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COMMUNITY DEVELOPMENT AUTHORITY

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INFORMATIONAL MEETING W/ REPRESENTATIVES OF THE  
WISCONSIN DEPARTMENT OF NATURAL RESOURCES

(MEETING MINUTES)

Thursday, July 20, 2006 @ 9:00 AM

The informational meeting began at 9:10 am in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

**Commissioners present:** Jeff Fisk, Gail Hibbard, Cindy Wilson & Skip Bliss.

**Commissioners absent:** Chairman Turner, Pete Petersen & Bob Chanson.

**Also present:** Jim Celano (Geneva Lake Conservancy), Pam Schense and Rachel Sabre (Wisconsin Department of Natural Resources), Bruce Jensen, Karen Morris, Claudio Selva (Liesch Environmental Services, Inc.) & Executive Director Joseph McHugh.

**General Discussion**

**Overview of Lakefront Development Permitting Requirements:**

The informational meeting began with a general overview of the development activity in the Village, including the Van Slyke Creek restoration project and the STH 67 Improvement Project. Executive Director McHugh provided a brief introduction of the proposed Lakefront Redevelopment, including the planned demolition of the existing Lake Geneva Marine Building. Commissioner Fisk gave a general overview of the CDA's goal to create a vibrant facility with year round activity, including the concept of a Maritime Museum. The plan is to incorporate public access with a commercial entity that will drive the operation. The concept of a "wet boat house", where lake access is brought into the building, was discussed. Ms. Schense explained that the DNR no longer allowed such types of facilities, and she offered to provide the references to the specific State Statutes that prohibited any new construction of that type. A similar type of expansion, described by Ms. Schense as a "connected enlargement", would require an extensive environmental analysis, and would also not be likely to get an approval from the DNR. Commissioner Wilson asked how difficult it would be to abandon the current launch and then add additional boat slips for village residents. Ms. Schense explained that adding pier slips would be the least difficult, from a permitting standpoint, of the various options discussed. She informed the group that they are working on a similar project in Lake Geneva. She further stated that exchanging buoy spaces for pier slips, and thus not increasing the overall number of boats, would be looked upon more favorably by the DNR, than simply adding more pier slips. Commissioner Fisk returned to the concept of driving year-round use of the lakefront. Mr. Jim Celano suggested that the Village "...think long and hard before adding any more commercial development to the lakefront." With respect to permitting for any future development, Ms. Schense explained that storm water management would need to be addressed, and may require specific storm water infiltration measures, such as "rain gardens", to be incorporated. The DNR is very much in favor of natural storm water infiltrations. The Village may be exempt from a portion of those requirements, since it is a municipal redevelopment project. Ms. Schense offered to check into the requirements. Because the project will require an "Individual Chapter 30 Grading Permit", Ms. Schense suggested that at least 3 to 4 months be allowed for the permitting process. The actual schedule will depend on the DNR's work load at the time the permit is applied for. Ms. Schense informed the group that while "Individual Permits" are reviewed and considered on a case by case basis, the DNR typically requires 50 feet of vegetated area between any

development and the water's edge.

Off the subject of the Lakefront Development, Commissioner Bliss asked Ms. Schense to explain the prohibition against general trail maintenance in the Hildebrand Conservancy. She offered that the Village should consider a board walk, as opposed to physically improving the trail through the natural area. She did state that minimal trail maintenance may be allowed and offered to look into it.

As the meeting closed, Ms. Schense offered to forward to Executive Director McHugh any information she uncovered in her investigation of the various issues discussed during the meeting.

The informational meeting came to an end at 10:10 am.

Minutes prepared by: Joseph A. McHugh, Executive Director

**APPROVED: 08.01.2006**