

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

(Official Minutes)

RESCHEDULED MONTHLY MEETING of the VILLAGE of FONTANA PLAN
COMMISSION

and JOINT SESSION with VILLAGE BOARD OF TRUSTEES

Tuesday, September 4, 2018

Chairman Dave Prudden called the rescheduled monthly meeting of the Plan Commission to order and Village President Pat Kenny called the special Village Board meeting to order at 4:00 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Plan Commissioners Present: Trustee Prudden, Trustee Petersen, Bob Ahern, Bob Kirkland, Sarah Lobdell

Plan Commissioners Absent: Bob Grant, F.J. Frazier

Trustees Present: Roll call vote: Trustee Prudden, Trustee Livingston (arrived at 4:13 pm) Trustee Petersen, President Kenny, Trustee O'Neill, Trustee Pappas (arrived at 4:02 pm)

Trustee Absent: Trustee Livingston

Also Present: Jason Bernard, Jeff Cates, Kim Daberton, Kevin Day, Theresa Loomer, John Melby, Pete Novak, Susan Olson, Kathie Perkins, Wally Perkins, Duane Ratay, Chris Schultz, Mike Slavney, Keith Venema

Visitors Heard

None

Approve Minutes

The minutes for the July 30 and August 6, 2018 meetings were distributed.

Trustee Petersen/Commissioner Lobdell 2nd made a MOTION to approve the minutes for the meetings held on July 30 and August 6, 2018, as distributed, and the MOTION carried without negative vote.

Public Hearings

Wallace & Kathleen Perkins Petition to Amend Zoning District and Zoning Map for Planned Development Proposal at 158 Fontana Boulevard

Plan Commission Chairman Prudden opened the public hearing at 4:01 pm. Architect Jason Bernard presented the project and stated the proposed building would be mixed use with four living units on the second floor, one living unit on the first floor, one retail shop and a bar/restaurant. There are 13 proposed parking stalls for the back lot, one handicap parking space assigned to the lower residential unit, which can be modified to a non-handicap stall if needed, and one dedicated handicap parking stall. Slavney stated the plan has .195% greenspace and when asked what the minimum greenspace requirement is for the VC district based on zoning, Slavney stated it is a minimum 20%. Pappas stated he is concerned with the amount of parking stalls based on the number of the seats in the restaurant. He also pointed out that in 2007, in an effort to create more parking, Novak paved over the grassy area on the east side of the property to provide more parking for his business. The Village required he remove the newly paved area and restore the area with grass to comply with greenspace requirements. Slavney stated that typically there is one parking space required for every three seats in a restaurant. When asked how many seats the restaurant has, Novak stated there are roughly 20 seats. Applicant Wally Perkins stated their proposed development is meant to improve the community and intends to attract pedestrian traffic from the downtown area and visitors from the Abbey. He stated the proposed establishment has similar parking to the other businesses in town including Chucks and Gordy's and feels the development fits well within the community. In response to questions from Susan Olson, Slavney explained that a mixed use allows for flexibility and does not require a half-acre of land for five dwelling units and the required parking setback is 1-foot, yet the setbacks for the proposed development is more than 5-feet. In response to a question posed by Lobdell, Thorpe stated a letter received from the Village engineer deemed the storm water plan as adequate and Bernard explained the proposed system more in depth. Attorney Keith Venema stated he was

representing his client Kim Daberton who owns and operates the business next door. Venema stated that although his client is not opposed to new business, there are parking concerns as there have been issues with Novak's clients parking in the neighboring lot in the past. He stated with the increased density of the new development, parking will become more of an issue and it won't be able to accommodate the proposed uses without using the neighbors' parking lot. The public hearing was closed at 4:25 pm.

Amend Minimum Landscape Surface Area Requirements in the SR-5 and NB Zoning Districts and Amending Section 18-72

The public hearing was opened by Trustee Prudden at 4:32 pm. Slavney explained the SR-5 and NB Zoning district would be gaining 10% more impervious surface ratio in those respective districts. No one spoke for or against and proposed ordinance amendments. The public hearing was closed at 4:35 pm.

