

Natural Landscape Beautification Arboretum, Botanical Garden, and Community Garden

The ABC Task Group

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November 2023

Agenda

- Purpose of ABC Task Group
- ABC Beliefs
- Natural-Scape 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 & increase 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 and 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.

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.

Supporting Major **Hillmoor Objectives** by Creating:

- ...a beautiful place in harmony with the natural environment...diverse plant...life. (**Obj. 1**)
- ...a place where people can...recreate...in harmony with natural world. (**Obj. 2**)
- ...a community gathering place... (**Obj. 3**)
- ...a place designed to beautifully blend in with our City, the Lake, the River and our Parks that is easily accessible...(**Obj. 4**)
- ...using high-quality landscaping...standards that will aesthentially enhance our nationally recognized "small town charm"...(**Obj. 5**)

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. Major improvements should be made in accordance with the approval of the majority of the residents and their willingness to financially support them.

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

Final recommendations including a master plan for the property should be approved by the residents of Lake Geneva.

ABC Beliefs

As stated in our Vision Statement, Hillmoor holds huge potential to enhance the quality of our lives and support our economic well-being for many years into the future.

WE NEED TO GET IT RIGHT.

General Findings

At this time, we are recommending the City direct its finite resources to smaller more strategic projects.

We are recommending specific improvements to beautify the property determined by points of access, facilities, and final trail placements. We feel this would best serve the greatest number of residents and visitors for the least amount of cost.

Let us tell you what and why...

Natural and Human Enhanced Beauty



Bigfoot Beach



Library Park



Library Park



Lake Shore Path



Williams Bay

Definitions

Arboretum -

A land area specifically designed to include a diverse species of trees for public display and education. An arboretum is often part of a botanical garden.



In May 2023, Yerkes' 50 acre campus was designated as a Level One Arboretum by ArbNet, an internationally acclaimed botanical research center.



Botanical Garden -

A professionally designed garden consisting of diverse species of flowers and plants that is professionally operated and maintained. Botanical gardens are designed for public display, education and research. Fees are often charged to access a botanical garden to help pay for their high operating costs.



Community Garden -

A land area specifically designed for small, individual agricultural users who are local residents for the purpose of:

