

Village of Fontana on Geneva Lake Newsletter

Winter 2006



President's Report: It's a Wonderful Life

"Surround yourself with people who are willing to be a part of the solution."

What a busy year 2005 was and what an exciting 2006 lies in front of us. The Village probably

has more going on today than any time in history. The great staff that works for the Village makes that possible.

Let us highlight a bit of 2005:
Jan 2005 - Approval of the Brian Pollard FairWyn Ltd. Project on Highway 67. This project (currently about 50 percent complete), afforded the village the balance of the Hildebrand Conservancy area at no cost to the tax payers.

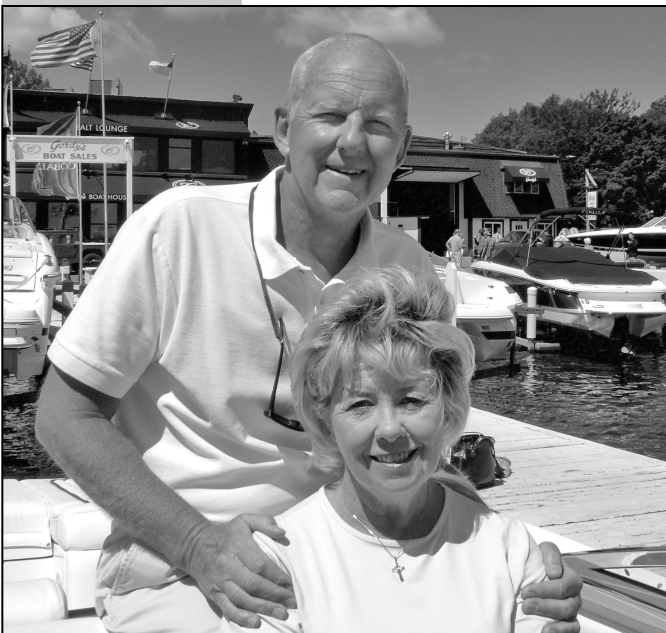
February 2005 - Highway 67 Appraisal Plat Approval and design process continuation; construction scheduled to begin next spring on the Highway 67 project. In order to accommodate the new road, DOT required land acquisitions in four areas for highway right-of-ways (two VOF parcels, two privately owned parcels).

March 2005 - The Village Board establishes its own building and zoning department and

hires Ron Nyman and Bridget McCarthy to oversee this office. The Village now has full-time building and zoning services to support our residents.

April 2005 - Strand and Associates completed the preliminary design work for the new Main Lift Pumping Station to be constructed in Reid Park under the reconstructed restrooms. Also in April 2005, the Village Board approval of time and material contracts saves thousands of taxpayer dollars on the West Main Street Project Bid Award and the Mill Street Project Bid Award. Craig Workman states that he will work with the contractor on a time and materials basis in an effort to complete the project for less money than the bid amount.

May 2005 - Village Board approval of an intergovernmental agreement with the Village of Walworth for Building Inspection
See **PRESIDENT** - Page 3



Tom & Geri want to wish you a Happy, Healthy & Prosperous 2006!

Administrator's Report: Board Ends Preliminary Inquiry

By Kelly E. Hayden-Staggs
Village Administrator

On December 6, 2005 the Village Board adopted the following resolution in response to the comments presented and questions raised at the November 12, 2005 Town Hall meeting regarding the possibility of contracting with the Walworth County Sheriff's Department for police services:

"Whereas, on August 17, 2005 the State of Wisconsin Legislature adopted Act 40, which allows municipalities to abolish its police

department if it enters into a contract with the Sheriff's Department to provide law enforcement services for the village; and

"Whereas, the contract must address at least the following issues:

"1. Division of municipal assets and liabilities relating to the police department.

"2. Description of services that the county would provide and the dollar amount for the services.

"3. A procedure for the municipality to request additional services and the dollar amount for those

services.

