



# VANDEWALLE & ASSOCIATES INC.

To: Village of Fontana Officials  
From: Mike Slavney, FAICP, Village Planner  
Date: Friday, December 02, 2011  
Re: Village Review Drafts of the Zoning Ordinance, Zoning Map, and Land Division Regulations

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This memorandum includes an overview of the revisions to Chapter 18: Zoning Ordinance and introduces proposed revisions to Chapter 17: Land Division Regulations and the proposed Zoning Map. We are working with Village staff to adhere to a schedule that will enable a February 27<sup>th</sup> public hearing and potential adoption of Chapters 17 and 18, and the Zoning Map and are seeking your guidance on final revisions to each of these documents.

## Zoning Ordinance

The December 2<sup>nd</sup> Village Review Draft of the Zoning Ordinance reflects the following broad categories of revisions:

1. Corrected typographical errors and tightened up formatting to reduce overall number of pages.
2. Expanded number of permitted by right principal and accessory uses in the Village Center district to reflect economic development objectives and preserve existing development rights.
3. Finalized Resort Business District provisions per recommendations of Attorneys Dale Thorpe, Dean Richards, and John Maier as approved by consensus at the Joint Village Board/Plan Commission meeting on November 28, 2011.
4. Revised the Limited Duration Activity and Event land use category to permit by right activities and events in duration of up to 30 days in the Abbey Resort and Abbey Harbor Marina Subdistricts as well as in the Institutional, Village Center, and Community Business Districts. Events greater than 30 days in duration in these Districts shall require a temporary use permit. In all other Districts, events in duration of 2 days or less are permitted by right with a temporary use permit required for events in excess of 2 days.
5. Existing parking standards have been retained Village-wide.
6. Reorganized Article 4: Density and Intensity Standards for clarity with examples provided for calculating residential density and nonresidential intensity.
7. Reorganized Article 11: Landscaping Standards for clarity.

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Shaping places, shaping change

Chapter 17: Land Division Regulations

Minor revisions to Chapter 17 are proposed to correct typographical errors and to address changes to state planning law adopted in 2009 under Wisconsin Act 376. These are depicted with track changes and include statutory amendments related to recording deadlines for certified survey maps and final plats and emerging issues and engineering concerns associated with land divisions and development. In addition, Chapter 17 has been reformatted to match the updated Zoning Ordinance.

Zoning Map

The proposed Zoning Map is mainly intended to reflect existing land uses and development, and generally retains the current pattern of districts. To prepare the Zoning Map, we first translated the existing zoning districts to the proposed zoning districts using GIS. The chart below describes how existing zoning translates to the new districts in the proposed Zoning Ordinance. We then carefully reviewed the draft map against aerial photography, windshield survey and property information to ensure consistency with existing land use as well as lot size and setbacks. Working with Village staff, we then fine-tuned the Zoning Map to prepare the Village Review Draft. Notable changes on the proposed Zoning Map include:

1. Addition of the Lakefront Residential District, which applies to all single family residential lots between Geneva Lake and Lake Shore Drive, with the exception of Planned Developments.
2. Addition of the Lakeshore Overlay Zoning District, which includes all lands within 75 feet of the ordinary high water mark.
3. Elimination of the PS Performance Standard District, which regulations unclear. Areas formerly designated PS have generally been replaced by the AH-35 District, including the private golf courses, which are permitted by right in the AH-35 District.

Finally, the proposed Zoning Map includes several districts in the legend that have not been mapped at this time, but may be applied in the future. These include the Neighborhood Business, Community Business, Office Park, and Research Park Districts—each established to promote economic development while preserving Fontana’s unique Village character.

<b>District Translation Chart</b>	
<b>Current Zoning</b>	<b>Proposed Zoning</b>
PS Performance Standard	No equivalent based on existing use
No equivalent	AH-35 Agricultural Holding
No equivalent	LR-0 Lakefront Residential
RS-1 Single Family Residential	SR-1 Exurban Residential
RS-2 Single Family Residential	SR-2 Estate Residential
No equivalent	SR-4 Neighborhood Residential
RS-3 Single Family Residential	SR-5 Village Residential
RSA-1 Single Family Attached Res.	AR-6 Attached Residential
No equivalent	MR-8 Small Multi-Family Residential
RM-1 Multiple Family Residential	MR-12 Large Multi-Family Residential
OIP Institutional/Public Service Overlay	IN Institutional
No equivalent	NB Neighborhood Business ( <i>not mapped</i> )
VCP Village Center Preservation	VC Village Center
C-1 Restricted Commercial	Incorporated into VC Village Center
C-2 General Commercial	CB Community Business ( <i>not mapped</i> )
C-3 Lakeshore Commercial	Incorporated into VC Village Center
C-4 Resort Commercial	RB Resort Business
No equivalent	OP Office Park ( <i>not mapped</i> )
No equivalent	RP Research Park ( <i>not mapped</i> )
PD Planned Development	PD Planned Development