

**RESOLUTION NO. 04-02-07-01**

**A Resolution Amending a Previously Approved  
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 previously 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 Village did previously approve Resolution No. 08-07-06-02 whereby the proposed PIP for the Subject Property was approved; and

**WHEREAS**, Par did subsequently petition the Village for an amendment to said PIP by correspondence dated March 8, 2007 and received by the Village on March 8, 2007; 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 for the Subject Property 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 previously approved PIP for the Subject Property, herein defined, is hereby amended to incorporate the following documents and those alterations to the PIP described in those documents. To the extent the following documents are inconsistent with the PIP

components set forth in the original PIP Resolution, this Resolution shall control.

1. Correspondence dated March 8, 2007 from Par Development, Inc. and signed by Tim R. Bextel and comprised of two (2) pages.
2. Document entitled “Amendment to the Cliffs of Fontana Precise Implementation Plan” dated March 8, 2007 comprised of six (6) pages.
3. A document entitled “Maintenance and Temporary Construction Easement for 8 Foot Wide Trail” dated December 4, 2006 and prepared by RSV Engineering, Inc. comprised of one (1) page.
4. Right of Way Exhibit dated February 27, 2007 and prepared by surveyor Michael A. Greeson and comprised of one (1) page.
5. Document entitled “Proposed Ingress/Egress and Utility Easement for Birdsall Property” dated February 27, 2007 and prepared by surveyor Michael A. Greeson and comprised of one (1) page.
6. Proposed condominium plat for the Cliffs of Fontana Subdivision dated last revised February 22, 2007 as prepared by surveyor Michael A. Greeson and comprised of five (5) pages.
7. Amendment Declaration of Condominium Ownership dated received by the Village of Fontana on March 8, 2008 and comprised of thirty-four (34) pages.
8. A document entitled “Site Improvement Plans for Par Development Village of Fontana Segmental Retaining Walls” as prepared by Cardinal Structural Design, Inc. dated August 2, 2006 bearing a stamp of February 19, 2007 comprised of six (6) pages.
9. A document entitled “Final Landscape Plans Cliffs of Fontana” dated last revised February 23, 2007 and prepared by Williams Design Group and comprised of seven (7) pages.
10. A document entitled “Site Improvement Plans for Cliffs of Fontana” as prepared by RSV Engineering, Inc. bearing a last revision date of February 28, 2007 (revision number 8) and comprised of seventeen (17) pages.

B. That non-substantive deviations from the details set forth in the PIP for the Subject Property, as amended, 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 2<sup>nd</sup> day of April, 2007.

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 S09E46'50"E, A DISTANCE OF 202.54' TO THE POINT OF BEGINNING; THENCE N89E21'10"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 S22E37'49"W FOR A LENGTH OF 340.01' TO A POINT; THENCE S55E46'07"E, A DISTANCE OF 45.00' TO A POINT; THENCE S34E13'53"W, A DISTANCE OF 503.90' TO A POINT; THENCE S89E11'38"W, A DISTANCE OF 87.37' TO A POINT; THENCE S88E24'50"W, A DISTANCE OF 64.77' TO A POINT; THENCE S01E49'02"E, A DISTANCE OF 26.09' TO A POINT; THENCE S81E48'07"W, A DISTANCE OF 44.00' TO A POINT; THENCE N02E06'01"W, A DISTANCE OF 33.00' TO A POINT; THENCE S81E57'26"W, A DISTANCE OF 850.96' TO A POINT; THENCE N01E44'33"W, A DISTANCE OF 52.71' TO A POINT; THENCE S81E53'32"W, A DISTANCE OF 201.00' TO A POINT; THENCE S01E37'48"E, A DISTANCE OF 225.09' TO A POINT; THENCE S81E53'32"W, A DISTANCE OF 24.00' TO A POINT; THENCE N01E37'48"W, A DISTANCE OF 862.05' TO A POINT; THENCE N77E11'32"E, A DISTANCE OF 250.39' TO A POINT; THENCE N87E49'55"E, A DISTANCE OF 590.34' TO A POINT; THENCE N58E59'29"E, A DISTANCE OF 192.53' TO A POINT; THENCE N79E25'44"E, A DISTANCE OF 203.58' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 24.14 ACRES MORE OR LESS.