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INTRODUCTION

Located in southeastern Wisconsin on the western banks of Geneva Lake, the Village of Fontana is marked by the natural beauty of the lakeshore, and tree-covered, rolling hills. Fontana's reputation for hospitality, world-class resorts, outstanding recreation, and charming shops and boutiques has attracted visitors for decades. Easily accessible from the Milwaukee and Chicago metropolitan areas, Fontana offers visitors a peaceful retreat with exceptional recreational activities. Fontana's year-round residents enjoy an excellent school system, beautiful scenery, quaint shops, fine dining establishments, and plentiful parks and sandy beaches.

A. PURPOSE OF THIS PLAN

This *Village of Fontana Comprehensive Plan* is intended to help the Village guide future growth and development to ensure continued and enhanced community prosperity. Specifically, the *Comprehensive Plan* will:

1. Identify areas appropriate for development and preservation over the next 20 years;
2. Recommend appropriate types of land use for specific areas in and around the Village;
3. Preserve natural and agricultural resources in and around the Village;
4. Identify needed transportation and community facilities to serve future land uses;
5. Direct housing and economic investments in the Village; and
6. Provide detailed strategies to implement *Plan* recommendations.

B. PLAN COMPONENTS

The *Plan* is organized into chapters that specifically address each of the elements required by the State of Wisconsin comprehensive planning law. Each chapter presents background information on the element it is addressing (e.g. Transportation, Land Use, and Economic Development) and then presents an outline of the Village's goals, objectives, and policies for that element. These documented policies are the basis for the recommendations that are presented at the end of each chapter. The final chapter of the document (Implementation) indicates proposed strategies and implementation timelines to ensure that the recommendations presented in this *Plan* become a reality.

COMPREHENSIVE PLAN ADOPTION PROCESS

Preparation of a comprehensive plan is authorized under §66.1001, Wisconsin Statutes. Before adoption, a plan must go through a formal public hearing and review process. The Plan Commission adopts by resolution a public hearing draft of the plan and recommends that the Village Board enact an ordinance adopting the plan.

Following Plan Commission approval, the Village Board holds a public hearing to discuss the proposed ordinance that would be used to adopt the plan. Copies of the public hearing draft of the plan are forwarded to a list of local and state governments for review. A Class 1 notice must precede the public hearing at least 30 days before the hearing. The notice must include a summary of the plan and information concerning where the entire document may be inspected or obtained. The Village Board may then adopt the ordinance approving the plan as the Village's official comprehensive plan.

This formal, well-publicized process facilitates broad support of plan goals and recommendations. Consideration by both the Plan Commission and Village Board assures that both bodies understand and endorse the plan's recommendations.

C. PLANNING PROCESS

This *Comprehensive Plan* is being prepared under the State of Wisconsin's comprehensive planning legislation, adopted in 1999 and contained in §66.1001, Wisconsin Statutes. This *Plan* meets all of the statutory elements and requirements of the comprehensive planning law. After January 1, 2010, only those plans that contain the

required elements and adopted under the state's prescribed procedures will have legal standing for zoning, subdivision, and official mapping decisions.

In order to provide sound public policy guidance, a comprehensive planning process should incorporate inclusive public participation procedures to ensure that final recommendations reflect a broadly supported vision. Near the outset of this planning process, the Village Board adopted the Village's public participation plan by resolution. Public participation activities are described in the Issues and Opportunities chapter.

The comprehensive planning process was guided by the Plan Commission, Village Board, Village officials, Village staff, and community members. This *Plan* was adopted under the process described in the text box on the previous page.

D. REGIONAL CONTEXT

Map 1 shows the relationship of the Village of Fontana to neighboring communities in the region. The Village is located in southwestern Walworth County, roughly 70 miles southeast of Madison, 30 miles southeast of Janesville, 55 miles southwest of Milwaukee, and 80 miles northwest of Chicago.

The Village is nearly completely surrounded by the Town of Walworth, with a portion of the Village extending east into the Town of Linn. Nearby cities and villages include Walworth, located 2 miles to the southwest; Williams Bay, located 3 miles northeast; and Delavan, located eight miles to the northwest. The eastern shore of Geneva Lake—and the City of Lake Geneva—is less than ten miles east of the Village.

This *Comprehensive Plan* was prepared concurrently with thirteen communities in Walworth County as part of a state-funded, multi-jurisdictional planning process. These other communities included the towns of Darien, Sharon, Delavan, Spring Prairie, East Troy, Sugar Creek, Troy, Geneva, LaFayette, LaGrange, Richmond, Walworth, and Whitewater. The Cities of Delavan and Lake Geneva's comprehensive plans were also prepared concurrently with this *Plan*. The same consulting firm worked with Delavan, Lake Geneva, and Fontana in preparing their plans.

E. SELECTION OF THE PLANNING AREA

The Village of Fontana encompasses approximately 3.4 square miles. State Statutes enable the Village to plan for those areas that bear relation to the Village's development. State statutes also enable the Village to review subdivisions, enact extraterritorial zoning, and implement an official map.

The selected planning area for this *Plan* includes all lands currently within the Village of Fontana's municipal limits, and the unincorporated areas within and just beyond the Village's extraterritorial jurisdiction (ETJ), which extends 1.5 miles beyond the Village's boundaries except in areas where it abuts an adjacent village ETJ. The Village's 2009 ETJ extended into three towns. These include the towns of Walworth, Linn, and Delavan. Except for in cases where intergovernmental agreements preclude expansion, the ETJ expands automatically as annexations occur. The planning area is illustrated in Map 1.

Map 1: Jurisdictional Boundaries

CHAPTER ONE: ISSUES AND OPPORTUNITIES

This chapter of the *Plan* includes an overview of demographic trends, population and housing forecasts, and issues raised through public participation efforts in the Village. This information provides an assessment of the changes taking place in the Village of Fontana, and provides a backdrop to explore local and regional opportunities. This chapter concludes with a community vision statement to guide future growth and development in the Village over the 20-year planning period. This vision statement establishes the framework around which the rest of the *Plan* was developed.

A. POPULATION AND DEMOGRAPHIC TRENDS

Figure 1.1 compares the population of Fontana to neighboring communities, Walworth County, and the State for the decades of 1970 through 2000. The table also compares the 2008 population estimates of these communities as well as the percentage change in population from 2000 to 2008. According to the U.S. Census, the population of Fontana has increased steadily since 1970, and grew by 6.8 percent between 2000 and 2008. Surrounding communities, Walworth County, and the state also experienced steady population increases during this eight year time period. The adjacent Village of Walworth saw the greatest increase in population during this period (14.6 percent).

Figure 1.1 Population Trends

	1970	1980	1990	2000	2008*	Population Change**	Percent Change**
Village of Fontana	1,464	1,764	1,635	1,754	1,874	120	6.8%
Village of Walworth	1,637	1,607	1,614	2,304	2,640	336	14.6%
Village of Williams Bay	1,554	1,763	2,108	2,415	2,688	273	11.3%
Town of Delavan	3,798	4,182	4,195	4,559	4,887	328	7.2%
Town of Linn	1,910	2,064	2,062	2,194	2,389	195	8.9%
Town of Walworth	1,370	1,443	1,341	1,676	1,794	118	7.0%
City of Lake Geneva	4,890	5,612	5,979	7,148	7,661	513	7.2%
Walworth County	63,444	71,507	75,000	93,759	101,315	7,556	8.1%
Wisconsin	4,417,821	4,705,767	4,891,769	5,363,675	5,675,156	311,481	5.8%

Sources: U.S. Census of Population and Housing, *Wisconsin Department of Administration

**2000 to 2008 population

Figure 1.2 shows the Village of Fontana's age and gender distribution in 2000 compared to surrounding communities and the County. Fontana's reported median age is the highest compared to nearby communities and the County as a whole. Fontana's median age increased from 41.3 in 1990 to 45.5 in 2000. Similarly, the portion of residents over the age of 65 increased from 17.3 percent in 1990 to 20.2 percent in 2000. The portion of children (residents under the age of 18) in Fontana decreased from 21.5 percent in 1990 to 20.1 percent in 2000. When compared to neighboring communities, fewer school-aged children and more residents over age 65 reside in Fontana than the comparison communities. This data indicates a trend toward greater numbers of retirees in the community and those entering retirement, which is outweighing the number of young families with school-aged children in Fontana.

Figure 1.2: Age and Gender Distribution

	Median Age	Percent Under 18	Percent Over 65	Percent Female
Village of Fontana	45.5	20.1	20.2	50.1
Village of Walworth	37.1	26.9	17.8	52.4
Village of Williams Bay	41.4	24.4	19.3	52.1
Town of Delavan	38.4	24.9	13.6	49.1
Town of Linn	41.9	22.6	15.6	48.1
Town of Walworth	41.0	24.6	16.2	50.7
City of Lake Geneva	36.5	23.0	15.0	51.3
Walworth County	35.1	24.2	12.7	50.3

Source: U.S. Census of Population and Housing

B. POPULATION AND HOUSEHOLD FORECASTS

Figure 1.3 shows three population projection scenarios for the Village of Fontana through the year 2030: the Wisconsin Department of Administration’s (DOA) projection, a straight line projection that was calculated by determining the Village’s average annual population change from 1990 to 2005 and projecting that forward for the next 21 years, and a compounded projection that was calculated by determining the Village’s percent population change from 1990 to 2005 and projecting that forward for the next 21 years. Based upon these three population projection scenarios, the Village’s population is anticipated to be between 2,110 and 2,289 in the year 2030.

For the purposes of this *Plan*, the Village will utilize the DOA projection scenario, which is based on the increasing rate of population growth over the last eighteen years and the Village’s location within the fast growing Southeastern Wisconsin region. This population scenario will be used to calculate housing and land use demand projections later in this *Plan*. While it is certainly possible that the Village will not grow to this population by 2030, a careful approach to land use planning suggests that this *Plan* show how that amount of growth could be appropriately accommodated. Market conditions and Village policies will help determine the actual rate of population growth.

Figure 1.3: Population Forecasts

	2000 ¹	2005	2010	2015	2020	2025	2030
DOA Population Projection ²	1,754	1,855	1,895	1,957	2,019	2,070	2,110
Straight Line Projection ³	1,754	1,855	1,928	2,002	2,075	2,148	2,222
Compounded Projection ⁴	1,754	1,855	1,935	2,018	2,105	2,195	2,289

¹ U.S. Census Bureau

² Wisconsin Department of Administration

³ Extrapolated based on the average annual change from 1990-2005 $((2005 \text{ pop} - 1990 \text{ pop}) / 15)$

⁴ Extrapolated based on the average percentage change from 1990-2005 (0.8%)

Figure 1.4 shows household projections for the Village through the year 2030, which was calculated using the DOA population projection from Figure 1.2 and projecting the 2000 average household size forward to 2030. Based upon these projections, the Village may have 942 households in 2030 or an additional 178 households than in 2000.

For the purposes of planning, household projections are translated into an estimated demand for additional housing units. It should be noted that the demand for future housing units will be based not only on increases in population, but also on fluctuations in the Village’s average household size. This is based on the current trend of smaller households nationwide. For example, as household sizes decrease, more housing units will be needed to meet housing demands. For the purposes of this analysis, it is assumed that the 2000 household size (2.30) will decrease slightly through the planning period, to a 2030 household size of 2.24.

Figure 1.4: Household Projections

	2005	2010	2015	2020	2025	2030	Percentage Change 2005-2030
Population ¹	1,855	1,895	1,957	2,019	2,070	2,110	13.7%
Household Size ²	2.29	2.28	2.27	2.26	2.25	2.24	-2.2%
Total Households ³	810	831	862	893	920	942	16.3%

Source: ¹Wisconsin DOA

²The 2000 average household size was projected forward at a diminishing rate of .01 every 5 years

³Extrapolated by dividing the DOA population projection by projected household size

C. ISSUES RAISED THROUGH PUBLIC PARTICIPATION

Lakefront Survey

In the fall of 2008, the Village of Fontana Community Development Authority and the Blue Ribbon Lakefront Building Committee developed a survey to gather public opinion on redevelopment opportunities near the lakefront. The following is a summary of the survey analysis.

