

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

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
Monday, June 25, 2012

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

Plan Commissioners present: Roll call: Trustee Spadoni, Micki O'Connell, President Arvid Petersen, Scott Vilona

Plan Commissioners absent: Harry Nelson, Sarah Lobdell, F.J. Frazier

Also present: Charles Coleman, Administrator/Treasurer Kelly Hayden, Don and Merilee Holts, Village Clerk Dennis Martin, Building Inspector/Zoning Administrator Ron Nyman, James Olson, Sherry Ostrowski, Trustee Rick Pappas, Mike Slavney, Dale Thorpe

Visitors Heard

None

Announcements

1. Summer Storywagon Program at Village Hall – **Tuesday, June 26, 2012, 10:00 am**
2. Computer Basics Class at Public Library – **Wednesday, June 27, 2012, 10:00 am**
3. Lakefront and Harbor Committee Meeting – **Wednesday, June 27, 2012, 4:30 pm**
4. Local Business Committee Meeting – **Thursday, June 28, 2012, 5:00 pm**
5. Public Works Committee Meeting – **Saturday, June 30, 2012, 8:00 am**
6. Village Hall & Public Library Closed for Independence Day Holiday – **Wednesday, July 4, 2012**
7. Fourth of July Fireworks Display at Lakefront – **Wednesday, July 4, 2012, Dusk**
8. Village Assessor Local Office Hours – **Friday, July 6, 2012, 10:00 am to 2:00 pm**
9. Fontana Rescue Squad Pancake Breakfast – **Saturday, July 7, 2012, 7:00 to 10:30 am**
10. Big Foot Recreation Movies on Municipal Beach – **Saturdays, July 7 & 21, 2012, Dusk**
11. Village Board Meeting – **Monday, July 9, 2012, 6:00 pm**
12. Summer Storywagon Programs at Village Hall – **Tuesdays, July 10, 17 & 24, 2012, 10:00 am**
13. FW/WPCC Board Meeting – **Tuesday, July 10, 2012, 7:30 pm**
14. GLLEA Board Meeting – **Wednesday, July 11, 2012, 10:00 am**
15. Library Board Meeting – **Wednesday, July 18, 2012, 10:00 am**
16. Plan Commission Staff Meeting – **Wednesday, July 18, 2012, 1:00 pm**
17. Park Commission Meeting – **Wednesday, July 18, 2012, 6:00 pm**
18. Geneva Lake Environmental Agency Board Meeting – **Thursday, July 19, 2012, 7:00 pm**
19. Finance Committee Meeting – **Thursday, July 26, 2012, 6:00 pm**
20. Plan Commission Monthly Meeting – **Monday, July 30, 2012, 5:30 pm**

Approve Minutes

President Petersen/Commissioner O'Connell 2nd made a MOTION to approve the minutes for the meeting held June 4, 2012, and the MOTION carried without negative vote.

General Business

Lake Geneva Yacht Club, 1250 S. Lakeshore Drive, PD Amendment for Building Proposal
Briohn Building Corporation, Brookfield, submitted plans and a Planned Development amendment application for a new Buddy Melges Sailing Center and Lake Geneva Yacht Club building at 1250 S. Lakeshore Drive. The plans are the same as presented to the Plan Commission and Village Board at a joint session meeting held April 30, 2012. The Village staff report states the applicant wishes to raze two existing structures (located nearest the lakefront) and replace them with one structure which will house both the Lake Geneva Yacht Club and the Geneva Lake Sailing School. The height of the proposed new structure would exceed the 35-foot maximum limit in the Village Zoning Code;

however, a modification of height may be allowed in Planned Development zoning districts. Due to the topography of the existing parcel, very little of the height of the proposed structure will be viewed from the road. A sanitary sewer easement was required at the time the property was annexed into the Village, and a copy of the recorded document is required. The elevation at the Village lift station connection also must be confirmed. The proposed 6-inch water line will come off the existing 8-inch water main. It should be noted on the fire flow calculations that the structure is located at the dead-end of a water main. The proposal includes an area on the lawn to be used for an event tent location. It should be noted that Village building and zoning permits for a temporary accessory structure will be required for each event tent use. Approval of this plan does not alleviate the applicant from securing all required permits. It was noted that the proposed plan appears to show improvement regarding storm water management; however, a Wisconsin DNR Chapter 30 permit will be required for land disturbance, erosion control and grading. In addition to the state requirements, the Village must approve additional erosion control measures, which should include, but not be limited to sequencing, matting, etc. Spadoni stated that the staff report includes 12 suggested conditions for approval, which the applicant has agreed to comply with. Thorpe stated that the ordinance approving the Planned Development zoning for the Lake Geneva Yacht Club parcel also will have to be amended if the amendment to the Precise Implementation Plan is approved. President Petersen/Commissioner Vilona 2nd made a MOTION to recommend Village Board approval of the amendment to the Lake Geneva Yacht Club Planned Development Precise Implementation Plan as presented, with the following 12 conditions:

