

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

(Official Minutes)

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION

Monday, January 29, 2024

Chairman Trustee Arvid Petersen called the monthly meeting of the Plan Commission to order at 5:00 pm on January 29, 2024 in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Plan Commissioners present: Chairman Trustee Arvid Petersen, Trustee Rick Pappas, Cindy Wilson, Lisa Laing, Sarah Lobdell, Tara Ramljak

Plan Commissioners absent: Bob Ahern

Also Present: Kevin Day, Sonja Kruesel (virtually), Theresa Loomer, Drew Lussow, Mike O'Connell (Indian Hills Association), Allison Schwark (virtually), Dale Thorpe

Visitors Heard

None

Approve Minutes December 18, 2023

The minutes from the Plan Commission Meeting from December 18, 2023, were distributed. Commissioner Trustee Pappas/Commissioner Lobdell 2nd made a MOTION to approve the Plan Commission meeting minutes for the December 18, 2023 meetings, as presented, and the MOTION carried without negative vote.

Plan Commission Public Hearing

Zoning Ordinance Amendment Application filed by Indian Hills Association, P.O. Box 556, Fontana, WI 53125, to Amend Village Ordinance Sections 18-65(j)(2) and (4) Regarding Kayak and Non-Motorized Watercraft Storage Rack Capacity and Distance Pertaining to the Storage Racks from the Lakefront.

The public hearing opened at 5:01 pm. Zoning Administrator Allison Schwark gave a brief layout of the application that has been submitted. She stated that Indian Hills Association is seeking two small changes to the Village's ordinance. The first change is to the specific number of kayak/non-motorized watercrafts, currently Indian Hills Association can only have 12 kayak/non-motorized watercrafts per rack, and they are looking to amend that to 15 kayaks/non-motorized watercrafts per rack. The second change would be to amend the shoreyard setback that currently allows for one rack within 25 feet of the shoreyard to allow for two racks within 25 feet of the shoreyard. Trustee Commissioner Pappas then gave a brief history of the moorings that Indian Hills Association has which included 19 boat slips, 20 buoys, and currently 12 kayak/non-motorized watercraft for the compliant rack. Mike O'Connell on behalf of Indian Hills Association stated that two racks had been permitted with the most recent being in 2015 and it was approved by the previous zoning administrator and staff. Trustee Commissioner Pappas mentioned that based on a records request that was submitted by Indian Hills Association there were two applications submitted at one point, but both of those applications were withdrawn before any approval could be made. Administrator Loomer stated the records request confirmed the 2015 application had been withdrawn and no action was taken, and the 2021 application was withdrawn by the applicant before it reached the Village board. Attorney Thorpe then asked Mr. O'Connell what the needs of Indian Hills Association were for the amendment. Mr. O'Connell clarified that the need would be to restore the basic use that was previously given or to allow for additional spaces for their residents. Trustee Commissioner Pappas then provided six pictures of the Indian Hills Association kayak/non-motorized watercraft racks, three of the current compliant rack and three photos of the non-compliant rack which were taken before Indian Hills Association took the rack down that displayed that not all residents were using the ones currently available, so he sees no need to add more. Attorney Thorpe asked if Trustee

Commissioner Pappas would like to make the pictures a part of the record which Trustee Commissioner Pappas stated he did, and the pictures were entered into as an exhibit for the hearing. Mr. O'Connell stated that their residents were hesitant to use the racks available due to not knowing if they would have to give it up in the future or if it would be in compliance, hence why there were some spaces available. Mr. O'Connell reiterated that he would like to see the proposed zoning ordinance approved to allow for the additional spaces since they have a demand for it. No one else had any comments and no one else spoke on the topic, the public hearing was closed at 5:20 pm.

