

**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  
**Tuesday, November 1, 2011**

Village President Arvid Petersen called the special workshop meeting of the Village of Fontana Board of Trustees and Plan Commission to order at 5:45 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

**Plan Commissioners present:** Roll call: F.J. Frazier, Derek D'Auria, Micki O'Connell, George Spadoni, Sarah Lobdell, President Petersen

**Plan Commissioner absent:** Harry Nelson

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

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

**Also present:** Rallee Chupich, Amy Giovannoni, Brandy Howe, Lynn Ketterhagen, Library Director Nancy Krei, David Lindelow, Village Clerk Dennis Martin, Assistant Zoning Administrator Bridget McCarthy, Building Inspector Ron Nyman, Village Planner Mike Slavney, Village Attorney Dale Thorpe, Tom Whowell, Director of Public Works Craig Workman

**Joint Meeting Business**

**Discuss Chapter 18 Draft 3 Revisions Memorandum from Village Planner**

Mike Slavney presented an October 28, 2011 memorandum he issued to accompany the third draft of the rewritten Chapter 18. Slavney presented the memorandum and received direction on the eight points. Slavney stated that the third draft incorporates the preliminary draft of the new Resort Business District text that has been discussed with representatives of the four Abbey Resort properties at several staff meetings. Slavney stated that the new Resort Business District will allow the Abbey Resort to make changes for minor short-term events and for other minimal changes to the interior and outdoor screened areas with staff authorizing the proposals instead of having to appear before the Plan Commission and Village Board. Slavney stated that major changes would still have to be presented to the Plan Commission and Village Board for approval. Following discussion, Petersen stated that a special workshop meeting has been scheduled for Monday, November 14, 2011 at 6:30 pm to discuss the new Resort Business District with the Abbey representatives. Slavney stated that he also has been contacted by an attorney representing the Geneva Lake Conservancy, who indicated that he was going to submit some ideas on governing lakefront residential lots and lake access pyramiding. In response to a question from Attorney Thorpe about the current Zoning Code and the pyramiding ordinance amendments adopted November 1, 2010, Brandy Howe stated that the same pyramiding ordinance was used to draft the section in the rewritten Chapter 18. Following a lengthy discussion on tourist rooming house state permits and short-term residential rentals for periods less than 30 days, Slavney was directed to not include a tourist rooming house land use category in the residential districts. Bridget McCarthy stated that the only areas of the Village that are authorized to rent residential units for periods less than 30 days are the Abbey Springs Planned Development and the Abbey properties. Attorney Amy Giovannoni asked about the proposed new zoning regulations for subdividing existing vacant lakefront residential lots into two or more separate lots, and Slavney confirmed that the proposed new language is more restrictive. Thorpe stated that subdivision proposals have to meet minimum size and density standards. Tom Whowell and Rallee Chupich asked about the elimination of the lakeshore overlay district that is in the current Chapter 18 and governs their Gordy's properties on Lake Street. Chupich stated that they also own a lot behind the

Lake Street lots and the elimination of the lakeshore overlay district regulations would adversely affect any potential redevelopment proposal for the lots. Petersen directed Giovannoni, Chupich and Whowell to work with village staff on their concerns prior to the next workshop meeting.

#### **Discuss Other Issues/Concerns of Plan Commission & Village Board**

Slavney stated that he will provide to the Plan Commission and Village Board members a five-page guide to the new Chapter 18 "Zoning Ordinance" as well as a one-page summary for the new Resort Business District section.

#### **Update on Zoning Map**

Slavney stated that the updated zoning map will not be drafted until the new Chapters 17 and 18 are approved. Trustee Wilson asked for clarification on the reason all potential land use proposals have to be accounted for in the new zoning districts. Slavney stated that if all possible land uses are included in the zoning code, the Village can dictate the approval terms and denied proposals can be successfully defended if challenged in court. Slavney stated that all the land uses have to be accounted for in the Zoning Ordinance, but all the zoning districts do not have to be included on the zoning map unless a zoning amendment/development proposal is approved.

#### **Schedule for Zoning Ordinance Finalization and Adoption**

The next joint workshop meeting is scheduled for Monday, November 14, 2011 at 6:30 pm.

#### **Adjournment**

President Petersen/Trustee Spadoni 2<sup>nd</sup> made a MOTION to adjourn the Plan Commission and Village Board meeting at 6:34 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: 11/7/2011 – V.B.; 1/9/2012 – P.C.