

RESOLUTION NO. 080519-02

**A Resolution Amending a Previously Approved
and Previously Amended Precise Implementation Plan
for the Project Known as Mill Street Plaza Development**

WHEREAS, Fairwyn Development Corporation (“Fairwyn”), the original project developer, did previously seek and obtain a zoning amendment for the property described more specifically in Addendum “A”, attached hereto and incorporated herein by reference (the Subject Property”) for a project known as Mill Street Plaza Development and Mill Street Condominium; and

WHEREAS, that Fairwyn did previously petition and obtain Village approval for a Precise Implementation Plan (“PIP”) for the Subject Property and did also petition for and receive from the Village approval of one or more subsequent amendments to said PIP; and

WHEREAS, the condominium association for the Mill Street Condominium, Mill Street Condominium Association, Inc. (“Association”), has now petitioned the Village for a further amendment to the PIP, as previously amended, to address the removal and replacement of decks depicted in the building plans as to some specific units; and

WHEREAS, the Plan Commission has recommended approval of said proposed further 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 Association and as recommended by the Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board for the Village of Fontana-on-Geneva Lake, as follows:

1. The recitals set forth above are incorporated herein by reference as if set forth at length herein.
2. That the previously approved PIP for the Subject Property, as previous amended, is hereby further amended to alter the requirements for some specific decks to be replaced with decorative “Juliette” railings, all as depicted more specifically in those building plans attached hereto as “Addendum B” and incorporated herein by reference (three pages) as prepared by GlenFern Construction, together with a letter from Ryan Southwick dated June 2, 2019. The condominium units so approved for deck removal and replacement with a decorative “Juliette” railings are: 461, 463, 456, 467, 471 and 475 and none other.
3. That non-substantive deviations from the details set forth in the PIP, as amended, 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.

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.

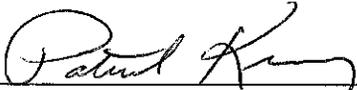
Parcel 3:

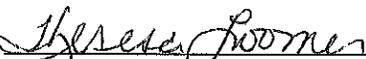
Part of Lot 1 in Block 2, Assessor's Plat No. 1, C.L. Douglass Addition to the Village of Fontana and part of Outlot 2 of the Assessor's Plat No. 1, C.L. Douglass Addition to the Village of Fontana, Walworth County, Wisconsin described as follows: Beginning at a found iron pipe at the Southeast corner of Lot 1, Block 2, Assessor's Plat No. 1, C.L. Douglass Addition to the Village of Fontana;

Thence South 01E 17' 25" East a distance of 30.00 feet to a set iron pipe; thence South 89E 02' 00" West a distance of 159.62 feet to a set iron pipe; thence North 03E 35' 51" West a distance of 130.32 feet to a found iron pipe; thence North 89E 06' 51" East a distance of 165.16 feet to a found iron pipe; thence South 01E 07' 31" East a distance of 99.95 feet to a found iron pipe; which is the point of beginning.

PASSED AND ADOPTED by the Village Board of the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin on the 5th day of August, 2019.

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

By: 
Patrick Kenny, Village President

Attest: 
Theresa Loomer, Village Clerk