

(Official minutes)

Village of Fontana on Geneva Lake

**COMMUNITY DEVELOPMENT AUTHORITY
REGULAR MEETING**

March 9, 2005
(6:00 PM)

Place: Village Hall, 175 Valley View Drive, Fontana, and Wisconsin 53125

Time: 6:00 PM

CDA Commissioners Present: Turner, Petersen, Chanson, Mc Hugh, Bliss

Also Present: Executive Director Cynthia Wilson and Village Accountant and Treasurer Peg Pollitt

Announcements:

The Main Street Informational Meeting scheduled for March 8th went very well

Approve Minutes of the February 9th, 2004 Regular CDA mtg and the February 7th, 2005 Joint Village Board and CDA Closed Meetings

MOTION: was made by Chairman Turner to approve the minutes of the February 9th, 2004 Regular CDA mtg and the February 7th, 2005 Joint Village Board and CDA Closed Meetings

MOTION: 2nd Commissioner Petersen

MOTION: carried with no negative votes

Finance committee report:

Monthly report on financial status and presentation of payable invoices to be reviewed and authorized for payment

MOTION: was made by Chairman Turner to approve the payable invoices

MOTION: 2nd Commissioner Petersen

MOTION: carried with no negative votes

2004 Financial Report:

The financial report consisted of a one page summary of revenue and expenses incurred in 2004. The sheet indicated budgeted and actual expenses with and without the cost recovery refund included.

Resolution re: immediate payment of CDA bills in the interim:

MOTION: was made by Chairman Turner to allow payment of individual bills not exceeding \$1000. be paid

MOTION: was 2nd by Commissioner McHugh

MOTION: carried with no negative votes

General Business:

Bonding:

Jim Mann of Elhers and Associates presented a preliminary bonding schedule based on recommendations outlined in the Project Management Plan.

The information presented included; a tax increment forecast, quarterly expense projections, two options for bond issue sizings.

MOTION: was made by Commissioner Bliss to approve moving forward with the bonding strategy outlined in "option two"

MOTION: was 2nd by Commissioner Petersen

MOTION: carried with no negative votes

Chairman Turner suggested that everyone review the Financing Plan to make sure that all projected expenses are included.

Quarry Development Project:

David Audino presented a concept site plan for his property located adjacent to STH 67 (across from Village Hall). The proposal for the 20 acre parcel includes 72 living units housed in 36 duplex houses. The developer stated that they were still working on finding a building style consistent with lake architecture. Based on the general site plan that was presented, the CDA found that a residential development for that area was not inconsistent with the Master Plan and had no objection

Turning Lanes

David Audino said that the DOT had said that they would, based on their plan, incorporate turning lanes for their development.

PDI

Proposal

Concept Plan for the Amended TID

Carolyn Esswein of PDI presented a proposal for creating a Master Plan for the Duck Pond portion of the amended TID. The plan will focus on the old village garage and dump site north of Duck Pond Road.

The proposed plan will utilize the planning work and surveys done by the Parks Committee over a year ago.

MOTION: was made by Chairman Turner to approve the PDI proposal

MOTION: 2nd Commissioner Petersen

MOTION: carried with no negative votes

Architectural Guidelines – Information Folder Proposal

PDI and Workshop Architects was asked for a proposal to create an informational booklet with pictures illustrating the look and feel of appropriate building styles for Fontana photos would be based on Fontana’s approved Performance/Design Standards

MOTION: was made by Commissioner Petersen to have PDI submit a proposal for creating such a booklet.

MOTION: 2nd Commissioner Mc Hugh

MOTION: carried with no negative votes

Abbey Building Site in Operational Plan Amendment

MOTION: was made by Chairman Turner to urge the Plan Commission to consider the following; The CDA feels that the tent should not have been approved because it does not meet the design standards outlined in 18.65 of the Fontana Municipal Code. The CDA realizes that the matter has already been approved by the Plan Commission and as such, urge that at a minimum, the Plan Commission seek to amend their agreement with the Abbey to include the following: Maximum Height of 25’, no portable restrooms, adequate landscaping to screen the tent from both STH 67 and Fontana Boulevard and Fontana Boulevard 2nd story residences, and that the Plan Commission receive, for review, a rendering or photo montage of the proposed tent “in situ” and that the permit period be two years instead of five years.

MOTION: 2nd Petersen

MOTION: Carried with no negative votes

ADJOURNMENT:

MOTION: made by Commissioner Chanson to ADJOURN

MOTION 2nd Commissioner Mc Hugh

MOTION: carried without a negative vote

Reminder: CDA Winter Schedule - meeting dates:

**April 6th,
6 PM**

