

CORRESPONDENCE
NOVEMBER 30, 2015
JOINT MEETING
RE HILLMOOR
COMP PLAN AMENDMENT

**Correspondence received prior to the Nov. 30, 2015 meeting
Regarding Hillmoor and the Comp Plan Amendment**

- 9-22-15 Received an email letter from Mary Jo Fesenmaier against the comp plan amendment, along with suggestions for other uses for the property.
- 10-9-15 Received an email letter from Julie Whalen against the comp plan amendment.
- 10-14-15 Received an email letter from Charlene Klein against the comp plan amendment, along with several suggestions for other uses for the property.
- 10-16-15 Received a letter from Don and Alice Ogden against the comp plan amendment.
- 10-16-15 Received an email letter from Paula J. Porubcan against the comp plan amendment.
- 10-19-15 Received a letter from Henry and Mary Sibbing against the comp plan amendment, along with suggestions for returning it to a municipally owned golf course.
- 10-19-15 Received an email letter from Chad Hart against the comp plan amendment.
- 10-19-15 Received a Petition of signatures against the comp plan Amendment from Mary Jo Fesencaier.
- 10-19-15 Received an email letter from Nora Kilborn against the comp plan amendment.
- 10-19-15 Received a letter from Thomas J. Anthony, MS against the comp plan amendment.
- 10-19-15 Received a handout at the meeting- against the comp plan amendment. Vote No Hillmoor - #1 reason etc.
- 10-29-15 Received an email letter from Maureen Marks against the comp plan amendment. This was resent to City Hall on 11-17-15 as well.

- 11-2-15 Received 1st of 4 email letters from James & Kathleen Good against the comp plan amendment. Additional letters were received on Nov 16th, 18th and 21st – all against the comp plan amendment.
- 11-4-15 Received email letter from the Comfort Suites in favor of the comp plan amendment.
- 11-05-15 Received 2nd email letter from Charlene Klein against the comp plan amendment.
- 11-9-15 Received an email letter from Judith Salmon against the comp plan amendment.
- 11-14-15 Received an email letter from Alex Ceskavich against the comp plan amendment.
- 11-18-15 Received an email letter from Bob and Judi Picha against the comp plan amendment.
- 11-19-15 Received an email letter from Dave and Penni Jones against the comp plan amendment.
- 11-20-15 Received an email letter from Tara Trent against the comp plan amendment.
- 11-23-15 Received an email letter from Camille Trunkett against the comp plan amendment.
- 11-23-15 Received 2nd email letter from Maureen Marks against the comp plan amendment.

HILLMOOR 18 ORIGINAL 1924



The Hillmoor Golf Club is a piece of golfing history that deserves to be resurrected. The Hillmoor 18 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 to the United States by C.B. McDonald to be the 1st professional at the Chicago Golf Club. The 1st 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. He designed hundreds throughout the former Burlington County, Ohio and Milwaukee County, Wisconsin. We are uncertain how many of his golf courses are still in existence. The Hillmoor 18 concept would return Hillmoor Golf Club to its glory days and illustrious past.

18 hole restoration of the original James Foulis Jr. routing

- Par 72
- 6,500 yards
- 90 acres

- Environmental / Recreational Use Area
- Hiking / biking trails
 - Kayaking / canoeing
 - Open park use
- 65 acres

Disc Golf / Foot Golf / 17 acres

Pro-shop parking

Maintenance

Practice Range parking

HILLMOOR Golf Club at Lake Geneva



Hillmoor 18 Original 1924
Date: April 28, 2015

HILLMOOR

9

The Hillmoor 9 concept reestablishes golf along the "green gateway" to Lake Geneva. In addition to nine holes of historic golf, Hillmoor will include a practice range and chipping / putting area. The White River Disc Golf Course will stay in its present location and include the option of adding FootGolf – an exciting combination of soccer and golf. Hillmoor will once again be known as a gathering place for golfing enthusiasts ... of all kinds!

The environmental / recreational area to the North will be a wide-open space for those who love the outdoors and nature. The sky is the limit for use of this extraordinary piece of property. Trails for hiking and biking, as well as kayaking and canoeing are just a few of the options. This is a wonderful opportunity to save this property for use by future generations.

The Hillmoor 9 concept would be the least expensive and easiest alternative to implement and would preserve Lake Geneva's green gateway.

**Disc Golf /
Foot Golf**
30 acres

**Environmental /
Recreational Use Area**

- Hiking / biking trails
 - Kayaking / canoeing
 - Open park use
- 84 acres

Pro-shop
• parking

Maintenance

**Chipping &
Putting**

9 hole Golf Course
• Par 36
• 3,200 yards
53 acres

Practice Range
• parking

HILLMOOR

Golf Club at Lake Geneva



Hillmoor 9
Date: April 28, 2015



HILLMOOR Imagined

Imagine a facility for the entire family and all generations. The Hillmoor Imagined concept reimagines the unlimited number of recreational uses this property can accommodate. Our Imagined concept centers around golf and healthy living. Use your imagination and creativity to help the community of Lake Geneva come up with its own master plan for the Hillmoor property.

The main feature of the Imagined concept is a community center. We see Hillmoor as a wonderful opportunity to create a recreational center for the entire community. Banquet facilities will host the Friday Fish Fry, so popular in Lake Geneva, at the Hillmoor Golf Club. Conference rooms will be available to groups of all sizes. Outdoor recreation in the form of pickle ball, lawn bowling, and a natural grass putting course will be wonderful social activities.

The Hillmoor 6 will introduce a completely new and innovative idea to the golf industry. Our busy lives no longer support 4 hours of golf, but how about a quick "round" in 60 minutes? You've got more time! Play it three times for the full 18 hole, 6,300 yard, par 72 experience. Add a practice center, chip & putt course and miniature golf course and you have something for every person, every generation.

**Environmental /
Recreational Use Area**
81 acres

- Hiking / biking trails
- Kayaking / canoeing
- Open park use

Pickle Ball

Community Center

- banquet
- meeting rooms
- parking

Putting Course

Lawn Bowling

Golf Practice Center
12 acres

Chip & Putt Course

Maintenance

6 hole Golf Course
Par 24
2,300 yards
36 acres

Mini-golf

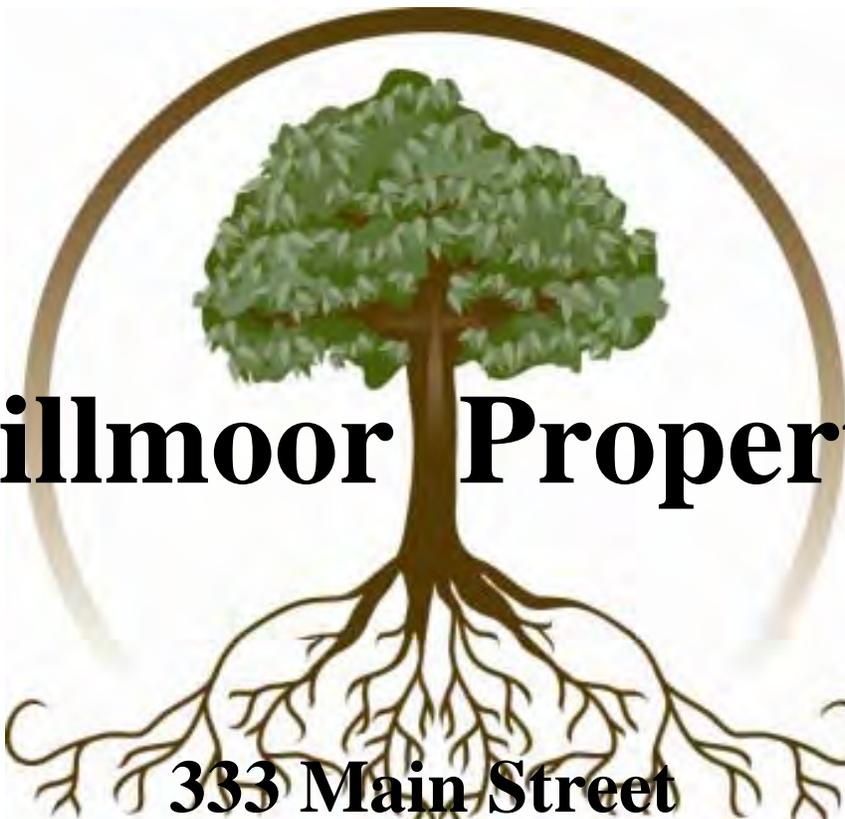
HILLMOOR Golf Club at Lake Geneva



Hillmoor Imagined
Date: April 28, 2015



Vote NO:



Hillmoor Property

333 Main Street

Lake Geneva

October 2015

Welcome to Lake Geneva: Our Mission

*Our mission is to preserve its small city atmosphere, reasonable cost of living and high quality of life by **carefully controlling land use** and development and delivering high quality programs and services in a responsible manner.*

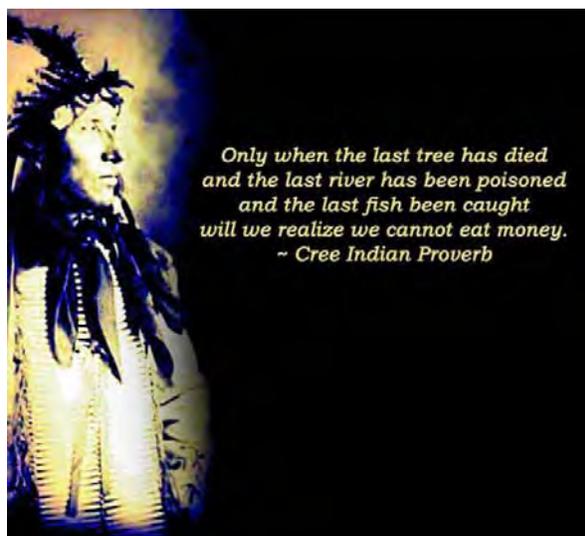
Will you be the heroes to future generations for preserving the last expanse of green space in the City limits, or will you be known for lacking vision?

Did you know that Hillmoor was designed by James Foulis?

The golf course, sentimentally-named by its designer, James Foulis, who emigrated from Scotland, holds one key to the history of La. E Geneva. Foulis' father was foreman at Old Tom's Morris' golf shop at St. Andrew's – the Home of Golf. James Foulis was one of eleven players to take part in the first U.S. Open in 1896. James and his brother, Dave, played a significant part in the evolution of golf equipment. They invented the bramble patterning for Coburn Haskell's new rubber-cored ball. In response to the demands of the new ball, they developed the "mashie-niblick," the modern seven iron. The brothers also invented the flag holder – the round cup which fits in the hole with a space in which to secure the flag.

Did you know that Grant Park in Chicago was expanded several times through land reclamation? The original Fort Dearborn was turned over for public ground. The platt of Grant Park hand written note guarantees the right of the people to assemble there.

Did you know that Central Park in New York City was acquired through eminent domain in the 1850's at the direction of the state of New York? Central Park was the built because people wanted for New York what London and Paris already had at that time – an area of commons preserved as public park. **Don't you want the same for our City and community?**



Did you know that in 2006 when the Wight development of our precious Hillmoor property was first proposed, **more than 250 people signed a petition to oppose the rezone?** The Lake Geneva Regional News also published the results of their own online poll regarding the City purchase of Hillmoor with 61% of the respondents in support of preservation.

Did you know that recent online surveys also show our community wants to save the Hillmoor property from overdevelopment? In 2015 a TIF #4 project plan survey, showed 80% of the survey respondents believed acquiring Hillmoor with TIF money was important. A similar survey by Care for Lake Geneva showed support at almost 60%.

Did you know that City Attorney Mike Rielly wrote about Hillmoor being protected under a public purpose doctrine?

Did you know that in the lease for Hillmoor Golf Course, eminent domain language was included? The framers of the agreement and operators of the golf course knew the advantages of the City having that land for public domain and preservation.

Did you know that Hillmoor lies within the boundaries of an archaeological site? The Wisconsin Historical Society site #47-WL-0041 notes what the locals already know: the hillsides and fields of Hillmoor Golf Course contain artifacts from Native American campsites and villages well-known in the area.

Say NO to this request for a Comprehensive Map Change and rezone.

Keep the Rural Holding zoning that is supported by the current map and the citizens involved in the Vision Sessions in 2009.

