

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

SPECIAL JOINT MEETING OF THE VILLAGE BOARD OF TRUSTEES  
with the PLAN COMMISSION and CDA

**Tuesday, September 6, 2005**

President Whowell called the Special Joint Meeting of the Village Board to order at 5:54 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

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

**Trustees late:** Petersen and Turner arrived at 6:00 pm

**Also present:** Cheryl Bartz, Joe Eberle, Jim and Megan Feeney, Administrator Kelly E. Hayden-Staggs, Bruce Jensen, Librarian Nancy Krei, Sarah Lobdell, Clerk Dennis Martin, CDA Interim Executive Director Joseph McHugh, Sharon O'Brien, Police Chief Steve Olson, Treasurer Peg Pollitt, Paul Sloth, Village Attorney Dale Thorpe, Public Works Director Craig Workman

**Visitors Heard**

None

**Announcements**

Hayden-Staggs announced that a Linn Township construction project required the closing of South Lakeshore Drive from September 6 to 9, 2005; the deadline for Fourth Quarter Newsletter articles is Friday, September 9, 2005; the annual Triathlon will force the closing of the Village boat ramp until 1:00 pm on Saturday, September 10, 2005; Open Book will be held Saturday, September 10, 2005, from 9 am to 3 pm, Monday, September 12, 2005, from noon to 8 pm, and Tuesday, September 13, 2005, from 9 am to 4 pm; the monthly Plan Commission meeting will be held Monday, September 26, 2005, at 6 pm; and the Board of Review is scheduled for September 30, 2005, from 9 am to 11 am.

**Approval of Minutes**

Trustee Bromfield/Trustee O'Connell made a MOTION to approve the minutes for the August 1, 2005 and August 8, 2005 Village Board meetings, and the MOTION carried without negative vote.

**Village Treasurer's Report**

Trustee Bromfield/Trustee Pollitt 2<sup>nd</sup> made a MOTION to accept the July 2005 Treasurer's Report and place it on file for the audit, and the MOTION carried without negative vote.

**Approval of Village and Utility Payables**

Trustee O'Connell/Trustee Pollitt 2<sup>nd</sup> made a MOTION to approve payment of the Village and Utility Payables, with the addition of a \$1,463 bill from Laminated Products, Inc., and the MOTION carried without negative vote.

**General Business – President Whowell**

**CWD Update**

Hayden-Staggs stated that a Resolution will be presented next month with regard to the DNR approved deer hunting zones within the Village. The program was initiated to combat the spread of Chronic Wasting Disease. Hayden-Staggs stated that one change this year will be the elimination of the VOF Department of Public Works garage as one of the DNR's collection sites.

### **2006 Planning Contract With Vandewalle and Associates**

Hayden-Staggs stated that the contract with the village planning firm, Vandewalle and Associates, will expire soon and she requested direction from the Village Board with regard to seeking competitive bids.

Trustee Bromfield/Trustee Pollitt 2<sup>nd</sup> made a MOTION to table the contract and directed the staff to seek competitive bids, and the MOTION carried without negative vote.

### **Claim Filed by Jamie and Carol Whowell (Tabled August 1, 2005)**

Thorpe stated that since Jamie and Carol Whowell have not accepted the Village Board's offer to settle their claim with regard to outstanding cost recovery bills, which was presented in an August 3, 2005 letter from the Village, he wanted direction with regard to the Board's initial vote to deny the claim. The Board directed Thorpe to issue a letter to Jamie and Carol Whowell to follow through on its initial decision.

### **Administrative Report/Finance Committee – Administrator Hayden-Staggs and Trustee Pollitt**

#### **Impact Fees Recommendation**

Trustee Pollitt stated that the Finance Committee is recommending the Village Board revisit a proposal to establish impact fees for new construction in the village. Pollitt stated that Ehlers and Associates could update the proposal the firm presented about 18 months ago, taking into account concerns expressed at the time. Turner stated that he would like the proposed impact fees to provide different rate scale for large projects.

Trustee Pollitt/Trustee Bromfield 2<sup>nd</sup> made a MOTION to authorize Ehlers and Associates to update its previous impact fees proposal and to bring it back for Village Board consideration, and the MOTION carried without negative vote.

#### **Levy Freeze Legislation**

Hayden-Staggs stated that a state legislative proposal would require municipalities to have new construction during the year to authorize levy increases.

President Whowell called the special meeting of the Plan Commission to order at 6:07 pm

Chairman called the special meeting of the CDA to order at 6:07 pm

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

**CDA Commissioners present:** Roll call vote: Turner, Petersen, Hibbard, Chanson, Wilson

**CDA Commissioner absent:** Bliss

#### **CDA - Trustee Turner**

##### **Appointment of Jeff Fisk to Fill Open Position on Board of Commissioners**

Turner stated that the CDA Board recommends the appointment of longtime resident Jeff Fisk, the comptroller for Grand Geneva Resort, Lake Geneva. Turner stated that Fisk's financial and accounting background will be a valuable asset for the CDA Board.