"4. Term of the agreement and the procedures for renewal, extension, or termination of the agreement; and

"Whereas, Act 40 also requires for approximately two years after the contract takes effect, and to the greatest extent possible, that the county would hire any additional deputies from the ranks of the former police officers who lost their positions; and

"Whereas, Act 40 also states
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DPW Crews Clear Winter Roads: Pass the Salt Please!



THE DEPARTMENT of Public Works crew recently transported the sculpture of the wind-surfer from the lakefront to the Village Garage.

By Craig Workman, P.E.
Director of Public Works

Have you ever driven across the Village limits during a snowstorm and wondered how much money we spend operating and maintaining the village-wide radiant street heating system? Believe it or not, our streets are not heated, nor do they in any other way deter snow from sticking to them; however, there is no doubt that we pride ourselves on maintaining some of the safest streets in the state during snow events. This commitment is primarily predicated by the unique terrain that we are challenged with in the Village of Fontana.

In order to better acquaint my trusted readers with our snow removal program, allow me to present the following quick facts:

- Like many rural communities, the decision to “call out” Fontana’s snow removal forces is often times

made by the on-duty police officer. With the exception of “Deer Widows Weekend,” this elite crew of well trained individuals I refer to as “My Staff” is on call 24 hours a day, seven days a week during snow season to respond to changing road conditions.

- Fontana’s snow removal fleet consists of four primary trucks equipped with snow removal and deicing equipment. In addition, we operate three pickup trucks equipped with plows for taking care of the handful of streets designed and constructed by the Christmas Elves that previously inhabited Fontana. Examples of such glorified paths are Dragonfly Lane, Siewart Lane and Myrtle Court.

- The Village currently uses granular road salt for treating snow and ice covered roads. This deicing product is purchased through a state contract that is bid on an annual basis.

The product has a minimum 95 percent sodium chloride composition -- the same product enjoyed by margarita lovers everywhere...

- To melt ice, salt needs to turn from solid granular particles into liquid brine. The ability for salt to melt ice depends on the ambient air temperature at the time it is applied. In fact, at temperatures below 22 degrees Fahrenheit, salt quickly loses its effectiveness. For example, at 25 degrees Fahrenheit, one pound of salt will melt about 15 pounds of ice. However, the same pound of salt will only melt about 5 pounds of ice at 10 degrees Fahrenheit. On a brighter note, salt works equally well in margaritas at just about any temperature.

- Primary routes are our first priority for plowing and applying deicing materials in any storm and it typically takes each driver about two hours to initially cover their assigned routes. From time

to time we will experience blizzard conditions or very heavy snow. In these situations, you may not see a plow on secondary streets because we are busy working to keep primary routes open. In these cases we again blame the Christmas Elves for poor craftsmanship in the installation of the radiant street heating system. Don’t worry, we’ll get to you.

On a more serious note, the Village budgets about \$20,000 per year for road deicing materials. In addition, we can expect to spend roughly that amount in wages to keep our roads clear during the winter. In a December that has already brought three significant storms, I question my ability

to make this budget last through 2006. For that reason, there is a strong likelihood we will be supplementing some of our sodium chloride with a salt/sand mix. Salt/sand mix is a product comprised of 10 percent sodium chloride and 90 percent sand. The primary purpose of this product is to provide increased traction in slick winter conditions, while helping to melt the snow and ice. Needless to say, salt sand mix does not provide nearly the same results as the 95 percent sodium chloride product we use. However, its use will greatly enhance the attitude of the finance committee during my quarterly budget reviews while still providing a benefit to traffic on Indian Hills. And we all know, there is a direct correlation in the attitudes of finance committee members and taxpayers.

With that, until next time, “We all do better, when we work together!”

Notes From Nancy: Library Receives Statue Donation



**By Librarian
Nancy Krei**

New Year Greetings! I hope your Holiday Season was a happy one. The Fontana Public Library held its third annual Holiday Open House on December 9. The highlight of the

afternoon was the 31 music students from Fontana Elementary School, who performed special holiday music under the direction of Mark Wenzel.

