

VILLAGE OF FONTANA ON GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN

(Official Minutes)

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION  
And JOINT SESSION with EXTRATERRITORIAL ZONING COMMITTEE  
(Town of Walworth and Village of Fontana)

**Monday, December 15, 2025 beginning at 5:00 pm**

Trustee Plan Commissioner Petersen called the Village monthly meeting of the Village of Fontana Plan Commission and Joint Extra Territorial Zoning Committee to order at 5:00pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

**Village of Fontana ETZ Members present:** Commissioner Lobdell, Commissioner Wilson

**Town of Walworth ETZ Members present:** Commission Santeler, Commission Van Dreser

**Town of Walworth ETZ Members absent:** Commissioner Magowan

**Plan Commissioners Present:** Trustee Plan Commissioner Chairman Petersen, Trustee Pappas, Commissioner Lobdell, Commissioner Wilson, Commissioner Vandenburg, Commissioner Kelly, Commissioner Witty

**Also Present:** Administrator Loomer, Clerk Liptak, Attorney Thorpe, Village Planner Kruesel, Village Zoning Administrator Schwark.

Visitors Heard

None

Approve Minutes

**Plan Commission Meeting, November 24, 2025**

The Minutes were distributed.

Commissioner Kelly / Commissioner Witty 2<sup>nd</sup> made a MOTION to approve the Minutes from November 24, 2025, and the MOTION carried without a negative vote.

Joint ETZ Session Public Hearing

**Conditional Use Permit Application Filed by James McAvoy for W6062 Willow Bend Road, Walworth, WI 53184, Tax Parcel EW100005b to allow one additional boat storage building on the property.**

The Conditional Use Permit application was distributed. Trustee Plan Commission Chairman Petersen opened the Public Hearing at 5:01 pm. Petersen identified that the applicant is not present for the meeting. Thorpe stated that in some communities when an applicant is not present for a Public Hearing, the item is automatically tabled. Pappas that applicants should be informed and stated that it is in the applicant's best interest to appear for a public hearing. Petersen agreed that the Village ought to consider requiring an applicant to attend a public hearing to have their application considered. Schwark stated that the applicant, MacAvoy, filed an application for a rezone and conditional use permit for five storage buildings for seasonal boat storage in 2019 and was granted approval. All five buildings were constructed, and the owner has been utilizing the buildings for seasonal indoor boat storage. Initially and for this application, the applicant wanted to add 2 buildings, but after discussions with the Village Engineer it was determined that there needed to be adequate stormwater management considerations. Subsequently, the applicant changed the application to include stormwater management considerations and restated the application to include only one more storage building. The additional building to the parcel will serve to expand the existing boat storage operations. The proposed construction appears to be in compliance with all requirements of the A-4 ETZ zoning district per section 18-334, including setback provisions and concerns that were raised by the Town of Walworth ETZ and subsequently addressed by the applicant. Staff recommends the Joint Extraterritorial Zoning Committee recommend APPROVAL of the Amended Conditional Use Permit for W6062 Willowbend Road to the Fontana Village Board with the following conditions: 1. The additional storage building be constructed to match the color of the existing buildings. 2. The site shall never have permanent outdoor storage. 3. A gate shall be installed on Willow Bend Road. 4. No In/Out service shall be allowed. 5. Fire Department shall approve access. 6. Any outstanding engineering comments shall be addressed prior to permit issuance. 7. All building and zoning

permits be obtained. 8. Any other conditions stipulated by the Joint ETZ Committee. Trustee Plan Commissioner Chairman Petersen closed the Public Hearing at 5:06 pm.

Joint ETZ Session General Business

**Discussion or Action on Conditional Use Permit Application Filed by James McAvoy for W6062 Willow Bend Road, Walworth, WI 53184, Tax Parcel EW100005b to allow one additional boat storage building on the property.**

ETZ Commissioner Santeler/ ETZ Commissioner Van Dreser 2<sup>nd</sup> made a MOTION to recommend approval of the Conditional Use Permit Application Filed by James McAvoy for W6062 Willow Bend Road, Walworth, WI 53184, Tax Parcel EW100005b to allow one additional boat storage building on the property, subject to the conditions in the staff report, and the MOTION carried without a negative vote.

Trustee Plan Commissioner Pappas / Commissioner Kelly 2<sup>nd</sup>, made a MOTION to recommend Village Board approval of the Conditional Use Permit Application Filed by James McAvoy for W6062 Willow Bend Road, Walworth, WI 53184, Tax Parcel EW100005b to allow one additional boat storage building on the property, subject to the conditions in the staff report, and the MOTION carried without a negative vote.

Adjournment Joint ETZ Committee

Commissioner Santeler / Commissioner Van Dreser 2<sup>nd</sup> made a MOTION to Adjourn at 5:07pm and the MOTION carried without a negative vote.

