

ORDINANCE NO. 050415-02

**An Ordinance Amending the Village of Fontana-on-Geneva Lake
Zoning Ordinance (and Accompanying Zoning Map)**

WHEREAS, Hartland Holdings, LLC (the “Petitioner”) has petitioned the Village Board of the Village of Fontana-on-Geneva Lake to amend the Village Zoning Ordinance (and accompanying zoning map) with regard to the property described more specifically in Addendum “A”, which said Addendum “A” is attached hereto and incorporated herein by reference as if set forth at length herein (the “Property”); and

WHEREAS, the Petitioner has requested a rezone of the Property from the current underlying zoning district(s) to PD, Planned Development District, pursuant to Sections 18-43 and 18-247 of the Municipal Code of the Village of Fontana-on-Geneva Lake; and

WHEREAS, said petition was referred to the Plan Commission for the Village of Fontana-on-Geneva Lake for a public hearing and recommendation as required by the Village Municipal Code and by Section 62.23 Wis. Stats.; and

WHEREAS, the Plan Commission, after due notice, did conduct a public hearing on the proposed amendment to the zoning ordinance (and accompanying zoning map) and did make required findings and a favorable recommendation to the Village Board for the Village of Fontana-on-Geneva Lake; and

WHEREAS, the Petitioner has submitted a General Development Plan (but not a Precise Implementation Plan), a summary of which is set forth on Addendum “B”, which said Addendum “B” is attached hereto and incorporated herein by reference as if set forth at length herein, in conformity with the procedures of the Village of Fontana-on-Geneva Lake. Said General Development Plan is incorporated herein by reference as if set forth at length herein; and

WHEREAS, the Village Board of the Village of Fontana-on-Geneva Lake, having given due consideration to the findings and recommendation of the Plan Commission and the submittals made by the Petitioner and the General Development Plan, do make the determinations set forth herein.

NOW, THEREFORE, the Village Board of the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin, do ordain as follows:

SECTION 1. Incorporation of Recitals; Findings.

1. **Incorporation of Recitals.** The recitals set forth above are incorporated herein by reference as if set forth at length herein.

2. **Findings.** The Village Board makes the following Findings in connection with the adoption of this Ordinance:

- A. The proposed planned development project is consistent with the overall purpose and intent of the Village Zoning Ordinances.
- B. The proposed planned development project is consistent with the Village's comprehensive plan.
- C. The proposed planned development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.
- D. Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the planned development project, including but not limited to public sewer and water and public roads.
- E. The proposed planned development project will incorporate appropriate and adequate buffers and transitions between areas of difference land uses and development densities/intensities.
- F. The proposed planned development project design does not detract from areas of natural beauty surrounding the site.
- G. The proposed architecture and character of the proposed planned development project is compatible with adjacent/nearby development.
- H. The proposed planned development project will positively contribute to the physical appearance and functional arrangement of development in the area.
- I. The proposed planned development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exemption or variation of any normal standard of this chapter.
- J. The applicant has provided a clear timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.

SECTION 2.

The Zoning Ordinance (and accompanying zoning map) of the Village of Fontana-on-Geneva Lake is hereby amended in the following respects:

With regard to the lands described in Addendum “A”, attached hereto and incorporated herein by reference, said Village Zoning Ordinance (and accompanying zoning map) is hereby amended from its underlying district(s) to the PD, Planned Development District, pursuant to Section 18-43 and 18-240 of the municipal code of the Village of Fontana-on-Geneva Lake.

SECTION 3. USE REGULATIONS

1. Compliance With The General Development Plan. The use of the Property shall be subject to and in compliance with, the General Development Plan (“GDP”) on file with the Village and incorporated herein by reference as if set forth at length herein and those additional regulations set forth in this Ordinance. A summary of said GDP components is set forth on Addendum “B”, attached hereto and incorporated herein by reference. To the extent the GDP is inconsistent with the terms of this Ordinance, this Ordinance shall control.

2. Permitted Uses by Right

A. Single-family dwellings constructed as multi-dwelling buildings as set forth in the GDP.

3. Permitted Accessory Uses

- A. Private garages as set forth in the GDP.
- B. Any other use normally accessory to a permitted use.

4. General Size, Shape and Arrangement of Lots/Units

The general size, shape and arrangement of dwelling units shall be as set forth more specifically in the GDP.

5. Approved Residential Density

As set forth more specifically in the GDP, the approved residential density for this project shall be up to six (6) residential units in the locations and in the arrangement set forth more specifically in the GDP.

6. Signage requirements shall be included in an approved Precise Implementation Plan.

7. Relief from the terms of the Village Zoning Ordinances is hereby granted per the written terms 1 thru 4 on Addendum “C”, attached hereto and incorporated herein by reference.

SECTION 4. ADDITIONAL ZONING REQUIREMENTS.

All terms and conditions of the Village of Fontana municipal code and the Village of

Fontana zoning code and subdivision code not inconsistent herewith are incorporated herein by reference as if set forth at length herein, including future amendments thereto.

SECTION 5. EFFECTIVE DATE

This Ordinance shall be in full force and effect upon and from its passage, approval, and publication as required by law.

PASSED AND ADOPTED by the Village Board of the Village of Fontana-on-Lake Geneva, Walworth County, Wisconsin, this 5th day of May, 2015.

VILLAGE BOARD OF THE VILLAGE OF
FONTANA-ON-GENEVA LAKE

By: _____
Patrick Kenny, Village President

Attest: _____
Theresa Linneman, Village Clerk

“The undersigned does hereby consent to the terms of the Petition and this Ordinance as required by Section 62.23(7)(b) Wis. Stats. and by the Fontana Municipal Code.”

HARTLAND HOLDINGS, LLC

By: _____

Attest: _____

ADDENDUM "A"
LEGAL DESCRIPTION

ADDENDUM “B”

GENERAL DEVELOPMENT PLAN (“GDP”)

1. Architectural renderings, dated 02/03/15, from Lake Geneva Architects (seven pages)
2. Draft plat for Lakeview Terrace Condominium, dated 03/23/15, from Farris Hansen (four pages)
3. Grading Plan for Lakeview Terrace, dated 03/24/15, from Farris Hansen (five pages)
4. Plans labeled “Zoning Research” from Lake Geneva Architects, dated 02/24/15 (six pages)
5. Landscape plans for Lakeview Terrace, dated last revised 03/27/15, from Za. Co. Design Studio (two pages)
6. Written Narrative and list of relief requests (one page)