



# VANDEWALLE & ASSOCIATES INC.

To: Village of Fontana  
From: Mike Slavney, FAICP, Principal Planner  
Date: Tuesday, October 25, 2011  
Re: Zoning Ordinance – Draft #3 Revisions Memo

---

The October 24<sup>th</sup> draft of the Zoning Ordinance includes the following broad categories of revisions:

1. The Village's existing "Single Use" provision to prevent lake access "pyramiding" (see current Ordinance Section 18-99(d)) related to access to Geneva Lake has been added to the Lakefront Residential district (Section 18-28).
2. The Resort Business district (Section 18-40) has been revised based on several meetings with staff and representatives of the Abbey Resort.
3. Tourist Rooming House (Section 18-56(s)) was added as a land use category. This land use is not directly regulated in the existing Ordinance, and is proposed to be permitted as a conditional use in the Neighborhood Business, Village Center, and Community Business zoning districts. Should this land use be also allowed in the residential districts?
4. Section 18-93: Nonconforming and Substandard Lots has been revised to include the Village's current regulations related to a reduced minimum residential lot size for each of the single family zoning districts (see current Ordinance Section 18-79(c)).
5. The Lakeshore Overlay Zoning District (see Section 18-110) was added to the new Ordinance. The intention of this district is to protect water quality and environmental integrity of Geneva Lake. This district is proposed to include all lands within 75 feet of the ordinary high water mark of Geneva Lake. The current provisions of this district are integrated into the main body of the Ordinance.
6. The Village's current STH 67 Overlay District has been eliminated. However, the standards from this district have been retained in the new ordinance. These standards will apply Village-wide and can be found in the following sections of the new Ordinance:
  - a. Section 18-175(d)(4): Landscaping Requirements for Regular Developments
  - b. Section 18-211(i): Access Standards.
  - c. Section 18-213(r)(3): Off-Street Parking and Traffic Circulation
  - d. Section 18-214(d)(5): Off-Street Loading Standards
  - e. Sections 18-245(e)(3)c.9 and (4)c.: Site Plan
7. We added a provision to the Site Plan (Section 18-245(e)(6)) and Planned Development (Section 18-246(c)(3)a.8 and (c)(4)b.) procedures to enable the Zoning Administrator the ability to waive or require application materials.
8. Finally, we added a provision to enable the Zoning Administrator to request that proposed developments found to be in violation with the purpose or intent of the Zoning Ordinance to be subject to the conditional use process requirements. The Village Board would have the ultimate decision-making authority in response to such a request.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax  
611 North Broadway • Suite 410 • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax  
[www.vandewalle.com](http://www.vandewalle.com)

Shaping places, shaping change