

Geneva Lake Guardian



GENEVA LAKE ASSOCIATION

P.O. Box 412
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Summer 2007

The Association is dedicated to Conservation, Ecological Preservation and Education, and the General Welfare of the Geneva Lake Area.

QUARTERLY NEWSLETTER OF GENEVA LAKE ASSOCIATION, INC. • PROTECTING GENEVA LAKE SINCE 1935

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MIRBEAU - TERRELL AND HUMMEL PRESENT PRELIMINARY PLANS FOR DEVELOPMENT OF HUMMEL'S 741 ACRES

At the June 18, 2007 meeting of the Plan Commission of the City of Lake Geneva, the above Group presented their plans for the first time to the members of the Lake Geneva Plan Commission. The public was present but was not invited to participate in the question and answer period following the Mirbeau-Terrell, Hummel Group Presentation. **John Terrell**, representing the Group, used a series of large poster boards, done in color, to tell their story. A month later, on July 14 by invitation, John Terrell and **Bob Hummel** appeared at the Geneva Lake Association Annual Meeting and gave the same presentation to an interested group of GLA members and friends. John Terrell also passed out a packet of material labeled "Mirbeau-Hummel Development Concept Plan" dated June 18, 2007. These were the first public meetings on their plans since the total tract was annexed into the City of Lake Geneva in December, 2004.

In broad numbers, the Hummel property containing the 741 acres in the southeast area of the City of Lake Geneva is going to be developed over a long period of time now estimated to be 15-20 years.

The first section called Phase One will be developed in the period of 2008-2012. It

will be at the north end of the 741 acres and will contain a 100-room Mirbeau Inn and Spa Retreat, which will include a small boutique, high-service inn, a world-class spa, a fine-dining restaurant, support retail and conference facilities. This is where the Mirbeau interests enter into the picture.

The Mirbeau Group, as we know, was the developer which came from New York State and which attempted to purchase Yerkes Observatory and some 70 acres of land surrounding it in Williams Bay. Neither the University of Chicago nor Mirbeau received support from the local citizens and Williams Bay Village Board, and the total matter was dropped. The Mirbeau Group and the Hummel Group appear to have now joined forces, and the land encompassing the Mirbeau Resort/Spa will be the first to be developed. Included in the complex would be the 100-room inn, 12 villa rooms, and conference facilities including an auditorium. It will also include a parking area for 310 cars and 57 single-family cottages.

Phase One B, located in the far northeast corner of the tract will contain room for 15 single-family homes. Phase One C will contain a winery and vineyards that will

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GLA DEVELOPS WEBSITE - www.genevalakeassoc.org

During the past six months, the GLA Board has hired a technician to develop a website for use by GLA Members and interested parties. Its address is

www.genevalakeassoc.org

We hope you will find it useful and informative. It should be ready by the time this Newsletter is published and mailed.



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DIRECTORS AND OFFICERS RE-ELECTED AT GLA ANNUAL MEETINGS

The following Directors, whose terms expired at the Annual Meeting on Saturday, July 14, 2007, were re-elected for a three-year term expiring 2010. They are: **Thomas E. Reynolds, Jr., Thomas J. Cashman, Martha V. Atkinson, William C. Huck, Robert Flannery, Jr., Alice J. Morava, Dean L. Griffith and William B. Duncan. George Kiefer, Jr.** whose term expired at the Annual Meeting, was named an Honorary Director.

All the present Officers were re-elected at the Board Meeting following the Annual Meeting. They are: **James P.**

MARK S. LILLIE

The GLA Board is delighted that **Mark S. Lillie** has accepted the position of Director. He is a very bright lawyer practicing with the prominent law firm, Kirkland Ellis, in Chicago. Mark and his wife, **Celine**, have a home in Wheaton, Illinois and a summer home in Lake Geneva. Mark, who is 49, and his wife have two children, **Kevin** and **Kristin**.

Mark is a graduate of Northwestern University, with a degree in Environmental Engineering. He worked his way

Hanny, President; **James W. Gee**, First Vice President; **Thomas E. Reynolds, Jr.**, Second Vice President; **James M. Voss**, Treasurer, and **Alice J. Morava**, Secretary. **Russell J. Hovde** was re-elected as Director of Field Operations, and **Adelle Abrahams** was re-elected as Field Treasurer.

