

**VILLAGE OF FONTANA ON GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN**

**(Official Minutes)**

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION

**Monday, June 25, 2018**

Chairman Dave Prudden 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:** Roll call: Trustee Prudden, Bob Grant, Bob Ahern, Bob Kirkland, Sarah Lobdell, Trustee Petersen

**Plan Commissioner Absent:** F.J. Frazier

**Also present:** Jason Bernard, Kim Dabertin, Kevin Day, Christina Green, Theresa Loomer, Bridget McCarthy, Ron Nyman, Kathy Perkins, Wally Perkins Mike Slavney, Bob Stewart, Dale Thorpe

**Visitors Heard**

None

**Approve Minutes**

Trustee Petersen/Commissioner Grant 2<sup>nd</sup> made a MOTION to approve the minutes from the April 30 and May 29, 2018 meetings, and the MOTION carried without negative vote.

**Public Hearings**

**Amend Zoning Code Section 18-93: Non-Conforming and Substandard Lots**

The public hearing was opened at 5:30 pm. Slavney stated the state statutes previously required that if the same owner owns two parcels of land which are too small and too narrow to build on, then they were required to be combined. New legislation no longer requires the lots to be combined as long as the setbacks meet code. The ordinance amendment brings the village's code into compliance with the new regulations. The public hearing was closed at 5:32 pm with no one speaking for or against the proposed ordinance amendment.

Trustee Petersen/Trustee Lobdell 2<sup>nd</sup> made a MOTION to recommend Village Board approval to amend zoning code section 18-93: Non-Conforming and Substandard Lots, and the MOTION carried without negative vote.

**General Business**

**Site Plan Filed by Kathie and Wally Perkins for 158 Fontana Boulevard**

Architect Jason Bernard provided an overview of the site plan submitted for 158 Fontana Boulevard. Kathie and Wally Perkins purchased Novak's restaurant and plan to construct a mixed-use building that will include a restaurant/bar, retail and five apartment units with one on the lower level and four on the upper level. Bernard explained the proposal is consistent with the vision of the downtown area of Fontana; the building will be pushed up towards the street and will have a more horizontal, urban appearance. There will be two access points and a shared drive. The restaurant and bar will have glass garage doors that can be opened allowing for an outdoor bar and seating. The parking was calculated according to the code and will require 15 stalls; however, the applicant plans to ask for a reduction of one parking stall, which is also allowed by code. Business owner of the property to the west, Kim Dabertin, expressed she does not believe there is currently enough parking and feels there will definitely not be enough parking with the addition of retail and apartments. Grant asked if there would be room for parallel parking spaces behind the building but if the building were to be pushed up towards the road to create additional parking in back, the potential for the outdoor bar and dining might be lost as well as meeting the minimum allowable green space and required storm water

drainage. There was discussion on other locations for parking such as street parking, Mill Street, and the four village lots. Lobdell asked if the spots will be designated for the residents, and Kathy indicated that is currently undecided. McCarthy pointed out the reason the parking calculations have been created the way they are is because while there is an influx of cars and people during the summer months, the village thought there was too much pavement in the off-season. Thorpe reminded the commissioners that they cannot require more than what is required by code. Bernard then provided an overview of the storm water plans for the site.

Trustee Prudden/Commissioner Grant 2<sup>nd</sup> made a MOTION to recommend Village Board approval of the Site Plan Filed by Kathie and Wally Perkins for the property located at 158 Fontana Boulevard. The MOTION carried on a 5-1 vote with Commissioner Frazier absent and Trustee Petersen opposed.

**Consider action: Initial Presentation on Proposed Stewart Property Land Development at 208 W. Main Street**

Attorney Christina Green presented several maps and pictures of the property located at 208 W. Main Street. Green stated the lot is currently designated as woodland and open space and allows for mineral extraction, and the applicant would like to rezone the parcel into three SR-1 lots, which are the largest residential lots in Fontana. Each lot would be an acre or more. The remnant parcel would remain and Lot No. 4 with the existing residence may be included in the rezone depending on whether a comprehensive amendment to the plan is required. The three SR-1 lots would overlook the Cliffs of Fontana development. The applicant has requested for the lots be zoned as septic and not require sewer. When asked if the applicant would consider water, Stewart replied that he might as well do both if he has to trench for water and Petersen stated he preferred that the properties be on village sewer and water. Thorpe stated that the Bear Trap subdivision was allowed septic due to the topography and large lots. There was discussion on the access road to the lots, and Stewart stated he owns the road and the Cliffs have an easement for use and maintenance. If the rezone is approved, it was reported that Stewart would relinquish his right to mine the property.

**Recommendation of Public Participation Plan for Amendments to the Comprehensive Plan**

Slavney explained the public participation plan allows for public comment and requires a public hearing prior to allowing any amendments to the comprehensive plan.

Trustee Petersen/Commissioner Lobdell 2<sup>nd</sup> made a MOTION to recommend adoption of the Public Participation Plan for Amendments to the Comprehensive Plan to the Village Board, and the MOTION carried without negative vote.

**Adjournment**

Trustee Petersen/Commissioner Ahern 2<sup>nd</sup> made a MOTION to adjourn the meeting at 6:06 pm, and the MOTION carried without negative vote.

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: 7/30/18