

(official minutes)  
VILLAGE OF FONTANA ON GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN

JOINT VILLAGE BOARD  
and  
PLAN COMMISSION MEETING

Monday, May 5, 2003  
@5:30 p.m.  
followed by Regular Board Meeting

Date: Monday, May 5, 2003

Time: 5:30 p.m. (Note: there was a closed Village Board Meeting @ 5:20pm just prior to this joint open meeting)

Place: Village Hall Meeting Room, 175 Valley View Drive, Fontana, Wisconsin

President Whowell called the joint meeting to order and lead the pledge of allegiance.

Trustees Present: Cole, Geye, O'Connell Petersen (arrived @ 5:30 pm), Turner, President Whowell  
Absent: Trustee Bromfield

Plan Commissioners Present: Geye, Poivey, Rauland, Ripkey, Spadoni (left meeting @6:30pm),  
Trepow, President Whowell

Also Present: Police Chief Olson, Joe McHugh, Craig Workman, Sharon O'Brien, Administrator  
Hayden, Village Clerk Smith, Village Attorney Thorpe.

**Resolution No. 5-5-03-1**

**Plan Commission Resolution Findings and Recommendations with Regards to the Abbey  
Redevelopment Project.**

Attorney Thorpe summarized the four changes (pg. 3 and 4 of the resolution).

**Plan Commission Recommendation - The Abbey Plan Commission Resolution**

Geye/2<sup>nd</sup> Ripkey. MOTION was made to recommend to the Village Board the adoption of this  
resolution with the changes cited by Dale Thorpe. MOTION carried without negative vote.

**Plan Commission Recommendation Re-Approval of the CSM**

**Richard A. and Cheryl L. Ackman, 188 Tarrant Court, Fontana, Wisconsin**

The re-certified plat was prepared by John P. Krott, J.K. Surveying, Inc. for Ackman Subdivision,  
SW ¼ S 14 T1N R16E. The original public hearing was held June 25, 2001.

Spadoni/2<sup>nd</sup> Trepow. MOTION was made to re-approve the lot line adjustment. MOTION  
carried without negative vote.

**Village Board Vote for Richard A. and Cheryl L. Ackman CSM [Ackman Subdivision]**  
Trustee Petersen/2<sup>nd</sup> Trustee Cole. MOTION was made to approve the Ackman CSM. MOTION carried without negative vote.

**Ordinance 5-5-03-1**

**Ordinance Amending the VOF Zoning Ordinance and Accompanying Zoning Map for the Abbey Resort LLC Redevelopment Project from current underlying C-4 Resort Commercial Zoning District and putting the property into the PD, Planned Development, Zoning District.**

Trustee Turner/2<sup>nd</sup> Trustee Geye. MOTION was made to approve Ordinance 5-5-03-1, the 11<sup>th</sup> draft. MOTION carried with 4 yes, 1 no and President Whowell abstaining.

**Adjourn Plan Commission**

Spadoni/ 2<sup>nd</sup> Geye. MOTION was made to adjourn the Plan Commission. MOTION carried without negative vote.

Time: 5:50 pm

**Announcements – Village President**

- Hildebrand Dedication – June 30<sup>th</sup>
- GLEA ‘State of the Lake’ Meeting -June 30<sup>th</sup> at Fontana Village Hall
- President Whowell presented appreciation plates to Willa McFarlane (former Treasurer of Park Commission) and to George Spadoni (former Trustee)
- Open Book 5/10/03 from 8:00am to 12:00 noon
- Board of Review 5/29/03 @ 9:00am
  
- **The Lake Geneva Tree Board/City of Lake Geneva** recognized Fontana with an Arbor Day Certificate/Lake Geneva Outlet Dam Tree Planting for appreciation of our support and participation in the Dam Rehabilitation Project.

Dan Misner presented a \$1,085.80 check to Rick Treptow, Chairman of the Fontana Park Commission. Both **George Johnson** and **Dan Misner** were recognized for their dedication and commitment to the parks in our Village. Their names were added to the ‘Friend of the Park Award’ plaque in the Fontana meeting room.

**Visitors Heard**

Fontana resident, Anita Szymanski recognized and thanked the FPD.

**FPD – Appointing LTE Police Officers - Eric Kuhart and Aaron Skinner**

Chief of Police, Steve Olson introduced the new officers and Village Clerk Smith sworn in the new LTE officers for the summer season.

**Village Board Minutes from April 7, 2003**

Trustee O’Connell/2<sup>nd</sup> Trustee Cole. MOTION was made to approve the minutes from 4-7-03. MOTION carried without negative vote.

### **Village Assessor Update/Assessment Statistics – Carola Coccia**

- 3,065 active parcels in the Village
- 2,149 improved parcels in the Village
- 482 vacant parcels in the Village
- 58 tax exempt parcels in the Village
- 96 personal property parcels in the Village

### **Abbey Springs**

- 585 parcels and 42 vacant lots
- 543 inspection letters have been sent from the assessor

### **Building Permits**

- 180 in 2001
- 219 in 2002

### **Sale Transfers**

- 349 in 2001
- 446 in 2002

### **Changes made to the Assessment Roll in 2002**

- 271 changes increasing the assessment roll by approximately 21 million dollars

### **Treasurer's Report March 31, 2002**

Trustee Cole/2<sup>nd</sup> Petersen. MOTION was made to receive the treasurer's report to be put on file for the audit. MOTION carried without negative vote.