1. All applicable findings and comments from Ruckert-Mielke draft correspondence dated June 13, 2012 shall be complied with.
2. The applicant shall secure a permanent easement with the Village for the existing sanitary sewer main on the property. Such easement shall be recorded with Walworth County and a copy provided to the Village prior to the issuance of building or zoning permits.
3. The elevation at the lift station connection shall be confirmed as soon as possible.
4. Fire flow calculations shall note the structure is located at the end of a “dead end” water main.
5. The maximum building height shall not exceed 50 feet as measured from the lowest existing grade adjacent to the perimeter of the proposed structure.
6. A Wisconsin DNR Chapter 30 permit shall be obtained prior to the issuance of building or zoning permits.
7. Additional erosion control and storm water management measures shall be proposed by the applicant and approved by Village staff prior to the issuance of building and zoning permits.
8. A complete submittal for building and zoning permits shall be applied for and obtained prior to the commencement of any construction. PIP approval shall not alleviate the applicant from securing all required permits.
9. All outstanding cost recovery fees billed to date shall be paid prior to the issuance of any permits.
10. Actual construction shall be as depicted on the approved plans submitted for approval. Interior modifications may be allowed pending approval by the Building Inspector. Exterior modifications may require an amendment to this PIP approval.
11. All other annexation and PIP approvals previously entered and not modified by the foregoing terms, shall remain in full force and effect.
12. Any future uses of a temporary accessory structure (i.e., event tent) shall require proper building and zoning issuance prior to use.

The MOTION carried without negative vote.

BSOP Application for Building Proposal for 106 W. Main Street

Spadoni stated that staff reviewed the proposal and recommended approval with three suggested conditions, which the applicant has agreed to comply with. Hayden stated that the proposed remodel and alteration plan for 104 and 106 W. Main Street was reviewed and approved by the CDA Board

because the property is located in the TID and the project cost is estimated to exceed \$10,000. The proposal is to enclose the stairway and construct a new carport with an outdoor deck at 104 W. Main Street, and to remodel the stairway for 106 W. Main Street. Staff recommended approval of the proposal as submitted, with three conditions: 1.) A complete submittal for building and zoning permits shall be applied for and issued prior to the commencement of construction; 2.) All outstanding cost recovery fees billed to date applicable to this project shall be paid prior to the issuance of any building and zoning permits. This stipulation does not alleviate the applicant from any cost recovery fees not yet billed; 3.) The building and zoning department shall be allowed to continue to work with the applicant regarding the proposed minor alterations to the building located to the front without bringing these minor alterations back for Plan Commission approval. Should the proposed alterations indicate a higher level of modification to the building, staff will bring them back to the Plan Commission for consideration. Petersen asked if carports are allowed in the Village, and Nyman responded that attached carports are allowed if all the zoning code conditions are met. Commissioner O'Connell/Commissioner Vilona 2nd made a MOTION to recommend Village Board approval of the Building, Site and Operational Plan application submitted by Sherry Ostrowski for the buildings located at 104 and 106 W. Main Street, as presented, with the following three conditions:

1. A complete submittal for building and zoning permits shall be applied for and issued prior to the commencement of construction.
2. All outstanding cost recovery fees billed to date applicable to this project shall be paid prior to the issuance of any building and zoning permits. This stipulation does not alleviate the applicant from any cost recovery fees not yet billed.
3. The Building and Zoning Department shall be allowed to continue to work with the applicant regarding the proposed minor alterations to the building located to the front without bringing these minor alterations back for Plan Commission approval. Should the proposed alterations indicate a higher level of modification to the building, staff will bring it back to Plan Commission for consideration.

The MOTION carried without negative vote.

Chapters 17 and 18 Rewrite Project Public Hearing Notices – Tracking Concerns

Spadoni stated that the public hearing notices have been mailed out to all property owners, and he received about six calls from concerned property owners. Spadoni stated that he requested Assistant Zoning Administrator Bridget McCarthy to create a spreadsheet to track the property owners who contact the village with concerns. Spadoni stated that most of the concerns he received are regarding the new Agricultural Holding (AH-35) District that parcels currently zoned in commercial districts have been placed in. Village Planner Mike Slavney stated that he has been receiving calls from property owners with regard to the new district and they have answered their questions and alleviated their concerns. Hayden stated that the Village Hall staff has been directing all inquiries to Slavney and his assistant, Brandy Howe. Slavney stated that he will coordinate the list being created by McCarthy with a list his staff will create to track all the concerns. Merilee Holst asked if the list will be available for the public to view, and Hayden responded that it is a public record that will be available.

Adjournment

Commissioner O'Connell/Commissioner Vilona 2nd made a MOTION to adjourn the Plan Commission meeting at 5:38 pm, and the MOTION carried without negative vote.

Minutes prepared by: Dennis L. Martin, 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: 7/30/12