- When asked what they like best about the lakefront, the majority (86 percent) of respondents indicated views of the lake, followed by Park areas (64 percent), and the public beach (55 percent).
- When asked what they like least about the lakefront, the majority of respondents indicated the beach house (29 percent), the park house (18 percent), and access to parking (18 percent).
- When asked where they park when visiting the downtown, most respondents (43 percent) reported the Lakefront Parking Lot when available. Few respondents (6 percent) reported using the parking lot located west of Fontana Boulevard.
- When asked what has happened to the quality of the lakefront over the past fifteen years, more than half (57 percent) of respondents reported it has improved. About fourteen percent felt that the quality of the lakefront has declined.
- When asked what types of new uses they would like to see develop on the lakefront, the most popular responses were restaurants (41 percent), specialty stores (33 percent), and non-motorized water sports rental (29 percent).
- When asked what types of uses they would not like to see develop on the lakefront, sixty percent reported a public library, followed by maritime center (48 percent), and motorized water sports rental (48 percent).
- When asked what issues they think are important to improve the quality of the lakefront, respondents reported the following as important: better views of the lakefront (48 percent), more open space (30

percent), better access to the lakefront (29 percent), and safer pedestrian crossings (27 percent). Respondents reported the following as not important: a community building (36 percent), the ability to rent recreational equipment (34 percent), a public plaza (31 percent), and more parking spaces (24 percent).

Geneva Lake Watershed Survey

In 2006, the Geneva Lake Conservancy (GLC) partnered with University of Wisconsin-Whitewater Center for Fiscal and Economic Research to design a survey to gather information from property owners in the Geneva Lake Watershed regarding growth and development within the area.

Key findings of the survey include:

- A lack of support for large subdivision development in the Geneva Lake area.
- A desire for intergovernmental cooperation and a shared vision regarding residential, commercial, and industrial development within the region.
- Support for the development of a formal lake management district.
- Concern that a reduction in water quality would have a significant impact.
- A belief that the existing supply of single family housing and condominiums is adequate.
- General opposition to industrial development and an overall concern about development pressures.
- A belief that there is an increased likelihood of respondents leaving the Geneva Lake region as development pressures increase.
- Households in the Geneva Lake Watershed play a vital role in the regional economy, generating \$321 million in spending, \$57 million in labor income and 2,904 jobs in the regional economy.

D. GOALS, OBJECTIVES, POLICIES, PROGRAMS, AND RECOMMENDATIONS

Each subsequent chapter of this *Comprehensive Plan* includes goals, objectives, policies, programs, and recommendations that will provide direction and policy guidance to Plan Commission members, Village Board members, residents, and other interested groups and individuals for the next 20+ years. Because this is a general chapter on issues and opportunities, it does not include objectives, policies, programs, or recommendations. Goals, objectives, policies, programs, and recommendations are defined below:

Goals are broad, advisory statements that express general public priorities about how the Village should approach development issues. Goals are based on key issues and opportunities that are affecting the Village.

Objectives more specifically identify future direction. By accomplishing an objective, the Village moves closer to achieving its goals.

Policies are rules or courses of action implemented to achieve specific objectives. Village staff and officials should use policies on a day-to-day basis when making decisions.

Programs are specific projects or services that are intended to move the Village toward achieving its goals, objectives, and policies.

Recommendations provide detailed information regarding how to implement objectives, policies, and programs.

E. VISION STATEMENT

A vision statement is intended to broadly describe how a community will look, feel, and function twenty years into the future. All goals, objectives, policies, programs, and recommendations of the Plan should reflect and advance this vision.

VILLAGE OF FONTANA—VISION FOR THE FUTURE

Located along the western shore of Geneva Lake, the Village of Fontana's serene landscape, quiet charm, and distinctive scenic vistas have sustained Fontana's reputation as a popular vacation destination as well as a comfortable place to call home. Fontana will continue to attract visitors to first-class resorts and water-based recreation while expanding its professional employment base and emphasizing unique, family-owned businesses in the downtown. Fontana will promote compact and efficient growth at a modest pace while maintaining a high-quality, small-community atmosphere and emphasizing preservation of the lakefront, lakefront views, and natural resources. Residents of all ages will find comfort in Fontana's quaint, pedestrian-oriented neighborhoods enhanced by tree-lined streets, pedestrian paths, and soft lighting.

CHAPTER TWO: AGRICULTURAL RESOURCES

This chapter provides background on agricultural resources in the Village of Fontana and surrounding areas. The information will be used to guide future land use decisions to that these resources may be protected to the greatest extent possible. In addition, the information can help determine areas within the community that may not be suitable for development based on soil productivity.

AGRICULTURAL RESOURCES RECOMMENDATIONS SUMMARY

TO BE COMPLETED

A. AGRICULTURAL RESOURCES

Character of Farming

Agriculture in surrounding areas is an important component of the regional economy. According to the 2009 land use inventory, agricultural land accounts for approximately 14% percent of the Village's total land area. Farmland accounts for 62 percent of land in Walworth County. Agriculture in Walworth County is fairly diverse and includes a wide range or specialty meats, horticulture crops, and equine facilities, in addition to dairy and grain.

Assessment of Farmland Viability

The Natural Resources Conservation Service groups soils into classes based on their capability to produce common cultivated crops and pasture plants without deteriorating over a long period of time. These capability classifications are based on numerous criteria that include, but are not limited to, the soil's salinity, capacity to hold moisture, potential for erosion, depth, texture, and structure, as well as local climatic limitations (e.g. temperature and rainfall). Under this system of classification, soils are separated into eight classes. Generally, Class I and Class II soils are the best suited for the cultivation of crops.

Class I soils have few limitations that restrict their use. These soils can sustain a wide variety of plants and are well suited for cultivated crops, pasture plants, range lands, and woodlands. Class II soils have moderate limitations that restrict the types of plants that can be grown or that require simple conservation practices or soil management techniques to prevent deterioration over time. However, these practices are generally easy to apply, and, therefore, these soils are still able to sustain cultivated crops, pasture plants, range lands, and woodlands.

Soils in Class III have severe limitations that, under natural circumstances, restrict the types of plants that can be grown, and/or that alter the timing of planting, tillage, and harvesting. However, with the application and careful management of special conservation practices, these soils may still be used for cultivated crops, pasture plants, woodlands, and range lands.

Soils in capability classes IV through VIII present increasingly severe limitations to the cultivation of crops. Soils in Class VIII have limitations that entirely preclude their use for commercial plant production.

Map 2 depicts the locations of Class I, II, and III soils in the Village and surrounding area. Class I soils account for less than 1 percent of the Village's land area; however, a large area of Class I soils is located to the southwest of the Village. Class II soils comprise nearly 30 percent of the Village's land area and are primarily located in the northern and western portions of the Village. Class III soils account for 42 percent of the Village's land area and are generally found in areas adjacent to Geneva Lake and near the Village center.

B. FARMLAND PRESERVATION

Neither Walworth County, nor any of the surrounding Towns has an active purchase of development rights (PDR) program or development policy that places agricultural preservation easements on the remainders of

lands undergoing partial development. These types of approaches have proven most effective in achieving permanent farmland preservation.

Local farmers can participate in several federal and State programs and initiatives that are intended to encourage long-term farming activities. The 2008 Farm Bill reauthorized and initiated several federal programs, including:

- The **Conservation Reserve Program (CRP)**, which provides technical and financial assistance to eligible farmers and ranchers to address soil, water, and related natural resource concerns on their lands in an environmentally beneficial and cost-effective manner.
- The **Wetlands Reserve Program**, which provides technical and financial support to help landowners with their wetland restoration efforts.
- The **Conservation Stewardship Program (CSP)** is a voluntary conservation program designed to encourage producers to address resource concerns in a comprehensive manner by improving, maintaining, and managing existing conservation activities and by undertaking additional conservation activities.
- The **Farmland and Ranchland Protection Program (FRPP)** keeps productive farmland in privately owned agricultural use by assisting States, Tribes, local government, and non-profit agencies with the purchase of conservation easements and development rights on productive farmland and on farms with historical or archaeological resources.
- The **Environmental Quality Incentives Program (EQIP)**, which provides a voluntary conservation program for farmers and ranchers that promote agricultural production and environmental quality as compatible national goals. EQIP offers financial and technical help to assist eligible participants install or implement structural and management practices on eligible agricultural land.
- The **Conservation of Private Grazing Land (CPGL)** initiative is designed to offer educational and technical assistance in land grazing management, soil erosion prevention, energy efficiency in food and fiber production, conserving water, providing wildlife habitat, sustaining forage and grazing plants, using plants to sequester greenhouse gas emissions, and using grazing lands as a source of biomass energy.
- The **Wildlife Habitat Incentives Program**, which provides both technical assistance and up to 75 percent cost-share assistance to landowners to establish and improve fish and wildlife habitat on their property.
- The **Grassroots Source Water Protection Program** is a joint project by the USDA's Farm Service Agency (FSA) and National Rural Water Association (NRWA). The program is designed to help prevent source water pollution at the grassroots level. Local teams will be established to collaborate in the development of Rural Source Water Protection plans that promote clean ground water. Rural Source Water Protection plans will outline voluntary measures that farmers, ranchers, and other producers can install on their lands to prevent source water pollution. Teams will inform and educate producers about source water protection measures that benefit their neighbors and communities.
- The **Great Lakes Basin Program for Soil Erosion and Sediment Control** will provide project demonstration grants, technical assistance, and educational programs to improve water quality in the Great Lakes basin by reducing soil erosion or improve sediment control; reduce soil loss in degraded rural watersheds; or improve water quality for downstream watersheds.
- The **Voluntary Public Access and Habitat Incentive Program** allows States and Tribal governments to apply for grants to encourage owners and operators of privately held farm, ranch, and forest land to voluntarily make that land available for access by the public for wildlife dependent recreation, including hunting or fishing under programs administered by the State and Tribal governments.

In addition, the Wisconsin Department of Revenue offers two important farmland preservation programs, the Farmland Preservation Credit Program and the Farmland Tax Relief Credit Program.

The Farmland Preservation Credit Program strives to preserve Wisconsin farmland by means of local land use planning and soil conservation practices and provides property tax relief to farmland owners. To qualify for the credit, farmland must be 35 acres or more and zoned for exclusive agricultural use or be subject to a preservation agreement between the farmland owner and the State. In addition, in order to be eligible for this credit, all program participants must comply with soil and water conservation standards set by the State Land Conservation Board. There were no claims in 2008 for this credit in the City. It should be noted that claims for both of the Farmland Preservation Credit and the Farmland Tax Relief Credit are documented for the municipality in which the claimant lives, which may not be where the farm is actually located.

The Farmland Tax Relief Credit Program provides direct benefits to all farmland owners with 35 or more acres. The credit is computed as a percentage of up to \$10,000 of property taxes, with the maximum credit of \$1,500. In 2008, there were five claims for this credit in Fontana, constituting a total of \$2,793 and an average credit of \$560.

C. AGRICULTURAL RESOURCE GOALS, OBJECTIVES, AND POLICIES

TO BE COMPLETED AT A LATER DATE

D. AGRICULTURAL RESOURCES AND PROGRAMS

TO BE COMPLETED AT A LATER DATE

Map 2: Soil Suitability for Agriculture

CHAPTER THREE: CULTURAL RESOURCES

Preservation of historic, archeological, and cultural resources fosters a sense of pride, contributes to a community’s quality of life, and provides an important feeling of social and cultural continuity between the past, present, and future. Historic and cultural preservation can also provide economic benefits to property owners and communities through tourism and increases in property values.

**CULTURAL RESOURCES
RECOMMENDATIONS SUMMARY**

TO BE COMPLETED

Historic Sites and Resources

The Wisconsin Historical Society’s Architecture and History Inventory (AHI) contains data on a wide range of historic properties throughout the state. According to AHI, there are over 400 AHI documented structures in Fontana, including Fontana Village Hall, Community Church of Fontana, Jesse R. Embree House, St. Benedict Catholic Church, C.L. Douglas Barn, and the Abbey resort. Locations of historic sites are depicted on Map 3. It is important to note that numerous sites and structures overlap on the map, therefore, fewer representative points are shown on the map.

The National Register of Historic Places is the official list of the Nation’s historic places worthy of preservation. The Douglas-Stevenson House, located at the intersection of Main and Mills Streets, is listed on the State and National Register of Historic Places. This property was listed on the National Register on April 3, 1986 and the State Register on January 1, 1989.

Archeological Sites

The Wisconsin State Historical Society lists archeological sites throughout the state in its Archeological Sites Inventory (ASI). These sites include cemeteries/burial sites, effigy mounds, and campsites/villages. At this time, eleven archeological sites are listed in Fontana.

Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from encroachment by any type of development. Many of these sites are located on private land, and may not be viewed by the general public. The National Historic Preservation Act of 1966 requires federal agencies to ensure that their actions do not adversely affect archeological sites on or eligible for listing on the National Register of Historic Places. Archeological sites can be protected during the course of state agency activities if the sites have been recorded with the Office of the State Archeologist.

