

**ORDINANCE NO. 09-08-09-01**

**An Ordinance Amending Ordinance No. 12-15-04-01  
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 amendments to the terms of said Ordinance No. 12-15-04-01 and the terms and restrictions set forth therein, which said earlier amendments are incorporated herein by reference as if set forth at length herein; and

**WHEREAS**, subsequently, Abbey Springs, Inc. (the "Petitioner") did again petition (the "Petition") the Village of Fontana-on-Geneva Lake for a further 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; 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 further amended to include the area and structure depicted in the 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.**

To the extent previous approved portions of the Precise Implementation Plan, as amended, of the planned development for the Subject Property have not been built or utilized, as of the effective date of this Ordinance, said non-utilized approvals shall lapse and be of no further force and effect and shall no longer be available as uses or structures to be constructed upon the Subject Property as of the effective date of this Ordinance.

**SECTION 4.**

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 5.**

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 8<sup>th</sup> day of September, 2009.

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

By: 

Arvid Petersen, 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."

ABBHEY SPRINGS, INC.

By:

Attest:

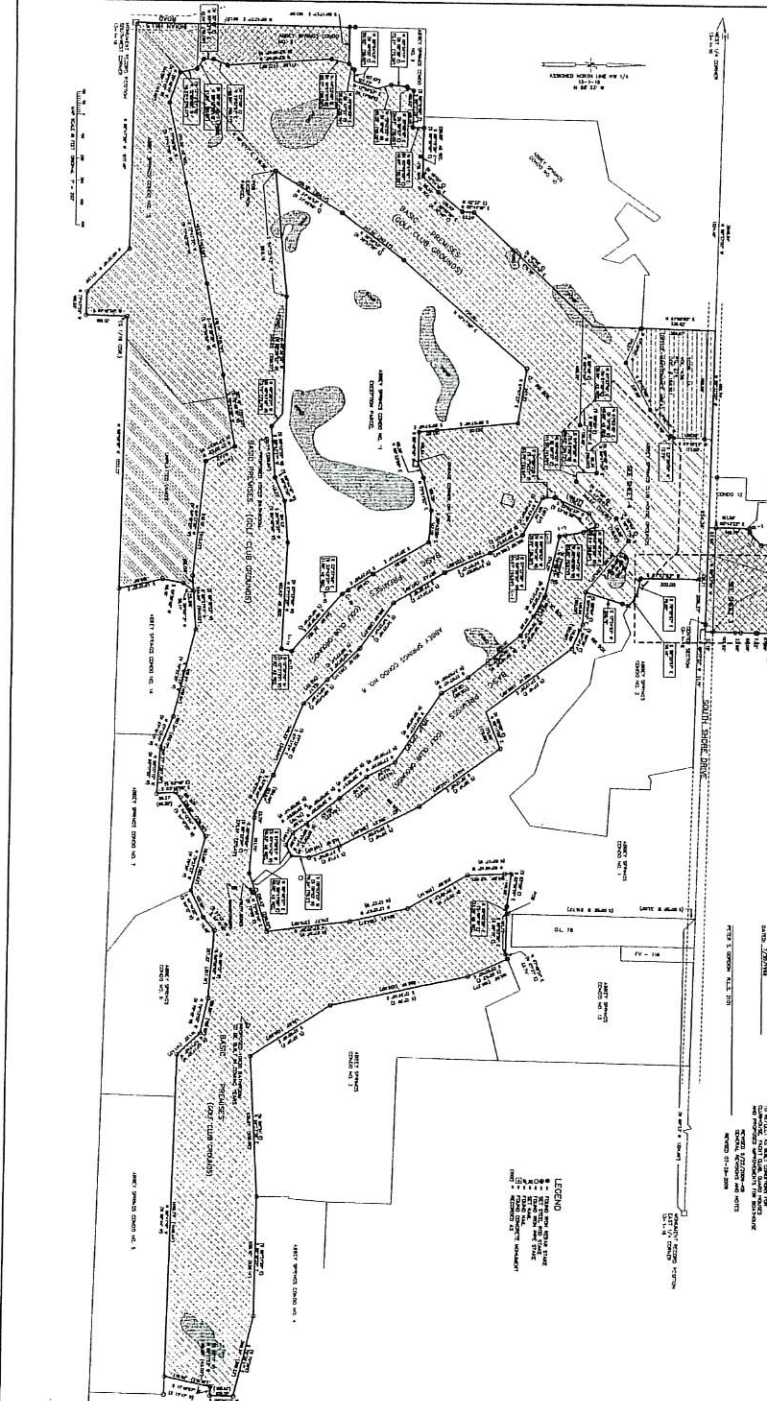

## EXHIBIT "A"

1. Drawings and renderings prepared by Farris Hanson & Associates and filed with the Village of Fontana on August 13, 2009 and bearing project number 1915.BATH.09, and comprised of the following pages:
