

VILLAGE OF FONTANA ON GENEVA LAKE
WALWORTH COUNTY, WISCONSIN

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
And JOINT SESSION with EXTRATERRITORIAL ZONING COMMITTEE
(Town of Walworth, Village of Fontana, and Town of Linn)
Tuesday, May 30, 2023 @ 5:00 pm

PLEASE TAKE NOTICE that the monthly Village of Fontana Plan Commission Meeting will be held in conjunction with a special joint session meeting with the Joint Extraterritorial Zoning Committee (Town of Walworth, Village of Fontana, Town of Linn) **Tuesday, May 30, 2023 @ 5:00 pm**, at the Fontana Village Hall Meeting Room, 175 Valley View Drive, Fontana, Wisconsin 53125.

AGENDA

**THE FOLLOWING AGENDA ITEMS MAY BE CONSIDERED FOR DISCUSSION,
CONSIDERATION OR ACTION**

Call to Order Plan Commission

Roll Call

Call to Order Extraterritorial Zoning Committee

Roll Call

Visitors Heard

Approve Minutes

✓ April 24, 2023

Joint Session Public Hearing

1. Zoning Ordinance Amendment Application filed by LaRocque Farms LLC, 515 W. Belden Ave., Unit 15, Chicago, IL 60614, to Amend Sections 18-13 Regarding Definitions and 18-63 Regarding Agricultural Land Uses and 18-332(c) Regarding A-2 ETZ Agricultural Land (A-2 ETZ) District
2. Zoning Map Amendment Application filed by Shodeen Family Property Co. LLC, 77 N. First St., Geneva, IL 60134, to Amend Current Zoning of Property Located at Tax Parcel E W 2300008 in Walworth, WI 53184 From A1 ETZ Zoning to C2 ETZ Zoning

Joint Session General Business

1. ETZ Recommendation on the Zoning Ordinance Amendment Application filed by LaRocque Farms LLC, 515 W. Belden Ave., Unit 15, Chicago, IL 60614, to Amend Sections 18-13 Regarding Definitions and 18-63 Regarding Agricultural Land Uses and 18-332(c) Regarding A-2 ETZ Agricultural Land (A-2 ETZ) District
2. Plan Commission Recommendation on the Zoning Ordinance Amendment Application filed by LaRocque Farms LLC, 515 W. Belden Ave., Unit 15, Chicago, IL 60614, to Amend Sections 18-13 Regarding Definitions and 18-63 Regarding Agricultural Land Uses and 18-332(c) Regarding A-2 ETZ Agricultural Land (A-2 ETZ) District
3. ETZ Recommendation on the Zoning Map Amendment Application filed by Shodeen Family Property Co. LLC, 77 N. First St., Geneva, IL 60134, to Amend Current Zoning of Property Located at Tax Parcel E W 2300008 in Walworth, WI 53184 From A1 ETZ Zoning to C2 ETZ Zoning
4. Plan Commission Recommendation on the Zoning Map Amendment Application filed by Shodeen Family Property Co. LLC, 77 N. First St., Geneva, IL 60134, to Amend Current Zoning of Property

Located at Tax Parcel E W 2300008 in Walworth, WI 53184 From A1 ETZ Zoning to C2 ETZ Zoning

Adjournment ETZ Committee

Plan Commission Public Hearings

1. Conditional Use Permit Application Filed by LaRocque Farms LLC, 515 W. Belden Ave., Unit 15, Chicago, IL 60614, for Farm Family Business Wedding Barn for Property, located at N1701 Townhall Rd, Walworth, WI 53184
2. Zoning Ordinance Amendment Application filed by Mike Origer, 1572 Teal Lane, 1C, Wheeling, IL, 60090 to Repeal and Recreate Sections 18-28(o), 18-28(i) and Section 18-52(10) to Support Potential Reconfigurations and Assemblage of Lots Through a Planned Development Under Common Ownership and at a Residential Density of Not Less Than One Acre per Dwelling Unit
3. Planned Development Rezone Application Filed by Abbey Provident Venture LLC, at 1776 S. Naperville Road, #204B, Wheaton, IL 60189 for Rezone from Village Center Zoning to Planned Development Zoning for a Condominium Development (Residences on Geneva Lake) Including Residential and Commercial Uses Located on Tax Parcels SOP 00039, SOP 00041, SOP 00042, & SOP 00043.

Plan Commission General Business

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2. Plan Commission Recommendation on the Zoning Ordinance Amendment Application filed by Mike Origer, 1572 Teal Lane, 1C, Wheeling, IL, 60090 to Repeal and Recreate Sections 18-28(o), 18-28(i) and Section 18-52(10) to Support Potential Reconfigurations and Assemblage of Lots Through a Planned Development Under Common Ownership and at a Residential Density of Not Less Than One Acre per Dwelling Unit
3. Plan Commission Recommendation on Planned Development Rezone Application Filed by Abbey Provident Venture LLC, at 1776 S. Naperville Road, #204B, Wheaton, IL 60189 for Rezone from Village Center Zoning to Planned Development Zoning for a Condominium Development (Residences on Geneva Lake) Including Residential and Commercial Uses Located on Tax Parcels SOP 00039, SOP 00041, SOP 00042, & SOP 00043.
4. Plan Commission Recommendation on Precise Implementation Plan Filed by Abbey Provident Venture LLC, at 1776 S. Naperville Road, #204B, Wheaton, IL 60189 for Tax Parcels SOP 00039, SOP 00041, SOP 00042, & SOP 00043.
5. Plan Commission to Consider Action on Certified Survey Map Application Filed by Abbey Provident Venture LLC, at 1776 S. Naperville Road, #204B, Wheaton, IL 60189 for Tax Parcels SOP 00039, SOP 00041, SOP 00042, & SOP 00043.
6. Plan Commission Recommendation on Condominium Plat Application Filed by Abbey Provident Venture LLC, at 1776 S. Naperville Road, #204B, Wheaton, IL 60189 for Tax Parcels SOP 00039, SOP 00041, SOP 00042, & SOP 00043.

Adjournment Plan Commission

Dated this 26th day of May, 2023

Posted: Village Hall, Public Library, Post Office, Website

Drew Lussow, Village Clerk

villageclerk@villageoffontana.com

Please note that, upon reasonable notice, efforts to accommodate the needs of disabled individuals through appropriate aids and services will be made. For additional information or to request this service, contact the Village Clerk's office between 8:00 a.m. - 4:00 p.m. at 262-275-6137 or write to P. O. Box 200, Fontana, Wisconsin 53125.

Note: It is possible that members of and possibly a quorum of members of other governmental bodies of the Village of Fontana on Geneva Lake may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice and agenda.