GREEN DEVELOPMENT:

**Public
Use**



Conservancy

Golf Course

Welcoming Center

Train Connection

versus

**Vulture Capital DEVELOPMENT
with Private Lake**

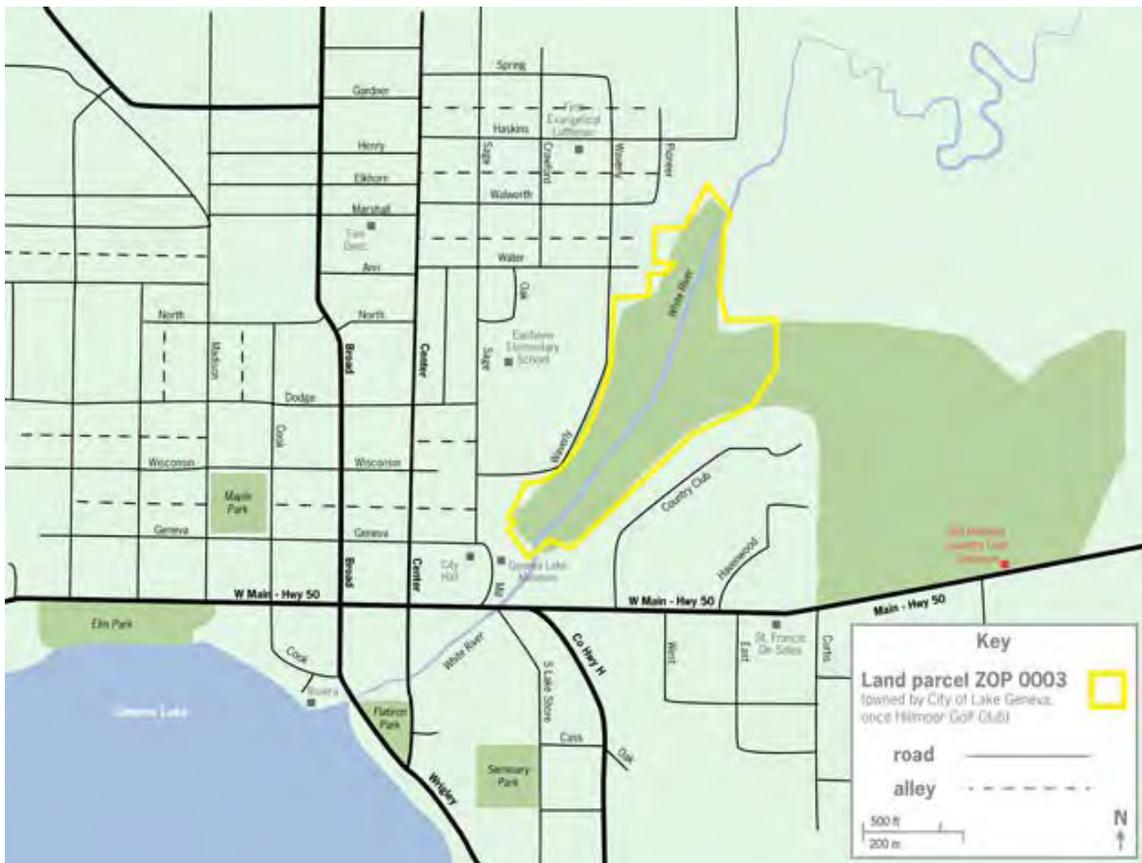
PUBLIC USE

What's at risk?

Losing forever this green space on our City map. While some of this area is already preserved, the largest portion with potential to be developed and destroyed is the Green Gateway on the east entrance to the City.

Library Park is the much smaller Green Gateway to the west.

Why not have both? We are worth it and can afford it.



CONSERVANCY

Did you know that Town of Linn Chairman Jim Weiss has family land placed in conservancy in northern Wisconsin?

663 acres of land,
14,800 feet of shoreland,
120 acres of marsh,
10 wild lakes
with more in the works through West Wisconsin Land Trust.

http://chippewa.com/news/families-act-to-protect-lake-property/article_c0dedb83-b918-5bf8-828f-b66255ecd2f7.html

<http://www.silkesnas.org/uploads/OpenSpacesoct07finalfinal.pdf>

GOLF COURSE options

(insert PDF here)

GOLF COURSE options

(insert PDF here)

GOLF COURSE options

(insert PDF here)

From: [City Clerk](#)
To: [Alan Kupsik](#); [Blaine Oborn](#); cynthia.flower@dot.wi.gov; [Dan Draper](#); [Doug Skates](#) (dandkskates@genevaonline.com); [Jim Connors](#); [Ken Robers](#); lggibbe@wi.rr.com; sla7272@aol.com; [Tyler Frederick](#); [Elizabeth Chappell](#); [Jeff Wall](#); [Bob Kordus](#); [Sarah Hill](#); [Chris Gelting](#); [Richard Hedlund](#); [Ken Howell](#); [Dan Draper](#)
Cc: [Jackie Gregoles](#)
Subject: Correspondence
Date: Tuesday, September 22, 2015 10:58:19 AM
Attachments: [Hillmoor.docx](#)
[Hillmoor Maps Presented by Henry Sibbing.pdf](#)

Please see the attached correspondence.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com

Website: www.cityoflakegeneva.com

From: Mary Jo Fesenmaier [<mailto:dist4fes@gmail.com>]
Sent: Monday, September 21, 2015 8:54 PM
To: City Clerk
Subject: Please Forward

Sabrina,
Please forward to Ken Robers and the Planning Commission members.
Thanks,
Mary Jo

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The darkest places in hell are reserved for those who maintain their neutrality (and vote yes) in times of moral crisis.

From: [City Clerk](#)
To: cynthia.flower@dot.wi.gov; [Doug Skates \(dandkskates@genevaonline.com\)](mailto:dandkskates@genevaonline.com); [Ken Robers](mailto:Ken.Robers@wi.rr.com); lggibbe@wi.rr.com; sla7272@aol.com; [Tyler Frederick](#); [Alan Kupsik](#); [Blaine Oborn](#); [Bob Kordus](#); [Chris Gelting](#); [Dan Draper](#); [Elizabeth Chappell](#); [Jeff Wall](#); [Ken Howell](#); [Jim Connors](#); [Richard Hedlund](#); [Sarah Hill](#); [Dan Draper](#); [Jackie Gregoles](#)
Subject: FW: October 19th Public Hearing
Date: Friday, October 09, 2015 10:49:53 AM

Please see the below correspondence.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com

Website: www.cityoflakegeneva.com

From: JULIE WHALEN [mailto:whalen-j@sbcglobal.net]
Sent: Thursday, October 08, 2015 5:14 PM
To: City Clerk; Stephanie Gunderson
Subject: October 19th Public Hearing

Sabrina,

This email is my input for the October 19, 2015 Public Hearing on the proposed amendments to the "City of Lake Geneva Comprehensive Plan."

John Michael ford for Tempo Development, Inc. has requested the City of Lake Geneva change in the Comprehensive Plan on four parcels of land located at Tax Key No's. ZOP 00001, ZYUP 00001C, ZYUP 00131 and ZYUP 00153, Lake Geneva, Wisconsin, from Private Recreation Facilities to Neighborhood Mixed Use. This change will allow a change in Zoning from Rural Holding to Planned Development (PD). These parcels of land are the former Hillmoor Golf Course.

I am requesting that access to the frisbee golf course, White River, skate park, tennis courts and school is maintained from the Golfview Condominium complex with a pedestrian walking/biking path. Many people, not just Golfview residents, walk on the former Hillmoor Golf course paths behind the 100 and 102 Evelyn Lane buildings to get to and from those facilities. I am also requesting appropriate buffer/landscape be added so the people on the walking/biking path don't feel as though they are intruding on private property or invading homeowner privacy by walking too close to

yards.

Please respond and confirm this input has been forwarded to the City of Lake Geneva Plan Commission and City Council.

I can be contacted at whalen-j@sbcglobal.net or 847-393-5549 if additional information or clarification is needed.

Thank you!

Julie Whalen
100 G Evelyn Lane
Lake Geneva, WI 53147

From: chasehil@chasehil.cnc.net
To: [City Clerk](#); [Jackie Gregoles](#)
Subject: Hillmoor Comments
Date: Wednesday, October 14, 2015 3:47:40 PM

Please forward
October 14, 2015

TO: Mayor Connors, Administrator Oborn, City Council Members, Parking Operations Manager Mullaly, Zoning Administrator, Ken Robers, Plan Commission Members, City Attorney Draper:

The following comments are in regard to my opposition of the re-zoning of the property known as Hillmoor in Lake Geneva.

Much serious consideration needs to be given this matter. Let's think about what we are doing and become a city of vision and planning for the future! Let's open our eyes wide and work towards creating a viable, sustainable, and environmentally responsible Lake Geneva for the benefit of our citizens and visitors.

We are unique, with a vast array of natural and historic resources that should be maintained to enhance our city, and a tourism product that is essential to our economy. Adding more housing and commercial enterprises to an already congested section of state highway during our peak tourism season is not being responsible. Traffic on peak Saturdays and Sundays is already backed up past the Route 12 overpass. Why would we add more traffic to that mix? My plan for Hillmoor would actually filter traffic off of that thoroughfare.

A perfect opportunity exists to enhance our environment with innovation, initiative, and forethought. A plan could be in place that our community would want to "take ownership" of. Designing the Lake Geneva of the future would require the citizens participation and dedication so that such long term planning can allow us to live more sustainable lives. Tax revenue lost? Not really. This will be our opportunity to attract economically viable businesses that provides good paying jobs for the people, and gives incentive for people to reside, work and prosper and raise their families here.

Housing, both new and existing stands unoccupied or approved, and even more important not constructed in our city. Let's not add yet another developer to the mix who may leave us an unsightly "welcome

to Lake Geneva" of half finished homes and empty storefronts! Instead, conserve our green space and plan together for our future here, and for the future of the generations to come.

You, as city officials, now have the opportunity to be heroes and lead the way in creating a model city of sustainable living in Wisconsin and perhaps the nation! Your community has really great ideas for the Hillmoor property. Let's not lose this chance to utilize those resources.
GIVE YOUR CONSTITUENTS A VOICE!

Let's make progress for the City of Lake Geneva and not make a mistake!

Charlene Klein

PART II

This is my short and long term vision for Hillmoor, which I have expressed over this past summer in forums at City Council and Plan Commission meetings:

Primarily, **preserve** the property as part of the green space in our city. I continually see people driving through in the fall to take photos by the beautiful Maple trees - it could be such a blessing to the community to enhance that area and make it a viable part of our city in every season!

Build a visitors center with a large parking lot behind it and run shuttle busses/light rail/trolleys in to the city through the area that the city already owns .This would filter traffic off of route 50 and alleviate traffic congestion in the downtown area.

Visitors Center to resemble the old Train Station - and perhaps actually BE a Station if we can bring the train back to Lake Geneva

Connect to a bike path and walking path to city residential areas.

Canoe launch for the White River

Cross-country ski area

Large ice rink with food trucks in the winter, warming area, skate rental perhaps in the visitors center. Roller skating in the summer. Make it attractive and welcoming, atmospheric. Perhaps a concert area/pavillion. (Maybe not since we already have the Brunk Pavillion).

Possibly Move the Horticultural Hall farmers Market to this area.

Picnic areas for the community.

Move Venetian and other large festivals here.

Site for a Childrens Museum

More ideas to come!

Charlene Klein
chasehil@concentric.net
cell 847-867-8684

Lake Geneva planning Commission

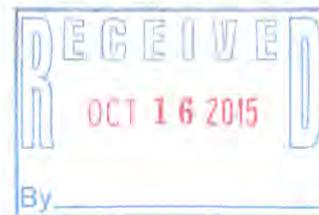
My husband and I retired in Lake Geneva 9 years ago. We live at 108 Evelyn Ln Unit D. We are very opposed to development on the old gulf course. Our serene Quite retirement home view will be gone. Ours dreams will be shattered.

We live on what was the 5th fairway. Our property has two 85 year old Burr Oak trees on Golfview Property line. Any development near Oak trees will kill them because of the heavy equipment and Digging near the roots.

If the city allows Tempo Development to proceed with the plans. I would like to reassured that he Would repay us the money it will cost to cut down the 2 oaks (quoted at \$5000.) and an additional \$1000. to replace the trees .

We urge Tempo Development to consider the damage to all of the beautiful trees that will be damaged by The development of this historic grounds.

Don and Alice Ogden
108 Evelyn Ln
Unit D
Lake Geneva Wi 53147
262-203-5254



16 October 2015

Sabrina Waswo
Lake Geneva City Clerk
626 Geneva Street
Lake Geneva, WI 53147

To: Mayor Connors, Members of the City Council, and Members of the Plan Commission

Re: Opposition to Comprehensive Plan Change and Rezoning of the Hillmoor Property

As a 20-year-long full-time resident of Lake Geneva, and as a Registered Professional Archaeologist with 30 years of full-time comprehensive experience working in southern Wisconsin and northern Illinois, I oppose the Comprehensive Plan Change and Rezoning of the Hillmoor Property currently under consideration by the City of Lake Geneva.