Making Fresh Produce Accessible

Promoting Healthier Lifestyles

Increasing Wellness

Building Stronger Communities

Creating a quality local food supply

Opportunities for Learning



Understanding the Property

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



NATURAL USE ZONES

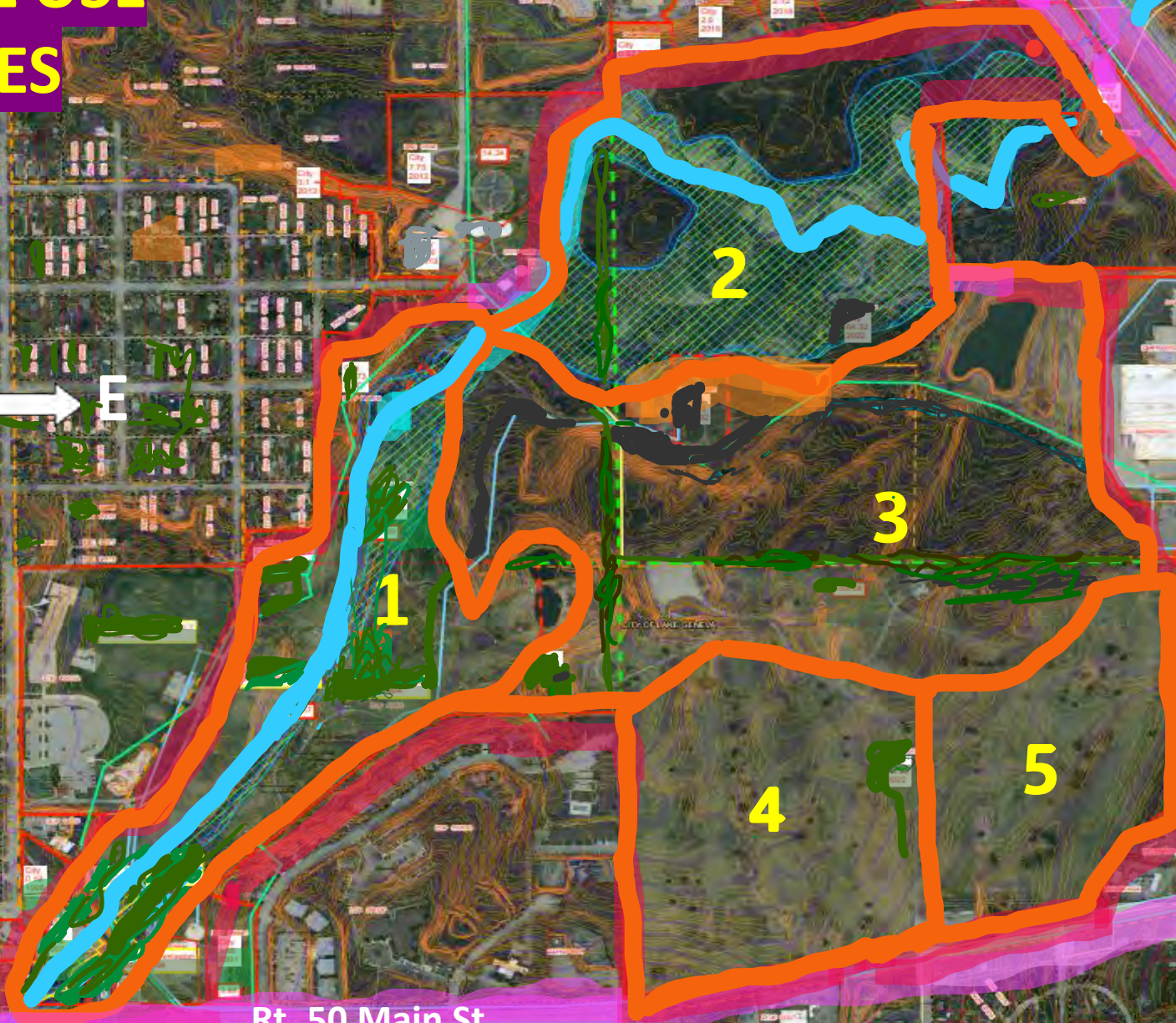


Sheridan Springs Rd

Highway 12 Edwards Blvd.

Rt. 50 Main St.

Rt. 50 Main St



Shaded City	17.02
Previous City	3.89
	20.97
	6.09
	14.34
	12.42
	3.03
	188.38
Total	277.20

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 one good bridge crossing.



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 on Rt. 50. It is best suited for development since utilities are nearby & new access roads (Peller & Turkey Farm Rds.) could be constructed.



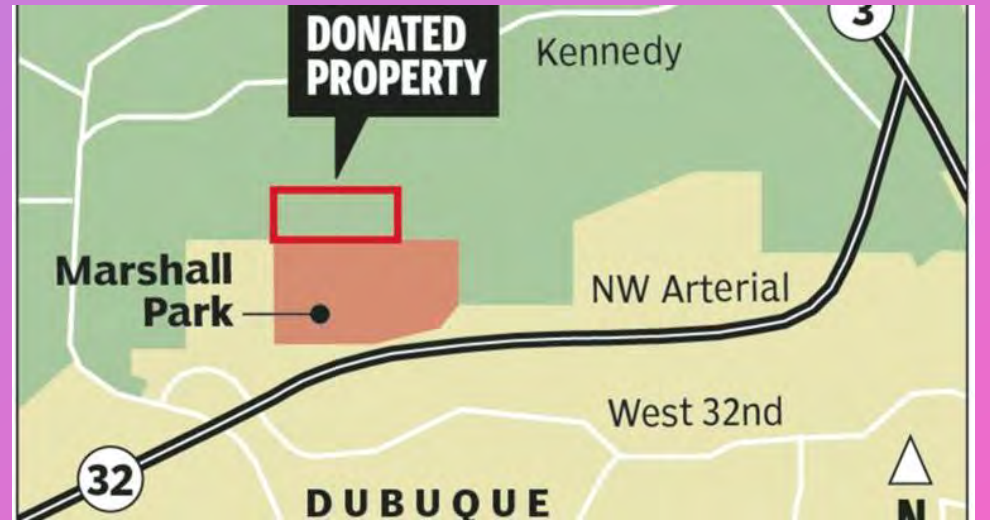
Preliminary Research
and
General Findings

Greenbay Botanical Garden

There is an increasing trend to add a specially designed children's garden to botanical gardens.



