

**CITY OF LAKE GENEVA  
SPECIAL JOINT MEETING OF CITY COUNCIL &  
PLANNING & ZONING COMMISSIONERS**

MONDAY, OCTOBER 19, 2015- 5:30PM  
COUNCIL CHAMBERS, CITY HALL

**MINUTES**

- 1. City Council meeting called to order by Mayor Connors at 5:42 pm.**
- 2. Planning & Zoning Commission meeting called to order by Mayor Connors at 5:30 pm.**
- 3. Roll Call of members of City Council**  
Present: Mayor Connors, Aldermen Chappell, Aldermen Wall, Aldermen Kordus, Aldermen Hill, Aldermen Kupsik, Aldermen Hedlund, Aldermen Howell and Aldermen Gelting  
Also Present: City Administrator Oborn, City Attorney Draper, Assistant Gregoles
- 4. Roll Call of members of Planning and Zoning Commission**  
Present: Al Kupsik, John Gibbs, Doug Skates, Cindy Flower, Tyler Frederick  
Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Connors, Inspector Robers, Assistant Gregoles  
**Absent:** Sarah Adams
- 5. Election of Joint Committee Chairperson**  
Wall/Kupsik nominated Mayor Connors to be the joint committee chairperson.  
The motion carried unanimously approved.
- 6. Comments from the public, limited to 5 minutes per person for any items on the agenda except for public hearing items. None**
- 7. Acknowledgement of Correspondence submitted to the Council and Commission regarding the Comprehensive Plan Amendment**

Correspondence received prior to the meeting against 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 a 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 15 pages of Petitions against the comp plan amendment from Mary Jo Fesenmaier.
- 10-19-15 Received an email letter from Chad Hart against the comp plan amendment.*(rec'd after the mtg)*
- 10-19-15 Received an email letter from Nora Kilborn against the comp plan amendment.*(rec'd after the mtg)*
- 10-19-15 Received a letter from Thomas J. Anthony, MS against the comp plan amendment.

**8. Consultant presents a summary of the Comprehensive Plan**

Planner Slavney gave a summary presentation to the joint council and public.

Slavney expressed what the meeting is for in detail, clarifying the process with the Aldermen and the Planning Commissioners and the public.

**9. Opening of the Public Hearing regarding an Amendment to the Comprehensive Plan on four parcels of land located on Highway 50 East at Tax Key No's. ZOP 00001, ZYUP 00001C, ZYUP 00131 & ZYUP 00153, Lake Geneva, Wisconsin, changing the land use from Private Recreation Facilities to Neighborhood Mixed Use. The change in the Comprehensive Plan may allow a change in Zoning from Rural Holding (RH) to Planned Development (PD) to allow for a residential planned unit development with limited commercial lots around a 35+ acre lake setting.**

DISCUSSION – Atty David Williams, Lake Geneva (agent for Tempo Development Inc, Palos Pk, IL)

Applicant gave a brief summary of the request for Amendment to the Comp Plan to the joint council members and public.

Chuck Platz - Shorewest Real Estate, Lake Geneva

Platz gave a brief presentation to the joint council and public. He referenced other city projects that have already been done and well received by these developers. He spoke about the previous Developers who tried to develop the property but it did not go forward. He spoke about this new development idea and the positive impact it will have on the community of Lake Geneva.

Mike Ford - Tempo Development Inc., SW side of Chicago, IL

Ford addressed the joint council, planning members and public. He discussed the details of the proposed development and preliminary plan for Lake Hillmoor.

Mark Landstrom – Engineer

Landstrom gave a handout to the joint council and plan commission members showing the preliminary plan for Lake Hillmoor. He discussed the parcels for Single Family, Multi Family residences and also retail buildings. He discussed the plan for how to fill the lake and more.

*(Handout regarding Lake Hillmoor is attached to these minutes.)*

Alderman Hill asked when this was originally brought to the attention of the city or Plan Commission.

Slavney confirmed to Hill the original conceptual plan was brought before the Plan Commission in May 2015.

