

**RESOLUTION NO. 071023-01**

**A Resolution Approving A Precise Implementation Plan  
For the First Phase of The Project Known As The Residences at Geneva Lake.**

**WHEREAS**, Abbey Provident Venture, LLC (“Applicant”) 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 an Ordinance rezoning the Subject Property to the Planned Development Zoning District and approving a General Development Plan (“GDP”) for the Subject Property; and

**WHEREAS**, Applicant did subsequently petition the Village for approval of a Precise Implementation Plan (“PIP”) for the Subject Property by filing the components of the PIP; and

**WHEREAS**, the Plan Commission has previously provided a recommendation with regard to said proposed PIP for the Subject Property; and

**WHEREAS**, the Village Board has been asked to consider the proposed PIP as submitted by Applicant and as reviewed 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 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 for Planned Development Zoning, dated September 30, 2021 (two pages)
2. Tree Inventory dated April 27, 2023 (two pages)
3. Development Impact Study (three pages)
4. Residences at Geneva Lake Condominium Plat last dated June 20, 2023 (three


- pages)
5. Perimeter- Wall Drawing, Page A702, dated May 15, 2023
  6. Residences of Geneva Lake Retaining Walls Narrative, by Batterman, undated (two pages)
  7. Payment receipt of \$365.90 dated January 30, 2023 (two pages)
  8. Information in Support dated April 27, 2023 (three pages)
  9. Plat of Survey and Topographical Map last dated March 7, 2023 by Kristin Belougia, surveyor, Batterman (two pages)
  10. Letter from Scott Lowell regarding financing, dated April 26, 2023 (one page)
  11. Architectural Site Plan by Johnson Design and comprised of the following pages:
    - a. A000, dated 6/20/23
    - b. 5100, dated 6/20/23
    - c. A101-1R, dated 4/27/23
    - d. A102-1R, dated 4/27/23
    - e. A103-1R, dated 4/27/23
    - f. A200-1R, dated 4/27/23
    - g. A201-1R, dated 4/27/23
    - h. A101-2, dated 4/27/23
    - i. A102-2, dated 4/27/23
    - j. A103-2, dated 4/27/23
    - k. A200-2, dated 4/27/23
    - l. A201-2, dated 4/27/23
    - m. A101-3, dated 6/19/23
    - n. A102-3, dated 6/19/23
    - o. A103-3, dated 6/19/23
    - p. A200-3, dated 6/19/23
    - q. A201-3, dated 6/19/23
    - r. A600, dated 5/4/23
    - s. A601, dated 5/4/23
    - t. A602, dated 5/4/23
    - u. A603, dated 5/4/23
    - v. A604, dated 5/4/23
    - w. A605, dated 4/27/23
    - x. A700, dated 5/4/23
    - y. A701, dated 4/27/23
  12. Landscape Plan by Holler and Associates dated 5/5/23 (six pages) (L1.0 thru L1.5)

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 10<sup>th</sup> day of July, 2023.

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

By:   
Pat Kenny, Village President

Attest:   
Drew Lussow, Village Clerk

## ADDENDUM "A"

**Legal Description of Site.** The Site consists of four (4) contiguous tax parcels (SOP 00039, SOP 00041, SOP 00042 & SOP 00043 totaling approximately 1.32 acres. The Site is bounded to the west by Douglas Street, to the south by Fontana Boulevard, to the east by High Street and to the north by 3<sup>rd</sup> Avenue. Current Legal Description of the Site:

- **Tax Key No.: SOP 00039**  
Lots 1 and 2, less a strip 10 feet wide in the North side of each lot, the same to be used for purposes of a highway, in Block 8, in the Original Plat in the Village of Fontana, Walworth County, Wisconsin.
- **Tax Key No.: SOP 00041**  
Lots 6, 7, and 8 in Block 8 of the Original Plat of the Village of Fontana, except for the North 19.73 feet of Lot 6, and except the North 19.73 feet of the West 10.00 feet of Lot 7, and further excepting therefrom the Southerly 10.00 feet reserved for highway purposes, said land being the Village of Fontana, County of Walworth, Wisconsin.
- **Tax Key No.: SOP 00042**  
Commencing at the Southwest corner of Lot 5, Block 8 in the Original Plat of the Village of Fontana; thence North 105.95 feet; thence East 82.46 feet to the East line of Lot 5; thence South along the East line of Lot 5, 105.93 feet to the Southeast corner of Lot 5; thence West 82.48 feet to the place of beginning; excepting therefrom the Southerly 10.00 feet reserved for highway purposes, said land being the Village of Fontana, County of Walworth, Wisconsin.
- **Tax Key No.: SOP 00043**  
The South 24 feet of Lot 4, Block 8, and the North 24 feet of Lot 5, in Block 8, Original Plat of the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin.