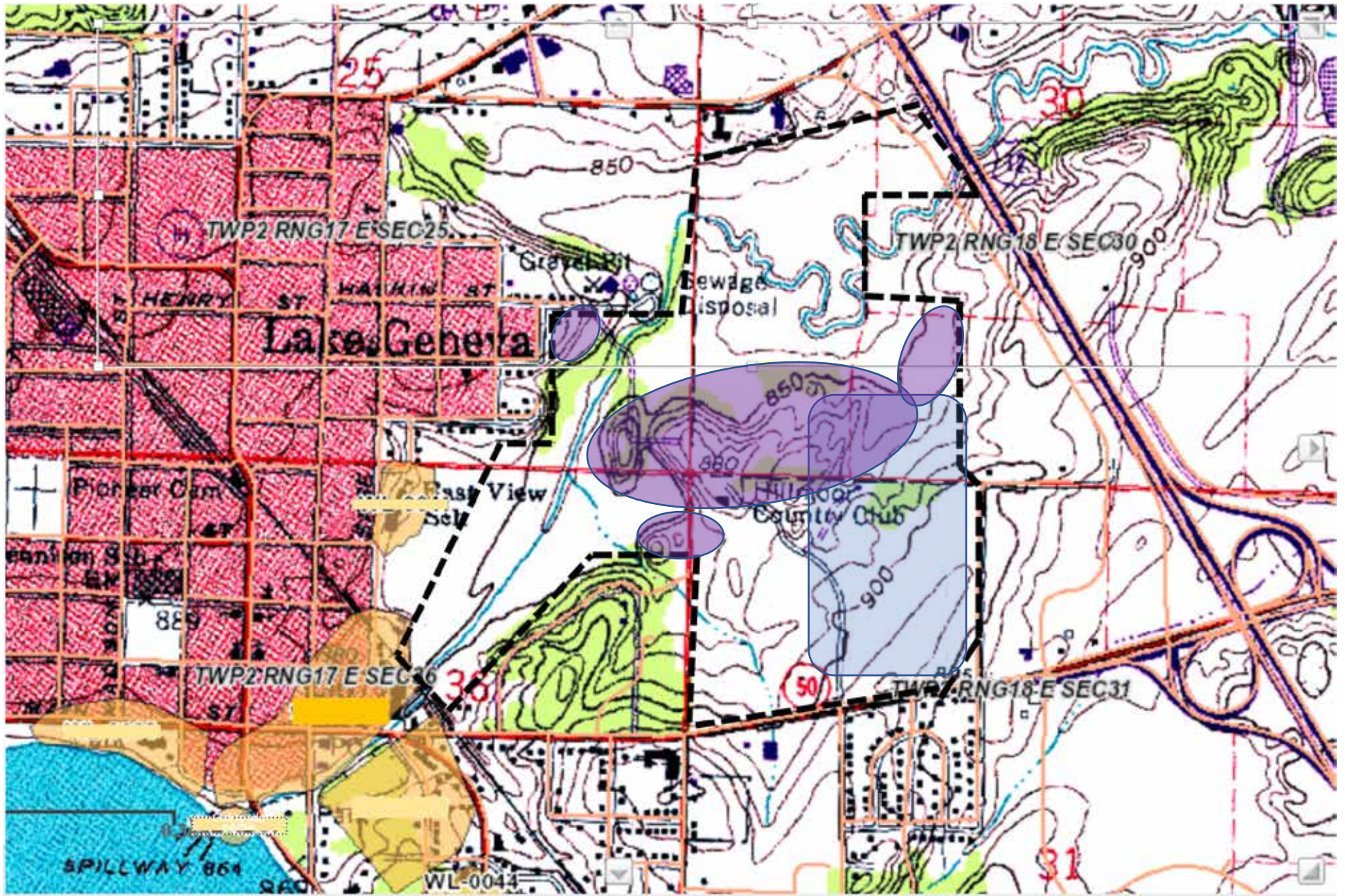


"Flakes" (scrap left from making stone tools)





*Site locations and boundaries are approximate. In order to protect sites, as well as discourage trespass on to private lands, information about the exact locations, boundaries, and contents of archaeological sites is protected (and exempt from FOIA requests). However, land managers and land owners may have information about sites located on land they manage or own.



