

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

SPECIAL JOINT SESSION OF
THE COMMUNITY DEVELOPMENT AUTHORITY and VILLAGE OF FONTANA PLAN
COMMISSION
Wednesday, June 1st, 2005

Chairman Turner called the Meeting to order at 6:00 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Community Development Authority Commissioners present: Chairman Turner, Commissioners Chanson, Bliss, and Petersen

Also present: Abbey Condo Association representatives and their Attorneys from Michael Best and Freidrich. Carolyn Esswein, PDI, Peg Pollitt, CDA Accountant, Jim Mann of Elhers and Associates and Craig Workman, Department of Public Works

Visitors Heard

Attorney Bill White of Michael Best and Freidrich spoke on behalf of the Abbey Ridge, Abbey Villa and Abbey Resort Condominium Associations. He said that "... the condominium owners are dissatisfied with their perception that they are generating a lot of increment without benefit coming back to them ..."

Atty. White listed the issues:

1. **STH 67 /Dewey / Abbey Condo Driveway Alignment –** The group is concerned about being assessed for the work.
2. **Abbey Condo Driveway Access-** Association representatives want the Abbey Condo access driveway designation of "emergency use only" removed. In addition, they would like the drive to have a more permanent appearance, function and signage.
3. **Fontana Boulevard Landscaping-** Condo owners are concerned that trees, if planted, would block their views to the lake
4. **Pottawatomie Creek Maintenance and Cleanup –** They would like the Village to fund the cleanup outlined in the Environmental Master Plan.
5. **Big Foot Country Club Runoff-** The Condo owners would like the Village to enforce any runoff ordinances that may already be in place.
6. **The Bridge –** The Condo owners would like the bridge over Pottawatomie Creek that leads to their condos repaired with TIF funds.
7. **Floodplain Mapping-** The group feels that they have been incorrectly included by the state in a "floodplain area" and would like to have the Village's help with a re-designation. Floodplain designations increase insurance premiums and limit construction.
8. **Increased Communication-** The Condo Association would like to have a representative on the CDA.

CDA Chairman and Village Board Trustee Turner Responded:

1. **STH 67 –** The STH 67 reconstruction plans call for all intersections to be aligned. There is no intention to assess property owners for that work.
2. **Abbey Condo Driveway-** Committee work choosing "way finding Signage" will begin in the next few months. The Association is welcome to join in that process.
3. **Fontana Boulevard Landscaping-** Because the STH 67 storm water system as it relates to Fontana Boulevard needs to be in place before the work on STH 67 begins, committee and professional work on the landscaping details will commence soon. The groups from the Abbey are welcome to participate in that process as well. Chairman Turner also restated that the intention of the landscaping is not to block anyone's view to the lake.
4. **Pottawatomie Creek Maintenance and Cleanup-** the Village has contracted with Agrecol to carryout recommendations outlined in the Cedarburg Science Environmental Master Plan for Village owned properties. Cedarburg was asked to include the Creek even though it is on private "Abbey"

- property. The CDA has not concluded however, whether funding restoration work on private property is appropriate, even though it could benefit lake water quality.
5. **Bridge Repairs-** Will not be funded by the CDA.
 6. **Floodplain Mapping-** The Village will encourage the entity responsible for floodplain mapping to proceed as soon as possible.
 7. **Increased Communication-** The CDA would be willing to consider an Abbey representative for the next vacant seat. Members of the CDA must be full time Fontana residents.

Chairman Turner then pointed out that the letter from the Abbey Condo Associations threatened litigation. Chairman Turner asked Jim Mann of Elhers and Associates, who was also present to explain the effect such a threat would have on the bond sale that was scheduled to occur the following week. Jim explained that is the sale were delayed, the variation in interest rate could cost the village “several hundred thousand dollars”. In that case, the only remedy would be to recover the additional costs from the Abbey Condo Association.

Condo Owners and their Attorneys left the room to discuss the matter privately.

General Business:

Minutes

MOTION: was made by Chairman Turner to approve the minutes of the May 4th, 2005 regular CDA and May 19th Joint CDA and Village Board meeting minutes

MOTION: 2nd Commissioner Petersen

MOTION: carried with no negative votes

Finance

Finance 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

Short Term Borrowing-

MOTION: was made by Chairman Turner to approve borrowing in the short term if necessary

MOTION: 2nd Commissioner Petersen

MOTION: carried with no negative votes

Bonded Signatory Approval

MOTION: was made by Commissioner Petersen to have Peg Pollitt and Bill Turner (as bonded employee and trustee of the Village) sign the CDA checks

MOTION: 2nd Commissioner Chanson

MOTION: carried with no negative votes

Approve New CDA Member

MOTION: was made by Commissioner Petersen to recommend Gail Hibbard as a member of the CDA

MOTION: 2nd Commissioner Chanson

MOTION: carried with no negative votes

Announcements:

The Architectural Guidelines Informational Folder-joint meeting with the Plan Commission will be June 27th

It was also suggested that the building inspectors should be included at the next CDA meeting regarding this booklet.

Design Development for 2006 Projects:

PDI was asked to submit a proposal for creating the detail design for Third Avenue and the boat trailer parking and turn-around by the meeting on the 27th.

Lift Station-Craig Workman reported that the above ground restroom design was presented and enthusiastically received by the Park Commission.

Environmental Master Plan- Parks Committee person Laurie Larson reported that work was delayed by the rain but is now proceeding very well. Chairman Turner asked Laurie to have Agrecol compile a budget for the Abbey Ridge / Pottawatomie Creek restoration work.

Lakefront:

Chairman Turner announced that a meeting to determine the future use of the lakefront commercial building has been scheduled for the 8th of June

Abbey representatives returned to the meeting -to orally summarize their discussions. They said that they would not withdraw their letter that evening. Chairman Turner asked that they submit, in writing, their understanding of the discussions. The Village and CDA would, in turn, submit an answer to their requests.

STH 67 Landscaping-

PDI presented a power Point presentation depicting the proposed variety of trees to be planted along STH 67 Planting limitations as well as specific type and requirements were reviewed. It was agreed and confirmed by L Larson of the Parks Committee that Roy from North Winds would act as consultant for the plantings as well. The plantings near and treatment of the drainage swales along 67 were also discussed. Cost Estimates for the crosswalks and landscaping should be reviewed at the next meeting.

Continued Work

PDI should prioritize work on:

1. Main and Mill Street landscaping
2. The park next to Commercial Building
3. Budget for 67 landscaping
4. Proposals for Boat Trailer Parking and Turnaround and

ADJOURNMENT:

MOTION: made by Commissioner Chanson to ADJOURN

MOTION 2nd Turner

MOTION: carried without a negative vote