

**VILLAGE OF FONTANA ON GENEVA LAKE
WALWORTH COUNTY, WISCONSIN**

(Official Minutes)

SPECIAL MEETING of the VILLAGE BOARD OF TRUSTEES

Saturday, March 12, 2016

Village President Pat Kenny called the special meeting of the Village Board to order at 2:45 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Trustees Present: Roll call vote: President Pat Kenny, Tom McGreevy, Rick Pappas, Dave Prudden, Arvid Petersen, George Spadoni, Tom Whowell

Also Present: Administrator Dennis Martin

General Business

Consider Conditional Building Permit for Big Foot County Club Golf Course Halfway House Building Proposal

Martin said the meeting was called to assist the Big Foot Country Club with expediting the approval process for a Conditional Use Permit, as a proposal to reconstruct the golf course halfway house accessory building calls for the installation of bathroom facilities to be serviced by a septic system. The proposal for reconstructing the accessory structure could be approved through the Building Permit process; however, a septic system requires approval from Walworth County and the Village of Fontana Zoning Code allows for septic systems through the CUP process. Martin stated that Big Foot Country Club representative Greg Trapani met with staff Monday, March 7, 2016, and in order to speed up the CUP approval process, he requested that the Village Board consider holding the special meeting. Trapani informed staff that the club members would like to commence construction as soon as possible with the hope of the new building being opened for the golf season. In an emailed message to the Village Board members, Zoning Administrator Bridget McCarthy stated that if staff is authorized to post the public hearing notice for the next meeting of the Plan Commission, it could save up to one month on the approval process by taking the application straight to public hearing instead of having a preliminary review meeting and then scheduling the hearing for the next monthly meeting. Martin stated that once a CUP application is filed, staff can prepare the public hearing notice and post the hearing for the next scheduled meeting of the Plan Commission, which will be Monday, April 11, 2016 or Monday, April 25, 2016. Martin stated that Trapani informed him on Friday that a perc test for the proposed septic system was scheduled for Monday. In response to questions, Martin stated that the location of the current accessory building is located on land located in the Village of Fontana, not Walworth Township; if the parcel were located on a parcel of land in the township it still would require a CUP for the septic system approval, except the Joint ETZ Committee would also have to meet and make a recommendation; regardless of the village zoning code, a proposed septic system requires county approval; there is currently only a Village water line that runs to the building; and there is not an existing sanitary sewer line on the golf course.

Trustee Spadoni/Trustee McGreevy 2nd made a MOTION to authorize staff to issue a conditional building permit for the Big Foot Country Club to commence with razing and reconstructing the halfway house on the golf course with the condition that the required building permit application is filed; and to authorize staff to schedule and post the notice for a public hearing for a Conditional Use Permit application to authorize the septic system proposal at the next monthly meeting of the Plan Commission, with the condition that the CUP application is filed. The MOTION carried without negative vote.

Adjournment

Trustee Spadoni/Trustee McGreevy 2nd made a MOTION at 2:47 pm to adjourn the meeting, and the MOTION carried without negative vote.

Minutes prepared by: Dennis Martin, Village Administrator

Note: These minutes are subject to further editing. Once approved by the Village Board, the official minutes will be kept on file at the Village Hall.

APPROVED: 4/11/16