

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

(Official Minutes)

MEETING of the COMMUNITY DEVELOPMENT AUTHORITY

Wednesday, November 4, 2015

CDA Chairman Robert Chanson called the meeting of the CDA to order at 6:00 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

CDA members present: Bob Chanson, Jay Hicks, Trustee Arvid Petersen, Jeff Fisk, Trustee Dave Prudden, Cindy Wilson

CDA member absent: Skip Bliss

Also present: Administrator Dennis Martin, Lidia and Nicolae Pastiu

Visitors Heard

None

General Business

Approval of Minutes for February 4, 2015

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

Building Exterior Renovation Proposal for 543 Valley View Drive, Nick's Upholstery

Martin stated that the preliminary exterior renovation plans approved at the February 4, 2015 CDA meeting for Lidia and Nicolae Pastiu, the new owners of 543 Valley View Drive, have been amended to include the proposed framing and painting of their half of the front brick façade on the building. Chuck Palma, owner of the State Farm Insurance at 547 Valley View Drive, does not want to pay to have the brick façade renovated on the other half of the front of the building. The plans presented by Lidia and Nicolae Pastiu call for creating the look of two separate buildings. Following discussion, it was pointed that the Zoning Code will require the bricks to be repainted if the paint chips off or become discolored in the future. Petersen stated that his concern with the proposal is that it is not a good idea to paint bricks and the façade could become unsightly.

Commissioner Wilson/Trustee Prudden 2nd made a MOTION to approve the architectural review of the proposed exterior building renovation plan as presented for 543 Valley View Drive, and the MOTION carried on a 5-1 vote, with Trustee Petersen opposed and Commissioner Skip Bliss absent.

Review Marina Showroom Proposal for Offer to Purchase 138 Fontana Boulevard

The Village Board received an offer to purchase the two lots at 138 Fontana Boulevard from Mark and Mary Jo Munson, owners of Munson Marine, Fox Lake, IL. At a special meeting October 31, 2015, the Village Board approved a motion to direct the Village attorney to prepare a counteroffer at the same price with more detail added to a more comprehensive zoning contingency. Martin stated that the stated use of the property is that the Munsons would use the current building as a satellite office and virtual showroom for boat sales and then construct another building in the future for a boat sales and service showroom. Chairman Bob Chanson stated that although there are no building plans to review for architectural guidelines at this early stage in the approval process, the proposed use can be reviewed by the CDA at this time to indicate if it fits the CDA Board's vision and plan for the TID. Jeff Fisk, Cindy Wilson, Trustee Prudden and Hicks all stated that they have no concerns with the proposed use of the Fontana Boulevard parcels, and it would be a good fit for the TID. Petersen stated that it has been the longtime goal of village officials to have a contiguous development for the entire block of Fontana Boulevard that would feature retail or office units on the ground level, and residential units on the second floors. Petersen stated that he does not want to see the entrance to the Village of Fontana start looking like Fox Lake, IL, where there are many unsightly marinas and boat sale businesses

lined up and looking like used car lots. Chanson stated that the CDA is charged with making sure appropriate business development takes place in the TID and he sees no problem with another marina business in the Village. Chanson stated that there are zoning district and TID overlay district development and performance standards that will have to be met with regard to any new building proposal, and even if the property is sold, those guidelines will protect the Village from any inappropriate buildings or developments.

Commissioner Hicks/Commissioner Fisk 2nd made a MOTION to approve the proposed marina boat sales and service showroom use for the lots located at 138 Fontana Boulevard, and the MOTION carried without negative vote.

Adjournment

Commissioner Hicks/Trustee Petersen 2nd made a MOTION to adjourn the CDA meeting at 6:23 pm, and the MOTION carried without negative vote.

Minutes prepared by: Dennis Martin, village administrator

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: _____