A new Director, **Mark S. Lillie**, was elected to a two-year term, expiring in 2009, and will replace **Orval M. Adam**, who died unexpectedly in April, after surgery. Mark Lillie is the son-in-law of Orval Adam, having married Orval's daughter, **Celine**.

through Northwestern via its Co-Op Program. In the Co-Op Program, he worked for a company which specialized in water resource planning and environmental projects. Following his graduation at Northwestern, he attended and received a degree from the Denver College of Law. After graduation there, he accepted a position with Kirkland and Ellis, where he has practiced for the past 23 years. We look forward to his participation on the GLA Board.

GEORGE H. KIEFER, JR. – ELECTED HONORARY DIRECTOR OF GLA

George is a long, long-time resident of the southwest shore of Geneva Lake at Pier 477. His parents and grandparents go back to 1939 in the same lake house that George and his wife, **Betty Ann**, still enjoy. He has been a long-time Director, Member and supporter of the Geneva Lake Association. The GLA Board was delighted to elect George to the position of Honorary Director for his many years of service.

He has been an avid sailor on his beloved Geneva Lake and has served as a leader in both sail boat and ice boat organizations. Here are some of the titles he has held over the years:

Commodore of Lake Geneva Yacht Club (Member #2)
President of Skeeter Ice Boat Club
Director of Inland Lake Yachting Association
Director of National E Association

He has won numerous titles in local, national and international sailing races and regattas.

Raised in Chicago, he is a graduate of The Latin School and Northwestern University. He was a Vice President of an automotive parts company but retired early to become an astute investor in securities and real estate.

We are honored to have George H. Kiefer, Jr. as a friend and as an Honorary Director of the GLA.

THE ENVIRONMENTAL EDUCATION FOUNDATION, INC.

Our Affiliate, The Environmental Education Foundation, Inc., also held elections at the GLA Annual Meeting for three of its Directors, with terms expiring in 2010. Elected were **Colleen Moelman, Mary King, and Barbara Makovic**. At an earlier meeting of the EEF, the following Officers were Elected: **Ted Peters**, President; **Tobey Lannert**, Vice President; **Gwen Clausius**, Treasurer; and **Terry Quinn**, Secretary.

The Foundation, which raises its own funds, grants thousands of dollars in scholarships to college-bound students whose interests are in environmental studies. A special fund within the EEF, The Thomas E. Reynolds Foundation, grants a four-year scholarship to a student involved in environmental studies. The winner this year is **Korey Lofy**, of Badger High School. Our congratulations to Korey!

MIRBEAU - TERRELL AND HUMMEL . . . *continued from page 1*

wind themselves down along the roadway which is now called Pilgrim Church Road.

Phase Two would be developed in the approximate time frame of 2012 to 2020 and would contain three different areas and with different lot sizes. Phase Two A would include 103 dwelling units; Phase Two B would include 236 dwelling units, plus a small amount of retail; and Phase Two C, which would include 49 dwelling units.

Across Pilgrim Church Road (the new name for old Hwy. 120 when it became a by-pass) the project will contain Phase Three, with a time frame of 2016 to 2025. Phase Four, at the far west end along Willow Road, would have a development time frame of 2019 to 2023. Phase Three would contain 291 dwelling units. Phase Four would

contain 114 units.

These units would total some 865 housing units to be built over the next 15-25 years.

This 741-acre parcel that is in the first steps of being developed will undergo many changes before the last residence is completed and moved into. One of the first changes that the neighbors already insist be made is to change the location of the entry/exit point on the northwest corner of this property. At present, it is shown as being located just north of the point where South Shore Drive merges with Pilgrim Church Road (formerly Hwy. 120) and at a point just south of a blind curve as the road heads northeast toward downtown Lake Geneva.

