

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

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
Monday, October 6, 2014

Chairman George Spadoni called the rescheduled 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: Micki O'Connell, President Petersen, Sarah Lobdell, Cynthia Nickolai, Trustee Spadoni

Plan Commissioner absent: F.J. Frazier

Also present: Steve Fairchild, Merilee Holst, Library Director Nancy Krei, Clerk Theresa Linneman, Administrator Dennis Martin, Building Inspector/Zoning Administrator Ron Nyman, Trustee Rick Pappas, Dave Patzelt, Anthony Urlakis, Diane Urlakis

Visitors Heard

Trustee Pappas referenced Zoning Code Section 18.28 which he quoted is intended to preserve the character of existing lakefront neighborhoods. He stated the standards for the district are intended to maintain the historic permitted density while providing flexibility to homeowners for home renovations, and the bulk standards for this district have failed this stated purpose. Pappas stated that he has two proposed amendments to the zoning code that would help address his concern. The first would address accessory structures greater than 500 square feet, which Pappas proposed should have to abide by the primary structure setbacks. Currently, in all residential districts, accessory structures less than 200 square feet have a 5-foot setback and those greater than 200 square feet have a 10-foot setback. Pappas said that there is an accessory structure currently being constructed on the lakeshore with a 3,000-square-foot footprint, which is probably larger than the majority of homes in Fontana, with a setback of 10 feet. Pappas stated that he is not sure anyone envisioned an accessory structure of this size when the zoning code was adopted. Pappas stated that his second suggested amendment is with regard to a mistake adopted in the rewritten code to increase the maximum height allowed from 14 to 18 feet for accessory structures, as well as change in the maximum height calculation method. Pappas stated that right now the village has an accessory structure being constructed with a maximum height of 34 feet, with the definition of maximum height under the old code. Pappas stated that he doubts the height of this accessory structure "preserves the character of existing lakefront neighborhoods" and in order to preserve the character the Village should go back to the old height calculation method. Pappas stated that if there is a parcel that has difficult terrain with slopes, a conditional use permit is an option and has been granted in the past. He stated that the two ordinance amendments could be drafted simply by staff. Spadoni stated that staff will review the suggestions presented by Pappas.

Approve Minutes

President Petersen/Commissioner O'Connell 2nd made a MOTION to approve the minutes as submitted for the meeting held June 30, 2014, and the MOTION carried without negative vote.

General Business

Urlakis CSM Approved April 3, 2006

Spadoni stated that the application was filed to reapprove the Certified Survey Map that was initially approved April 3, 2006. The CSM has to be reapproved because it was not recorded with the Walworth County Register of Deeds and the time limit has expired. O'Connell asked if anything on the application had changed since the previous approval, and Nyman replied that only the date and

the addition of Walworth State Bank as the mortgagee had changed. Martin stated that the conditions that were part of the original approval, which included a notation to be “placed on the face of the CSM that states the restriction that either parcel cannot be further subdivided and that a deed restriction be entered into that states either parcel cannot be further subdivided,” also have been added to the CSM.

President Petersen/Commissioner O’Connell 2nd made a MOTION to recommend Village Board approval of the CSM as presented, and the MOTION carried without negative vote.

