



# VANDEWALLE & ASSOCIATES INC.

To: Village of Fontana  
From: Michael A. Slavney, FAICP  
Date: Monday, January 31, 2011  
Re: Suggested Priorities for Chapters 17 and 18

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I am looking forward to understanding the insights and priorities of the Plan Commission, Village Board and staff. Here is a description of several of the key issues for Chapters 17 and 18, as I see them in my specific role as your Village Planner:

1. Craft the Ordinances to respond to the specifics and unique aspects of Fontana, and to the objectives of the Comprehensive Plan.
2. Reorganize the Zoning Ordinance into a more logical form. Group related regulations into logical sub-chapters. Reduce the need to refer to numerous locations in the Ordinance for simple questions. Provide helpful cross-references within and between the Ordinances where page flipping is necessary.
3. Provide an overall Ordinance organization that is generally consistent with those of other villages and small cities in the area – so as to assist the use by local developers, realtors, attorneys, engineers, landscapers, planners and county, regional and state officials.
4. Enable the new Ordinances to be readily displayed on the Web.
5. Coordinate terminology and definitions between the Zoning and Subdivision Ordinances.
6. Consider a revised set of Zoning Districts that more accurately reflects the existing and desired character of development, as well as land use. Relate zoning districts clearly to the land use categories used in the Comprehensive Plan.
7. Clarify zoning procedures and submittal requirements as an aid to applicants and village officials. Provide updated process flow charts and submittal checklists.

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8. Provide particular attention to issues related to protecting and enhancing community character, environmental features and systems, and economic sustainability. Strike a balance between these issues that elevates compromise, rather than creating conflict and controversy – as guided by the Village Board and Plan Commission..
9. Consider amending regulations regarding non-conforming structures, non-conforming development details (landscaping, lighting, building exteriors, etc.) and substandard lots that better protect property values and encourage long-term re-investment, as opposed to dis-investment in such properties.
10. Integrate the revised statutory treatment of the “Consistency Requirement” between the Village’s Comprehensive Plan and the Village’s Zoning, Subdivision and Official Map Regulations.
11. Update the Subdivision Ordinance to address recent statutory amendments regarding:
  - a. Requirements for the timing of plat reviews by the Village
  - b. Limits on the ability to deny a final plat if generally consistent with the preliminary plat
  - c. Limits on the rationale used to deny extraterritorial land divisions
12. Update the Subdivision Ordinance to address recent statutory amendments regarding the application of land dedication, fee-in-lieu-of-dedication and park improvement fees.