Everyone who visited the library in December was impressed with the holiday decorations, and were "awed" by our 9-foot-tall, live Pine tree. Special thanks go to Library

Board members Sharon O'Brien and Genie Murphy for working their "decorating magic" to design such a magnificent tree. And Youth Services Librarian, Jodie Porep did a tremendous job of decorating the library indoors and out.

The Library Board and staff would express their appreciation to Barbara and Jay Brost. Barbara has made a generous donation to the library of her specially-designed statue, "The Joy of Learning."

The life-size bronze statue is located near the library entrance. It depicts a boy and girl carrying books, and was modeled after her grandchildren. Barbara donated the statue in memory of her parents, Lorraine and Claude Alexander. The Public Works crew also deserves special thanks for building the base for the statue.

Thanks to everyone who has supported the library in 2005. We look forward to seeing you in 2006. The library is always adding new materials. Besides books, we have DVDs, videos, magazines, audio materials and wireless access to the Internet.

Stop in and "check us out!"

President

(continued from page 1)

Services. Fontana's newest department is now making a few dollars in addition to providing us with full-time services.

June 2005 - A special joint meeting for discussion on Lakefront Concept Overview was held to determine the recommendations for the committees and commissions with regard to the future of the commercial building on the lakefront. The results of many of these decisions will be seen in 2007.

July 2005 - Beach House location approved by Village Board -- to be reconstructed 50 feet back from the lakefront which would allow the facility to be expanded and not violate the Village Municipal Code. This relocation will line the Beach House up with the other building on Lake Avenue and offer an unobstructed view of the lakefront from Country Club Estates to Buena Vista. In addition, we have a better access for drop off and pick ups and the opportunity to design an absolutely gorgeous building, a win-win situation.

August 2005 - The Village Board and the CDA Board approved expanding the Executive Director position to a full-time job. During the interview and

hiring process, the CDA voted to hire Joseph McHugh as the Executive Director and Joe is doing a marvelous job for the Village in his new role.

September 2005 - Public Forum regarding the proposed projects for the lakefront area held. Proposed plans for landscaping and parking along Third Avenue and in Reid Park, renovating the boat trailer parking lot, construction of a boat ramp staging area in Pioneer Park, and constructing a new beach house. The landscaping plans call for increasing the total number of trees in the lakefront area from 121 to 244. The proposal for the new beach house features the same architecture that will be used on the new lift station/restroom building in Reid Park.

October 2005 - Fontana and Walworth agree to share a water connection. This connection will give back both communities an opportunity to help the other in times of an emergency. The short connection between the Castle Gates and Country Club and the Sentry Foods area in Walworth is under construction and is a wonderful example of two communities working together.

November 2005 - Audino Quarry residential housing subdivision approval for General Development Plan. A

24.26 acre parcel with 66 units in 33 buildings -- potentially a \$35 million addition to the TIF District.

December 2005 - Storm water project from Highway 67 to the lake is underway and going well, but Mother Nature is not helping. "Baby, it's cold outside."

Reminder of things to come in 2006:

- Highway 67 complete reconstruction beginning in March and running through November.
- New Beach House completed by July 1st.
- New lift station and park bathrooms ready July 4th.
- Boat trailer parking lot overhaul all done and ready to go in the fall of 2006.

I also want you to know that our website (www.VillageofFontana.com) is getting better by the week. Minutes, agendas, calendars, political bios and much more are quickly coming to a computer near you. A big salute to the whole staff for making all of this possible.

"It takes great men and women to run a great Village while everyone else is having a great time."

Thanks to one and all for a great year. After all, we all do better when we work together.

CDA: Developing 'One Bite at a Time'

By Joseph McHugh
CDA Executive Director

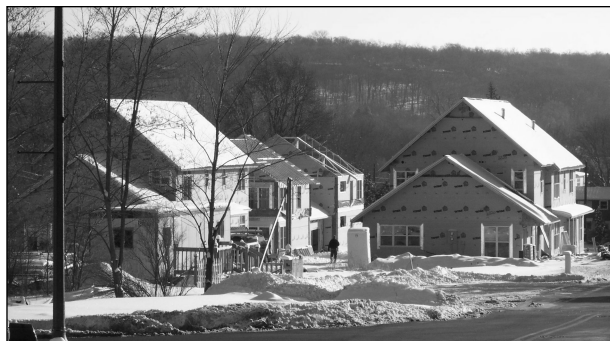
"You can eat an elephant if you do it one bite at a time."

