

RESOLUTION NO. _____

**A Resolution Approving A Precise Implementation Plan
For The Project Known As The Cliffs of Fontana.**

WHEREAS, Par Development, Inc. (“Par”) did previously petition the Village of Fontana-on-Geneva Lake to amend the Village’s zoning ordinance (and accompanying zoning map) with regard to the property described more specifically in Addendum “A”, attached hereto and incorporated herein by reference as if set forth at length herein (the “Subject Property”); and

WHEREAS, the Village did subsequently adopt Ordinance No. 10/24/05/1 rezoning the Subject Property to the Planned Development Zoning District and approving a General Development Plan (“GDP”) for the Subject Property; and

WHEREAS, Par did subsequently petition the Village for approval of a Precise Implementation Plan (“PIP”) for the Subject Property by filing the components of the PIP on January 13, 2006; and

WHEREAS, the Plan Commission has approved said proposed PIP for the Subject Property; and

WHEREAS, the Village Board has been asked to consider the proposed PIP as submitted by Par and as approved by the Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board for the Village of Fontana-on-Geneva Lake, as follows:

SECTION 1.

That the recitals set forth above are incorporated herein by reference as if set forth at length herein.

SECTION 2.

A. That the proposed PIP for the Subject Property, herein defined, is hereby approved, which said PIP is comprised of the following specific items and elements, which said items and elements are on file with the Village Clerk for the Village of Fontana in lieu of attaching said items to this Resolution and are incorporated herein by reference:

1. Correspondence dated July 21, 2006 from Par Development, Inc. and signed by Ryan T. Trottier (1 page).
2. General landscape specifications, unsigned (8 pages).

3. Landscape and grading plans as prepared by Williams Design Group and comprised of the following six pages:

Sheet One-	Cover Page, last revised July 12, 2006.
Sheet Two-	Final Landscape Plan/Entry Boulevard Landscape Plan, last revised July 12, 2006.
Sheet Three-	Typical Foundation Landscape Plan (South Facing - At Grade), last revised July 12, 2006.
Sheet Four-	Typical Foundation Landscape Plan (North Facing - At Grade), last revised July 12, 2006.
Sheet Five-	Typical Foundation Landscape Plan (North Facing - Walkout/Lookout), last revised January 12, 2006.
Sheet Six-	Typical Foundation Landscape Plan (North Facing - Walkout/Lookout; Patio/Deck Details), last revised July 12, 2006.
Sheet Seven	Detail Sheet, last revised July 12, 2006.
4. Unrecorded, proposed condominium plat for the "Villas of Fontana" as prepared by RSV Engineering, Inc. and bearing a last revision date of July 12, 2006 (5 pages).
5. Architectural Plans and elevations as prepared by Direct Design Limited as Project No. 24305 and bearing a last revision date of December 1, 2005 (18 pages).
6. Architectural Plans and elevations as prepared by Direct Design Limited as Project No. 24305 and bearing a last revision date of December 1, 2006 (6 pages).
7. A document entitled "The Cliffs of Fontana Precise Implementation Plan", unsigned (6 pages).
8. Unrecorded Condominium Declaration for the "Cliffs of Fontana" condominium, undated, comprised of 33 pages.
9. The signage plan for the Property, a copy of which is on file with the Village and incorporated herein by reference.
10. Unexecuted bylaws for "The Cliffs of Fontana Condominium Association" (10 pages).

B. That non-substantive deviations from the details set forth in the PIP for the Subject Property, herein defined, and as previously approved, may be reviewed and approved by the Village of Fontana, acting through the Village Administrator, without the need for additional review of said non-substantive changes by the Village Plan Commission or the Village Board.

PASSED AND ADOPTED by the Village Board for the Village of Fontana-on-Geneva Lake this _____ day of _____, 2006.

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

By: _____
Thomas Whowell, Village President

Attest: _____
Dennis Martin, Village Clerk

ADDENDUM "A"

BEING PART OF OUTLOT 13 THRU 15 OF ASSESSOR'S PLAT #1 TO C.L. ADDITION TO THE VILLAGE OF FONTANA, WALWORTH COUNTY, WISCONSIN, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE NE 1/4 SECTION 15, TOWN 1 NORTH, RANGE 16 EAST; THENCE S09°46'50"E, A DISTANCE OF 202.54' TO THE POINT OF BEGINNING; THENCE N89°21'10"E, A DISTANCE OF 459.00' TO A POINT ON A CURVE, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF S.T.H. "67"; THENCE ALONG SAID CURVE TO THE RIGHT 342.35' SAID CURVE HAVING A RADIUS OF 845.00' A CHORD THAT BEARS S22°37'49"W FOR A LENGTH OF 340.01' TO A POINT; THENCE S55°46'07"E, A DISTANCE OF 45.00' TO A POINT; THENCE S34°13'53"W, A DISTANCE OF 503.90' TO A POINT; THENCE S89°11'38"W, A DISTANCE OF 87.37' TO A POINT; THENCE S88°24'50"W, A DISTANCE OF 64.77' TO A POINT; THENCE S01°49'02"E, A DISTANCE OF 26.09' TO A POINT; THENCE S81°48'07"W, A DISTANCE OF 44.00' TO A POINT; THENCE N02°06'01"W, A DISTANCE OF 33.00' TO A POINT; THENCE S81°57'26"W, A DISTANCE OF 850.96' TO A POINT; THENCE N01°44'33"W, A DISTANCE OF 52.71' TO A POINT; THENCE S81°53'32"W, A DISTANCE OF 201.00' TO A POINT; THENCE S01°37'48"E, A DISTANCE OF 225.09' TO A POINT; THENCE S81°53'32"W, A DISTANCE OF 24.00' TO A POINT; THENCE N01°37'48"W, A DISTANCE OF 862.05' TO A POINT; THENCE N77°11'32"E, A DISTANCE OF 250.39' TO A POINT; THENCE N87°49'55"E, A DISTANCE OF 590.34' TO A POINT; THENCE N58°59'29"E, A DISTANCE OF 192.53' TO A POINT; THENCE N79°25'44"E, A DISTANCE OF 203.58' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 24.14 ACRES MORE OR LESS.