

VILLAGE OF FONTANA ON GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN

SPECIAL CLOSED and OPEN SESSION JOINT MEETING  
of the  
VILLAGE BOARD OF TRUSTEES, PLAN COMMISSION and CDA  
CLOSED SESSION at 5 pm  
OPEN SESSION at 6 pm  
Wednesday, December 15, 2004

PLEASE TAKE NOTICE that a Special Closed and Open Session Joint Meeting of the Village Board of Trustees and CDA will be held in conjunction with the monthly Plan Commission Meeting on Wednesday, December 15, 2004 starting @ 5:00 pm, at the Fontana Village Hall Meeting Room, 175 Valley View Drive, Fontana, Wisconsin 53125.

Closed Session  
A G E N D A

THE FOLLOWING AGENDA ITEMS MAY BE CONSIDERED FOR DISCUSSION, CONSIDERATION OR ACTION

Call to Order Village Board and Plan Commission - President Whowell

Call to Order CDA - Chairman Turner

Roll Call

1. Closed Session
  - A. Pursuant to Chapter 19.85 (1) (e) Wis. Stats. "Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require"
  - B. Pursuant to Chapter 19.85 (1) (g) Wis. Stats. "Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved"
2. Adjourn Closed Session and Reconvene to Open Session immediately thereafter or at the next regularly scheduled Village Board of Trustees meeting without further notice and pursuant to any and all properly noticed agenda for the purpose of voting upon or taking action on the above said items or any other subject disclosed by the agenda for the Village Board meeting

Open Session  
AGENDA

THE FOLLOWING AGENDA ITEMS MAY BE CONSIDERED FOR DISCUSSION, CONSIDERATION OR ACTION

General Business - President Whowell

1. Discussion of Closed Session Items
2. Village Board Approval of Abbey Springs Planned Development Ordinance (Tabled December 6, 2004)
3. Village Board Approval of Village and Utility Payables
4. Plan Commission Recommendation to Village Board Regarding Land Conveyance to CDA
5. Village Board Approval of Land Conveyance to CDA
6. Plan Commission, Village Board, CDA Approval of FairWyn, Ltd. Developer's Agreement

CDA Public Hearing - Chairman Turner

1. Public Hearing, pursuant to Wisconsin State Statute 66.1333 (9), will be conducted for the purpose of hearing all interested participants concerning the proposed sale and provisions of sale of the Mill Street property owned by the Village of Fontana and being developed by the CDA and FairWyn, Ltd.
2. CDA Approval of Land Conveyance to FairWyn, Ltd.

Plan Commission Public Hearing – President Whowell

1. Petition for Amendment of the Zoning Ordinance and Zoning Map of the Village of Fontana on Geneva Lake filed by FairWyn, Ltd., 851 Park Drive, Lake Geneva, from C-2 - General Commercial District to PD - Planned Development, for property owned by the Village of Fontana and located south of Porter Court, west of Highway 67 and east of Mill Street

General Business – President Whowell

1. Plan Commission Recommendation on FairWyn Ltd. Petition for Amendment of the Zoning Ordinance and Zoning Map
2. Village Board Action on FairWyn Ltd. Petition for Amendment of the Zoning Ordinance and Zoning Map

Adjournment of Village Board and CDA

PLAN COMMISSION AGENDA

Announcements-President Whowell

Village Board Meeting – **Wednesday, January 5, 2005, at 6 pm**

Plan Commission Meeting – **Monday, January 31, at 6 pm**

Visitors Heard

Approve Plan Commission Minutes

- ✓ October 25, 2004

Public Hearing

1. Conditional Use Permit Application filed by Sturges P. Taggart, Jr., 797 Wells St., Lake Geneva, WI 53147, for property owner Margaret C. Scherb, 1737 W. Winona Ave., Chicago, IL 60640, for Tax Parcel No. SGS 00031, 420 Lakeshore Drive, Fontana, to raze the existing residence and construct a two-story Frame Loft Home under the Nonconforming Lots Amendment to the Village of Fontana Municipal Code

Plan Commission General Business

1. ETZ Amended Rezone Petition Filed by the Tracy Group, Inc., 200 Elizabeth Lane, Genoa City, WI 53128, from A-1 and R-1 to A-5 ETZ Rural Residential District, for the proposed Stonecrest subdivision located in Walworth Township (No Action Scheduled – Matter Initially Tabled on October 25, 2004 after Public Hearing was held, and again on November 1, 2004)
2. Dennis Condon Pottawatomi Drive and Slope Variance Update
3. Schmidt Land Development Update

BZA Report

Attorney Report

Pending Items for Next Agenda

1. Lyon Woods Pre-Annexation Agreement and Developer's Agreement
2. Tree Ordinance Amendment

Adjournment

Dated this 14<sup>th</sup> day of December, 2004

Posted: Village Hall, Public Library, Post Office, Website

*Dennis L. Martin, [villageclerk@villagoffontana.com](mailto:villageclerk@villagoffontana.com)*

Please note that, upon reasonable notice, efforts to accommodate the needs of disabled individuals through appropriate aids and services will be made. For additional information or to request this service, contact the Village Clerk's office between 8:00 a.m.- 4:00 p.m. at 262-275-6136 or write to P. O.

Box 200, Fontana, Wisconsin 53125.

Note: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice and agenda.