

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

(Official Minutes)

RESCHEDULED MONTHLY MEETING of the VILLAGE OF FONTANA PLAN
COMMISSION

Thursday, April 4, 2019

Chairman Dave Prudden called the 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: Bob Kirkland, Trustee Petersen (arrived at 5:35 pm), Trustee Prudden, Bob Grant, Bob Ahern

Plan Commissioner Absent: F.J. Frazier, Sarah Lobdell

Also present: Jeff Cates, Kevin Day, Les Johnson, Rex Lewis, Theresa Loomer, Jim Origer, Rick Pappas, Jim Privoznik, Bonnie Schaeffer, Mike Slavney, Dale Thorpe, Doug Wheaton

Visitors Heard

None

Approve Minutes

Commissioner Grant/Commissioner Kirkland 2nd made a MOTION to approve the minutes from the February 25, 2019 meeting, as presented, and the MOTION carried without negative vote.

Public Hearings

Tourist Rooming House Ordinance Amendments

The public hearing was opened at 5:31 pm. Village Planner Mike Slavney explained the proposed changes in the short term rental ordinance amendments were recommendations from staff after the first year of having the ordinance in place. The amendments include eliminating the parking requirements for the Abbey Villas, Abbey Ridges and Abbey Springs and modifying the fees. Slavney said the updated ordinance is more workable and does not affect how the ordinance applies the state requirements, but does make it easier to administer. No one spoke for or against the proposed ordinance changes. The public hearing was closed at 5:32 pm.

General Business

Plan Commission Recommendation on Tourist Rooming House Ordinance Amendments

Commissioner Kirkland/Commissioner Grant 2nd made a MOTION to recommend Village Board approval of the amended tourist rooming house ordinance amendments, as presented, and the MOTION carried without negative vote.

Jim Origer Initial Presentation on Proposed Highlands Development

Jim Origer is the owner of the previously approved Highlands of Fontana Planned Development located off Brick Church Road. Origer asked the Plan Commission members for feedback regarding a new proposal for that area. Origer stated he is looking to create more affordable housing with a starting price point around \$250,000 for a 1500 square-foot house on a quarter-acre lot, which would back up to about 30-acres of conservation area. His idea is to have smaller houses on smaller lots, but have community open space that the homeowners could enjoy but would not be directly responsible for the maintenance. He stated his desire is to have walking paths, park land and community areas available. Thorpe explained the possible legal requirements for amending the planned development that was approved about ten years ago. There was also discussion about the water and sewer hookup

for the development. The consensus of the plan commission members was for the applicant to bring back renderings of the new proposal.

Grade Preservation Ordinance Amendments – Recreating Sections 18-13, 18-210 and 18-229 and Creating Sections 18-229 – Set Public Hearing

Thorpe explained approval of the draft ordinance would require that any building or remodeling site within 30-feet of a lot line would require a grading permit to ensure no additional water runoff is being created.

Trustee Petersen/Commissioner Grant 2nd made a MOTION to set a public hearing to recreate sections 18-13, 18-210 and 18-229 and create section 18-229 regarding grade preservation ordinance amendments at the next monthly meeting date on April 29, 2019. The MOTION carried without negative vote.

Conditional Use Permit Application Filed by Rex and Diane Lewis for 650 S. Main Street for Bed & Breakfast – Set Public Hearing

Les Johnson, attorney for Rex and Diane Lewis, stated a new conditional use permit application for a bed and breakfast had been submitted for the property at 650 S. Main Street, and he believed the application has met all of staff's recommended conditions.

Trustee Petersen/Commissioner Ahern 2nd made a MOTION to set a public hearing for the conditional use permit application filed by Rex and Diane Lewis for 650 S. Main Street for a bed and breakfast at the next monthly meeting date on April 29, 2019. The MOTION carried without negative vote.

Conditional Use Permit Application Filed by Harry Soling for Parcels SA359200002 & SA359200003 for Construction of a Single Family Dwelling – Set Public Hearing

The application is for the construction of a single family home on two lots located off of Indian Hills Road.

Trustee Petersen/Commissioner Grant 2nd made a MOTION to set a public hearing for the conditional use permit application filed by Harry Soling for parcels SA359200002 and SA359200003 for construction of a single family dwelling at the next monthly meeting date on April 29, 2019, and the MOTION carried without negative vote.

Adjournment

Trustee Petersen/Commissioner Grant 2nd made a MOTION to adjourn the meeting at 5:53 pm, and the MOTION carried without negative vote.

Minutes prepared by: Theresa Loomer, Village Administrator/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: 4/29/19