Trustee Turner/Trustee Bromfield 2<sup>nd</sup> made a MOTION to approve the appointment of Jeff Fisk to the CDA Board of Commissioners, and the MOTION carried without negative vote.

#### **Public Forum**

##### **Public Forum Regarding Proposed Projects for the Lakefront Area**

President Whowell opened the public forum at 6:15 pm. PDI and Workshop Architect planners presented proposed plans for landscaping and parking along Third Avenue and in Reid Park, renovating the boat trailer parking lot, constructing a boat ramp staging area in Pioneer Park, and constructing a new beach house. The landscaping plans call for increasing the total number of trees in the lakefront area from 121 to 244. The proposal for the new beach house features the same architecture that will be used on the new lift station/restroom building in Reid Park. Fontana resident Donald Roberts submitted a letter to the Village Clerk that provided comments to the Village Board, Plan Commission and CDA with regard to traffic, restrooms and parking proposals.

### **Third Avenue Landscaping**

The plan calls for landscaping along the north and south sides of the street from Highway 67 to the lake. A sidewalk will be installed along the south side of the street. The CDA will work with Kent Shodeen on the landscaping along the north side of the first block of Third Avenue from Highway 67. Shodeen owns all but one of the lots in the block, but he has not presented development plans for any of the parcels.

CDA Chairman Turner/Commissioner Wilson 2<sup>nd</sup> made a MOTION to approve the Third Avenue Landscaping plan as presented, and the MOTION carried without negative vote.

Plan Commissioner Treptow/Commissioner Poivey 2<sup>nd</sup> made a MOTION to approve the Third Avenue Landscaping plan as presented, and the MOTION carried without negative vote.

Trustee Petersen/Trustee Pollitt 2<sup>nd</sup> made a MOTION to approve the Third Avenue Landscaping plan as presented, and the MOTION carried without negative vote.

### **Boat Trailer Parking Lot**

The proposal calls for reducing the current number of stalls for boat trailers to 30, and the stalls for automobiles to 40, with two handicapped accessible stalls. Chief Olson stated that he had a safety concern with regard to the proposal to have the boat trailers backed into the stalls. President Whowell responded that backing boat trailers into stalls allows drivers better vision than backing them out of the stalls. Also, by backing into the stalls, the boat trailers can hang over grass areas; whereas, if the vehicle is driven in first, the front of an automobile can't hang over the edge of the lot because of its front wheels. Turner stated that he thought the plan was to create shorter boat trailer stalls on one side of the aisle. After President Whowell stated that having two different sized stalls will create a lot management problem, Commissioner Chanson stated that all of the stalls could be shortened to create more green space. Turner suggested installed of having all the trailer stalls reduced from 45 feet of useable space to 42 feet. Later during the Village Board vote on a motion to approve the proposal, Bromfield stated he opposes the proposal because he likes the current boat trailer parking lot.

CDA Chairman Turner/Commissioner Chanson 2<sup>nd</sup> made a MOTION to approve the Boat Trailer Parking Lot renovation plan as presented, with the condition the boat trailer stalls are reduced from 45 feet of useable space to 42 feet, and the MOTION carried without negative vote.

Plan Commissioner Spadoni/Commissioner Treptow 2<sup>nd</sup> made a MOTION to approve the Boat Trailer Parking Lot renovation plan as presented, with the condition the boat trailer stalls are reduced from 45 feet of useable space to 42 feet, and the MOTION carried without negative vote.

Trustee Petersen/Trustee Turner 2<sup>nd</sup> made a MOTION to approve the Boat Trailer Parking Lot renovation plan as presented, with the condition the boat trailer stalls are reduced from 45 feet of useable space to 42 feet, and the MOTION carried with Trustee Bromfield casting the only negative vote.

### **Lower Third Avenue/Tot Lot Landscaping and Parking**

The plan calls for designating Third Avenue a one-way street from the alley through the current Pioneer Park from Memorial Day to Labor Day, and a two-way street to the lake during the rest of the year.

CDA Chairman Turner/Commissioner Petersen 2<sup>nd</sup> made a MOTION to approve the plan for the Lower Third Avenue/Tot Lot Landscaping and Parking, and the MOTION carried without negative vote.

Plan Commissioner Spadoni/Commissioner Poivey 2<sup>nd</sup> made a MOTION to approve the plan for the Lower Third Avenue/Tot Lot Landscaping and Parking, and the MOTION carried without negative vote.

Trustee Turner/Trustee Bromfield 2<sup>nd</sup> made a MOTION to approve the plan for the Lower Third Avenue/Tot Lot Landscaping and Parking, and the MOTION carried without negative vote.

