

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

SPECIAL MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
Thursday, October 11, 2012

Chairman George Spadoni called the special meeting of the Village of Fontana Plan Commission to order at 5:45 pm in the Fontana Safety Building, 190 Fontana Boulevard, Fontana, Wisconsin.

Plan Commissioners present: Roll call: Trustee Spadoni, Micki O'Connell, President Arvid Petersen, Scott Vilona

Plan Commissioners absent: Sarah Lobdell, F.J. Frazier, Cynthia Nickolai

Also present: Jade Bolack, Administrator/Treasurer Kelly Hayden, John Maier, Village Clerk Dennis Martin, Building Inspector/Zoning Administrator Ron Nyman, John O'Neill, Trustee Rick Pappas, Arlene Patek, Dale Thorpe

General Business

Utility Easement and Deed Restriction for Lot Line Adjustment for Cantalupo Trust Lots, 754 S. Lakeshore Drive

Village Attorney Dale Thorpe stated that the Plan Commission has to make a recommendation on the utility easement submitted by Attorney John Maier for the Cantalupo Trust, but the Deed Restrictions requested as part of the staff review of the Lot Line Adjustment application, and the lot line adjustment do not require Plan Commission or Village Board approval. Thorpe stated that staff reviewed the proposed lot line adjustment for the two lots, and the applicants agreed to adhere to the staff report conditions for approval, which include the granting of a utility easement for the existing sanitary sewer line. Thorpe stated that the easement document drafted by Maier is in order; however, there are a few items that need to be included. Thorpe stated that a section needs to be added to authorize village access to the easement from the nearest abutting road for emergency and non-emergency situations, a title commitment needs to be completed, and a closing scheduled so the owners can provide written consent. Thorpe stated that the Deed Restriction that staff added to the list of conditions for approval of the lot line adjustment prohibits riparian rights to Lot 1, which no longer abuts the lakefront. John O'Neill stated that the property owners will provide the Village access to the easement area, including a key to the driveway gate to be used in emergency situations. President Petersen/Commissioner Vilona 2nd made a MOTION to recommend Village Board approval of the proposed Utility Easement as presented, with the conditions that language is added to provide the Village with emergency and non-emergency access to the easement area from the nearest abutting road; that a Title Commitment is completed; and that a closing is scheduled to execute the easement document. The MOTION carried without negative vote.

Adjournment

President Petersen/Commissioner Vilona 2nd made a MOTION to adjourn the Plan Commission meeting at 5:50 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: 11/26/2012