

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

SPECIAL JOINT SESSION OF THE VILLAGE BOARD OF TRUSTEES  
with the CDA BOARD OF COMMISSIONERS, PLAN COMMISSION, LAKEFRONT AND  
HARBOR COMMITTEE, FINANCE COMMITTEE and PARK COMMISSION

**Wednesday, June 8, 2005**

President Whowell called the Special Joint Meeting to order at 5:02 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

**Trustees present:** Roll call vote: President Whowell, Petersen, Larson, Pollitt, Turner, O'Connell, Bromfield

**CDA Commissioners present:** Roll call vote: Chairman Turner, Petersen, Koepsel, Chanson, Bliss, Hibbard

**CDA Commissioner absent:** McHugh

**Plan Commissioners present:** Roll call vote: President Whowell, O'Connell, Larson, Treptow, Eakright, Spadoni

**Plan Commissioner absent:** Poivey

**Lakefront and Harbor Committee members present:** Roll call vote: Chairman O'Connell, Beers, Bikowski, Eakright, Snyder, Rosenow

**Finance Committee members present:** Roll call vote: Chairman Pollitt, Feeney, Gilchrist, Loenneke, Patek, O'Connell

**Finance Committee member absent:** McCue

**Park Commission members present:** Roll call vote: Chairman Treptow, Horvath, O'Brien, Larson

**Park Commission members absent:** Geye, Lobdell, Chupich

**Also present:** Jim Celano, Village Administrator Kelly Hayden-Staggs, Bruce Jensen, Village Clerk Dennis Martin, Karen Morris, Village Treasurer Peg Pollitt, CDA Executive Director Cindy Wilson

**General Business**

**Lakefront Concept Overview**

CDA Chairman Turner stated that the meeting was being held to determine the recommendations of the committees and commissions with regard to the future of the commercial building on the lakefront. Turner stated that the initial plans for the lakefront that were approved after public hearings before the CDA, Plan Commission and Village Board include a commercial building which may or may not be a marina, and which may or may not permit boat launching.

**Committees and Commissions Independent Discussion on Commercial Space Options**

President Whowell stated that the various committees and commissions should meet separately to determine their recommendations for the commercial building. In response to a question, Turner

stated that the recommendation could be that there should be no commercial building on the lakefront; however, if that option is pursued, the master plan will have to be amended. President Whowell stated the committees and commissions should break off for separate discussions and the group would reconvene in the main meeting room. Turner stated that the committee and commission members should keep in mind that the final decision eventually will be made by the Village Board after it receives input from all of the groups.

### **Committees and Commissioners Reconvene to Discuss Recommendations for Commercial Space**

President Whowell reconvened the group meeting at 5:40 pm. Turner reported that the CDA Board came to a near unanimous consensus that some type of commercial activity should take place in the new building on the lakefront. The CDA recommends that some marina business activities would be allowable; however, no services such as acid washes or things that require large trucks on the premises should be permitted. The CDA recommends that the launching of smaller boats – boats that have 24-foot maximum lengths - would be allowable, and safety should be the underlining factor in determining what type of operations will be allowed in the new building. The CDA also recommends that whatever business ends up in the commercial building, the tenant should pay fair market rent. Park Commission Chairman Treptow stated that the Park Commission also recommends that some type of commercial operation, in particular boating-related businesses, be allowed in the new building; however, there should be no boat launching allowed from the site. Treptow stated that boating-related businesses do well in the Village of Fontana, but the Park Commission recommends boat launching, acid washing or other service-related business should not be allowed at the new building site. Lakefront and Harbor Committee Secretary Peg Pollitt reported that the committee recommends that the renovated beach house remain on its present footprint, and that no launching be permitted from the new lakefront building. The Lakefront and Harbor Committee recommends that the new lakefront building should mainly be a community center with a few small retail outlets, such as a coffee shop, and that one or two new piers should be installed in front of the current marina building. Finance Committee Chairman Ron Pollitt stated that the committee recommends that the beach house be renovated in its current footprint, and that the new building should remain commercial in nature with marine uses allowed; however, there should be no boat launching allowed at the site. The Finance Committee recommends that there could be some boat sales and services allowed. If launching is eliminated from the site, the Finance Committee recommends that another community pier could be installed, with another 20 slips that could be leased by Village residents. The Finance Committee also recommends that a community center should not be included in the new lakefront building because it would not be used enough to justify its construction and maintenance expenses. The Finance Committee recommends that the Park House should not be razed, as called for in the initially approved plan, because it is an adequate community center for the senior card clubs. Turner summarized the recommendations for the four commissions and committees: Three of the four groups have no problem with commercial activity in the new lakefront building -- the fourth group, the Lakefront and Harbor Committee, recommends only small or light retail uses with a community center. Three of the four groups recommend that here be no boat launching allowed from the new lakefront building – the fourth group, the CDA, recommends that launching be restricted to small boats from the new building. Turner stated that if the decision is made to reconstruct the current beach house on a larger or different footprint, the site will have to be at least 50 feet from the high water mark because the site is in a lakeshore overlay district. Turner stated that it would be a lost opportunity to not construct a larger beach house, and a 50-foot setback would not be a dramatic difference from the present beach house site. Turner stated that the CDA will have its architect draw up proposals with the beach house renovated at its current site, and with a new beach house site setback 50 feet from the lakefront. Turner stated that the current plan also calls for razing the Park House and constructing a new community center in the new lakefront building. The current Park House area would be used for expanded parking. Turner stated that the overall direction provided at the meeting was that no launching should be allowed at

the site of the Village's new lakefront building, and that the new lakefront building should have some type of commercial element.

**Adjournment**

The meeting was adjourned at 6:03 pm on a unanimous vote of the Village Board, CDA, Plan Commission, Lakefront and Harbor Committee, Finance Committee and Park Commission.

Minutes prepared by: Dennis L. Martin, village clerk

Note: These minutes are subject to further editing. Once approved by the Village Board, CDA, Plan Commission, Lakefront and Harbor Committee, Finance Committee and Park Commission the official minutes will be on file at the Village Hall.

APPROVED: 06/27/05