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

**Final Minutes**

MONTHLY MEETING of the VILLAGE OF FONTANA
PLAN COMMISSION

**Monday, June 29, 2026, beginning at 5:00 pm**

Clerk Buchanan called the monthly meeting of the Plan Commission to order at 5:03 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

**Plan Commissioners Present:** Commissioners Kelly, Witty, Wilson, Lobdell and Vandenburgh, Chairman Trustee Petersen arrived at 5:09 pm
**Plan Commissioners absent:** Commissioner Trustee Pappas
**Also Present:** Administrator Loomer, Attorney Thorpe, Clerk Buchanan, Planner Kruesel, and Zoning Administrator Schwark, Donna and Mark Majcher, Robin and Keith Nuzzo, Genevieve Miller, Todd Wilkins and approximately ten residents/guests

Commissioner Wilson moved to elect Commissioner Lobdell as Pro Tem Chairperson. Commissioner Kelly seconded the motion. Motion passed unanimously.

**Visitors Heard -** None

**Approval of Minutes**
Commissioner Kelly moved to approve the minutes from the June 1, 2026, Plan Commission meeting. Commissioner Vandenburgh seconded. Motion carried unanimously.

**Plan Commission Public Hearing – Pro Tem Chairperson Commissioner Lobdell**

**Conditional Use Permit Application Filed by Mark and Donna Majcher, 974 W Essex Plance, Arlington Heights IL 60004, for disturbance to an environmental corridor pursuant to 18-108(e)(3) for construction of a single-family home at 756 Beartrap Lane, on Tax Parcel SBTR 00003**

Commissioner Lobdell opened the Public Hearing at 5:04 pm.

Village Planner Kruesel summarized that the applicant is requesting a Conditional Use Permit (CUP) to allow land disturbance for the construction of a single-family residence on Lot 3 in the Bear Trap subdivision. The property is zoned Planned Development and is also subject to the Environmental Corridor overlay zoning regulations. The proposed single-family residence will have limited impact on the environmental corridor. She recommended that the Plan Commission recommend approval of the Conditional Use Permit to the Village Board to construct a single-family residential dwelling within the Planned Development District and Environmental Corridor overlay district on Parcel SBTR 00003 with the conditions listed in the staff report. Applicant Donna Majcher explained that they are not asking for anything extraordinary and are keeping in the guidelines of the property and surrounding area and have owned the parcel for several years. Genevieve Miller, a neighbor to the parcel, spoke in favor of the application. No one spoke in opposition of the proposal.

The Public hearing was closed at 5:07 pm**.**

**Plan Commission General Business – Pro Tem Chairperson Commissioner Lobdell**

**Discussion or Action on the Conditional Use Permit Application Filed by Mark and Donna Majcher, 974 W Essex Plance, Arlington Heights IL 60004, for disturbance to an environmental corridor pursuant to 18-108(e)(3) for construction of a single-family home at 756 Beartrap Lane, on Tax Parcel SBTR 00003**

Commissioner Kelly moved to recommend approval to the Village Board of Conditional Use Permit to allow the construction of a single family residential dwelling unit within the Planned Development District and Environmental Corridor Overlay District on parcel SBTR 00003, located at 756 Bear Trap Lane based on the findings stated in the Village Planner's report and subject to the following conditions of approval; The applicant shall obtain all required federal, state, county, and local permits and approvals prior to commencement of work, A building permit and/or zoning permit shall be obtained prior to the start of any construction, site work, occupancy, or change in use, as applicable, The applicant shall obtain all required stormwater and/or erosion control permits prior to commencement of site disturbance, Any tree removal shall require a separate tree removal permit, if applicable, and replacement plantings may be required in accordance with Village Ordinance requirements, All tree protection measures identified in the Preliminary Tree Preservation Report prepared by Bartlett Tree Experts shall be implemented and adhered to throughout construction, and satisfaction of any Village engineer comments. Commissioner Wilson seconded the motion. The motion passed without a negative vote.

**Discussion or Action on Amendment to Easement: through private roads and common areas within Buena Vista Subdivision**

Chairman Trustee Petersen arrived at 5:09 pm..

Attorney Thorpe explained that this is an additional fourth easement needed for the Buena Vista project. Buena Vista has agreed to the easement in principle. This easement runs over the street in Buena Vista, which is private property but would cover any utility easements needed for water and sewer. Commissioner Lobdell moved to recommend approval to the Village Board of this additional easement in the Buena Vista subdivision. Commissioner Witty seconded the motion. Motion carried without a negative vote.

**Adjournment**
Commissioner Lobdell moved to adjourn at 5:10 pm. Commissioner Vandenburgh seconded and motion passed unanimously.

Minutes prepared by: Kim Buchanan, 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: 09/28/2026