The Hillmoor Property is situated on an archaeologically sensitive landform. The Lake Geneva/Lake Como area contains over 120 archaeological sites officially recorded with the State of Wisconsin, along with many more as yet undocumented sites. We know this area has been continuously occupied from at least 8,000 B.C. through Euroamerican settlement in the 1830s. It is highly likely that portions of the Hillmoor Property contain sites from one or more of these prehistoric or early historic periods.

Archaeological sites are finite, non-renewable resources containing irreplaceable information about our collective past, and the information they contain is a publically held resource. As stewards of both the natural and cultural resources present within our community, the residents and elected officials of the City of Lake Geneva have the opportunity and the responsibility to protect its archaeological resources.

Dense residential and/or commercial development of the Hillmoor Property has the potential to adversely impact archaeological resources. Instead, low impact recreational use and/or low impact development of the property can facilitate protection of archaeological sites, and even provide opportunities for interpretation of this resource to the residents and visitors of our city.

Therefore, I oppose the Comprehensive Plan Change and Rezoning of the Hillmoor Property.

Best Regards,



Paula J. Porubcan
1116 Dodge Street
Lake Geneva, WI 53147
262-215-3712

RECEIVED
Date: 10/19/2015 11:36 AM
(copy of Ken Roberts)

Henry and Mary Sibbing
1725 Hillcrest Dive
Lake Geneva, Wisconsin 53147

To: Lake Geneva Planning Commission Members
City Council Members
Mayor Jim Connors

Re: Hillmoor Zoning – Meeting October 19th, 2015

Unfortunately my work schedule does not allow me to appear in person to present my thoughts on the proposed zoning change regarding the proposed development of the Hillmoor Golf course property. I hope you are able to read and consider this letter as an acceptable substitute and representation of my earnest feelings on this crucial matter before you tonight,

I have been struggling for weeks now with the concern that my words will not adequately, completely and most all persuasively impart the depth, the passion and the hope that this parcel of land that affects me, my family and the majority of citizens in this community.

Why does this particular piece of land hold such a revered place in the hearts of so many of us Lake Genevans'? It is because for the past 90 years or so Hillmoor has served our community as not only a 1st class 18 hole golf course but also as our community center . Hillmoor served as a social gathering place where lifelong friendships were forged, business partnerships and agreements were negotiated; served Friday night Fish fries where you could meet friends and catch up on the local news, birthday, graduation parties and even going away parties were held practically every weekend. There were weekly Men's League nights, Women's golf leagues, Couples golf night ,Trostels had an employee's league on Monday nights .In addition there were the 500 plus single and family and twilight memberships that afforded avid

golfers a reduced membership fee for Lake Geneva residents. During the summer there were many exciting tournaments open to all community golfers regardless of skill level. My favorite was the NOW or Never tournament where local professionals teamed up with the locals and 18 teams played on a hot August afternoon often into the evening with actually gallery's watching the action – it was an incredible experience. The youth of our community were introduced to golf thru professional instruction which taught them that the rules of golf often mirrored the game of life. It was the one recreation venue we could call our own without having to cater to the tourist trade – or the high rollers at the prestigious courses .It was our affordable place of retreat for the locals. Hillmoor and the golf course with all of its affordable amenities was in fact an integral part of this community for 90 years. In its own way Hillmoor helped to establish this community of Lake Geneva as a family orientated small town. It promoted comradery and friendship. It is for this reason that decision you make tonight means so much to me and the majority of our local citizens. That special place can happen again with your vision and courage .

Even if you were not a fan of golf you still anticipated the Spring blooming of the multitude of beautiful trees ,shrubs and flowers that decorated the course creating both beauty for the community and challenge to the golfer. One of my best friends and lifelong member of Hillmoor Manny Kirschhoff a florist by trade who loved Hillmoor so much he volunteered every year to plant flowers on every tee box at his own expense. And we all loved Manny for his sportsmanship, his friendship as well as his flowers. All of this beauty produced a scenic feast for the spirt as Lake Geneva prepared for the beauty and excitement of summer. Fall colors were and still are spectacular on this property. It is common to see visitors to our City to be taking pictures of the Fall colors at Hillmoor from side of the road on Hwy 50. Hillmoor was the prized gateway to our beautiful city and that special beauty can remain with your vision and courage.

I write about these deep seated memories and history of the Hillmoor property to emphasize that this decision is more than just allowing a zoning change to an opportunistic out of state developer with virtually no ties or roots to Lake Geneva. Your decision tonight is about retaining a part of the social fabric of a community that has been almost a hundred years in the making.

This rich fabric of community was damaged and soiled when the owners /developer of this property from Chicago decided that the profits they were making from the golf course were insufficient for the business ambitions of their Partnership. They decided to develop their part of the golf course with the solemn promise that the golf course would remain a public access course with reduced rates for citizens along with a clubhouse that would continue to be the community center we all were used to. This was 10 years ago . It is now an eyesore and a blighted property that is most appropriate for the application of TIF 4 funds. The City has reported sufficient balances in the TIF4 fund to renovate this course at an affordable and reasonable fee. Hillmoor is located in the TIF 4 district so no need to restructure this TIF district.

What this decision boils down to is residential and commercial development of Hillmoor versus Conservation of Hillmoor for recreational and community purposes. The Master Plan sets this parcel of land aside for community recreation and environmental conservation. Why would this planning commission want to change the Master plan?

I am not opposed to development. I support development that satisfies easily identified residential and commercial needs .These needed and worthy projects should be welcomed and embraced by the citizenry and the local planning commissions.

I am vehemently opposed to development that is merely speculative, possibly underfunded and offer no new or needed amenities for the community nor offer any innovative commercial services. While it does offer us a new Lake Lord Knows lake Geneva does not need another lake! If that lake is intended to be a selling point it only proves how little this developer knows or cares about the real needs of our community

Lake Geneva already has a surplus of real estate developments that have been unable to break ground on new units due to market saturation. You know them and you know how many units how many new units have been approved and not yet started. The property values of local homeowners who have owned their homes for many years have finally started in rise due to the slow but sure improvement in the local market. Any current attempt to contribute to the glut of residential housing development already approved by this commission will only serve erase the property value increases that the local homeowner has waited 8 long years to experience. These developers are oblivious to the needs of our local homeowners .They are concerned only with getting approval to speculate on a development that from all reports may take as long as 10 -20 years to complete . This planning commission should not contribute to the glut of new housing planning at this time . Actually the timing of their request could not have come at any worse time as for as the needs of lake Geneva as concerned with respect to new housing starts .What is an urgent need is the blight that past developers have deposited on our land and the continuing need to restore Hillmoor to the beauty it once was as a community recreation area.

Lake Geneva does not need another bank, it does not need new office space, it does not need more gas stations, the restaurants we have are struggling to keep the doors open in a 5 month season, the upscale clothing stores we have now downtown are a welcome addition to the increased sophistication the downtown area is experiencing. Therefore it is quite apparent that this request for a zoning change offers the City

of Lake Geneva absolutely no advantages but only the possibility of more city services in the way of police and fire protection, city water and sewer service, widening of Hyw 50, creating more parking problems for downtown which we cannot handle now. All of this development will only increase the tax and utility costs in lake Geneva for current citizens over both the short term as well as the long term. The water utility has recently asked for a 34% increase in its rates for this year without consideration of any new development, .What can we expect with a proposed 225 more living units. And all of this does not consider the impact 225 more living units will have on the school system .Lake Geneva is currently blessed with one of the finest schools systems in the State of Wisconsin .I'm sure the developers here tonight are aware of the scholastic excellence of our schools and are counting on that in the selling points to proposed buyers. But who is going have to pay for the added teacher costs, building additions, athletic fields and maintenance costs after these new students beginning filing into our schools. – of course it will be the taxpayers of lake Geneva who can barely keep their homes now due to high school taxes that continue to rise with the current enrollment.

Bottom line on these considerations is that this proposed development offers no advantage whatsoever to our community by meeting current or anticipated needs. It does promise new and expensive services which will translate into higher taxes for all. It does effectively eliminate any constructive and visionary planning for the restoration of Hillmoor as a community center and recreational park. For these reasons alone this request to change the zoning of this property should be denied.

I would like also to speak to a topic that has annoyed me the most since the whole subject of the viability of Hillmoor as a publically owned and operated golf course began over 10 years ago when the developer/owners decided to abandon the golf course and develop the

property. One of the big myths that a certain golf pro who was also a partner in the development group began a publicity campaign that his group could not make enough money to keep his doors open and most golf courses were struggling and many were closing. His mantra continues to be that golf courses are dying, golf is losing its popularity. He has painted a patently untrue picture of his own enterprise as losing money and segueing this thought to his advantage to an uninformed City Council wherein most members have little interest in golf and who know little or nothing about the viability or economics of municipal golf courses.

I want take a minute to expel this myth and make sure that this advisory governing body does not make its decision based wholly or even partially on the false information that Hillmoor was not a profitable enterprise and cannot be so in the future.

Now here is what the pro/developer is not making clear to you – it's the current demographic and economic considerations facing golfers today esp. the under 40 and over 65 men and women who want to play golf and have trouble finding the time or the money to play the old 18 hole and \$150.00 per round game. Young men and women are working longer hours, sharing childrearing duties, have many more opportunities for spending recreational dollars than ever before and frankly most of the young men I know today want to spend more time with their families and do not want to waste all day playing golf on weekends. What they do want is a 9 hole course they can play in 2 hrs t]with the wives or child and for a fee in the \$35.00 dollar range. This is what publically owned Municipal courses like Hillmoor can provide. I predict there will be lines of patrons waiting to get on a membership list at a restored Hillmoor if we can have the vision to cease this unbelievable opportunity.

This is the problem for expensive private for-profit golf courses –the market for the old weekend golfer is shrinking rapidly This is a

sociological fact responsible for the closing of many very fine expensive golf clubs around the country.

They either did not see the demographic change coming, refused to accept them or simply realized they could not make the type of 6 or 7 figure income they were used to 40 and 50 years ago and began developing their courses into residential housing projects in order to save their investment. This is exactly what the management of Hillmoor decided it must do 12 years ago.

The problem with that story is that they failed to make the case for the Municipally owned golf courses .Municipally owned and operated golf courses can and do survive nicely in today's market. The municipally owned and operated course does not need to show a profit like most privately owned courses. Privately owned courses are businesses in the true sense of the word .There are required to show 10 -15 % profit over capital investment for the principles to be satisfied – private hedge fund investments of up to 4 to 10 million dollars translates expected profits of \$400, 000 to a million dollars a year .Of course they must charge \$125.00 to \$250.00 per round and insist on 18 rounds with carts –usually cart fees of 50 dollars extra. This market has been shrinking rapidly as has been reported to yoy why Hillmoor has no choice but to abandon golf and develop the property commercially.

Now here is where the Municipally owned and operated golf course, baseball park, amusement park, zoo or any other entertainment facility deemed appropriate and compelling for its citizenry is statutorily able to provided such a service. State legislature has recognized the need for local governments to provide affordable entertainment venues for its citizenry. There are various financing and administrative tools available for these projects .

1. First and foremost it is designed to be a non –profit enterprise created solely for the use and enjoyment of the taxpayer. That was the original thought process and paradigm of the City Fathers

when they partnered with a group of local business men in the 1920s –an established Hillmoor golf club – the citizens in returned enjoyed reduced rates to play. The course paid no income taxes on the property in exchange for the Golf club maintaining the grounds at their own expense and never asking the taxpayers for maintenance contributions. All revenue over expenses was put back into course improvement.

2. **So there is great precedent for communities working hard to establish these entertain ment opportunities for their citizens when it is apparent that private enterprise must make a profit that puts the cost of the entertainment beyond the means of the average working calls citizen. So when the pro /developer comes to this body and proclaims that he cannot make a profit to sustain his company’s investment plan it certainly does not mean that the City cannot own and operate a similar if not improved facility using municipal financing tools and not requiring a return an investment of 10 -15 %, . Any first year economics student understands the difference between the economic requirements of a municipal facility designed to meet the needs of its citizens and the economic demands of a company designed to make profits for it’s oftentimes many demanding investors.**

With the assistance of professional advisors from the golf industry I have studied the numbers that have been presented to us thru Hillmoor disclosures to the City. This is what the pro/developer is not making clear to you – it’s the current demographic and economic considerations facing golfers today esp. the under 40 to age 85 men and women who want to play golf and have trouble finding the time or the money to play. The old 18 hole and 150.00 per round game does not match their pocketbook or lifestyle. Young men and women are working longer hours, sharing childrearing duties, have many more

opportunities for spending recreational dollars than ever before. And most of the young married men I know today want to spend more time with their families and do not want to waste all day playing golf on weekends.

The problem is that we failed to make the case for the Municipally owned golf course which can and does survive very nicely in today's market. The municipally owned and operated course does not need to show a profit like most privately owned courses.

