

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

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
Monday, November 25, 2013

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: Micki O'Connell, President Petersen, Sarah Lobdell, Trustee Spadoni, Cynthia Nickolai

Plan Commissioners absent: F.J. Frazier, Scott Vilona

Also present: Administrator/Treasurer Kelly Hayden, Merilee Holst, Trustee Pat Kenny, Clerk Dennis Martin, Building Inspector/Zoning Administrator Ron Nyman, Trustee Rick Pappas, David Patzelt, Attorney David Rasmussen, Village Attorney Dale Thorpe

Visitors Heard

None

Announcements

1. Village Hall and Library Closed for Thanksgiving Holiday – **Thursday and Friday, November 28 & 29, 2013**
2. Protection Committee Meeting – **Monday, December 2, 2013, 5:00 pm**
3. Village Board Monthly Meeting – **Monday, December 2, 2013, 6:00 pm**
4. Lakefront and Harbor Committee Tentative Meeting Date – **Wednesday, December 4, 2013, 4:30 pm**
5. Public Works Committee Meeting – **Saturday, December 7, 2013, 8:00 am**
6. Fontana/Walworth Water Pollution Control Commission Meeting – **Tuesday, December 10, 2013, 7:30 pm**
7. GLLEA Monthly Board Meeting – **Wednesday, December 11, 2013, 10:00 am**
8. Library Board Meeting – **Wednesday, December 18, 2013, 10:00 am**
9. Plan Commission Staff Meeting – **Wednesday, December 18, 2013, 1:00 pm**
10. Park Commission Meeting – **Wednesday, December 18, 2013, 6:00 pm**
11. Village Hall and Library Closed for Christmas Holiday – **Tuesday and Wednesday, December 24 & 25, 2013**
12. Plan Commission Monthly Meeting Date – **Monday, December 30, 2013, 5:30 pm**

Approve Minutes

Commissioner O'Connell/President Petersen 2nd made a MOTION to approve the minutes as submitted for the October 28, 2013 meeting, and the MOTION carried without negative vote.

General Business

Temporary Resignation Submitted by Scott Vilona

Commissioner Vilona has been hired to serve as the temporary, part-time Village treasurer, so he has temporarily resigned his positions on the Plan Commission and on the Finance Committee.

President Petersen/Commissioner O'Connell 2nd made a MOTION to recommend approval of the resignation submitted by Scott Vilona, and the MOTION carried without negative vote.

Certified Survey Map Application Filed for Sellas Property at 641 South Lakeshore Drive – Tabled 10/28/13

The certified survey map was amended to address six of the eight conditions outlined in the October 16, 2013 review letter from the Village engineering firm, Ruekert-Mielke; and staff recommends approval of the applicant's request to waive the other two conditions. The staff report from Ron Nyman states that Department of Building and Zoning recommends approval of the CSM application with the conditions as outlined in the staff report dated October 16, 2013 and with the following exceptions:

- 1.) Waive requirement number 4 of the Ruekert-Mielke review letter dated Oct. 16, 2013 that references Sec. 17-6(b)(2): “show subsurface soil, rock and water conditions including depth to bedrock and average depth to groundwater table.” Note: The building and zoning department reserves the right to require soil testing prior to the issuance of building permits, on either lot, to determine suitability of soil conditions for construction. Engineered plans may be required depending on the results of the soil test.
- 2.) Waive requirement number 5 of the Ruekert-Mielke review letter dated Oct. 16, 2013 that references Sec. 17-6(b)(2)(h) regarding location of existing sanitary and storm sewers, existing water and gas mains, etc. Note: The building and zoning department may require a plan and a review of all existing and proposed utilities prior to the issuance of building permits on either lot.

Commissioner Nickolai/Commissioner O’Connell 2nd made a MOTION to recommend Village Board approval of the Certified Survey Map application as filed, with the conditions as outlined in the October 16, 2013 staff report and with the two following exceptions:

- 1.) Waive requirement number 4 of the Ruekert-Mielke review letter dated Oct. 16, 2013 that references Sec. 17-6(b)(2): “show subsurface soil, rock and water conditions including depth to bedrock and average depth to groundwater table.” Note: The building and zoning department reserves the right to require soil testing prior to the issuance of building permits, on either lot, to determine suitability of soil conditions for construction. Engineered plans may be required depending on the results of the soil test.
- 2.) Waive requirement number 5 of the Ruekert-Mielke review letter dated Oct. 16, 2013 that references Sec. 17-6(b)(2)(h) regarding location of existing sanitary and storm sewers, existing water and gas mains, etc. Note: The building and zoning department may require a plan and a review of all existing and proposed utilities prior to the issuance of building permits on either lot.

The MOTION carried without negative vote.

Monthly Meeting Date for December 2013

There has been nothing new filed for Plan Commission consideration so the monthly meeting in December was cancelled.

President Petersen/Commission Lobdell 2nd made a MOTION to schedule the next monthly meeting of the Plan Commission on Monday, January 27, 2014 beginning at 5:30 pm, and the MOTION carried without negative vote.

Adjournment

Commissioner Lobdell/Commissioner Nickolai 2nd made a MOTION to adjourn the meeting at 5:33 pm, and the MOTION carried without negative vote.

Minutes prepared by: Dennis L. Martin, Village 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: 1/27/2014