

RESOLUTION NO. _____

**A Resolution Approving A Precise Implementation Plan,
As Amended, For The Project Known As Mill Street Condominiums.**

WHEREAS, Fairwyn Development Corporation (“Fairwyn”) 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. 01-05-05-01 rezoning the Subject Property to the Planned Development Zoning District and approving a General Development Plan (“GDP”) for the Subject Property; and

WHEREAS, Fairwyn 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 July 18, 2005; and

WHEREAS, the Village did thereafter, on August 8, 2005, approve a PIP for the entirety of the Subject Property as called for by Village Ordinance and in furtherance of the GDP for the Subject Property by Ordinance No. 01-05-05-01; and

WHEREAS, Fairwyn did subsequently petition the Village for an amendment to the PIP for the Subject Property by filing proposed changes in the architectural elevations to condominium unit numbers 202, 301, 601, 701 and 702, which said amendment was filed with the Village on November 17, 2005; and

WHEREAS, the Village did on December 5, 2005 approve an amended PIP for the entirety of the Subject Property as called for by Village Ordinance and in furtherance of the GDP for the Subject Property by Ordinance No. 01-05-05-01; and

WHEREAS, Fairwyn did subsequently petition for the Village for an amendment to the PIP for the Subject Property by filing the paperwork necessary to approve the retail building and the retail use area; and

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

WHEREAS, the Village Board has been asked to consider the proposed amendment to the PIP as submitted by Fairwyn 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 amendment to the PIP for the Subject Property, herein defined, is hereby approved, which said PIP is, as a result of this amendment, 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:

1. July 15, 2005 letter from Attorney John Clair to the Village.
2. Proposed Condominium Declaration for Mill Street Condominiums.
3. Proposed Articles of Incorporation and By-laws for Mill Street Condominium Association, Inc.
4. July 15, 2005 letter Fairwyn.
5. Storm water planning document (bearing heading description of "Section 02722"), undated and comprised of seven (7) pages.
6. Tree and planting plan entitled "Fontana Project Mill Street Office Landscape Design Plan", undated, comprised of seven (7) pages, the last of which is a hand-drawn planting plan on a sheet numbered "G2" from Workshop Architects.
7. A "Site Plan" from Gary P. Welch, P.E., dated last revised July 15, 2005 and comprised of three (3) large pages described as drawing numbers C-1, C-2 and C-3.
8. A proposed Condominium Plat for Mill Street Condominiums as prepared by Farris, Hansen & Associates and bearing a date of July 5, 2005 and comprised of seven (7) large pages.
9. A set of architectural plans prepared by Workshop Architects, Inc. and bearing a last revision date of May 23, 2005 and comprised of pages numbers G1, G2, G3, R1, R2, R3, R4, A1, A2, A3, A4, B1, B2, B3, B4, B5, C1, C2, C3, C4, D1, D2, D3, D4, E1, E2, E3, E4, E5, F1, F2, F3, F4, and F5 (34 pages in total).
10. Revised architectural elevation to Unit 202 dated received November 17, 2005 as an alteration to item 9 above.

11. Revised architectural elevation to Unit 301 dated received November 17, 2005 as an alteration to item 9 above.

12. Revised architectural elevation to Unit 601 dated received November 17, 2005 as an alteration to item 9 above.

13. Revised architectural elevation to Unit 701 dated received November 17, 2005 as an alteration to item 9 above.

14. Revised architectural elevation to Unit 702 dated received November 17, 2005 as an alteration to item 9 above.

15. A twelve-page set of architectural drawings and elevations for a “retail building” to be built as part of the Mill Street Plaza development as prepared by Workshop Architects and bearing project number 04-1176, which said twelve pages are more specifically described as follows:

- a. Sheet T100, Title Sheet (dated received by the Village 09/08/2006);
- b. Sheet A200 entitled First Floor Plan (dated received by the Village 09/08/2006);
- c. Sheet A201 entitled Roof Plan (dated received by the Village 09/08/2006);
- d. Sheet A400 entitled Elevations (more recent version dated received by the Village 09/28/2006);
- e. Sheet A401 entitled Elevations (more recent version dated received by the Village 09/28/2006);
- f. Sheet A500 entitled Building Sections (dated received by the Village 09/08/2006);
- g. Sheet A501 entitled Wall Sections (dated received by the Village 09/08/2006);
- h. Sheet A502 entitled Wall Sections (dated received by the Village 09/08/2006);
- i. Sheet A503 entitled Wall Sections (dated received by the Village 09/08/2006);
- j. Sheet A600 entitled Details (dated received by the Village 09/08/2006);
- k. Sheet A601 entitled Details (dated received by the Village 09/08/2006);
- l. Sheet A800 entitled Window and Door Types and Details (dated received by the Village 09/08/2006);

16. Site Plan and Proposed Grading Plan as prepared Gary P. Welch and bearing a last revision date of September 25, 2006 and dated received by the Village September 28, 2006.

17. Sheet entitled “Specs For Parking Lot light” and bearing a date of receipt of September 26, 2006.

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 October, 2006.

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

By: _____
Thomas Whowell, Village President

Attest: _____
Dennis Martin, Village Clerk

ADDENDUM "A"

Parcel 1:

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30 in Block 11, Original Plat of the Village of Fontana, Walworth county, Wisconsin

Also that portion of the vacated alley lying immediately East of Lot 2, being the West ½ of said alley, and all of the vacated alley lying South of the North line of Lot 3 extended East and the North line of Lot 4 extended West, in said Block 11 of the Village of Fontana, Walworth County, Wisconsin.

Parcel 2:

Lot 1 in Block 3 of the Assessor's Plat No. 1, C.L. Douglass Addition to the Village of Fontana, Walworth County, Wisconsin.