

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

VIRTUAL MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION  
**Monday, July 26, 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, Trustee Prudden  
Sarah Lobdell, Trustee Petersen, Bob Ahern, Bob Kirkland

**Also Present:** Kevin Day, President Kenny, Theresa Loomer, Bonnie Schaeffer, Stephanie Smith,  
Dale Thorpe

**Visitors Heard**

None

**Approve Minutes**

**June 28, 2021**

The minutes from June 28, 2021 meeting were distributed.

Commissioner Lobdell/Commissioner Kirkland 2<sup>nd</sup> made a MOTION to approve the minutes from the June 28, 2021 meeting, and the MOTION carried without negative vote.

**Plan Commission Public Hearing**

**Amend Zoning Code Section 18-177, Regarding Tree Preservation Requirements**

The public hearing was opened at 5:31 pm. Attorney Dale Thorpe stated he was asked by the village board to revise the current tree ordinance to come up with a more abbreviated procedure to accommodate staff. The tree protection ordinance has been on the books for many years and there is not much new in the revised ordinance. No one from the public spoke for or against the proposed ordinance amendment. Commissioner Lobdell had a concern regarding this ordinance amendment not being presented to the Park Commission. Commissioner Lobdell asked in the future if similar ordinance amendments could be placed on the Park Agenda. Commissioner Wilson had a concern with pruning diseased trees and transferring the diseases to the healthy trees. Attorney Thorpe stated the pruning would be covered by the Village Code. Commissioner Ahern wondered if the homeowner associations could help spread the word. Loomer stated once the ordinance is finalized all associations will receive a copy to post or share with residents and the draft ordinance has already been shared with the associations. Attorney Thorpe explained the amended ordinance has more penalties for removing a tree without a permit and the intentions are to help deter homeowners from taking trees down without having the proper permits due to the high penalties that will be in place. Commissioner Spadoni has concern with regards to someone that buys a lot in the Village and wants to build a house. If the proposed building site has many trees that would need to be taken down to build that could cost the owner a lot of money. Commission Lobdell stated she was in favor of the requirement for a property owner to make an investment in the community if they take down trees on their lot. Commissioner Spadoni has concerns with no flexibility in the amended ordinance, believes there needs to be some language changes made and would like to see the replacement list of trees matched up with the protected tree list. President Kenny stated the building inspector does not want to do tress and the Village needs something in place to help enforce tree preservation. Attorney Thorpe explained that expert opinions were sought, and extensive research was done in drafting the amendments to this ordinance. The public hearing was closed at 5:58 pm.

**Amend Zoning Code Section 18-84(7)b, Regarding Accessory Structures**

The public hearing was opened at 6:03 pm. Attorney Thorpe stated the amendment was in response to temporarily accommodating a wheelchair ramp. The amendment allows a wheelchair ramp to intrude into the setbacks for a limited amount of time, based on need, as permitted by the zoning administrator and is subject to renewable terms and conditions. No one spoke for or against the proposed ordinance amendment. The public hearing was closed at 6:05 pm.

**Plan Commission Business**

**Plan Commission Recommendation on Amending Zoning Code Section 18-177, Regarding Tree Preservation Requirements**

Commissioner Lobdell/Commissioner Wilson 2<sup>nd</sup> made a MOTION to recommend Village Board approval of the amendments to zoning code section 18-177, regarding tree preservation requirements, and the MOTION carried on a 6-1 vote with Commissioner Spadoni opposed.

**Plan Commission Recommendation on Amending Zoning Code Section 18-84(7)b, Regarding Accessory Structures**

Commissioner Kirkland/Commissioner Ahern 2<sup>nd</sup> made a MOTION to recommend Village Board approval of the amendments to zoning code section 18-84(7)b, regarding Accessory Structures, and the MOTION carried without negative vote.

**Adjournment Plan Commission**

Commissioner Lobdell/Commissioner Spadoni 2<sup>nd</sup> made a MOTION to adjourn the Plan Commission meeting at 6:05 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, the official minutes will be on file at the Village Hall.

APPROVED: 09/27/2021