- Robert Riley

Mr. Riley's observation on pachyderm consumption pretty much sums up the approach that the Village and the Community Development Authority are taking to execute the TID No. 1 Project Plan (1). Considering that the plan incorporates more than 30 individual public-purpose infrastructure improvement projects, running the gamut from the simple replacement of aging water mains, to the complete redesign and reconstruction of State Highway 67, it is easy to see that trying to do it all at once would be rather difficult. Add to those projects the further coordination and management of the economic development and redevelopment activities for which the district was created to promote, and polishing off that elephant doesn't sound so hard after all.

Fortunately, since the original adoption of the CDA's TID Plan in 2001, the various pieces of the construction and development puzzle have been painstakingly reviewed, organized and reorganized into manageable bites. The result is a comprehensive project management plan which takes into consideration the interconnectedness of the various projects, and lays out a systematic approach to getting things done. As 2005 comes to a close, the redevelopment portion and the public-improvement portion of the TID Plan are both progressing steadily and on-track.

On the redevelopment side, the



THE FAIRWYN, Ltd. condominium building construction is underway on Mill Street.

CDA's joint venture with FairWyn Development, Mill Street Plaza, a mixed-use project which fronts Highway 67, is already projecting a total increase to the Village's Tax Roll of over \$4.5 million. (Note: It was the anticipated tax increment revenues from this project which originally allowed the Village to purchase approximately 14 acres of undeveloped land between Highway 67 and the grade school which became the Hildebrand Conservancy.)

The first phase of the FairWyn project, referred to simply as the "Commercial Building," is already up and occupied by Fontana Family Dentistry. The second phase, or residential phase, is currently underway, and of the 14 town home units planned for the site, almost all were sold pre-construction. The final phase of the development, a small retail building, is scheduled to be under construction by next year.

The preliminary success of the Mill Street Plaza project bodes well for the district and secures the ability of tax increment financing to fund the public-purpose improvements rather than placing the burden on Village taxpayers.

The proposed residential development for the abandoned quarry, "The Cliff's of Fontana," is still in the planning stages. The 66-unit residential condominium project, presented by PAR Development, received approval of a general development plan this fall and the developer anticipates submitting the precise



THE FONTANA BOULEVARD utility construction project is under way.

implementation plan to the Village for review in the early spring of 2006.

Public Improvements

On the public-purpose improvement side, the first round of projects is well underway. Actually, the reconstruction of Mill and Main streets, as well as the burying of the overhead utilities along those two streets, has already been completed. The Fontana Boulevard utility project is currently in progress and the construction of the new Main Lift station will have begun by the time this newsletter goes to print.

The placement of the Fontana Boulevard utility project early in the construction timetable is an example of the interconnectedness of the TID projects. The crucial component of the boulevard project is a stormwater pipe from Highway 67 to Geneva Lake. Because the newly engineered highway incorporates curb and gutter to control stormwater, the Village's agreement with the Wisconsin Department of Transportation requires that the necessary stormwater facilities be in place prior to commencement of construction on the highway project.

The treatment of stormwater is one of the many secondary benefits of the highway project. In its current configuration, the stormwater runoff from the highway flows overland and is funneled directly into area streams, and eventually the lake, with no treatment whatsoever. The new arrangement will provide for treatment and cooling of the stormwater, as well as eliminate its

From the Cop Shop

Winter Parking Rule in Effect

By Chief Steven Olson

Winter parking rules are now applicable throughout the village. There is no parking allowed on any public street or parking lot between the hours of 2:00 AM and 6:00 AM to expedite snow plowing operations.