E. CULTURAL RESOURCES GOALS, OBJECTIVES, AND POLICIES

TO BE COMPLETED AT A LATER DATE

F. CULTURAL RESOURCES PROGRAMS AND RECOMMENDATIONS

TO BE COMPLETED AT A LATER DATE

CHAPTER FOUR: NATURAL RESOURCES

The Village's natural resource base, especially environmentally sensitive areas with respect to soils, environmental corridors, wetlands, and floodplains, are critical factors in local planning decision making. Maintenance of these, and other environmentally sensitive natural features, is important for both the visual attractiveness of the community, as well as the maintenance and the integrity of that natural environment.

The purpose of this chapter is to identify strategies to preserve and protect the Village's natural resources. A survey of Fontana's natural resources provides an important framework for guiding several elements of the comprehensive planning process. This information can help identify the most appropriate locations for certain types of development, and can pinpoint areas that should be preserved and managed for recreational purposes, stormwater management, and groundwater protection. This chapter contains an inventory of the Village's land and water based natural resources, an inventory of wildlife habitat and natural areas, and outlines goals, policies, programs, and recommendations for natural resource preservation. Map 3 depicts the Village's key environmentally sensitive areas.

**NATURAL RESOURCES
RECOMMENDATIONS SUMMARY**

TO BE COMPLETED

A. LAND BASED RESOURCES

Ecological Landscapes

An ecological landscape is defined as a region of Wisconsin characterized by a unique combination of physical and biological attributes, such as climate, geology, soils, water, or vegetation. Different ecological landscapes offer distinct management opportunities based upon their levels of biological productivity, habitat suitability for wildlife, and presence of rare species and natural communities. The Village of Fontana falls entirely within the Southeast Glacial Plains ecological landscape, which is largely composed of glacial materials deposited during the Wisconsin Ice Age. Vegetation in this ecological landscape consists primarily of agricultural cropland, and forests of maple-basswood, lowland hardwoods, and oak occupy approximately 10 percent of land area. Understanding the distinct attributes of each of these landscapes will be important when identifying future land management and land use goals. Many of these attributes are identified in the following sections.

Environmental Corridors

Environmental corridors are a composite of the best elements of the natural resource base occurring in a linear pattern on the landscape. Environmental corridors provide linkages in the landscape for the movement of species and provide a buffer between natural and human communities. These corridor areas normally include one or more natural resource elements that are essential to the maintenance of ecological balance and diversity.

Environmental corridors generally lie along major stream valleys, around major lakes, and in the moraine areas of southeastern Wisconsin. Almost all of the remaining high-value wetlands, woodlands, wildlife habitat areas, major bodies of surface water, and delineated floodplains and shorelands are contained within these corridors. Protection of environmental corridors from intrusion by incompatible land uses, and thereby from degradation and destruction, should be an essential planning objective for the preservation of open natural spaces. These corridors should be preserved and protected in essentially natural, open land uses. Within the Village of Fontana, environmental corridors are scattered throughout the planning area.

Hilltops and Ridges

The most noticeable hilltops and ridges, located on the western edge of the Village, serve to define the horizon and provide a natural edge for the community. Large structures constructed on top of these natural features tend to be visually prominent, especially if they do not blend with the character of the Village in terms of building color, material, or architectural style.

Metallic and Non-Metallic Resources

There are currently no metallic mining operations in the State of Wisconsin. There are, however, 30 non-metallic extraction sites within Walworth County. The Stewart mineral extraction is located within the vicinity of Fontana. Under State Statutes (295.20), landowners who want to register their property as a non-metallic mining deposit are required to notify each county, city, village and/or town that has zoning authority over their property. Registrations must be recorded at the County Register of Deeds in the County where the mineral deposit is located. State law limits the ability of a municipality or a county to rezone or otherwise interfere with the future extraction of a mineral resource from a registered non-metallic mineral deposit. It is important to note that zoning changes prohibiting mining on land registered as a marketable non-metallic mining deposit cannot take effect during the registration period. Registration is effective for 10 years and renewable for an additional 10 years. In addition, registration on property with active mining operations can be renewed for as long as mining is ongoing. Zoning changes may take effect after the registration has expired.

Soils

The Miami-McHenry is the most common soil association found within the Village. This association is characterized by well-drained soils that have a subsoil of clay loam and silty clay loam. Permeability is moderate. Central Fontana is characterized by a combination of Rolling, Houghton, and Adrian muck which is subject to ponding after heavy rains—surface draining is often needed to remove the water rapidly in this soil type.

Steep Slopes

The northern and central portions of the Village and the extraterritorial jurisdiction are mostly flat to gently rolling with slopes less than 6 percent. As one enters the Village from the north and south, slopes range from 6 to 12 percent, with isolated areas of slopes greater than 12 percent, especially along the lakeshore. Slopes of greater than 20 percent can generally be found in two locations in the Village—the first is located in the northeastern section of the Village, generally following North Lakeshore Drive and North Lower Gardens Stream; the second follows to the south of the Potawatomi Creek in the Village center. This mix of topography reflects the rolling till plains and rolling to steep terminal moraines created by glacial movement.

Topography

The topography of southeastern Wisconsin was shaped over 100,000 years ago during the most recent period of glacial activity. This glacial activity created the lake basin and shaped the landscape. The geological formation of Geneva Lake began with the melting of the Troy Valley glacial lobe. The Troy Valley was a depression that ran from Troy to Lyons, then Lake Geneva and Beloit. This activity led to the formation of present lakes Como, Delavan, and Geneva. As a result of this glacial activity, the landscape is now characterized by glacial till plains and moraine ridges.

Wildlife and Rare Species

Species of wildlife common to the southeastern Wisconsin region are rabbits, squirrels, woodchucks, raccoons, muskrats, and beavers. Larger mammals such as white-tailed deer, coyotes, and foxes also inhabit the region. Common bird species include cardinals, robins, woodthrushes, great blue herons, wrens, blue jays, cranes, hawks, and killdeer.

According to the Wisconsin Department of Natural Resources, there are numerous occurrences of aquatic endangered species in Fontana. Occurrences of both aquatic and terrestrial endangered species can be found

in the central part of the Village adjacent to Geneva Lake and the southeaster most section of the Village along the southern border of Geneva Lake. Detailed information regarding the types of endangered animals, plants, and natural communities can be found at the Department of Natural Resources website.

Woodlands and Natural Vegetation

Woodlands are generally located in areas of steep topography or along water features. Existing woodlands that have not been broken up by residential development are invaluable to the Village's character and natural beauty. As such, remaining woodland areas should be preserved, and any development in an around them should take special care not to destroy these resources.

B. WATER BASED RESOURCES

Drainage Basins and Watersheds

The Village of Fontana is located within the southwestern-most edge of the Southeast Fox River Basin, which is divided into seven watersheds. The Village is located almost entirely within the westernmost edge of the Geneva Lake—White River Watershed which drains 168 miles and contains 128 miles of streams and 9 named lakes. The greatest threats to this watershed include urban and agricultural runoff, habitat modification, and ditching/channelization. A small segment at the north end of the Village is located within the Delavan Lake Watershed, and a small portion at the south end of the Village is located in the Lawrence Creek and the Piscasaw Creek Watersheds.

Floodplains

The Federal Emergency Management Agency (FEMA) designates floodplains. These areas are predicted to be inundated with flood waters in the 100-year storm event (e.g. a storm that has a 1 percent chance of happening in any given year). The Village of Fontana is fortunate to have less than one percent of land located within a floodplain, which are generally located along the lakeshore.

Groundwater

Groundwater supplies water to residential and commercial use in the Southeast Fox River Basin. Groundwater is comprised of the portion of rainfall that does not run off to streams or rivers and that does not evaporate or transpire from plants. This water percolates down through the soil until it reaches the saturated zone of an aquifer. Drinking water in the basin comes from three main groundwater aquifers; the sand and gravel, dolomite, and sandstone. In the rural areas located throughout Walworth County, a potential groundwater contaminant is nitrate-nitrogen, which can come from improperly functioning on-site wastewater systems, animal feedlots, livestock waste facilities, sludge and septage application, lawn and agricultural fertilizers, and decaying plant debris.

Surface Water

The Village surrounds the western shores of Geneva Lake. The 5,262 acre lake has a maximum depth of 135 feet, is 2.1 miles wide, 7.6 miles long, and 21 miles around. Geneva Lake is the largest and deepest water body in the



Geneva Lake – October 2008

Southeast Fox River Basin, and is the most important surface water resource in the Village. It is a deep spring lake, the largest in the region, and contains a diverse fish population, including the smallmouth bass, largemouth bass, walleye, brown trout, and the least darter and the lake herring (also known as cisco), both species of special concern. Threats to lake quality include exotic species, excess nutrients, heavy boating pressure, stormwater runoff, shoreline development, and septic systems.

There is a long history of efforts to protect and improve the Lake's utility. The very first lake organization in the State was formed for Geneva Lake in 1891. Since then, other organizations have been founded to manage lake levels and water quality, most recently the Geneva Lake Environmental Agency in 1971 and the Geneva Lake Conservancy in 1981.

SEWRPC prepared a Lake Management Plan for Geneva Lake in May 2008. Key recommendations include:

- Maintenance of the historic low and medium-density residential character of the already-developed portions of shoreline of Geneva Lake.
- Implementation of structural stormwater management measures and vegetative shoreline protection measures where there is higher density development.
- Limit large-lot residential development in the Lake tributary area; consider modifying development codes to include maximum lot sizes and clustering requirements to reduce the amount of land consumed and preserve open space.
- Careful review of lakefront developments by Geneva Lake communities to ensure compliance with shoreland zoning requirements and encourage the use of shoreland buffers, environmentally friendly landscaping practices, and stormwater management practices.
- Promote urban non-point pollution abatement through the use of stormwater management planning programs and consider non-point source control measures.
- Public acquisition of some wetlands and woodlands in the area tributary to Geneva Lake.
- Continued enforcement of boating regulations and maintenance of public access sites.

Wetlands

Wetlands are important ecological features that help protect and enhance a region's water quality by preventing pollutants from reaching lakes, rivers, streams, and groundwater. Wetlands protect shorelines from erosion and reduce potential flood damage by storing and infiltrating runoff from rain storms and snow melt. Additionally, wetlands provide critical habitat for many native plant and animal species.

According to the Wisconsin DNR's Wetland Inventory Maps, wetland habitats comprise approximately 3.5 percent (79 acres) of the Village's total land area. These ecosystems play significant roles in maintaining the quality of groundwater and surface water and provide valuable habitats for fish, birds, and other wildlife. Wetland areas are located in the center of the Village to the east of Main Street; and surrounding Van Slyke Creek and Potawatomi Creek. Occurrences of wetland areas coincide with occurrences of environmental corridors.

C. RECREATIONAL RESOURCES

State Parks and Natural Areas

- Walworth County is home to ***Big Foot Beach State Park***, which is a 271-acre park on the southeastern shore of Geneva Lake which offers 100 campsites, a sand beach, picnic areas, and 5.5 miles of hiking trails through forest and open meadow.
- The ***Kishwauketoe Conservancy Natural Area*** was established in 1989. The name "Kishwauketoe" is a Potawatomi Indian word for "sparkling water." The Kishwauketoe Conservancy is a 231 acre wetland

area with more than four miles of trails. Kishwauketoe is located in Williams Bay along Hwy 67 just north of Geneva Street. Kishwauketoe is the most intact, undisturbed wetland area of Geneva Lake.

- **Fontana Fen and Prairie** is one of Wisconsin's rare wetland communities consisting of calcareous fen. The conservation area is 10 acres located between Villages of Fontana and Walworth along STH 67. This area was slated for a mall development in the 1970s; however, it was recognized by environmentalists as a rare wetland community. The land was eventually purchased and donated to the Lake Geneva Land Conservancy.
- Other natural areas in Walworth County which are easily accessible from Fontana include Beulah Bog, Lulu Lake, Young Prairie, Pickerel Lake Fen, Clover Valley Fen, and Bluff Creek.