Black dashed line: Hillmoor property boundaries (approximate).

Purple shading: High Archaeological Potential (approximate). Blue shading: Moderate Archaeological Potential (approximate).





, theater overview

WALWORTH COUNTY, WISCONSIN



Author:

Map Produced on: 3/29/2023

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011

Walworth County Information Technology Department
Land Information Division
500 County Trade NW
Elkhorn, Wisconsin 53121-0001

THIS DATA WAS PROVIDED ON THE BASIS OF THE BEST AVAILABLE INFORMATION AND IS NOT A GUARANTEE OF ACCURACY. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE WALWORTH COUNTY INFORMATION TECHNOLOGY DEPARTMENT IS NOT RESPONSIBLE FOR ANY DAMAGES OR LOSSES RESULTING FROM THE USE OF THIS DATA.





Hillmoor Past, Present & Future

Hank Sibbing and Gill Design Inc





The Hillmoor Golf Club is a piece of golfing history that deserves to be resurrected. The Hillmoor 9 concept recognizes and honors the important contributions of its architect, James (Jim) Foulis Jr. Mr. Foulis learned the game of golf from Old Tom Morris on the Old Course in St. Andrews, Scotland and was brought over the United States by C.B. McDonald to be the first professional at the Chicago Golf Club, the first 18-hole golf course in the nation. In 1896, Mr. Foulis became the 2nd winner of the U.S. Open golf championship.


Both James and his brother Robert were golf course architects as well as inventors and innovators. They patented the design of a golf club and developed the cup and flag system used on every green today. Hillmoor is one of only 15 golf courses designed by James Foulis. His designs include Nippersink, the former Burlington Country Club and Milwaukee Country Club. We are uncertain how many of his golf courses are still in existence.

The Hillmoor 9 concept would return Hillmoor Golf Club to its glory days and illustrious past. It's a true tribute for Lake Geneva to be home to a Foulis golf course.

HILLMOOR 9

9 hole restoration of the original James Foulis Jr. routing
 • Par 36
 • 3,400 yards





New Items

08-17-23



Kayaking the White River

presented by Geneva Lake Conservancy

Disc Golf Course

presented by White River Ripper Dubs

White River Disc Golf Course

Lake Geneva, WI **4.1** 859 ratings

Course Tools



Good Conditions

12 hours ago

About the course

Long and fairly open. Built on old ball golf course. River and pond make for fun water hazards. Short tees are very beginner friendly. Constructed in a low flood plain so caution is advised after significant rainfall.

Location

Get directions



Course Traffic

Players usually spend 1.5 - 2 hours here.

Want access to real-time course traffic? It's on UDisc Pro.

Log in

Create a free account

Disc Golf Course

presented by White River Ripper Dubs

The screenshot shows the UDisc website interface. At the top, the UDisc logo is on the left, and navigation links for Courses, Events, Places, Blog, UDisc Live, Resources, and Log in are on the right. Below the navigation is a banner image of a forest with the text 'White river ripper dubs' and 'Lake Geneva, Wisconsin · August 15th, 2023 · [White River Disc Golf Course](#)'. Below the banner are tabs for INFO, SCORES, and SCHEDULE. The main content area is divided into two columns: 'Description' and 'Details'. The 'Description' section contains the text: 'Weekly random draw dubs on Tuesday night, Potentially upper and lower pools dependent upon turnout. Ace Pot to start, ctp's to come.' The 'Details' section lists: Website: https://v248725, Contact: droy13, Start Format: Stand, Play Format: Tear, Members: 87, Admins: Dr N. A 'Log in to join' button is visible at the bottom right of the details section. A 'Screenshot' label is at the bottom center of the image.

