

**VILLAGE OF FONTANA ON GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN**  
(Official Minutes)

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION  
**Monday, January 27, 2014**

Chairman George Spadoni called the monthly meeting of the Plan Commission to order at 5:30 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

**Plan Commissioners present:** Roll call: President Petersen, Sarah Lobdell, Trustee Spadoni, Cynthia Nickolai

**Plan Commissioners absent:** F.J. Frazier, Micki O'Connell,

**Also present:** Jade Bolack, Suzy Brady, Library Director Nancy Krei, Village Clerk/Acting Village Manager Dennis Martin, Trustee Rick Pappas, Todd Reschke, Village Attorney Dale Thorpe, Jim Voss

**Visitors Heard**

None

**Announcements**

1. Lakefront and Harbor Committee Meeting– **Wednesday, January 29, 2014, 4:30 pm**
2. Finance Committee Meeting – **Thursday, January 30, 2014, 6:00 pm**
3. Public Works Committee Meeting – **Saturday, February 1, 2014, 8:00 am**
4. Village Board Monthly Meeting – **Monday, February 3, 2014, 6:00 pm**
5. Fontana/Walworth Water Pollution Control Commission Meeting – **Tuesday, February 11, 2014, 7:30 pm**
6. GLLEA Monthly Board Meeting – **Wednesday, February 12, 2014, 10:00 am**
7. Plan Commission Staff Meeting – **Wednesday, February 12, 2014, 1:00 pm**
8. Protection Committee Meeting – **Monday, February 17, 2014, 5:00 pm**
9. Library Board Meeting – **Wednesday, February 19, 2014, 10:00 am**
10. Park Commission Meeting – **Wednesday, February 19, 2014, 6:00 pm**
11. Village Assessor Office Hours at Village Hall – **Friday, February 21, 2014, 10:00 am to 2:00 pm**
12. Plan Commission Monthly Meeting Date – **Monday, February 24, 2014, 5:30 pm**

**Approve Minutes**

Commissioner Lobdell/President Petersen 2<sup>nd</sup> made a MOTION to approve the minutes as submitted for the monthly and joint session meetings held November 25, 2013, and the MOTION carried without negative vote.

**General Business**

**Authorize Easements for Upper Abbey Springs Lift Station and Hillcrest Drive 2014 Storm Water Projects**

Thorpe stated per Wisconsin statutes the Plan Commission has to recommend to the Village Board proposed easement negotiations and approvals. Thorpe stated that staff located an existing easement that may cover the Upper Abbey Springs Lift Station and the installation of a natural gas line to a new permanent backup generator; however, if necessary, a new easement may have to be drafted. Thorpe stated that he is reviewing the existing easement and will determine if it is adequate to cover the backup generator installation project. The Village Board approved a motion at a January 20, 2014 special meeting to approve the drafting and negotiations for an easement for the Upper Abbey Springs Lift Station backup generator if necessary, subject to Plan Commission approval.

President Petersen/Commissioner Lobdell 2<sup>nd</sup> made a MOTION to recommend in favor of the drafting and negotiations for an easement for the Upper Abbey Springs Lift Station backup generator project if necessary. The MOTION carried without negative vote.

Thorpe stated that staff requires the same approval to initiate the negotiations and approval for easements for 2014 village storm water management projects, including one on Van Slyke Drive at Hillcrest Drive, which is in the preliminary planning stage. The final design proposal and easement specifics will be brought back for Plan Commission and Village Board consideration.

Commissioner Nikolai/Commissioner Lobdell 2<sup>nd</sup> made a MOTION to approve the planning, negotiating and drafting of the required easements for the Van Slyke/Hillcrest Drive and 2014 Village storm water projects. The MOTION carried without negative vote.

### **Provide Feedback on Initial Development Concepts Presented by Shodeen Group**

Spadoni stated that David Patzelt and the Shodeen Group are seeking initial feedback from the Plan Commission and Village Board members on the six potential development concepts for the Shodeen Group owned parcels in the Fontana TIF District that were presented to the CDA and also at a November 25, 2013 joint session meeting of the Plan Commission and Village Board. Spadoni stated that Patzelt would like some indication on if any of the potential development concepts could earn approval prior to moving forward with any planning expenses or meeting with the professional staff members. Spadoni stated that he had prints of the initial concept pages from Patzelt's presentation posted on the meeting room walls and he asked the Plan Commission members to use "Post-It" notes to indicate their support or opposition to the concepts, which include:

1. Develop the property with a Boutique Hotel.
2. Develop the property with Mixed Use.
3. Develop the property with Stacked Flats.
4. Develop the property with Townhomes.
5. Develop the property with Neo-traditional Homes/Row Homes.
6. Develop the property with Single-Family Homes.