### **Approve Payment of Village Bills**

Administrator Hayden removed the Mann Brothers bill and the Bulk Storage bill from being approved at this point.

Trustee Cole/2<sup>nd</sup> Trustee Petersen. MOTION was made to approve village bills with the exception of the two items that Administrator Hayden outlined. MOTION carried without negative vote.

### **Lakeland Animal Shelter**

President Whowell reported that Colleen Stewart has agreed to be our liaison person to the animal shelter. Finance Committee is reviewing support to the shelter as a budgeted item.

No action taken.

Administrator Hayden explained the March Financial Report, CDA Annual Report and CDA Increment Report 2003. No action taken.

### **CDA Update – Trustee Turner**

#### **CDA 2003 Budget**

The budget was prepared and distributed by Margaret Canfield (present).

Trustee Turner/2<sup>nd</sup> Trustee Cole. MOTION was made to approve this CDA budget for 2003.

MOTION carried without negative vote.

Trustee Turner thanked Canfield and the office staff for compiling the CDA budget.

### **Planning and Development of the Hildebrand Property**

Trustee Turner stated that we should formalize the Park Commission's role in the Hildebrand property and work with CDA as the plans develop for the front portion of that property.

Trustee Turner/2<sup>nd</sup> Trustee Petersen. MOTION was made that the Park Commission work with the CDA on the planning and development of the Hildebrand property. MOTION carried without negative vote.

### **Lustron House Removal**

Trustee Turner/2<sup>nd</sup> Trustee Petersen. MOTION was made to authorize the CDA to dispose of both houses, the lustron house (yellow) and the street house which is the white house just north of the miniature golf. MOTION carried without negative vote.

### **Revised Version of Resolution No. 3-10-03-1**

#### **Resolution Selecting Crispell-Snyder, Inc. as Engineering Consultant for the State Highway 67 Project.**

CDA Director, Cindy Wilson prepared and submitted the revision resolution correcting the project ID numbers. In addition, Procedure 8-5-20 of the State of Wisconsin DOT will become 'exhibit a' to the Resolution.

Trustee Turner/2<sup>nd</sup> Trustee Petersen. MOTION was made to approve. MOTION carried without negative vote.

### **CDA Appointment(s)**

Trustee Petersen/2<sup>nd</sup> Trustee Geye. MOTION was made to reappoint Sharon O'Brien and Margaret Canfield for a term of 4 years. MOTION carried without negative vote.

### **Announcement of Three Public Hearings on May 19th before the Plan Commission.**

- Sign Ordinance Amendment
- Subdivision Ordinance Amendment
- Tree Ordinance Amendment

### **Ordinance 5-5-03-2**

#### **Ordinance Creating Sec. 42-9 of the Municipal Code Junked or Inoperable Vehicles**

Attorney Thorpe prepared the ordinance that was tabled at the April 7<sup>th</sup> Village Board meeting and sent back to Protection Committee.

Chief Olson (present) read the ordinance and recommended in favor of the ordinance.

Olson reported that the 10 day notice changed from the initial 45 day notice.

Trustee Turner/2<sup>nd</sup> Trustee Geye. MOTION was made to approve Ordinance 5-5-03-2 recreating the Village Ordinance for junked vehicles. MOTION carried without negative vote.

### **Police Department Lieutenant Position - Testing and Interviewing Process**

Chief Olson reported that the written exam will take place within the next week with oral interviews following. Four officers within the VOF Police Department have applied.

No action taken.

### **Security Camera Quotes for the Police Department Hallway**

Chief Olson is still receiving quotes and asked the Board to table and send back to Protection Committee. No action taken.

### **Proclamation for Peace Officers' Memorial Day [5-15-03]**

President Whowell read the proclamation and asked for a MOTION.

Trustee O'Connell/2<sup>nd</sup> Trustee Turner. MOTION was made to approve the Peace Officers' Proclamation. MOTION carried without negative vote.

### **Announcement of Sergeant Fred Schnitke's Retirement Party**

Date: June 12, 2003

Time: 6:00 p.m. – 9:00 p.m.

Place: The Abbey Harbor House

Chief Olson invited everyone to come to Fred's party, including the public.

### **FPD PD Citizen Police Academy**

Chief Olson introduced the academy and a draft curriculum.

No action taken.

### **Update of Well #2 Repairs**

Craig Workman (present) updated the Board. No action taken.

### **Harvard Club Sewer - Pay Request from Mann Brothers**

Amount: \$60,661.02

Craig Workman recommended approval by the Village Board.

Trustee Petersen/2<sup>nd</sup> Trustee Cole. MOTION was made to approve payment of \$60,661.02 for the Harvard Club Sewer Payment Request. MOTION carried without negative vote.

