

## ORDINANCE NO. 070522-03

### ORDINANCE REPEALING AND RECREATING SECTION 18-249 ZONING PERMIT OF THE MUNICIPAL CODE OF THE VILLAGE OF FONTANA ON GENEVA LAKE

The Village Board of the Village of Fontana, Wisconsin, do ordain as follows:

#### SECTION 1.

##### Sec. 18-249. Zoning permit.

(a) *Purpose.* The purpose of this section is to specify the requirements and procedures for the issuance of zoning permits.

(b) *Application.* An application for a zoning permit shall be prepared on a printed form provided for the purpose and filed with the village clerk. Said application shall be accompanied by a fee in accordance with the village fee schedule. In addition to all information required on the application form, the applicant shall supply the following:

- (1) Name and address of the applicant, owner of the site, architect, professional engineer and contractor.
- (2) Description of the subject site by lot, block, and recorded subdivision or by metes and bounds.
- (3) Address of the subject site.
- (4) Type of structure.
- (5) Existing and proposed operation or use of the structure or site.
- (6) Number of employees.
- (7) Zoning district within which the subject site lies.
- (8) Plat of survey prepared by a land surveyor registered in Wisconsin showing:
  - a. Location, boundaries, dimensions, uses and size of the following:
    1. Subject site.
    2. Existing and proposed structures.
    3. Existing and proposed easements.
    4. Streets and other public ways.
  - b. Off-street parking, loading areas and driveways.
  - c. Existing highway access restrictions.
  - d. High water, channel floodway, and floodplain boundaries.
  - e. Existing and proposed street, side and rear yards.
  - f. Type, slope and boundaries of soils shown in the Walworth County Soils Survey prepared by the U.S.D.A. Soil Conservation Service.
- (9) In situations where it is known that the subject property has a public utility line located on said property but there is not an easement at the public utility line location in favor of the Village of Fontana, then the plan commission or zoning administrator may require that such an easement, in a form approved by the

village, and as a condition for issuance of zoning permit or occupancy permit, be recorded in advance of a permit being issued.

(10) In situations where it is known that the subject property has an existing water meter located in a pit in violation of the requirements of Section 78-92 of the municipal code, then the plan commission or zoning administrator may require, as a condition for issuance of a zoning permit or occupancy permit, that said water meter be relocated so as to bring about compliance with Section 78-92 of the municipal code.

(11) Additional information as may be required by the plan commission or zoning administrator.

(c) *Review and action by zoning administrator.* A zoning permit shall be granted or denied by the zoning administrator in writing within 30 days of the application, and the applicant shall post such permit in a conspicuous place at the site. Any permit issued in conflict with the provisions of the chapter shall be null and void.

(d) *Time limits on zoning permits.* The permit shall expire by limitation and become null and void unless operations under the permit are commenced within six months. The applicant shall re-apply for a zoning permit before commencing work on the structure.


**Section 2. Effective Date.**

This Ordinance shall be in full force and effect upon its passage, approval and publication as required by law.

**PASSED AND ADOPTED** by the Village Board of the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin this 7<sup>th</sup> day of July, 2022.

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

By:   
Patrick Kenny, Village President

Attest:   
Drew Lussow, Village Clerk