Dubuque Iowa Childrens' Garden



Construction has started on Margie's Garden, the new children's garden at Boerner Botanical Gardens

Milwaukee Journal Sentinel July 26, 2021

The 2-acre garden, estimated to cost \$1.7 million to \$2 million, has been designed with kids in mind, but will be able to be enjoyed by visitors of all ages, officials said.

... located west of the Education & Visitor Ctr. and north of Whitnall Park Dr., in what has been an open green space at Boerner.



Botanical Gardens are Expensive

Budgets range from \$1 million for a small, just garden project to \$50++ million for large projects involving new buildings.

Other examples:

After 12 years of planning, the Tower Hill Botanic Garden in Boylston, MA, as of 2021, planned to embark on an \$11 million expansion, including a children's garden.

...the Dallas Arboretum's children's garden was 16 years in the making and was completed in 2013 at a cost of \$62 million.

Botanical Gardens are Expensive

Botanical gardens, even modest ones, require an entrance/greeting building, parking, restrooms and staff. Initial investment for Lake Geneva would be similar to a new golf course. A minimum investment of \$5 to \$10 million would cost the City approximately \$350,000 to \$700,000 per year to finance, minus any net revenues that could be generated.



Botanical Gardens are expensive to build and to maintain.

Due to their high costs, we do not recommend planning to construct one at this time. If funding becomes available in the future, we would recommend a small, 1-to-3-acre designed garden that is strategically located based on the availability of nearby parking.

Budget: \$1- 2 million

Timing: 5 to 10 years



Arboretum

Here are the plans for Jacksonville Arboretum's \$8 million children's garden.



Florida Times-Union April 4, 2023 - In the next three to five years, an \$8 million children's garden is intended to be the first phase of the Jacksonville Arboretum & Botanical Gardens' new master development plan to come to fruition.

The arboretum gets about 130,000 visitors a year and has reached 15,000 students through school visits and educational programs.

About 1,025 members, who pay from \$40 to \$750 a year.

Arboretum

- Due to the extensive tree growth of many different species currently found on the property, we do not recommend creating a specific arboretum at this time, but maintaining the existing canopy.
- We do recommend strategically locating specific tree species to diversify plant life, to help support animal life, and to enhance the natural beauty of the property once invasive species are removed.
- We also recommend constructing a trail network through the trees.

Estimated Budget: \$100,000

Timing: 3 to 7 years



Community Garden

Operating a community garden requires proper organization, annual planning, ongoing financial support, volunteer coordination, and supervision.

Annual Scheduling & Applications

Rules and Regulations, Responsibilities

Operating Agreements, Programs

There are many good models to follow as in Fox Lake, IL and support organizations such as the Soil Science Soc. of America in Madison, WI.

Once constructed, annual operating budget of \$3,000 to \$5,000



Strategies and Recommendations for Specific Zones

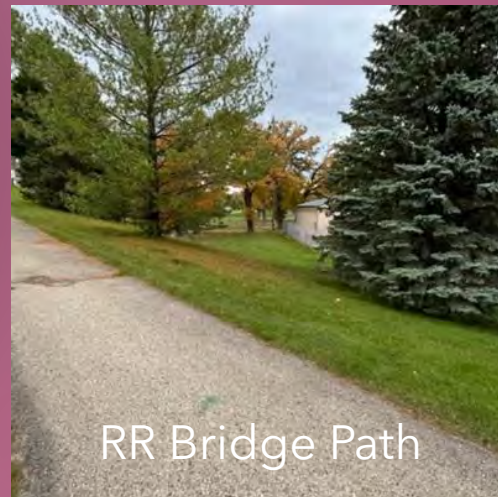


Zone 1 Recommendations

As one of the top priorities, construct a new paved path connecting Main Street near the Utility Commission to existing 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

Continue the paved path along full length of White River and to connect to paths in Zone 3.



Add park benches, picnic tables and pavilions along paths.

Plant native perennial grasses and flower beds along the river and paths.

Plant additional trees of diverse species sporadically throughout the area which would create a quasi, informal arboretum.

Sample of Wildflower Mix

Pollinator Palooza Seed Mix

Cone Flowers



Black Eyed Susans



Pollinators



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: \$200,000

Budget for Additional Bridge: tbd by weight limit

Zone 2 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 limiting construction of new trails in the wetland area at this time. They will be expensive to build and maintain.