General Business

Plan Commission Recommendation of Wallace and Kathleen Perkins Petition to Amend Zoning District and Zoning Map for Planned Development Proposal at 158 Fontana Boulevard and Plan Commission Recommendation for a General Development Plan at 158 Fontana Boulevard

Commissioner Kirkland/Trustee Prudden 2nd made a MOTION to recommend Village Board approval to Amend Zoning District and Zoning Map for the Proposed Planned Development and Recommend in favor of the Proposed General Development Plan for the Property located at 158 Fontana Boulevard, and the roll call vote was as follows:

Trustee Prudden – Aye

Trustee Petersen – Aye

Commissioner Kirkland – Aye

Commissioner Lobdell – Aye

Commissioner Grant – Aye

The MOTION carried on a 5-0 vote with Commissioners Frazier and Grant absent.

Village Board Consideration of Recommendation by Plan Commission of Wallace and Kathleen Perkins Petition to Amend Zoning District and Zoning Map for Planned Development Proposal at 158 Fontana Boulevard and Recommendation by Plan Commission for a General Development Plan at 158 Fontana Boulevard

Pappas requested that the record show he counted 72 seats in the restaurant on the proposed plan.

Trustee O'Neill/Trustee Livingston 2nd made a MOTION to approve Wallace and Kathleen Perkins Petition to Amend Zoning District and Zoning Map for Planned Development Proposal and General Development Plan for the Property located at 158 Fontana Boulevard and the MOTION carried on a 5-1 vote with Trustee Pappas opposed and Trustee McGreevy absent.

Plan Commission Recommendation of Wallace and Kathleen Perkins Petition for a Precise Implementation Plan for 158 Fontana Boulevard

Trustee Prudden/Commissioner Kirkland 2nd made a MOTION to recommend Village Board approval of the Precise Implementation Plan for 158 Fontana Boulevard filed by Wallace and Kathleen Perkins, and the MOTION carried without negative vote.

Village Board Consideration of a Recommendation by Plan Commission of Wallace and Kathleen Perkins Petition for a Precise Implementation Plan for 158 Fontana Boulevard

Trustee Prudden/Trustee O'Neill 2nd made a MOTION to approve the Precise Implementation Plan for 158 Fontana Boulevard filed by Wallace and Kathleen Perkins, and the MOTION carried on a 5-1 vote with Trustee Pappas opposed and Trustee McGreevy absent.

Plan Commission Recommendation on Amending Minimum Landscape Surface Area Requirements in the SR-5 and NB Zoning Districts and Amending Section 18-72

Commissioner Lobdell/Commissioner Ahern 2nd made a MOTION to recommend Village Board approval of the minimum landscape surface area requirements in the SR-5 and NB zoning districts and amend section 18-72, and the MOTION carried without negative vote.

Village Board Consideration of Recommendation by Plan Commission on Amending Minimum Landscape Surface Area Requirements in the SR-5 and NB Zoning Districts and Amending Section 18-72

Trustee Pappas/Trustee Livingston 2nd made a MOTION to approve the amendment to the minimum landscape surface area requirements in the SR-5 and NB zoning districts and amend section 18-72, and the MOTION carried without negative vote.

Adjournment Plan Commission

Trustee Petersen/Commissioner Lobdell 2nd made a MOTION to adjourn the Plan Commission meeting at 4:36 pm, and the MOTION carried without negative vote.

Village Board General Business

Operator's License Application Filed by Greg Spende (Gordy's Boathouse)

The background check was clear and the \$60 fee has been paid.

Trustee Pappas/Trustee O'Neill 2nd made a MOTION to approve the operator's license application filed by Greg Spende for Gordy's Boathouse, and the MOTION carried without negative vote.

Consider Action: Independent Contractor Proposal for Providing Building and Zoning Services

This item was discussed in closed session.

Closed Session

Trustee Pappas/Trustee O'Neill 2nd made a MOTION at 4:36 pm Pursuant to Wis. Stats. Chapter 19.85(1)(e), "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session," specifically Independent Contractor proposal for providing Building and Zoning Services.

The Roll Call vote was as follows:

Trustee Livingston – Aye

Trustee Petersen – Aye

President Kenny – Aye

Trustee O'Neill – Aye

Trustee Pappas – Aye

Trustee Prudden – Aye

The MOTION carried on a 6-0 vote with Trustee McGreevy absent.

Adjourn Closed Session

Trustee Petersen/Trustee Prudden 2nd made a MOTION to adjourn Closed Session and Reconvene into Open Session at 4:48 pm, and the MOTION carried without negative vote.

Adjournment

Trustee Petersen/Trustee O'Neill 2nd made a MOTION to adjourn at 4:49 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 Village Board, the official minutes will be kept on file at the Village Hall.

APPROVED: VB 10/1/18
PC 11/26/18