### **DPW Salt Dome - Final Pay Request from Bulk Storage**

Amount: \$1,706.40

Craig Workman recommended approval by the Village Board.

Trustee Petersen/2<sup>nd</sup> Trustee Cole. MOTION was made to approve final payment for the salt dome at \$1,706.40. MOTION carried without negative vote.

### **VOF Permanent Chlorination System(s)**

After visiting the Village of Bristol, Craig Workman distributed a 4 pg colored hand-out of Accu-Tab chlorination equipment, controls, digital readout and chlorine tab.

Workman reported that the Wisconsin DNR started approving this type of system approximately 16 months ago, with the Village of Bristol being the first municipality.

The Public Works Committee recommends moving forward with this solid feed system versus a liquid system for both systems.

Wells #2 and #4 are chlorinated by the chlorine housed in the well #4 facility.

Wells #1 and #3 are chlorinated by the chlorine housed in well #1.

Trustee Petersen/2<sup>nd</sup> Trustee Cole. MOTION was made that we take the next step and approve the purchase of a solid pellet system for Wells 2 and 4 and Wells 1 and 3.

Discussion followed. Administrator Hayden reported that there is approximately \$70,000.00 left in the utility budget from the 1998 Safe Drinking Water Fund. MOTION carried without negative vote.

### **Cathodic Protection – Annual Service Agreement**

Craig Workman reported that this protects the stand-pipe at Duck Pond and the tower at Brookwood.

This is budgeted item under outside services in the utility budget.

Trustee Petersen/2<sup>nd</sup> Trustee Cole. MOTION was made to approve the cathodic protection service agreement for one year at approximately \$870.00. MOTION carried without negative vote.

### **DPW OneTon Truck Purchase**

Craig Workman reported that this purchase was a budgeted item.

Low bidder was Tom Peck for \$31,908.00.

Total Price: \$54,761.00

Trustee Petersen/2<sup>nd</sup> Trustee Cole. MOTION was made to approve the purchase of the one ton truck from Peck for \$31,908.00 and the additional accessories to bring the total to \$54,761.00, bringing it in under budget. MOTION carried without negative vote.

### **Lake Street Asphalt Repairs - Cost Sharing with Gordy's**

Craig Workman reported the road surface on Lake Street (30' in front of Gordy's) needs repaired before Memorial Day. B.R. Amon submitted a quote of \$4,900.00 to Public Works. Public Works Committee recommends that the Village split this cost 50/50 with Gordy's.

Trustee Cole/2<sup>nd</sup> Trustee O'Connell. MOTION was made to approve the 50/50 cost sharing with repairing the asphalt replacement. MOTION carried with 4 yes, 1 no and with President Whowell abstaining.

### **Rip Rap Project**

Lakefront & Harbor Committee recommended approval for 1228 South Lakeshore Drive subject to the building inspector's approval.

Trustee O'Connell/2<sup>nd</sup> Trustee Cole. MOTION was made to approve the rip rap project for Marty O'Connor subject to review by Rex Henke's office. MOTION carried without negative vote.

### **May 4<sup>th</sup> – May 12<sup>th</sup> Boxer Club Show**

In the absence of Trustee Bromfield, President Whowell reported that the participants showing dogs at The Abbey are paying the Village \$15 per day to use the Village Parking Lot. This is the last year of the two year contract. No action taken.

### **Beach Use Marengo Park District August 13, 2003**

President Whowell announced the event. No action taken.

### **Park Commission Update – Trustee Geye**

- the Fontana Fen was walked with Fen Master, John Schwenn and Craig Workman;
- the Duck Pond Recreation area was walked w/Craig Workman;
- **Sunday, 5/18/03 from 1-4pm is the date for 'Clean and Green Day' @ Duck Pond;**
- trail restoration will begin on the North Trail and the South Trail;

- 'Friend of the Parks' T-Shirt will be given to each person who participates;
- Noreen Lamsam (5<sup>th</sup> grade outdoor ed teacher) has been designated as the school liaison;
- next Park walk is scheduled for Sat., @ 8 a.m. walking the lakefront parks;
- the annual Easter Egg hunt in Reid Park was successful;
- in addition to raising money for the Duck Pond Pavilion, other fund raisers will be planned;
- special thanks given to the SCORE group (a program which provides students with non alcoholic/non drug social activities through the Bigfoot Area Youth Development Committee) for working @ Duck Pond concessions during the summer.

### **Arbor Day Update**

Rick Treptow reported that Arbor Day (4/25/03) was successful. Park Commission donated a \$250.00 check to the grade school for purchase of a deciduous tree and Treptow donated little evergreens to each 4<sup>th</sup> grade class student to take home and plant.

### **Adjournment**

Trustee Turner/2<sup>nd</sup> Trustee Petersen. MOTION was made to adjourn. MOTION carried without negative vote.

Time: 7:30 p.m.

Minutes prepared by:

*Phyllis Salye Smith*

[clerk@villageoffontana.com](mailto:clerk@villageoffontana.com)

Note: These minutes are subject to further review. Once approved the official minutes will be on file at the Village Hall.

Approved: 7-14-03