

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

SPECIAL JOINT MEETING of the VILLAGE OF FONTANA
BOARD OF TRUSTEES and PLAN COMMISSION
Monday, November 25, 2013

Village President Arvid Petersen and Plan Commission Chairman George Spadoni called the special joint session meeting of the Board of Trustees and Plan Commission to order at 5:45 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Plan Commissioners present: Roll call: Trustee Spadoni, President Petersen, Micki O'Connell, Sarah Lobdell, Cynthia Nickolai

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

Village Trustees present: Cindy Wilson, George Spadoni, President Petersen, Pat Kenny, Rick Pappas

Village Trustees absent: Tom McGreevy, Bill Gage

Also present: Bryan and Maryanne Bruss, Administrator/Treasurer Kelly Hayden, Merilee Holst, Clerk Dennis Martin, Building Inspector/Zoning Administrator Ron Nyman, David Patzelt, Todd Reschke, Village Attorney Dale Thorpe

Joint Session General Business

Accept Resignations of Scott Vilona from Plan Commission and Finance Committee

Plan Commissioner and Finance Committee member Scott 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/Trustee Spadoni 2nd made a MOTION to approve the temporary resignation submitted by Scott Vilona for the Plan Commission and Finance Committee, and the MOTION carried without negative vote.

Future Development Ideas for Shodeen Property – David Patzelt Presentation

As a follow up to a recent CDA meeting, a PowerPoint program on the various development concepts for their Village of Fontana property was presented by David Patzelt of the Shodeen Group, Geneva, IL. The Shodeen Group owns all but two of the parcels in the 100 block of Second/Third Avenue, between Highway 67 and Douglas Street. Patzelt stated that they do not have any specific ideas for development proposals; however, they would like to work with the Village of Fontana officials and residents and maybe they can collectively come up with a good proposal for the Village and the firm. Spadoni asked Patzelt if his firm has calculated how many residential units would be needed in the Second/Third Avenue block if and when they acquire the last privately owned parcel on the block in order to make the project successful; and if the firm has calculated the potential total development value of the concepts and their potential benefit to the TID increment. Patzelt stated that only preliminary conceptual work has been completed to date and the firm wants to determine if any of the potential development concepts are favorable to the Village officials and residents before more expensive planning is commenced. Patzelt stated that the firm also can continue to just do nothing with the land it owns in the Village if there is not something that can be collectively agreed upon for a larger scale development concept on a favorable site. Spadoni stated that there have been discussions in the past regarding the possibility of selling or trading the current village boat trailer parking lot parcel for one or more of the parcels owned by the Shodeen Group, and for the Shodeen Group to develop a boutique hotel on the boat trailer site; as well as coordinated development concepts for the entire north side of Fontana Boulevard from the park to

Highway 67. Spadoni stated that the redevelopment of the entire village center corridor could be of great benefit to the local economy and the distressed TIF District. Thorpe stated that the Plan Commission and Village Board could solicit from Village Planner Mike Slavney some suggestions with regard to the various development concepts presented that night and their adherence with the Master Plan, as well as with regard to the “big picture” of the entire village center. Thorpe stated that Slavney could provide suggestions to the Village that are in the best interests of the Village as a whole, and he could consider the entire neighborhood and the Fontana Boulevard corridor as a whole. Wilson stated that she would like to have Slavney review the concepts presented by the Shodeen Group and provide his opinion on if they conform to the current Master Plan or not. Pappas stated that the Village also should review the total value of the boat trailer parking lot parcel, how much the Village collects in revenue from the boat trailer parking lot, and what the total expense was for reconstructing the lot in 2008. Spadoni stated that he would also like the Plan Commission members to rank in their order of preference the six development concepts presented by Patzelt, and he would also like Slavney to provide his opinion on what the most preferable development options would be. Following further discussion on if Hayden should contact Slavney to seek his input, or if Thorpe should contact him, Spadoni and Petersen directed Hayden and Thorpe to contact Slavney via a brief conference call to solicit his initial input on the development concepts and their adherence to the Master Plan.

Adjournment Plan Commission

President Petersen/Chairman Spadoni 2nd made a MOTION to adjourn the Plan Commission meeting at 6:31 pm, and the MOTION carried without negative vote.

Village Board Closed Session

Trustee Kenny/Trustee Spadoni 2nd made a MOTION at 6:32 pm to adjourn into Closed Session pursuant to Wis. Stats. Chapter 19.85 (1)(e), “deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session,” specifically WPPA Union Contract Negotiations, and the Roll Call vote was as follows:

Trustee Spadoni – Aye

President Petersen – Aye

Trustee Kenny – Aye

Trustee Pappas – Aye

Trustee Wilson – Aye

The MOTION carried on a 5-0 vote, with Trustees Kenny and Gage absent.

Trustee Kenny/Trustee Wilson 2nd made a MOTION at 6:33 pm to adjourn the closed session and to reconvene in open session, and the MOTION carried without negative vote.

Village Board Adjournment

Trustee Kenny/President Petersen 2nd made a MOTION at 6:34 pm to adjourn the Village Board meeting, 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 Board of Trustees and the Plan Commission, the official minutes will be on file at the Village Hall.

APPROVED: 1/6/2014 – V.B.; 1/27/2014 – P.C.