

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

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

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

**Plan Commissioners present:** Cindy Wilson, Sarah Lobdell, Trustee Petersen, Lisa Laing, George Spadoni

**Plan Commissioners absent:** Bob Ahern, Trustee Prudden

**Also Present:** William Camphouse, Kristine Camphouse, Kevin Day, Theresa Loomer, Drew Lussow, Dave Rasmussen, Bonnie Schaeffer, Dale Thorpe

**Visitors Heard**

None

**Approve Minutes**

**February 28, 2022 and March 17, 2022**

The minutes from the February 28, 2022 meeting and the March 17, 2022 special joint meeting with the Village Board were distributed.

Commissioner Lobdell/Commissioner Spadoni 2<sup>nd</sup> made a MOTION to approve the minutes from the February 28, 2022 meeting and the March 17, 2022 special joint meeting with the Village Board, and the MOTION carried without negative vote.

**Plan Commission General Business**

**Consider Variance under Municipal Code Section 17-9 for the property located at 334 White Oak Road to Deviate from Municipal Code Section 17-8(c)**

Attorney Thorpe spoke about the two main issues regarding the variance and the proposed CSM. The first being that the variance could not make the property more nonconforming with the Municipal Code. After reviewing the application and speaking with Dave Rasmussen, the attorney for the Camphouses, Attorney Thorpe found that in fact the variance would only benefit the Village and that their proposal would make the property more conforming than it previously was by combining the three separate lots into one. The second issue was the need for all lots to have a 50-foot access way to a roadway. The proposal did not account for 50-feet but did account for a 20-foot access way. Attorney Dave Rasmussen mentioned that this is possible due to an easement that has already been recorded and was deeded over to his clients for access for sewer lines for the property as well. Commissioner Laing asked if what was proposed would impact any of the subdivisions the lots might currently be in, and Attorney Rasmussen stated it would not. After further discussion Attorney Thorpe asked that a finding be made regarding 17-9(b) in support of any motion if the Commission were to accept the variance.

Commissioner Spadoni/Commissioner Laing 2<sup>nd</sup> made a MOTION to approve the variance under Municipal Code Section 17-9 with a finding under 17-9(b) supporting their motion for the property located at 334 White Oak Road to Deviate from the Municipal Code Section 17-8(c), as presented, and the MOTION carried without negative vote.

**CSM Application filed by William and Kristine Camphouse for 334 White Oak Road**

Trustee Spadoni/Commissioner Lobdell 2<sup>nd</sup> made a MOTION to approve the CSM application filed by William and Kristine Camphouse for 334 White Oak Road, as presented, and the MOTION carried without negative vote.

**Adjournment**

Trustee Prudden/Commissioner Lobdell 2<sup>nd</sup> made a MOTION to adjourn the meeting at 5:09 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: 04/25/2022