

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

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
Monday, November 29, 2021

Chairman Petersen called the monthly meeting of the Plan Commission to order at 5:30 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Plan Commissioners present: Cindy Wilson, Sarah Lobdell, Trustee Prudden, Trustee Petersen, Lisa Laing, George Spadoni, Bob Ahern

Also Present: Kevin Day, Theresa Loomer, Bonnie Schaeffer, Dale Thorpe

Visitors Heard

None

Welcome New Member Lisa Laing

Trustee Petersen welcomed new member Lisa Laing to the plan commission.

Approve Minutes

October 25, 2021

The minutes from the October 25, 2021 meeting were distributed.

Commissioner Prudden/Commissioner Lobdell 2nd made a MOTION to approve the minutes from the October 25, 2021, meeting, and the MOTION carried without negative vote.

Plan Commission Public Hearing

Amend Zoning Code Sections Regulating Environmental Features 18-101, How to Use this Article, 18-103, Map of Overlay Zoning Districts, 18-108, Environmental Corridor Overlay Zoning District, 18-109, Wellhead Protection Overlay Zoning, 18-110, Water Resources Protection Overlay Zoning District, 18-153, Shoreland – Wetland Zoning District, 18-13, Definitions, 18-229.2, Applicability, 18-117, General Provisions, and 18-122.1, Flooded Agriculture – Cranberry Farms

The public hearing was opened at 5:32 pm. Village Planner Jackie Mich provided an overview of the ordinance amendment. Mich stated the amendments were aimed to clean up the overlay districts and make them easier for staff to administer. Updates also included creating definitions consistent with other code chapters and the with Wisconsin Department of Natural Resources (DNR) code. The maps depict general locations of resources, but the updated code section requires confirmation by an expert in the field. For example, the primary and secondary environmental corridor must be staked by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and any mapped wetlands must be staked by the DNR or an expert recognized by that agency. Setback requirements were modified to a 75-foot setback is required from Van Slyke Creek, Potawatomi Creek and Geneva Lake, a 50-foot setback from navigable streams, and a 30-foot setback from non-navigable waterways. The DNR Floodplain model ordinance was also adopted. Petersen commented on the many pages of cranberry fields that were included in the ordinance amendment and questioned why resources were spent on that when Fontana does not have any cranberry fields. Mich replied that the inclusion of the cranberry section is a state requirement. Wilson asked about whether there were changes to the maps, and Mich replied that no changes had been made. No one spoke for or against the ordinance amendment. The public hearing was closed at 5:39 pm.

Amend Zoning Code Section 18-65(b), Regarding Temporary Outdoor Sales, and Create Section 18-65(j), Regarding Food and Beverage Vehicles, Carts, and Stands

Mich provided an overview of the proposed food truck ordinance as directed by the Village Board. The ordinance provides a definition of food trucks and allows them in the village on a limited basis for catering or as an extension of catering. Several restrictions are imposed through the ordinance including no freestanding signage, required to be located entirely within a parcel boundary with a minimum ten-foot setback to any lot line, required to be located within an area paved for a vehicle, must maintain all required health inspection certificates, will be removed daily, and must comply with village noise limitations and lighting requirements. Wilson asked about the required ten-foot setback and asked if it was too onerous given the small lot sizes in the village. Thorpe provided the history on the ordinance and that the Village Board indicated they wish to impose reasonable regulations on food trucks without completely banning them. Spadoni listed off several locations and asked if their outdoor display of merchandise would be affected and Mich replied that it would not. Spadoni agreed the ten-foot setback was burdensome and recommended requiring a temporary use permit. There was discussion about limiting the setback from the property line to from ten-feet to five-feet. Thorpe stated the plan commission could not change the ordinance but could send the suggestion to the village board along with a recommendation.

Village of Fontana Park and Open Space Plan 2022-2027

Mich presented the 2022-2027 updated park and open space plan. Majority of the updates include census and demographic information as well as reprioritization of some of the park and recreation initiatives, as was directed by the park commission.

Plan Commission General Business

Plan Commission Recommendation on Amending Zoning Code Sections Regulating Environmental Features 18-101, How to Use this Article, 18-103, Map of Overlay Zoning Districts, 18-108, Environmental Corridor Overlay Zoning District, 18-109, Wellhead Protection Overlay Zoning, 18-110, Water Resources Protection Overlay Zoning District, 18-153, Shoreland – Wetland Zoning District, 18-13, Definitions, 18-229.2, Applicability, 18-117, General Provisions, and 18-122.1, Flooded Agriculture – Cranberry Farms

Wilson/Lobdell 2nd made a MOTION to recommend Village Board approval of the amendments to zoning code sections regulating Environmental Features, 18-101, How to Use this Article, 18-103, Map of Overlay Zoning Districts, 18-108, Environmental Corridor Overlay Zoning District, 18-109, Wellhead Protection Overlay Zoning, 18-110, Water Resources Protection Overlay Zoning District, 18-153, Shoreland – Wetland Zoning District, 18-13, Definitions, 18-229.2, Applicability, 18-117, General Provisions, and 18-122.1, Flooded Agriculture – Cranberry Farms. The MOTION carried on a 6-1 vote with Commissioner Spadoni opposed.

Plan Commission Recommendation on Amending Zoning Code Section 18-65(b), Regarding Temporary Outdoor Sales, and Creation of Section 18-65(j), Regarding Food and Beverage Vehicles, Carts, and Stands

Commissioner Lobdell/Trustee Prudden 2nd made a MOTION to recommend Village Board approval of Zoning Code Section 18-65(b), Regarding Temporary Outdoor Sales, and Creation of Section 18-65(j), Regarding Food and Beverage Vehicles, Carts, and Stands, as presented, with the recommendation 18-65(j)(5) is amended from ten-feet to five-feet, and the MOTION carried without negative vote.

Plan Commission Recommendation on Park and Open Space Plan 2022-2027

Commissioner Spadoni/Commissioner Lobdell 2nd made a MOTION to recommend Village Board approval of the 2022-2027 Park and Open Space Plan, and the MOTION carried without negative vote.

Adjournment Plan Commission

Commissioner Spadoni/Commissioner Ahern 2nd made a MOTION to adjourn the Plan Commission meeting at 6:21 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: 2/28/22