

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

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
and JOINT SESSION with JOINT EXTRATERRITORIAL ZONING COMMITTEE
(Village of Fontana, Town of Walworth)
Monday, October 28, 2019

Chairman Dave Prudden called the monthly meeting of the Plan Commission to order at 5:32 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

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

Fontana ETZ Members present: Sarah Lobdell, Bob Ahern, Bob Grant

Walworth ETZ Members present: Ken Magowan, Jim Van Dreser, Tom Rohleder

Also present: Kevin Day, Christine Green, Theresa Loomer, James McAvoy, Bonnie Schaeffer, Mike Slavney, Ed Snyder, Stephanie Smith, Dale Thorpe

Visitors Heard

Mike Slavney stated he would like to remind everyone that the public hearing for the comprehensive plan update will be taking place on November 4, 2019.

Approve Minutes

September 30, 2019

The minutes from the September 30, 2019 meeting were distributed.

Trustee Petersen/Commissioner Frazier 2nd made a MOTION to approve the minutes from the September 30, 2019 meeting, and the MOTION carried without negative vote.

Joint Session Public Hearing

Zoning District and/or Map Amendment Application Filed by James McAvoy to Rezone a 7.09 acre Project area from A3 to A4 and to Rezone Remaining 27.72 acres from A3 to A2 for Parcel EW100005, located at W6060 Willow Bend Road in the ETZ

James McAvoy stated he is looking to build pole buildings for seasonal boat storage. He has proposed building five cold storage buildings for boat storage and would not be doing an in and out service. McAvoy said the land where he is looking to build currently is home to his tree farm and he plans to use those trees for landscaping around the buildings to create a buffer from the road. He plans to construct a new driveway entrance on the west side of property and does not plan to use the existing drive. Village planner Mike Slavney stated he flew a drone over the property, and he feels the request is in line with other area properties and will blend in nicely. The public hearing was opened at 5:40 pm. No one spoke for or against the zoning district and/or map amendment application. The public hearing was closed at 5:41 pm.

Conditional Use Permit Application Filed by James McAvoy for Boat Storage at W6060 Willow Bend Road in the ETZ

Public Hearing opened at 5:42 pm. No one spoke for or against the CUP application. The public hearing was closed at 5:42 pm.

Joint Session Business

ETZ Recommendation on Zoning District and/or Map Amendment Application Filed by James McAvoy to Rezone a 7.09 acre Project area from A3 to A4 and to Rezone Remaining

27.72 acres from A3 to A2 for Parcel EW 100005, located at W6060 Willow Bend Road in the ETZ

Commissioner Van Dreser/Commissioner Lobdell 2nd made a MOTION to recommend Village Board approval of zoning district and/or map amendment application filed by James McAvoy to Rezone a 7.09 acre project area from A3 to A4 and to Rezone Remaining 27.72 acres from A3 to A2 for Parcel EW 100005, and the MOTION carried unanimously by the ETZ members.

Plan Commission Recommendation on Zoning District and/or Map Amendment Application Filed by James McAvoy to Rezone a 7.09 acre Project area from A3 to A4 and to Rezone Remaining 27.72 acres from A3 to A2 for Parcel EW 100005, located at W6060 Willow Bend Road in the ETZ

Trustee Peterson/Commissioner Grant 2nd made a MOTION to recommend Village Board approval of zoning district and/or map amendment application filed by James McAvoy to Rezone a 7.09 acre project area from A3 to A4 and to Rezone Remaining 27.72 acres from A3 to A2 for Parcel EW 100005, and the MOTION carried without negative vote.

ETZ Recommendation on Conditional Use Permit Application Filed by James McAvoy for Boat Storage at W6060 Willow Bend Road in the ETZ

Commissioner Van Dreser/Commissioner Ahern 2nd made a MOTION to recommend Village Board Approval of the conditional use permit application filed by James McAvoy for boat storage at W6060 Willow Bend Road in the ETZ, and the MOTION carried without negative vote.

Plan Commission Recommendation on Conditional Use Permit Application Filed by James McAvoy for Boat Storage at W6060 Willow Bend Road in the ETZ

Trustee Peterson/Commissioner Grant 2nd made a MOTION to recommend Village Board approval of the conditional use permit application filed by James McAvoy for boat storage at W6060 Willow Bend Road in the ETZ, and the MOTION carried without negative vote.

