

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

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION

**Monday, September 28, 2009**

Chairman Spadoni called the monthly meeting of the Village of Fontana Plan Commission to order at 5:30 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

**Plan Commissioners present:** Roll call: Derek D’Auria, Sharon O’Brien, Micki O’Connell, President Arvid Petersen, Sarah Lobdell, Chairman George Spadoni, Mike Poivey (arrived at 5:32 pm)

**Also present:** Administrator/Treasurer Kelly Hayden, Alex Koldeway, Library Director Nancy Krei, Village Clerk Dennis Martin, Joseph McHugh, Building Inspector Ron Nyman, Margaret Reuland, Village Attorney Dale Thorpe, June Willmite, Director of Public Works Craig Workman

**Visitors Heard**

June Willmite stated that she is a journalism student and she was at the meeting to complete a class assignment. Sharon O’Brien stated that as a resident she would like to request a Plan Commission meeting agenda item that the commission consider directing a staff member or appropriate person to research the current Village zoning regulations and the ordinances governing the use of the lakefront by owners of property not on the lakefront; and to research the current zoning ordinances that govern associations and the creation of new associations. O’Brien stated that as a new member of the Plan Commission she would like to be apprised of the parameters of the zoning code. Chairman Spadoni stated that he would like to meet with O’Brien to discuss her request prior to having an item placed on the agenda. O’Brien stated that she would meet with Spadoni; however, she also would like to discuss the topic with the entire Plan Commission as an agenda item.

**Announcements**

1. Special Village Board Meeting – **Monday, September 28, 2009, 6:00 pm**
2. Lakefront and Harbor Committee Meeting – **Wednesday, September 30, 2009, 4:30 pm**
3. CDA Board Meeting – **Wednesday, September 30, 2009, 6:00 pm**
4. Big Foot High School FFA Homecoming Pig Roast – **Thursday, October 1, 2009, 5:00 pm**
5. Geneva Lake Environmental Agency Classic Car Rally – **Saturday, October 3, 2009**
6. Village Board Monthly Meeting – **Monday, October 5, 2009, 6:00 pm**
7. Finance Committee 2010 Budget Meeting – **Thursday, October 8, 2009, 4:00 pm**
8. Park Commission Outdoor Education Event at the Mill House Pavilion – **Friday, October 9, 2009, 1:00 pm**
9. Village Board/Finance Committee 2010 Budget Workshop – **Thursday, October 15, 2009, 5:00 pm**
10. Park Commission Volunteer Bulb Planting Event at Porter Court Plaza – **Saturday, October 17, 2009, 10:00 am**
11. Village Board/Finance Committee Final Budget Workshop – **Monday, October 19, 2009, 5:00 pm**
12. Library Board Meeting – **Wednesday, October 21, 2009, 10:00 am**
13. Park Commission Meeting – **Wednesday, October 21, 2009, 6:00 pm**
14. Protection Committee Meeting - **Monday, October 19, 2009, 5:00 pm**
15. Public Works Committee Meeting – **Saturday, October 24, 2009, 8:00 am**
16. Plan Commission Monthly Meeting – **Monday, October 26, 2009, 5:30 pm**

### **Approve Minutes**

Commissioner O'Brien/Commissioner O'Connell 2<sup>nd</sup> made a MOTION to approve the minutes for the meetings held August 31, 2009, September 8, 2009 and September 22, 2009 as presented, and the MOTION carried without negative vote.

### **Public Hearings**

#### **Proposed Amendments to Chapter 18-102 Regarding the Floodplain Ordinance**

Chairman Spadoni opened the public hearing at 5:34 pm. The proposed amendments reference the new FEMA Digital Flood Insurance Rate Maps that go into effect in October 2009, and strike out the reference to the originally published map. Spadoni closed the public hearing at 5:35 pm.

Commissioner O'Connell/President Petersen 2<sup>nd</sup> made a MOTION to recommend Village Board approval of the proposed amendments to Chapter 18-102 of the Village of Fontana Municipal Code as presented, and the MOTION carried without negative vote.

#### **Proposed Amendments to Section 18-251 Regarding Signage**

Chairman Spadoni opened the public hearing at 5:35 pm. The proposed amendment exempts signage approved by the Village Board to be erected on village property. Spadoni closed the public hearing at 5:36 pm.

Commissioner Poivey/Commissioner O'Connell 2<sup>nd</sup> made a MOTION to recommend Village Board approval of the proposed amendment to Section 18-251 of the Village of Fontana Municipal Code as presented, and the MOTION carried without negative vote.

#### **Proposed Amendments to Section 18-79(c)(5)(f) and 18-151(a)(1)(a) Regarding Offsets**

Chairman Spadoni opened the public hearing at 5:36 pm. Attorney Thorpe stated that the proposed amendments clarify the existing practice delineated in the Municipal Code with regard to offset credit calculations for substandard and nonconforming lots. Spadoni closed the public hearing at 5:37 pm.

Commissioner O'Connell/Commissioner O'Brien 2<sup>nd</sup> made a MOTION to recommend Village Board approval of the proposed amendments to Section 18-79(c)(5)(f) and 18-151(a)(1)(a) as presented, and the MOTION carried without negative vote.

### **General Business**

#### **US Cellular CUP Application for Tower on Village of Fontana Property – Tabled 8/31/09**

A staff meeting with the applicant is scheduled for Tuesday, September 29, 2009. Village staff has recommended that the applicant work with the Village to plan for the construction of a new tower to replace the existing tower, which has reached its capacity.

Commissioner Poivey/President Petersen 2<sup>nd</sup> made a MOTION to table the item, and the MOTION carried without negative vote.

#### **BSOP Amendment Filed by Charles Palma for State Farm Insurance Sign at 547 Valley View Drive**

Staff recommended approved of the amendment which authorizes the erection of a new sign with the conditions that the illuminated signage shall be extinguished no later than 10:00 pm daily; that approval of the BSOP amendment shall not alleviate the applicant from securing all required building permits; and that all outstanding cost recovery fees shall be paid prior to issuance of any building and zoning permits.

Commissioner O'Brien/Commissioner D'Auria 2<sup>nd</sup> made a MOTION to recommend Village Board approval of the Building, Site and Operational Plan Amendment filed by Charles Palma for the erection of a State Farm Insurance Sign at 547 Valley View Drive, with the conditions that the illuminated signage shall be extinguished no later than 10:00 pm daily; that approval of the BSOP amendment shall not alleviate the applicant from securing all required building permits; and that all outstanding cost recovery fees shall be paid prior to issuance of any building and zoning permits. The

MOTION carried without negative vote.

**Pending Items**

1. Abbey Harbor Condominium Association Building, Site and Operational Plan Amendment for Gas Tank Relocation – Applicant Request to Table
2. Building, Site and Operational Plan Amendment Filed by Fontana Shores Condominium Association, 150 Lake Street – Tabled 6/29/09 & 7/27/09
3. Stormwater Management Land Exchange Proposal with Adreani Family – Tabled 7/27/09

Chairman Spadoni directed Martin to remove the pending items from the agenda until something new has been filed.

**Adjournment**

Commissioner O’Connell/Commissioner Poivey 2<sup>nd</sup> made a MOTION to adjourn the Plan Commission meeting at 5:40 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 Plan Commission, the official minutes will be on file at the Village Hall.

APPROVED: 10/26/09