

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

(Final Minutes)

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION

Monday, July 31, 2023

Chairman Petersen called the monthly meeting of the Plan Commission to order at 5:00 pm on July 31, 2023 in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Plan Commissioners present: Chairman Trustee Pete Petersen, Cindy Wilson, Sarah Lobdell, Tara Ramljak, Bob Ahern, Lisa Laing

Plan Commissioners absent: Trustee Rick Pappas

Also Present: Kevin Day, Theresa Loomer, Drew Lussow, Jim Origer, Mike Origer, Allison Schwark, Dale Thorpe

Visitors Heard

None

Approve Minutes May 30, June 15, and June 26, 2023

The minutes from the May 30, June 15, and June 26, 2023 meetings were distributed.

Commissioner Wilson/Commissioner Ahern 2nd made a MOTION to table the meeting minutes to further review them and bring them back at the next meeting for approval, and the MOTION carried without negative vote.

Plan Commission Public Hearing

Ordinance Amending Section 18-108(i) Environmental Corridor (EC) Overlay Zoning District

The public hearing was opened at 5:02 pm. Administrator Loomer stated that the pending ordinance amendment is to remove a sentence from the ordinance regarding the use of a conditional use permit for clear cutting in the Environmental Corridor Overlay District. The resolution has already been adjusted to reflect the change and the Village is just looking to keep the ordinance consistent between the resolution and ordinance. Chairman Trustee Petersen then asked if anyone else had anything to say on the subject whether for or against the proposed change. With no one else speaking on the topic the public hearing was then closed at 5:04 pm.

Plan Commission General Business

Ordinance Amending Section 18-108(i) Environmental Corridor (EC) Overlay Zoning District

Commissioner Lobdell/Commissioner Laing 2nd made a MOTION to make a recommendation to the Village Board to approve the ordinance amending section 18-108(i) Environmental Corridor (EC) Overlay Zoning District, as presented, and the MOTION carried without negative vote.

Discussion or Action on Proposed Concept Plan for Planned Development at 620 S. Lakeshore Drive

Village Attorney Thorpe spoke about the current state of the proposed concept plan for the Planned Development at 620 S. Lakeshore Drive. Thorpe stated that if the concept is approved as presented the Origers can proceed with submitting a formal application for Planned Development. Thorpe reiterated that staff have been working with the Origers and have already reviewed some of the documents the Origers have prepared and have relayed their concerns and addressed the need for any additional documents that may be required. Jim Origer presented his concept plan and gave a brief background on what they are looking to accomplish with a Planned Development for their property. Mr. Origer stated that his family is looking to build four new homes which would bring a

total of five to the property. The current home on the property will be torn down and a smaller structure will be put in its place as a meeting spot for the family. Mr. Origer also stated that the current plan has the homes set further back than what is required of the lakefront with the hopes of keeping that area as a greenspace for everyone to enjoy. Mr. Origer stated that it is also his family's intention to keep the property as one parcel. Thorpe asked if the Origers would consider a no subdivision covenant that could be worked into the Planned Development. The Origers didn't object and stated that they've internally been discussing this with their family for a while and worked to make sure this would stay in place for the future generations and changes wouldn't be made. Thorpe then asked some questions regarding how the property is owned and if the Origers had a tree inventory of the property. Mr. Origer stated that the property is currently owned in trust by their mother with their sister as the trustee of said trust. As for the tree inventory, one was completed nearly a decade ago and could be provided with some updates of trees that have had to come down over the years. Thorpe then asked one additional question regarding sewer and water connections and ultimately told the Origers it would be in their best interest to have their engineer speak with the Village Engineer Terry Tavera to get these plans finalized and to make sure there are no issues with how the driveway is or impermeable surfaces. The Origers stated they would reach out to Mr. Tavera soon to further move the project along and hopefully make any adjustments needed. Commissioner Wilson and Ramljak posed some questions regarding emergency vehicles having access to the property and if there would be enough water to support the additional homes. The Origers stated that they have worked with Chief Nitsch to make sure his largest firetruck could easily maneuver on the proposed driveway but did note that they did have to clean up one area of the driveway and potentially widen it to make it work. As for the water they felt that would be more up to the Village to answer but currently based on projections and footprints the tearing down of the main home and building of the additional homes would only create a footprint of an additional two homes based on square footage so they believe it shouldn't impact the water too much. The Origers ended their presentation by mentioning that they have also looked at installing rain gardens to help offset some of the impervious surface area of any of the new buildings and stated the adding of underground parking and offsite boat trailer storage to try and keep the area as close as it is now and to have no effect or damage on the lakefront. With no further questions being had regarding the Origers' presentation, Thorpe asked if the Commission would make a motion.

Commissioner Wilson/Commissioner Lobdell 2nd made a MOTION to approve the proposed concept plan for Planned Development at 620 S. Lakeshore Drive, as presented, and the MOTION carried without negative vote.

Adjournment

Commissioner Laing/Commissioner Lobdell 2nd made a MOTION to adjourn the meeting at 5:39 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: 08/28/2023