The flyer is for a 'DISC GO PARTY' held on 'TUESDAY, JULY 25 3-7 PM' at 'HILLMOOR DISC GOLF COURSE'. The location is specified as 'Sage Street Entrance / Near Eastview School'. The flyer lists activities: 'LEARN' (Disc Golf skills with the White River Ripper Dubs, Practice with hoops set up for young and old players), 'PLAY' (Play Disc Golf with friends, Discs will be provided), and 'WATCH' (Watch the competitive teams start their games at 5:30pm, Cheer on your favorite players from the sidelines). It is 'SPONSORED BY FRIENDS OF HILLMOOR AND THE WHITE RIVER RIPPER DUBS'. At the bottom, there is a graphic of colorful silhouettes of people playing disc golf and a list of sponsors: 'Special thanks to the Club's sponsors for the equipment and support: Xtreme Games, Probound Graphics, Next Disc Golf, and Disc Golf Pro.' A QR code is in the bottom right corner.

welcome

Snowflex® is the 365 day snowsports solution from BRITON Engineering Developments, the world leader in design, manufacture and delivery of year round snowsports centers.



About us



BRITON Engineering Developments Ltd was established in 1979, and since that time has specialized in the snow sports industry and worked in other sectors.

[More info →](#)

Why Snowsports?



Snowsports continue to grow in popularity as they are exhilarating, aspirational, addictive and open to all ages and abilities.

[More info →](#)

Why Snowflex?



Snowflex® is the World's premier high performance synthetic system which enables a commercial snowsports center to be built for year round use anywhere.

[More info →](#)

Investors & Developers



Snowsports are appealing, attractive and fun, therefore with good operations, an easy vehicle to get a great return on investment.

[More info →](#)

Land Requirements

A natural hill would be preferable but is not essential. Hills are more difficult for other types of development, such as housing, retail or commerce, which may make them more suitable for a snowsports development.

Even though a hill is a great advantage, too steep a hill may make the terrain shaping difficult. Flat ground is still required at the bottom to accommodate the lodge building and car parking areas.

You can download PDF versions of the diagrams by simply clicking on them.

Hilly site with flat area for car park and lodge

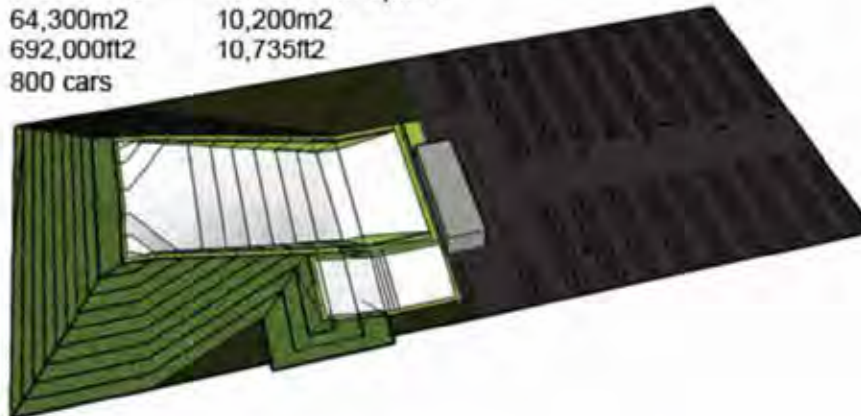
Area of site	Area of snowsports
50,000m ²	10,200m ²
538,000ft ²	109,735ft ²
800 cars	



With a structure on a flat site or the ideal hilly site, a minimum of 3 hectares or 7 acres is likely to be required. Ratio of site to snow sports area = at least 5 to 1.

Flat site with built up dirt hill

Area of site	Area of snowsports
64,300m ²	10,200m ²
692,000ft ²	10,735ft ²
800 cars	



Grant Opportunities

What we've found.