Per Hill's request, Slavney gave a step by step guideline of what this meeting determines and what will happen after this meeting.

Atty Draper stated that the published agenda and public notice were incorrect. Due to this fact his recommendation is to continue the meeting to a future date in the near future after a corrected agenda and notice can be published. The public hearing would be held at that time as well.

MOTION #1

Hill/Kupsik move to continue the meeting and the Public Hearing to a new meeting date in the near future after a corrected agenda and notice can be published. The motion carried unanimously.

**10. Public Testimony**

Not applicable due to the continuation of the meeting and public hearing.

It will be held at the rescheduled meeting.

**11. Closing of the Public Hearing**

Not applicable due to the continuation of the meeting and public hearing.  
It will be held at the rescheduled meeting.

**12. Adjourn City Council**

MOTION #2

Kordus/Wall moved to adjourn the Council Members only.  
The motion carried unanimously. The Council was adjourned at 7:09 pm.

**13. Discussion/Recommendation from Planning Commission regarding Amendment to the Comprehensive Plan on four parcels of land located on Highway 50 East at Tax Key No's. ZOP 00001, ZYUP 00001C, ZYUP 00131 & ZYUP 00153, Lake Geneva, Wisconsin, changing the land use from Private Recreation Facilities to Neighborhood Mixed Use.**

Not applicable due to the continuation of the meeting and public hearing.

**14. Adjourn Planning and Zoning Commission**

MOTION #3

Mayor Connors/Kupsik move to adjourn the Planning & Zoning Commission from the joint meeting.  
The motion carried unanimously. The meeting was adjourned at 7:09 pm.

***\*Note Regarding Correspondence:***

Copies of all correspondence listed above in item #7 are attached to these minutes.

*/s/Jackie Gregoles, B&Z Administrative Assistant*

**THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE CITY COUNCIL.**

**From:** [City Clerk](#)  
**To:** [Alan Kupsik](#); [Blaine Oborn](#); [cynthia.flower@dot.wi.gov](mailto:cynthia.flower@dot.wi.gov); [Dan Draper](#); [Doug Skates](#) ([dandkskates@genevaonline.com](mailto:dandkskates@genevaonline.com)); [Jim Connors](#); [Ken Robers](#); [lggibbe@wi.rr.com](mailto:lggibbe@wi.rr.com); [sla7272@aol.com](mailto: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](#)

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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](mailto:cityclerk@cityoflakegeneva.com)

Website: [www.cityoflakegeneva.com](http://www.cityoflakegeneva.com)

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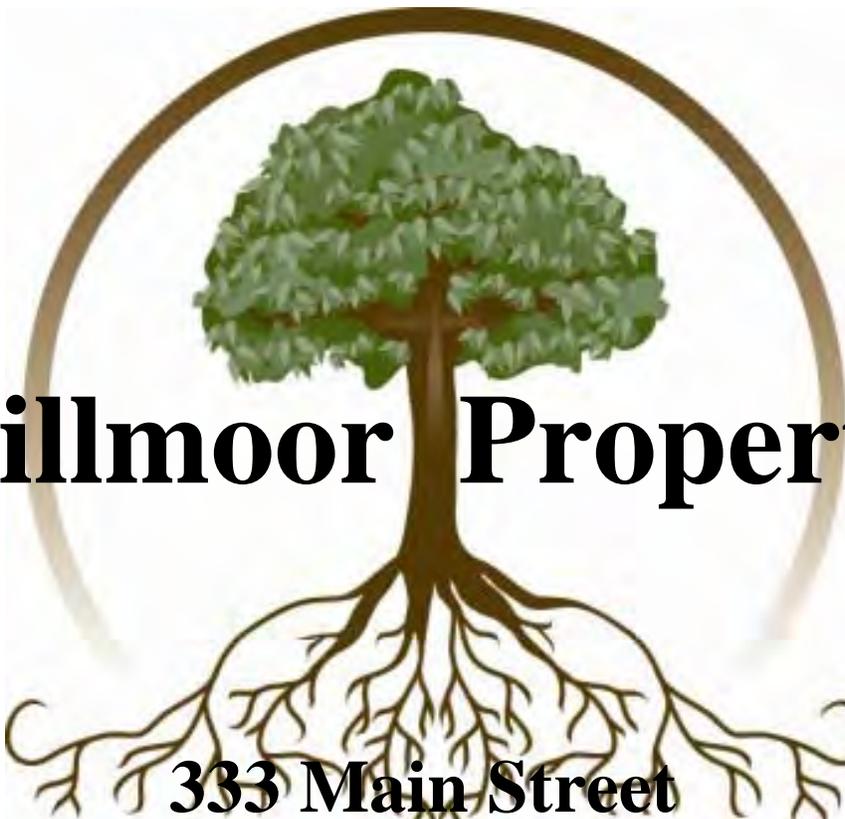
**From:** Mary Jo Fesenmaier [<mailto:dist4fes@gmail.com>]  
**Sent:** Monday, September 21, 2015 8:54 PM  
**To:** City Clerk  
**Subject:** Please Forward