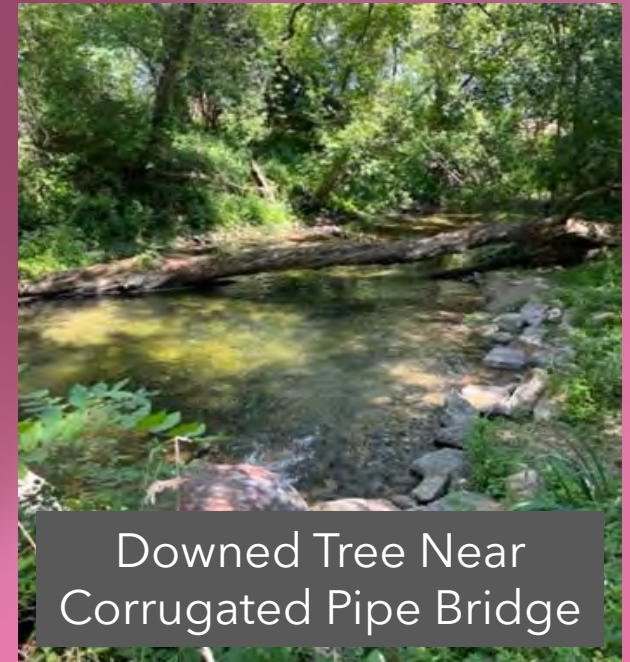
Zone 2 Recommendations

In the initial stage, we recommend that the City spend its limited resources in other areas of the property where the cost to construct and maintain new trails would be significantly less expensive and more widely used.



Zone 2 Recommendations

If a kayak launch site is promoted, we strongly recommend that WARNING signs be posted about potential tree obstacles and the long tunnel under Rt.12 that would be encountered.



Zone 3 Recommendations

We recommend little or no improvements except for 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.



Gravel Access Road



Cleared Sewage R/W

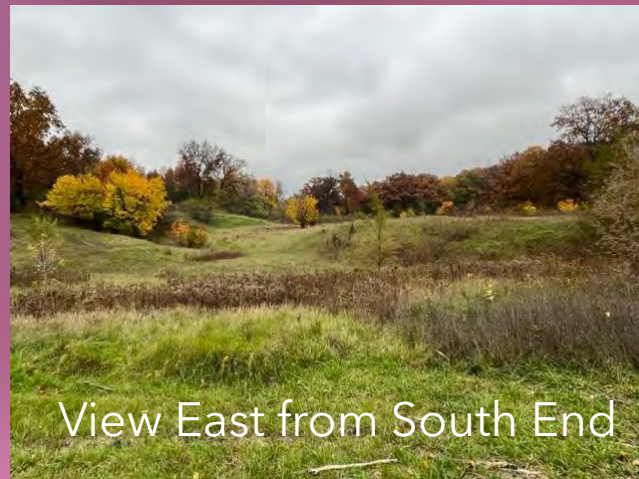
Try to keep this area as wild as possible.

Zone 3 Recommendations

Due to the slope of terrain on the southern end bordering Zones 4 & 5, this area should be investigated as one potential site for a new amphitheatre/band shell if the project is approved.

The stage could be situated so that most of the sound is directed away from the wild and residential areas.

New flower gardens could be created near the amphitheater.



View East from South End



Paved Main Access Rd.

Zone 4 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 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 4 years

Examples of Enhanced Natural Beauty Library Park and Bigfoot Beach State Park



Library Park



Library Park



Bigfoot St. Park



Bigfoot St. Park

Zone 4 Recommendations

In the future if funds for a 9 hole golf course become available through the support of the community, we feel the 30 acres in this Zone would be the best location for the course . It could 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 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.



West Dr

West Dr

West Dr

7 acres

1.5 acres

Turkey Farm Rd

N Edwards Blvd

N Edwards Blvd

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 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: tbd

Zone 5 Recommendations

If interior roads and parking areas are completed, this area could also contain a Community Garden which will require fencing, water, a storage shed, and compost area at minimum.



