

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

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
Tuesday, November 1, 2011

Village President Arvid Petersen called the monthly meeting of the Village of Fontana Plan Commission to order at 5:30 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Plan Commissioners present: Roll call: Micki O'Connell, George Spadoni, Sarah Lobdell, President Arvid Petersen, Derek D'Auria, F.J. Frazier (arrived at 5:35 pm)

Plan Commissioner absent: Harry Nelson

Also present: Brandy Howe, Trustee Pat Kenny, Lynn Ketterhagen, Village Clerk Dennis Martin, Building Inspector/Zoning Administrator Ron Nyman, Mike Slavney, Dale Thorpe, Trustee Cindy Wilson, Public Works Director Craig Workman

Visitors Heard

None

Announcements

1. Human Resources Committee Meeting – **Wednesdays, November 2 & 9, 2011, 6:30 pm**
2. Read & Romp Program at Library – **Thursdays, November 3, 10 & 17, 2011, 10:00 am**
3. Village Board Monthly Meeting – **Monday, November 7, 2011, 6:00 pm**
4. FW/WPCC Board Meeting – **Tuesday, November 8, 2011, 7:30 pm**
5. GLLEA Board Meeting – **Wednesday, November 9, 2011, 10:00 am**
6. Duck Pond Prairie Restoration Area Seeding Project – **Saturday, November 12, 2011, 1:00 pm**
7. 2012 Village Budget Public Hearing – **Monday, November 14, 2011, 6:00 pm**
8. Village Board/Plan Commission Joint Meeting – **Monday, November 14, 2011, 6:30 pm**
9. Protection Committee Meeting – **Tuesday, November 15, 2011, 6:00 pm**
10. Library Board Meeting – **Wednesday, November 16, 2011, 10:00 am**
11. Plan Commission Staff Meeting – **Wednesday, November 16, 2011, 1:00 pm**
12. Park Commission Meeting – **Wednesday, November 16, 2011, 6:00 pm**
13. Village Hall & Library Closed for Thanksgiving – **Thursday & Friday, November 24 and 25, 2011**
14. Plan Commission Monthly Meeting – **Monday, November 28, 2011, 5:30 pm**

Approve Minutes

Commissioner Spadoni/Commissioner O'Connell 2nd made a MOTION to approve the minutes for the meetings held September 26, 2011, and the MOTION carried without negative vote.

Public Hearing

Conditional Use Permit Application Filed by Mark Walsh for an Additional Principal Structure at 1064 S. Lakeshore Drive

President Petersen opened the public hearing at 5:31 pm and closed the public hearing at 5:32 pm. The CUP application was filed to seek approval for the construction of a second principal structure on the lot zoned RS-1, Single Family Residential. The zoning allows for more than one principal building on a lot, provided that the buildings comply with the density regulations set forth in Section 18-79 and provided that a CUP is approved. The applicant is proposing to raze three existing structures and reconstruct one principal, two-story structure that would be approximately 1,800 square feet, including a three-stall garage. The existing principal structure on the lot would remain. The lot is more than 2 acres in total size and meets the density requirement of 40,000 square feet for each structure, and it meets the minimum width requirement. The proposed structure also meets the residential density, setback and offset requirements.

Commissioner Spadoni/Commissioner O'Connell 2nd made a MOTION to recommend Village Board approval of the Conditional Use Permit application filed by Mark Walsh, 1064 S. Lakeshore Drive, for the construction of an additional principal structure on the lot with the following eight conditions:

1. No further subdivision of the property shall be allowed. The property shall not be divided into two or more parcels. This shall be stated on the face of the survey and as a deed restriction of the parcel and a copy of each recorded at the county. Copies of each shall be provided to the Village of Fontana prior to the issuance of occupancy.
2. Water and sewer laterals must be depicted on the site plan submitted for building and zoning permits.
3. A utility easement shall be granted to the village, as well as depicted on the face of the survey.
4. A separate water meter for the proposed structure is required.
5. A complete submittal for tree removal permits shall be applied for and obtained prior to the removal of any trees.
6. A complete submittal for building and zoning permits shall be applied for and obtained prior to the commencement of any construction. CUP approval shall not alleviate the applicant from securing all required permits.
7. Actual construction shall be as depicted on the approved plans submitted for CUP approval. Interior modifications may be allowed pending approval by the Building Inspector. Exterior modifications may require an amendment to this CUP approval.
8. All outstanding cost recovery billed to date applicable to this project shall be paid prior to the issuance of any occupancy permits.

The MOTION carried without negative vote.

General Business

Announce Special Joint Workshop Meeting with Village Board for Resort Business District Discussion – Monday, November 14, 2011, 6:30 pm

The special meeting has been planned to present the initial draft of the new Resort Business District that has been discussed by staff at several meetings with representatives of the Abbey Resort, Abbey Harbor Condominium Association, the Abbey Ridge and the Abbey Villas. Spadoni stated that the Village staff should make sure that the four Abbey groups have been invited to the meeting to be held after the 2012 Budget public hearing on November 14, 2011. Slavney stated that the draft of the new Resort Business District text will be distributed later in the week with a one-page summary.

Commissioner Spadoni/Commissioner D'Auria 2nd made a MOTION to schedule the special joint session meeting with the Board of Trustees to discuss the initial draft of the new Resort business District on Monday, November 14, 2011 beginning at 6:30 pm. The MOTION carried without negative vote.

Adjournment

Commissioner Spadoni/Commissioner O'Connell 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: 1/9/2012