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.

# 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.*

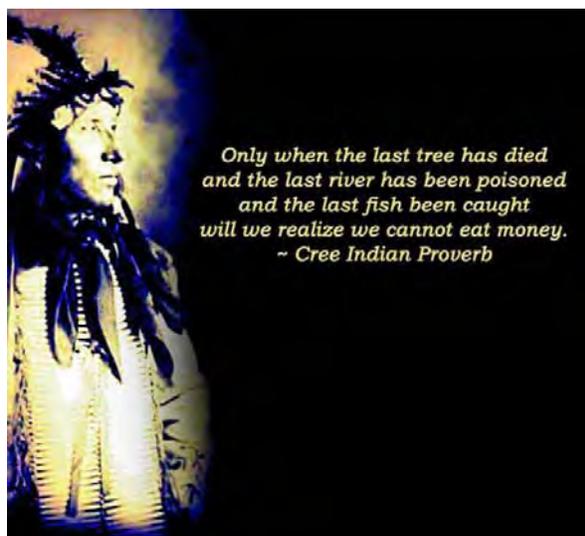
Will you be the heroes to future generations for preserving the last expanse of green space in the City limits, or will you be known for lacking vision?

**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**

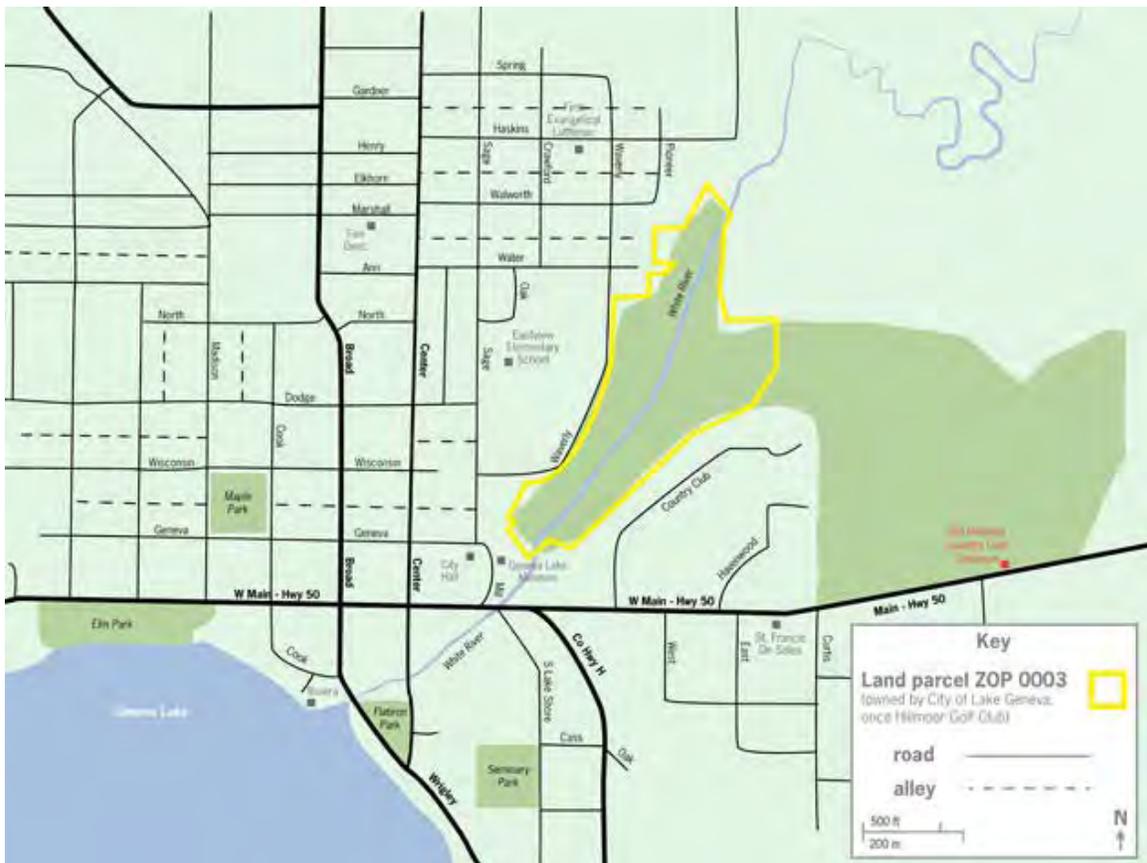
## PUBLIC USE

### 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-b918-5bfb-828f-b66255ecd2f7.html](http://chippewa.com/news/families-act-to-protect-lake-property/article_c0dedb83-b918-5bfb-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)

# 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. MacDonald 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 Clubs. 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

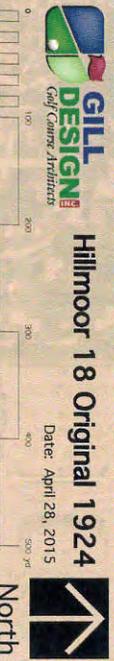
Maintenance

Practice Range parking

# HILLMOOR Golf Club at Lake Geneva



Hillmoor 18 Original 1924  
Date: April 28, 2015  
North



# 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 by 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**

**Mainten-  
ance**

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

**Mini-  
golf**



**Hillmoor Imagined**  
Date: April 28, 2015



**HILLMOOR**  
Golf Club at Lake Geneva

**From:** [City Clerk](#)  
**To:** [cynthia.flower@dot.wi.gov](mailto:cynthia.flower@dot.wi.gov); [Doug Skates \(dandkskates@genevaonline.com\)](mailto:dandkskates@genevaonline.com); [Ken Robers](#); [lggibbe@wi.rr.com](mailto:lggibbe@wi.rr.com); [sla7272@aol.com](mailto: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

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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](mailto:cityclerk@cityoflakegeneva.com)

Website: [www.cityoflakegeneva.com](http://www.cityoflakegeneva.com)

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

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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

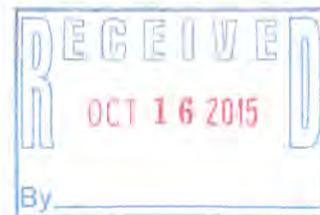
My husband and I retired in Lake Geneva 9 years ago. We live at 108 Evelyn Ln Unit D. We are very opposed to development on the old gulf course. Our serene Quite retirement home view will be gone. Ours dreams will be shattered.

