

Plan Commission Resolution No. 090412-02

A Resolution to Repeal and Re-enact Chapter 18 of the Municipal Code, which is the Zoning Code, and the Official Zoning Map of the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin

WHEREAS, the Village of Fontana-on-Geneva Lake adopted a Comprehensive Plan in 2009, which provides recommendations for amendments to the Village's zoning regulations; and

WHEREAS, Wisconsin Statutes, Section 66.1001, require that the Village's zoning regulations be consistent with its comprehensive plan; and

WHEREAS, Village staff and officials have identified amendments to the zoning regulations to be consistent with the Village's Comprehensive Plan and State Statutes, to protect environmental resources, including Geneva Lake, to minimize nonconforming land uses, and to help maintain property values throughout the Village; and

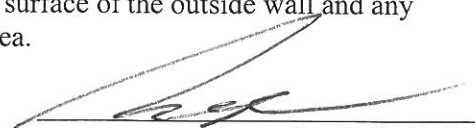
WHEREAS, the Plan Commission and Board of Trustees, after due notice, conducted a joint public hearing on the proposed Zoning Ordinance and Official Zoning Map; and

Now, therefore be it resolved that the Plan Commission of the Village of Fontana-on-Geneva Lake, Wisconsin does recommend adoption by the Village Board of Trustees an ordinance to:


1. Repeal and re-enact Chapter 18 of the Municipal Code as Chapter 18: Zoning Ordinance of the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin, subject to the following changes:
 - a. In the Research Park (RP) District, Maximum Principle Building Height shall be changed from 45 feet to 35 feet.
 - b. Appendices B and D are deleted.
 - c. In section 18-40 I.(b), amend the language to read as follows:

All land uses and development (including structures, buildings, paved areas, fixtures, signs, landscaping, stormwater facilities, utilities, and other development) existing as of the effective date of this Chapter, including, without limitation, the inventory of existing land uses and development provided in optional Appendix A of this Chapter shall be permitted by right unless a specific condition or standard applicable to a specific use or structure is explicitly set forth in this Section.
2. Repeal and re-enact the Official Zoning Map as the Official Zoning Map of the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin, subject to the following changes:
 - a. Change zoning district for property known as 153 W. Main from AR-6 to VC
 - b. At inset for Abbey Resort Subdistrict to zoning map, change language to read:

For purposes of the Signage Regulations, the surface of the outside wall and any attachments to it are within the Peripheral Area.


George Spadoni, Chair

Dated: September 4, 2012

Attest: 
Dennis Martin, Village Clerk