

**VILLAGE OF FONTANA ON GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN  
(Final Minutes)**

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION And JOINT  
SESSION with EXTRATERRITORIAL ZONING COMMITTEE  
(Town of Walworth, Town of Linn, and Village of Fontana)  
**Monday, February 27, 2023**

Chairman Petersen called the monthly meeting of the Plan Commission and Joint Session with Extraterritorial Zoning Committee (Town of Walworth, Town of Linn, and Village of Fontana) to order at 5:00 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

**Plan Commissioners present:** Chairman Trustee Pete Petersen, Cindy Wilson, Sarah Lobdell (arrived at 5:02), Tara Ramljak, Lisa Laing

**Plan Commissioners absent:** Bob Ahern

**Fontana ETZ Members present:** Cindy Wilson, Sarah Lobdell

**Fontana ETZ Members absent:** Bob Ahern

**Linn ETZ Members present:** Larry Aasen, John Zils

**Linn ETZ Members absent:** Chris Todd

**Walworth ETZ Members present:** Ken Magowan, Steve Santeler, Jim Van Dreser

**Also Present:** Kevin Day, Theresa Loomer, Drew Lussow, Bonnie Schaeffer, Dale Thorpe

**Visitors Heard**

None

**Approve Minutes January 30, 2023**

The minutes from the January 30, 2023 meeting were distributed.

Commissioner Ramljak/Commissioner Laing 2<sup>nd</sup> made a MOTION to approve the minutes from the January 30, 2023 meeting, and the MOTION carried without negative vote.

**Joint Session Public Hearing**

**Zoning Code Ordinance Amendments to Sections 18-331 Through 18-337 and 18-339 Through 18-347**

The public hearing was opened at 5:02 pm. Attorney Thorpe explained the changes behind the zoning code ordinance amendments to Sections 18-331 through 18-337 and 18-339 through 18-347. Attorney Thorpe stated that based on the previous public hearing held on the matter he has listened to the Committees and has removed the references to the height change that were referenced in the recreated tables in the ordinances that were originally proposed and were made based on the staff's recommendation for each zoning district. The only changes proposed in the current version of the amendments would be the language cleanups and corrections of prior drafting mistakes that were also brought up at the previous public hearing in January. The changes would also make the sections consistent with what Walworth County has in their ordinances. Commissioner Wilson and Joint ETZ Member Van Dreser asked Attorney Thorpe some questions regarding the height changes and how it would affect any applicants such as Mr. Grey who appeared at the last public hearing opposed to any height changes. Attorney Thorpe reiterated that no height changes are taking place in this version of the ordinance amendments so it shouldn't affect any parties until that topic is potentially discussed again. After the explanation from Attorney Thorpe, Chairman Petersen then asked if anyone had any further questions, with no one else further wanting to contribute to the topic the public hearing was then closed at 5:10 pm.

**Joint Session General Business**

**ETZ Recommendation on the Zoning Code Ordinance Amendments to Sections 18-331 Through 18-337 and 18-339 Through 18-347**

Walworth ETZ Member Santeler/Linn ETZ Member Zils 2<sup>nd</sup> made a MOTION on behalf of the Joint ETZ to recommend Village Board approval of the Zoning Code Ordinance Amendments to Sections 18-331 through 18-337 and 18-339 through 18-347, as presented, and the MOTION carried without negative vote.

**Plan Commission Recommendation on the Zoning Code Ordinance Amendments to Sections 18-331 Through 18-337 and 18-339 Through 18-347**

Commissioner Lobdell/Commissioner Laing 2<sup>nd</sup> made a MOTION to recommend Village Board approval of the Zoning Code Ordinance Amendments to Sections 18-331 through 18-337 and 18-339 through 18-347, as presented, and the MOTION carried without negative vote.

**Adjournment Joint ETZ Committees**

Walworth ETZ Member Van Dreser / Linn ETZ Member Zils 2<sup>nd</sup> made a MOTION to adjourn the joint ETZ Committee meeting of the Village of Fontana, the Town of Linn, and the Town of Walworth meeting at 5:12 pm, and the MOTION carried without negative vote.

**General Business**

**Recommendation on Site Plan Application filed by Fontana Jewelers, 547 Valley View Dr – Façade Improvement**

Zoning Administrator Schaeffer spoke to the Commission and stated that she has been working with the applicant for quite some time. The applicant intended to use a material that was not allowed by village code. The applicant has since revised their application and has gone back to their architect who has redesigned the project with the use of stucco which is an approved material for the project. Based on what is presented in their application and based on the applicant making all the required changes that have been asked, Zoning Administrator Schaeffer believes the project should be approved. Commissioner Wilson stated that while she had no issues with what is being presented, she felt that it would be beneficial if the project could include color renderings of what is being proposed so that herself and fellow Plan Commissioners could better view the project. At this suggestion Attorney Thorpe stated it might be beneficial to include that language in the motion so that it can be approved and brought to the Village Board for consideration upon providing such renderings at the Village Board meeting.

Commissioner Wilson/Commissioner Lobdell 2<sup>nd</sup> made a MOTION to recommend Village Board approval of the Site Plan Application filed by Fontana Jewelers at 547 Valley View Drive for Façade Improvements subject to providing color renderings of the project at the Village Board meeting for final approval as well as the following staff recommendations:

- a) Façade materials must all be natural including stucco and/or stone per McCormack & Etten plans dated 12/21/2022.
- b) All cost recovery invoices must be paid prior to issuance of building permits.

The MOTION carried without negative vote.

**Adjournment**

Commissioner Lobdell/Commissioner Laing 2<sup>nd</sup> made a MOTION to adjourn the meeting at 5:18 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: 04/24/2023