We would like to remind all drivers to use extra caution in these snowy and/or icy road conditions. Because of the large number of trees in the village, patches of ice and snow do not melt as quickly where the trees shade the roadway.

Fontana residents have reported several attempted and successful financial scam type crimes in the past few months. The scams take many forms from winning a foreign lottery to a bogus bank official wanting to transfer some money. If you receive an email, phone call or correspondence through the regular mail that promises easy riches please ignore them. Identity theft is the fastest growing crime in the country. You should take steps to release personal information only to proper individuals and to make sure that any identify information leaving your house is safely handled or destroyed.

As of December 1, 2005 the FPD had handled 2,333 calls for service, which was an increase from 2,087 calls during the same time last year. A "call for service" includes all types of police activities ranging from emergencies, criminal investigations, ordinance complaints down to minor traffic violations.

The staff of the Fontana Police Department would like to wish all our citizens a safe and happy holiday season.

To learn more about the Fontana Police Department visit our website at www.fontanawipolice.com or visit us at the Public Safety Building, 185 Douglas Street.

To call the Fontana Police Department, the telephone numbers are: (262) 275-2275 (Office number), (262) 275-2135 (Dispatch for non-emergencies) or 911 (Emergencies).

Monday Morning Reminder

Keizer and Sons collects garbage and John's Disposal Service collects recyclable items on Monday mornings.

Residents should make arrangements to have their trash and recyclable receptacles moved back from the curb and returned to their storage areas after collection.



THE NEW WING on the park shelter at the Duck Pond Recreation Area will be completed by summer.

Park Commission Highlights Annual Accomplishments

As the year draws near its end and the snow and holidays are upon us, the Park Commission is still busy with on-going projects and visions of new ideas for 2006. But let's briefly take a look back at 2005 and the major projects we have undertaken.

Again Fontana was named a "Tree City USA" for the 17th consecutive year and we are getting ready to submit our yearly entry for 2005. Duck Pond Recreation Area has seen some changes in line with our village master plan. We know that not many get up there this time of the year, but the west wing, open air pavilion, is under construction. By next season, along with improvements to the existing building, the Duck Pond building/pavilion will be a step closer to being completed, with only the east wing yet to be done.

Because of funding provided by the CDA, a new park has been designated and clean up, new plants, trees and shrubs have been put into the Fen, the Hildebrand Conservancy Area and our newest park, Headwaters. Headwaters Park is the property behind 208 Dewey Avenue along South Main Street to the elementary school property line. If you have noticed the many multi-colored flags/markers in the ground throughout Headwaters and Hildebrand, rest assured it is for

new plant life, not new digging. In total, approximately 15,000 trees, shrubs and plants of native species have been dug in and still more are to come in the spring of 2006. And finally, the Mill House across from the elementary school is painstakingly being taken down to save Fontana history. The building itself will be gone, but artifacts from the house will have been hauled away for safe keeping. Railroad ties from the street as well as track itself has been taken out. Massive support beams from this house have been saved from demolition and stored indoors. The over three foot thick foundation has been unearthed and the rock wall will remain in place. We also have put aside a bag of square nails and we hope more will be found by Public Works as they dismantle this old structure. Our vision is to display these artifacts with the early history of Fontana in some type of sheltered pavilion on this same site. We only need the funds to proceed!

These are just highlights of our major accomplishments for 2005. But one thing we do not want to forget is to wish all a very "Merry Christmas and Happy Holidays" and very healthy and prosperous New Year. We hope all enjoy our "parks" and we look forward to getting Reid Park back in order by next summer. Ho, ho, ho!

