

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

SPECIAL JOINT SESSION OF THE VILLAGE BOARD OF TRUSTEES
with the PLAN COMMISSION

Wednesday, May 17, 2006

President Howell called the Special Joint Meeting to order at 5:00 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Trustees present: Roll call vote: Petersen, Pollitt, O’Connell, Bromfield, President Howell, Bidwill

Trustee late: Turner arrived at 5:02 pm

Plan Commissioners present: Roll call vote: Treptow, Poivey, Larson, O’Connell, President Howell

Plan Commissioner late: McGreevy arrived at 5:04 pm

Plan Commissioner absent: Spadoni

Also present: Village Administrator Kelly Hayden-Staggs, Lou Loenneke, Village Clerk Dennis Martin, CDA Executive Director Joseph McHugh, Peter Novak, Building Inspector Ron Nyman, Sharon O’Brien, Brian Pollard, Jill Wegner, Public Works Director Craig Workman

General Business

Plan Commission Recommendation on Precise Implementation Plan Amendment Filed by FairWyn Development Corporation for Mill Street Project

President Howell stated the special meeting was called to consider an amendment to the PIP filed by Pollard. Pollard presented more details on the proposed locations, height and length and style of retaining wall blocks for the condominium buildings on the Mill Street site. The retaining walls will be mainly on the interior of the development, between the buildings. Pollard stated that he requested the special meeting in the hope of receiving approval for the retaining walls and moving forward on the project as soon as possible. Pollard stated that he would like to get final site work and landscaping plantings completed during the spring season – weather permitting. Larson stated that she doesn’t like the proposal and she has concerns that the retaining walls would cover a portion of the sidewalks and that the initially approved landscaping plan will have to be altered. Pollard stated that the retaining walls will be cut so they don’t cross any sidewalks, and if necessary, some portions of the interior sidewalks will be moved if they are too close to the retaining walls. Pollard stated that some of the landscaping plan trees and shrubs may have to be moved by a few feet, but he will be adhering to the initially approved plan. Larson stated that she did not want to vote to approve the proposal without seeing plans that depict exactly how the retaining walls will look in relation to the sidewalks and the landscaping. O’Connell stated that she had requested to see two examples at least 3-feet-high of the retaining wall materials before she could make a decision on the proposal. Pollard stated that he could only obtain 10 blocks in the 24 hours since O’Connell had made the request; however, he had available at last month’s Plan Commission meeting and at the meeting that night photographs of the color options and of the constructed retaining walls. Turner stated that he liked the proposed grey color of brick and he favored the proposal as long as Pollard abides by the terms of the approved landscaping plan. Pollitt stated that Pollard has worked with the architect selected by the Village on the plan and the retaining walls are a necessity. Pollitt stated he favored the proposed grey color for the blocks and that he would like to see the site landscaped as soon as possible. Bidwill stated he understands Larson’s reluctance to vote on the issue without seeing exact plans; however, the retaining walls won’t even be noticeable to people as

they drive past the development. Bidwill stated that the retaining walls are needed and he doesn't see how one and a half feet of stone will make a difference with regard to the visual impact of the development. Petersen stated that he has complete confidence in Pollard and he will develop a product that is attractive -- once it is constructed and landscaped. Bromfield stated that he has no problem with the proposed retaining wall, as long as it's not pink. O'Connell stated that the proposed grey color for the blocks was acceptable. Nyman stated that Pollard should make sure that the contractor who installs the retaining walls work closely with the landscaping contractor to make sure the plantings will grow. Poivey and Treptow stated that they favored the proposal. McGreevy stated that if approved, the developer will be able to move forward with the project and the muddy site will be much more attractive once it is landscaped. Larson stated that she wants more specific details on the location of the retaining walls and she has no idea how it will integrate with the landscaping plan.

Commissioner Poivey/Commissioner Treptow 2nd made a MOTION to approve and forward to the Village Board the amendment to the Precise Implementation Plan to construct retaining walls on the condominium building site, with the conditions that the bricks are the grey color scheme as presented, that the retaining walls do not cross any sidewalks, and that the previously approved landscaping plan is followed with minor location modifications as required. The MOTION carried on a 5-1 vote, with Commissioner Larson voting no, and Commissioner Spadoni absent.

Village Board Action on Precise Implementation Plan Filed by FairWyn Development Corporation for Mill Street Project

Trustee Turner/Trustee Bromfield 2nd made a MOTION to approve the amendment to the Precise Implementation Plan to construct retaining walls on the condominium building site, with the conditions that the bricks are the grey color scheme as presented, that the retaining walls do not cross any sidewalks, and that the previously approved landscaping plan is followed with minor location modifications as required.. The MOTION carried without negative vote.

Adjourn Plan Commission

Commissioner Treptow/Commissioner Poivey 2nd made a MOTION to adjourn the Plan Commission meeting at 5:33 pm, and the MOTION carried without negative vote.

Trustee O'Connell left the meeting to attend a special joint session of the Park Commission and Lakefront and Harbor Committee being held at the Park House.

Village Board Business

Wisconsin Department of Transportation Change Order

McHugh reported that initial information received from the Highway 67 project engineers that the state would pay for 80 percent of the cost to construct a new exit driveway out of the Village Hall parking lot is not certain. The project will cost about \$15,000 to run the driveway down the incline across the landscaped area on the south edge of the parking lot. Motorists would exit the parking lot onto Second Avenue and the curb cut onto Highway 67 would be eliminated. If the project were expanded to include the removal of the failing retaining wall and the installation of stairs down to the library entrance, it would cost \$30,000 to \$40,000. Following discussion, Turner stated that the project may be funded by the CDA, "if we can." McHugh stated that with the funding in question, there was no action required of the Village Board that night. If the funding had not been in question, the Village Board could have approved the work to be added onto the current Highway 67 project. McHugh will look into the cost responsibility questions with the state DOT and the CDA, and take the proposal to the CDA Board for finalization.

Update on Needs Analysis Meeting with Northwestern University

President Whowell stated that the meeting was postponed by Roy Lucke. It has been rescheduled to June 1, 2006.

Adjourn Village Board

Trustee Bromfield/Trustee Pollitt 2nd made MOTION to adjourn the Village Board meeting at 5:46 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: PC – 5/30/06
VB – 6/05/06