

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

SPECIAL JOINT WORKSHOP SESSION of the VILLAGE OF FONTANA  
BOARD OF TRUSTEES with PLAN COMMISSION  
**Monday, March 26, 2012**

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

**Trustees present:** Roll call vote: President Petersen, Tom McGreevy, Cindy Wilson, Bill Gage (arrived at 6:05 pm)

**Trustees absent:** George Spadoni, Peg Pollitt, Pat Kenny

**Plan Commission members present:** Harry Nelson, Sarah Lobdell, President Petersen, F.J. Frazier, Derek D'Auria

**Plan Commission members absent:** Micki O'Connell, George Spadoni

**Also Present:** Charles Coleman, Administrator/Treasurer Kelly Hayden, Don and Merilee Holts, Jim Howe, Lynn Ketterhagen, Robert Klockars, Library Director Nancy Krei, John Maier, Village Clerk Dennis Martin, Assistant Zoning Administrator Bridget McCarthy, Building Inspector Ron Nyman, Mike Slavney, Village Attorney Dale Thorpe

**Joint Meeting Business – Chapters 17 and 18 Final Draft**

**Provide Direction on Lakefront Residential Zoning District**

Village Planner Mike Slavney presented his update memorandum dated March 20, 2012 and a spreadsheet he created to compare the lakefront zoning district standards of Fontana, Williams Bay and Lake Geneva. Slavney stated that according to the direction he received at the last workshop meeting, he eliminated the language from the rewritten Chapter 18 draft that stated the lakefront district is fully developed. Slavney stated that the spreadsheet compares the current standards of the lakefront zoning districts. A lengthy discussion ensued on the history and progress of the rewrite project and on future development scenarios that are open in the rewritten draft in which someone could use lot line adjustments, or purchase multiple lakefront lots and combine them and then separate them again, to create opportunities for more density. McGreevy stated that he just wants to have lakefront zoning district standards that protect the current subdivision rights for the five large parcels that were discussed at the last workshop meeting, but that also maintain strict minimum lot size and density requirements for the lakefront district. Geneva Lake Conservancy Director Charles Coleman stated that as well as supporting the anti-pyramiding of riparian rights concept in the Village of Fontana zoning code, the GLC also encourages the lake municipalities to stick with the current lakefront zoning standards and not allow developers to use condominium plats to skirt density regulations. Coleman suggested that the Village consider not allowing condominium platting to be used in the lakefront residential zoning district. Thorpe responded that state statutes would prohibit the banning of condominium platting. Coleman stated that the GLC has been under the impression that the zoning was locked in its current state in the rewritten Chapter 18 and the new lakefront residential zoning district, but he understands the challenge of maintaining the longtime property owner's rights to divide their large lots without enabling the density to be expanded throughout the entire district. Thorpe stated that the scenarios he presented earlier in the meeting regarding the potential to buy multiple lots and combine them have existed for 70 years in the Fontana zoning code. Thorpe stated that the language restored in the rewritten Chapter 18 is not creating anything new. Thorpe stated that he and Slavney can attempt to draft new language to meet the stated goal of allowing large enough lakefront parcels to be subdivided, but to protect from over-development and an expansion of density. Slavney stated that there are a number of methods he can present that are used in other counties to protect farmland from being over-developed. Hayden stated that with the change in direction provided by the Village Board at this stage in the long rewrite process, she would suggest not going all the way back to square one with the current standards of the lakefront zoning district. Hayden stated that at the least, the Village Board should consider increasing the minimum

standards for lot sizes and density for newly created lots in the lakefront residential zoning district. McGreevy suggested that minimum standards such as 125 feet of lake frontage and something like 50,000 square feet for minimum lot size could be incorporated into the regulations for creating a new buildable lot in the lakefront residential zoning district. Following further discussion, the Plan Commission and Village Board members reached a consensus that Slavney should draft language for the new lakefront residential zoning district that protects the development rights of the owners of large lakefront lots that currently have one primary residence, but that are large enough to accommodate another primary residence if subdivided; and language that prohibits purchasing large swaths of land, razing the existing structures and platting the land to create more density. Petersen stated that Slavney should work on the language for review at the next workshop meeting. Slavney stated that he will draft language that will give the Village firm control over the redevelopment approach to the lakefront residential zoning district, but that incorporates reasonable standards to allow large enough parcels to be subdivided. Lobdell stated that the minimum lot sizes could be increased to accomplish the goal. Thorpe stated that he agrees with Lobdell and that is what he would suggest. Slavney stated that he will review the size of the current lakefront lots and come up with increased minimum standards for the rewritten code.