[Grant listings](#), more [Grant listings](#) (for kids)

Local groups with national roots: [Rotary](#) [Lions Clubs](#)

Local groups that provide grants: Garden Clubs

Local resources that assist: UW Extension

Note that this opportunities are for 501(c)(3)s and government bodies, and are fully funded, not matching grants

Archeological Historic Preservation



WISCONSIN
HISTORICAL
SOCIETY

Search...

BROWSE ▾

ABOUT

EVENTS

SHOP

MEMBERSHIP

DONATE

GENERAL INFORMATION

Certified Local Government (CLG) Historic Preservation Wisconsin

The Wisconsin State Historic Preservation Officer (SHPO) administers the Certified Local Government program in Wisconsin. The federal law creating the Certified Local Government program is 36 CFR Part 61, Section 61.5 "Approved Local Programs."

A Certified Local Government (CLG) is any city, village, county or town that has been certified by the Department of the Interior to meet these basic criteria:

- Establish by ordinance a qualified historic preservation commission
- Enforce appropriate state or local legislation for the designation and protection of historic resources
- Maintain a system for the survey and inventory of local historic resources
- Provide for public participation in the local historic preservation program

Wisconsin Requirements for Certified Local Governments

Federal law allows the state to establish additional requirements for CLGs. The CLG must adhere to these federal and state requirements or the SHPO may revoke the CLG certification. The Wisconsin SHPO has established the following additional requirements:

1. The CLG must enact and enforce a historic preservation ordinance that regulates historic property.
2. A CLG must provide annual reporting to the SHPO on CLG activities.
3. A CLG must send copies of meeting minutes and agendas to the SHPO following each meeting.