Estimated Budget: \$100,000 Timing: TBD post road construction

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

Acerage Needed: 2 to 4 acres in total

Summary

Total "guesstimated" Cost of Recommended Improvements \$1.6 to \$2.3 million

Costs include 2 bridges (one major), approx. 2 miles of trails, flower beds, grasses, perennial flowers, 400 tree plantings, benches, picnic tables, clearing

ABC Task Group											
Rough Estimate of Preliminary Costs											
		Estimated Costs		Year	Includes						
		Low	High								
Zone 1		\$500,000	\$700,000	2 to 5	Trails, grasses, flowers, a major bridge, Main St. connector, picnic tabels, benches						
Zone 2		\$200,000	\$250,000	4 to 7	2000 ft. of trail, one bridge.						
Zone 3		\$40,000	\$60,000	2 to 5	2000 ft. of trail						
Zone 4		\$300,000	\$500,000	3 to 6	trails, grasses, clearing, flowers, paved paths, benches, flower beds.						
Zone 5		\$100,000	\$300,000	5 to 8	trails, grasses, clearing paved pathes, benches						
Tree Plantings		\$100,000		2 to 4							
Comm. Garden Z1		\$100,000		3 to 6							
Flower Beds		\$300,000		5 to 10							
	TOTAL	\$1,640,000	\$2,310,000								
Designed Garden		\$1,000,000	\$2,000,000								
				Estimated Costs for small Botanical Garden = \$7 to \$10 million							

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 an Master Plan, we recommend the property be divided into zones, with each having its own mini-master plan.

Conclusions

Coordinate trail design with beautification of the property.
Recommend forming a trail task group. (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.

Conclusions

Develop different options of an overall Master Plan for the property.

Once an overall project specific plan is approved by the residents, develop Mini plans for each Use Zone.

The property is large and can accommodate a variety of potential uses.

The END

Conclusions

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

We believe the majority of residents will support the funding of worthwhile projects that they understand will improve their quality of life. It is their fair return from their shared investment.

It will take years or even decades for the vision of the property to be fully implemented.

	ABC Task Group												
	Rough Estimate of Preliminary Costs												
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		Low	High										
Zone 1		\$500,000	\$700,000	2 to 5	Trails, grasses, flowers, a major bridge, Main St. connector, picnic tables, benches								
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	TOTAL	\$1,640,000	\$2,310,000										
Designed Garden		\$1,000,000	\$2,000,000	Estimated Costs for small Botanical Garden = \$7 to \$10 million									

Conclusions

There is no point to beautifying the property adding flowers and gardens if there are no trails by which people can experience them.

Prioritize new trail additions on Zone 1 along the White River and Zone 3 through the forested area, followed by Zone 4 which should be carefully planned.

Specific Zone

Strategies and Recommendations

Search Google Maps

Restaurants Hotels Things to do Museums Transit Pharmacies ATMs

Map labels: Gardner St, Haskins St, Pioneer Dr, Walworth St, Water St, Redell Piping, Waverly St, Sage St, Eastview Elementary School, White River Dog Park, Country Club Dr, West Dr, The Home Depot, Walgreens, QDOBA Mexican Eats, Target, T.J. Maxx, JOANN Fabric & Outdoor Decor at JOANN, Maurices Shop Our Holiday Collection, Great Clips, JOANN.

Layers

Measure distance
Click on the map to add to your path
Total area: 385,214.62 ft² (35,787.61 m²)
Total distance: 2,718.41 ft (828.57 m)

