

Plan Commission Resolution No. 09-04-18-02

**Report and Recommendation by Plan Commission
to Village Board Regarding Petition by
Wallace Perkins and Kathleen Perkins For Approval of a Precise Implementation Plan.**

WHEREAS, Wallace Perkins and Kathleen Perkins (“Petitioners”) have previously petitioned the Village for imposition of Planned Development Zoning for their property described more particularly in said Petition (the “Property”), which said Petition was approved, together with a General Development Plan (“GDP”) for said Property; and

WHEREAS, Petitioner has now petitioned the Village for approval of a Precise Implementation Plan (“PIP”) for the property; and

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

1. That the Plan Commission makes the following findings as a basis for this Resolution:
 - A. The GDP and proposed PIP are consistent with the overall purpose and intent of the Fontana Municipal Code, including the Fontana Zoning Ordinances.
 - B. The GDP and proposed PIP are consistent with Fontana’s Comprehensive Plan.
 - C. The GDP and proposed PIP would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the Property.
 - D. Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the GDP and the proposed PIP, including but not limited to public sewer and public water and public roads.
 - E. The GDP and proposed PIP will incorporate appropriate and adequate buffers and transitions between areas of difference land uses and development densities/intensities.
 - F. The GDP and proposed PIP project design does not detract from areas of natural beauty surrounding the Property.
 - G. The architecture and character of the GDP and proposed PIP are compatible with adjacent/nearby development.

- H. The GDP and proposed PIP will positively contribute to the physical appearance and functional arrangement of development in the area surrounding the Property.
 - I. The GDP and proposed PIP will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exemption or variation of any normal standard of the Fontana Municipal Code and as set forth in the Village Center (VC) Zoning District.
 - J. The Petitioner has provided a clear timeline for development and can demonstrate that the project would be successful even if all phases, if more than one, were not or could not be completed.
 - K. The Petitioner has substantially complied with the submitted requirements of the Fontana Municipal Code, including Sections 18-43 and 18-247, and that an adequate basis exists for the Plan Commission to waive any filing requirements not included in Petitioner's Petition, as supplemented, pursuant to Section 18-247(3)a.8. and Section 18-247(4)b. of the Fontana Municipal Code.
2. That after due consideration of the Petition and the various documents submitted by Petitioner, the Plan Commission does hereby recommend in favor of the PIP.
 3. That the Plan Commission, pursuant to the authority set forth in Section 18-247(3)a.8 and 18-247(4)b. of the Fontana Municipal Code, hereby approves a waiver of those filing requirements of the Fontana Municipal Code not included in the Petition or in the previously approved Rezone Ordinance or in those documents referenced in said Rezone Ordinance.

PASSED AND ADOPTED by the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin this 4 day of Sept., 2018.

VILLAGE PLAN COMMISSION FOR THE
VILLAGE OF FONTANA-ON-GENEVA LAKE

By:  _____

Attest: X  _____