

VILLAGE OF FONTANA ON GENEVA LAKE
WALWORTH COUNTY, WISCONSIN
(Preliminary Minutes)
MEETING of the COMMUNITY DEVELOPMENT AUTHORITY
Tuesday, December 3, 2019

CDA Chairman Robert Chanson called the meeting of the CDA to order at 9:30 am in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

CDA members present: Bob Chanson, Trustee Petersen, Cindy Wilson, Skip Bliss, Jay Hicks, Trustee Prudden

Also present: Christina Green, Theresa Loomer, Tara Ramljak, Stephanie Smith

Visitors Heard

None

General Business

Review and Recommend Design Standards for 120-126 W. Main Street Site Plan Application-Tabled 11/25/19

Attorney Christina Green stated that the plans had not changed since the CDA met last Monday, November 25, 2019. She did have a better representation of the exterior colors and the garage doors. The exterior colors appear to be white and black in the pictures, but the color samples show they are more of an off-white color for the main structure and charcoal color for the trim. Green also presented a clearer rendering of the proposed garage doors. She described them as a carriage house style and stated they are an expensive door and very good quality. Green stated that she had spoke with Warren Hansen from Farris and Hansen Engineering regarding the concerns the CDA had with the garage doors on the front side and facing the street. In her conversation with Hansen, he stated it was not feasible to put the garages in the back because they would have to cut into the hill and the driveways would have a 60% slope. Commissioner Chanson questioned why it would not be feasible as the cliffs worked it out and they have a larger hill. Green stated that Hansen also mentioned that by cutting into the hill it will create more storm water run-off. There was discussion amongst the commission members regarding the idea of having an underground parking facility. Attorney Green stated she feels this is an attractive project that satisfies all design standards. She also reminded the CDA that at the Plan Commission meeting they agreed to a deed restriction on the back portion of the property. The deed restriction would prevent the vegetation, tress and slope from being touched. She also stated that Village Planner Mike Slavney stated it was not feasible to have the garages in the back. Commissioner Hicks asked how they plan to deal with all the water from the springs. Green explained Farris and Hansen have taken soil borings and plan to have a retention pond in the back of the townhomes and will have drainpipe coming around the side of the buildings to enter the Village storm water system in the front. She stated that Farris and Hansen did have some concerns with the ground floor having some dampness in the units. The plans currently have an option for a tandem garage or a single car garage and a lower level rec room, but depending on the dampness they may need to be tandem garages. Commissioner Bliss had some concerns with section 18-160, uniformity in exterior appearance, section 18-164 (a), compatibility with existing village character and section 18-164 (1)(b), a minimum of 30 percent window coverage on the first floor. Green spoke to the statement of minimum of 30 percent window coverage on the first floor and clarified the first floor is the first floor with livable space not the ground floor with garage. As for the other concerns Commissioner Bliss raised, Green felt they were in compliance with all design standards.

Trustee Prudden/Commissioner Wilson 2nd 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 Village Engineer Terry Tavera exhausts all possibilities to have the garages in the back of the units, and if the option to move the garage doors to the back of the development is not feasible, to require upgraded garage doors, as

presented, and the MOTION carried without negative vote.

Adjournment

Trustee Petersen/Trustee Prudden 2nd 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: _____