THE HUMMEL GROUP AND BOB HUMMEL

The Hummel Group and **Bob Hummel** have established an excellent reputation in developing land and building homes in the downtown Palatine, Illinois area. Mr. Hummel seems to have developed a style representative of east-coast cities, where the houses are joined, have brick exteriors, outside entry stairs and ground-floor garages. Just recently, he purchased the industrial land adjacent to the Woodstock Train Station and is in the final stage of finishing construction on 10 elegant brownstones. His plans for this valuable piece of land also include one or several multi-story condominium buildings. On a large, attractive sign-board set prominently on this land in Woodstock, he lists the price of condominiums from \$195,000 each

and the historic brownstones from \$485,000 each. This will be a very attractive addition to the City of Woodstock when finished. Its name, in fact, will be "Woodstock Station", and it will be just a block from the Metra Train Station taking commuters to downtown Chicago.

John Terrell was the spokesman at both the Lake Geneva Plan Commission Meeting and the Geneva Lake Association Annual Meeting. He is a native of Chicago, was raised in the Northwest Suburbs, developed land and buildings in the New England area, and now makes his home in Lake Forest, Illinois. He appears to represent both Mirbeau and Bob Hummel in these presentations.

ORVAL M. ADAM

This April, we received the sad and unexpected news that our long-time President of GLA, **Orval Adam**, had died following surgery in Florida. This was a planned surgery, but complications followed, and he never left the hospital. With him, were his six children by his first wife, **Mary**. Mary Adam had died some years ago after a long bout with cancer. Sometime later, Orval married **Dee**, a long-time friend of both Orval and Mary. Orval and Dee have enjoyed many years together at their homes in Lake Geneva, Olympia Fields, Illinois and Naples, Florida.

Orval grew up in Rochester, New York. At the urging of his high school Latin Teacher, Orval attended Canisius College in Buffalo, New York. There he won the St. Thomas Aquinas Medal for earning straight A's in Philosophy for four years. Following graduation there, he attended and received a law degree from Georgetown University School of Law.

Upon graduation from law school, he was hired by the Internal Revenue Service. After a brief term there, he accepted a job in the Law Department of the Atchison, Topeka and Santa Fe Railway Company. Although the company would change its name and form over the years, Orval stayed with the company for the rest of his career, rising through the ranks to become the Chief Financial Officer of Santa Fe Southern Pacific Corporation. He retired in 1990.

Orval was well liked by members of the Geneva Lake community and loved to lead the singing at parties. He probably knew more than 100 songs by heart and had a marvelous tenor voice. He loved to play golf and was a long-time member of the Lake Geneva Country Club. We all miss him.

Phase One Data:
Approximate Time Frame: 2008-2012

- Phase 1A:
 - Michigan Retreat Consisting of:
 - 100 Room Inn
 - 12 Villas Rooms
 - Conference / Meeting / Auditorium
 - Amenities (Spa, Support Retail and Restaurant)
 - Total: 194,000 sq. ft.
 - Parking: 310 Cars
 - 57 Single Family Cottages

Phase Two Data:
Approximate Time Frame: 2012-2020

- Phase 2A:
 - Dwelling Units: 103
- Phase 2B:
 - Dwelling Units: 196
 - Retail: 39,000 sq. ft.
- Phase 2C:
 - Dwelling Units: 49