Ordinance Amendment Repealing and Recreating Figures 18-27, 18-28, 18-29, 18-30, 18-31, 18-32, 18-33, 18-34, 18-35, 18-36, 18-37, 18-38, 18-39, 18-41, 18-42, 18-81, 18-82 – Regarding Shoreyard Setbacks

The public hearing was opened at 5:19 pm. Attorney Thorpe explained that this ordinance amendment came about to amend figures regarding shoreyard setbacks currently in the ordinance to be consistent with the language regarding shoreyard setbacks that is found in the ordinance. Essentially a housekeeping matter and cleanup of the ordinance with no other changes taking place. No one else spoke on the topic, the public hearing was closed at 5:20 pm.

Ordinance Amendment Repealing and Recreating Sections 18-108(b) – Regarding Updating of the Village's Official Zoning Map and District Boundaries

The public hearing was opened at 5:21 pm. Attorney Thorpe explained that it was recently discovered that the SEWRPC had updated their map and it was not reflected on the maps the Village uses until later, thus there was no mechanism or code in place to allow for the Village's maps to automatically reflect the updated maps as they become available. Thorpe stated that with this ordinance update there will now be a code in place to have the Village's maps automatically updated. Commissioner Laing asked a question to clarify how the maps are automatically updated and Attorney Thorpe stated that this would be automatically handled by the Village's GIS system. Loomer stated the Village's GIS is an overlay on the county GIS, and the County GIS is automatically updated. Attorney Thorpe stated that this is a good start but he would also like to see the Village do this for other land use maps that the Village relies on and might be something they want to consider in the near future so all maps could be automatically updated as available. Commissioner Ramljak then asked questions on if any notification is given to anyone as the maps are updated or if the SEWRPC also sends anything to the Village as updated maps become available. Attorney Thorpe stated that they might post something on their website but to his knowledge nothing is sent out or there is no formal notification to anyone. No one else spoke on the topic, the public hearing was closed at 5:28 pm.

Plan Commission General Business

Recommendation on Zoning Ordinance Amendment Application filed by Indian Hills Association, P.O. Box 556, Fontana, WI 53125, to Amend Village Ordinance Sections 18-65(j)(2) and (4) Regarding Kayak and Non-Motorized Watercraft Storage Rack Capacity and Distance Pertaining to the Storage Racks from the Lakefront.

Commissioner Trustee Pappas/Commissioner Wilson 2nd made a MOTION to recommend denial to the Village Board on the zoning ordinance amendment application filed by Indian Hills Association for amendments to Village ordinance Sections 18-65(j)(2) and (4) regarding kayak and non-motorized watercraft storage rack capacity and distance pertaining to storage racks from the lakefront, as presented, and the MOTION carried 6-0 without negative vote.

Recommendation on the Ordinance Amendment Repealing and Recreating Figures 18-27, 18-28, 18-29, 18-30, 18-31, 18-32, 18-33, 18-34, 18-35, 18-36, 18-37, 18-38, 18-39, 18-41, 18-42, 18-81, 18-82 – Regarding Shoreyard Setbacks

Commissioner Laing/Commissioner Lobdell 2nd made a MOTION to recommend Village Board approval of the ordinance amendment repealing and recreating figures 18-27, 18-28, 18-29, 18-30,

18-31, 18-32, 18-33, 18-34, 18-35, 18-36, 18-37, 18-38, 18-39, 18-41, 18-42, 18-81, and 18-82, regarding shoreyard setbacks, as presented, and the MOTION carried without negative vote.

Recommendation on the Ordinance Amendment Repealing and Recreating Sections 18-108(b) – Regarding Updating of the Village’s Official Zoning Map and District Boundaries
Commissioner Trustee Pappas/Commissioner Wilson 2nd made a MOTION to recommend Village Board approval of the ordinance amendment repealing and recreating sections 18-108(b) regarding the updating of the Village’s official zoning map and district boundaries, as presented, and the MOTION carried without negative vote.

Adjournment

Commissioner Trustee Pappas/Commissioner Lobdell 2nd made a MOTION to adjourn the meeting at 5:29 pm, and the MOTION carried without negative vote.

Minutes prepared by: Drew Lussow/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: 3/25/24