

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

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION

Monday, June 30, 2008

Chairman Spadoni called the monthly meeting of the Village of Fontana Plan Commission to order at 5:30 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Plan Commissioners present: Chairman Spadoni, Poivey, O’Connell, President Pollitt, D’Auria (arrived at 5:31 pm), McGreevy (arrived at 5:31 pm)

Plan Commissioner absent: Lobdell

Also present: Liz Accola, Pam Carper, Administrator Kelly E. Hayden-Staggs, Rob Ireland, Cary Kerger, Library Director Nancy Krei, Village Clerk Dennis Martin, Assistant Zoning Administrator Bridget McCarthy, CDA Executive Director Joseph McHugh, Brian Pollard, Village Attorney Dale Thorpe, Director of Public Works Craig Workman

Visitors Heard

None

Announcements

Congressman Ryan’s Mobile Office will be at parked in the Village Hall lot on Wednesday, July 2, 2008 from 2:00 to 3:00 pm; the Fontana Public Library will host its Summer Story Time Program on Thursdays, July 3, 17, 24 and 31, 2008 at 10:00 am; the Village of Fontana’s annual Fourth of July fireworks display will be held Friday, July 4, 2008 at dusk; the Geneva Lake West Chamber of Commerce will host Music in the Park performances on Saturday, July 5, 2008, at 1:00, 3:30 and 6:00 pm in Reid Park; a special joint meeting of the Plan Commission, Village Board and CDA will be held Monday, July 7, 2008 at 5:00 pm; the next monthly meeting of the Village Board will be held Monday, July 7, 2008 at 6:00 pm; the Lakeshore Library System Summer Storywagon Series Program will be presented at the Fontana Village Hall on Tuesdays, July 8, 15 and 22, 2008 at 10:00 am; the next monthly meeting of the CDA will be held Wednesday, July 9, 2008 at 6:00 pm; the VOF Assessor will be at the Village Hall for office hours on Friday, July 18, 2008, from 10:00 am to 2:00 pm; the Park Commission and Trout Unlimited will conduct a work day in Van Slyke Creek on Saturday, July 19, 2008 beginning at 9:00 am; the annual Big Foot Lions Club Lobster Boil/Steak Fry will be held Saturday, July 26, 2008, beginning at noon; and the next monthly meeting of the Plan Commission will be held Monday, July 28, 2008 at 5:30 pm.

Approve Minutes

O’Connell/Poivey 2nd made a MOTION to approve the minutes for the meeting held May 27, 2008, and the MOTION carried without negative vote.

General Business

Proposed Amendments to Lakefront Zoning Ordinance Sections 18-17 & 18-80 – Set Public Hearing

McCarthy stated that the proposed amendments to Sections 18.80 (c)(10), 18.17 and 18.27 (b)(4) address the guesthouse versus caretaker’s quarters concerns in the Municipal Code. McCarthy stated that the proposed amendments would not prohibit the development of a second residence on lakefront lots, they would help clarify the code. McCarthy stated that the proposed amendments

would allow for a better opportunity for lakefront parcel owners to develop accessory living quarters because they would not need to meet residential density factors if the proposed living quarters are fully contained in a principal structure. McCarthy stated that with regard to the concern of second houses being bigger than the principal structure, the proposed amendments control size and regulate growth without eliminating current property rights. The proposed amendments would eliminate the requirement for property owners to prove who would be living in a structure, so the building inspector would not have to check to see who is employed full time as a caretaker and who is not; they would allow owners of parcels that don't meet the density standards to develop accessory living quarters if the quarters are contained in the principal structure; and they would still allow for owners of lakefront parcels to develop an additional principal structure if the lot meets the density standard – which is the same as the current code. In response to a concern stated by Poivey, McCarthy stated that she will add language to address the “fully self contained” regulation so that kitchen facilities are allowed.

D’Auria/O’Connell 2nd made a MOTION to hold a public hearing on Monday, July 28, 2008 beginning at 5:30 pm to consider the proposed amendments to Municipal Code Sections 18.80 (c)(10), 18.17 and 18.27 (b)(4) as presented and with additional language added to address the “fully self contained” regulation so that kitchen facilities are allowed. The MOTION carried without negative vote.

Mill Street Retail Building PIP Amendment for Georgie B’s Restaurant Signage Proposal

McCarthy stated that the amendment will provide for the current and future tenants of the retail building to apply for building permits to erect exterior signage at the site. McCarthy stated that the individual tenants will still have to get building permits, but the amendment would establish the allowable locations and dimensions for signage.

O’Connell/McGreevy 2nd made a MOTION to recommend Village Board approval of the amendment to the Precise Implementation Plan for the signage for the Mill Street Retail Building, 441 Mill Street, as submitted, and the MOTION carried without negative vote.

Appoint Plan Commissioner Representative to Lakefront Building Committee

McHugh stated that the CDA is considering an amendment to the Tax Increment District project plan that called for a commercial and mixed use building to replace the current Village owned marina building on the lakefront being leased by Kevin Kirkland. A new building will have to be approved by the residents in a referendum. McHugh stated that an advisory Blue Ribbon Committee consisting of members from the CDA, Village Board, Plan Commission, Lakefront and Harbor Committee and Park Commission and two citizen members is being established to draft the initial proposal. McHugh stated that the committee will be charged with preparing the initial details in order to come up with a proposed building concept and the construction cost that can be presented to the public and voted on in a required referendum. McHugh stated that the CDA has appointed Cindy Wilson to the committee and the Park Commission has appointed Dan Green. McHugh stated that by having representatives from all of the committees and commissions serve on the planning committee, all of the Village committees and commissions will receive monthly updates on the planning process until the project is voted on in an April 2009 referendum. McHugh stated that the committee will meet monthly at first and then as necessary as the planning process move forward.

Spadoni/President Pollitt 2nd made a MOTION to appoint Derek D’Auria as the Plan Commission representative to the Blue Ribbon Committee and Tom McGreevy as the alternate, and the MOTION carried without negative vote.

Amended Plan for Abbey Resort Spa Renovation Project

An amended plan filed was officially filed with the Village on June 20, 2008 for the Building, Site and Operational Plan approved for the Abbey Provident Hotel Manager, LLC Spa renovation project. The amended plan, dated May 1, 2008, was the plan that the Abbey submitted and had approved by the State; however, the plan is not the same as recommended for approval by the Plan Commission

at its April 28, 2008 meeting and approved by the Village Board at its meeting on May 5, 2008. Cary Kerger stated that plan was amended to address length and size issues with two canopies. Kerger stated that a canopy that was going to be erected at the VIP suite was removed from the amended plan because the area was intended for sunbathing. Kerger stated that a new exterior canopy at the north side entrance that was initially planned to be 30 feet in length was reduced to 15 feet in length in the amended plan. Kerger stated that exterior canopy was reduced to diminish the density in the small entrance area. Kerger stated that the style and materials of the new canopy will be the same as in the initially approved plan. Kerger stated the canopy has just been scaled back in total size. In response to a question, Kerger stated that the amended plan has been approved by the state. D'Auria/Poivey 2nd made a MOTION to recommend Village Board approval of the amended plan as submitted, and the MOTION carried without negative vote.

Pending Items for Future Agendas

1. Brick Church Hotel and Spa BSOP Proposal

Adjournment

Poivey/O'Connell 2nd made a MOTION to adjourn at 5:50 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: 7/28/08