Now here is where the Municipally owned and operated golf course, baseball park, amusement park, zoo or any other entertainment facility deemed appropriate and compelling for its citizenry is able to provide such a service.

1. First and foremost it is designed to be a non-profit enterprise created solely for the use and enjoyment of the taxpayer. State statute were created for the sole purpose of allowing cities and county to provide entertainment facility for their citizens if they felt such would benefit the well-being and quality of life of the citizens of their community. That was the original thought process and paradigm of the City Fathers when they partnered with a group of local business men in the 1920s – an established Hillmoor golf club – the citizens in return enjoyed reduced rates to play. The course paid no income taxes on the property in exchange for the Golf club maintain the grounds at their own expense and never asking the taxpayers for maintenance contributions. All revenue over expenses was put back into course improvement.
2. So there is great precedent for communities working hard to establish these amnesties for their citizens when it is apparent that private enterprise must make a profit that puts the cost of the entertainment beyond the means of the average working class citizen. So when the pro/developer comes to this body and proclaims that he cannot make a profit to sustain his company's investment plan it certainly does not mean that the City cannot own and operate a similar if not improved facility

using municipal financing tools and not requiring a return an investment of 10 -15 %,.. Any first year economics student understands the difference between the economic requirements of a municipal facility designed to meet the needs of its citizens and the economic demands of a company designed to make profits for it's oftentimes many demanding investors.

I have traveled throughout the State of Wisconsin over the past two years and have played dozens of public golf courses from Bayfield in Washington County, Spooner Golf Club in Adams County, Eagle River and Land o lakes in Vilas County. This past summer I played the Town of Breckenridge County Course and Fossil Trace public golf course another County course in Colorado just outside of Denver. All of these courses are public owned and operated as public courses and all are prospering and providing the citizens of their community's the same wonderful community camaraderie and friendship as Hillmoor has done for 90 years. There are at least 50 municipally owned public golf courses in the State of Wisconsin and thousands in America all of which provide their citizens with an affordable place to play America's most popular pastime – golf – a game men and women are now playing into their 70s , 80 s and even 90s. There are dozens of 18 and 9 hole courses being designed and built all over the country by professional golfers and architects .Golf is now being considered an Olympic sport in our Summer Olympics. The current President Cup being played this week in Scotland will probably draw more viewers than the political debates. Contrary to what has been conveyed to this planning commission I am here to report that golf is popular as ever and more and more young and old want to play. Hillmoor offers an excellent opportunity to satisfy this growing need for affordable golf for the middle class citizen. A little planning and this can easily be a reality.

With the assistance of professional advisors from the golf industry I have studied the numbers that have been presented to us thru Hillmoor disclosures to the City for rent e

establishment purposes and have discovered that the 1,000,000 gross revenue could quite likely pay for all operating expense if the course were too marketed aggressively and operated professionally. At a minimum it would be self-sustaining and over the course of a few years could be expected to be a revenue source for the City –while at the same time meeting the needs of a low cost, excellent golf experience for the citizens of this community.

My efforts have been met with the following Council member remarks made publically in Council Chambers from total non –interest-- to” I don’t want to own a golf course to “I simply don’t believe it the numbers you are showing us” –to Nobody in the City cares about golf to “I never here about wanting to keep Hillmoor a golf course.” And lastly the big stopper –“It’s too legally complicated”,--another way of saying we are not interested .or earlier “it’s too expensive -17 million dollars was the price the naysayers used as acquisition cost without even understanding that an overseas hedge fund bank bought the mortgage paper and realizing the actual debt on the Hillmoor property was probably less than 4 million and even more importantly the original partners still have a financial interest and expectation in this continuing development saga and trying desperately to recoup their losses thru this rezone. Its always about the money !

Yet everyone I ever talk to on the streets ask me constantly 1. What are you doing about the Hillmoor disaster or Why isn’t somebody doing something about this great loss to our City ? Why aren’t leaders looking for solutions? How did this happen? My only response was always –I don’t know? I’m doing my best but I can’t do it by myself.

So here we are at the final hour – someone with some real power –the Planning Commission- has a chance to inquire and decide what the people of this community really want to happen to this Hillmoor property. Do they want it commercially developed or do they want it to

remain as a publically held recreational and environmental buffer between the big box stores and the downtown and residential community?

What data do you have to make this determination?

Several years ago a master Plan was devised after much money and great debate and thoughtful discussion was expended as well as a public survey extended to all taxpayers of Lake Geneva

I Cite the following excerpt:

In the Document entitled City of Lake Geneva Comprehensive Plan (Adopted December 14th, 2009) -just 6 years ago! I'm sure you all have a copy and have read it.

Chapter One

Agricultural, Natural, and Cultural Resources

An overwhelming majority of the respondents reported that preservation of the following features is "very important: clean air; farmland; groundwater quality and quantity; cultural; forested lands; Historic and archaeological sites: Geneva Lake, rivers, streams; scenic views. A large percentage (66 percent of respondents would like to see the City purchase Hillmoor and operate it as a municipal golf course. An overwhelming majority of respondents (93 percent indicated that the City should actively preserve the downtown character.

When will the leadership of this community look at this study and respect the wishes of the citizens who appointed them to preserve the beauty and uniqueness of Lake Geneva .I believe there are only a very few vocal officials who want it their way and do not want to follow the directives of the populous .Perhaps it is their personal agendas they are following or possibly they simply do not believe the people who elected them. In any case it is this body tonight who is asked to stand firm on the Master Plan and uphold the wishes of the people to preserve the open spaces and the special historic parts of lake Geneva such as Hillmoor.

I will close my remarks by referring to three excellent letters to the editor in last week's Regional news opposing this rezone .The first was written by Tanya Williams of Lake Geneva. In her letter Ms Williams recalls the historic significance of the Hillmoor Golf Course being designed by a very famous golf course designer James Foulds –the second US Open winner in 1896. As she notes this is of significant historical value as the Lake Geneva Comprehensive Plan provides for the possibility of that property to be restored using original features from the original design. The comprehensive plan has a plan for trails incorporated into the Hillmoor property for all to share and enjoy.

Maureen Marks in her article points out:” Decisions are being made for all the wrong reasons .The Hillmoor property should be kept for the current and future citizens of Lake Geneva. Let's wake up before it's too late.

JoAnn Williams asks “Why is there a need to develop this property? Let's not rush this decision. Let's investigate thoroughly “.

I conclude by simply saying – Preserve the Hillmoor property for the people of Lake Geneva by visionary planning and proactive suggestions to the City Council .Communicate to them how you the Planning Commission feel about adhering to the present long term City of Lake Geneva Comprehensive plan.Explain to the Council that the majority of people support setting the Hillmoor property aside for open space environmental and recreational use for all of the community not just a select few with economic agendas .

Of Hillmoor may initially require a small financial investment I submit that the citizens of Lake Geneva would happily pay a few extra tax dollars if they could see that these dollars were being spent on something they could enjoy on an everyday basis and was not money spent just to attract and cater to the tourist industry . Tax money spent on Hillmoor will not be criticized or vigorously opposed if it improves the entertainment opportunities and quality of life of the citizens .The

reclamation and restoration of Hillmoor will accomplish these goals with vision and creativity of the youthful and competent leadership currently in place in our commission and council.

Please vote No on this rezone and go back to the Planning stage on Hillmoor and give it back to the community to enjoy for generations to come –once gone it will never be back .

Thank you

Hank Sibbing

From: [City Clerk](#)
To: [Alan Kupsik](#); [Blaine Oborn](#); cynthia.flower@dot.wi.gov; [Dan Draper](#); [Doug Skates](#) (dandkskates@genevaonline.com); [Jim Connors](#); [Ken Robers](#); lggibbe@wi.rr.com; sla7272@aol.com; [Tyler Frederick](#); [Alan Kupsik](#); [Blaine Oborn](#); [Bob Kordus](#); [Chris Gelting](#); [Dan Draper](#); [Elizabeth Chappell](#); [Jeff Wall](#); [Ken Howell](#); [Jim Connors](#); [Richard Hedlund](#); [Sarah Hill](#); [Ken Robers](#)
Cc: [Jackie Gregoles](#)
Subject: FW: Opposed to rezoning Chad Hart
Date: Monday, October 19, 2015 5:16:00 PM

Please see the below correspondence.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com

Website: www.cityoflakegeneva.com

From: Chad Hart [<mailto:chadhart2002@gmail.com>]
Sent: Monday, October 19, 2015 4:55 PM
To: City Clerk
Subject: Opposed to rezoning Chad Hart

Sabrina Waswo, Lake Geneva City Clerk 626 Geneva Street Lake Geneva, WI 53147
cityclerk@cityoflakegeneva.com

Please forward my message to Mayor Connors, All City Aldermen, Plan Commission Members, and City Administrator Oborn. I am opposed to the Comprehensive Plan Change and rezone for the Hillmoor Property.

Keep the Green space. Once its gone its gone for ever.

Kind regards,
Chad Hart 930 Center st
Lake Geneva Wi, 53147

REC'D 10-19-15
 @ MTS.
 FROM MARY JO
 FESENMAYER

Vote "NO" to Change the Comprehensive Planning Map and Rezone

We urge the Planning Commission and City Council to vote "NO" on any proposed Comprehensive Map change and rezone of the Hillmoor Property from Rural Holding/Recreation to a Planned Unit Development, commercial plans, and 35+ acre lake.

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|--|----------------------|-----------------|---------------------------|-----------------|
| Signatures | Printed Name | Street Address | Municipality of Residence | Date of Signing |
| 1. <i>Norma J. Stettengabe</i> | NORMA J. STETTENGABE | 925 HENRY ST | LAKE GENEVA | 10/14 |
| 2. <i>Carol A. Olson</i> | CAROL A. OLSON | 925 Henry St. | Lake Geneva | 10-14 |
| 3. <i>Sonia M. Alicia</i> | Sonia Nicia | 938 HENRY ST | Lake Geneva | 10/14 |
| 4. <i>Mareen Allenstein</i> | Mareen Allenstein | 512 Madison St. | Lake Geneva | 10/14 |
| 5. <i>Daryl McKay</i> | DARYL MCKAY | 408 EUGENE DR | LAKE GENEVA | 10/16 |
| 6. | | | | |
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|--------------------------|-------------------|--------------------------------|---------------------------|-----------------|
| <i>Richard McCarthy</i> | RICHARD MCCARTHY | 1385 ELKHORN RD. | LAKE GENEVA | 10/13/15 |
| <i>Judith Beamer</i> | JUDITH BEAMER | 1031 WILLET MAIN | " " | 10/13/15 |
| <i>James Anderson</i> | JAMES ANDERSON | 6602 DEERPATH RD | " " | 10/13/15 |
| <i>Patricia Shoop</i> | Patricia Shoop | 1385 Elkhorn Rd | Lake Geneva | 10-13-15 |
| <i>Donna Goralski</i> | Donna Goralski | 1385 ELKHORN RD ¹⁰² | Lake Geneva | 10/13/15 |
| <i>Julene Biangardi</i> | JULENE BIANCARDI | 1385 ELKHORN RD ³⁰⁹ | Lake Geneva | 10/13/15 |
| <i>Karen Kaczko</i> | KAREN KACZKO | 1385 ELKHORN RD | LAKE GENEVA | 10-13-15 |
| <i>Barbara Keyser</i> | Barbara Keyser | 1385 ELKHORN RD #304 | Lake Geneva | 10-13-15 |
| <i>Lenore Heiden</i> | Lenore Heiden | 1385 ELKHORN RD ²⁰⁴ | Lake Geneva | 10-13-15 |
| <i>Amit Kaczko</i> | AMIT KACZKO | 1385 ELKHORN RD | Lake Geneva | 10/13/15 |
| <i>Heather Hoist</i> | Heather Hoist | 1385 ELKHORN RD | Lake Geneva | 10-13-15 |
| <i>Donna Brumgartner</i> | DONNA BRUMGARTNER | 1385 ELKHORN RD | Lake Geneva | 10-13-15 |
| <i>Joanne Jones</i> | JOANNE JONES | 1385 ELKHORN RD | Lake Geneva | 10/13/15 |