We live on what was the 5<sup>th</sup> 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,



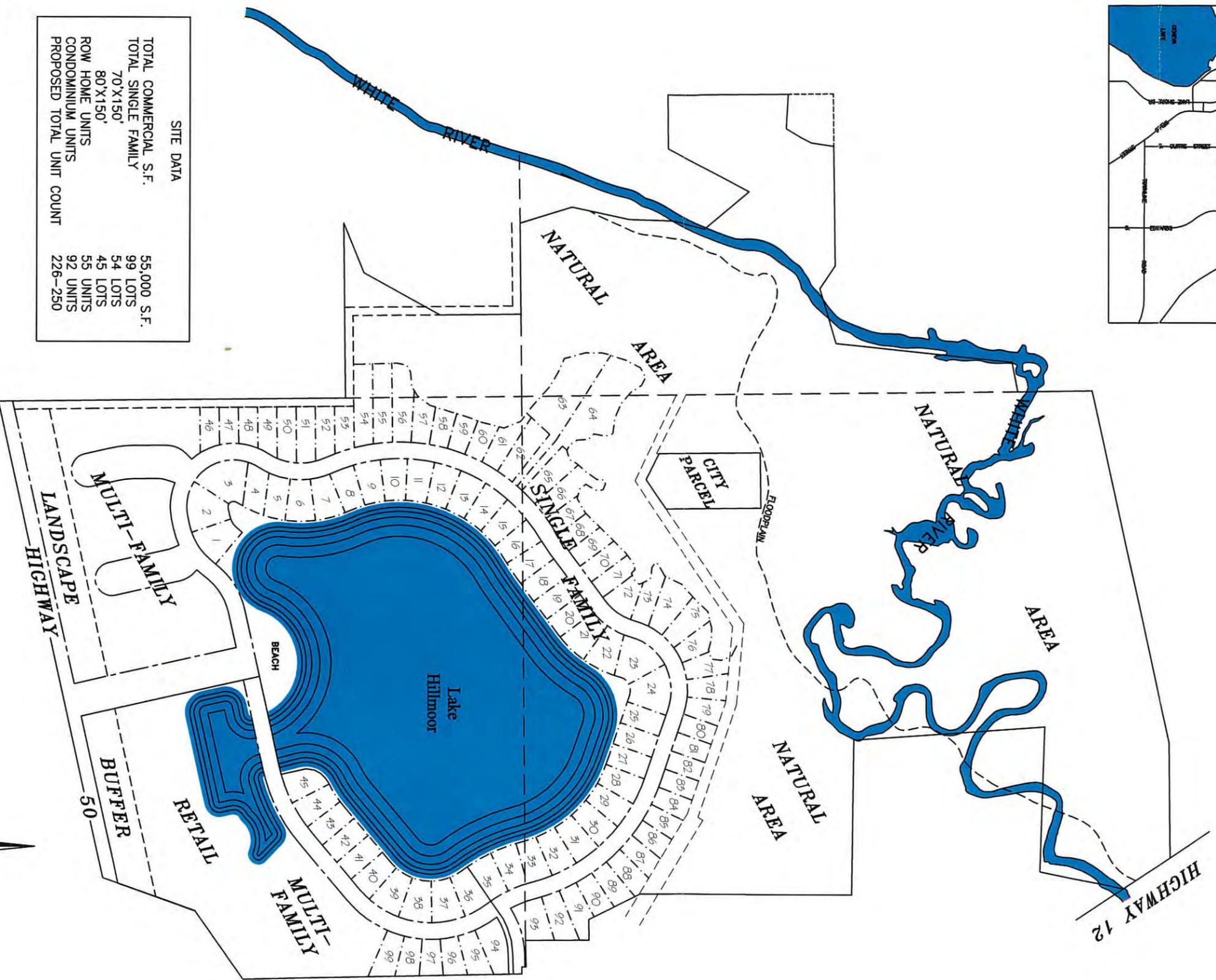
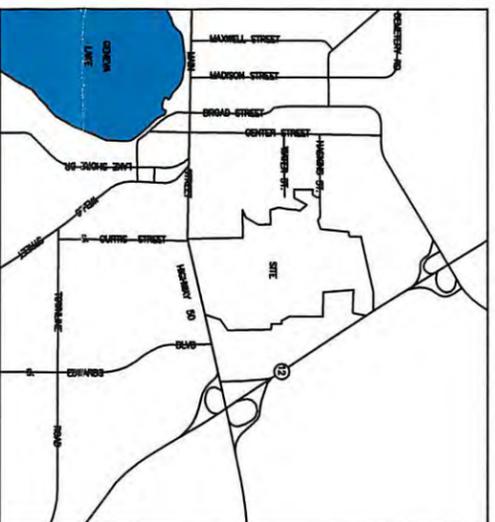
Paula J. Porubcan  
1116 Dodge Street  
Lake Geneva, WI 53147  
262-215-3712

