

**ORDINANCE NO. 01-07-08-01**

**An Ordinance Amending Ordinance No. 12-15-04-01 and  
Previous Amendments Thereto Related to the Planned Development Zoning  
For The Abbey Springs Development.**

**WHEREAS**, the Village Board did previously adopt Ordinance No. 12-15-04-01, which said Ordinance is incorporated herein by reference as if set forth at length herein, whereby the entirety of the therein described Abbey Springs Resort/Commercial Development (the "Subject Property") was converted to Planned Development Zoning; and

**WHEREAS**, the Village Board did thereafter adopt Ordinance No. 12-06-05-03, which said Ordinance is incorporated herein by reference as if set forth at length herein, whereby an amendment was made to certain of the restrictions set forth in Ordinance No. 12-15-04-01; and

**WHEREAS**, the Village Board did thereafter adopt Ordinance No. 11-20-06-02, which said Ordinance is incorporated herein by reference as if set forth at length herein, whereby a further amendment was made to certain of the restrictions set forth in Ordinance 12-15-04-01, as amended; and

**WHEREAS**, subsequently, Abbey Springs, Inc. (the "Petitioner") did again petition (the "Petition") the Village of Fontana-on-Geneva Lake for an amendment to the existing ordinances controlling the Planned Development Zoning for the Subject Property and an amendment to the Precise Implementation Plan ("PIP") portion of the Development Plan, which said term is defined by Ordinance No. 12-15-04-01, it being the intent of Petitioner to bring about renovations to the Clubhouse and restaurant located on the Subject Property; and

**WHEREAS**, the Petition was referred to the Plan Commission for the Village of Fontana-on-Geneva Lake for recommendation as a proposed amendment to the Precise Implementation Plan component of the Development Plan as required by the Village Code and by §62.23 Wis. Stats.; and

**WHEREAS**, the Plan Commission did make a favorable recommendation to the Village Board for the Village of Fontana-on-Geneva Lake; and

**WHEREAS**, the Village Board for the Village of Fontana-on-Geneva Lake, having given due consideration to the recommendation of the Plan Commission and the submittals made by the Petitioner, does make the determinations set forth herein.

**NOW, THEREFORE**, the Village Board of the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin do ordain as follows:

**SECTION 1.**



The Recitals set forth above are incorporated herein by reference as if set forth at length herein.

**SECTION 2.**

That the Precise Implementation Plan portion of the Development Plan for the Subject Property shall be amended to include those documents outlined more specifically in Exhibit "A", attached hereto and incorporated herein by reference. To the extent the Exhibit "A" documents are inconsistent with the existing Development Plan, the Exhibit "A" documents shall control.

**SECTION 3.**

All other terms and conditions of Ordinance No. 12-15-04-01, as amended, not inconsistent herewith shall remain in full force and effect. To the extent this Ordinance conflicts with the terms of Ordinance No. 12-15-04-01 or earlier amendments thereto, this Ordinance shall control.


**SECTION 8.**

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 this 20<sup>th</sup> day of November, 2006.


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

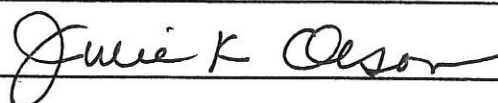
By:   
Ronald Pollitt, Village President

Attest:   
Dennis Martin, Village Clerk

"The undersigned do hereby consent to the terms of this Ordinance as required by Section 62.23(7)(b) Wis. Stats. and by the Fontana Municipal Code."

ABBEY SPRINGS, INC.

By: 

Attest: 



## EXHIBIT "A"

1. Drawings and renderings prepared by McCormack & Etten/Architects, LLP, filed with the village on November 28, 2007, and bearing project number 0414, and comprised of the following pages:
  - S-1 As-Built Site Plan
  - AB-1 As-Built Lower Level Plans
  - AB-2 As-Built Main/Upper Level Floor Plans
  - AB-3 As-Built Roof Plan
  - AB-4 Untitled Elevations
  - AB-5 Untitled Elevations
  - AS-101 Site Plan
  - AS-102 Parking and Signage Plan
  
2. Drawings and renderings prepared by McCormack & Etten/Architects, LLP, filed with the Village on November 21, 2007 and dated November 19, 2007, subject to the following revision dates, if any, and bearing project number 0474 and comprised of the following pages:
  - AR-101 Untitled Cover Sheet
  - AR-102 Untitled Photographs and Related Exterior Information
  - AS-101 (See item 1. above)
  - A-101 Lower Level Floor Plan
  - A-102 Main and Upper Level Floor Plans
  - A-103 Roof Plan
  - A-201 Untitled Building Elevations
  - L-101 Clubhouse Entry Landscape Plan
  - L-102 Clubhouse Cart Path Landscape Plan
  - L103 Clubhouse Northwest Driveway Landscape Plan
  - E102.1 Main and Upper Level Lighting Plan (dated October 29, 2007)
  - E102.2 Main and Upper Level Power and Communication Plan
  - E104.1 Lighting Plan and Electrical Schedules (dated October 29, 2007)
  - C-1 Site Plan (dated October 22, 2007)
  - C-2 Specifications and Details (dated October 22, 2007)

PIP Plan prepared by Farris, Hansen & Associates under Project No. 1915 and dated November 14, 2007 and bearing a last revision date of November 20, 2007, including hand-written drainage calculations.

PIP Plan prepared by Farris, Hansen & Associates under Project No. 1915 and dated November 14, 2007 and bearing a last revision date of November 20, 2007. (Identical to previous item, except that this version of the PIP Plan bears a signature of surveyor Peter S. Gordon, which said signature is dated November 20, 2007, and this version of the PIP Plan lacks the handwritten drainage calculations contained on the previous version.)
  
3. Photographic inventory of signs as prepared by McCormack & Etten/Architects, LLP, undated, and comprised of thirteen (13) pages.