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| Signatures | Printed Name | Street Address | Municipality of Residence | Date of Signing |
| 1. | ANICE MACHADO | N1738 WILLOWOOD | LINN | 10/13/15 |
| 2. | Dawn Ames | 1003 CENTES | Lake Geneva | 10-13-15 |
| 3. | JOHN BRANDLEY | 725 S. CURTIS | LAKE GENEVA | 10-13-15 |
| 4. | Jenny Teichow | 332 Maxwell | Lake Geneva | 10-12-15 |
| 5. | BARRY MACHADO | N1738 WILLOWOOD DR | LINN | 10-13-15 |
| 6. | CARL A. MANCINI | W3650 Sunkie Rd | Lake Geneva | 10-13-15 |
| 7. | KAREN BANBRIDGE | 332 Maxwell | Lk. Geneva | 10/13/15 |
| 8. | Richard Straberg | 1937 WILLOW ST. | Lake Geneva | 10-13-15 |
| 9. | TOM PINKL | 205 COUNTRY CLUB DR | LAKE GENEVA | 10-13-15 |
| 10. | D. THOMAS KINCAID | N-1545 LINN RD | LAKE GENEVA | 10/13/15 |
| | John Frandoliq | W 3320 S Lakeshore Dr | Lake Geneva | 10/13/2015 |
| | JAMES STRANS | N1517 WADGOW RIDGE | L.G. | 10/13/2015 |
| | Peter Wilson | 813 Vanslyke | FONTANA | 10/13/15 |
| | Concern Winc | N2008 S LAKESHORE DR | CO/LINN | 10/13/15 |

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|--|-----------------|------------------|---------------------------|-----------------|
| Signatures | Printed Name | Street Address | Municipality of Residence | Date of Signing |
| 1. <i>Dolleen Brenton</i> | Dolleen Brenton | 1131 W. Main St. | L.G. | 10/11/15 |
| 2. <i>Helan Brandt</i> | Helan Brandt | 224 Warren St. | L.G. | 10/11/15 |
| 3. | | | | |
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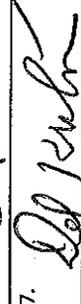
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|--|---------------|------------------|---------------------------|-----------------|
| Signatures | Printed Name | Street Address | Municipality of Residence | Date of Signing |
| 1. <i>Rebecca Dish</i> | Rebecca Lisk | 1208 madison st. | LAKE GENEVA | 10/8/15 |
| 2. <i>John Martinez</i> | John Martinez | 1016 Logan St. | LAKE GENEVA | 10-8-2015 |
| 3. | | | | |
| 4. | | | | |
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|--|-------------------------------|-----------------------|---------------------------|-----------------|
| 1.  | Printed Name Maria Sanchez | Lot 7C | | 10-10-15 |
| 2.  | Patricia Byas | Lot 76 | | 10-10-15 |
| 3.  | Carol Pearson | 932 George St. | L. Geneva. | 10-12-15 |
| 4.  | Karen Kramer | 906 Platt | L. Geneva | 10-12-15 |
| 5.  | Kristen Olson | 998 Lake Geneva Blvd. | Lake Geneva | 10/13/15 |
| 6.  | Craig Olson | 998 Lake Geneva Blvd. | Lake Geneva | 10/13/15 |
| 7.  | DEL RAHN | 905 William | L.B | 10-14-15 |
| 8.  | Stacie Anderson | 1800 Conant St. | Lake Geneva | 10-14-15 |
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|-----------------------------|-------------------|--------------------|---------------------------|-----------------|
| 1. <i>Charlene Klein</i> | CHARLENE KLEIN | 877 WISCONSIN | LAKE GENEVA | 10-7-15 |
| 2. <i>Mark Immert</i> | MARK IMMERT | 821 WISCONSIN | LAKE GENEVA | 10-7-15 |
| 3. <i>Margaret Marks</i> | MARGARET MARKS | 234 DODGE | LAKE GENEVA | 10/11/15 |
| 4. <i>Hether Fless</i> | HETHER FLESS | 234 WARREN ST | LAKE GENEVA | 10/10/15 |
| 5. <i>Kevin Fless</i> | KEVIN FLESS | 234 WARREN ST | LAKE GENEVA | 10/19/15 |
| 6. <i>Cindy Furedi</i> | CINDY FUREDI | 1010 GENEVA | LAKE GENEVA | 10/19/15 |
| 7. <i>Dail Kukla</i> | DAIL KUKLA | 434 MADISON | LAKE GENEVA | 10/11/15 |
| 8. <i>Michael Buttleman</i> | MICHAEL BUTTLEMAN | 1109 1/2 GENEVA ST | LAKE GENEVA | 10-10-15 |
| <i>Mary Quinn</i> | MARY QUINN | 2018 LINCOLN ST | LAKE GENEVA II | 10-10-15 |
| 10. <i>Tanya Diers</i> | TANYA DIERS | 501 MADISON ST | LAKE GENEVA | |

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| Signatures | Printed Name | Street Address | Municipality of Residence | Date of Signing |
| 1. <i>[Signature]</i> | Emily Hummel | 724 Crofton Ct | Sycamore IL | 10/10/15 |
| 2. <i>[Signature]</i> | PAUL A. HUMMEL | 509 MADISON ST. | LAKE GENEVA | 10/10/15 |
| 3. <i>[Signature]</i> | Barbara Luchsinger | 222 Maxwell St. | Lake Geneva | 10/10/15 |
| 4. <i>[Signature]</i> | Selena Proks | 517 Franklin | Lake Geneva | 10/10/15 |
| 5. <i>[Signature]</i> | Dennis Zuber | 200 Maxwell | Lake Geneva | 10/10/15 |
| 6. <i>[Signature]</i> | Anthony White | 1018 Geneva St | Lake Geneva | 10/10/15 |
| 7. <i>[Signature]</i> | Anissa Haywood | 1309 Dodge St. | Lake Geneva | 10/10/15 |
| 8. <i>[Signature]</i> | Joey Pithywood | 1309 Dodge St. | Lake Geneva | 10/10/15 |
| 9. <i>[Signature]</i> | Judith Salmon | 1017 Geneva St. | Lake Geneva | 10/10/15 |
| 10. <i>[Signature]</i> | Elizabeth Pivik | 1018 Geneva St | Lake Geneva | 10/10/15 |

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|------------|-------------------|------------------|---------------------------|-----------------|
| | Tanya Portantuz | 1016 Logan St | Lake Geneva | 10/7 |
| | Lynette Limnus | 1022 Logan St | Lake Geneva | 10/07 |
| | Donald Limnus | 1022 Logan St | Lake Geneva | 10/07 |
| | Scott W. Limnus | 733 W Madison #2 | LAKE GENEVA, VT. | 10-7 |
| | Ray Wroblewski | 1224 Madison | Lake Geneva | 10-7 |
| | Patrick Meyers | 1325 Madison | Lake Geneva | 10/7 |
| | Karen Martinez | 1016 Logan St | Lake Geneva | 10/8 |
| | Tere Rodriguez | 1137 Madison St | L.G. | 10/8 |
| | Antonio Rodriguez | 1027 Madison St | Lake Geneva | 10/8/15 |

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| Signatures | Printed Name | Street Address | Municipality of Residence | Date of Signing | |
| 1. <i>Kristen Pease</i> | Kristen Pease | 100 Evelyn Ln Unit D | Lake Geneva | 10-10-15 | |
| 2. <i>Scott Hildebrand</i> | SCOTT HILDBRAND | 102 EVELYN | L.G. | 10-10-15 | |
| 3. <i>James F. Radeck</i> | JAMES F. RADECK | 104 EVELYN | L.G. | 10-10-15 | |
| 4. <i>Terese McRath</i> | TERESE MCRATH | 106 E Evelyn | L.G. | 10/10/15 | |
| 5. <i>James McGrath</i> | JAMES MCGRATH | " | " | 10/10/15 | |
| 6. <i>William Best</i> | WILLIAM BEST | 114-C | L.G. | 10/10/15 | |
| 7. <i>Lisa M. Frick</i> | LISA M. FRICK | 1148 Hankway | L.G. | 10/10/15 | |
| 8. <i>Bruce R. Nelson</i> | BRUCE R. NELSON | 137 SOUTH GILKES ST | L.G. | 10/10/15 | |
| 9. <i>Evelyn Dvorsky</i> | EVELYN DVORSKY | 731 CENTER ST | L.G. | 10/10/15 | |
| 10. <i>Ray Suter</i> | RAY SUTER | 236 CENTER ST | L.G. | 10/10/15 | |

Vote "NO" to Change the Comprehensive Planning Map and Rezone

We urge the Planning Commission and City Council to vote "NO" on any proposed Comprehensive Map change and rezone of the Hillmoor Property from Rural Holding/Recreation to a Planned Unit Development, commercial plans, and 35+ acre lake.

| The municipality used for mailing purposes, when different than municipality of residence, is not sufficient. The name of the municipality of residence must always be listed. | | | | | |
|--|-----------------|--|---------------------------|-----------------|--|
| Signatures | Printed Name | Street Address | Municipality of Residence | Date of Signing | |
| 1. Nancy Lazzaroni | Nancy Lazzaroni | W 3132 Conant St. Lake Geneva, WI 53147 | Geneva Township | 9/28/15 | |
| 2. Joanne Gasperik | JOANNE GASPERIK | 6495 STATE RD 50 L.G. 53147 | LYONS TOWNSHIP | 9-28-15 | |
| 3. Donna Jaros | DONNA JAROS | 968 HUDSON TRL L.G. 53147 | WALWORTH | 9-28-15 | |
| 4. Kathy Dahle | Kathy Dahle | 209 CURTIS ST. L.G. WISC 53147 | Lake Geneva | 10-10-15 | |
| 5. Dawn Dahle | Dawn Dahle | 209 Curtis st. | Lake Geneva | 10-10-15 | |
| 6. Charles Dahle | Charles Dahle | 209 Curtis ST | Lake Geneva | 10-10-15 | |
| 7. David Boyl | David Boyl | 208 Curtis ST | Lake Geneva | 10-10-15 | |
| 8. Peggy Fraser | PEGGY FRASER | 137 CURTIS ST | LAKE GENEVA | 10-10-15 | |
| 9. Sabrina Melon | Sabrina ANELSON | 137 CURTIS ST | LAKE GENEVA | 10-10-15 | |
| 10. Doug Turner | Doug Turner | 137 Curtis st | Lake Geneva | 10-10-15 | |

Vote 'NO' to Change the Comprehensive Planning Map and Rezone

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|--|-------------------|-----------------------|---------------------------|-----------------|
| Signatures | Printed Name | Street Address | Municipality of Residence | Date of Signing |
| 1. <i>James F. Good</i> | JAMES F GOOD | 100 E. 14th St. | LAKE GENESVA | |
| 2. <i>Don Odden</i> | 11 | 104 F | | |
| 3. <i>Ann Odden</i> | Don Odden | 108 D | LAKE GENESVA | 10/10/15 |
| 4. <i>Ann Odden</i> | Ann Odden | 108 D | LAKE GENESVA | 10/10/15 |
| 5. <i>Rosemary Schiltz</i> | Rosemary Schiltz | 110 Hank Jay Dr | L.S. | 10/10/15 |
| 6. <i>Ann Odden</i> | Ann Odden | 110 Hank Jay Dr | | 10/10/15 |
| 7. <i>Ann Odden</i> | Ann Odden | 110 Hank Jay Dr | | 10/10/15 |
| 8. <i>Robert Beck</i> | ROBERT BECK | 110 F Hank Jay | | 10-10-15 |
| 9. <i>William J. Meister</i> | William J Meister | 1028 S. Lake Shore Dr | | 10-10-15 |
| 10. <i>Gary Millette</i> | GARY MILLETTE | 493 Wrigley Dr | LAKE GENESVA | 10.10.15 |

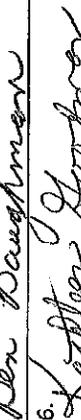
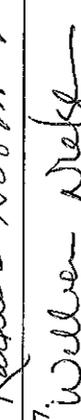
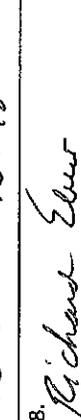
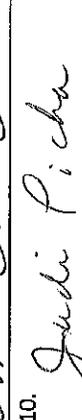
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|--|--------------------|---|---------------------------|-----------------|
| Signatures | Printed Name | Street Address | Municipality of Residence | Date of Signing |
| 1. Julie M. Whalen | Julie M. Whalen | 100 Evelyn Lane, Unit G 30707 N. St | Lake Geneva | 10/11/15 |
| 2. Daniel Whalen | Daniel J. Whalen | 100 Evelyn Lane Unit G | Lake Geneva | 10/11/2015 |
| 3. Walter Haydock | WALTER HAYDOCK | 110 G HAVIL JAY DR | Lake Geneva | 10/11/15 |
| 4. Bonnie Haydock | Bonnie Haydock | 110 G HAVIL JAY DR | Lake Geneva | 10/11/15 |
| 5. Marilyn Clatter | MARILYN H. ANTHONY | 482 COUNTRY CLUB DR | Lake Geneva | 10/11/15 |
| 6. Thomas J. Anthony | Thomas J. Anthony | 482 Country Club Dr | Lake Geneva | 10/11/15 |
| 7. Sheila Behrens | Sheila Behrens | 118 F EVELYN LN | Lake Geneva | 10/11/15 |
| 8. Margaret S. Kutz | Margaret S. Kutz | 337 W. South St | Lake Geneva | 10/11/15 |
| 9. Peg Esposito | PEG ESPOSITO | 624 DARWIN ST | Lake Geneva | 10/11/15 |
| 10. Lois Prewsner | Lois Prewsner | 479 W South St | Lake Geneva | 10/11/15 |