Resolution

(continued from page 1)

that no agreement that is entered into may take effect before the termination of any collective bargaining agreement that covers the Village's police department employees; and

"Whereas, the Village of Fontana police department had one member resign on short notice in May of 2005 creating a vacancy; and

"Whereas, on May 28, 2005 in a joint protection and Village Board meeting, the Village of Fontana Board of Trustees authorized the Police Department to advertise and hire a part time officer and create a full time eligibility list; and

"Whereas, recognizing the hiring of new personnel would take a couple of months the board authorized contracting with the Walworth County Sheriff's department on an as needed basis to fill the vacant shifts; and,

"Whereas, the Walworth County deputies received satisfactory reviews and the temporary contracted services worked out well for the community;

"Whereas, to date the Chief has been unable to provide the Village of Fontana's Police and Fire Commission with a suitable candidate to fill the part time position or the full time eligibility list; and

"Whereas, the State of Wisconsin imposed a State Levy Limit, which restricts the expansion of the taxing levy; therefore creating a budgetary restraint on the community; and,

"Whereas, the finance committee

and the Village Board are always looking for ways to save the community money and still provide services; and,

"Whereas, on September 12, 2005 the Village Board of Trustees evaluated the options and authorized the Village Administrator and the Village Attorney to commence the preliminary study to see if a contract with the Sheriff's Department would provide economic benefit for the municipality, and,

"Whereas, on September 23, 2005 the Village Administrator opened the dialog with the Sheriff's Department and initiated a meeting to discuss possible contract parameters; and,

"Whereas, on September 27, 2005 the Village Administrator presented a copy of the letter dated September 23, 2005 to the Chief of Police and explained the importance of maintaining a full complement of officers; and,

"Whereas, on October 6, 2005 the Village Administrator and the Village Attorney sat down with the Sheriff and the Under Sheriff to review the items in the letter dated September 23, 2005 and follow up information was necessary; and,

"Whereas, on November 12, 2005 the Village hosted a Town Hall meeting to assist in disseminating the facts surrounding the history of the economic study, which was prompted following a number of inaccurate reports and statements in the newspaper. At the Town Hall meeting a number of citizens showed up to voice their opposition and concerns with the concept of contracting with the Sheriff's department;

and,

"Whereas, the Village Administrator and Village Attorney made the commitment to ask the Village Board to adopt a resolution outlining the parameters of the negotiations, which were as follows:

"1. That any contract with the County must produce a tax savings to the Village taxpayers.

"2. That all current full-time police department employees must end up with County or Village employment that is comparable in the level of pay and benefits to their current position.

"3. That any services provided by the County must be equal to or better than the services currently provided.

"4. That the Village commit itself to regular open meetings with its citizens on this subject, including an open session discussion and public hearing prior to any final decision being made on a contract with the County.

"Now therefore be it resolved, the Village board of trustees after hearing the concerns raised at the November 12th Town Hall meeting agree to drop the economic study."

The Village officials truly stick by our motto of "We all do better when we work together." It is crucial that the citizens realize the importance of sharing their thoughts with the elected officials and participating in the Town Hall meetings.

The staff and the elected officials work very hard to distribute information and welcome any comments the citizens may wish to contribute.

CDA

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negative impact on the fish populations which spawn in area creeks.

In conjunction with STH 67, the next exciting project set to break ground in the spring is the new Village Beach House. The Village is currently working with the selected contractor, Gilbank Construction of Clinton, to finalize the details of the project. Construction is scheduled to begin February 1, 2006 and the building will be complete in time for the Fourth of July weekend. Artist renderings of the Beach House, as well as schedules

and plans for all of the upcoming projects, are available at the Village Hall. Anyone interested in more information is encouraged to stop in.

In total, the TID No. 1 Project Plan encompasses three very important areas of the Village -- the Highway 67 corridor, Fontana Boulevard, and the lakefront itself. The current projects underway are the just the first in a series of projects scheduled to be completed during the next several years. For now we will keep on taking it one bite at a time. With the Highway 67 project just around the corner, the best part is yet to come ...

In closing, the CDA thanks all of the dedicated employees, committee members, citizens and residents for their tireless commitment to Fontana's future.

(1) The Project Plan for Tax Increment Finance District No. 1 is a formally approved document which provides a detailed listing of the individual projects, as well as a thorough description and review of the development increment assumptions used. It was originally adopted in September, 2001. It was updated in March, 2003 and October, 2004.