

**RESOLUTION NO. 07-07-08-01**

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

**WHEREAS**, Fairwyn Development Corporation ("Fairwyn") did, in two phases, 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 Village did on October 2, 2006 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**, the property owner did subsequently petition the Village for a further amendment to the PIP for the Subject Property by filing the paperwork necessary to amend a previously approved signage options and obligations for the property, all as set forth in said

Amendment; 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 the property owner 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, further amended to include the four pages of additional signage terms which, to the extending inconsistent with any prior approvals to the PIP or earlier amendments to said PIP, shall control the signage obligations for the unit located at 441 Mill Street, Suite 102 (a business known at this time as "Georgie B's") which said four pages are attached hereto as Addendum "A" and incorporated herein by reference.

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 7<sup>th</sup> day of ~~June~~, 2008.  
July

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

By:   
Ron Pollitt, Village President

Attest:   
Dennis Martin, Village Clerk

ADDENDUM "A"

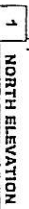
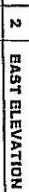
Proposed Amendment for  
Georgie B's  
441 Mill Street, Ste. 102  
Fontana, WI 53125

Previous approval of the Planned Development detailed specific signage options available. I am requesting that the signage be amended to the following:

I am requesting to have additional signs (4 x5') to be located on the side of the building (see attached).

1. ANSWER: EIGHTH 2001
2. CRYSTAL PALACE WITH THE
3. CRYSTAL PALACE, 12 NORTH SPOON ROAD
4. THE PALACE WITH
5. PALACE CRYSTAL
6. PALACE CRYSTAL
7. PALACE CRYSTAL

3	MATERIAL KEY
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RETURN		
DATE	BY	

ADDRESS:  
VILLAGE OF  
FONTANA ON  
GENEVA LAKE

PROJECT:  
MILL ST  
DEVELOPMENT  
FAIRWYN, LTD

Call 1-800-368-2746

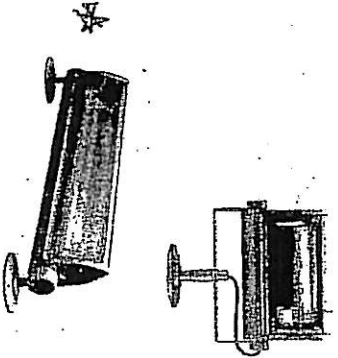
**WORKSHOPARCHITECTS**

## ELEVATIONS

A400

# PV

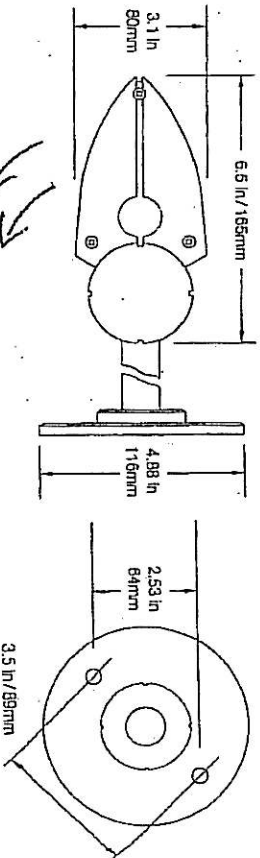
LIGHT TO SHINE  
ON SIGN



## Features

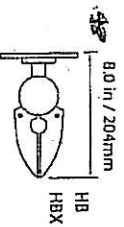
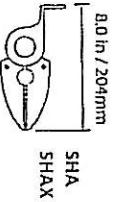
- Use for individual or continuous row applications.
- Applications include floodlighting, sign lighting, wall grazing, indirect lighting.
- Orient as an uplight or downlight. Wet location listed for interior or exterior use.
- Uses energy efficient fluorescent lamps with electronic ballasts.
- Reflector lens combined with an internal reflector provide smooth, even illumination.
- Continuous rows feature an unbroken wash of light with no shadows at the fixture connections.
- ETL listed for wet locations, IP=55
- Fixtures shall carry a limited warranty of 3 years, ballast carry manufacturer's limited warranty.

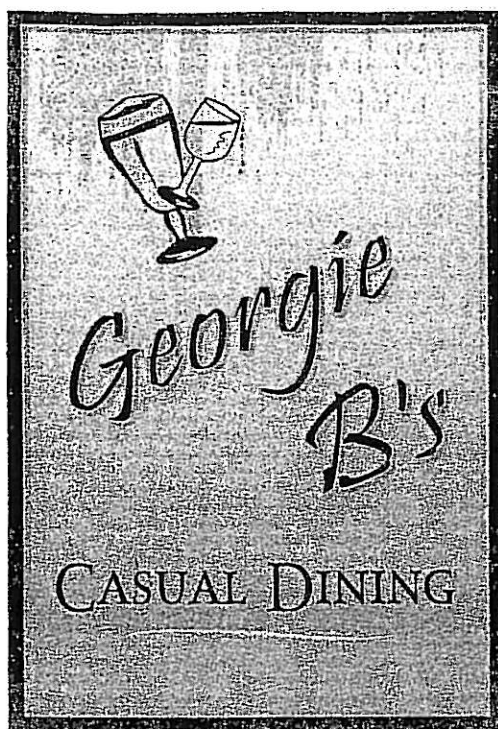
## Rotatable Hubs



• TILTS TOWARD  
SIGN + BUILDING  
• GRAY COLOR FOR FIXTURE

3 Mounting: Individual and Continuous Rows (x Indicates continuous prefix)





4 x 5' Sand carved  
H DU