  - a. Exterior elevations, floor planning, foundation planning, building section for area no. 1 building, bearing a last revision date of August 20, 2009.
  - b. Abbey Springs Golf Course Halfway House facilities bearing a last revision date of August 20, 2009.
  - c. Exterior elevations, floor planning, foundation planning, building section for area no. 2 building, bearing a last revision date of August 20, 2009.



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VILLAGE OF FONTANA

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ABBEEY SPRINGS  
PLAT OF SURVEY  
[Showing see also-Right Subdivision along with that proposed and not yet constructed]  
PART OF THE NW 1/4 OF SECTION 24 &  
THE SE AND SW 1/4 OF SECTION 19 &  
ALL IN TOWN 1 NORTH, RANGE 16 EAST  
VILLAGE OF FONTANA-ON-GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN

THIS PLAT OF SURVEY WAS PREPARED BY THE SURVEYOR AND THE ENGINEER AND THE ENGINEER HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE CORRECT AND ACCURATE AND HAS THEREFORE SIGNED AND SEALED THE SAME IN WITNESS WHEREOF HE HAS HEREUNTO SET HIS HAND AND SEAL OF OFFICE AT FONTANA, WISCONSIN, THIS 11TH DAY OF AUGUST, 2009.

DAVID J. HANSEN, SURVEYOR  
WALWORTH COUNTY, WISCONSIN  
NO. 123456789

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FARRIS, HANSEN & ASSOCIATES, INC.  
Engineering, Architecture, Surveying  
7 Highway Court, P.O. Box 437  
Kilbuck, Wisconsin 53121  
Office: (414) 722-2098  
Fax: (414) 722-2098



Project No.	09151317
Scale	1/4" = 1'
Date	08-11-09
Sheet	1 of 1



**ABBEY SPRINGS  
YACHT CLUB, BOAT HOUSE AND  
BOAT STORAGE/PARKING AREA**

**ABBEY SPRINGS  
CONDOMINIUM - BOAT HOUSE**  
VILLAGE OF FONTANA-ON-GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN

