

Village of Fontana on Geneva Lake Newsletter

Fall 2006



It's been a busy summer ...

Fontana
Beach
House
-
Page 2



Reid Park
Lift Station
&
Pavilion
-
Page 3



Highway
67
-
Page 4



Fontana Village Hall
175 Valley View Drive
P.O. Box 200
Fontana, WI 53125
262-275-6136
262-275-8088 (fax)
www.villageoffontana.com

October 2006

Beach House opens in late July ...



New Beach House Makes News, Earns Praise

The new Beach House at the Fontana Municipal Beach has been the topic of recent media coverage and has earned praise from local residents since its opening day on July 5, 2006. Some of the comments include:

“...the Village of Fontana has just completed a unique piece of architecture that will become a symbol at that end of

Geneva Lake for many years to come. All three communities have established and maintained wide, sandy beaches with complimentary pier structures for enjoyment by the public. The City Fathers of each community are to be congratulated! ”

- *Geneva Lake Association Summer/Fall 2006 Quarterly Newsletter*

“Unlike Chicago’s beaches, Fontana Beach has a sleepy, small-town feel, like something out of a Jimmy Buffet song, but with cheese curds. Fontana is refreshingly free of the gift shops and fudge stores

that plague Wisconsin’s most popular tourist destinations. Instead, the focus is on the lake and all the waterfront fun you can imagine.”

-*Excerpt*

from ‘Life’s a beach in Fontana,’ written by Aimee Hall and published in the Chicago Herald’s “beep”

“The new Beach House is terrific ... really nice.” - *Fontana resident Jim Accola*

“The architecture is really cool.” - *Fontana resident John Prio*



Construction continues on Reid Park Pavilion & Lift Station ...



THE NEW Main Lift Station in Reid Park will be completed in December after the main generator is delivered and installed. With the major construction work

completed, work has commenced on the new Pavilion/Restrooms building to be located on top of the underground lift station.

Direct Legislation, Agreement Impact Referendum Requirements

By Kelly E. Hayden-Stagg
Village Administrator

On April 6, 2004 the voters of the Village adopted a direct legislation ordinance, which mandated that any municipally financed project exceeding \$1 million be submitted to the electorate as a binding referendum. On August 5,

2006 the Village hosted a Town Hall meeting to discuss the possibility of amending the ordinance, and after a great deal of discussion between the concerned citizens and the Village Board the following changes were adopted on August 7, 2006:

- Exclude capital expenditures for maintenance, repair or replacement of

existing utilities or infrastructure (things such as roads and sewer and water lines).

- Define a project as work that can be bid and contracted separately and requires no other work to be operable or complete.

See **REFERENDUMS** - Page 6



From the Cop Shop... Police Department has busy year

By Chief Steven Olson

It has been a busy year for the Fontana Police Department with our officers handling 1,845 calls for service as of September 14, 2006, compared with 1,525 during the same time in 2005. That is a 21 percent increase over the 2005 year-to-date figure.

School is open which means the FPD will be watching the school zone and school bus routes closer for unsafe driving. Please slow down and watch for children especially during the time

they are going to and from school.

In August the FPD received a \$9,000 search camera from the Department of Homeland Security through a grant we applied for. This camera can be used to look into hard-to-see/reach areas during searches for evidence or suspects. Additionally it can be used by the Fire Department to search for trapped individuals.

Winter parking rules are in effect from November 1 until April 1. There is no parking on any Village street or in any public parking lot from 2:00 am until 6:00 am to allow the Public Works

Department to plow the roads.

Part-time Officer Aaron West was transferred to full-time status to fill the vacancy caused by Officer Beau Douglas' departure earlier this year. This leaves one full-time vacancy unfilled until the results of a study regarding police staffing levels being conducted by a member of the Northwestern University staff is completed.

Be sure to visit our website at www.fontanawipolice.com for all the latest on crime prevention and law enforcement related topics.

Building the World's Lightest Road Phase II Underway

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

The Question: Is that really Styrofoam?!

The Answer: Yes. Only us engineer types had to come up with a nifty techno name for it, so we call it Expanded Polystyrene GeoFoam -- or simply just GeoFoam.

The Problem: The plans for the reconstruction of Highway 67 through Fontana called for a much wider footprint which will allow for a landscaped median, concrete curb and gutter, and a bike path. Unfortunately, the area is underlain by 40 feet of soft, compressible soils which are incapable of supporting increased loads that a highway would create.

The Solution: Mitigate the problem using an innovative and cost saving road construction technology called GeoFoam. GeoFoam is a lightweight, rigid foam plastic that has been used around the world in various fill applications for more than 30 years. It is approximately 100 times lighter than most soil and at least 20 to 30 times lighter than other lightweight fill alternatives.

The Process: Allow me to quickly walk you through the process we used to reconstruct Highway 67 with GeoFoam:



STEP 1 - Excavate unsuitable native material and create a level base course. In this picture you see the stretch of Highway 67 just south of Fontana Boulevard that was excavated to approximately 10 feet and filled with about 10 inches of stone. The stone has been graded to specific elevation in preparation for the installation of GeoFoam.



Step 2 - Install the GeoFoam. This picture depicts the installation of GeoFoam in the recently excavated and graded section of Highway 67.



Step 3 - Construct the Concrete Load Distribution Pad. In order to help distribute the enormous loads created by vehicular traffic, as well as to prevent the GeoFoam blocks from moving laterally, a reinforced concrete slab is constructed on top of the foam. Once the concrete has cured, gravel is placed and an asphalt road surface is laid.



By Joseph McHugh
CDA Executive Director

"Honest disagreement is often a good sign of progress."