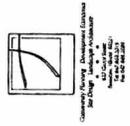
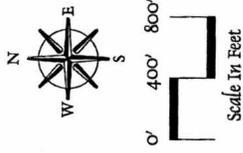
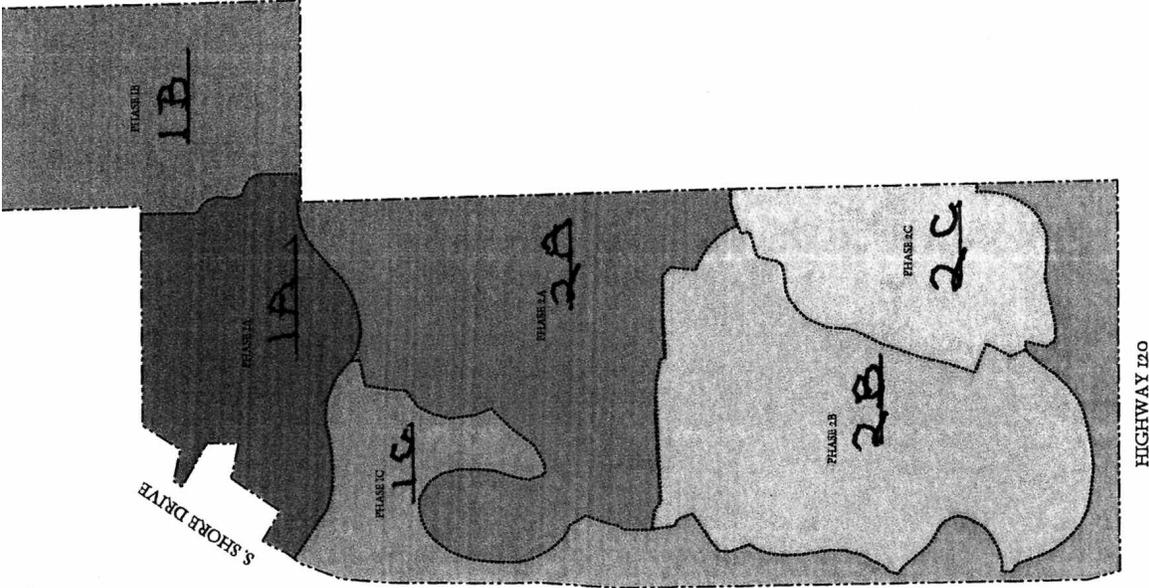
Phase Three Data:
Approximate Time Frame: 2016-2025

- Phase 3A:
 - Dwelling Units: 291

Phase Four Data:
Approximate Time Frame: 2019-2023

- Phase 4A:
 - Dwelling Units: 114

Total Site Area: 770.10 AC.
Total Dwelling Units: 881
Approximate Time Frame: 2008-2025



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Exhibit 2
Phasing Concept Plan
Hummel Property
Lake Geneva, Wisconsin
4/1/14, 2007

BLACK POINT MANSION OPENED JUNE 15, 2007 OVER 2,700 VISITORS IN FIRST SIX WEEKS

The Black Point Mansion, which has been under construction and refurbishing for the past year and a half, met its target of opening to the public on June 15th. In the first six weeks, over 2,700 visitors have come by boat to see this historic site. The Gage Marine Cruise Line has been running two boat trips a day, one leaving the Riviera Dock at 11 AM, and a second tour leaving the Riviera Dock at 1 PM. The boats, which carry a maximum of 42 each, cruise along the north shore and then cross over to the new Black Point Pier, arriving 45 minutes later. On the return trip, the Gage Boats cruise along the south shore in their return to the Riviera Dock. Along the way, Gage Cruise Members give a narration about the beautiful homes seen along the way.

Arriving at the Black Point Pier, the visitors walk the steps to the upper plateau, where the 1888 Historic Mansion comes into full view. It is a spectacular sight, as the exterior has been completely painted from top to bottom. The gardens are in full bloom, and the expansive lawn has been restored to its original beauty.

The tour groups are then led on to the large, wrap-around porch filled with historic wicker furniture. They are given an introduction to the history of the **Conrad Seipp** Family and how the house came to be built in 1888. From there, the group is divided into two smaller groups for ease in leading them through the first and second floors. One of the attractions is the furniture, which dates back to the mid-to late 1800s and which has been in use by four generations of family members ever since.

On Sunday, July 1, 2007, the “Chicago Tribune” printed in its glossy Magazine Section an extensive article on how the 119-year old Lake Geneva Mansion has finally been restored as a museum. In one of the headlines, it notes that

“Wisconsin’s newest museum occupies one of the loveliest spots in Lake Geneva.” In another headline, it asks the question: “Will anyone want to see it?” The answer is given in the number of people who have visited in the first six weeks. The first Gage Boat each day arrives at 12 noon, with a capacity of 42 people, and the second arrives at 2 PM, again with a capacity of 42 people, seven days a week.

Tara Blazer, the full-time Executive Director of the Black Point Historic Preserve, and a veteran of Cleveland and Rockford Museums, is the principal Narrator and is supported by volunteer docents and Gage Marine crew members, the later who are experienced speakers from years of Gage boat narrations.