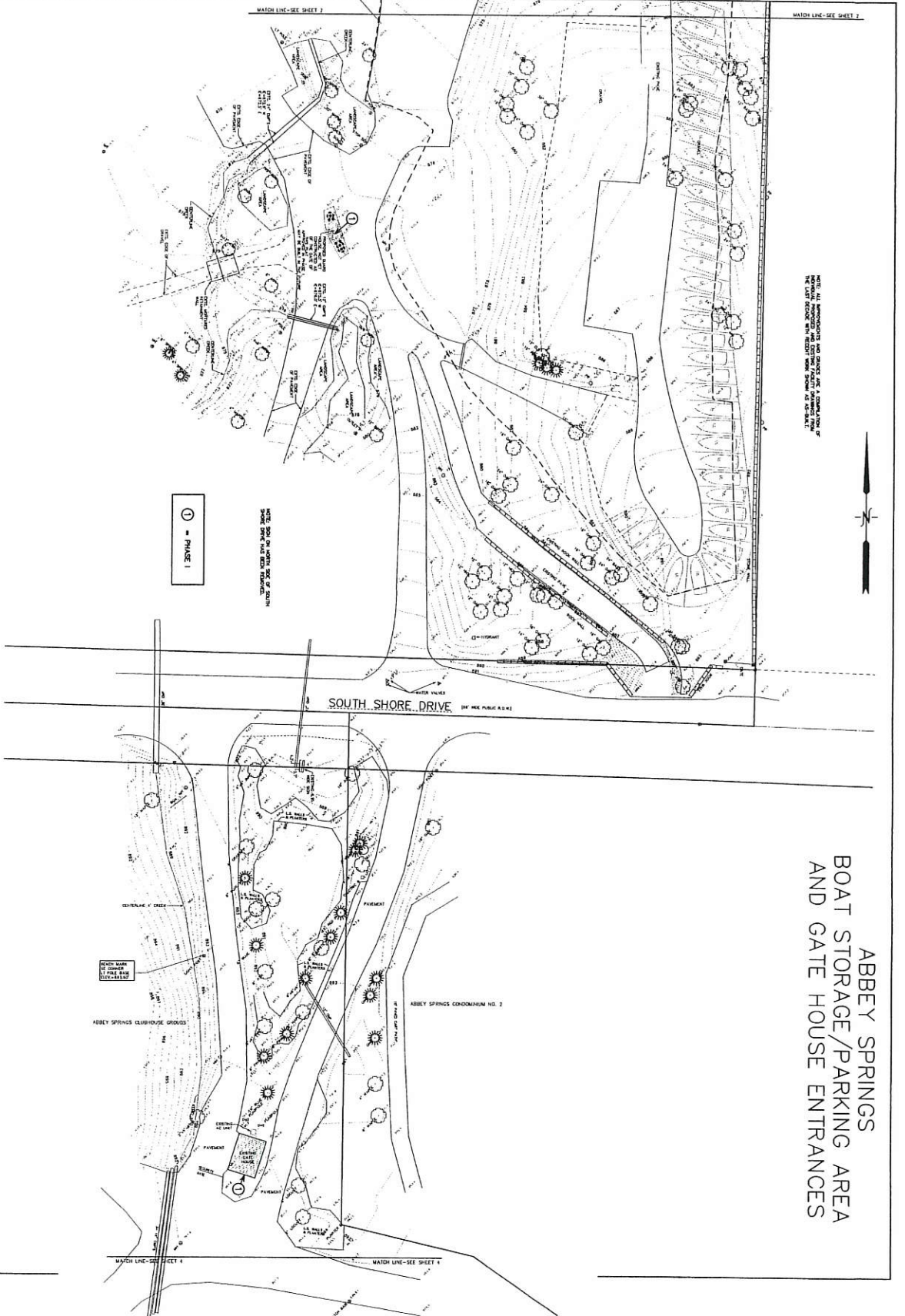
**EXISTING CONDITIONS**

**FARRIS, HANSEN & ASSOCIATES, INC.**  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2098 FAX: (262) 723-5888

DATE: 1915  
SHEET NO: 4/27/2009  
2 OF 4



NOTE: ALL DIMENSIONS AND ANGLES ARE A COMBINATION OF THE LATEST RECORD SURVEY AND FIELD DATA AS SHOWN.



