

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

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
Wednesday, April 8, 2015

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: Trustee Spadoni, F. J. Frazier, Cynthia Nickolai, President, Micki O'Connell, President Petersen, Sarah Lobdell

Also present: Administrator Dennis Martin, Building Inspector/Zoning Administrator Ron Nyman, Trustee Rick Pappas, Village Attorney Dale Thorpe (arrived at 5:34), John Tracy

Visitors Heard

None

Approve Minutes

President Petersen/Commissioner Lobdell 2nd made a MOTION to approve the minutes as presented for the February 23, 2015 meeting, and the MOTION carried without negative vote.

General Business

Reschedule Public Hearing for Proposed Ordinance Amendment to Section 17-5(7)

The public hearing was originally scheduled on Monday, March 30, 2015; however, the meeting was cancelled due to lack of a quorum. Staff would like to reschedule the public hearing for the next monthly meeting on Monday, April 27, 2015.

Commissioner O'Connell/President Petersen 2nd made a MOTION to reschedule a public hearing for Monday, April 27, 2015 beginning at 5:30 pm to consider the proposed amendment to Chapter 17-5(7) as presented, and the MOTION carried without negative vote.

John Tracy PD Application – Set Public Hearing

Staff recommended the application for a zoning amendment be set for a public hearing at the next monthly meeting. Due to newspaper publication deadlines, the Class II notice was sent to the Lake Geneva Regional News on Monday with a disclaimer in the event the public hearing was not scheduled by the Plan Commission.

President Petersen/Commissioner Nickolai 2nd made a MOTION to schedule a public hearing for Monday, April 27, 2015 beginning at 5:30 pm to consider the proposed Petition to Amend the Zoning Code for the Lakeview Terrace Planned Development application filed by John Tracy and his Four Peaks, LLC, for the parcels located at 264 and 268 Third Avenue, and the MOTION carried without negative vote.

Glenwood Springs Beach Access Road Easement Agreement

The Village will be constructing its own driveway to access the small beach area from Harvard Avenue. Thorpe stated he conducted a Title search and found a small corner of a parcel that the driveway will cross is owned by the Glenwood Springs Association, which has requested that the Village draft an easement to authorize access across the land and to cover all liability issues. Thorpe stated that the agreement and exhibit have not yet been drafted; however, a Plan Commission recommendation is required on all public easement agreements. During discussion, Martin explained that Frank Sottrel, owner of the property at 404 Harvard Ave., has purchased the portion of the Village fence and gate located on his property for \$2,500. The Village will be putting up additional

matching fencing and another gate along the lot line, as will Sottrel. Frazier asked how close the fence will be placed to the road because Country Club Estates has an irrigation system right off the road in that area. Martin indicated he will have the DPW staff look further into that issue. After a question posed by O'Connell, Martin indicated state statutes require a recommendation from the Plan Commission in order to go forward with drafting the proposed easement agreement.

Commissioner Frazier/Commissioner Lobdell 2nd made a MOTION to recommend approval to the Village Board to authorize the drafting of an easement agreement with the Glenwood Springs Association for a new beach access road to the small beach area, and the MOTION carried without negative vote.

Report on Parking and Storing Recreational Vehicles

The issue of inappropriate boat and recreational vehicle storage was brought up at previous Plan Commission meetings. Building Inspector/Zoning Administrator Ron Nyman and his assistant Robin Nuzzo took pictures and created a matrix of properties in the community that have violations of zoning ordinance section 18-64(w) Incidental Recreational Equipment Storage. Pictures included travel trailers, paddle boards, kayaks and other recreational devices stored in improper locations such as a front or side yard, and not stored inconspicuously as the ordinance requires. Nyman suggested either sending notices to the biggest violators and expecting other property owners will pick up on it, or sending notices to everyone in violation to make sure they are aware of the ordinance. Since this is a longstanding but unenforced ordinance, Nyman said he does not believe going full force and citing property owners right off the bat is the best way to handle the situation. Most Commissioners felt it was best to send the notice to everyone; if the property owners do not comply after notices are distributed, the Village would go to the next step and follow up with violations. Commission members suggested including the notice in the next Village Newsletter and posting it on the website.

Adjournment

Commissioner Lobdell/Commissioner Frazier 2nd made a MOTION to adjourn the meeting at 5:41 pm, and the MOTION carried without negative vote.

Minutes prepared by: Theresa Linneman, 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: 04/27/2015