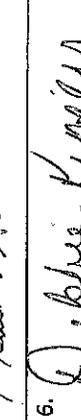
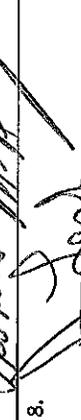
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|--|------------------|--|---------------------------|-----------------|
| Signatures | Printed Name | Street Address | Municipality of Residence | Date of Signing |
|  | Dana Manna | 1143 Hank Jay Dr Lake Geneva, WI 53147 | Lake Geneva | 10/11/15 |
|  | Thomas McCaskey | 108 Evelyn Lane Lake Geneva, WI | Lake Geneva | 10/11/15 |
|  | Brian A Swartz | 118 Evelyn Lane Lake Geneva, WI 53147 | Lake Geneva | 10/11/15 |
|  | TIM KUBEL | 106 Evelyn Lane Lake Geneva, WI | Lake Geneva | 10/11/15 |
|  | BEN BAUGHMAN | 118C Evelyn Lane Lake Geneva | Lake Geneva | 10/11/15 |
|  | KATHLEEN GOODMAN | 112-D Hank Jay Dr Lake Geneva, WI | Lake Geneva | 10/11/15 |
|  | William Nielsen | 112 B Hank Jay Dr Lake Geneva, WI 53147 | Lake Geneva | 10/11/15 |
|  | Richard Ebert | 108E Evelyn Lane Lake Geneva, WI 53147 | Lake Geneva | 10/11/15 |
|  | Ann Ebert | 108E Evelyn Lane | Lake Geneva | 10/11/15 |
|  | Judi Picha | 108 Evelyn Lane Unit B | Lake Geneva | 10/11/15 |

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| The municipality used for mailing purposes, when different than municipality of residence, is not sufficient. The name of the municipality of residence must always be listed. | | | | |
|--|------------------|----------------------|---------------------------|-----------------|
| Signatures | Printed Name | Street Address | Municipality of Residence | Date of Signing |
|  | ROBERT E. PICHA | 108 EVELYN LN UNIT B | LAKE GENEVA | 10/11/15 |
|  | RONALD DUDZIK | 1004 Evelyn Drive | Lake Geneva | 10/11/15 |
|  | Colleen Dudzik | 1004 Evelyn Ln | L. Geneva | 10/11/15 |
|  | INGRID SCHNEIDER | 102 E Evelyn | Lake Geneva | 10/11/15 |
|  | KENNETH BARONS | 118 F Evelyn Ln | LAKE GENEVA | 10/11/15 |
|  | Debbie Kinsey | 102 EVELYN LANE | LAKE GENEVA | 10/11/15 |
|  | THOMAS M. KINSEY | 102 A EVELYN LAKE | LAKE GENEVA | 10/11/15 |
|  | Jim Leske | 116 Evelyn Lane | Lake Geneva | 10/11/15 |
|  | MARYANN WILLIAMS | 114 Hank Jay Dr-E | Lake Geneva | 10/11/15 |
|  | Sharon Fry | 102 H Evelyn Ln | Lake Geneva | 10/11/15 |

From: [City Clerk](#)
To: [Alan Kupsik](#); [Blaine Oborn](#); cynthia.flower@dot.wi.gov; [Dan Draper](#); [Doug Skates](#) (dandkskates@genevaonline.com); [Jim Connors](#); [Ken Robers](#); lggibbe@wi.rr.com; sla7272@aol.com; [Tyler Frederick](#); [Alan Kupsik](#); [Blaine Oborn](#); [Bob Kordus](#); [Chris Gelting](#); [Dan Draper](#); [Elizabeth Chappell](#); [Jeff Wall](#); [Ken Howell](#); [Jim Connors](#); [Richard Hedlund](#); [Sarah Hill](#); [Ken Robers](#)
Cc: [Jackie Gregoles](#)
Subject: FW: No to rezoning
Date: Monday, October 19, 2015 5:13:53 PM

Please see the below correspondence.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com

Website: www.cityoflakegeneva.com

From: Chad Hart [<mailto:chadhart2002@gmail.com>]
Sent: Monday, October 19, 2015 4:56 PM
To: City Clerk
Subject: No to rezoning

Please forward my message to Mayor Connors, All City Aldermen, Plan Commission Members, and City Administrator Oborn. I am opposed to the Comprehensive Plan Change and rezone for the Hillmoor Property.

Nora Kilborn
930 Center St.
lake Geneva, Wi 53147

To: Lake Geneva Planning Commission
From: Thomas J. Anthony, MS
Re: Rezoning of Hillmoor Property
Date: October 19, 2015

I am apposed to the rezoning of the Hillmoor Property for the following reasons:

Traffic Safety Concerns

As a member of the Walworth County Highway Safety Commission I am keenly aware of the traffic safety issues facing our County. Highway 50 east of Lake Geneva is the most congested road in our County. The rezoning and proposed project will only exasperate an already intolerable traffic safety problem.

I am a full time resident home owner on Country Club Drive. I also own a condominium at Golfview Condominiums and serve as President of the Golfview Homeowners Association (76 unit complex). I have been contacted by a significant number of residents that are very frustrated with the current traffic safety problems on highway 50 and dread the thought of rezoning that would drastically compound the traffic problem.

Flooding problems at Golfview Condominium

Golfview was build in the early 1970's. Significant development has happened over the years resulting in flooding issues that we have had to deal with and are still experiencing. The development proposed for the Hillmoor property will just compound the existing flooding problem.

Loss of existing golf course

Since the 1920's Hillmoor has been viewed as Lake Geneva's municipal golf course. The Hillmoor property could be developed into very nice 9 hole, par 3 golf course. The natural beauty of the Hillmoor property is one of the last significant "green lands" in Lake Geneva. There are a variety of options available for the Hillmoor property in its current zoning status. Let's not rezone it away, because it will never be able to be replaced!

Impact on Wet Lands, sewer and water usage

This Hillmoor development proposal impacts, Wet Lands and also have a significant impact on the city's sewer and water usage. How much more development can are deep wells take. The area is currently over developed; let's not compound the problem by adding another major development!

Vote NO tonight on the map change and rezone.

**#1 Reason to give:
we have enough development approved
right now.**

**Saving Hillmoor -
that's why we're here tonight.**

This piece of land represents our community - a coming together to appreciate nature, time to spend with family and friends. a place for our visitors to enjoy - a destination in the destination city.

It is literally our Central Park - Hillmoor Golf Course as it is still labeled on the Land Use Map of our City's Comprehensive Map.

Central Park.

As you may know, Central Park was acquired through eminent domain in the 1850's at the direction of the state of New York? Central Park was the built because people wanted for New York what London and Paris already had at that time -- an area of commons preserved as public park. **Don't you want the same for our City and community?**

Oct 17-5:47 PM

History of Hillmoor

Did you know that Hillmoor was designed by James Foulis?

The golf course, sentimentally-named by its designer, James Foulis, who emigrated from Scotland, holds one key to the history of La. E Geneva. Foulis' father was foreman at Old Tom's Morris' golf shop at St. Andrew's -- the Home of Golf. James Foulis was one of eleven players to take part in the first U.S. Open in 1896. James and his brother, Dave, played a significant part in the evolution of golf equipment. They invented the bramble patterning for Coburn Haskell's new rubber-cored ball. In response to the demands of the new ball, they developed the "mashie-niblick," the modern seven iron. The brothers also invented the flag holder -- the round cup which fits in the hole with a space in which to secure the flag.

Oct 17-5:52 PM

Did you know that in 2006 when the Wight development of our precious Hillmoor property was first proposed, **more than 250 people signed a petition to oppose the rezone?** The Lake Geneva Regional News also published the results of their own online poll regarding the City purchase of Hillmoor with 61% of the respondents in support of preservation.

Did you know that recent online surveys also show our community wants to save the Hillmoor property from overdevelopment? In 2015 a TIF #4 project plan survey, showed 80% of the survey respondents believed acquiring Hillmoor with TIF money was important. A similar survey by Care for Lake Geneva showed support at almost 60%.

Did you know that City Attorney Mike Rielly wrote about Hillmoor being protected under a public purpose doctrine?

Did you know that in the lease for Hillmoor Golf Course, eminent domain language was included? The framers of the agreement and operators of the golf course knew the advantages of the City having that land for public domain and preservation.

Oct 17-7:29 PM

Sample of responses from the online survey on the website:
thepeoplesplace.org

I strongly feel that this land would be better remaining as some form of "green space" ... We don't need additional development to take place in this beautiful area, be it for residential or commercial use. It would drastically change the landscape & the feel of the rural, peaceful entry down Hwy. 50 into Lake Geneva.

I've never believed the last golf pro who keeps saying a golf course will not make money. I go over to Delavan to theirs. Theirs is so picturesque and the restaurant is always busy, especially their fish fry. It is a meeting place for locals. It seems the city council has taken care of the dogs, and the kids(skate park) and especially the tourists with our taxes. The council has turned our local charm into Chicago. Soon even the tourists won't want to come here Why is Lake Geneva the only town that has parking meters? Make Hillmoor beautiful again and for all to enjoy.. No more houses.....

I do not believe we have a shortage of housing or commercial establishments in Lake Geneva. What we do have is a shortage of open space for the citizens. The city is also not pedestrian or bicycle friendly. Why not hold a referendum for the city to purchase Hillmoor?

Oct 17-7:29 PM

Property better put to use by thousands who visit our town rather than a very small group. The public deserves open space to enjoy, there are too many unfinished housing developments already.

The citizens of this city are tired of development. Let's keep the quaintness of this city and not spoil it. The promise of expanding the tax base to lower our taxes is baloney.

Any development that takes place at Hillmoor should contain some guarantee that the developers have the wherewithal to follow through. I do not believe that crowdfunding a project of this magnitude is a good fit for the city of Lake Geneva. The developer does not own the property, nor have they raised enough capital to do so.

Why not?

Units already approved for development:

Basso 1 and 2 off Curtis St.

Pond View (west at the top of Dodge St.)

Townline Trails/Hudson Trails

Stone Ridge I (Center Street Hill)

Stone Ridge II (across from Piggly Wiggly)

Hummel and Edgewood/Platt Avenue

Pollard (former Race Track)

Oct 19-6:26 AM

Welcome to Lake Geneva: *Our Mission*

Our mission is to preserve its small city atmosphere, reasonable cost of living and high quality of life by carefully controlling land use and development and delivering high quality programs and services in a responsible manner.

Good planners

We know you want to be reasonable; that's not what this is about. . .

Staff report:

Read into the record; you won't be sued for upholding the Comp. Plan.

Will you be known for lacking vision, or will you be the heroes to future generations for preserving the last expanse of green space in the City limits?

Vote NO tonight on the map change and rezone.

Oct 17-5:54 PM

Vote NO tonight on the map change and rezone.

#1 Reason to give:
we have enough development approved
right now.

From: mmarks4122@wi.rr.com
To: cschultz@lakegenevanews.net
Subject: Hillmoor
Date: Saturday, January 01, 4501 12:00:00 AM

Geneva Lake is the greatest lake in Wisconsin. Why would anyone be interested in a FAKE LAKE? The over 190 acres should be purchased and kept by the City of Lake Geneva for development for OUR CITY. At this time, the city does not have to carve out the future plans for the land. All that needs to be taken care of is the voting of NO to any change in the comprehensive plan and No to any zoning change.

Do the citizens of Lake Geneva really need to care about someone who has been coming to Lake Geneva for many years, that, at this time, wants to commercialize our greatest piece of real estate. We do not need a huge development that may take 25 years or more to fully develop. Mr. Ford's group stated that his group was still working on a project that Mr. Ford began in 1994 in Indiana on a 60 acre lake. Although it does not matter was this a REAL LAKE or a FAKE LAKE.

I wonder what would we call the new body of water? LAKE FAKE! or FAKE LAKE. Again our city does not need a FAKE LAKE with more than 275 homes, duplexes, condo, 4-plexes, a shopping center or another hotel. Never Lake Hillmoor. Which one of the speakers at the last meeting discussed that this development would be an improvement to our traffic flow problems. The thought is ludicrous. What are they really talking about?

I do not play golf anymore. But, I have eyes that still clearly see the profound beauty of Hillmoor land. Each time I drive by the gift of the great open green space, with all the splendor of color, I feel amazing inside. The magnificent beauty touches one's inner spirit and soul.

