

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

SPECIAL JOINT WORKSHOP SESSION of the VILLAGE OF FONTANA
BOARD OF TRUSTEES & PLAN COMMISSION
Monday, June 27, 2011

Village President Arvid Petersen called the special workshop meeting of the Village of Fontana Board of Trustees and Plan Commission to order at 6:00 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Plan Commissioners present: Roll call: Chairman Arvid Petersen, Derek D'Auria, Micki O'Connell, George Spadoni, Sarah Lobdell

Plan Commissioner absent: Harry Nelson

Village Board members present: Roll call: President Petersen, George Spadoni, Tom McGreevy, Pat Kenny, Cindy Wilson, Bill Gage (arrived at 6:03 pm)

Village Board member absent: Peg Pollitt

Also present: Jason Bernard, Administrator/Treasurer Kelly Hayden, Brandy Howe, Cary Kerger, Lynn Ketterhagen, Library Director Nancy Krei, John Maier, Village Clerk Dennis Martin, Assistant Zoning Administrator Bridget McCarthy, Building Inspector Ron Nyman, Village Planner Mike Slavney, Village Attorney Dale Thorpe, Director of Public Works Craig Workman

Business

Project Update & Schedule

Brandy Howe presented the updated project schedule. Following discussion it was determined that at least one more workshop session will be required prior to drafting the public hearing version of the rewritten Chapter 18. The proposed dates for a public open house to review the draft ordinance and for a joint public hearing before the Plan Commission and Village Board will have to be scheduled for August or September 2011. Howe also distributed a June 27, 2011 memorandum that she drafted to outline the rewritten Chapter 18 and indicate what sections and articles have been generally retained in their entirety, that have been modified, and that have not been retained.

Policy Issues – May 23, 2011 Mike Slavney Memo

In a memorandum written by Slavney and distributed May 23, 2011, he sought comments and feedback on issues regarding: Building height definition, Shore yard setback, Neighborhood Business District design standards, Village Center District design standards, Resort Business District, Neighborhood specific zoning districts, Floodplain and shoreland wetland penalties, Building design requirements, Flag signs, Extraterritorial Zoning, and Construction site erosion control. Following discussion on the current building height definition in the Zoning Code, Slavney was directed to draft language for a new methodology that takes into account the average grade or slope of the lot and the average height of the existing building. Following discussion on the existing 75- to 150-foot setback requirements in shore yards, Slavney was directed to draft new regulations that call for a 75-foot shore yard setback for vacant lots, a 50-foot setback for addition projects, and a regulation that states tear-down and reconstruction projects can not result in the new residence being located any closer to the lake than the existing residence. Regarding the creation of a new Resort Business Zoning District to replace the C-4 District, Slavney was directed to consult with Attorneys Cary Kerger and John Maier, representing the Abbey properties, for input on the draft language that would create new flexible uses than could be amended with staff approval rather than having to complete the current BSOP or site plan amendment processes before the Plan Commission and Village Board. Hayden stated that the new Zoning Code also should address all Building, Site and

Operational Plans requirements in the current code for all commercial business properties, and make minor amendments approvable by staff. Slavney stated that he will meet with Kerger and Maier and then draft new language that addresses the Abbey site issues and the BSOP requirements in the other zoning districts. The Village Board and Plan Commission members did not have any concerns regarding the addition of design standards for the Neighborhood Business Zoning District and the Village Center Zoning District that would protect and maintain the existing village character if development proposal are pursued in the future. Following discussion on the creation for a section that would allow for Neighborhood Specific Zoning Districts, there was no direction given to Slavney. There were no concerns with regard to updating the penalty fees in the Floodplain and Shoreland-Wetland ordinances. With regard to Building Design Requirements for commercial and industrial districts, Slavney was directed to draft regulations that deliver what the village officials have been accomplishing in past years. With regard to incorporating new language that would allow for flag signage and free-standing monument signage, Slavney was directed to review what is allowed in neighboring municipalities and to draft something similar for the Village of Fontana. With regard to any changes to the existing Extraterritorial Zoning District, any amendments would have to be first presented to the Joint ETZ Committee for approval. With regard to construction site erosion control regulations, they will be included in the Stormwater Management Ordinance being drafted by the village engineering firm Ruckert-Mielke.

Remaining Issues

Slavney stated that the Natural Resources Overlay regulations for a 10-foot setback from woodlands, 20 feet for steep slopes, and 30 feet from drainage ways, floodplains and wetlands has to be refined. There were no other issues or concerns presented.

Next Steps

Following the presentation of the refined draft Chapter 18 ordinance at another joint session workshop meeting, the Public Hearing ordinance will be authorized and the hearing scheduled. The tentative date for a Public Open House will be rescheduled from the initially planned date of Saturday, July 16, 2011.

Adjournment

Commissioner Spadoni/Commissioner O'Connell 2nd made a MOTION to adjourn the Plan Commission meeting at 7:05 pm, and the MOTION carried without negative vote.

Trustee Kenny/Trustee Spadoni 2nd made a MOTION to adjourn the Village Board meeting at 7:05 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 Village Board and Plan Commission, the official minutes will be on file at the Village Hall.

APPROVED: VB – 7/6/11; PC – 9/26/11