Shodeen Group Development Proposal for Third Avenue Parcels

An initial Plan Commission meeting was held in January 2014 with David Patzelt from the Shodeen Group to discuss potential development options for their parcels located on Second and Third Avenues, between Highway 67 and Douglas Street. A handout provided by Patzelt listed the various options that were presented by the Shodeen Group at the January Plan Commission meeting. Those options included a hotel, mixed use, stacked flats, neo-traditional homes/row homes, single-family homes or townhomes. Other possibilities were to do nothing, have the village purchase the property from Shodeen, have the Village trade the property for some other property, or trade for another site. Building townhomes prevailed as the most desirable development option. Martin stated since this idea was first presented seven months ago, the Shodeen Group has met with staff, Village Planner Mike Slavney, Village engineers from Ruckert-Mielke, and Village Attorney Dale Thorpe to further discuss the proposal. Patzelt described the different townhome concepts; one concept is all brick built close to the street, another entails horizontal siding and brick and set back from the road 25 to 30 feet, and third is a hybrid of the two concepts. Patzelt stated that with the initial feedback provided earlier this year by the Plan Commission, CDA and Village Board members in mind, the Shodeen Construction Company has determined it would like to pursue the development of a total of four townhome buildings, with 18 residential units, on the two eastern parcels of the block. The preliminary proposal is for two four-unit townhome buildings and two five-unit townhome buildings, with nine units facing Second Avenue and nine facing Third Avenue. There would be a four-unit building, open space, and then a five-unit building. Entrance to garages and the parking area is proposed behind the buildings, with traffic entering off Douglas Street. After meeting with staff, Patzelt stated some changes from the original concept had been made. The units were pushed back from the street to a 30-foot setback from the street and 10-by-10-foot front porches were added. By moving the front of the buildings back off the street, the front yards were increased and the paved common parking area was reduced. The vehicular access area between the buildings still allows for two automobiles, but was reduced in order to require less asphalt and create more green space in front of the buildings. The setback also was decreased between the four-unit buildings and five-unit buildings to allow for an increased setback from Douglas Street. Patzelt stated that the proposed exterior materials are a combination of shakes, cobblestone and horizontal siding. The building height was also adjusted by changing to a double gable style. Patzelt stated a zoning change would be required from the current Village Center (VC) District, which does not allow for townhomes. Patzelt stated that the Comprehensive Master Plan shows the parcel on the future land use map as Neighborhood Commercial which includes “small-scale neighborhood supporting retail, office, service and institutional uses which preserve the residential character through building scale, building appearance, landscaping and signage. Neighborhood commercial is primarily designated in the downtown along Third Street.” Martin stated the presentation was held to provide feedback on the proposal before a zoning amendment application is filed. Martin stated after the initial presentation by Patzelt earlier this year, the indication was that the area of the village between the Village Hall/Library and the Post Office would be best served by transitional, residential use zoning. Martin stated that there currently are several available retail and professional properties located in the village, and a proposal for a mixed residential and business use is not likely to be pursued. Spadoni stated it has been the consensus of the Village Board, the Plan Commission and the CDA that zoning for the residential business use for that area is not practical and having it as primary residential makes the most sense. Patzelt pointed out that the Shodeen Group has built townhomes before, but the firm is

not strictly a townhome builder. They have constructed hotels and single-family homes among other things. Spadoni asked what the price point would be per unit, and Patzelt replied the starting point would be in the mid-\$300,000s to \$400,000 and maybe higher. The units would be 2,000-square-feet with an attached two-car garage. O'Connell stated she is opposed to the development as proposed because 18 total units would be too much crammed in one small area. O'Connell asked if there was a way to reduce the total number of units. Patzelt stated that when considering the Village's downtown area and the desire for expansion, residential density is a good thing as it would generate more walking traffic. He stated the question is does the product and size of the product keep up with the character of the desired downtown area. Martin stated that staff reviewed the proposed number of units using the density standard of the MR-8 Zoning District as a baseline, and the PD zoning was recommended by Thorpe to address some unique zoning situations created by the development. After receiving a question from a commissioner on the layout, Patzelt said the proposal is for three-story units, with the garages in the basement. There would be room for two cars outside of the garage as well. Lobdell stated the proposed development area is a rather impervious surface and there is not a lot of area to handle the runoff. Lobdell asked if there was a storm water management plan in place. Patzelt replied that the preliminary plan includes a retention tank or storage area for water runoff. Martin stated the developer will be able to patch in to the village storm sewer line. There were also questions about the parking area that is currently used by Library patrons, and Patzelt confirmed that the area the Shodeen Group has allowed the Village to use for no charge will have to be eliminated. Martin stated that staff has already had preliminary discussions on the development of a new parking area on the village owned property located to the west of the Library on Second Avenue. Spadoni stated that if there were no other concerns, the developer should file an application for a zoning amendment and commence with the formal approval process. Martin stated that if an application is filed, it also will be presented to the CDA Board for a recommendation as the property is located in the TIF District.

Adjournment

President Petersen/Commissioner O'Connell 2nd made a MOTION to adjourn the meeting at 6:00 pm, and the MOTION carried without negative vote.

Minutes prepared by: Theresa Linneman, Clerk

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: 10/27/14