# LAKE HILLMOOR

## PRELIMINARY USE PLAN

WALWORTH COUNTY  
PARCEL NUMBERS

ZOP 0001  
ZYUP 00001C  
ZYUP 00121  
ZYUP 00153

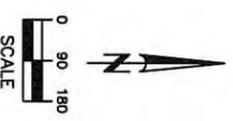


SITE DATA	
TOTAL COMMERCIAL S.F.	55,000 S.F.
TOTAL SINGLE FAMILY	99 LOTS
70'X150'	54 LOTS
80'X150'	45 LOTS
ROW HOME UNITS	55 UNITS
CONDOMINIUM UNITS	92 UNITS
PROPOSED TOTAL UNIT COUNT	226-250

PREPARED FOR:  
TEMPO DEVELOPMENT

PREPARED BY:  
**LANDMARK**

ENGINEERING & ARCHITECTURE  
7808 WEST 103RD STREET  
PALOS HILLS, ILLINOIS 60465-1529  
Phone: (708) 599-3737  
PROJECT No. 15-04-015-USE  
DATED: 10-19-2015



**From:** [City Clerk](#)  
**To:** [Alan Kupsik](#); [Blaine Oborn](#); [cynthia.flower@dot.wi.gov](mailto:cynthia.flower@dot.wi.gov); [Dan Draper](#); [Doug Skates](#) ([dandkskates@genevaonline.com](mailto:dandkskates@genevaonline.com)); [Jim Connors](#); [Ken Robers](#); [lggibbe@wi.rr.com](mailto:lggibbe@wi.rr.com); [sla7272@aol.com](mailto: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

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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](mailto:cityclerk@cityoflakegeneva.com)  
Website: [www.cityoflakegeneva.com](http://www.cityoflakegeneva.com)

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**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](mailto: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

**From:** [City Clerk](#)  
**To:** [Alan Kupsik](#); [Blaine Oborn](#); [cynthia.flower@dot.wi.gov](mailto:cynthia.flower@dot.wi.gov); [Dan Draper](#); [Doug Skates](#) ([dandkskates@genevaonline.com](mailto:dandkskates@genevaonline.com)); [Jim Connors](#); [Ken Robers](#); [lggibbe@wi.rr.com](mailto:lggibbe@wi.rr.com); [sla7272@aol.com](mailto: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

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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](mailto:cityclerk@cityoflakegeneva.com)

Website: [www.cityoflakegeneva.com](http://www.cityoflakegeneva.com)

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**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!

**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 19<sup>th</sup>, 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 1<sup>st</sup> 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 emphasis 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 14<sup>th</sup>, 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

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.

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. <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.				
7.				
8.				
9.				
10.				

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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.

Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
<i>Richard McCarthy</i>	RICHARD MCCARTHY	1385 ELKHORN RD.	LAKE GENEVA	10/13/15
<i>Judith Beamer</i>	JUDITH BEAMER	1031 WILLET MAIN	Lake Geneva	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 <sup>102</sup>	Lake Geneva	10/13/15
<i>Julene Biangardi</i>	JULENE BIANCARDI	1385 Elkhorn Rd <sup>309</sup>	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 <sup>204</sup>	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 Brumgarner</i>	DONNA BRUMGARNER	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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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.	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 WADSWOOD 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

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>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.				
4.				
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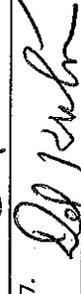
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Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
1. <i>Rebecca Dish</i>	Rebecca Lisk	1208 madison st.	LAKE Geneva	10/8/15
2. <i>John Martinez</i>	John Martinez	1016 Logan St.	LaKe Geneva	10-8-2015
3.				
4.				
5.				
6.				
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10.				