ABBEY SPRINGS  
BOAT STORAGE/PARKING AREA  
AND GATE HOUSE ENTRANCES

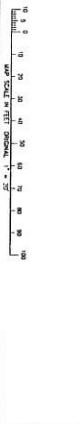
**ABBEY SPRINGS**  
CONDOMINIUM - BOAT HOUSE  
VILLAGE OF FONTANA-ON-GENEVA LAKE  
WILMOUTH COUNTY, WISCONSIN

EXISTING CONDITIONS

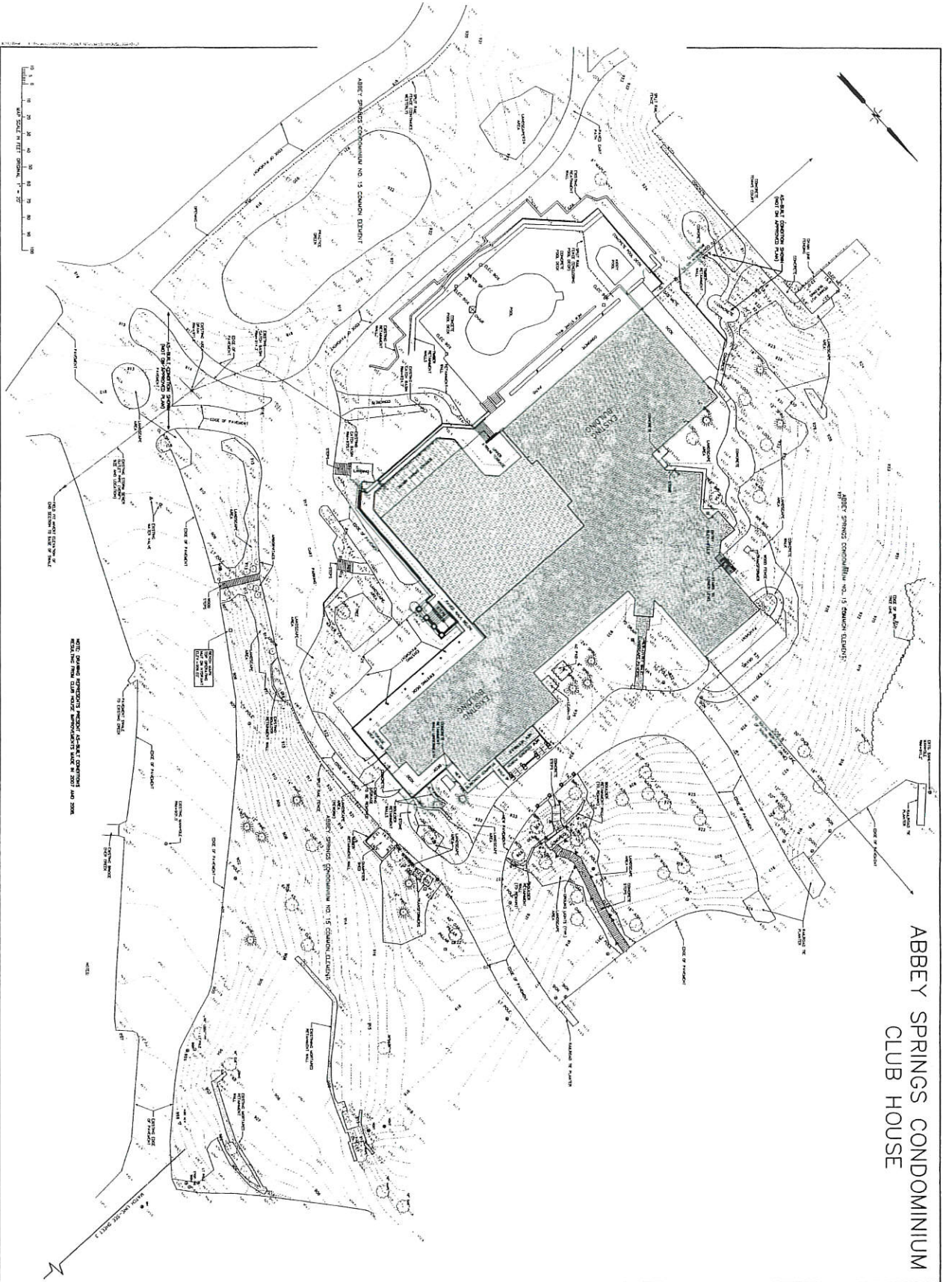
FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RICHMOND COURT P.O. BOX 437  
EASTON, WISCONSIN 53121  
OFFICE (262) 731-2088 FAX (262) 731-2888