Adjournment ETZ Committee

Commissioner Magowan/Commissioner Lobdell 2nd made a MOTION to adjourn the ETZ Committee at 5:47 pm, and the MOTION carried without negative vote.

Plan Commission Public Hearing

Repeal and Recreate Ordinance Section 18-40 (IV)(d)(3) of the Municipal Code Regarding Abbey Harbor Marina Zoning Sub-District located at 271 Fontana Boulevard

Attorney Dale Thorpe stated it is a small modification to allow for pool and open-air pavilion. The public hearing was opened at 5:47 pm. No one spoke for or against the repeal and recreation of ordinance section 18-40 (IV)(d)(3). The public hearing was closed at 5:48 pm.

Conditional Use Permit Application Filed by Abbey Harbor Condominium Association for Outdoor Pavilion at 271 Fontana Boulevard

The public hearing was opened at 5:48 pm. No one spoke for or against the CUP application for construction of a pavilion. The public hearing was closed at 5:49 pm.

Amend Zoning Code Section 18-13 regarding Definition of Accessory Structure Or Use

Bonnie Schaffer explained it was brought to her attention that under section 18-13, definitions of accessory structure or use was currently only referring to detached structures. The zoning code section regarding definitions of accessory structure or use was amended to include the words “or attached”. The public hearing was opened at 5:49 pm. No one spoke for or against the zoning code amendment. The public hearing closed at 5:50 pm.

Repeal and Recreate Ordinance Section 18-253(e), regarding Public Hearings and Section 18-253(f) regarding Variances of the Municipal Code

Attorney Dale Thorpe stated the ordinance update is to clean up the municipal code with regard to variance processes and procedures. The public hearing was opened at 5:50 pm. No one spoke for or against the repeal and recreation of ordinance section 18-253(e) and section 18-253(f). The public hearing was closed at 5:51 pm.

Plan Commission Business

Plan Commission Recommendation on Repeal and Recreate Ordinance Section 18-40 (IV.)(d)(3) of the Municipal Code Regarding Abbey Harbor Marina Zoning Sub-District located at 271 Fontana Boulevard

Trustee Petersen/Commissioner Frazier 2nd made a MOTION to recommend Village Board approval of the proposed ordinance repealing and recreating Section 18-40(IV)(d)(3) of the municipal code regarding Abbey Harbor Marina Zoning Sub-District. The MOTION carried without negative vote. Trustee Prudden abstained.

Plan Commission Recommendation on Conditional Use Permit Application Filed by Abbey Harbor Condominium Association for Outdoor Pavilion at 271 Fontana Boulevard

Trustee Petersen/Commissioner Frazier 2nd made a MOTION to recommend Village Board approval of CUP application filed by Abbey Harbor Condominium Association for outdoor pavilion at 271 Fontana Boulevard. The MOTION carried without negative vote. Trustee Prudden abstained.

Plan Commission Recommendation on Amending Zoning Code Section 18-13 regarding Definition of Accessory Structure Or Use

Commissioner Ahern/Commissioner Lobdell 2nd made a MOTION to recommend Village Board approval of proposed amendment to zoning code section 18-13, regarding definition of accessory structure or use. The MOTION carried without negative vote.

Plan Commission Recommendation on Repeal and Recreate Ordinance Section 18-253(e), regarding Public Hearings and Section 18-253(f), regarding Variances of the Municipal Code

Commissioner Lobdell/Commissioner Ahern 2nd made a MOTION to recommend Village Board approval of the proposed ordinance repeal and recreation of section 18-253(e), regarding public hearings and section 18-253(f), regarding variances of the municipal code. The MOTION carried without negative vote.

120 – 126 W. Main Street Application for Rezone from Village Center to Planned Development and Adoption of General Development Plan – Set Public Hearing

Commissioner Lobdell/Commissioner Grant 2nd made a MOTION to set a public hearing for 120-126 W. Main Street application for rezone from village center to planned development and adoption of general development plan at the November plan commission meeting scheduled for Monday, November 25, 2019 beginning at 5:30 pm. The MOTION carried without negative vote.

Adjournment Plan Commission

Trustee Petersen/Commissioner Frazier 2nd made a MOTION to adjourn the Plan Commission meeting at 5:56 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 and Joint ETZ Committee, the official minutes will be on file at the Village Hall.

APPROVED: 11/25/2019