

**RESOLUTION NO. 020419-02**

**A Resolution Approving A Precise Implementation Plan  
for Property at Tax Parcel SOP 00054**

**WHEREAS**, Wallace Perkins and Kathleen Perkins (together, the “Petitioners”) 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 “Property”); and

**WHEREAS**, the Village did subsequently adopt an ordinance, rezoning the Property to the Planned Development Zoning District and approving a General Development Plan (“GDP”) for the Property; and

**WHEREAS**, the Village did subsequently adopt Resolution 09-04-18-01 approving an initial Precise Implementation Plan (“PIP”) for the Property, a single phase of development of a Planned Development, by filing the components of the PIP with the original Petition; and

**WHEREAS**, Petitioners have now petitioned the Village to void their original PIP approval as set forth in Resolution 09-04-18-01 and approve a new PIP for the Property by the filing of the components of a new PIP; and

**WHEREAS**, the Plan Commission has previously voted to recommend in favor of said proposed new PIP for the Property; and

**WHEREAS**, the Village Board has been asked to consider the proposed new PIP as submitted by Petitioner 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. Recitals Incorporated**

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

**SECTION 2. Findings**

That findings are hereby made as called for by Section 18-247(e) of the Fontana Municipal Code, including all findings previously made in that Ordinance whereby the Property was rezoned to the Planned Development (PD) District and the GDP was approved.

**SECTION 3. PIP Approved**

**ADDENDUM "A"**  
**Legal Description**

Lots 14 and 15 in Block 9 of the Plat of Fontana, sometimes known as the Original Plat of the Village of Fontana, Walworth County, Wisconsin, less a strip ten feet wide off South end for Highway.

Said parcel also having been previously described as:

Lots Fourteen (14) and Fifteen (15) in Block Nine (9) less a strip ten feet wide off South end for highway, in Fontana, Wisconsin, a plat of which subdivision is part of Section 14, Township 1 North, Range 16 East of 4th P.M. is recorded in the office of the Register of Deeds for Walworth County, Wisconsin in Vol. 5 of Plats on page 94.

- A. That at the request of the Petitioner, the PIP approved by Resolution 09-04-18-01 is hereby void and of no further force or effect.
- B. That the proposed new PIP for the Property is hereby approved, which said PIP is comprised of the following specific items and elements on file with the Village Clerk for the Village of Fontana in lieu of attaching said items to this Resolution, and are each incorporated herein by reference:
  - 1. Updated Application dated received Monday January 28, 2019 for a single phase Planned Development, comprised of:
    - a. Application form (2 pages)
    - b. Exhibit "A" to Application (3 pages)
    - c. Project Plan entitled "Fontana 158" by Lake Geneva Architects dated January 22, 2019 and "Perkins Site" by Cardinal Engineering dated July 30, 2018 (together, 29 pages), and together marked as Exhibit "B" to Application
    - d. Substitute page (undated) depicting revised and substituted front entrance sidewalk and received 8/24/18 in email from John Melby (1 page)
  - 2. Two page building elevation (undated)
  - 3. Despite mention of a GDP in the Application, no changes or new approvals to the original GDP are made herein.

B. That non-substantive deviations from the details set forth in the GDP or PIP for the 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 4<sup>th</sup> day of February, 2019.

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

By: Patrick Kenny  
Patrick Kenny, Village President

Attest: Theresa Loomer  
Theresa Loomer, Village Clerk