



VANDEWALLE & ASSOCIATES INC.

To: Village of Fontana Plan Commission and Village Board
From: Mike Slavney, FAICP, Village Planner
Date: Friday, August 19, 2011
Re: Progress Report – Zoning Ordinance Update

As you may recall, our last work session with the Plan Commission and the Village Board to discuss the zoning ordinance update was on June 27th. This memo provides an update of the progress that has been made on the ordinance over the past months. Since June we have:

- Prepared a comparison draft to indicate where Draft #1 (May 23rd version) diverges from the Village's current, adopted zoning ordinance.
- Made updates to Draft #1 to address items recorded in the minutes of the June 27th work session.
- Received comments from Ron Nyman on June 22nd. Ron's comments have been addressed and new text will be incorporated into Draft #2 of the zoning ordinance.
- Met with representatives from the Abbey Resort on two occasions in July and August to collaborate on the proposed Resort Business zoning district. Discussions and drafting of ordinance language will continue through August.
- Met with Village staff on August 17th to discuss progress and points of consensus on the Resort Business district and to discuss comments and concerns identified by local architect Jason Bernard.

The project schedule has been pushed back to allow staff ample time for completion and integration of the Resort Business district into Draft #2. The next steps to complete the Resort Business district will include:

- Vandewalle prepares draft Resort Business district to share with Village staff for review and comment.
- Staff review and comment on draft Resort Business district.
- Vandewalle revises draft per staff comments and shares with Abbey Resort representatives for their review and comment.
- Village staff, Vandewalle, and Abbey Resort representatives meet to finalize district details.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
611 North Broadway • Suite 410 • Milwaukee, Wisconsin 53202 • 414.421.2001 •
414.732.2035 Fax

www.vandewalle.com

Shaping places, shaping change

- Vandewalle prepares second draft of Resort Business district and integrates into Draft #2 of zoning ordinance.

We anticipate Draft #2 will be completed in September. We would like to allow Village staff and officials a minimum of 2-3 weeks to review Draft #2 of the zoning ordinance in advance of the next work session, which is tentatively scheduled for September 26th. We want to make sure everyone is comfortable with the proposed Resort Business district before moving too far ahead. In the event that the Resort Business district has not been finalized by mid September, it may be necessary to push the next Plan Commission/Village Board work session to October. At the next work session we will present Draft #2 as a track changes version from Draft #1 to easily demonstrate where text changes have occurred.