

**VILLAGE OF FONTANA ON GENEVA LAKE
WALWORTH COUNTY, WISCONSIN**

(Official Minutes)

MEETING of the COMMUNITY DEVELOPMENT AUTHORITY

Wednesday, October 9, 2013

CDA Chairman Bob Chanson called the meeting of the CDA to order at 6:02 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

CDA members present: Chairman Chanson, Trustee Cindy Wilson, President Arvid Petersen, Jay Hicks, Gail Hibbard

CDA member absent: Jeff Fisk, Skip Bliss

Also present: Administrator/Treasurer Kelly Hayden, Library Director Nancy Krei, Village Clerk Dennis Martin, Trustee Rick Pappas, David Patzelt

Visitors Heard

None

Approval of Minutes for March 6 and 20, 2013

President Petersen/Commissioner Hicks 2nd made a MOTION to approve the minutes as submitted, and the MOTION carried without negative vote.

Approval of Current Payables

None

Finance Report – Administrator/Treasurer Hayden

2014 CDA Budget

Hayden stated that there was nothing new to update on the finance reports. Hayden stated that the preliminary CDA budget for next year will be drafted as soon as the state supplies the increment level. Hayden stated that the other revenue figures will have to be plugged in for CDA's portion of the village pay station and beach receipts. Hayden stated that debt service for the TID borrowing will be about \$1.2 million in 2014, and the CDA cash shortfall the General Fund will have to cover will be more than \$500,000.

General Business

Future Development Ideas for Shodeen Property

As a follow up to a recent meeting with Hayden, Chairman Chanson and Commissioner Hicks, a PowerPoint program on the various development concepts for their Village of Fontana property was presented by David Patzelt of the Shodeen Group, Geneva, IL. The Shodeen Group owns all but two of the parcels in the 100 block of Second/Third Avenue, between Highway 67 and Douglas Street. Patzelt stated that they do not have any specific ideas for development proposals; however, they would like to work the CDA and Village of Fontana and maybe they can collectively come up with a good proposal for the Village and the firm. Patzelt stated that the Shodeen Group has been unable to purchase one on the privately owned Third Avenue parcels in the block, and there is one other village owned parcel in the block located at the northeast corner of Third Avenue and Highway 67. The entire block is zoned Village Center. Patzelt stated that he would like to solicit feedback from the CDA members with regard to which of the following options for the property are most preferred: Do nothing, leave property as is; Village purchases the property from Shodeen; Village trades property for some other property; Develop the property with a hotel; Develop the property with mixed use; Develop the property with stacked flats; Develop the property with townhomes; Develop the property with neo-traditional homes/row homes; Develop the property with single-family homes; Trade for another site and provide one of the products above. Patzelt stated that the Shodeen Group has had great success with the boutique hotel it has developed in Geneva, IL on a small parcel that is about one acre in total size. Patzelt stated that if pursued in Fontana, the boutique hotel would have to feature 60 to 80 rooms and it would not

compete with the Abbey Resort or attempt to be family destination. Patzelt stated that the boutique hotel would not have a pool or attractions for children; just nice guest rooms, a spa and restaurant. Patzelt stated that the Second/Third Avenue site would not be appropriate for a successful boutique hotel or commercial developments; however, the Village owned lot currently used for boat trailer parking would be an ideal location. Patzelt stated that the Shodeen Group would be willing to pursue an agreement with the Village to sell or exchange lots and move the boat trailer parking to the east end of the Second/Third Avenue block adjacent to Douglas Street. Patzelt stated that mixed use options feature commercial units on the ground floor and residential units on the upper floors and mixed use would work along Fontana Boulevard or down by the current boat trailer lot. Patzelt stated that residential stacked flats may work for the Second/Third Avenue site as they typically incorporate underground parking with elevators to accommodate the aging population. Patzelt stated that town homes are usually three-story residential living units that attract young professionals and not families. Patzelt stated that neo-traditional or row-homes have no garages visible from the street and they usually incorporate private alleys to access parking courtyards behind the homes. Chanson stated that he thinks the option that would work the best and require the least cumbersome approval process for the Second/Third Avenue site is the development of single-family homes, which would only have to be approved through the building permit process. Chanson stated that no other properties would have to be acquired for the development of single-family homes. Patzelt stated that there could be three to five single-family homes developed in the block. As far as trading lots with the Village, Chanson stated that the boat trailer lot could be relocated to across the street from the Post Office and the developers could take advantage of the very attractive lot located adjacent to the lakefront park. Petersen stated that he would support relocating and trading the boat trailer lot for development, or he would also support the development of neo-traditional or row-homes on the Second/Third Avenue parcels. Wilson stated that the boat trailer parking lot currently is not a really attractive site by the lakefront, and a nice boutique hotel could do very well at that location. Hicks stated that he would support any type of development as it is needed in the TID and the land is sitting idle. Hicks stated that he would also favor a land swap involving the current boat trailer parking lot. Petersen stated that he would support a land swap proposal, but he also wanted to point out that there is a commercial property for sale by the Walworth State Bank located right across the street from the boat trailer lot at 268 Reid Street. Chanson stated that the boat trailer lot is the Village's most valuable piece of land and it is not being used for its most optimum purpose, such as a location for a nice, upscale hotel. Petersen stated that if a proposal for a lot swap and development of a boutique hotel does not work out, that he would also support the development of town homes on the Second/Third Avenue site. Wilson stated that she agrees with Petersen and if the lot swap and boutique hotel proposal does not make it through the approval process, she would support the development of town homes on the Second/Third Avenue site. Hibbard stated that she also would support a proposal for swapping the lots with Shodeen or for some type of residential development on the Second/Third Avenue parcels. Hicks stated that if single-family homes or townhouses do not work for the Shodeen Group on the Second/Third Avenue site, then he would also support the lot swap and boutique hotel proposal for the current boat trailer parking lot. Chanson stated that if the boutique hotel on the boat trailer lot proposal does not work out, he would support any residential development on the Second/Third Avenue site if it is for low density that fits in with character of the current neighborhood. The CDA directed Patzelt to work on refining the boutique hotel proposal and to present the PowerPoint program to the Village Board and Plan Commission members for their initial feedback.

Village Email System

Hayden distributed the directions for the CDA members to access their Village email accounts. Some of the members have not logged into their accounts, which are supposed to be used for all Village related emailed messages.

West End Development Proposal Update

Hayden stated that the Village Board received a reply to its proposed letter of intent from West End Development, LLC for its preliminary Duck Pond site development proposal; however, the Village Board has not yet met to discuss the reply. There was a closed session agenda item on the matter at the last Village Board meeting; however, the meeting was adjourned without going into the closed session.

Confirm Quorum & Dates for Upcoming Meetings

Next Meeting Date

The next meeting date will be scheduled when the Village receives more information on the potential Shodeen development proposals.

Adjournment

President Petersen/Commissioner Hicks 2nd made a MOTION to adjourn the CDA meeting at 7:01 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 CDA, the official minutes will be kept on file at the Village Hall.

APPROVED: 03/05/2014