

RESOLUTION NO. 07-08-15-01

**A Resolution Approving A Precise Implementation Plan
For The Project Known As Lakeview Terrace.**

WHEREAS, Hartland Holdings, LLC (AHartland@) 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 AA@, attached hereto and incorporated herein by reference as if set forth at length herein (the ASubject Property@); and

WHEREAS, the Village did subsequently adopt Ordinance No. 05-04-15-02, rezoning the Subject Property to the Planned Development Zoning District and approving a General Development Plan (AGDP@) for the Subject Property; and

WHEREAS, Hartland did subsequently petition the Village for approval of a Precise Implementation Plan (APIP@) for the Subject Property by filing the components of the first phase PIP; and

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

WHEREAS, the Village Board has been asked to consider the proposed PIP as submitted by Hartland and as recommended for approval 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 findings are hereby made as called for by Section 18-247(e) of the Village Municipal Code. Furthermore, that the proposed PIP for the Subject Property, herein defined, 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. Application.
2. Lakeview Terrace Precise Implementation Plan Narrative, received May 14, 2015 (one page).

3. Lakeview Terrace, Existing Condition Mapping, in a survey dated last revised May 15, 2015, as prepared by Farris Hansen & Associates, Inc. (one page).
4. 200 foot buffer depiction from Walworth County GIS, produced on May 15, 2015 (one page).
5. Names and addresses of Owners with 200 feet (one page).
6. Village of Fontana Zoning Map.
7. Lakeview Terrace, Precise Implementation Plan Map, dated May 14, 2015, by Farris Hansen & Associates, Inc. (one page).
8. Lakeview Terrace Condominium, site, utility, grading, drainage and erosion control plan dated last revised May 14, 2015, by Farris Hansen & Associates, Inc. (five pages).
9. Proposed Site Plan, Lakeview Terrace, Design Set, dated May 19, 2015 by Lake Geneva Architects (six pages).
10. Storm Sewer Tabulation, dated May 14, 2015 (one page).
11. Landscape schedule and plan dated last revised May 15, 2015, by Za. Co. Design Studio (one page).
12. Lakeview Terrace Condominium Plat, dated March 16, 2015, by Farris Hansen & Associates, Inc. (four pages).
13. Declaration of Condominium for Lakeview Terrace Condominium, (31 pages, plus exhibits), last revised and filed on June 26, 2015.
14. Letter from Walworth State Bank dated May 26, 2015 (one page).

B. That non-substantive deviations from the details set forth in the GDP or 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 8th day of July, 2015.

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

By: _____
Pat Kenny, Village President

Attest: _____
Theresa Linneman, Village Clerk