D'Auria left the meeting at 6:21 pm.

**Provide Direction on Flexible Standards for Signs in Planned Development District**

Slavney stated that that language was added to incorporate sign maximum levels as directed.

**Provide Direction on Definitions for Commercial Flags and Temporary Business Signs**

Slavney stated that that the definitions were added as directed.

**Provide Direction on Existing Sign Ordinance Standards and Back-Lit Signs**

Slavney stated that that language was added to incorporate backlit signs as directed.

**Provide Direction on Community Information Signs**

Slavney stated that language was added to incorporate total size limits as directed.

**Provide Direction on Permanent Commercial Flag Regulations**

Slavney stated that that language was added to incorporate new regulations for allowed signage. Nyman stated that item "c" in the section should have the word "each" added at the end of the sentence so it states, "All such signs shall not exceed 15 square feet each."

**Provide Direction on Open for Business and Temporary Business Signs**

Slavney stated that he adjusted Sections 18-197(b) and 18-202(9) to rename "Open for Business Sign" to "Temporary Business Sign" to clarify the purpose of such sign type, and he adjusted the regulations as directed.

**Provide Direction on Temporary Business Signs at Abbey Resort Business Subdistrict**

Slavney stated the he incorporated regulations into the new district that had not been previously addressed. Following discussion, the Village Board directed Slavney to further amend the section to match the time allowed for temporary signs to be 48 hours prior to the event through 48 hours following the end of the event; and to amend the section to allow for only two signs along any street frontage.

**Provide Direction on Menu Boards as Permanent Non-Residential Signs**

Slavney stated that he moved Section 18-202(8) related to menu boards from the temporary sign section and placed it in Section 18-200 for sign regulations for permanent non-residential signs as directed.

**Provide Direction on Internally Illuminated Signs**

Slavney stated in order to maintain the existing small-town charm of the Village, he would suggest incorporating the language to he added to Section 18-197 that prohibits internally illuminated signs. Any new enclosed, cabinet signs with internal illumination would be prohibited; however, any current

signs would be allowed to remain as long as their appearance is not altered. A lengthy discussion ensued on what constitutes an internally illuminated sign and what constitutes a backlit sign before the Plan Commission and Village Board members reached the consensus that the section is good as presented in the March 20, 2012 memo.

**Provide Direction on Amendments to Lakefront Pyramiding Ordinance Suggested by GLC Attorney**

Thorpe stated that he is still working with GLC Attorney William O'Connor on proposed amendment language for the lakefront pyramiding ordinance. Thorpe stated that he is working on a revision that should be ready soon for presentation to the Plan Commission and Village Board.

**Other Relevant Items**

None presented.

**Schedule for Project Finalization & Schedule Public Hearing If Appropriate**

Petersen stated that another special workshop meeting will be scheduled to consider the changes directed that night. Slavney stated that he will work on the changes and forward the document to the Village as soon as possible.

**Adjournment**

Commissioner Lobdell/Commissioner Frazier 2<sup>nd</sup> made a MOTION to adjourn the Plan Commission meeting at 6:40 pm, and the MOTION carried without negative vote.

Trustee McGreevy/Trustee Gage 2<sup>nd</sup> made a MOTION to adjourn the Village Board meeting at 6:40 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 Village Board and Plan Commission, the official minutes will be kept on file at the Village Hall.

APPROVED: 4/2/12 – V.B.; 4/30/12 – P.C.