

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

VIRTUAL MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
Tuesday, June 1, 2021

Trustee Petersen called the virtual meeting of the Plan Commission to order at 5:30 pm.

Plan Commissioners present by phone: Cindy Wilson, George Spadoni,
Sarah Lobdell, Bob Kirkland, Trustee Petersen

Plan Commissioners absent: Trustee Prudden, Bob Ahern

Also Present: Chief Cates, Kevin Day, Christina Green, Kim Howarth, President Kenny, Theresa Loomer, Jennifer Robson, Bonnie Schaeffer, Mike Slavney, Stephanie Smith, Nona Sorren, Terry Tavera, Dale Thorpe

Visitors Heard

None

Approve Minutes

April 26, 2021

The minutes from April 26, 2021 meeting were distributed.

Commissioner Lobdell/Commissioner Spadoni 2nd made a MOTION to approve the minutes from the April 26, 2021 meeting, and the MOTION carried without negative vote.

Plan Commission Public Hearing

Amend Zoning Code Section 18-40.I. The Abbey Resort Subdistrict and 18-56(r) Regarding Commerical Land Uses for Resort Hotel

The public hearing was opened at 5:32 pm. Village Planner Mike Slavney stated that several months ago the Village updated the zoning code which involved taking the outdoor commercial land use category and dividing it based on scale of operations. In putting together the zoning code amendment it was realized the Abbey Resort is not correctly addressed. Slavney stated the amendment to section 18-40.I. The Abbey Resort Subdistrict and 18-56(r) Regarding Commercial Land Uses for Resort Hotel is to bring provisions unique to Abbey Resort Hotel up to the same nomenclature as the categories that were recently adopted. The proposed changes include amending the definition of Resort Hotel to eliminate outdoor entertainment as a land use type and add the three categories recently adopted. Slavney noted that outdoor entertainment is listed as a component of resort hotels and these three land use categories will be listed as permitted by right uses as a component for Resort Hotels. Attorney Christina Green was present on behalf of the Abbey Resort and expressed concern about the amendments and conflicting language in the ordinance amendment. Trustee Petersen recommended tabling to allow staff time to investigate further and address the concerns mentioned with the Abbey Resort. The public hearing was closed at 5:43 pm.

Plan Commission Business

Amend Zoning Code Section 18-40.I. The Abbey Resort Subdistrict and 18-56(r) Regarding Commerical Land Uses for Resort Hotel

Commissioner Spadoni/Commissioner Wilson 2nd made a MOTION to table the amendment to zoning code section 18-40.I. The Abbey Resort Subdistrict and 18-56(r) Regarding Commercial Land Uses for Resort Hotel, and the MOTION carried without negative vote.

Conditional Use Permit Application Filed by Peter and Jennifer Robson for Guest House at Deer Valley Road Lot 1 – Set Public Hearing

Trustee Petersen asked for clarification of Deer Valley Road. Jennifer Robson was present and stated the property has been assigned an address of 221 Dade Road.

Trustee Spadoni/Trustee Wilson 2nd made a MOTION to set the public hearing for June 28, 2021, and the MOTION carried without negative vote.

Conditional Use Permit Application Filed by William Ring on behalf of Big Foot Country Club for Outdoor Dining at 770 Shabbona Drive – Set Public Hearing

Commissioner Spadoni/Commissioner Lobdell 2nd made a MOTION to set the public hearing for June 28, 2021 and require that application is deemed complete as soon as possible to include a lighting plan, and the motion carried without negative vote.

Consider Action – Recommendation to the Village Board per Wisconsin Statutes Section 62.23(5) as to Proposed Acquisition of an Easement Title Interest from Abbey Springs for Permanent Storm Water Management Purposes

Attorney Dale Thorpe stated the Village has been in negotiations with Abbey Springs for months regarding the use of their ponds to help with storm water retention. Thorpe explained survey work arrived today and things are moving along. The recommendation given by Plan Commission tonight is not approving a closing or easement acquisition but per Wisconsin Statutes Section 62.23(5) Plan Commission must give a recommendation to the Village Board as to the proposed acquisition. Thorpe stated this is just the first step in a lengthy process. Village Engineer Terry Tavera stated Abbey Springs is doing renovations and storm water pond improvements and this is an opportunity to utilize the new ponds to help with some of the Village's storm water problems. These agreements will also have maintenance requirements.

Commissioner Spadoni/Commissioner Kirkland 2nd made a MOTION to recommend approval to the Village Board as to the proposed acquisition of an easement title interest from Abbey Springs for permanent storm water management purposes, and the MOTION carried without negative vote.

Adjournment Plan Commission

Commissioner Lobdell/Commissioner Wilson 2nd made a MOTION to adjourn the Plan Commission meeting at 5:50 pm, and the MOTION carried without negative vote.

Minutes prepared by: Stephanie Smith, Deputy Clerk/Treasurer

Note: These minutes are subject to further editing. Once approved by the Plan Commission and Joint ETZ Committee, the official minutes will be on file at the Village Hall.

APPROVED: 06/28/2021