

VILLAGE OF FONTANA ON GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN

SPECIAL JOINT SESSION MEETING of the  
VILLAGE BOARD, CDA BOARD OF COMMISSIONERS & PLAN COMMISSION  
and the  
PLAN COMMISSION and JOINT ETZ COMMITTEE

**Monday, October 24, 2005**  
**Closed Session @ 4:45 pm - Open Session @ 5:00 pm**

PLEASE TAKE NOTICE that a special joint session meeting of the Village of Fontana Village Board of Trustees, Community Development Authority and Plan Commission and the Plan Commission and Joint ETZ Committee (Village of Fontana, Town of Linn, Town of Walworth) will be held in conjunction with the monthly Village of Fontana Plan Commission meeting on **Monday, October 24, 2005 beginning with a Closed Session of the Village Board @ 4:45 pm, at the Fontana Village Hall Meeting Room, 175 Valley View Drive, Fontana, Wisconsin 53125.**

**THE FOLLOWING AGENDA ITEMS MAY BE CONSIDERED FOR DISCUSSION,  
CONSIDERATION OR ACTION**

**Village Board Closed Session  
AGENDA**

Call to Order Village Board – President Whowell

Roll Call Village Board

1. Closed Session
  - A. Pursuant to Chapter 19.85 (1) (e) Wis. Stats. “Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require,” specifically a property acquisition for the Highway 67 project.
  - B. Adjourn Closed Session and Reconvene to Open Session immediately thereafter at approximately 5:00 pm or at the next regularly scheduled Village Board meeting without further notice and pursuant to any and all properly noticed agenda for the purpose of voting upon or taking action on the above said items or any other subject disclosed by the agenda for the Village Board meeting.

**Village Board, CDA and Plan Commission Open Session  
AGENDA**

Call to Order Plan Commission – President Whowell

Roll Call Plan Commission

Call to Order CDA Board of Commissioners – Chairman Turner

Roll Call CDA

Visitors Heard

Announcements

1. Monthly Village Board Meeting – **Tuesday, November 1, 2005, at 6 pm**
2. CDA Board Meeting – **Wednesday, November 2, 2005, at 6 pm**
3. Children’s Book Week at the Fontana Public Library – **November 14 to 18, 2005**

4. 2006 Budget Public Hearing – **Monday, November 21, 2005, at 5 pm**
5. Village Hall Closed for Thanksgiving Holiday – **November 24, 25 and 26, 2005**
6. Plan Commission Meeting – **Monday, November 28, at 6 pm**

Public Hearing

1. Public Hearing on Petition for Amendment of the Zoning Ordinance and Zoning Map of the Village of Fontana on Geneva Lake from General Commercial, Primary Environmental Corridor Overlay and Performance Standard-Mixed to Planned Development, filed by Par Development, Inc., East Dundee, IL, 60118, for property owners Myron and Geraldine Audino, 600 Higgins Road, Park Ridge, IL, 60068, for a 24.16-acre parcel of land located adjacent to State Highway 67 to the west of the Fontana Village Hall on the former site of the Geneva Lake Gravel and Sand Company Works of Fontana, WI.

General Business

1. Plan Commission Recommendation and Findings on General Development Plan Filed by Par Development, Resolution 10-24-05-
2. CDA Recommendation and Findings on General Development Plan Filed by PAR Development, Resolution 10-24-05-
3. Village Board Action on Zoning Ordinance and Zoning Map Amendment filed by PAR Development, 10-24-05-
4. CDA and Village Board Resolution Authorizing CDA Review of Projects Exceeding \$10,000, Resolution 10-24-05-
5. Village Board Ordinance Amendment to Section 23, Ordinance 10-24-05-

Adjourn CDA

Village Board Business

1. Approve Payables
2. Accept James and Carol Whowell Settlement of Cost Recovery Claim
3. Mill House Demolition
4. Fontana Boulevard Construction Bid Approval
5. Highway 67 Project Property Acquisition

Adjourn Village Board

**Plan Commission and ETZ Committee Open Session  
AGENDA**

**Call to Order ETZ Committee at 6:00 pm – Chairman Poivey**

**Roll Call ETZ Committee**

Approve Plan Commission-ETZ Minutes

- ✓ September 26, 2005

Plan Commission – ETZ Business

1. Grunow ETZ Boundary Amendment Petition (Tabled September 26, 2005)

Adjourn ETZ Committee

Plan Commission Public Hearing

1. Conditional Use Permit Application filed by John O’Neill to Amend the CUP Approved March 1, 2005, to Renovate and Add a Second Floor on the existing residence at 323 Bayview Drive, Fontana, WI 53125 (Tax Parcel No. SRA 00044)

Plan Commission General Business

1. Review of FairWyn, Ltd. CUP Conditions Approved October 25, 2004 (Tabled September 26, 2005)
2. Highlands of Fontana Preannexation, Easement Request – John Tracy
3. Natural Resources Conservation Ordinance Amendment (Tree Ordinance)
4. Nonconforming Lot Ordinance Amendment – Survey Results
5. Schmidt Five-Lot Subdivision Preliminary Review
6. Abbey Springs PD Amendment – Schedule Public Hearing
7. Schedule Floodplain Ordinance Public Hearings
8. Raze Order Amendment Review
9. Set New Regular Plan Commission Meeting Date-Last Tuesday of Every Month
10. Recommend to Village Board Renewal of Vandewalle and Associates Contract
11. Update on Hannigan CUP

Pending Items for Future Agendas

1. Prudden Proposal
2. Fontana Village Condos Proposal
3. Urlakis CSM
4. Hubertz Annexation
5. VOF/Pheasant Ridge Parcel Annexation

Adjourn Plan Commission

Dated this 21<sup>st</sup> day of October, 2005

Posted: Village Hall, Public Library, Post Office, Website

*Dennis L. Martin*, [villageclerk@villageoffontana.com](mailto:villageclerk@villageoffontana.com)

Please note that, upon reasonable notice, efforts to accommodate the needs of disabled individuals through appropriate aids and services will be made. For additional information or to request this service, contact the Village Clerk's office between 8:00 a.m. - 4:00 p.m. at 262-275-6137, or write to P. O. Box 200, Fontana, Wisconsin 53125.

Note: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice and agenda.