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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
9.				
10.				

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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.

Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
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	L6	10/19/15
7. <i>Gail Kukla</i>	Gail 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	Riverton 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 Proksch	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 Hayward	1309 Dodge St.	Lake Geneva	10/10/15
8. <i>[Signature]</i>	Joey Pitky Wood	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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Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
	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
	Terrell Parker	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 Lakeshore	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	

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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	

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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. LINDEN	LAKE GENESVA	
2. <i>11</i>	11	104 F		
3. <i>Don Odden</i>	Don Odden	108 D E. LINDEN	LAKE GENESVA	10/10/15
4. <i>Alice Odden</i>	Alice Odden	108 D Lake Genesva		10/10/15
5. <i>Rosemary Schiltz</i>	Rosemary Schiltz	110 Hanky Dr	L.S.	10/10/15
6. <i>Ann Spickard</i>	110 F Hanky Dr			10/10/15
7. <i>Ann Spickard</i>	ANN SPICKARD	110 F HANKY DR		10/10/15
8. <i>Robert Spickard</i>	ROBERT SPOCK	110 F HANKY DR		10-10-15
9. <i>William H. Meister</i>	William H Meister	1028 S. Lake Shore Dr		10-10-15
10. <i>Gary Millette</i>	GARY MILLETTE	493 WIRGLEY DR	LAKE GENESVA	10.10.15

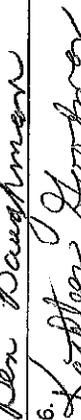
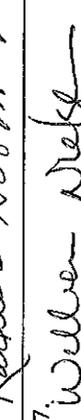
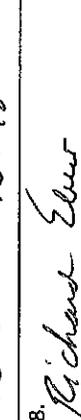
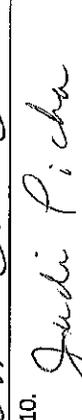
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Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
1. Julie M. Whalen	Julie M. Whalen	100 Evelyn Lane, Unit G <del>30707 N. St</del>	Lake Geneva	10/11/15
2. Daniel Whalen	Daniel J. Whalen	100 Evelyn Lane Unit G	Lake Geneva	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 Prewisser	Lois Prewisser	479 W South St	Lake Geneva	10/11/15

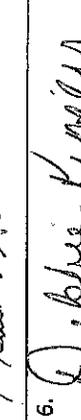
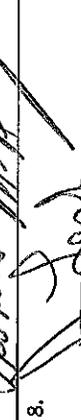
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Signatures	Printed Name	Street Address	Municipality of Residence	Date of Signing
	Dana Manna	1143 Hank Jay Dr Lake Geneva, WI 53147	Lake Geneva	10/11/15
	Thomas McCaskey	108 Evelyn Lane Lake Geneva, WI	Lake Geneva	10/11/15
	Brian A Swartz	118 Evelyn 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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1. 	ROBERT E. PICHA	108 EVELYN LN UNIT B	LAKE GENEVA	10/11/15
2. 	RONALD DUDZIK	1004 Evelyn Drive	Lake Geneva	10/11/15
3. 	Colleen Dudzik	1004 Evelyn Ln	L. Geneva	10/11/15
4. 	INGRID SCHNEIDER	102 E Evelyn	Lake Geneva	10/11/15
5. 	KENNETH BARONS	118 F Evelyn Ln	LAKE GENEVA	10/11/15
6. 	Debbie Kasey	102 EVELYN LANE	LAKE GENEVA	10/11/15
7. 	THOMAS M. KINSEY	102 A EVELYN LAKE	LAKE GENEVA	10/11/15
8. 	Jim Leske	116 Evelyn Lane	Lake Geneva	10/11/15
9. 	MARYANN WILLIAMS	114 Hank Jay Dr - E	Lake Geneva	10/11/15
10. 	Sharon Fry	102 H Evelyn Ln	Lake Geneva	10/11/15