Conclusions



NATURAL USE ZONES

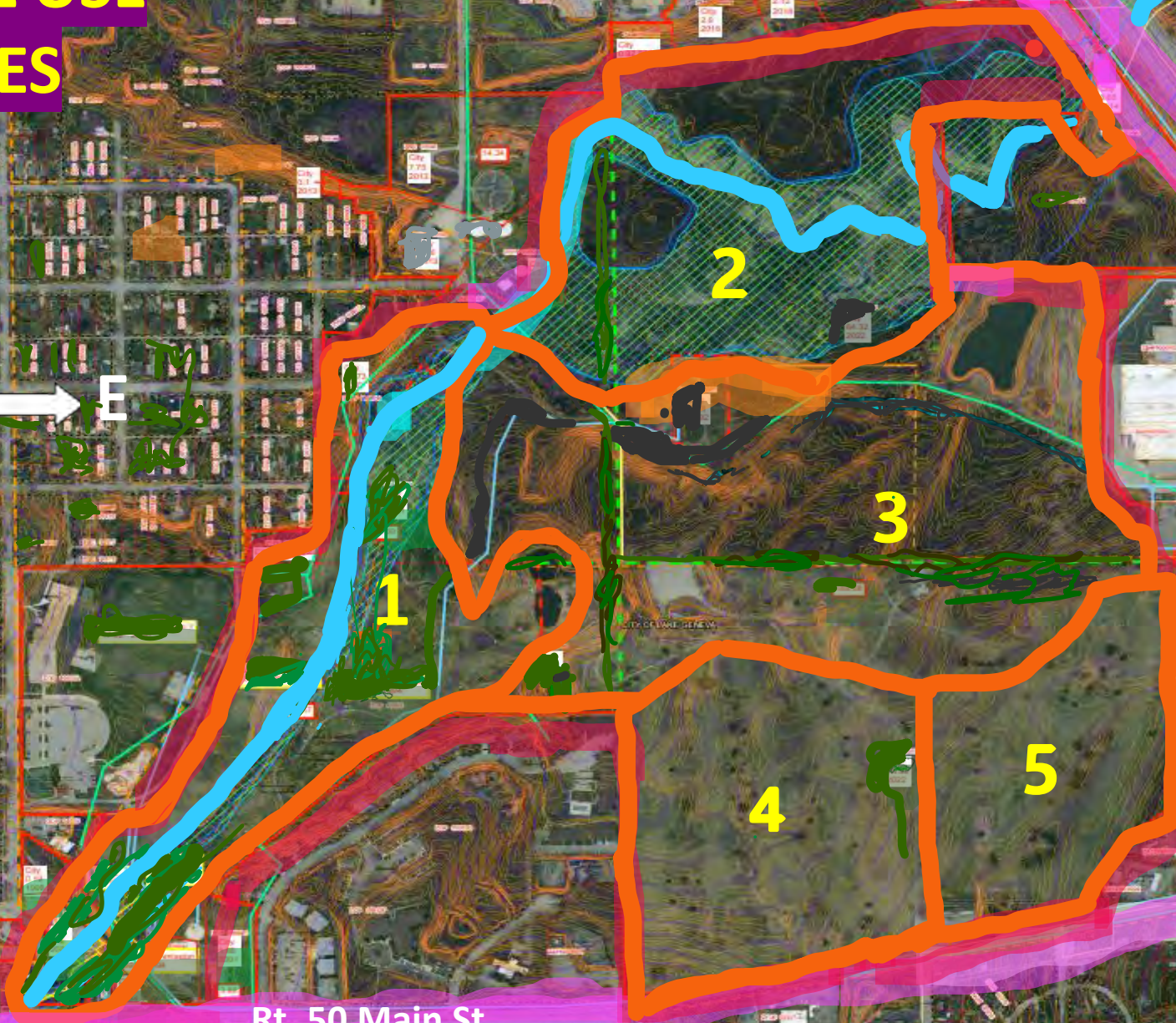


Sheridan Springs Rd

Highway 12 Edwards Blvd.

Rt. 50 Main St.

Rt. 50 Main St



Shaded City	17.02
Previous City	3.89
	20.91
	6.09
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	12.42
	3.03
	188.38
Total	277.20

