

**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, September 26, 2011**

Village President Arvid Petersen called the special workshop meeting of the Village of Fontana Board of Trustees and Plan Commission to order at 5:36 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

**Plan Commissioners present:** Roll call: Fredrick J. Frazier, Derek D’Auria, Micki O’Connell, George Spadoni, President Petersen

**Plan Commissioners absent:** Harry Nelson, Sarah Lobdell

**Village Board members present:** Roll call: Cindy Wilson, George Spadoni, Bill Gage, President Petersen

**Village Board members absent:** Tom McGreevy, Pat Kenny, Peg Pollitt

**Also present:** Charles Coleman, Administrator/Treasurer Kelly Hayden, Lynn Ketterhagen, Village Clerk Dennis Martin, Assistant Zoning Administrator Bridget McCarthy, Building Inspector Ron Nyman, Village Planner Mike Slavney, Village Attorney Dale Thorpe, Carol Whowell, Tom Whowell, Director of Public Works Craig Workman

**Joint Meeting Business**

**Zoning Ordinance Update: Draft No. 2**

Slavney provided an update on the overall project and the ongoing meetings with representatives of the four Abbey properties on the new Resort Business District, and sought direction on code changes to establish a Minor Development Review process for some business issues, as well as on the second draft of the rewritten Chapter 18. Slavney stated that the rewrite project will ensure the current Zoning Code is in complete compliance with the recently adopted Comprehensive Master Plan. Slavney stated that the project will culminate with the drafting and approval of a new Zoning Map that will incorporate the new zoning districts. Slavney stated that the Lakeshore Residential Zoning District will address the properties located on the lakeshore of Geneva Lake and incorporate the most recent state standards. Slavney stated that some of the new districts to be added to the zoning code will not be included on the new zoning map, they will just be provided for in the code text. Slavney stated that the code has to provide for the possibility of all types of developments, but they can be strictly regulated as Conditional Use Permit items which could be denied. Slavney stated that the village just can’t completely prohibit a land use by not incorporating it in the zoning code, or it could lead to a legal challenge. Slavney stated that the new Resort Business District will take into account the four separate entities at the Abbey, and include provisions to allow for minor changes to be reviewed and approved at the staff level when appropriate. Slavney stated that unless something was deemed a substantial change, it would not have to be brought before the Plan Commission and Village Board. Slavney stated that regarding all minor site and floor plan changes at businesses, there were four issues raised in the business survey recently conducted by McCarthy. Slavney stated that the four items would provide more clarity to the zoning code, as some of the items are not spelled out in the current ordinance. Slavney stated that a common theme in the survey results was to allow for a wider range of minor site and floor plan changes, and changes in sign appearance and temporary event signs to be reviewed and approved in a more rapid and less expensive manner. Slavney stated that the current draft does not reflect this concern and he asked the Village Board and Plan Commission members if they would favor the incorporation of language to address the following issues that were raised in the survey results:

- Should interior changes to floor plans for nonresidential development, which do not involve additions or changes to land uses, be subject only to staff review and approval, or also to Plan Commission and Village Board approval?
- Should temporary outdoor events and activities be subject only to staff review and approval, or also to Plan Commission and Village Board approval?
- Should changes to the appearance of exterior business signs (with the same location and size) be subject only to staff review and approval, or also to Plan Commission and Village Board approval?
- Should the Village allow for a wider variety of temporary signs, and if so, should they be subject only to staff review and approval, or also to Plan Commission and Village Board approval?

Following the presentation of each item, the Village Board and Plan Commission members directed Slavney to draft the appropriate language to incorporate all four items, with parameters to address the potential problems of regularly scheduled special events or inappropriate events. Petersen stated that the Plan Commission and Village Board members should be sure to review the business survey and results compiled by McCarthy. Petersen stated that the last pages of the survey document provide suggestions and potential programs to address the business owner's concerns, and input and feedback should be provided to McCarthy or brought up at the next meeting.

### **Next Steps**

Slavney stated that the second draft of Chapter 18 will be updated to reflect the changes to the Resort Business District discussed at a meeting held earlier that day, and to incorporate the language for minor business reviews. Slavney stated that the updated second draft will be sent out prior to the next meeting on Tuesday, November 1, 2011.

### **Village Board Business**

#### **Civil Service Protection Policy**

Hayden stated that Thorpe has indicated the current Village Municipal Code incorporates the provisions called for in Act 10. Thorpe stated that the Public Safety Board of Appeals already fulfills the requirements of the new state regulation; however, the code may require a minor amendment.

### **Adjournment**

Commissioner O'Connell/Commissioner Spadoni 2<sup>nd</sup> made a MOTION to adjourn the Plan Commission meeting at 6:16 pm, and the MOTION carried without negative vote.

Trustee Gage/Trustee Spadoni 2<sup>nd</sup> made a MOTION to adjourn the Village Board meeting at 6:16 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: 10/3/2011 – V.B.; 11/1/2011 – P.C.