State Wildlife Areas

- The **Turtle Creek Wildlife Area** is a 1,035 acre property located in western Walworth and eastern Rock Counties. This property straddles four areas of Turtle Creek within a ten mile segment of the waterway, beginning just west of CTH P outside of the City of Delavan. There are 10 road crossings and/or parking lots scattered through the length of the property. The habitat consists of sedge meadow, shrub carr, hardwood forest, and small prairie remnants. Large fall and winter concentrations of Canada Geese can be seen at Turtle Creek. It is also home to a number of rare fish and reptile species. Permitted activities include wildlife viewing, hiking, fishing, paddling, hunting, trapping, and berry picking. Hunting/viewing opportunities include deer, waterfowl, small game, and partridge.
- **Lyons Wildlife Area** is located 2 miles north of Lake Geneva. This 135 acre property consists of grasslands, lowland brush, and wetlands. Recreational opportunities include hunting, trapping, fishing, hiking, canoeing, and berry-picking. The White River runs along the southern edge of the Lyons Wildlife Area.
- The **Bloomfield Wildlife Area** is located off STH 12 between Lake Geneva and Genoa City. This 1203 acre property consists of wetlands, grasslands, and scattered woodlots. The numerous wetlands and grassy areas present a favorable opportunity for pheasant and deer hunting. Other activities include hiking, wildlife watching, and berry picking.

D. NATURAL RESOURCES GOALS, OBJECTIVES, & POLICIES

TO BE COMPLETED AT A LATER DATE

E. NATURAL RESOURCES PROGRAMS AND RECOMMENDATIONS

TO BE COMPLETED AT A LATER DATE

Map 3: Natural Features

CHAPTER FIVE: TRANSPORTATION

This chapter includes a compilation of background information, goals, objectives, policies, and recommended programs to guide the future development and maintenance of various modes of transportation in the Village of Fontana. The chapter also compares the City's transportation policies and programs to state and regional transportation plans as required under §66.1001, Wisconsin Statutes.

TRANSPORTATION RECOMMENDATIONS SUMMARY

TO BE COMPLETED

A. TRANSPORTATION NETWORK

This section describes the existing conditions of transportation facilities in the Village.

Roadways

Interstate Highway 43 is located about eight miles to the north of Fontana. This roadway serves as a regional, controlled-access facility within Wisconsin, connecting Milwaukee and Beloit. United States Highway (USH) 14 bypasses the Village to the west, connects Fontana to the Village of Darien and serves as the Village's primary arterial. State Trunk Highway (STH) 67 serves as the Village's primary minor arterial, connecting Fontana to the Village of Williams Bay. STH 67 intersects with STH 50 just north of Williams Bay and provides access to Lake Geneva. Fontana Boulevard and Lakeshore Drive function as collector streets within the Village. Kinzie Avenue and High Street are examples of Fontana's local streets.

Rail

The Wisconsin and Southern Rail Road owns a freight rail spur line that serves Walworth County. A line runs through the Village of Walworth that connects to Janesville and terminates at Fox Lake in McHenry County in Illinois.

The nearest commercial passenger rail service is the Amtrak Hiawatha service line between Milwaukee and Chicago. The train stations nearest Lake Geneva are located near Racine, Mitchell International Airport, and downtown Milwaukee. The Midwest Regional Rail Initiative is a multi-state planning effort that would, among other objectives, provide high speed passenger rail service between Chicago and Minneapolis and major Wisconsin cities in between. If realized, the service would make use of existing rail line between

ROAD FUNCTIONAL CLASSIFICATION SYSTEM

Wisconsin's functional classification system groups roads and highways according to the character of service they offer, ranging from rapid through access to local land access. The purpose of functional classification is to enhance overall travel efficiency and accommodate traffic patterns and land uses by designing streets to the standards suggested by their functional class. The four main functional classes include:

Principal Arterials: Serve longer inter-urban type trips and traffic traveling through urban areas, including interstate highways and other freeways.

Minor Arterials: Provide intra-community continuity and service trips of moderate length, with more emphasis on land access than principal arterials.

Collectors: Provide both land access and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. These roadways collect traffic from local streets in residential neighborhoods and channel it onto the arterial system.

Local Streets: Provide direct access to abutting land and access to collectors. Local roads offer the lowest level of mobility. Through traffic movement on this system is usually discouraged.

Source: WisDOT, Facilities Development Manual, Procedure 4-1-15

Chicago and Milwaukee, and would not enter Walworth County.

Public Transportation and Para-Transit

Public bus service is currently not provided in Fontana; however, three park and ride facilities and rideshare programs are available to residents in Walworth County. The closest park and ride facility to Fontana is the Elkhorn Park and Ride Lot 64-10, located one block east of US 12 on Williamson Street. This facility is covered with light asphalt with parking for 40 vehicles. Parking is free for up to 48-hours.

WisDOT's free rideshare program for residents in southeastern Wisconsin matches individuals based on origins, destinations, and work hours. The rideshare program is also available for those commuting to northern Illinois, and vanpool options are also available to residents who commute to Madison.

Walworth County Health and Human Services provides on-demand transportation services to County residents age 60 and above and to disabled persons for medical appointments.

Truck and Water Transportation

USH 14 is the designated heavy truck route around Fontana. STHs 50 and 67 are designated access routes for vehicles up to 75 feet in length. This provision allows tractor/semi-trailer combinations access to locations within 15 miles of 75-foot restricted routes to reach fuel, food, maintenance, repair, rest, staging, and points of loading/unloading. Loads are limited to 13,000 pounds. There is no waterborne freight or passenger transit in the in the Village.

B. REVIEW OF LOCAL, STATE, REGIONAL TRANSPORTATION PLANS

The following is a review of state and regional transportation plans and studies related to Fontana. The Village's transportation plan element is consistent with these state and regional plans.

Six Year Highway Improvement Program for Southeast Wisconsin, 2008-2013

WisDOT maintains a six-year improvement program for state and federal highways within the Southeastern Region. The State of Wisconsin has 114,485 miles of public roads, from Interstate freeways to city and village streets. This highway improvement program covers only the 11,773-mile state highway system that is administered and maintained by WisDOT. The other 102,712 miles are improved and maintained by the cities, towns, counties, and villages in which the roadways are located. The state highway system consists of 743 miles of interstate freeways and 11,773 miles of state and U.S. marked highways. At this time, there are no projects planned for the Village of Fontana in the state's six year program.

Connections 2030: Wisconsin's Long-Range Transportation Plan

Currently under development, this multimodal transportation plan will help the state meet transportation needs of the 21st century. This plan focuses on strategies to maintain and enhance the state's transportation system to support future mobility and economic growth. Key elements of this plan include: safety and security; preserving the existing and future transportation system; optimizing investment in the system for continued safety, enhanced mobility, and efficiency; responding to local, regional, national, and international economic trends to maintain state economic competitiveness; considering environmental issues to maintain Wisconsin's quality of life; and providing users with transportation choices. The policies in this plan will aid transportation decision-makers when evaluating transportation programs and projects.

Wisconsin Bicycle Transportation Plan: 2020

The Wisconsin Bicycle Transportation Plan presents a blueprint for improving conditions for bicycling, clarifies the WisDOT's role in bicycle transportation, and establishes policies for further integrating bicycling into the current transportation system. While there are no Fontana-specific recommendations, the plan map shows existing state trails and future "priority corridors and key linkages" for bicycling along the State Trunk Highway system in Wisconsin.

Wisconsin Pedestrian Plan Policy

In 2001, the state adopted a Pedestrian Policy Plan, which highlights the importance of maintaining and expanding walking and pedestrian facilities throughout the state. Additionally, the plan outlines measures to increase walking and to promote pedestrian comfort and safety. This plan also provides a policy framework addressing pedestrian issues and clarifies WisDOT's role in meeting pedestrian needs.

C. TRANSPORTATION GOALS, OBJECTIVES, AND POLICIES

TO BE COMPLETED AT A LATER DATE

D. TRANSPORTATION PROGRAMS AND RECOMMENDATIONS

TO BE COMPLETED AT A LATER DATE

Map 4: Transportation and Community Facilities

TO BE COMPLETED AT A LATER DATE

CHAPTER SIX: UTILITIES & COMMUNITY FACILITIES

This chapter of the *Plan* contains background information, goals, objectives, policies, and recommended programs to guide the future maintenance and development of utilities and community facilities within the Village of Fontana.

A. EXISTING UTILITIES AND COMMUNITY FACILITIES

Village Administrative Facilities

The Village of Fontana administrative offices are located at 175 Valley View Drive. This historic building was constructed in 1934 and renovated in 1995. Fontana Village Hall houses the offices of the Village administrator, clerk, clerk-treasurer, building inspector, municipal court, and the Chamber of Commerce. The City's Office of Public Works is located at 300 Wild Duck Road.

Police Facilities

The Village Police Department is located in the Public Safety Building on Fontana Boulevard. The Police Department provides 24-hour service coverage and employs eight full and part-time employees: chief, lieutenant, four full time officers, one part time officer, administrative assistant, and a non-sworn seasonal community service officer. Dispatching duties are handled by the Walworth County Sheriff's Department. In 2007, the Village of Fontana Police Department handled 2,520 calls for service. Calls for service include calls related to crimes, ordinance violations, arrests made, traffic accidents, public relations functions, traffic citations issued, non emergency calls like animal complaints, and emergency calls such as medical emergencies or alarms. The Village of Fontana Police Department also has a number of community safety and educational programs, including a student mentoring program, citizen ride-along program, and a neighborhood walk and talk program.

Fire and Emergency Medical Services

The Village of Fontana's volunteer Fire Department and Rescue Squad is located in the Public Services Building on Fontana Boulevard. The Fire Department is funded by the Village. The Rescue Squad is funded through citizen and business contributions.

Health Care Services and Child Care Facilities

Fontana residents are served by the Aurora Health Care Center located at 525 Kenosha Street in Walworth and at the Mercy Walworth Hospital and Medical Center in Lake Geneva. Chiropractic care is available at Fontana Family Chiropractic at 450 Mill Street in Fontana.

Childcare services are available through Lighthouse Christian Montessori School in Williams Bay, United Childcare Center in Lake Geneva, and Delavan Nursery Center-Preschool in Delavan.

Libraries

The Fontana Public Library, located at 166 2nd Avenue, is a member of the Lakeshores Library System. The library has an extensive collection of fiction, non-fiction, children's books, large-print books, audio books, compact discs, and features art exhibits and local history archives. Wireless internet access is available for public use.

**UTILITIES AND COMMUNITY FACILITIES
RECOMMENDATIONS SUMMARY**

TO BE COMPLETED

Parks and Open Space

In addition to lake access, the Village of Fontana offers several over 150 acres of parkland and recreational facilities available for the enjoyment of visitors and local residents. The Village is currently updating its Park and Open Space Plan to plan for the future maintenance and expansion of these facilities. Figure 6.1 lists and describes Fontana’s existing park and recreational facilities.

Figure 6.1: Park and Recreational Sites

Park	Description	Acres	Ownership
Duck Pond Recreation Area	Duck Pond Recreation Area, located off Highway 67 on Wild Duck Road, features a recently constructed pavilion, numerous hiking trails, baseball and soccer fields, and a Frisbee golf course.	109.0	Village
Mohr Public Park	Located at the end of Mohr road, this park provides pedestrian access to the Geneva Lake Shore Path.	0.21	Village
Pioneer Park	Pioneer Park, located off Lake Street across from the Village Boat Launch, offers an unobstructed view of Geneva Lake.	0.5	Village
Fontana Elementary School and Mill Pond Natural Area	Mill Pond Natural Area supports a natural spring and coldwater creek, woodlands, and wetland areas. There is also an existing pedestrian trail system through the forested area south of the school building. Play fields and equipment are available on school grounds.	4.0	School District
Big Foot Nature Study Area	Located on Brick Church Road, the Big Foot Nature Study Area is a man-made prairie and oak savanna developed to serve educational purposes. The area is open to the public.	15.0	Village
Fontana Fen	Fontana Fen is located between Main Street and Dewey Avenue. This park features restored fen and prairie land and is also used as an educational exhibit.	10.0	Village
Fontana Beach	Fontana Beach is the only public beach in the Village of Fontana. Private locker rooms and restrooms are available. Lifeguards are present in summer months.	6.0	Village
Reid Park	Reid Park is located along the lakefront at the intersection of Lake Street and 3 rd Avenue. The park features the Little Foot Playground, a baseball diamond, and gazebo.	4.0	Village
Boat Access Site	Located on Lake Street just south of Bay View Avenue, this is the only public boat access in the Village.	1.0	Village
Triangle Park	Located adjacent to the beach house on Lake Street, Triangle Park provides seating and a viewing area for the lake.	0.5	Village of Fontana
Geneva Lake Shore Path	The Lakeshore Path around Geneva Lake is a 20 mile shoreline trail that is fully accessible to the public. An Indian treaty signed in 1833 guarantees this access in perpetuity. Approximately 3.13 miles traverses through Fontana.	16,500 linear feet	Public Easement
Cemeteries	No cemeteries are located in the Village of Fontana.	0	N/A
Total Acres (excluding trails)		150.18	

Source: Village of Fontana on Geneva Lake Park and Open Space Plan, 2003

Schools

The Village of Fontana is served the Fontana Joint 8 School District and the Big Foot UHS School District which is comprised of one elementary school and one high school. Fontana Elementary serves students in grades 4K—8th. Grades 9th-12th attend Big Foot High School. Big Foot High School, located in the neighboring Village of Walworth, was recently renovated and expanded. The new facility comprises approximately 200,000 square feet. The Faith Christian School is also located in Fontana serving children in kindergarten through 12th grade.