### **Boat Ramp Staging Area in Pioneer Park**

The proposal calls for constructing three lanes in Pioneer Park for boat trailers leading into and out of the lake across from the boat ramp. One resident was concerned that the park is not being maintained, and another resident suggested the creation of another rigging and down-rigging area to help alleviate congestion at the ramp. President Howell stated that power lines are being buried in the area to allow for sailboat owners to transport their boats to and from the ramp to the boat trailer parking lot, where rigging and down-rigging can take place. Larson stated that she is concerned if the proposal is approved, the Village will have to cut down a number of mature trees. Larson stated that the proposal will cost about \$375,000 on a seasonal issue, and the harbormaster stated it will not even solve the congestion problem at the ramp. O'Connell stated she also is opposed to the proposal because it will not solve the congestion problem at the ramp, and it will cost the Village a park.

Treptow stated that he has opposed the staging area in Pioneer Park plan since it was first proposed as a concept, because it will not alleviate the congestion problem. Treptow stated the Village should consider moving the ramp to the marine building adjacent to the beach area, which currently is being leased by MJ's Marine. Turner responded that if approved, the boat ramp staging area will not cost the village the entire Pioneer Park, and the plan actually will improve the park. Turner also stated that all of the lakefront concept plans have been geared to take traffic and boat launching activities away from the beach area. Petersen said he favors the proposal; however, he suggested adding a fourth traffic lane to the staging area and shifting the entire area to the south to help alleviate the current gridlock situations that occur during the summer season.

CDA Chairman Turner/Commissioner Wilson 2<sup>nd</sup> made a MOTION to approve the Boat Ramp Staging Area Plan as presented, and the MOTION carried without negative vote.

Prior to acting on a motion made by Plan Commissioner Spadoni, which received a second from Commissioner Eakright, the Plan Commission discussed the proposal to move the Village's boat ramp to the marine building site. O'Connell stated she does not like the proposal to construct the staging area in Pioneer Park, and she would like other options explored. Treptow stated that pedestrian and child safety concerns voiced about the boat ramp at MJ's Marine being too close to the beach would not be a factor with the new beach house plan and proposal to reconfigure Lake Street. Hayden-Staggs stated that the Village's boat ramp was constructed with DNR grant funds, and the Village may be prohibited from abandoning the site without having to pay back the grant funds. President Howell stated that if was the Plan Commission's desire to make major changes to the proposal, it would have to be tabled. Hayden-Staggs suggested holding off on the staging area proposal until 2007, at which time the other congestion-alleviating changes will have been implemented and nothing may have to be done with regard to the current ramp area. President Howell then called for a Roll Call vote on the Spadoni/Eakright motion.

Plan Commissioner Spadoni/Commissioner Eakright 2<sup>nd</sup> made a MOTION to approve the Boat Ramp Staging Area Plan as presented, and the Roll Call vote followed:

Eakright – Yes

O'Connell – No

Spadoni – Yes

Treptow – No

President Whoell – Abstained

Poivey – Abstained

Larson – No

The MOTION to approve the Boat Ramp Staging Area Plan as presented failed on a 2-3 vote.

Plan Commissioner Poivey/Commissioner Eakright 2<sup>nd</sup> made a MOTION to table the proposal, and the Roll Call vote followed:

O’Connell – Yes

Spadoni – Yes

Treptow – No

President Whowell – Yes

Poivey – Yes

Larson – No

Eakright – Yes

The MOTION to table the Boat Ramp Staging Area Plan carried on a 5-2 vote.

The Village Board did not act on the Boat Ramp Staging Area Plan, but directed the planners to meet with the boat ramp personnel to modify the proposal.

### **Beach House Plan**

The plan calls for razing the current beach house and constructing a new facility further back from the shoreline. A proposal to construct some type of fountain in the veranda area will be brought back for future consideration.

CDA Chairman Turner/Commissioner Wilson 2<sup>nd</sup> made a MOTION to approve the Beach House Plan as presented, and the MOTION carried without negative vote.

Plan Commissioner Spadoni/Commissioner Treptow 2<sup>nd</sup> made a MOTION to approve the Beach House Plan as presented, and the MOTION carried without negative vote.

Trustee Turner/Trustee O’Connell 2<sup>nd</sup> made a MOTION to approve the Beach House Plan as presented, and the MOTION carried without negative vote.

### **Adjournment**

CDA Commissioner Petersen/Chairman Turner 2<sup>nd</sup> made a MOTION to adjourn the CDA at 8:39 pm, and the MOTION carried without negative vote.

Plan Commissioner Spadoni/Commissioner Poivey 2<sup>nd</sup> made a MOTION to adjourn the Plan Commission at 8:39 pm, and the MOTION carried without negative vote.

Trustee Turner/Trustee Bromfield 2<sup>nd</sup> made a MOTION to adjourn the Village Board meeting at 8:39 pm and to take up the remaining matters on the posted agenda on Monday, September 12, 2005, beginning at 7:00 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: 09/12/05 - VB  
09/26/05 – PC  
10/05/05 - CDA