

**VILLAGE OF FONTANA ON GENEVA LAKE
WALWORTH COUNTY, WISCONSIN**

(Official Minutes)

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION

Monday, November 27, 2017

Chairman Dave Prudden called the monthly meeting of the Plan Commission to order at 5:31 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Plan Commissioners present: Roll call: Trustee Prudden, Bob Grant, Bob Ahern, Bob Kirkland, Sarah Lobdell, Trustee Petersen

Plan Commissioner Absent: F.J. Frazier

Also present: Theresa Loomer, Bridget McCarthy, Dave Patzelt, Terry Tavera (arrived at 5:35 pm)

Visitors Heard

None

Approve Minutes

Commissioner Kirkland/Commissioner Ahern 2nd made a MOTION to approve the minutes for the meeting held on October 30, 2017, and the MOTION carried without negative vote.

General Business

Final Plat Amendment Application for Rowhomes of Fontana Filed by The Shodeen Family Property Company, LLC, for Property Located at 170 Third Avenue

The Shodeen Family Property Company submitted an application for Final Plat for the Rowhomes of Fontana Condominium Buildings 3 and 4 located at 170 Third Avenue. McCarthy stated there were no comments from the Village planner or Village attorney. An initial motion was made by Commissioner Kirkland and seconded by Commissioner Grant to recommend approval of the application to the Village board, however, Village Engineer Terry Tavera arrived to the meeting after the initial motion was made and provided additional information. Tavera stated there are three concerns from the engineers point of view. The original plans submitted by Shodeen tied the existing downspouts into the retention basin, however, the developer placed downspouts leading to the south without going through the underground detention facility. While this technically meets Village storm water requirements, it is not what was depicted on the original plans approved by the Village. Tavera stated that if the downspouts from the next phase of buildings to the west of Phase 1 along Third Avenue are also designed not to flow into the underground detention facility, the developer's engineer should confirm the site still meets Village storm water requirements. Petersen asked why the development is not following the original plan and also asked why the developer's engineer would confirm if it meets our code rather than the Village's engineers. He stated he did not want water dumped out onto Third Avenue especially in the winter when it could freeze. The second concern mentioned was the Village had a contractor make repairs to the inlet on the north side of Third Avenue across from the post office and also mortared around the new storm water connection pipe to the Shodeen Row Homes development. Tavera indicated this should have been completed by the developer when they made the storm sewer connection to the existing Village inlet and the cost of \$600 should be billed back to Shodeen. Lastly, the Village requested repairs to the storm sewer line in March, 2017 and the developer reported the repairs were made in April, 2017. He advised Village staff should confirm that these repairs were made and that they are satisfactory. A revised motion was made.

Commissioner Kirkland/Commissioner Grant 2nd made a MOTION to recommend Village Board approval contingent on having all existing and future downspouts tied into the retention basin as

shown on the originally submitted drawings, the outstanding \$600 bill is paid by Shodeen, and the previous repairs to the culvert are deemed satisfactory by the Village. The MOTION carried without negative vote.

Authorize Sidewalk Easement Agreement for Property Located at 170 Third Avenue

McCarthy explained the next step of the process for the Fontana Rowhomes Buildings 3 and 4 is to approve the sidewalk easement for the property.

Commissioner Kirkland/Commissioner Ahern 2nd made a MOTION to recommend Village Board approval of the sidewalk easement agreement for the property located at 170 Third Avenue, and the MOTION carried without negative vote.

Planned Development Amendment Application for Clear Sky Lodge, Filed by Jolynn Blair, as Trustee of Michael D. Blair 2012 Irrevocable Trust, for Property Located at 1100C South Lake Shore Drive – Set Public Hearing

The applicants discovered a utility line runs under the location of the proposed garage and they will need to alter their submittal. According to the representing attorney, a new application will be filed for the January meeting.

Reschedule December Meeting Due to Holiday

There will be no Plan Commission meeting held in December. The next meeting is scheduled for Monday, January 29, 2018 beginning at 5:30 pm.

Adjournment

Commissioner Lobdell/Commissioner Petersen 2nd made a MOTION to adjourn the meeting at 5:49 pm, and the MOTION carried without negative vote.

Minutes prepared by: Theresa Loomer, 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: 01/29/18