

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

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
Monday, February 28, 2011

Chairman Spadoni 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: Sarah Lobdell, Chairman George Spadoni, Micki O'Connell, President Arvid Petersen

Plan Commissioners absent: Harry Nelson, Derek D'Auria, Mike Poivey

Also present: Steve Beers, Administrator/Treasurer Kelly Hayden, Library Director Nancy Krei, Village Clerk Dennis Martin, Assistant Zoning Administrator Bridget McCarthy, Adam Neisendorf, Building Inspector/Zoning Administrator Ron Nyman, Village Attorney Dale Thorpe, Director of Public Works Craig Workman

Visitors Heard

None

Announcements

1. Read & Romp Program at Public Library – **Thursdays, March 3, 10, 17, 24 & 31, 2011, 10:30 am**
2. Public Works Committee Meeting – **Saturday, March 5, 2011, 8:00 am**
3. Chapters 17 & 18 Rewriting Project Public Workshop at Village Hall – **Saturday, March 5, 2011, 9:00 am**
4. Village Board Monthly Meeting – **Monday, March 7, 2011, 6:00 pm**
5. Plan Commission Staff Meeting – **Wednesday, March 16, 2011, 1:00 pm**
6. Park Commission Meeting – **Wednesday, March 16, 2011, 6:00 pm**
7. Protection Committee Meeting – **Monday, March 21, 2011, 5:45 pm**
8. Plan Commission Monthly Meeting – **Monday, March 28, 2011, 5:30 pm**
9. Lakefront and Harbor Committee Meeting – **Wednesday, March 30, 2011, 4:30 pm**

Approve Minutes

Commissioner O'Connell/Commissioner Lobdell 2nd made a MOTION to approve the minutes for the meeting held January 31, 2011, and the MOTION carried without negative vote.

General Business

Sanitary Sewer Easement for Stephen P. Beers 1994 Revocable Trust, Unit 1, Hawks Woods Condominium Association

Thorpe stated that state statutes require the Plan Commission to make a recommendation to the Village Board on proposed easements, and as part of the approval for the Hawks Woods Condominium Plat and Declarations it was determined that an easement for an existing sanitary sewer line needed to be established. Thorpe stated that he reviewed the documents with Attorney Jim Howe and they are in order. In response to a question from O'Connell, Workman stated that the sewer line runs along the lakefront at the low elevation point of the parcel, and there is no need for a water utility easement in the area because the water line runs along North Lakeshore Drive.

President Petersen/Commissioner O'Connell 2nd made a MOTION to recommend Village Board approval of the sanitary sewer easement for the Stephen P. Beers 1994 Revocable Trust, Unit 1, Hawks Woods Condominium Association, and the MOTION carried without negative vote.

Fifth Amendment to the Precise Implementation Plan for Cliffs of Fontana Planned Development

Cliffs of Fontana, LLC Project Manager Adam Neisendorf stated that a fifth amendment to the PIP was filed to authorize a new Brentwood ranch model home, which will be in the \$337,000 range.

Neisendorf stated that the plan is to construct one of the new Brentwood models this year. The staff report recommends approval of the proposed amendment with the following three conditions:

1. The applicant shall pay in full all Village fees, including but not limited to, cost recovery, in regards to this amendment proposal within 30 days.
2. In regards to proposed new floor plan:
 - A. The Brentwood plan shall be approved.
 - B. All units in the development shall continue to use previously approved exterior materials (i.e., cedar, stone, brick). Vinyl siding shall not be used as an alternative (as previously stated by the Village of Fontana).
 - C. All units shall have a basement. Crawl space foundations or slab-on grade foundations shall not be allowed.
 - D. All units shall conform to the originally approved building separation. Building separation shall not be decreased in any case.
3. The applicant acknowledges that a condominium plat amendment is required on an annual basis, per the original approval, and shall, from this point forward, be applied for no later than February 1 of each future year in regards to all completed units from January 1 of the previous year through December 31 of that year. For example, a condominium plat amendment for all units completed between January 1, 2010 and December 31, 2010, shall be applied for no later than February 1, 2011.

In response to a question from Spadoni, Neisendorf stated that he does not have any concerns with the proposed conditions for approval. Thorpe stated that he distributed the Village Board resolution to approve the PIP amendment and the fifth amendment to the Development Agreement.

Commissioner O'Connell/Commissioner Lobdell 2nd made a MOTION to recommend Village Board approval of the resolution amending the Precise Implementation for the Cliffs of Fontana Planned Development as presented, with the following three conditions:

1. The applicant shall pay in full all Village fees, including but not limited to, cost recovery, in regards to this amendment proposal within 30 days.
2. In regards to proposed new floor plan: A.) The Brentwood plan shall be approved. B.) All units in the development shall continue to use previously approved exterior materials (i.e., cedar, stone, brick). Vinyl siding shall not be used as an alternative (as previously stated by the Village of Fontana). C.) All units shall have a basement. Crawl space foundations or slab-on grade foundations shall not be allowed. D.) All units shall conform to the originally approved building separation. Building separation shall not be decreased in any case.
3. The applicant acknowledges that a condominium plat amendment is required on an annual basis, per the original approval, and shall, from this point forward, be applied for no later than February 1 of each future year in regards to all completed units from January 1 of the previous year through December 31 of that year. For example, a condominium plat amendment for all units completed between January 1, 2010 and December 31, 2010, shall be applied for no later than February 1, 2011.

The MOTION carried without negative vote.

Commissioner Lobdell/President Petersen 2nd made a MOTION to recommend Village Board approval of the fifth amendment to the Cliffs of Fontana Development Agreement as presented, and the MOTION carried without negative vote.

Adjournment

President Petersen/Commissioner Lobdell 2nd made a MOTION to adjourn the Plan Commission meeting at 5:36 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: 4/25/2011