

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

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
Monday, February 28, 2022

Chairman Petersen called the monthly meeting of the Plan Commission to order at 5:30 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Plan Commissioners present: Cindy Wilson, Sarah Lobdell, Trustee Prudden, Trustee Petersen, Lisa Laing

Plan Commissioners absent: Bob Ahern, George Spadoni

Also Present: Jameson Bradford, Kevin Day, Theresa Loomer, Bonnie Schaeffer, Dale Thorpe

Visitors Heard

None

Approve Minutes

November 29, 2021 and January 18, 2022

The minutes from the November 29, 2021 and January 18, 2022 meetings were distributed.

Commissioner Lobdell/Commissioner Laing 2nd made a MOTION to approve the minutes from the November 29, 2021 and January 18, 2022 meetings, and the MOTION carried without negative vote.

Plan Commission Public Hearing

Amend Zoning Ordinance Section 18-234, Regarding Zoning Board of Appeals

The public hearing was open at 5:31 pm. The ordinance requires the makeup of the Zoning Board of Appeals to have two village board members and three citizen members. Since the village board members vote on ordinances, it would be a potential conflict for the same board member to vote on deviating from the ordinances. No one spoke for or against the ordinance amendment. The public hearing was closed at 5:31 pm.

Amend Zoning Ordinance Section 18-28, Regarding Reference to Lot Line

The public hearing was open at 5:35 pm. Ordinance 18-28(n) refers to the section on lot line adjustments in the LR-0 district but cites the incorrect code section. The ordinance amendment corrects the code reference from 17-4(g)(4) to 17-4(f)(1). No one spoke for or against the ordinance amendment. The public hearing was closed at 5:35 pm.

Amend Zoning Ordinance Section 18-199, Regarding General Provisions for Signs

The public hearing was open at 5:36 pm. Ordinance 18-199 regarding signs was repealed and rewritten in 2020. Zoning Administrator Bonnie Schaefer stated electronic message signs were not included in the previous ordinance but were added in the new ordinance. Removal has been recommended since it is something Fontana has historically not wanted or allowed. In addition, there is a conflict in the new ordinance and one section bans internal illumination and another section allows it. The proposed ordinance amendment removes the section that allows internally illuminated signs, which was also not allowed in the original ordinance. No one spoke for or against the ordinance amendment. The public hearing was closed at 5:39 pm.

Plan Commission General Business

Plan Commission Recommendation on Amending Zoning Code Section 18-234, Regarding Zoning Board of Appeals

Trustee Prudden/Trustee Lobdell 2nd made a MOTION to recommend village board approval of the amendment to zoning code section 18-234 regarding zoning board of appeals, as presented, and the MOTION carried without negative vote.

Plan Commission Recommendation on Amending Zoning Code Section 18-28, Regarding Reference to Lot Line

Commissioner Lobdell/Commissioner Laing 2nd made a MOTION to recommend village board approval of the amendment to zoning code section 18-28 regarding reference to lot line adjustment in the LR-0 district, as presented, and the MOTION carried without negative vote.

Plan Commission Recommendation on Amending Zoning Code Section 18-199, Regarding General Provisions for Signs

Trustee Prudden/Commissioner Lobdell 2nd made a MOTION to recommend village board approval of the amendment to zoning code section 18-199 regarding internal illumination and electronic message signs, as presented, and the MOTION carried without negative vote.

Consider Amended Utility Easement for the property located at 510 S. Lakeshore Drive

The property owners at 510 S. Lakeshore Drive have requested to place a paver patio in a manhole easement area. There are no frost footings or required excavation, but the easement requires that if the Village needs to disturb the area to reach the utility, the homeowner is liable for all expenses. Trustee Prudden/Commissioner Laing 2nd made a MOTION to recommend Village Board approval of the amended utility easement for the property located at 510 S. Lakeshore Drive, as presented, and the MOTION carried without negative vote.

CSM Application filed by Ted Tezlaff for 1164 Lower Brookwood Drive

This application is essentially for a lot line adjustment, but due to crossing subdivision lines it is required to be submitted as a Certified Survey Map. The CSM is taking an area from a smaller lot and adding it to a larger lot. Staff has no concerns with the application. Trustee Prudden/Commissioner Lobdell 2nd made a MOTION to recommend the village board approve the CSM application filed by Ted Tezlaff for 1164 Lower Brookwood Drive, as presented, and the MOTION carried without negative vote.

Overview of Floodplain Ordinance Amendment set for Public Hearing on March 17, 2022

The DNR is requiring the Village to update its floodplain ordinance for residents to remain eligible to obtain floodplain insurance. There is a small residential area in the Village that is located in a floodplain. The DNR model ordinance was quite lengthy, but the Village has been able to eliminate some non-applicable sections including the coastal reference and cranberry fields. A joint plan commission and village board public hearing has been set for Thursday, March 17, 2022 at 9:00 am.

Minutes prepared by: Theresa Loomer/Village Administrator/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: 03/28/2022