NATURAL USE ZONES

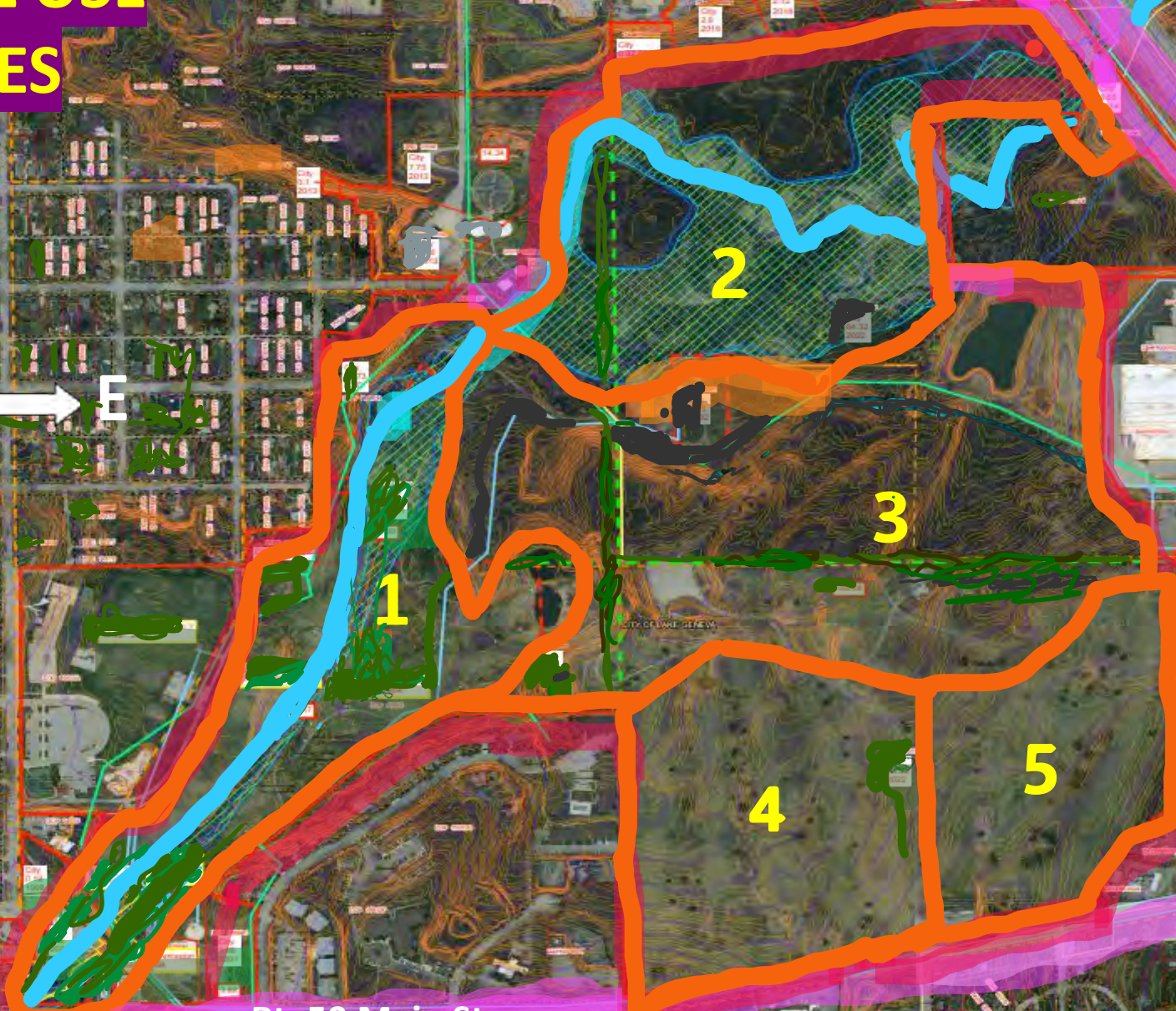


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	20.97
	6.09
	14.34
	12.42
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	188.38
Total	277.20

General Findings

We are not recommending a formal botanical garden or arboretum at this time.

We are recommending specific improvements to beautify the property base on points of access, facilities, and final trail placements.

Let us tell you what and why...

General Findings

We reviewed several successful botanical gardens.

Janesville to Chicago to Greenbay and more.

Note to myself -

Need to list examples of different places we researched.

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, planted in different areas of the property could attract visitors throughout the seasons.

Tulips, cone flowers, peoneis, roses, daisies, lavender, alliums, etc.



Search Google Maps

Restaurants Hotels Things to do Museums Transit Pharmacies ATMs

Maños Magicas/ Evangelical n Chu

Tienda El Rancho

Cheryl Jacobs Photography Studio

Mac's Moving and Storage

George St Williams St

Lake Geneva Wastewater Plant

Anchor Covenant Church

Redell Piping

Simple Café

Tuscan Tavern & Grill

Horticultural Hall

White River Dog Park

Lake Gardens Condominiums

Egg Harbor Cafe

Geneva Lake Museum

Lake Geneva Shore Path

Lake Geneva

Walmart Supercenter

Petco Shop and Save at Petco

Tristan Crist Magic Theatre

de Sales ic Church

Great Clips Check In Online Now

JOANN Fabric and Crafts Outdoor Decor at JOANN

2,000.00 ft

2,718.41 ft

Layers

Measure distance

Click on the map to add to your path

Total area: 385,214.62 ft² (35,787.61 m²)

Total distance: 2,718.41 ft (828.57 m)

Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 United States Terms Privacy Send Product Feedback 1000 ft

DEVELOPMENT ZONES



Sheridan Springs Rd

Highway 12 Edwards Blvd.

Rt. 50 Main St.

Rt. 50 Main St

1

2

3

4

5

Shaded City	17.02
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	6.09
	14.34
	12.42
	3.03
	188.38
Former Hillmoor	
Total population	27720

Zone 2 Recommendations

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