PROJECT NO.  
1915

DATE  
4/27/2009  
SHEET NO.  
3 OF 4



ABBEY SPRINGS CONDOMINIUM  
CLUB HOUSE



PROJECT NO.	1918
DATE	4/27/2009
SHEET NO.	4 OF 4

FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 ROCKWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2098 FAX: (262) 723-5886

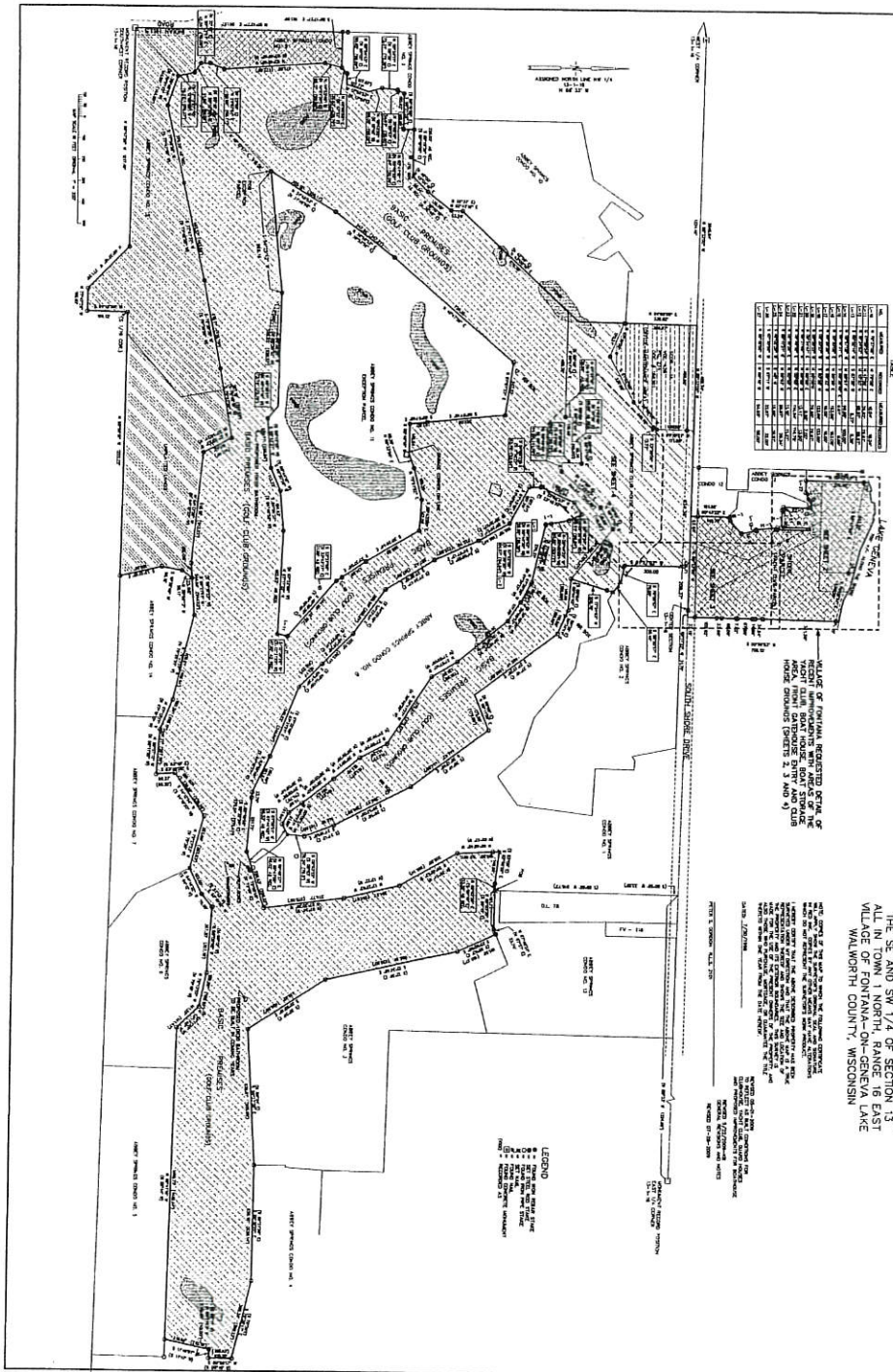
EXISTING CONDITIONS

ABBEY SPRINGS  
CONDOMINIUM - CLUB HOUSE  
VILLAGE OF FONTANA-ON-GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN





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VILLAGE OF FONTANA



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100	0.15	Abbey Springs Golf Club

VILLAGE OF FONTANA REQUESTED DETAIL OF THIS SURVEY FOR THE PURPOSES OF RECORDING THE SAME IN THE PUBLIC RECORDS OF WALWORTH COUNTY, WISCONSIN.

Abbey Springs  
PLAT OF SURVEY  
(Showing new work) Submission along with that prepared and not yet distributed)  
PART OF THE NW 1/4 OF SECTION 24 &  
PART OF THE SW 1/4 OF SECTION 18 &  
ALL IN TOWNSHIP 3 NORTH OF RANGE 13 EAST  
VILLAGE OF FONTANA-ON-GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN

LEGEND  
EASEMENT  
EASEMENT

FARRIS, HANSEN & ASSOCIATES, INC.  
Engineers, Architects, Surveyors  
7 Ridgeway Court, P.O. Box 437  
Elkhorn, Wisconsin 53121  
Phone: (414) 724-2024  
Fax: (414) 724-2024



