

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

SPECIAL JOINT SESSION OF THE VILLAGE BOARD OF TRUSTEES
with the PLAN COMMISSION

Monday, August 8, 2005

President Whowell called the Special Joint Meeting to order at 5:04 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Trustees present: Roll call vote: Petersen, Larson, Pollitt, Turner, O'Connell, President Whowell

Trustee absent: Bromfield

Plan Commissioners present: Roll call vote: President Whowell, Larson, O'Connell, Eakright, Poivey

Plan Commissioners absent: Spadoni, Treptow

Also present: Cheryl Bartz, Jim Celano, John Clair, Village Administrator Kelly Hayden-Staggs, Village Clerk Dennis Martin, CDA Interim Executive Director Joseph McHugh, Brian Pollard , Paul Sloth

General Business

Plan Commission Recommendation on Precise Implementation Plan Filed by FairWyn Development Corporation for Mill Street Project

President Whowell stated the special meeting was called to act on the PIP filed by Pollard and his attorney, John Clair. Clair stated that the developer will bring back more plans for the commercial building PIP approval at a later date; however, they were seeking approval for the PIP covering the residential portion of the development. The PIP for the commercial building will include plans for the dumpster area, and plans for a sign. Pollard stated that only one sign is being proposed for the entire development, at the corner of Highway 67 and Potter Court, and he is working with the CDA planning firm, PDI, on the design. Pollard stated that during construction, there will be a temporary sign and an onsite sales center. Clair presented an August 8, 2005 letter to Hayden-Staggs that addresses the concerns stated by the Village staff members at a meeting held August 3, 2005. Larson stated that she is still concerned about the use of railroad ties for landscaping at the professional building, and suggested that Pollard use other landscaping materials similar to the stone pavers the CDA is using for the new Highway 67 crosswalks and walkways. The previously approved CUP for the professional building did not include the use of railroad ties for the landscaping. Pollard stated that he is working with the same landscaping planner that the CDA is using, Brad Drefcinski of Planning & Design Institute, Inc., and the railroad ties at the professional building will not even be visible within a year. Pollard stated that once the bushes and other plants start to fill in, the railroad ties will be covered. Larson stated that she would hate to see any more railroad tie retaining walls on the development site, if more are needed. Pollard stated that it would be very expensive and time consuming to remove the railroad ties at the professional building at this time; however, he will not use them on the Mill Street condominium and commercial building site. Turner stated that Pollard also should consult with Drefcinski to see what he recommends for landscape retaining walls. O'Connell stated that she does not have a problem with the use of wooden timbers or railroad ties for landscaping. President Whowell stated that the Plan Commission and Village Board should consider as a condition for approval that Pollard has to work with the Park Commission if there are any changes proposed for the landscaping plan.

Commissioner Poivey/Commissioner Eakright 2nd made a MOTION to approve and forward to the Village Board the Precise Implementation Plan for the condominium building in the FairWyn Development Corporation

Mill Street project, with the condition that any landscaping plan modifications be approved by the Park Commission, and the MOTION carried without negative vote.

Village Board Action on Precise Implementation Plan Filed by FairWyn Development Corporation for Mill Street Project

Trustee O'Connell/Trustee Petersen 2nd made a MOTION to approve the Precise Implementation Plan for the condominium building in the FairWyn Development Corporation Mill Street project, with the condition that any landscaping plan modifications be approved by the Park Commission, and the MOTION carried without negative vote.

Adjournment

Commissioner O'Connell/Commissioner Poivey 2nd made a MOTION to adjourn the Plan Commission meeting at 5:38 pm, and the MOTION carried without negative vote.

Trustee Petersen/Trustee Larson 2nd made MOTION to adjourn the Village Board meeting at 5:38 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 on file at the Village Hall.

APPROVED: 08/29/05 – PC

09/06/05 - VB