

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

(Final Minutes)

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION

Monday, September 26, 2022

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

Plan Commissioners present: Cindy Wilson, Sarah Lobdell, Chairman Petersen, Lisa Laing, Bob Ahern

Plan Commissioners absent: Tara Ramljak

Also Present: Theresa Loomer, Drew Lussow, Kathy Perkins, Wally Perkins, Bonnie Schaeffer, Dale Thorpe

Visitors Heard

Wally Perkins and Kathy Perkins both spoke regarding the proposed plan development and comprehensive plan amendment that has been submitted by the Abbey Provident and was previously presented at the last Plan Commission meeting. The current plans from the Abbey Provident call for the potential building of more residential structures on Fontana Boulevard. Mr. Perkins stated they do not object to the building of more residential units on the boulevard however they would like to see a chance at more retail shops being included first before allowing it as a residential space. Mr. Perkins stated that trying it as a retail space first would attract more business and things to do in the Village, which would also create more potential revenue for all the businesses in the area and be better overall for the community. Village Attorney Dale Thorpe stated it might be in the Perkins' best interest to appear at the public hearing scheduled in October so they could raise any further comments or concerns then. Attorney Thorpe also clarified that the Abbey Provident is only moving forward with the comprehensive plan amendment right now, and that depending on the outcome of the plan amendment application they would work on the planned development documents.

Approve Minutes

August 29, 2022

The minutes from the August 29, 2022 Plan Commission meeting were distributed.

Commissioner Lobdell/Commissioner Laing 2nd made a MOTION to approve the minutes from the August 29, 2022 Plan Commission meeting, and the MOTION carried without negative vote.

Public Hearing

Conditional Use Permit Filed by Michael Keen for Second Access Point (Driveway)

Entrance for the Property Located at 783 Indian Hills Drive

Chairman Petersen opened the public hearing at 5:04 pm. Village Zoning Administrator Bonnie Schaeffer gave a brief description about the conditional use permit that was filed by Michael Keen for his property at 783 Indian Hills Drive for a second driveway access point. Schaeffer stated that she has conducted a review of the application and found no issues with the proposed second access point. Chief Cates also reviewed the application and from a safety standpoint felt that the new driveway would decrease potential incidents and allow for safer flow of traffic. No one else spoke for or against the conditional use permit. The public hearing was closed at 5:06 pm.

Plan Commission General Business

Conditional Use Permit Filed by Michael Keen for Second Access Point (Driveway)

Entrance for the Property Located at 783 Indian Hills Drive

Commissioner Lobdell/Commissioner Ahern 2nd made a MOTION to recommend Village Board approval of the conditional use permit filed by Michael Keen for second access point (driveway)

entrance for the property located at 783 Indian Hills Drive subject to the following staff recommendations:

- a) The proposed access shall be located a minimum twenty-five feet (25') from the existing access drive.
- b) The proposed drive (pavement) shall be located a minimum of three feet (3') from the adjacent property line.
- c) The proposed access drive shall be a minimum ten feet (10') wide.
- d) The proposed access drive curb opening shall not exceed a maximum twenty-four feet (24') wide as measured at the right-of-way line.
- e) The proposed access approach shall be paved to the satisfaction of the Village of Fontana.
- f) All outstanding cost recovery fees billed to date applicable to this project shall be paid prior to the issuance of any building & zoning permits. This condition does not alleviate the applicant from any cost recovery fees not yet billed.
- g) An as-built survey shall be required depicting the proposed second access drive and all required distances. If found to be noncompliant to this approval, it is the responsibility of the applicant to bring it into compliance.

The MOTION carried without negative vote.

Recommendation on 664 Upper Brookwood Drive Sanitary Sewer Easement

Village Attorney Dale Thorpe gave a brief description of the utility easement drafted for an unrecorded existing sewer line at the property of 664 Upper Brookwood Drive. Thorpe stated that the village is still waiting on title work for the property but thought it would come in prior to the October board meeting date.

Commissioner Lobdell /Commissioner Laing 2nd made a MOTION to recommend Village Board approval of the sanitary sewer utility easement on 664 Upper Brookwood Drive, and the MOTION carried without negative vote.

Adjournment

Commissioner Lobdell/Commissioner Laing 2nd made a MOTION to adjourn the meeting at 5:09 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: 10/24/2022