DATE: 08-11-09  
DRAWN BY: JH  
CHECKED BY: JH  
SCALE: AS SHOWN



**ABBEY SPRINGS**  
**YACHT CLUB, BOAT HOUSE AND**  
**BOAT STORAGE/PARKING AREA**

**ABBEY SPRINGS**  
**CONDOMINIUM - BOAT HOUSE**  
 VILLAGE OF FONTANA-ON-GENEVA LAKE  
 WALWORTH COUNTY, WISCONSIN

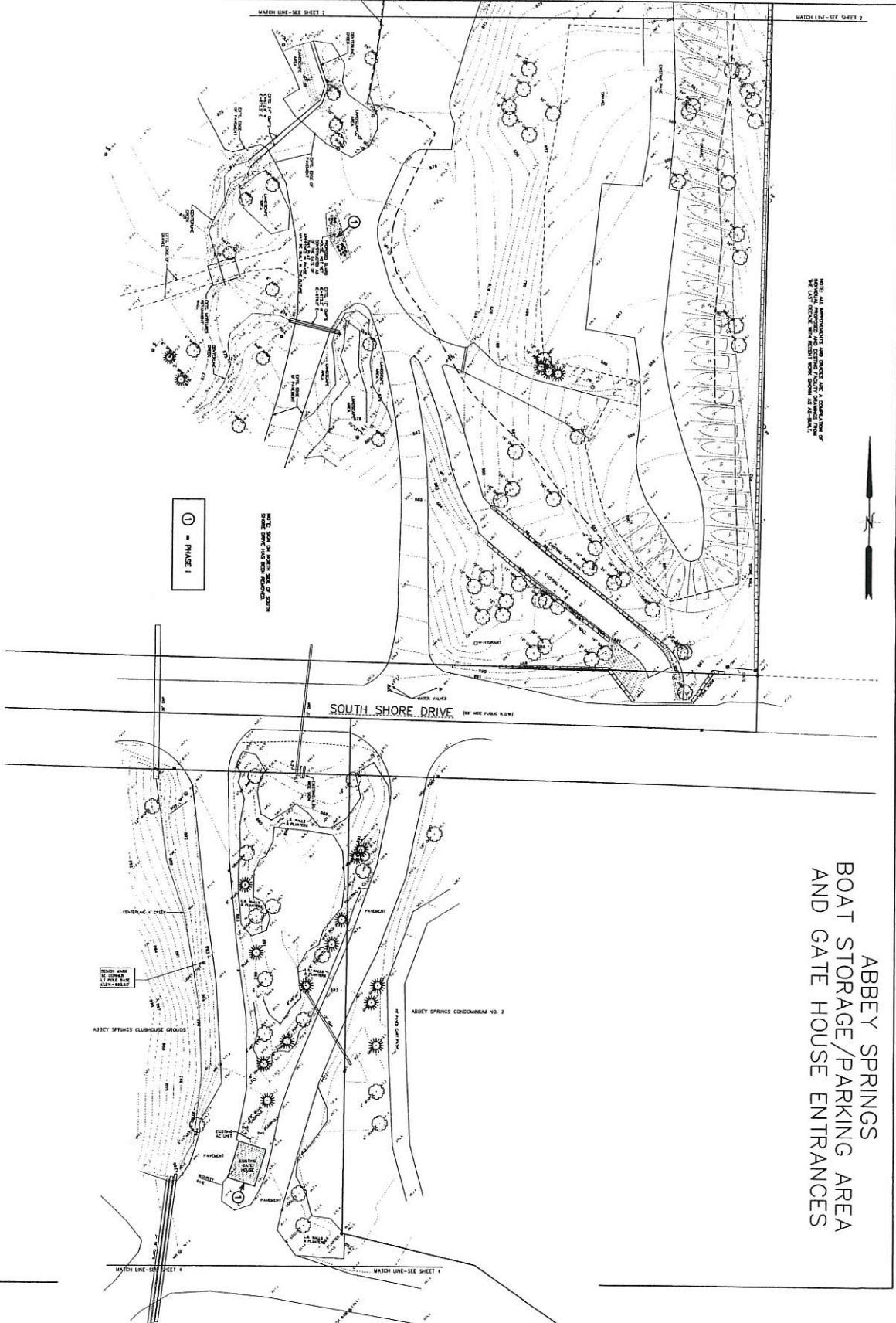
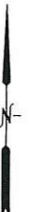
**EXISTING CONDITIONS**

**FARRIS, HANSEN & ASSOCIATES, INC.**  
 ENGINEERING - ARCHITECTURE - SURVEYING  
 7 RIDGWAY COURT P.O. BOX 437  
 ELKHORN, WISCONSIN 53121  
 OFFICE: (262) 723-2098 FAX: (262) 723-5886

PROJECT NO. 1915  
 DATE 4/27/2008  
 SHEET NO. 2 OF 4



NOTE: ALL DIMENSIONS AND QUANTITIES ARE A COMPARISON OF THE LATEST SURVEY AND RECORD DRAWING AND FIELD DATA.



ABBEY SPRINGS  
BOAT STORAGE/PARKING AREA  
AND GATE HOUSE ENTRANCES



**ABBEY SPRINGS**  
CONDOMINIUM - BOAT HOUSE  
VILLAGE OF FONTANA-ON-GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN

