

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

VIRTUAL MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
Monday, October 26, 2020

Chairman Petersen called the virtual meeting of the Plan Commission to order at 5:30 pm.

Plan Commissioners present by phone: Trustee Prudden, Cindy Wilson, George Spadoni, Trustee Petersen, Sarah Lobdell, Bob Ahern, Bob Kirkland

Also Present: Craig Henninger, Kevin Day, Theresa Loomer, Bonnie Schaeffer, Mike Slavney, Stephanie Smith, John Swider, Dale Thorpe

Visitors Heard

None

Approve Minutes

August 31, 2020

The minutes from August 31, 2020 meeting were distributed.

Trustee Prudden/Commissioner Kirkland 2nd made a MOTION to approve the minutes from the August 31, 2020 meeting, and the MOTION carried without negative vote.

Plan Commission Business

Consider Utility Easement for the property located at 619 Agaming Road

Attorney Dale Thorpe stated this is an old sewer line that was found in the process of the construction of a new home. Title work was ordered and there was no recorded easement for the property. The Village code states if a village utility is found without the proper easement, an easement must be recorded before a building permit is issued. Thorpe stated approval of the easement requires a non-binding recommendation to the Village Board.

Trustee Prudden/Commissioner Spadoni 2nd made a MOTION to recommend Village Board approval of the Utility Easement for the property located at 619 Agaming Road, and the MOTION carried without negative vote.

Conceptual discussion of proposed planned development amendment for 120-126 Main Street

Developer John Swider filed an application last week to amend his previously approved planned development. Thorpe stated Swider is looking to convert garage space in one or more of the units to a family room or bedroom. The item was added to the agenda as a conceptual review only to gauge whether the plan commission is in favor of the applicant's proposal before moving forward. If the plan commission is in favor of the modifications, a public hearing and plan commission recommendation is required before the application goes to the village board for final approval. John Swider and his partner Craig Henninger appeared and Henninger stated that they thought the original approval gave the buyers the option of a one car garage and a family room or a two car garage, and did not realize they needed to apply for a PD amendment until they spoke to Zoning Administrator Bonnie Schaeffer last week. Commission members questioned if the additional space being called a family room would have closets and proper escape routes. Swider and Henninger confirmed the additional space would have a closet and all have egress windows. Commission members Kirkland and Prudden stated they remember Swider and Henninger mention the option of the buyers having a choice of a one car garage and family room or two car garage feature, however, none of the submittal

or approval documents noted this option. In order to modify the PD a public hearing is required in front of the Plan Commission for a vote and recommendation to the Village Board.

Adjournment Plan Commission

Trustee Petersen/Trustee Prudden 2nd made a MOTION to adjourn the Plan Commission meeting at 5:46 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 and Joint ETZ Committee, the official minutes will be on file at the Village Hall.

APPROVED: 11/30/2020