Maybe we could organize a fundraising walk to collect funds to buy Hillmoor if the city council can't quite understand the need to keep the land for our city. We, as individual citizens could band together to buy Hillmoor as park lands similar to how Hillmoor golf course was held when I moved with my family to Lake Geneva in 1980 to purchase the T. C. Smith Historic House.

I'm sure if we planned a referendum, the members of the plan commission and the city council would be shamed by the results. The residents want the green space for the current and future citizens of Lake Geneva. Wake up before it's too late.

Please, residents, encourage the plan commission member and the city council to vote NO to changing the comprehensive plan.

Respectfully Submitted,
Maureen Arens Marks

From: [City Clerk](#)
To: [Alan Kupsik](#); [Blaine Oborn](#); [Bob Kordus](#); [Chris Gelting](#); [Dan Draper](#); [Elizabeth Chappell](#); [Jeff Wall](#); [Ken Howell](#); [Jim Connors](#); [Richard Hedlund](#); [Sarah Hill](#); [Alan Kupsik](#); [Blaine Oborn](#); cynthia.flower@dot.wi.gov; [Dan Draper](#); [Doug Skates \(dandkskates@genevaonline.com\)](mailto:dandkskates@genevaonline.com); [Jim Connors](#); [John Gibbs \(John@concreteplusdesigns.com\)](mailto:John@concreteplusdesigns.com); [Ken Robers](#); sla7272@aol.com; [Tyler Frederick](#)
Cc: [Jackie Gregoles](#)
Subject: FW: Save our City and keep Hillmoor green space
Date: Monday, November 02, 2015 8:41:02 AM

Please see the below correspondence.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com

Website: www.cityoflakegeneva.com

From: James Good [mailto:jf.good@yahoo.com]
Sent: Monday, November 02, 2015 8:23 AM
To: City Clerk
Cc: info@thepeoplesplace.org
Subject: Save our City and keep Hillmoor green space

It's hard to imagine that the city would not be able to find a way to develop the property in an expanded park format similar to all the ideas previously presented. Our city and it's people deserve to insure the green space integrity. Tax revenue from all the other planned developments certainly offers a funding basis that can support any such development and would create a lasting and rewarding green asset for our residents and anyone visiting our city.

James & Kathleen Good
100A and 104F Evelyn Lane
Lake Geneva, WI 53147

From: [City Clerk](#)
To: [Alan Kupsik](#); [Blaine Oborn](#); [Bob Kordus](#); [Chris Gelting](#); [Dan Draper](#); [Elizabeth Chappell](#); [Jeff Wall](#); [Ken Howell](#); [Jim Connors](#); [Richard Hedlund](#); [Sarah Hill](#); cynthia.flower@dot.wi.gov; [Doug Skates](#) (dandkskates@genevaonline.com); [John Gibbs](#) (John@concreteplusdesigns.com); [Ken Robers](#); sla7272@aol.com; [Tyler Frederick](#)
Cc: [Jackie Gregoles](#)
Subject: FW: No Hillmoor Re-Zone
Date: Monday, November 16, 2015 8:42:30 AM

Please see the below correspondence.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com

Website: www.cityoflakegeneva.com

From: James Good [<mailto:jf.good@yahoo.com>]
Sent: Monday, November 16, 2015 8:36 AM
To: City Clerk
Subject: No Hillmoor Re-Zone

please tally our families vote no for re-zone

James and Kathleen Good
100A and 104F Evelyn Lane, Lake Geneva and 500 Edwards Blvd Unit 33

From: [City Clerk](#)
To: [Alan Kupsik](#); [Blaine Oborn](#); [Bob Kordus](#); [Chris Gelting](#); [Dan Draper](#); [Elizabeth Chappell](#); [Jeff Wall](#); [Ken Howell](#); [Jim Connors](#); [Richard Hedlund](#); [Sarah Hill](#); [cynthia.flower@dot.wi.gov](#); [Doug Skates](#) ([dandkskates@genevaonline.com](#)); [John Gibbs](#) ([John@concreteplusdesigns.com](#)); [Ken Robers](#); [sla7272@aol.com](#); [Tyler Frederick](#); [Dan Draper](#) ([ddraper@bodlaw.net](#))
Cc: [Jackie Gregoles](#)
Subject: FW: No Re-Zone of Hillmoor (please pass on to all concerned)
Date: Thursday, November 19, 2015 8:13:53 PM

Please see the below correspondence.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com

Website: www.cityoflakegeneva.com

From: James Good [<mailto:jf.good@yahoo.com>]
Sent: Wednesday, November 18, 2015 12:17 PM
To: City Clerk
Subject: No Re-Zone of Hillmoor (please pass on to all concerned)

My family has resided in the Golfview Condo Association that borders Hillmoor for some 40 years. We have found it refreshing to view the openness and peacefulness that the property provides us. When you consider the taxation from the list of planned developments other than Hillmoor you can't help but feel using the property for the multitude of open space proposed options can be easily funded and better for the City and it's residents.

Attending the last meeting that had the developers Attorney and Chuck Platts speaking on their project I got a little sick with their comments about "this is best for Lake Geneva". Their development plan has back yards butted right up against our property line and will be detrimental to the value and use of our property--this development will be going on for how many years, selling individual parcels over "how many years?" with the erratic construction, noise, dirt, dust causing very uncomfortable living conditions--this would be a detrimental to our lifestyle. Thank you,

James and Kathleen Good
100A and 104F Evelyn Lane
Lake Geneva, WI 53147
PH: 847-454-3174

From: [City Clerk](#)
To: [Alan Kupsik](#); [Blaine Oborn](#); [Bob Kordus](#); [Chris Gelting](#); [Dan Draper](#); [Elizabeth Chappell](#); [Jeff Wall](#); [Ken Howell](#); [Jim Connors](#); [Richard Hedlund](#); [Sarah Hill](#); cynthia.flower@dot.wi.gov; [Doug Skates](#) (dandkskates@genevaonline.com); [John Gibbs](#) (John@concreteplusdesigns.com); [Ken Robers](#); sla7272@aol.com; [Tyler Frederick](#); [Dan Draper](#)
Cc: [Jackie Gregoles](#)
Subject: FW: No Hillmoor Re-Zone
Date: Saturday, November 21, 2015 10:33:29 AM

Please see the below correspondence.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com

Website: www.cityoflakegeneva.com

From: James Good [<mailto:jf.good@yahoo.com>]
Sent: Saturday, November 21, 2015 10:22 AM
To: City Clerk
Subject: Re: No Hillmoor Re-Zone

Please forward this to all members of the City Council and Planning Commission as we don't have much time. thank you sincerely,

Our family and many others in the Golfview Condo Association bordering on Hillmoor have great concerns for the loss of the natural beauty and fresh air environment of this property. Expressing the feelings of our fellow owners and residents here we deeply implore the City Council and Planning Committee to reject the Re-Zone and save the property until such time as it can developed in a park like way for the benefit of all Lake Geneva Citizens.

Thank you, James and Kathleen Good
100A and 104F Evelyn Lane.

On Monday, November 16, 2015 8:32 AM, James Good <jf.good@yahoo.com> wrote:

please tally our families vote no for re-zone

James and Kathleen Good

100A and 104F Evelyn Lane, Lake geneva and 500 Ewards Blvd Unit 33



City of Lake Geneva
Building and Zoning Department
Attn: Ken Robers
626 Geneva Street
Lake Geneva, WI 53147

Dear Ken:

The purpose of this letter is to let you know our Hotel ownership group supports the efforts to convert the five parcels of land mentioned in the October 23rd, 2015 memo from Private Recreational status to Mixed Use status. The chances of this property ever being developed as a recreational facility are very unlikely. Golf courses in the immediate area have exceeded normal saturation levels, therefore making them undesirable investments.

The additional tax base that will come from a residential / small business development will be very rewarding to the entire community and would generate revenue for the existing businesses by attracting visitors and new residents. Converting this dormant land, that would remain dormant zoned as Recreational use will also help share in the rising costs to maintain the cities infrastructure.

We look forward to the results of the public hearing November 30th, 2015.

Sincerely

A handwritten signature in black ink that reads 'Mark Miller'.

Mark Miller
Geneva Lakes Hotel Group, LLC

CC:

Bjorn Kaashagen
Dale Jorgensen
Bob Rehm, JR

From: [City Clerk](#)
To: [Alan Kupsik](#); [Blaine Oborn](#); [Bob Kordus](#); [Chris Gelting](#); [Dan Draper](#); [Elizabeth Chappell](#); [Jeff Wall](#); [Ken Howell](#); [Jim Connors](#); [Richard Hedlund](#); [Sarah Hill](#); [Blaine Oborn](#); [cynthia.flower@dot.wi.gov](#); [Doug Skates](#) ([dandkskates@genevaonline.com](#)); [John Gibbs](#) ([John@concreteplusdesigns.com](#)); [sla7272@aol.com](#); [Tyler Frederick](#); [Ken Robers](#); [mslavney@vandewalle.com](#); [Dan Draper](#) ([ddraper@bodlaw.net](#))
Cc: [Jackie Gregoles](#)
Subject: FW: Hillmoor Correspondence
Date: Monday, November 09, 2015 10:12:40 AM

Please see the below correspondence pertaining to the Hillmoor public hearing.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com

Website: www.cityoflakegeneva.com

From: Mary Jo Fesenmaier [<mailto:mfesenmaier@gmail.com>]
Sent: Saturday, November 07, 2015 6:58 PM
To: City Clerk; Jackie Gregoles
Subject: Fwd: Hillmoor

----- Forwardedmessage-----

From: <chasehil@chasehil.cnc.net>
Date: Thu, Nov 5, 2015 at 11:27 AM
Subject: Fwd: Hillmoor
To: mfesenmaier@gmail.com

Dear Sabrina and Jackie - please forward to City Council, Plan commission members, City Administrator Oborn, Zoning Administrator Robers and City Planner Slavney.

Thanks!

My comments are in opposition to the development of Hillmoor.

While speaking to members of our community over the past several weeks, so many great

ideas have emerged for the Hillmoor property. Almost none included a large housing and commercial development. At our last, but brief, public hearing, we even heard Atty. Williams speak about the existing adjacent neighborhood and commercial developments. All the more reason to preserve this greenspace for the use and enjoyment of our citizens and visitors! As I mentioned in a previous letter to you, I strongly believe that placement of this development along the busiest stretch of state highway leading into the center of our town would be irresponsible!

What happens, though, if you vote to deny this development? Where would the funding come from for acquisition and transformation of that property and how are we going to make it self-sustaining?

We are so fortunate that in this time we now, more than ever, have resources available to us, some that didn't even exist just a few years ago. In addition to capital that we may already have available, there exists a vast array of financing tools available to communities like ours, including private/public initiatives, environmental grants and the like.

An interesting statistic from the Trust for Public Lands is that, after years of research, they have found that protecting and preserving open spaces and parklands is **8 times less costly** than the impact of traditional residential and commercial development! Their studies also cite the benefits not only to the well being of the citizens, but how these open spaces actually improve the economy of a town!

This really shouldn't be a difficult decision for you. Let's not miss this opportunity again to preserve our last remaining green space! Let's make Lake Geneva a model for sustainable living. Let's make responsible progress, protect our natural resources, and give all of our citizens a legacy to be proud of.

Charlene Klein

817 Wisconsin Street

----- End forwarded message -----

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Give thanks for what you are now, and keep fighting for what you want to be tomorrow. ~Fernanda Miramontes-Landeros

#1 Reason for Voting to change the Comprehensive Planning Map

We have a greater supply of residential and commercial than demand.

You change the map inbetween adoptions to correct a shortfall in your prediction.

We have do NOT have a shortfall and do NOT need to make changes to the maps.

Units already approved for development:

- Basso 1 and 2 off Curtis St.
- Pond View (west at the top of Dodge St.)
- Townline Trails/Hudson Trails
- Stone Ridge I (Center Street Hill)
- Stone Ridge II (across from Piggly Wiggly)
- Summerhaven (by Dairy Queen)
- Hummel and Edgewood/Platt Avenue
- Pollard (former Race Track)

Welcome to Lake Geneva: **Our Mission**

*Our mission is to preserve its small city atmosphere, reasonable cost of living and high quality of life by **carefully controlling land use and development and delivering high quality programs and services in a responsible manner.***

Good planners

We know you want to be reasonable; that's not what this is about. . .

Staff report:

Read into the record; you won't be sued for upholding the Comprehensive Plan Map.

Will you be known for lacking vision, or will you be the heroes to future generations for preserving the last expanse of green space in the City limits?

Vote NO on November 30th on the map change and which

November 9, 2015



The reason Lake Geneva has been drawing visitors since the 1920's is due to our green space and our beautiful lake. The tourists coming from other states and cities are not interested in the commercialization of our city. Rather they are trying to retreat from commercialization. The guests of Lake Geneva want to visit an area that is peaceful and tranquil.

