

PLAN COMMISSION RESOLUTION NO. 1/25/21/2

WHEREAS, The Abbey Resort Condominium Association, Inc. (the “Petitioner”) has petitioned the Village for a conditional use permit (the “Petition”) for Employee Housing in the location specified in this Petition; and

WHEREAS, the Plan Commission did hold a public hearing on the Petition on January 25, 2021 as required by the Village Municipal Code; and

WHEREAS, the Plan Commission has considered the submittals made by the Petitioner and the comments made at the public hearing and in writing and the information provided by the Village staff; and

WHEREAS, the Plan Commission, does intend to make those findings called for by the Village Municipal Code and to make a recommendation on the Petition for a conditional use permit.

NOW, THEREFORE, be it resolved by the Plan Commission for the Village of Fontana-on-Geneva Lake as follows:

1. That the recitals set forth above are incorporated herein by reference as if set forth at length herein.
2. That the Village Plan Commission makes the following findings:
 - a. That the Plan Commission has considered the effect of the use proposed in the Petition on the health, general welfare, safety, and economic prosperity of the Village, and the immediate neighborhood in which the use proposed by the Petition is located.
 - b. That the Plan Commission has considered the effect of the use proposed in the Petition on the established character and quality of the area in which the use is proposed, its physical attractiveness, the movement of traffic, and the possible hazardous, harmful, noxious, offensive, or nuisance effect as a result of noise, dust, smoke or odor generated by the use proposed in the Petition.
 - c. That the Plan Commission has considered the anticipated effect or impact of the use proposed in the Petition upon adjoining properties and the neighborhood as a whole, upon the total community character and upon the capabilities of the community infrastructure and upon the general environment while taking into account the particular characteristics of the use proposed in the Petition at the specified Property.
 - d. That the Plan Commission has considered the compatibility of the use proposed in the Petition with the existing character and appearance of the surrounding neighborhood and the possible adverse impact on the value of

surrounding property, and any impact the use proposed in the Petition might have on the use and enjoyment of such surrounding property to which owners of the surrounding properties have been accustomed and to which they are reasonably entitled.

e. Therefore, the Plan Commission finds that the proposed Employee Housing as described in the Petition is consistent with the goals and factors for development set forth more specifically in the Village of Fontana Municipal Code, including, but not limited to the requirement that the proposed use be compatible with the existing character and appearance of the surrounding neighborhood and the possibility of an adverse impact on the value of surrounding property.

3. For the reasons set forth herein, and based upon the findings set forth herein, the proposed Conditional Use Permit for Employee Housing is recommended to the Village Board to be approved, subject to those conditions included with the motion to recommend approval.

PASSED AND ADOPTED by the Village Plan Commission of the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin this 25th day of January, 2021.

VILLAGE OF FONTANA-ON-GENEVA LAKE

By:



Arvid Peterson, Chairman

By:



Theresa Loomer, Village Clerk