Enrollment for both districts is shown in Figure 6.2. According to Wisconsin Department of Public Instruction, high school enrollment has declined by 4.6 percent in the past four years. Enrollment at Faith Christian School has steadily declined by 25 percent since 2005. These trends are indicative of Fontana’s aging population as discussed in Chapter One.

Figure 6.2: School Enrollment, 2005-2009

School/District	Address	2005	2006	2007	2008	2009	Percentage change (2005-2009)
Fontana Elementary Fontana Joint 8 School	450 South Main Street, Fontana, WI	287	300	295	294	291	1.4%
Big Foot High School Big Foot UHS School District	401 Devils Lane, Walworth, WI	587	589	585	565	560	-4.6%
Faith Christian School Fontana Joint 8 School	W5525 Hwy 67 Williams Bay, WI	223	230	237	204	167	-25.1%

Source: Wisconsin Department of Public Instruction, 2009

The Village of Fontana is located within the Gateway Technical College District, which offers campuses in Burlington, Racine, Kenosha, Pleasant Prairie, Sturtevant, and Elkhorn. Gateway offers technical certificates in financial planning, multimedia, network security, psychosocial nursing, telecommunication engineering, and websphere programming.

Solid Waste Disposal and Recycling

The Village of Fontana provides weekly refuse removal for local residents. The Village also provides weekly recycling service through John’s Disposal Service. Fontana’s recycling is “single-stream” meaning that all recyclable items can be combined.

Telecommunications and Power Distribution

Both AT&T and Charter Communications offer telephone, internet, and cable services to the Village of Fontana. Electric and natural gas utility is provided by Alliant Energy.

Water Supply

The Village of Fontana provides municipal water service via four active wells. Two of these wells are located north of Dewey Avenue on the west side of the Village. The two newest wells are located in Country Club Estates at the southeast corner of the intersection of Tarrant Drive and Mayflower Lane. The Village also owns one 100,000 gallon mixing reservoir, one 200,000 gallon elevated storage tank, and one 1,000,000 gallon stand pipe. It is expected that the existing water system facilities will meet projected growth.

Wastewater Treatment

A sewage treatment plant operated by the Fontana-Walworth Water Pollution Control Commission (FWWPCC) treats the Village’s wastewater. The plant is located west of Fontana along the Piskasaw Creek.

The Fontana-Walworth sanitary sewer service area encompasses the corporate limits of the Village of Fontana and the Village of Walworth and includes portions of the Village of Williams Bay and the Towns of Walworth and Linn. The existing sewer service area boundary is shown on Map 1. Within the Village of Fontana, the sewer system contains 30 miles of sewer mains and 12 lift stations. The average annual flow rate for the entire FWWPCC sewer service area is 1,310,000 gallons per day. The annual average plant capacity is 1,450,000 gallons per day. Fontana's average annual flow rate is about 910,000 gallons per day, which accounts for 63 percent of the total service area.

B. UTILITIES AND COMMUNITY FACILITIES GOALS, OBJECTIVES, AND POLICIES

TO BE COMPLETED AT A LATER DATE

C. UTILITIES AND COMMUNITY FACILITIES PROGRAMS AND RECOMMENDATIONS

TO BE COMPLETED AT A LATER DATE

CHAPTER SEVEN: HOUSING AND NEIGHBORHOOD DEVELOPMENT

A community’s housing stock is its most significant long-term capital asset. As is typical in most communities, housing is the largest single land user in the developed portions of Fontana. This chapter contains a compilation of housing trends, forecasts, and housing programs available to assist low and moderate income individuals and those with disabilities. The chapter concludes with goals, objectives, policies, and recommended programs aimed at providing an adequate housing supply that meets the existing and forecasted housing demand in Fontana, along with maintaining high-quality neighborhoods that contribute to Fontana’s unique community character.

HOUSING AND NEIGHBORHOOD DEVELOPMENT RECOMMENDATION SUMMARY

TO BE COMPLETED

A. EXISTING HOUSING FRAMEWORK

From 1990 to 2000, the Village’s total housing stock increased 0.6 percent, from 1,976 to 1,988 housing units. As shown in Figure 7.1, the dominant housing type in Fontana is single family detached homes, which comprise more than three quarters of the Village’s existing housing stock. The percentage of attached single family, two family (duplex), and multi-family structures decreased in the 1990s from 32 percent to 23 percent in 2000.

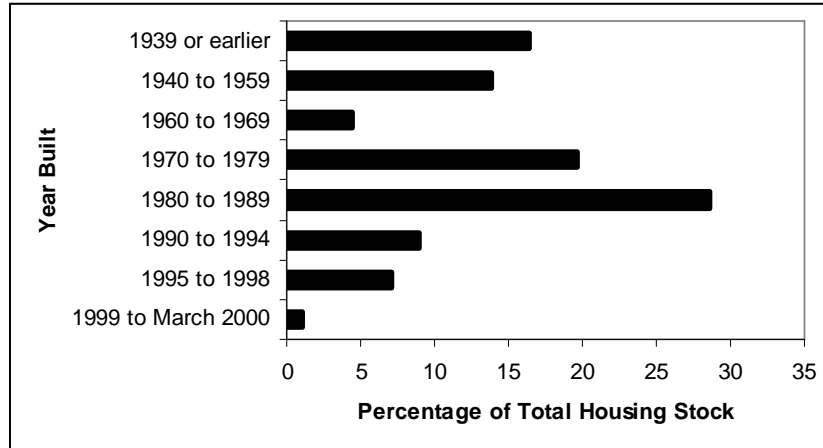
Figure 7.1: Housing Types, 1990-2000

Units per Structure	1990 Units	1990 Percent	2000 Units	2000 Percent
Single Family—Attached	162	8.2	144	7.2
Single Family—Detached	1,344	68.0	1,529	76.9
Two Family (Duplex)	48	2.4	28	1.4
Multi-family (3-4 units)	162	8.2	145	7.3
Multi-family (5+ units)	260	13.2	142	7.2

Source: U.S. Census 1990 and 2000

Figure 7.2 illustrates the age of the Village’s housing stock based on 2000 Census data. This characteristic is sometimes used as a measure of the general condition of the local housing supply. More than half of Fontana’s housing was built prior to 1979, and approximately 16 percent was built prior to 1939. Approximately 17 percent of Fontana’s housing was constructed between 1990 and 2000.

Figure 7.2: Age of Housing as a Percent of Total Housing Stock, 2000



Figures 7.3 and 7.4 present household characteristics for the Village of Fontana as compared to several surrounding communities and Walworth County. In 2000, Fontana’s average household size was smaller than all other comparison communities. Further, the Village’s average household size decreased considerably from 2.51 persons in 1990 to 2.30 in 2000. This trend reflects not only the Village’s mature population with fewer families and more retirees than surrounding communities, but also the growing nation-wide trend toward smaller households.

Property values in the Village of Fontana are substantially higher when compared to other nearby communities, with the average property value (land plus improvements) nearing \$450,000. The Town of Linn is the only comparison community with an average value of residential property that exceeds the Village of Fontana. It is also more expensive to rent in Fontana than neighboring communities.

Figure 7.3: Household Characteristics Comparison

	Total Housing Units	Total Households	Average Household Size	Percent Single Person Households	Average Equalized Value of Residential Property ¹	Median Rent
Village of Fontana	1,974	764	2.30	27.1	\$442,315	\$722
Village of Walworth	893	850	2.57	26.1	\$179,221	\$562
Village of Williams Bay	1,772	993	2.35	30.4	\$366,459	\$636
Town of Delavan	3,054	1,798	2.53	24.5	\$289,203	\$680
Town of Linn	1,901	910	2.41	26.8	\$661,620	\$582
Town of Walworth	586	529	2.86	14.4	\$293,526	\$550
City of Lake Geneva	3,757	3,053	2.33	33.0	\$290,569	\$605
Walworth County	43,783	34,522	2.57	24.7	\$278,872	\$588

Source: U.S. Census Bureau

¹ Wisconsin Department of Revenue, 2007/08 property taxes

The majority of housing in the Village of Fontana is owner-occupied single-family homes. A large portion of the total housing in Fontana is vacant, with nearly 97 percent as seasonally vacant. The percentage of seasonally vacant homes in Fontana is higher than the comparison communities—though there are nearly as many seasonally vacant homes in the Town of Linn.

Figure 7.4: Housing Occupancy Characteristics Comparison

	Percent Owner Occupied Households	Percent Single Family Units	Percent Housing Units Vacant	Percent Vacant Housing	
				For Sale/Rent	Seasonal
Village of Fontana	85.1	84.1	61.3	2.4	96.3
Village of Walworth	64.5	74.1	4.8	48.9	14.0
Village of Williams Bay	74.6	74.4	44.0	5.4	86.3
Town of Delavan	80.6	92.8	41.1	6.5	85.6
Town of Linn	77.5	96.4	52.1	2.6	95.5
Town of Walworth	80.0	94.1	9.7	17.6	54.4
City of Lake Geneva	53.0	52.7	18.7	29.6	60.9
Walworth County	69.1	74.5	21.2	11.0	80.5

Source: U.S. Census Bureau

B. HOUSING PROGRAMS

The following programs and organizations provide rental assistance or assistance to purchase or renovate housing. These programs are generally available to low and moderate income individuals and those with disabilities. In addition to the programs listed below, information regarding numerous other housing programs is available through the U.S. Department of Housing and Urban Development.

Downpayment Plus and Downpayment Plus Advantage

Downpayment Plus (DPP) and Downpayment Plus Advantage are down payment and closing cost assistance programs available to low and moderate income homebuyers. Both programs are funded by the Federal Home Loan Bank of Chicago’s (FHLBC) Affordable Housing Program (AHP). The programs are administered by the Wisconsin Partnership for Housing Development (WPHD) and the FHLBC for members headquartered in Wisconsin.

Funding through the programs is available to FHLBC member financial institutions. A grant is paid on behalf of the borrower at the time of closing. To qualify for DPP, borrowers must earn at or below 80% of the area median income. Borrowers must also sign a 5-year retention agreement, participate in homebuyer counseling, and use the home as their primary residence.

Wisconsin Housing and Economic Development Authority

The Wisconsin Housing and Economic Development Authority (WHEDA) manages several housing programs including home mortgage and improvement loans and home repair grants for the elderly from the U.S. Department of Agriculture. The HOME Investment Partnerships Program funds down payment assistance for homebuyers, rental rehabilitation, weatherization-related repairs, accessibility improvements, and rental housing development. The Housing Cost Reduction Initiative (HCRI) funds activities such as emergency rental aid, homeless prevention efforts, and related housing initiatives. Further information on these programs can be obtained by contacting WHEDA.

Division of Housing and Community Development (DHCD)

One of the functions of DHCD is to manage federal and state housing programs such as owner-occupied housing purchase programs, owner-occupied improvement/accessibility programs, and rental programs. DHCD works with local governments and non-profit housing organizations to deliver financial and technical housing assistance to elderly persons, people with disabilities, low and moderate income residents, and the homeless population. Future information on these programs can be obtained by contacting DHCD.

Community Action, Inc.

Community Action Inc. Walworth County acts as the Program Administrator for many of the City, State, and Federal programs described above. The corporation's mission is to optimize the economic and social potential of the community by directing public and private resources to promote the economic self-sufficiency of individuals and families. The organization works to provide people with the knowledge and skills to be self-sufficient, eliminate social and economic barriers which inhibit people from becoming self-sufficient; and secure a minimum standard for living for all low-income and disadvantaged individuals.

C. HOUSING AND NEIGHBORHOOD DEVELOPMENT GOALS, OBJECTIVES, AND POLICIES

TO BE COMPLETED AT A LATER DATE

D. HOUSING AND NEIGHBORHOOD DEVELOPMENT PROGRAMS AND RECOMMENDATIONS

TO BE COMPLETED AT A LATER DATE

CHAPTER EIGHT: LAND USE

This chapter is intended to guide land use decision making in and around the Village. Implementing land use planning policies allows the Village to guide development and redevelopment in a manner that promotes economic health, maintains community character, and protects sensitive environmental features. This chapter features a map showing recommended future land uses, and policies guiding development decisions within each of these mapped areas.