Mahatma Gandhi (1869 - 1948)

The September 12th election revealed that the voters of Fontana were basically split when it came to the referendum question that was placed on the ballot. The question, which asked for authorization to proceed with the next round of infrastructure improvement projects within the Village's Tax Incremental Finance District, failed 196 to 162.

If disagreement truly is a good sign of progress, then the exciting challenge for the Village and the CDA is to develop a workable program that achieves the economic and physical revitalization goals listed in the original Redevelopment Area Project Plan (adopted March 6, 2002), while simultaneously working to identify and subsequently deal with the issues that led to the defeat of the question on September 12. Simply put, we need to come up with a project plan that works for Fontana.

Although I am writing this article just days after the

CDA Seeks Comments

Residents who wish to make general comments on CDA projects may submit them via email to "cdadirector@villageoffontana.com" or via the "Comments" section of the Village website (villageoffontana.com).

election, I have already received a great deal of feedback from residents and citizens, both pro and con. Interestingly enough, only a small portion of the commentary I have received so far has pertained to the actual projects themselves. While I did speak with some people who were strongly against any projects - period; several individuals stated that their concern wasn't so much the projects, but rather the taxpayer dollars that would be used to pay for them. Several people also expressed concerns with the overall pace of the construction, but I think

that issue has pretty much solved itself.

In an attempt to address the general concerns with where the money actually comes from, I want to take this opportunity to present a quick overview of Tax Incremental Financing and how it works.

Tax Incremental Finance (TIF) is a financing tool that allows municipalities to invest in infrastructure and other improvements, and pay for those investments by capturing property tax revenue from the new development. When a TIF District (TID) is created, the current value of

all the taxable property within the district is established. This value becomes the "base value" of the TID. Over the life of the TID, the county, school districts, technical college and the municipality all collect taxes from the property in the TID base. Meanwhile, new construction and investments made within the newly created district increase the value of the property. The full amount of taxes collected on that increase in value (or the "value increment") is used to pay for the improvements. Once the tax increment collected is equal to the investment made in the district, the TID is closed and the entire value of the property that was in the TID is returned to the tax rolls of the overlying taxing jurisdictions. Following the closure of the TID, each of the overlying taxing jurisdictions now shares a much larger tax base. This means that property tax rates can be lowered to generate the same amount of revenue and it serves to lower the property tax burden for all property owners in the community.

As a tool to expand the tax base, TIF has been in use in Wisconsin for almost 30



THE NEW Main Lift Station being constructed in Reid Park is being financed with TIF funding.

VILLAGE OF FONTANA ON GENEVA LAKE

Fall 2006 Newsletter Questionnaire

Please circle your response and return, fax or mail this Questionnaire to the Village Hall,
175 Valley View Drive, PO Box 200, Fontana WI, 53125. Fax No. (262) 275-8088

1. The Village Newsletter is informative and addresses its stated purpose?
AGREE DISAGREE NO OPINION
2. Did you receive adequate information to make an informed decision on the September 12, 2006 referendum?
AGREE DISAGREE NO OPINION
3. With respect to the projects proposed in the September 12 referendum, do you agree or disagree with:
 - 3A. Burying the Power Lines
AGREE DISAGREE Not Enough Information
 - 3B. Overhaul, re-landscaping & lighting for the Boat Trailer Parking Lot
AGREE DISAGREE Not Enough Information
 - 3C. Replace beach and lakefront fences
AGREE DISAGREE Not Enough Information
 - 3D. My personal preference for a COLOR for the new fencing on the lakefront
BLACK GREEN WHITE BROWN OTHER
4. On a scale of 1 to 10 (10 being highest), how do you like Highway 67 so far?
1 2 3 4 5 6 7 8 9 10
5. On a scale of 1 to 10 (10 being highest), how do you like the new Beach House?
1 2 3 4 5 6 7 8 9 10
6. Please list any potential topics that you would like addressed at future Town Hall Meetings:

Referendums

(continued from page 3)

- Increase the spending limit to \$1.5 million.
- Add a 5% increase to the spending limit on an annual basis.

One important fact that needs to be clarified is that the amendment as stated above does not trump the agreement that the Village of Fontana reached with FROG (Fontana Residents for Open Government) in February of

2006. The Village of Fontana has committed to solicit approval from the electors, regardless of the project cost on the following items:

- Replacing the Existing Chain Link Fence (Fontana Boulevard along Beach and Harbor)
- Remodeling or Reconstructing the Village owned Marina Building
- Turning Lake Street at the Marina Building

- Reconstructing Lake Street Along Lakeshore
- Remodeling or Reconstructing a Multi-Use Building for Community Use
- Constructing a Boat Launch Turnaround (Staging Area and Turnaround Lane)
- Reconstructing Third Avenue (Reid Street to the Park House)
- Burying Overhead Utilities (East of Highway 67)

The Village Board must certify a referendum question 42 days prior to an election in order for the item to be placed on the ballot. For the projects referenced in the FROG agreement, the Village agreed to seek approval only at a February, April, September or November election; however, all other items that fall under the amended ordinance can go before the electorate at any time.

CDA

(continued from page 5)

years (since 1976). There are more than 800 TIF districts currently active and operating in the state, including Fontana's TID No. 1, which was launched in 2001. The

use of TIF locally has already generated significant investments in the Village, including the new Main Lift Pump Station and the reconstruction of State Highway 67, as well as several critical upgrades to key components

of the Village's sewer and water system.

In the end, TIF is a very powerful tool that allows a community to expand its tax base. The challenge we have now is to determine how best to keep this tool work-

ing for Fontana.

As always, the CDA wishes to thank all of the dedicated employees, committee members, citizens and residents for their tireless commitment to Fontana's future.