When you , as an elected Council Member cast your vote you need to realize the sole purpose that you were elected to complete is to represent your constituents in a completely responsible manner.

Your vote represents the members of your individual district as well as all the residents of Lake Geneva. Your vote must be for more reasons than creating tax revenues. The residents want green space for themselves and the future descendents of their families. Open up your eyes. Look into the future. Do not be myopic and only be in the moment to find ways to raise tax dollars by approving more real estate developments.

As an elected alderman you should not consider changing the comprehensive plan at this time or in the future. Leave the Hillmoor property intact as rural holdings. In a future election the city can have a simple referendum question as to what the residents want for the property.

Any change to the comprehensive plan or any zoning change would project your qualms of conscience for your individual responsibilities to the city of Lake Geneva and the residents of your aldermanic district. At the end of the day , your only vote can be NO !

Judith Salmon, 1017 Geneva Street, Lake Geneva, Wi 53147 262-343-1520

From: [City Clerk](#)
To: [Alan Kupsik](#); [Blaine Oborn](#); [Bob Kordus](#); [Chris Gelting](#); [Dan Draper](#); [Elizabeth Chappell](#); [Jeff Wall](#); [Ken Howell](#); [Jim Connors](#); [Richard Hedlund](#); [Sarah Hill](#); cynthia.flower@dot.wi.gov; [Doug Skates](#) (dandkskates@genevaonline.com); [John Gibbs](#) (John@concreteplusdesigns.com); [Ken Robers](#); sla7272@aol.com; [Tyler Frederick](#)
Cc: [Jackie Gregoles](#)
Subject: FW: Hillmoor Rezoning
Date: Monday, November 16, 2015 8:43:18 AM

Please see the below correspondence.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com

Website: www.cityoflakegeneva.com

From: Alex Ceskavich [<mailto:alex.ceskavich@gmail.com>]
Sent: Saturday, November 14, 2015 1:29 PM
To: City Clerk
Cc: info@thepeoplesplace.org
Subject: Hillmoor Rezoning

Please forward my message to Mayor Connors, All City Aldermen, Plan Commission Members, and City Administrator Oborn.

I am opposed to the Comprehensive Plan Change and rezone for the Hillmoor Property.

My address as a resident of Lake Geneva: 1655 Eagle Drive.

- Alex

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- - -

"A rising tide raises all ships"

From: [City Clerk](#)
To: [Alan Kupsik](#); [Blaine Oborn](#); [Bob Kordus](#); [Chris Gelting](#); [Dan Draper](#); [Elizabeth Chappell](#); [Jeff Wall](#); [Ken Howell](#); [Jim Connors](#); [Richard Hedlund](#); [Sarah Hill](#); cynthia.flower@dot.wi.gov; [Doug Skates](#) (dandkskates@genevaonline.com); [John Gibbs](#) (John@concreteplusdesigns.com); [Ken Robers](#); sla7272@aol.com; [Tyler Frederick](#); [Dan Draper](#) (ddraper@bodlaw.net)
Cc: [Jackie Gregoles](#)
Subject: FW: Comprehensive Map Change
Date: Thursday, November 19, 2015 8:31:12 PM

Please see below.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com
Website: www.cityoflakegeneva.com

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

From: bobp idea-works.com [<mailto:bobp@idea-works.com>]
Sent: Wednesday, November 18, 2015 8:29 AM
To: City Clerk; bobp idea-works.com
Subject: Comprehensive Map Change

Sabrina,

My wife and I strongly urge the Planning Commission and City Council to vote "NO" on any proposed Comprehensive Map change and rezone of the Hillmoor Property from Rural Holding/Recreation to a Planned Unit Development, commercial plans, and 35+ acre lake.

This area is the eastern gateway to our jewel of an historic town and world-class pristine lake. It should be kept in pristine condition for all the residents and visitors to enjoy, and not be compromised for the few.

Bob and Judi Picha
108 Evelyn Lane Unit B
Lake Geneva, WI 53147

From: [City Clerk](#)
To: [Alan Kupsik](#); [Blaine Oborn](#); [Bob Kordus](#); [Chris Gelting](#); [Dan Draper](#); [Elizabeth Chappell](#); [Jeff Wall](#); [Ken Howell](#); [Jim Connors](#); [Richard Hedlund](#); [Sarah Hill](#); [cynthia.flower@dot.wi.gov](#); [Doug Skates](#) ([dandkskates@genevaonline.com](#)); [John Gibbs](#) ([John@concreteplusdesigns.com](#)); [Ken Robers](#); [sla7272@aol.com](#); [Tyler Frederick](#); [Dan Draper](#) ([ddraper@bodlaw.net](#))
Cc: [Jackie Gregoles](#)
Subject: FW: Save Hillmoor for Residents and Visitors to Lake Geneva.
Date: Thursday, November 19, 2015 7:33:00 PM

Please see the below correspondence.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com

Website: www.cityoflakegeneva.com

From: Dave and Penni Jones [<mailto:pennianddavejones@gmail.com>]
Sent: Thursday, November 19, 2015 9:47 AM
To: City Clerk
Subject: Save Hillmoor for Residents and Visitors to Lake Geneva.

Please share my email with the Lake Geneva City Council.

My husband and I implore you say NO to changing the comprehensive plan, NO to changing the zoning and NO to development of the 191 acres for housing.

The Hillmoor property should be considered a public asset for those of us who live in Lake Geneva and those who care about the future of this wonderful city.

Greed and development should not trump what is best for the City.

Penni and Dave Jones, 1321 Dodge Street

From: [Ken Robers](#)
To: [City Clerk](#)
Cc: [Jackie Gregoles](#)
Subject: FW: Hillmore
Date: Friday, November 20, 2015 2:59:26 PM

Ken Robers
City of Lake Geneva
Building Inspector &
Zoning Administrator
T: 262-248-3911
C: 262-749-0843
F: 262-248-4715

From: Tara Trent [mailto:taratrent@yahoo.com]
Sent: Friday, November 20, 2015 2:45 PM
To: Blaine Oborn; Ken Robers; Jim Connors; Elizabeth Chappell; Chris Gelting; Sarah Hill
Subject: Hillmore

City Representatives, Please vote against the rezone of Hillmore.

I am opposed because of potential traffic concerns as well as a lack of demand for housing in Lake Geneva. As I bike around town, it appears that every new housing development started in the past 15 years is incomplete. I feel until these other developments are finished we risk the chance of yet another developer leaving a half finished project for our residents and tourists to have to drive by daily in a prominent section of town. I feel the city needs to spend more time promoting businesses and jobs to our community before housing. I am not opposed to growing our community but feel this is not the time. Several people have asked my opinion, so there it is. If you have a strong opinion please email our city representatives listed on www.cityoflakegenova.com. Thank you for all your time and effort to make our community a great place to live.

By the way, I have been enjoying the frisbee golf and dog park multiple times a week. I think the bathrooms along with the skate park make for a great community space. Thank you.

Tara Trent 262-248-4441(home)
President
Maple Park Homeowners Association
TaraTrent@yahoo.com

Jackie Gregoles

Subject: RE: Save Hillmoor

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

From: City Clerk

Sent: Monday, November 23, 2015 9:04 AM

To: 'Al Kupsik'; Blaine Oborn (cityadmin@cityoflakegeneva.com); 'Bob Kordus'; Chris Gelting; 'Dan Draper'; 'Elizabeth Chappell'; 'Jeff Wall'; Ken Howell (khowell@cityoflakegeneva.com); 'Mayor Connors'; Richard Hedlund; 'Sarah Hill'; cynthia.flower@dot.wi.gov; Doug Skates (dandkskates@genevaonline.com); John Gibbs (John@concreteplusdesigns.com); Ken Robers (krobers@cityoflakegeneva.com); sla7272@aol.com; Tyler Frederick; 'Dan Draper'

Subject: FW: Save Hillmoor

Please see the below correspondence.

Sincerely,

Sabrina Waswo

City Clerk

City of Lake Geneva, Wisconsin

626 Geneva St.

Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com

Website: www.cityoflakegeneva.com

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

From: Camille Trunkett [<mailto:camille@trunkett.net>]

Sent: Sunday, November 22, 2015 5:41 PM

To: City Clerk

Subject: Save Hillmoor

Do not change the zoning for Hillmoor. The Fake Lake will be a mistake! Thank you.

Camille Trunkett

701 S Lakeshore Dr

Unit 2c

Camille Trunkett/Mobile 312.969.2073/Email Camille@Trunkett.net/ Sent from my iPhone

From: [City Clerk](#)
To: [Alan Kupsik](#); [Blaine Oborn](#); [Bob Kordus](#); [Chris Gelting](#); [Dan Draper](#); [Elizabeth Chappell](#); [Jeff Wall](#); [Ken Howell](#); [Jim Connors](#); [Richard Hedlund](#); [Sarah Hill](#); [cynthia.flower@dot.wi.gov](#); [Doug Skates \(dandskates@genevaonline.com\)](#); [John Gibbs \(John@concreteplusdesigns.com\)](#); [Ken Robers](#); [sla7272@aol.com](#); [Tyler Frederick](#); [Dan Draper](#); [Mike Slavney](#)
Cc: [Jackie Gregoles](#)
Subject: FW: Hillmoor issues
Date: Monday, November 23, 2015 11:03:02 AM

Please see the below correspondence.

Sincerely,

Sabrina Waswo
City Clerk
City of Lake Geneva, Wisconsin
626 Geneva St.
Lake Geneva, WI 53147

Office: (262) 249-4092

Email: cityclerk@cityoflakegeneva.com
Website: www.cityoflakegeneva.com

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

From: mmarks4122@wi.rr.com [<mailto:mmarks4122@wi.rr.com>]
Sent: Monday, November 23, 2015 10:01 AM
To: City Clerk
Subject: Hillmoor issues

I think there is a big stink coming from the cellar of Lake Geneva's City Hall. I question whether the residents of Lake Geneva need to have an open meeting about all the history and manifestations of the Hillmoor property to determine what could be the bad history lurking in the shadows of Hillmoor? Why does it seem like there are some people who want the comprehensive plan to quickly change and the concentration of the city as a whole move forward? There must be some truth to this or is it an apparition? Otherwise, all the Alderman as City Council voting members and the Plan Commission members would be open minded and see a real estate development is not in the best interest of our community. The Ford real estate development proposal would have been conscientiously objected. A simply explanation should have been given that the idea of a FAKE LAKE was inharmonious with the symmetry of Lake Geneva. This should have occurred in May 2015 when the development idea initially appeared on the scene. There has been a vast amount of time wasted by Mr. Ford, Ford's developer group, the presenting ATTORNEY David Williams, the BUILDING AND ZONING DEPARTMENT, Ken Robers, the CITY ADMINISTRATOR Blain Oborn, DPW DIRECTOR Dan Winkler, the MAYOR Jim Connors, the CITY ATTORNEY Dan Draper, the CITY CLERK Sabrina Waswo, all voting City Council members all Plan Commission members, newspaper reporters, all the interested citizens of Lake Geneva and others who have watched this four act play turn into a monstrous beast of a bad idea. When the bad ideas open up they all have similar characteristic. Each one of the bad ideas in the past and the most current idea of a LAKE FAKE FAKE LAKE are a loaded bullet about to fire off to destroy our fine city. STOP THE ATTACK NOW on November 30th, 2015. Follow our mission statement to preserve Lake Geneva's "SMALL CITY ATMOSPHERE, RESONABLE COST OF LIVING AND HIGH QUALITY OF LIFE BY CAREFULLY CONTROLLING LAND USE AND DEVELOPMENT."

To uphold our mission statement, the Plan Commission members and the City Council members must be smart, responsible, understanding, and reasonable in order to FOLLOW THE CURRENT COMPREHENSIVE PLAN. Keep the vision of the past and current citizens as well as the future generations by preserving ALL of the 191 green acres. COOPERATE! Follow the thoughts and desires of the constituents who voted the Alderman to be the representatives and leaders of each aldermanic district. FORGET tax dollars for once. BE an ALL TIME

HERO. Vote NO for any change in the comprehensive plan.

Personally I would challenge each voting member of the City Council and Plan Commission to become personally and financially responsible for ANY and ALL FUTURE SHORTCOMINGS and RAMIFICATIONS RESULTING FROM NOT UPHOLDING THE COMPREHENSIVE PLAN IN THIS MATTER. for the next 25 years.

EXPERIENCE SYNERGY. CHOOSE THE RESPONSIBLE DECISION.
VOTE NO TO ANY CHANGE IN THE COMPREHENSIVE PLAN.
VOTE NO TO ANY ZONING ALTERATIONS.

MAUREEN MARKS