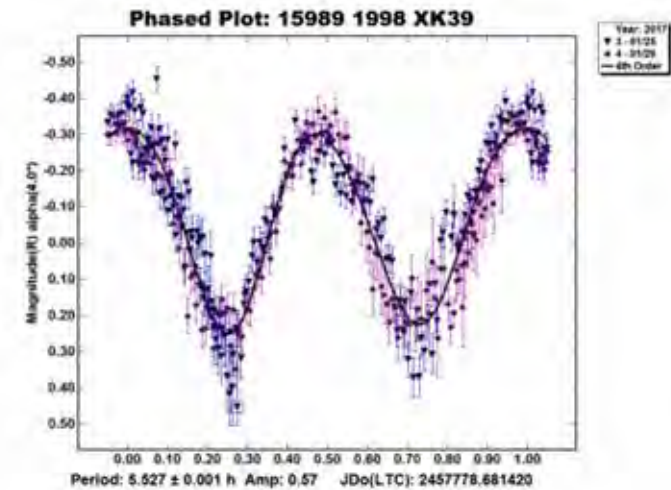


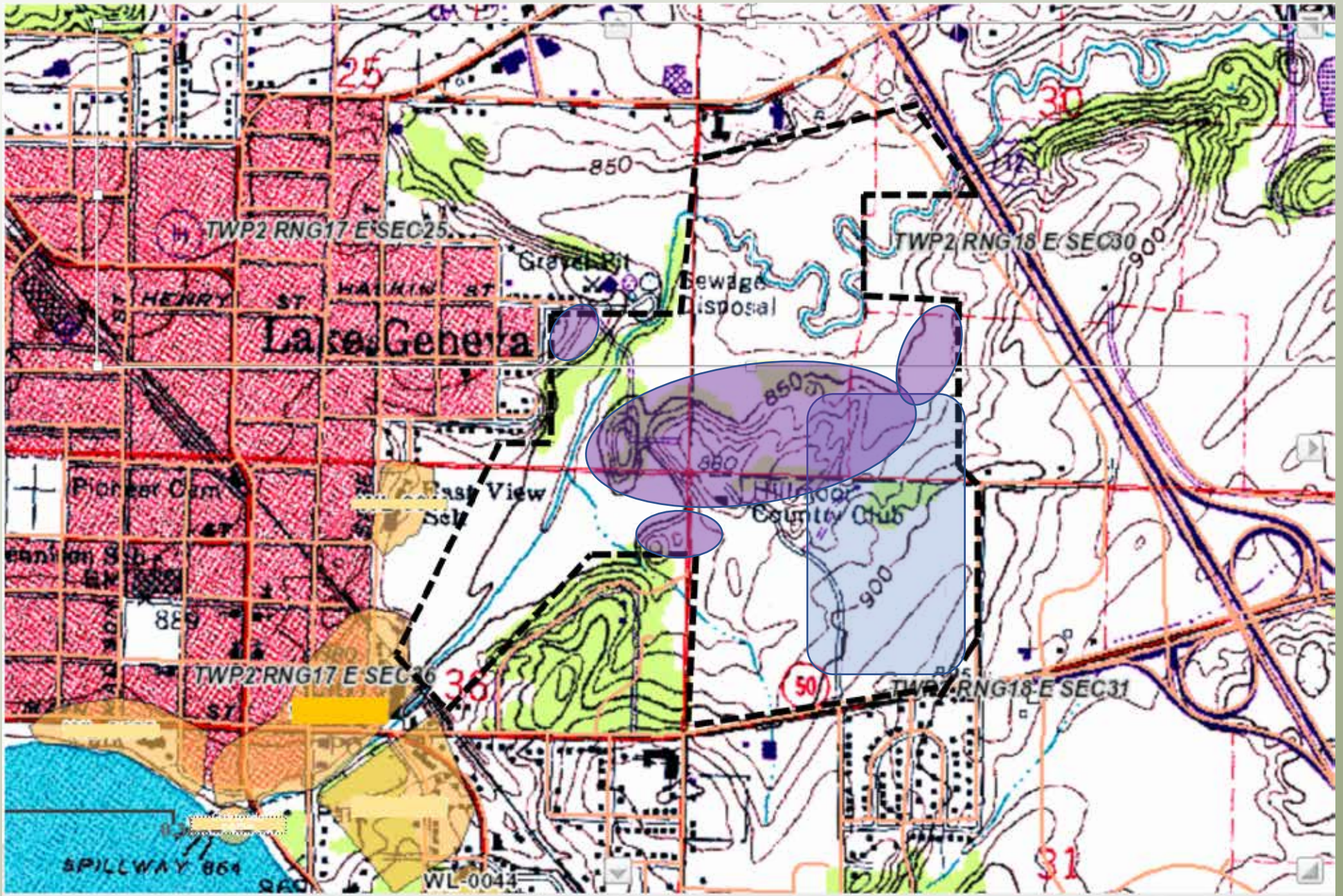
Student Research Observatory

Adam McCulloch
Outreach & Education Manager
GLAS Education

Student Education

- Available for students in the community
- K-12 STEM exposure
- Publishable research for High School level Students
- After school astronomy club





Black dashed line: Hillmoor property boundaries (approximate).

Purple shading: High Archaeological Potential (approximate). Blue shading: Moderate Archaeological Potential (approximate).

Motion by Gahl, second by Sibbing, to recommend to the City Council that the Ad Hoc Committee EXPLORE a golf course and amphitheater for the Hillmoor property.

Borowicz suggested that the priority right now is approval to extend the committee.

Volquardsen commented that the Vision Statement and Project Evaluation Form should be next after the Council extends the committee.

Sibbing wondered whether the Council could also be asked to commit to funds to explore designs.

Klein reminded the committee that there is a \$10,000 pledge for the amphitheater.

Lillie doesn't want to throw out the concept of open space patterned after Central Park and an arboretum.

Volquardsen believes the Roll-Off Roof Observatory presented earlier is a worthy project to be included, but Gahl believes it is totally insignificant.

Borowicz brought the conversation back to securing an extension of the committee's work, and

Lillie proposed the committee prioritize the list of projects using those included in the Vision Statement.