It is obvious that the “Chicago Tribune Magazine”, with its magnificent photo of the Black Point Mansion on its cover has drawn many to want to see this historic site first hand. It so happens that the “Milwaukee Journal Sentinel” in its Sunday, July 8 Travel Section printed a similar article on Black Point with many color photographs. This article entitled “Magnificent Museum” states in a sub-headline “Black Point opens as public treasure after long struggle.” It notes that “What it was then is what it is now: a magnificent family mansion set on the Geneva shore, a 20-room house more castle than cottage but filled with the trappings of family life, that family being the many descendants of the Chicago Beer Baron, Conrad Seipp.”

Thus credit must be given to both the “Chicago Tribune” and the “Milwaukee Journal Sentinel”, together with many other publications for giving extensive publicity to this historic structure and site. It has become another landmark on the shore of Geneva Lake. It will continue to be open to visitors through mid-October, with tickets available at the Riviera Dock.



ETHANOL PLANT TO BE CONSTRUCTED 10 MILES WEST OF GENEVA LAKE

This writer has the feeling that not many residents of the Geneva Lake Area are aware that a large manufacturing plant, just 10 miles west of Geneva Lake, will be under construction later this year. The plant which will produce Ethanol from corn will be located about a mile west/northwest of the attractive little Village of Sharon, Wisconsin. The plant, estimated to cost \$236 Million, will be built by a group entitled "Global Renewable LLC". Its Director is **Jeff Knight**, of Whitewater, Wisconsin, a person well-known in Republican circles and a close friend of former Governor, **Tommy Thompson**.

An Open House was held on July 18, 2007, where the public was invited to meet the principals of Global and numerous engineers and experts, who have been involved in the planning of this entirely-new plant.

The ground-breaking on the Ethanol Plant was originally scheduled for July 1, 2007, but that date has been pushed back while waiting for the results of numerous studies, including a "traffic impact analysis" and an "air permit analysis".

The Ethanol Plant is expected to produce more than 105 million gallons of Ethanol a year. The plant will hire between 50 and 55 employees, which will include about five high-skilled positions, some financial and accounting positions, maintenance position, and other positions requiring at least a high-school diploma. The plant, which will operate 24 hours a day, 7 days a week, is expected to bring in more than \$700,000 in property taxes a year. According to a study done by the Walworth County Economic Development Alliance, Inc., the Sharon Ethanol Plant will have a gross economic impact of \$98 million its first year and more than \$100 million in subsequent years. (This latter paragraph attributed to a very fine article that appeared in the "Lake Geneva Regional News" on Thursday, July 5, 2007.)

I, **Russ Hovde**, attended the Open House on July 18 held in the Sharon Community Center and was most impressed

with the collection of engineers and experts who were gathered there to answer questions. One of the big concerns of people in attendance was the potential effect on our water supply. It was noted that the aquifer supplying the water for the manufacturing process is at a lower level than most residential wells. The plant will receive water from a level 1,500 feet or deeper and should not have an effect on residential wells, per the experts.

With all the permits received, the company, Global Renewal LLC, hopes to start construction by Nov. 1, 2007 and actual production to start in the first quarter of 2009.

In addition to the construction of the plant will be the construction of new railroad tracks for a train that will ship Ethanol away from the plant to Chicago. These tracks will be laid six months before the plant is operational. A 100-car train will then come from Chicago to the plant once every week or two. The tracks will loop around the plant and head back to Chicago on the old Chicago, Northwestern Line. The plant is due to operate 24 hours a day, 7 days a week. The final Ethanol/gasoline sold at the pump will be 85% Ethanol and 15% gasoline. It will be marketed as "E 85" at the retail gas station level.

Jeffrey Knight, the Executive Director of Global, was quoted in the above article, as saying: "The company still needs to secure senior debt and to select a final contractor before it can break ground".

A potential contractor is the Delta-T Company. It has designed Ethanol plants in Oshkosh, Milton, and Stanley, all in Wisconsin, plus 10 other plants in the United States and one in China. Currently, the company has 22 plants under construction.

Since corn will be the principal product going into the manufacture of Ethanol, it is no surprise to drive through the countryside in southeast Wisconsin and see hundreds and hundreds of acres of corn, now already 5-6 feet tall growing in the farmers' fields. It is a sight to behold!