

VILLAGE OF FONTANA ON GENEVA LAKE
WALWORTH COUNTY, WISCONSIN
(Final Minutes)
MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
Monday, December 16, 2024 @ 5:00 pm

Village Clerk Liptak called to order the monthly meeting of the Fontana Plan Commission at 5:06 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Plan Commission Members present: Commissioner Wilson, Commissioner Laing, Commission Ahern, Commissioner Pappas, Commissioner Lobdell. (Trustee/ Commissioner Peterson arrived at 5:09pm).

Plan Commission Members absent: Commissioner Ramljak.

Also present: Village Clerk Liptak, Village Attorney Thorpe, Administrator Loomer arrived at 5:08pm, Public Works Director Day, Zoning Administrator Schwark.

Elect Chairperson Pro-Tem

Clerk Liptak asked for a motion to elect a chairperson pro-tem.

Commissioner Wilson/ Trustee Pappas 2nd made a MOTION to elect Commissioner Lobdell as Chairperson pro-tem, and the MOTION carried without a negative vote.

Visitors Heard

None

Approve Minutes October 28, 2024

The minutes from the October 28, 2024 meeting were distributed. Commissioner Laing reported that her name appeared twice in the minutes and once that is corrected, she would approve the minutes.

Commission Laing / Trustee Pappas 2nd made a MOTION to approve the Minutes of October 28, 2024 once the correction of Commissioner Laing appearing twice in the minutes was completed, and the MOTION carried without a negative vote.

General Business

Discussion or Action on Certified Survey Map Application filed by James Huha c/o Victoria Minkel for 179 Fontana Avenue

Zoning Administrator Allison Schwark reported that the Certified Survey Map was filed for 179 Fontana Avenue and that the home on the property is a dilapidated structure. The home was built across two separate lots, and the current homeowners would like to tear down the existing home and rebuild utilizing the setbacks from the lots after they are combined. Staff recommend approval of the CSM application. Trustee Pappas requested that Attorney Thorpe articulate the reason that this project is before the Plan Commission. Attorney Thorpe reported that combining the two lots creates a new legal description, eliminates the interior lot lines, which if the homeowners tried to build as the lots are now, they would not meet setback requirements. This lot combination reduces the risk of future greater density of the buildings.

Trustee Pappas/ Commissioner Laing 2nd made a MOTION to approve the Certified Survey Map as presented, and the MOTION carried without a negative vote.

Discussion and recommendation regarding the proposed termination of a portion of an existing public easement and creation of a new, replacement public utility easement for the benefit of property at 922 Elm street

Attorney Thorpe drafted documents to move a water main requiring the termination of an old easement.

Commissioner Lobdell / Commissioner Laing 2nd made a MOTION to recommend village board approval of termination of stated old easement, and the MOTION carried without a negative vote.

Discussion or Action on Easement for 922 Elm Street as Part of Village's 2024 Street Improvement Project

Attorney Thorpe drafted documents to create a new easement to accommodate the moving of a water main.

Commissioner Lobdell / Commissioner Laing 2nd made a MOTION to recommend village board approval of creation of a new replacement easement, and the MOTION carried without a negative vote.

Discussion or Action on 740 Shabbona Drive as Part of Village's 2024 Street Improvement Project

Attorney Thorpe reported this is to create a new easement in order to acquire an interest for a fire hydrant to be reinstalled after the road work on Shabbona.

Commissioner Lobdell / Commissioner Wilson 2nd made a MOTION to recommend village board approval of an easement at 740 Shabbona Drive as Part of Village's 2024 Street Improvement Project, and the MOTION carried without a negative vote.

Adjournment

Trustee Pappas/ Commissioner Lobdell 2nd made a MOTION to adjourn at 5:16pm, 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 Village Board, the official minutes will be kept on file at the Village Hall.

APPROVED: 01/27/2025