

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

(Official Minutes)

SPECIAL MEETING of the VILLAGE OF FONTANA PLAN COMMISSION

Monday, December 9, 2019

Chairman Dave Prudden called the monthly meeting of the Plan Commission to order at 5:00 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin

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

Plan Commissioner Absent: F.J. Frazier

Also present: Skip Bliss, Kevin Day, Christina Green, Theresa Loomer, Joe Mesler, Tara Ramljak, Bonnie Schaeffer, Stephanie Smith, John Swider, Dale Thorpe

Visitors Heard

None

General Business

Consider Precise Implementation Plan Application filed for the property located at 120 & 126 W. Main Street, Fontana, WI 53125, for Parcel STFV 00176, filed by CALC Holdings LLC, 222 E. Roosevelt Road, Wheaton, IL 60187

Attorney Dale Thorpe explained the plan commission had already voted on the rezone and general development plan at the last meeting and the more detailed precise implementation plan (PIP) had been submitted for tonight's meeting. Thorpe stated the PIP has been negotiated based on the three applications submitted and additional staff input. Commissioner Grant asked if Attorney Thorpe could briefly explain any changes made. Thorpe explained at the public hearing on the rezone, several home owners from the Cliff of Fontana association expressed concern over the proposed building including building height, stormwater runoff and additional groundwater. The applicant agreed place a deed restriction on the back portion of the parcel. The deed restriction will protect against any changes or development. All existing trees will stay, and no additional buildings will be allowed to be built and it will also give the rights to Cliffs of Fontana association to enforce.

Commissioner Kirkland/Commissioner Grant 2nd made a MOTION to recommend Village Board approval of the precise implementation plan application as presented for the property located at 120 & 126 W. Main Street, and the MOTION carried with a 5-1 vote Trustee Petersen opposed.

Consider Certified Survey Map Application filed for the property located at 120 & 126 W. Main Street, Fontana, WI 53125, for Parcel STFV 00176, filed by CALC Holdings LLC, 222 E. Roosevelt Road, Wheaton, IL 60187

Thorpe explained the underlying property is currently on more than one lot and the certified survey map application is to combine the lots into one lot which is necessary before consideration of the condominium. Trustee Petersen made an initial motion to deny the certified survey map, as presented, however, it failed for lack of a second.

Commissioner Grant/Commissioner Lobdell 2nd made a MOTION to recommend Village Board approval of the certified survey map application as presented for the property located at 120 & 126 W. Main Street, and the MOTION carried with a 5-1 vote with Trustee Petersen opposed.

Consider Condominium Plat Application filed for the property located at 120 & 126 W. Main Street, Fontana, WI 53125, for Parcel STFV 00176, filed by CALC Holdings LLC, 222 E. Roosevelt Road, Wheaton, IL 60187

The condo plat is the final step in the process to approve a five-unit condominium which will turn the condominiums into individual saleable units. Commissioner Lobdell asked if there was anything restricting these units from rentals. Thorpe explained that nothing is restricting them from being rentals under state law and until this point nothing has been mentioned by staff or the plan commission. Thorpe stated he felt it would be unfair to require the prohibition of rentals so late in the approval process.

Commissioner Lobdell/Commissioner Grant 2nd made a MOTION to recommend Village Board approval of the condominium plat application as presented for the property located at 120 &126 W. Main Street, and the MOTION carried with a 5-1 vote Trustee Petersen opposed.

Adjournment

Commissioner Lobdell /Commissioner Grant 2nd made a MOTION to adjourn the meeting at 5:08 pm, and the MOTION carried without negative vote.

Minutes prepared by: Stephanie Smith, Deputy Clerk/Treasurer

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: 02/24/2020