

**VILLAGE OF FONTANA ON GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN**

**(Preliminary Minutes)**

**MEETING of the COMMUNITY DEVELOPMENT AUTHORITY  
Monday, November 25, 2019**

CDA Chairman Robert Chanson called the meeting of the CDA to order at 5:10 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

**CDA members present:** Bob Chanson, Trustee Petersen, Cindy Wilson, Skip Bliss

**CDA members absent:** Jay Hicks, Trustee Prudden

**Also present:** Christina Green, Theresa Loomer, Bonnie Schaeffer, Mike Slavney (arrived at 5:20 pm), Stephanie Smith, Attorney Dale Thorpe (arrived at 5:25 pm)

**Visitors Heard**

None

**General Business**

**Review and Recommend Design Standards for 120-126 W. Main Street Site Plan Application**

Plans were presented by Attorney Christina Green. She presented pictures of the current property, which she described as run down and dilapidated. She explained the proposed plan for the half acre lot located at 120-126 W. Main Street. The proposed plan is to tear down the current buildings and construct five residential townhome units. She presented renderings of what the proposed townhomes will look like. Green explained the townhomes would include variations on the rooflines, functional balconies and two to three-bedroom units. She stated that the proposed building meets design standards set forth by the CDA. The proposed side yard setback is ten feet, green space is more than the minimum at 67.2% and the impervious surface is less than the maximum at 11.8%. There was concern expressed over the garages facing the street rather than being located at the back side of the building and members expressed concerns that the garages will cheapen the look of the building. Village Planner Mike Slavney explained the only way to have residential buildings on this site with the large slope in the back of the property is to have the garages facing the street. Slavney explained by digging into the hill it would create a slope stabilization issue and would also necessitate additional impervious surface. Skip Bliss expressed concern over section 18-164 of the design standards, which states the ground floor of the building with more than one story shall be differentiated from upper floors by varying color, building materials, articulation, and/or other architectural details, and feels by having the garage on the ground floor this design standard is not being met. Bliss also stated he feels the overall goal of the CDA is to protect the look and feel of the community. Attorney Dale Thorpe explained that the CDA is only an advisory board and can choose to table, vote for or vote against the application presented.

Commissioner Wilson/Commissioner Chanson 2<sup>nd</sup> made a MOTION to recommend Village Board approval of the Design Standards for the building proposed at 120-126 W. Main Street with the condition that the best quality garage doors are used, and the MOTION failed for lack of majority with a 2-2 vote with Trustee Petersen and Commissioner Bliss opposed. Commissioner Hicks and Commissioner Prudden absent.

Commissioner Wilson/Commissioner Chanson 2<sup>nd</sup> made a MOTION to recommend Village Board approval of the Design Standards for the building proposed at 120-126 W. Main Street with the conditions that the garage doors are aesthetically pleasing and the village board investigates building materials to make sure the best quality is chosen and design standards are met, and the MOTION failed for lack of majority with a 2-2 vote with Trustee Petersen opposed and Commissioner Bliss opposed. Commissioner Hicks and Commissioner Prudden absent.

Attorney Dale Thorpe stated he wasn't sure if the public hearing that is to take place at the plan commission

meeting following the adjournment of the CDA meeting can take place if the CDA tables the application. He will have to look in to further before the public hearing begins. Thorpe explained that the CDA has the right to place conditions on a motion and let the village board look into it further.

Trustee Petersen/Commissioner Chanson 2<sup>nd</sup> made a MOTION to table the application for 120-126 W. Main Street until a later date and the MOTION carried without negative vote.

**Adjournment**

Trustee Petersen/Commissioner Chanson 2<sup>nd</sup> made a MOTION to adjourn the CDA meeting at 5:48 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 CDA, the official minutes will be kept on file at the Village Hall.*

APPROVED: \_\_\_\_\_