LAND USE RECOMMENDATIONS SUMMARY

TO BE COMPLETED

A. LAND USE MAP CATEGORIES

The following land use categories are depicted on the Existing Land Use map (Map 5) and the Future Land Use map (Map 6). On the Existing Land Use map, these categories indicate how land was being used at the time this *Plan* was written. On the Future Land Use map, these categories indicate the Village's desired future uses. Note that not all of land use categories described below are represented on both maps, as some may not be appropriate for desired future land uses.

- **Agriculture/Vacant:** Agricultural lands and uses, farmsteads, other open lands, and single-family residential homes at or below 1 dwelling unit per 35 acres.
- **Rural Residential:** Single-family detached residential development served by individual on-site wastewater treatment (septic) systems.
- **Single Family Residential:** Single-family residential development served by public utilities at densities averaging between 1 and 5 dwelling units per acre.
- **Two-Family Residential:** Two-family residential development (duplexes, twin homes, townhouses, flats) at densities up to 8 dwelling units per acre.
- **Mixed Residential:** A variety of residential units (single family, two-family, multi-family) at densities above 8 dwelling units per acre.
- **Neighborhood Commercial:** Small-scale, neighborhood supporting retail, service, and office uses that preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, and signs.
- **Downtown:** Pedestrian-oriented indoor commercial, office, institutional, and second story residential units in a "downtown" setting with streetscaping and minimal building setbacks.
- **General Industrial:** Indoor industrial land uses and controlled outdoor storage facilities with moderate attention to building design, landscaping, and signage.
- **Community Facility:** Large and small-scale public buildings, such as health clinics, schools, churches, power substations, and special care facilities.
- **Public Park & Recreation:** Publicly owned parks devoted to playgrounds, play fields, play courts, trails, picnic areas, and related active recreational activities.
- **Woodland & Open Space:** Public and privately owned forested and open space areas.

B. EXISTING LAND USE PATTERN

An accurate depiction of the Village's existing land use pattern is the first step in planning for a desired future land use pattern. The Village of Fontana encompasses approximately 3.4 square miles. Figure 8.1 summarizes

the existing acreage allocated to each of the various land use categories within the municipal boundaries. The Existing Land Use pattern is depicted on Map 5.

Figure 8.1: Existing Land Use Totals

Land Use Category	Acres	Percentage
Rural Residential	0	0
Single-Family Residential	621.6	28.6
Two-Family/Townhouse Residential	22.1	1.0
Mixed Residential	97.2	4.5
Neighborhood Commercial	0	0
General Commercial	32.4	1.5
General Industrial	27.6	1.3
Community Facility	22.2	1.0
Public Park and Recreation	329.1	15.1
Agricultural/Vacant	356.7	16.4
Woodland and Open Space	436.4	20.1
Mineral Extraction	3.3	0.2
Surface Water	23.7	1.1
Rights-of-Way	203.0	9.3
Total	2175.5	100%

Source: GIS Inventory, Vandewalle & Associates, 2009

Residential Development

The Village of Fontana is predominantly a seasonal, single family residential area served by sanitary sewer and public water. More than one quarter of the Village's land area consists of residential development. Most of this is located in areas along the lakefront and in subdivisions along North Shore Drive and Lake Shore Drive. An older single family residential area is located in the historic core of the Village, bounded by Fontana Boulevard to the south, the STH 67 corridor on the west, First Avenue on the north, and Lake Street on the east. Another older neighborhood is located near the Village center along Main Street, Mills Street, Fontana Avenue and Dewey Avenue. Newer single family residential development is located at the site of a former quarry across from Village Hall.

Unsewered rural residential development is located along Indian Hills Road on the south side of the Village. There are a few small parcels of two-family/townhouse residential development in the Village, generally between Second Avenue and Kinzie Street on the lakefront and along CTH B near the golf course. Mixed residential development is located in the west end of the Village along STH 67, and within the Abbey Country Club area.

Commercial and Industrial Development

The Village's commercial center, located at the intersection of STH 67 and Main Street, accommodates most of the Village's commercial and office development. A small industrial area is located in the northern section of the Village to the west of Valley View Drive.

Other Development

Key community facilities include the Fontana Elementary School on Main Street, the fire hall and post office along Fontana Boulevard, and the Village Hall/Library at the intersection of Kinzie Street and STH 67. The 40 acre Abbey Resort and Fontana Spa complex are located in the southeastern corner of the Village.

C. LAND DEVELOPMENT TRENDS

TO BE COMPLETED AT A LATER DATE

D. EXISTING LAND USE CONFLICTS

TO BE COMPLETED AT A LATER DATE

E. LAND USE DEMAND FORECAST

TO BE COMPLETED AT A LATER DATE

F. LAND SUPPLY

TO BE COMPLETED AT A LATER DATE

Map 5: Existing Land Use

G. FUTURE LAND USE GOALS, OBJECTIVES, AND GENERAL POLICIES

TO BE COMPLETED AT A LATER DATE

H. FUTURE LAND USE RECOMMENDATIONS, SPECIFIC POLICIES, AND PROGRAMS

TO BE COMPLETED AT A LATER DATE

CHAPTER NINE: ECONOMIC DEVELOPMENT

This chapter contains a compilation of background information, goals, objectives, policies and recommended programs to promote the retention and stabilization of the Village’s economic base. This chapter includes an assessment of new businesses and industries desired in the Village, an assessment of the community’s strengths and weaknesses with respect to attracting and retaining businesses and industries, and recommended strategies for economic development and redevelopment.

**ECONOMIC DEVELOPMENT
RECOMMENDATIONS SUMMARY**

TO BE COMPLETED

A. EMPLOYMENT TRENDS

Employment trends reflect shifts within local and national economies. The Village of Fontana’s labor force participation is high—reported to be 65.5 percent in 2000. This is a slight increase from 1990, which was reported to be 62.9 percent.

Figure 9.1 presents the Village’s labor force by employment sector in 1990 and 2000. As demonstrated below, the Village’s economy is diversifying, although still oriented toward education, health, social services, and manufacturing. Retail trade, which has decreased by about 6 percent, is the Village’s third largest industry next to arts, entertainment, recreation, accommodation, and food services. Employment in the Village is moving away from the construction, transportation, warehousing, and utilities industries and gaining in finance, insurance, real estate, wholesale trade, and other professional services.

Figure 9.1: Employment by Industry

Employment Industry	% of Labor Force (1990)	% of Labor Force (2000)
Educational, health, and social services	26.2	17.8
Manufacturing	18.0	16.2
Retail trade	16.7	10.3
Arts, entertainment, recreation, accommodation, and food services	3.3	10.3
Finance, insurance, real estate, rental, and leasing	8.2	9.3
Professional, scientific, administrative, and waste management services	4.0	9.1
Construction	8.2	6.9
Wholesale trade	3.8	5.1
Transportation, warehousing, and utilities	6.7	4.5
Other services (except public administration)	2.5	4.1
Public Administration	2.1	2.5
Information	N/A	3.0
Agriculture, forestry, fishing, hunting, and mining	0.3	0.9

Source: U.S. Census Bureau, 2000

Note: Census methodology changed from 1990-2000

Figure 9.2 shows employment in the Village by occupational group. In 2000, management and professional occupations accounted for the nearly 40 percent of the Village’s labor force, and sales and office occupations accounted for an additional 32 percent of the labor force.

Figure 9.2: Employment by Occupational Group

Occupation	% of Labor Force
Management, professional, and related occupations	37.6
Sales and office occupations	32.3
Production, transportation, materials moving occupations	12.3
Service occupations	10.0
Construction, extraction, and maintenance occupations	7.2
Farming, fishing, and forestry occupations	0.5

Source: U.S. Census Bureau, 2000

Figure 9.3 lists the Fontana’s twenty-five largest employers. Fontana’s economic base is largely based around tourism and recreation; however, professional services, dining, and small scale retail also contribute considerably to the Village’s economic health.

Figure 9.3: Largest Employers

Rank	Employer	Rank	Employer
1	Raintree Enterprises Abbey, Inc.	14	Novaks of Fontana, LLC
2	Abbey Springs, Inc.	15	Fontana Corner Market
3	Big Foot Country Club	16	Lake Geneva Yacht Club, Inc.
4	Gordy’s Boat House, Inc.	17	Country Club Estates Golf Course, Inc.
5	Gordy’s Lake Front Marine, Inc.	18	Home Design MFG Corp
6	Village of Fontana—Walworth County	19	D/B/A Georgie B’s
7	Elkhorn Sentry #801	20	Sheldon Landscape, Inc.
8	School District Fontana Joint #8	21	RWS Trucking
9	Chuck’s Lakeshore Inn, Inc.	22	Summit Dental Management SC
10	Audio Visual Services Group, Inc.	23	Evica Estate Management, LLC
11	Lazy Could Lodge Bed and Breakfast	24	Fontana Outdoor Sports
12	Laser Electric Supply, Inc.	25	Taher, Inc.
13	Mikkelsen Properties, LLC		

Source: Wisconsin Department of Workforce Development

B. ECONOMIC BASE ANALYSIS

Figure 9.4 presents income and labor characteristics for Fontana and surrounding communities. According to 2000 U.S. Census data, the Village’s median household income was \$54,211, which is higher than reported for the county and all comparison communities except the Town of Walworth. The Village’s per capita income was \$32,266, which is higher than surrounding communities and the county. The per capita income is defined as the total personal income divided by the total population and is used as a measure of the wealth of the population.

Figure 9.4 also shows the percentage of individuals below the poverty level in Fontana and surrounding communities. The population below the poverty line is lowest in Fontana compared to neighboring communities and the county.

Figure 9.4: Income Comparison

	Median Household Income	Per Capita Income	Percentage of Individuals Below the Poverty Level
Village of Fontana	\$54,211	\$32,266	3.8%
Village of Walworth	\$43,672	\$19,311	8.7%
Village of Williams Bay	\$50,450	\$26,231	7.2%
Town of Delavan	\$45,264	\$22,796	4.9%
Town of Linn	\$54,213	\$29,751	5.1%
Town of Walworth	\$56,250	\$24,817	8.0%
City of Lake Geneva	\$40,924	\$21,536	7.2%
Walworth County	\$46,274	\$21,229	8.4%

Source: U.S. Census Bureau, 2000

C. EDUCATION TRENDS

Educational attainment is another characteristic of a community’s labor force. Figure 9.5 compares educational attainment in the Village of Fontana with neighboring communities and the County. Fontana’s population is generally well-educated—over 90 percent of Fontana residents have received a high school diploma and nearly 30 percent have obtained a Bachelor’s degree.

Figure 9.5: Educational Attainment

	High School Graduate (or higher)	Some College (no degree)	Associates Degree	Bachelor’s Degree	Graduate or Professional Degree
Village of Fontana	92.2	27.3	7.1	27.5	11.9
Village of Walworth	84.4	23.0	8.3	9.9	5.7
Village of Williams Bay	94.4	26.9	4.5	27.9	11.5
Town of Delavan	81.9	23.2	5.8	12.8	4.1
Town of Linn	91.9	25.2	6.2	24.2	10.9
Town of Walworth	86.0	26.9	5.2	12.2	7.3
City of Lake Geneva	83.1	20.5	6.3	17.7	7.3
Walworth County	84.2	22.1	6.8	15.0	6.8

Source: U.S. Census Bureau, 2000

D. EMPLOYMENT FORECASTS

Walworth County employment projections were provided by Woods & Poole Economics, Inc., a regional economic and demographics analysis firm. These data predict the County's total employment to grow approximately 51 percent between the years 2000 and 2030. Over this time period, the most significant increase in jobs is projected to be in the service industry, which is expected to double. By 2030 the percentage of employees working in mining, in federal government, and on farms is projected decrease.

Figure 9.6: Walworth County Employment Projections

	2000	2005	2010	2015	2020	2025	2030
Farm Employment	1,324	1,266	1,242	1,218	1,195	1,171	1,147
Agricultural Services	893	1,155	1,253	1,352	1,451	1,552	1,654
Mining	32	28	28	28	28	28	28
Construction	3,080	2,988	3,368	3,746	4,121	4,493	4,861
Manufacturing	10,163	9,307	9,645	10,002	10,382	10,790	11,229
Transportation, Communications, Public Utilities	2,010	1,707	1,810	1,916	2,025	2,139	2,258
Wholesale Trade	1,831	1,602	1,696	1,793	1,897	2,008	2,129
Retail Trade	9,347	10,416	10,812	11,223	11,654	12,108	12,590
Finance, Insurance, Real Estate	2,902	3,220	3,500	3,779	4,061	4,351	4,654
Services	13,537	15,638	17,950	20,281	22,639	25,032	27,470
Federal Civilian Government	244	196	194	193	192	191	191
Federal Military Government	314	325	327	329	331	333	335
State and Local Government	6,324	6,934	7,519	8,119	8,735	9,368	10,019
Total Employment	52,001	54,782	59,344	63,979	68,711	73,564	78,565

Source: Woods & Poole, 2006

E. COMMUTING PATTERNS

According to 2000 Census data, Fontana residents spent an average of 33 minutes commuting to work. This commute time is longer than the averages of neighboring communities, indicating that residents of Fontana are more likely to leave the community for employment. Nearly 25 percent of Fontana residents traveled less than 10 minutes to work while 21 percent traveled over an hour to work, indicating that many workers leave the County for employment. Nearly 80 percent of Fontana residents commuted to work alone; approximately 10 percent carpooled; and 3.8 percent walked to work or used public transportation.