Krajovic weighed in by affirming Lillie's idea of a prioritized list. He believes the motion is premature. He is concerned with the compatibility mentioned by Sean Kelly and how projects fit together and flow from space to space. Krajovic reiterated that the committee should seek renewal of their status, improve the Vision Statement by adding strategies and building standards then send to Council to adopt as a guiding document for the future of the property.

Gahl insisted there is tremendous momentum and that Krajovic was being too professorial. The committee simply wants to gather more information specifically on the golf course and amphitheater.

Both Krajovic and Volquardsen added that people at the public meetings and listening sessions have not mentioned golf course.

Gahl persisted that the golf course may only take up 13 of the 60 to 90 acres left open, and people might be surprised how it would fit in.

Police Chief Gritzner

Discussing Police requests for property



Ad Hoc sub committees

Formation of small groups to study the potential uses of the Hillmoor property.



Presentations 8 / 17 / 23

**Kemper Sports
Geneva Lake Conservancy**



YMCA

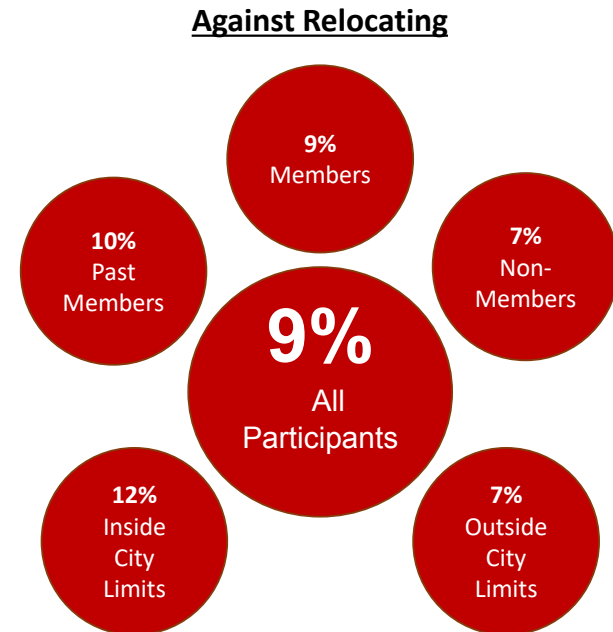
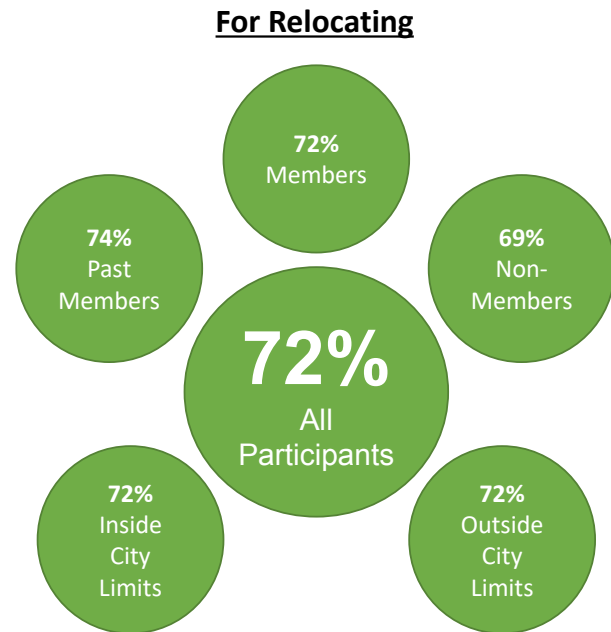
Hillmoor Survey Executive Summary

Executive Summary

For / Neutral / Against Move to Hillmoor Location

KEY SURVEY TAKEAWAY

Seven in ten favor a move to the Hillmoor location.



3D Map Update

Joseph Zimmer, Architect CPHC

Still to complete:

- glue down insecure/peeling layers
- add known utility information
- add line key
- **add trees** (to scale of those native and healthy species to be preserved)
- **add removable plexiglas cover**

From West



From East



From North



From Southeast



From Southwest



Select Utilities





Thanks!

Comments?