

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

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION And JOINT
SESSION with EXTRATERRITORIAL ZONING COMMITTEE
(Town of Walworth, Village of Fontana)
Monday, June 27, 2022

Chairman Petersen called the monthly meeting of the Plan Commission and Joint Session with Extraterritorial Zoning Committee to order at 5:01 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Plan Commissioners present: Cindy Wilson, Sarah Lobdell, Chairman Petersen, Tara Ramljak, Bob Ahern

Walworth ETZ Members present: Ken Magowan, Steve Santeler, Jim Van Dreser

Fontana ETZ Members present: Cindy Wilson, Bob Ahern, Sarah Lobdell

Plan Commissioners absent: Trustee Prudden, Lisa Laing

Walworth ETZ Members absent: None

Fontana ETZ Members absent: None

Also Present: Kevin Day, Sonja Kruesel, Theresa Loomer, Drew Lussow, Rick Pappas, Bret Rosengren, Bonnie Schaeffer, Dale Thorpe

Visitors Heard

None

Approve Minutes May 23, 2022

The minutes from the May 23, 2022 meeting were distributed.

Commissioner Lobdell/Commissioner Ramljak 2nd made a MOTION to approve the minutes from the May 23, 2022 meeting, and the MOTION carried without negative vote.

Joint Session Public Hearing

Certified Survey Map and Zoning District Application Filed by Joshua Madigan for an amendment to the Zoning Map to rezone the existing 16.6-acre lot from A-1, ETZ to A-5, ETZ excluding lands currently mapped as C-1, ETZ located at W6099 Willow Bend Road, Walworth, for Parcel EA192900001

The public hearing was opened at 5:03 pm. Attorney Thorpe stated that the hearing is required for the zoning change only. Bret Rosengard spoke on behalf of the applicant, Joshua Madigan, by stating that the rezoning application is to rezone a portion of the lot from A-1 to A-5 which allow for approval of the CSM which is required to separate lots and build a new home. He also confirmed that the Town of Walworth's board has already approved their application. No one spoke for or against the proposed rezoning change. The public hearing was then closed at 5:05 pm.

Joint Session General Business

Joint ETZ Committee's Recommendation on the Zoning District Amendment Application and Certified Survey Map Filed by Joshua Madigan for an amendment to the Zoning Map to rezone the existing 16.6-acre lot from A-1, ETZ to A-5, ETZ excluding lands currently mapped as C-1, ETZ located at W6099 Willow Bend Road, Walworth, for Parcel EA192900001
Commissioner Wilson/Commissioner Lobdell 2nd made a MOTION to approve on behalf of the Joint ETZ Committee the Zoning District Amendment Application Filed by Joshua Madigan for an amendment to the Zoning Map to rezone the existing 16.6-acre lot from A-1, ETZ to A-5 ETZ

excluding lands currently mapped as C-1, ETZ located at W6099 Willow Bend Road, Walworth, for Parcel No. EA192900001, and the MOTION carried without negative vote.

Commissioner Lobdell/Commissioner Wilson 2nd made a MOTION to approve on behalf of the Joint ETZ Committee the CSM Application Filed by Joshua Madigan for the property located at W6099 Willow Bend Road, Walworth, for Parcel No. EA192900001, and the MOTION carried without negative vote.

Plan Commission's Recommendation on the Zoning District Amendment Application and Certified Survey Map Filed by Joshua Madigan for an amendment to the Zoning Map to rezone the existing 16.6-acre lot from A-1, ETZ to A-5, ETZ excluding lands currently mapped as C-1, ETZ located at W6099 Willow Bend Road, Walworth, for Parcel EA192900001

Commissioner Wilson/Commissioner Ramljak 2nd made a MOTION to approve on behalf of the Plan Commission the Zoning District Amendment Application Filed by Joshua Madigan for an amendment to the Zoning Map to rezone the existing 16.6-acre lot from A-1, ETZ to A-5 ETZ excluding lands currently mapped as C-1, ETZ located at W6099 Willow Bend Road, Walworth, for Parcel No. EA192900001, and the MOTION carried 5-0.

Commissioner Wilson/Commissioner Ramljak 2nd made a MOTION to approve on behalf of the Plan Commission the CSM Application Filed by Joshua Madigan for the property located at W6099 Willow Bend Road, Walworth, for Parcel No. EA192900001, and the MOTION carried 5-0.

Adjournment Joint ETZ Committees

Walworth Commissioner Santeler/Commissioner Ahern 2nd made a MOTION to adjourn the joint ETZ Committee meeting of both the Village of Fontana and Town of Walworth meeting at 5:07 pm, and the MOTION carried without negative vote.

Plan Commission Public Hearing

Amend Zoning Ordinance 18-249, regarding Zoning Permits

The public hearing was opened at 5:08 pm. Attorney Thorpe explained that this has to do with the removal of the water meter pits. The reason for its inclusion is so that any time someone comes in to pull a permit and if they still have a water meter in a pit, they are required to relocate the water meter and fill the pit prior to issuance of the permit. No one spoke for or against the proposed change. The public hearing was then closed at 5:09 pm.

Plan Commission General Business

Plan Commission Recommendation on Ordinance Amendment 18-249, regarding Zoning Permits

Commissioner Wilson/Commissioner Lobdell 2nd made a MOTION to recommend Village Board approval for the ordinance amendment of 18-249 in regards to Zoning Permits as presented, and the MOTION carried 5-0.

Recommendation on Utility Easement for 712 and 724 S. Lakeshore Drive

There is an unrecorded sewer line at the 712 and 724 S. Lakeshore Drive properties. Before a lot line adjustment can be approved a recorded utility easement is required.

Commissioner Lobdell/Commissioner Wilson 2nd made a MOTION to approve the recommendation for a utility easement for 712 and 724 S. Lakeshore Drive, as presented, and the MOTION carried without negative vote.

Annual Comprehensive Plan Amendment Process

Associate Planner Sonja Kruesel explained that the annual comprehensive plan amendment process is underway with a deadline of August 1. She distributed a proposed schedule and application form

that can be used. Kruesel explained the notification process and steps required by both the Village Board and Plan Commission including the PPP, notification and publication process, and required meetings of the Village Board and Plan Commission.

Adjournment

Commissioner Lobdell/Commissioner Wilson 2nd made a MOTION to adjourn the meeting at 5:20 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: 08/29/22