F. ENVIRONMENTALLY CONTAMINATED SITES

The Wisconsin DNR's Environmental Remediation and Redevelopment Program maintains a list of environmentally contaminated sites, or brownfields, in the state. The DNR defines brownfields as "abandoned or under-utilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination." Examples of brownfields might include a large abandoned industrial site or a small corner gas station. Properties listed in the DNR database are self-reported, and do not necessarily represent a comprehensive listing of possible brownfields in a community.

According to the Bureau for Remediation and Redevelopment Tracking System (BRRTS), as of March 2009, there was one contaminated site in the Village of Fontana in need of clean up. This site is classified as environmental repair (ERP). ERP sites are often times older and have been releasing contaminants to the soil, groundwater, or air over a long period of time. The Village encourages remediation and redevelopment of this site for economic development where appropriate, and will require appropriate remediation as a condition of any development approval.

G. ECONOMIC DEVELOPMENT AGENCIES AND PROGRAMS

Community Development Authority (CDA)

TO BE COMPLETED AT A LATER DATE

Tax Increment Financing—Financial Assistance Policy

Fontana's Financial Assistance Policy is designed to retain existing businesses and attract new development that would not otherwise be feasible without financial assistance. Allowable uses for tax incremental financing funds under this policy include: land acquisition; planning, legal, engineering, and/or architectural services; demolition of buildings and clearing of property; construction costs of infrastructure improvement projects; rehabilitation of existing structure; and financing costs.

Façade Improvement Program

The Village's Façade Improvement program was established to stimulate exterior building improvements of existing commercial buildings within the boundaries of Tax Incremental Financing District Number One (TID #1). The program is funded via Concept Design and Façade Improvement Grants and operates to accomplish the following goals:

- Enhance the overall attractiveness of the redevelopment area located within the TID #1 boundary.
- Promote a high level of maintenance for a sustainable commercial area.
- Promote commercial vitality and increase economic activity.
- Maintain or improve existing property values in the redevelopment area and in adjacent areas.

H. STRENGTHS AND WEAKNESSES OF ECONOMIC DEVELOPMENT

TO BE COMPLETED AT A LATER DATE

I. ASSESSMENT OF DESIRED ECONOMIC FOCUS

TO BE COMPLETED AT A LATER DATE

J. ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, AND POLICIES

TO BE COMPLETED AT A LATER DATE

K. ECONOMIC DEVELOPMENT PROGRAMS AND RECOMMENDATIONS

TO BE COMPLETED AT A LATER DATE

CHAPTER TEN: INTERGOVERNMENTAL COOPERATION

This chapter is focused on “intergovernmental cooperation,” defined as any formal or informal arrangement by which officials of two or more jurisdictions communicate visions and coordinate plans, policies, and programs to address and resolve land use, transportation, natural resource, utility, facility, services, or other issues of mutual interest. In a state with over 2,500 units of government and a movement towards greater cooperation and efficiency, it is becoming increasingly important to coordinate decisions that may affect neighboring communities and overlapping jurisdictions, like school and utility districts.

This chapter contains a compilation of background information, goals, objectives, policies, and recommended programs for joint planning and decision making with other jurisdictions. It incorporates by reference all plans and agreements to which Fontana is a party under §66.0301, §66.0307, and §66.0309, Wisconsin Statutes.

**INTERGOVERNMENTAL COOPERATION
RECOMMENDATIONS SUMMARY**

TO BE COMPLETED

A. EXISTING STATE AND REGIONAL PLANNING FRAMEWORK

The Village of Fontana lies within Walworth County, is bordered by the Towns of Linn and Walworth, and neighbors with the Village of Walworth, the Village of Williams Bay, and the City of Lake Geneva. Map 1 depicts the boundaries of Fontana’s neighboring and/or overlapping jurisdictions. Relationships with these local, regional, and state jurisdictions were analyzed during the City’s planning process to identify mutual planning issues and potential conflicts.

Town of Delavan

The Town of Delavan is located to the north of the Village of Fontana. The Town of Delavan is a participant in the concurrent County-wide comprehensive planning effort including 13 towns. The outcome of this multi-jurisdictional planning effort will be a long-range comprehensive plan for the year 2035, which would be adopted by the 13 participating towns and Walworth County. This year 2035 plan is discussed in greater detail under the Walworth County heading below.

Town of Linn

The Town of Linn, located east of Fontana, adopted its Year 2025 Comprehensive Plan in June 2004. The Town of Linn’s comprehensive plan and land use map describes a Joint Planning Area District that is intended to provide guidance to address future development adjacent to neighboring jurisdictions and promote intergovernmental cooperation with neighboring incorporated municipalities. Generally, the Joint Planning Area District corresponds to future urban service areas as identified in the comprehensive plans of neighboring municipalities.

The Town of Linn’s comprehensive plan also establishes a framework for boundary agreement negotiations in an effort to allow the Town to avoid annexation. The plan outlines the following goals and objectives related to land use and intergovernmental cooperation:

- Promote land use consistency and cooperation with neighboring communities, particularly in regard to growth and development that may have an impact on the water quality of the lake and the quality of life in the area.
- Protect the water quality of Geneva Lake, by: (1) requiring conservation subdivisions, (2) incorporating low impact development (LID) strategies, (3) preserving environmental corridors, (4) encouraging shoreline restoration, and (5) more actively enforcing erosion control ordinances.

- Promote consistency of land use along municipal borders by cooperating with the Villages of Fontana and Williams Bay and the City of Lake Geneva to jointly plan for the transition of land within the Joint Planning Area to urban uses in a manner where services can be provided without annexation.
- Investigate opportunities to provide sewer service (without annexation) to areas where it is needed and supported by local residents. Areas that could be provided with sewer service may include portions of the south shore through agreements with the Villages of Fontana and Walworth.
- Work with neighboring jurisdictions, including the Village of Fontana, to jointly plan for the transition from rural to urban land uses in a manner where services can be provided without annexation.

The Town of Linn considered the recommendations contained in the previous Village of Fontana Comprehensive Plan adopted in 2001.

Town of Walworth

The Town of Walworth surrounds the majority of the Village of Fontana and is a participant in the County-wide comprehensive planning effort. The outcome of this multi-jurisdictional planning effort will be a long-range comprehensive plan for the year 2035, which would be adopted by the 13 participating towns and Walworth County. This year 2035 plan is discussed in greater detail under the Walworth County heading below.

Village of Walworth

Located immediately to the west of Fontana, and sharing portions of its municipal boundary, is the Village of Walworth. Walworth's comprehensive plan, which was adopted in March 2001, plans for growth and development within its municipal boundary and within its urban service area. The urban service area was delineated based on a "Future Annexation Boundary" line that was proposed by the Villages of Fontana and Walworth in February 2000.

Walworth's comprehensive plan advances the mutual desire to establish a community separation area of open space and very low density development between Walworth and Fontana. The planned land use map seeks to accomplish this objective by proposing rural residential land uses in the areas adjacent to Fontana which lie within Walworth's 2001 urban service area boundary. The planned land use map designates a substantial amount of land within the southern and southeastern portions of the urban service area as single-family residential. The comprehensive plan advances the use of conservation neighborhood design in the planning and development of new neighborhoods within its urban service area.

The following have been used by the Village of Walworth as guiding principals for conservation neighborhood design:

- Provide housing, parks, and schools within walking distance to shops, services, and jobs.
- Blend the convenience of the automobile with the creation of safe, comfortable places to walk and bike.
- Integrate a variety of housing types to accommodate a variety of lifestyles and age groups.
- Preserve and enhance the environmental systems that define, sustain, and connect neighborhoods.
- Develop a bike and pedestrian trail and route system through the community, in cooperation with Fontana.

Walworth's comprehensive plan also encourages collaboration among the Village of Walworth, the Town of Walworth, the Village of Fontana, Walworth County, and neighboring jurisdictions with regard to planning initiatives and policies.

Village of Williams Bay

The Village of Williams Bay is located northeast of Fontana off STH 50. The Village employed Teska Associates, Inc. to prepare an update to their 1999 comprehensive plan to comply with State planning laws.

Williams Bay adopted an Interim Extraterritorial Zoning Ordinance in March 1997 that provides the Village an intergovernmental mechanism by which it can influence zoning within a 1.5 mile radius of Village borders. The Village's ETZ area includes portions of the Town of Linn.

City of Lake Geneva

Lake Geneva, located opposite Fontana along the eastern shores of Geneva Lake, is preparing a comprehensive plan concurrent to Fontana's comprehensive planning process.

TO BE COMPLETED AS LAKE GENEVA'S PLAN DEVELOPS

Walworth County

Walworth County has initiated a multi-jurisdictional comprehensive planning effort to comply with the State comprehensive planning requirements by January 1, 2010. Southeastern Wisconsin Regional Planning Commission (SEWRPC) has provided planning assistance in this initiative. Participating communities include the Towns of Darien, Delavan, East Troy, Geneva, LaFayette, LaGrange, Richmond, Sharon, Spring Prairie, Sugar Creek, Troy, Walworth, and Whitewater. The outcome of this planning effort will be a long-range comprehensive plan for the year 2035. Pending completion of this plan, the thirteen participating towns will adopt this plan as their local comprehensive plan.

As of October 2008, the inventory and data collection phase of the County plan has been completed. All work on the comprehensive plan is expected to be completed in the spring of 2009.

TO BE COMPLETED AS COUNTY PLAN DEVELOPS

Southeastern Wisconsin Regional Planning Commission

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) was established in 1960 to serve as the regional planning agency for the highly urbanized area of Southeastern Wisconsin. The commission consists of 21 members (3 from each county) who provide information and planning services to the counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha. SEWRPC addresses planning issues that transcend political and natural boundaries such as transportation, water supply, parks and open space, air and water quality, flooding, natural resource base deterioration, and changing land uses.

SEWRPC recently updated the Regional Land Use Plan and the Regional Transportation System Plan. The new Land Use and Transportation System Plans replace the existing plans, and will serve as guides to land use development and redevelopment and transportation system planning at the regional level through the year 2035. The Transportation System Plan is a multimodal plan of recommended transportation actions designed to address existing and anticipated future transportation problems and needs.

Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources provides service to Walworth County residents out of four Southeast Wisconsin offices in Milwaukee, Plymouth, Waukesha, and Sturtevant.

WisDNR's *State of the Southeast Fox River Basin* report provides an overview of the basin's land and water resources and recommendations to protect and improve those resources. The recommendations summary chapter identifies high priorities and actions to monitor, manage, and restore the basin's resources. Among the priority actions listed in the chapter include:

- Identify areas within the Southeast Fox River Basin with contaminated sediments and devise clean up strategies.
- Establish buffers along all intermittent and perennial streams, wetlands, ponds and lakes through easements, land acquisition and voluntary landowner cooperation.
- Continue to work closely with Lake Associations and local governments to improve and protect lake habitat.

- Strictly enforce current water regulation and zoning laws and ordinances to prevent further loss of stream and lake habitat.
- Encourage landowners to establish 100 foot or wider buffer zones along all waterways to allow them to retain their natural character.
- Encourage lakeside landowners to use engineered shoreline protection as a last resort after all natural alternatives have proved to be inadequate.
- Where appropriate, encourage local municipalities to establish no wake lakes and slow-no-wake zones in all shallow water and near-shore (within 200 feet of shore) areas of lakes.
- Encourage governments, non-profit conservation organizations or landowners to protect the remaining high quality natural areas in the basin.

B. INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES, AND POLICIES

TO BE COMPLETED AT A LATER DATE

C. INTERGOVERNMENTAL COOPERATION PROGRAMS AND RECOMMENDATIONS

TO BE COMPLETED AT A LATER DATE

CHAPTER ELEVEN: IMPLEMENTATION

This final chapter is intended to provide a roadmap for these implementation actions. It includes a compilation of programs and specific actions to be completed in a stated sequence, as required under Wisconsin Statutes.