Patzelt also stated in his presentation that the Shodeen Group could do nothing and leave the property as is; the Village could purchase the property from the Shodeen Group; the Village could trade the property for some other property; or the Shodeen Group could trade for another site and provide one of the six projects listed above. Spadoni used "Post-It" notes to indicate that the development concept he favors the most is Townhomes; followed by Neo Traditional/Row Homes as the second most desirable concept; Single-Family homes as the third most desirable; Stacked Flats as the fourth most desirable concept; Mixed Use as the fifth most desirable; and Boutique Hotel as the least desirable concept. Spadoni stated that with regard to the other four potential options listed in Patzelt's presentation, his first choice would be for the Shodeen Group to trade for another site and develop one of the six products; his second choice would be for the village to trade its property for some other property; the third would be for the Village to purchase the property from the Shodeen Group; and the least desirable option would be to leave the property as is. Petersen stated that the Shodeen Group will not be able to commence any project if the financial projections are not positive and if the plans are not in place. Petersen stated that he and the other Plan Commission and Village Board members are willing to talk and provide feedback to any potential developers at any time; however, Petersen stated that he did not want to complete the exercise suggested by Spadoni. Spadoni stated that he is just trying to gather and supply input to Patzelt. Petersen stated that Patzelt should come to a meeting and he will provide feedback on the six concepts. Petersen stated that only four Plan Commission members were at the meeting, and Patzelt should get everybody's opinion. Spadoni stated that the two Plan Commission members who did not attend that night could attend the February 3, 2014 monthly meeting of the Village Board, where he is planning to conduct the same exercise. Following further discussion on the best method to provide initial feedback to Patzelt, Thorpe suggested that Martin conduct a straw poll of the four Plan Commission members for their preliminary opinions on the concepts, having not seen all the details of a specific proposal. Spadoni stated that his opinion is as he indicated with the "Post-It" notes: he is most in favor of the Town Homes, followed by Neo Traditional/Row Homes, Single-Family homes, Stacked Flats, and Mixed Use; and the least desirable is Boutique Hotel. Spadoni stated that with regard to the other four

potential options, his first choice would be for the Shodeen Group to trade for another site and develop one of the six products; his second choice would be for the village to trade its property for some other property; the third would be for the Village to purchase the property from the Shodeen Group; and the least desirable option would be to leave the property as is. Nickolai stated that she agrees with Spadoni and the most desirable potential development option is Town Homes, and the least desirable option is the Boutique Hotel. Nickolai stated that she does not want to see the property left as is, and she is in favor of the option to trade the property for another site. Lobdell stated that she agrees that Town Homes are the most desirable option, as well as Neo Traditional/Row Homes. Lobdell stated that the Village could use some Stacked Flats, but she is not sure that development concept will work on the Shodeen property. Lobdell stated that with regard to the four options listed by Patzelt, it's up to the Shodeen Group to pursue whatever development options they wish as it is their property. Petersen stated that the Village is most in need of the Mixed Use option, but he does not think it will work. Petersen stated that he does not oppose Town Homes or Stacked Flats either if they could be adjusted to make them work in the Village of Fontana. Petersen stated that he does not think that the Village could make a property trade proposal work and that doing nothing with the property is not an option he favors. Spadoni stated that after receiving input from the Village Board members at the next monthly meeting, he would like Martin to prepare a summary for Patzelt and the Shodeen Group.

### **Adjournment**

President Petersen/Commissioner Lobdell 2<sup>nd</sup> made a MOTION to adjourn the meeting at 5:49 pm, and the MOTION carried without negative vote.

Minutes prepared by: Dennis L. Martin, Village Clerk/Acting Village Manager

Note: These minutes are subject to further editing. Once approved by the Plan Commission, the official minutes will be on file at the Village Hall.

APPROVED: 06/30/2014