

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

**(Official Minutes)**

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION

**Monday, October 30, 2017**

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

**Plan Commissioners present:** Roll call: Trustee Prudden, Bob Ahern, Bob Kirkland, Sarah Lobdell, Trustee Petersen

**Plan Commissioner Absent:** F.J. Frazier, Bob Grant

**Also present:** Zoning Administrator Bridget McCarthy, Andy Pearce

**Visitors Heard**

None

**Approve Minutes**

Commissioner Lobdell/Commissioner Kirkland 2<sup>nd</sup> made a MOTION to approve the minutes for the meeting held on July 31, 2017, and the MOTION carried without negative vote.

**Public Hearing**

**Conditional Use Permit Application Filed by Cliff Woodbury for Property at 916 Sauganash Drive for Proposed Second Access Point**

A CUP application was filed by Cliff Woodbury to add a second access point on the same street frontage as the existing access point. McCarthy explained that if someone owns a corner lot they have the right to an access from each street, but a homeowner that owns a lot that only has access from one street must follow the CUP process in order to obtain approval to add a second driveway or access point. She stated there are no issues with any of the setbacks. Trustee Prudden opened the hearing at 5:31 pm. Andy Pearce from Pearce and Son Builders, the builder for the project, spoke in favor of the second access point and passed out a larger survey to the commissioners for better viewing. A letter received from Mr. and Mrs. Raymond Rubacha was put into the record; the letter states they object to the proposal due to being too close in proximity to their property at 908 Sauganash Drive and they feel it will negatively affect the value of their home and that any vehicle parked in the proposed location will potentially affect the existing view of their property. Pearce noted there is a line of trees between the applicant's home and the Rubacha's home. Trustee Petersen spoke in opposition to the application stating it will entail more parking and cars sitting out which will not enhance the neighborhood. In response to a question, McCarthy stated there have been two other CUP applications for proposed second access points filed this year and both have been approved. The Public Hearing was closed at 5:38 pm.

Trustee Prudden/Commissioner Kirkland 2<sup>nd</sup> made a MOTION to recommend Village Board approval of the Conditional Use Permit Application Filed by Cliff Woodbury for the Property at 916 Sauganash Drive for Proposed Second Access Point, with the following conditions as recommended by staff:

- The proposed access shall be located a minimum twenty-five feet (25') from the existing access drive.
- The proposed drive (pavement) shall be located a minimum of three feet (3') from the adjacent property line.
- The proposed access drive shall be a minimum ten feet (10') wide.

- The proposed access drive curb opening shall not exceed a maximum twenty-four feet (24') wide as measured at the right-of-way line.
- The proposed access approach shall be paved to the satisfaction of the Village of Fontana.
- An asphalt curb shall be installed, per the Public Works Manager, to assist in controlling water run-off from Sauganash.
- All outstanding cost recovery fees billed to date applicable to this project shall be paid prior to the issuance of any building & zoning permits. This condition does not alleviate the applicant from any cost recovery fees not yet billed.
- An as-built survey shall be required depicting the proposed second access drive and all required distances. If found to be noncompliant to this approval, it is the responsibility of the applicant to bring it into compliance.

The MOTION carried without negative vote.

### **Adjournment**

Trustee Petersen/Commissioner Lobdell 2<sup>nd</sup> made a MOTION to adjourn the meeting at 5:39, and the MOTION carried without negative vote.

Minutes prepared by: Theresa Loomer, 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: 11/27/17