

RESOLUTION NO. 12-06-05-03

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

WHEREAS, Fairwyn Development Corporation (“Fairwyn”) 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 “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 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 Fairwyn 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, comprised of the following specific items and elements, which said items and elements are on file with the Village Clerk for the Village of Fontana in lieu of attaching said items to this Resolution:

1. July 15, 2005 letter from Attorney John Clair to the Village.
2. Proposed Condominium Declaration for Mill Street Condominiums.
3. Proposed Articles of Incorporation and By-laws for Mill Street Condominium Association, Inc.
4. July 15, 2005 letter Fairwyn.
5. Storm water planning document (bearing heading description of "Section 02722"), undated and comprised of seven (7) pages.
6. Tree and planting plan entitled "Fontana Project Mill Street Office Landscape Design Plan", undated, comprised of seven (7) pages, the last of which is a hand-drawn planting plan on a sheet numbered "G2" from Workshop Architects.
7. A "Site Plan" from Gary P. Welch, P.E., dated last revised July 15, 2005 and comprised of three (3) large pages described as drawing numbers C-1, C-2 and C-3.
8. A proposed Condominium Plat for Mill Street Condominiums as prepared by Farris, Hansen & Associates and bearing a date of July 5, 2005 and comprised of seven (7) large pages.
9. A set of architectural plans prepared by Workshop Architects, Inc. and bearing a last revision date of May 23, 2005 and comprised of pages numbers G1, G2, G3, R1, R2, R3, R4, A1, A2, A3, A4, B1, B2, B3, B4, B5, C1, C2, C3, C4, D1, D2, D3, D4, E1, E2, E3, E4, E5, F1, F2, F3, F4, and F5 (34 pages in total).
10. Revised architectural elevation to Unit 202 dated received November 17, 2005 as an alteration to item 9 above.
11. Revised architectural elevation to Unit 301 dated received November 17, 2005 as an alteration to item 9 above.
12. Revised architectural elevation to Unit 601 dated received November 17, 2005 as an alteration to item 9 above.
13. Revised architectural elevation to Unit 701 dated received November 17, 2005 as an alteration to item 9 above.
14. Revised architectural elevation to Unit 702 dated received November 17, 2005 as

an alteration to item 9 above.

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 6th day of December, 2005.

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

By:

Thomas Whowell, Village President

Attest:

Dennis Martin, Village Clerk

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.