Plan Commission General Business – Arvid Petersen

**Update on Conditional Use Permit Application Filed by Joel Stauss, Creekside Property Management, c/o Bob Gee for 507 N Lakeshore Drive, Tax Parcel SA 30700001 for land disturbing activities in the environmental corridor – tabled 8/25/25**

The Conditional Use Permit was distributed. The CUP came before the Plan Commission on two occasions and was tabled at both. The applicants reached out to Southeastern Wisconsin Regional Planning Commission (SEWRPC) to have the area evaluated for Environmental Corridor (EC). SEWRPC was agreeable to evaluating the property for a fee and the property owner was agreeable to pay the fee. The site was evaluated and the determination was made that the site does not have any Environmental Corridor on the subject property. Pappas stated that 20 years ago those lots did not have any improvement and this property was the area allowing the animals to get to the lake. Subsequently, the property was improved, and houses were built and now the property does not qualify for the Primary EC. Thorpe stated that his understanding is that the EC has more to do with features like trees, slopes, water, on the ground. Thorpe presented that in the past SEWRPC stated that once an EC, always an EC. Wilson stated that her understanding was that once an area is qualified as an EC, then it is always an EC. Schwark states that the SEWRPC determination states:

“In preparation for scheduling a field inspection of the subject property, Commission staff gathered available information including aerial photography, topographic mapping, LiDAR imagery, Wisconsin Wetland Inventory mapping, soil survey mapping, floodplain mapping, and Map 7-3 from Community Assistance Planning Report No. 219, entitled *Sanitary Sewer Service Area for the Villages of Fontana and Walworth and Environs*, dated June 1995. Given that this publication has been adopted by the Village, it has been the Commission’s policy to use the PEC mapping in this publication as the basis for making environmental corridor determinations. In this case, Map 7-3 indicates that most of the subject property is not contained within the mapped PEC. Only the near-shore portion of the property is identified as PEC on this map.

However, given that the sewer service area plan was adopted over 30 years ago, Commission staff also referenced recent land use inventories carried out by the Commission. The environmental corridor mapping shown in recent inventories in the vicinity of the subject property has been revised to reflect changes to the landscape. One mapping revision resulted in the removal of a linear PEC connection generally centered on an unnamed tributary waterway between wooded lands west/northwest of North Lakeshore Drive and Geneva Lake. This PEC connection was removed as it did not meet the 200-foot-width requirement for PEC lands. The loss of this

connection, as well as the loss of another historical connection southwest of the subject property, resulted in a disconnection between PEC lands west/northwest of North Lakeshore Drive and Geneva Lake itself. To remedy this undesirable outcome, Commission staff re-established a connection to Geneva Lake through two parcels including the subject property at 507 N. Lakeshore Drive and the parcel immediately north at 533 N. Lakeshore Drive.

Pursuant to your request, Commission staff have conducted a new evaluation of the PEC mapping in the vicinity of the subject property. Please be advised that, based on this evaluation, Commission staff determined that the subject property, and the property to the north, do not contain the necessary natural resource elements to be designated as PEC. Given that the PEC designation will be removed from both properties, it is unnecessary for Commission staff to conduct a field inspection in this instance.

It should be noted, however, that Commission staff recognize the importance of water quality protection afforded by environmental corridor designations covering surface waters. Therefore, Commission staff propose re-establishing an environmental corridor connection to Geneva Lake centered on the unnamed waterway northeast of the subject property that had been identified as a PEC connection in the sewer service area plan. While this waterway and adjacent natural resources (riparian buffer, wetland, steep slopes, and woodland) do not meet the 200-foot width requirement for re-establishment as PEC, it meets the requirements for designation as secondary environmental corridor (SEC). Accordingly, Commission staff have prepared an aerial map exhibit showing the proposed environmental corridor mapping including the extent of PEC and SEC in the vicinity of the subject property (see Exhibit 1).

Although Commission staff did not undertake any adjustments to any other adjacent environmental corridor delineations at this time, Commission staff would note that such adjustments may be warranted or necessary in the future for various water quality protection related purposes, and would suggest that the Village consider requesting a field delineation of the adjacent environmental corridors now or in the near future.”

Witty asked for clarity. Lobdell stated that the property owner was looking to do a landscape plan that would not have been allowed in a Primary EC. Thorpe expressed concern about the accuracy of the other mapped areas. Schwark stated that the Village maps have been updated with a note to reflect this development. Vandenburg asked for information on what was included in the plan. Schwark stated that the landscape plan included some hardscape and some landscape, water features, garden beds and walkways, some pervious and some impervious surface, none of the plan exceeded the impervious surface in the ordinance or the zoning district for the parcel. Thorpe stated that with this opinion the applicant no longer needs a Conditional Use Permit (CUP). Schwark stated that the reason this item was placed on the agenda was to inform the Plan Commission that because SEWRPC made this determination that the property is no longer in the Primary EC, the applicant would not be coming back seeking approval of the CUP. Schwark stated that she reached out to SEWRPC asking when they would be updating their maps and was told that maps are updated every 5 years and so the Village should not expect an updated map in the near future. Schwark stated that the Village Engineer went in and updated the Village’s maps to reflect SEWRPC’s determination.

#### Adjournment Plan Commission

Commissioner Vandenburg/ Commissioner Lobdell 2<sup>nd</sup> made a MOTION to Adjourn at 5:15 pm, and the MOTION carried without a negative vote.

Minutes prepared by: Bonnie Liptak, Village Clerk

Note: These minutes are subject to further editing. Once approved by the Plan Commission, the official minutes will be kept on file at the Village Hall.

APPROVED: 01/26/26