

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

SPECIAL JOINT SESSION MEETING of the VILLAGE BOARD OF TRUSTEES with the
PLAN COMMISSION

Village of Fontana Comprehensive Master Plan Update Meeting
Tuesday, September 8, 2009

Village President Arvid Petersen and Plan Commission Chairman Spadoni called the special joint session meeting of the Village Board and Plan Commission to order at 5:00 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Trustees present: Roll call vote: President Petersen, Kenny, O'Connell, Spadoni, Turner (arrived at 5:05 pm), Lewis (arrived at 5:12 pm)

Trustee absent: McGreevy

Plan Commissioners present: Chairman Spadoni, President Petersen, O'Connell, D'Auria, O'Brien

Plan Commissioners absent: Poivey, Lobdell

Also present: Village Administrator/Treasurer Kelly Hayden, Brandy Howe, Lynn Ketterhagen, Alex Koldeway, Library Director Nancy Krei, Village Clerk Dennis Martin, Assistant Zoning Administrator Bridget McCarthy, Joseph McHugh, Building Inspector Ron Nyman, Village Planner Mike Slavney, Craig Workman

General Business

Comprehensive Plan Draft No. 1 – Presentation/Discussion

Slavney stated that the Plan Commission and Village Board could move forward with the process that night and adopt the preliminary draft of the updated Master Plan, or another meeting could be scheduled the week of September 21, 2009 to review changes dictated that night. Slavney stated that the Master Plan update schedule also includes providing copies of the draft plan to Walworth County and the surrounding municipalities and jurisdictions 30 days prior to the public hearing date. A public hearing will be held before the Plan Commission and Village Board prior to final consideration on adopting the updated Master Plan. Slavney stated that there were 123 people who visited the tent during the public open house event September 5, 2009 in Reid Park. Slavney stated that he and Brandy Howe talked to all of the visitors, who provided many favorable comments. Slavney stated that one concern that was mentioned to him by a resident was that the traffic from the municipal boat launch that goes through the residential neighborhoods needs to be addressed. Slavney stated that launch operations are not included in a Master Plan and the boat traffic concern is an operational issue that should be addressed by a Village committee. Slavney stated that the preliminary draft of the updated plan still only identifies three areas for future developments on the Land Use Map exhibit – the same three areas that are on the expiring plan. Spadoni stated that the updated plan should call for a more conservative population growth estimate than the expiring plan. Slavney stated that he has identified a parcel of land in Walworth Township off Brick Church Road that is currently zoned business that will be zoned single-family residential on the Future Land Use Map. Slavney stated that the expiring plan and the draft of the updated plan both call for a Highway 67 bypass to the west of the Village to avoid having to expand the highway to four lanes in the future. Slavney stated that a four-lane highway would kill the small town character of the municipality.

Consideration of Any Proposed Changes to Comprehensive Plan Draft No. 1

Turner stated that the draft plan is much too general and needs to incorporate more specific items like the expiring Master Plan featured. Turner stated that the CDA and Village Board are moving toward proposing the construction of a new lakefront building and are targeting the required project referendum for spring. Turner stated that other current CDA initiatives that are not featured in the draft are that staff is meeting with potential developers on some type of projects for the 100 block of Third Avenue and Fontana Boulevard and for the parcel at the Duck Pond. Turner stated that the CDA's current projects also should be mentioned in the plan, including the Fontana Boulevard Lighting and Landscaping Project which is about to commence. Turner stated that the CDA also has

budgeted to begin implementation of its Environmental Master Plan and pedestrian path projects this year. O'Brien asked if the CDA plans should be included in the Master Plan if the proposals have not yet been approved. Turner stated that all of the CDA proposals have been approved by the CDA, Plan Commission and Village Board in the form of the TID Development Plan and the conceptual lakefront development plan was approved by the Village in 2002. Turner stated that the projects will have to be approved in referendums; however, they should still be incorporated in the Master Plan. Spadoni stated that if the proposals are included in the Master Plan, then the Village officials can move forward with the planning and approval process. Turner stated that if the Village is considering plans, they should be included in the Master Plan, especially if the Village is spending money on the initial planning. Turner stated that the Village should mention in its main planning document that the elected officials are considering some things. Hayden stated that the information should be added and the Plan Commission and Village Board members should take one more month to read through the plan before the Draft is ratified. O'Brien asked if something could be added to the Master Plan to prevent property owners from creating new housing associations. O'Brien stated that there is nothing in the Municipal Code to address the creation of new subdivision associations and density regulations for subdivision associations. O'Brien stated that she does not want to see another Abbey Springs or Belvidere Park situation developed on the lakefront. Slavney stated that specific wording could be added to address the creation of housing associations; however, municipalities cannot control ownership issues through planning or zoning regulations. Slavney stated that the municipality can address use and density issues in the lakefront zoning district through maximum density controls and by allowing only single-family residential developments. D'Auria stated that he has received comments with regard to controlling the noise created by the train that runs through the south side of the village, and with regard to a factory that is located in Walworth. Slavney stated that the train whistle is required unless there are crossing gates installed, and the Village of Fontana cannot enforce zoning regulations in the Village of Walworth. Joseph McHugh stated the Geneva Lake Conservancy would like to encourage the Village to implement the storm water management plan it recently contracted for with Ruckert-Mielke. McHugh stated that storm water management is not mentioned in the current draft and the entire plan developed by Ruckert-Mielke should be incorporated into the Master Plan. Turner stated that he agrees with McHugh and the Village has spent a lot of money on the storm water management planning. Hayden stated that maybe storm water management should comprise an entire chapter of the Master Plan. O'Brien asked if the Village Board members felt there were enough public participation events during the updating process and if there should be another one scheduled. President Petersen stated that all of the meetings have been open for public comments and there is going to be a public hearing held before the Village Board and Plan Commission prior to final adoption of the updated plan. Spadoni stated that there were hundreds of residents who attended the two public open house events at St. Benedict and Reid Park, and one clear indication that came out of those meetings is that opinions greatly vary on every single issue the Village faces. Following further discussion, the Village Board members were in consensus that the Village has held more public events for the Master Plan update than are required by the state and that there is no need to schedule another one.

Consideration to Schedule Additional Meeting – If Necessary

The draft plan will be updated with the items directed at the meeting and then sent out to the Plan Commission and Village Board members for review. A meeting will be scheduled for the week of September 21 to 25, 2009 to review the update draft and consider its adoption.

Adjournment

Chairman Spadoni/President Petersen 2nd made a MOTION to adjourn the Plan Commission meeting at 5:48 pm, and the MOTION carried without negative vote.

Trustee Spadoni/Trustee Kenny 2nd made a MOTION to adjourn the Village Board meeting at 5:48 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 kept on file at the Village Hall.

APPROVED: PC – 9/28/09; VB – 10/5/09