Implementation Goal

Realize the vision of this *Comprehensive Plan* through well-coordinated and ongoing implementation.

Implementation Objectives

1. Ensure consistency between this *Comprehensive Plan* and Village of Fontana policies and ordinances.
2. Prioritize implementation steps to ensure the timely completion of the highest implementation priorities.
3. Ensure a clear relationship between this *Comprehensive Plan* and other plans adopted and utilized by the Village.
4. Utilize outreach and educational strategies to make the *Comprehensive Plan* relevant to and understood by Village staff and the public who are affected by the *Plan*.
5. Actively use and monitor the *Comprehensive Plan*, and update and amend the *Plan* as appropriate and necessary.

Implementation Policies

1. Update the Village's Zoning Ordinance and Land Division Regulations to implement the recommendations of this *Plan*. Potential updates include:
 - a. TO BE COMPLETED
2. Develop and implement a strategy to raise awareness of this Plan and the policies and directions contained therein, including:
 - a. Educating developers and the public on the relevance of the *Plan*.
 - b. Making the *Plan* available in a user friendly and attractive format—both electronic and paper versions—at various locations, including online, at the library, and other key public buildings.
 - c. Encouraging Village staff to become aware of the *Plan* and utilize it in their decision-making.
3. Develop a process to use, monitor, and amend this *Plan* when needed:
 - a. Use the *Plan* to guide decisions and activities pertaining to annexations, zoning, land division, official mapping, public investment, and intergovernmental relations.
 - b. Establish an annual or bi-annual *Plan* amendment cycle to ensure a manageable, cost-effective process for considering *Plan* changes.
 - c. Update the *Plan* every 10 years, which is recommended to coincide with Census data availability.
 - d. Develop a 2-3 year action plan or work program of steps needed to implement the recommendations of this *Comprehensive Plan*.

D. IMPLEMENTATION PROGRAMS AND RECOMMENDATIONS

Few of the recommendations of this *Plan* will be automatically implemented. Specific follow-up action will be required for the *Plan* to become a reality. This final chapter provides the Village with a roadmap for these implementation actions. It includes a compilation of programs and specific actions to be completed in a state sequence.

Plan Adoption

The first and most important step to implement the *Village of Fontana-on-Geneva Lake Comprehensive Plan* is to ensure that it is adopted in a manner that supports its use for more detailed decision making. The Village has included all necessary elements for this *Plan* to be adopted under the state's comprehensive planning legislation. The Village has followed procedures for adopting this *Plan* under Section 66.1001(4), Wisconsin Statutes.

Plan Monitoring and Advancement

This *Plan* is intended to be used by government officials, developers, residents, and others interested in the future of the Village to guide growth, development, redevelopment, and preservation. The Village intends to continually evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions against the recommendations of this *Plan*, described more fully in the Plan Amendments section that follows.

In fact, on January 1, 2010, zoning, subdivision, and official map ordinances and decisions will be required to be consistent with the *Comprehensive Plan*. Because some of the visions and recommendations of this *Comprehensive Plan* are/are not (TO BE COMPLETED) in line with the Village's current land division and zoning ordinances and map, updates to these documents will be required. In addition to being required by law, complete updates to the land division and zoning ordinances and map will help the community achieve its desired character and land use pattern in ways the current ordinances cannot. Detail on the nature of the proposed updates is provided throughout this *Plan*, most notably in the Land Use chapter.

This *Plan* will only have value if it is used, understood, and supported by the community. It is critical that the Village make a concerted effort to increase community awareness and education of this *Plan*. To this end, efforts may include:

- Prominently displaying the Vision Statement and Overall Goals (TO BE DEVELOPED) graphic and other *Plan* materials in Village offices and gathering places.
- Ensuring that attractive and up to date materials are easily accessible on the Village's website.
- Speaking to community organizations and school groups about the *Plan*.
- Regularly presenting implementation progress reports to the Village Board, Plan Commission, and other municipal bodies.
- Incorporating *Plan* implementation steps in the annual budget process.
- Encouraging all Village staff to become familiar with and use the *Plan* in their decision making.
- Annually reviewing and assembling the *Plan* by reviewing performance against the implementation steps and timeframe described in Figure 11.1 of the *Plan* (Plan Implementation Program).

Plan Administration

This *Plan* will largely be implemented through an on-going series of individual decisions about annexations, zoning, land divisions, official mapping, public investments, and intergovernmental relations. The Village of Fontana will use this *Plan* to inform such decisions under the following guidelines:

Annexations

Proposed annexations should be guided by the recommendations of this *Plan*. This Village's goals, objectives, policies, and recommendations as outlined in this *Plan* will be considered when evaluating requests for annexations. In addition, the maps included in this *Plan*, particularly the Future Land Use Map and the Future Transportation and Community Facilities Map, will be among the factors considered when evaluating a request for annexation. For example, annexation proposals on lands that are mapped and/or designated for urban development should be given priority over lands designated to remain in agricultural use or preservation. When considering annexation proposals, the Plan Commission and Village Board will also evaluate the specific timing of the annexation request, its relationship to the overall regularity of the corporate

boundary, the ability to provide utilities and public services to the site, the costs associated with the proposed annexation, the effect on intergovernmental relations, as well as other pertinent Statutory and non-Statutory factors.

Zoning

Proposed Zoning Map amendments (rezonings) should be consistent with the recommendations of this *Plan*. Specifically, the Future Land Use Map should be used to guide the application of the general pattern of permanent zoning. However, the precise location of zoning district boundaries may vary from the Future Land Use Map as judged appropriate by the Plan Commission and Village Board. Departures from the exact land use boundaries depicted on the Future Land Use Map may be particularly appropriate for planned unit development projects, projects involving a mix of land uses and/or residential development types, properties split by zoning districts, and/or properties located at the edges of areas mapped for future urban land uses. Therefore, this *Plan* allows for flexibility in the timing of zoning actions and the refinement of the precise recommended land use boundaries through the zoning, conditional use, planned development, and land division process.

Land Division

Proposed land divisions should be generally consistent with the recommendations of this *Plan*. The Future Land Use Map and the Transportation and Community Facilities Map (and the policies behind these maps) should be used to guide the general pattern of development, the general location and design of public streets, parks, and utilities. In the consideration of land divisions, the Plan Commission and Village Board should also evaluate the specific timing of the land division request, its relationship to the nature of both existing and future land uses, and the details of the proposed development. Departures from the exact locations depicted on these maps shall be resolved through the land division process for certified survey maps, preliminary plats and final plats within the Village limits and the extraterritorial jurisdiction. This *Plan* allows for the timing and the refinement of the precise recommended development pattern and public facilities through the land division process, as deemed appropriate by the Plan Commission and Village Board.

Public Investments

Proposed public investment decisions will be guided by the recommendations of this *Plan*. However, the timing and precise location of public investments may vary, as judged appropriate by the Plan Commission and Village Board. This *Plan* allows for the timing and refinement of the precise recommended public facilities and other public investments as deemed appropriate by the Plan Commission and Village Board.

Intergovernmental Relations

Proposed intergovernmental relations decisions, including intergovernmental agreements, will be guided by the recommendations of this *Plan*, as deemed appropriate by the Plan Commission and Village Board. However, in their consideration of intergovernmental decisions and agreements, the Plan Commission and Village Board will also evaluate a wide variety of other factors, including specific provisions of the recommended agreements. Departures from the recommendations of this *Plan* shall be resolved by the Village Board through the intergovernmental process.

Plan Amendments

This *Plan* can be amended and changed. Amendments to this *Comprehensive Plan* may be appropriate in the years following initial *Plan* adoption and in instances where the *Plan* becomes irrelevant or contradictory to emerging policy or trends. "Amendments" are generally defined as minor changes to the *Plan* maps or text (as opposed to an update which is described later).

As a growing community, the Village will likely receive and wish to entertain requests for *Plan* amendments over the planning period. The *Plan* should be evaluated for potential amendments regularly. However, frequent amendments to accommodate specific development proposals should be avoided, or else the plan will become meaningless. To provide a predictable and cost-effective process, the Village should hold *Plan* amendment consideration cycles every one to two years.

The state comprehensive planning law requires that the Village use the same basic process to amend a comprehensive plan as is used to initially adopt the plan. This means that the procedures defined under Section 66.1001(4), Wisconsin Statutes, need to be followed:

- a) Either the Village Board or Plan Commission initiates the proposed *Comprehensive Plan* amendment. This may occur as a result of a regular Plan Commission review of the *Plan*, or may be initiated at the request of a property owner or developer.
- b) The Village Board adopts a resolution outlining the procedures that will be undertaken to ensure public participation during the *Plan* amendment process (see Section 66.1001(4)a of Statutes and model resolution included in this *Comprehensive Plan*).
- c) The Plan Commission prepares or directs the preparation of the specific text or map amendment to the *Comprehensive Plan*.
- d) The Plan Commission holds one or more public meetings on the proposed *Comprehensive Plan* amendment. Following the public meeting(s), the Plan Commission makes a recommendation by resolution to the Village Board by majority vote of the entire Commission (see Section 66.1001(4)b of Statutes).
- e) The Village Clerk sends a copy of the recommended *Plan* amendment (not the entire comprehensive plan) to all adjacent and surrounding government jurisdictions and the County as required under Section 66.1001(4)b, Wisconsin Statutes. These governments should have at least 30 days to review and comment on the recommended *Plan* amendment. Non-metallic mine operators, any person who has registered a marketable non-metallic mineral deposit with the local government, and any other property owner or leaseholder who has requested notification in writing must be informed through this notice procedure. These governments and individuals should have at least 30 days to review and comment on the recommended *Plan* amendment.
- f) The Village Clerk directs the publishing of a Class 1 notice, published at least 30 days before a Village Board public hearing and containing information required under Section 66.1001(4)d, Wisconsin Statutes.
- g) The Village Board holds the formal public hearing on an ordinance that would incorporate the proposed *Plan* amendment into the *Comprehensive Plan*.
- h) Following the public hearing, the Village Board approves (or denies) the ordinance adopting the proposed *Plan* amendment. Adoption must be by a majority vote of all members. The Village Board may require changes from the Plan Commission recommended version of the proposed *Plan* amendment.
- i) The Village Clerk sends a copy of the adopted ordinance and *Plan* amendment (not the entire *Comprehensive Plan*) to all adjacent and surrounding government jurisdictions, non-metallic mine operators, any person who has registered a marketable non-metallic mineral deposit with the local government, and any other property owner or leaseholder who has requested notification in writing as required under Sections 66.1001(4)b and c, Wisconsin Statutes.

Plan Update

The state comprehensive planning law requires that the *Comprehensive Plan* be updated at least once every ten years. As opposed to an amendment, an update is often a substantial re-write of the *Plan* document and maps. Based on this deadline, the Village should update this *Comprehensive Plan* before the year 2019. The Village should continue to monitor any changes to the language or interpretations of the state law over the next several years.

Consistency Among Plan Elements

The state comprehensive planning statute requires that the implementation element “describe how each of the elements of the comprehensive plan shall be integrated and made consistent with other elements of the comprehensive plan.” Because various elements of this *Plan* were prepared simultaneously, there are no known internal inconsistencies between different elements or chapters of this *Plan*.

Implementation Programs and Recommendations

Figure 11.1 provides a detailed list and timeline of the major actions that the Village should complete to implement this *Plan*. Often, such actions will require substantial cooperation with others, including County and surrounding local governments and local property owners. The figure has four different columns of information, described as follows:

- **Implementation Step:** The first column lists the actual steps, strategies, and actions recommended to implement key aspects of this *Plan*. This list does not generally include ongoing activities advised elsewhere in this *Plan*, but rather focuses on specific actions that may need to be separately budgeted or placed in a work program. The recommendations are for Village actions, recognizing that many of these actions may not occur without cooperation from others.
- **Chapter Reference:** The second column provides the chapter(s) of this *Plan* where the recommended implementation step is described in greater detail.
- **Recommended Implementation Timeframe:** The third column responds to the comprehensive planning statute, which require implementation actions to be listed in a “state sequence.” The suggested timeframe for the completion of each recommendation reflects the priority attached to the recommendation. Suggested implementation timeframes span the next ten years, because the *Plan* will have to be updated in 2019.
- **“Completed”:** The final column simply includes check boxes for Village staff and officials to use when a particular implementation step has been completed. During the annual *Plan* evaluation process, this table should be reviewed for items that should be pursued in the upcoming year.

FIGURE 11.1

(TO BE COMPLETED)