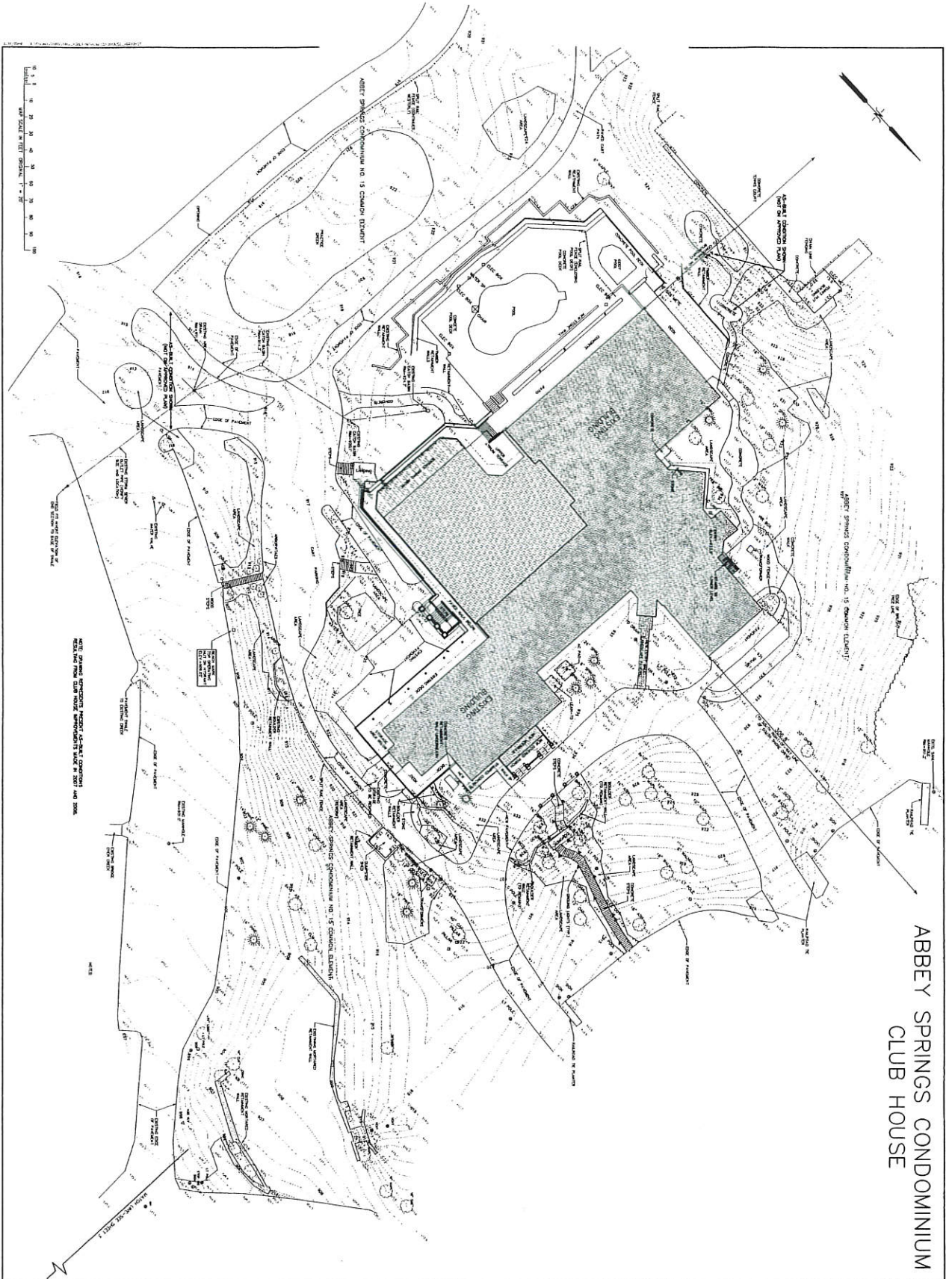
EXISTING CONDITIONS

FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 FONDUA COURT, P.O. BOX 437  
LONDONDERRY, WISCONSIN 53151  
OFFICE: (262) 732-2088 FAX: (262) 732-2486

PROJECT NO. 1915  
DATE 1/27/2009  
3 OF 4

PRINTED BY: 1915  
DATE: 1/27/2009  
3 OF 4





ABBEY SPRINGS CONDOMINIUM  
CLUB HOUSE



ABBEY SPRINGS  
CONDOMINIUM - CLUB HOUSE  
VILLAGE OF FONTANA-GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN

EXISTING CONDITIONS

FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 ROGWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2088 FAX: (262) 723-5886

PROJECT NO.	1015
DATE	4/27/2009
DRAWN BY	4 OF 4