



Application for Village of Fontana-on-Geneva Lake

175 Valley View Drive • PO Box 200 • Fontana, WI 53125

Phone: 262-275-6136 • Fax: 262-275-8088

Request:

Please check all that apply.

- Building, Site & Operational Plan: Major (BSOP) \$325.00
- Building, Site & Operational Plan: Minor (BSOP) \$125.00
- Certified Survey Map (CSM) \$100.00 plus \$25.00 per lot
- Conditional Use Permit (CUP) \$325.00
- Condominium Plat \$100.00 plus \$50.00 per unit
- Final Plat \$100.00 plus \$50.00 per lot
- Petition to Amend Zoning & Zoning Map \$325.00
- Planned Development (PD) See Rezone, plus all other applicable
- Planned Development Amendment \$325.00
- Preliminary Plat \$100.00 plus \$50.00 per lot
- Other: _____ Fee: _____

RECEIVED

Date application was received:

JUN - 4 2014

VILLAGE OF FONTANA

Fee Paid: \$ 325.00/100 # 1973

Physical Address of Site: _____ Date: May 28, 2014

Tax Parcel Number: _____

Project or Development Name: Abbey Villas Condominium

Applicant

Name: Abbey Villas Condominium Association, Inc.
 Mailing Address: c/o Ryan Southwick - Lakes Property Management
910 S. Wells Street, Lake Geneva, WI 53147
 eMail: ryan@lakespropertymgmt.com
 Phone: (262) 249-1922

Owner of Site

Name: _____
 Mailing Address: _____
 eMail: _____
 Phone: _____

Legal Representative

Name: Anthony A. Coletti
 Mailing Address: 101 Evergreen Parkway, #3
Elkhorn, WI 53121
 eMail: tony@colettilaw.com
 Phone: (262) 723-8000

Architect, Engineer, Contractor

Name: N/A
 Mailing Address: _____
 eMail: _____
 Phone: _____

Legal Description of Site (Attach separate sheet if additional space is needed):

See attached.

Application for Village of Fontana

Please answer all applicable. Missing or incomplete information may deem this application "incomplete," delaying or prohibiting a review.

Current Zoning of Site: RB - Resort Current Overlay Districts of Site: _____
Business District Abbey Villas Subdistrict
Proposed Zoning of Site: same as above

Proposed type of structure of use: 15 eight-family buildings (existing) and 2 two-family buildings (existing).

Proposed use of structure or site: See attached.

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):
See attached.

Statement showing compatibility of proposed zoning district and proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)
See attached.

Statement showing compatibility of proposed zoning district and proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):
See attached.

Include the names and addresses of all property owners located within 300 feet of the subject property, as measured from all property lines (Attach separate sheet if additional space is needed):

Name	Address
N/A	

Print Applicant's Name: Jim Privoznik Date: 5-29-14

Signature of Applicant: [Handwritten Signature]

President - ABBEY villa
Condo Assoc

**Application for Village of Fontana-on-Geneva Lake
Petition to Amend Zoning and Zoning Map**

Applicant: Abbey Villas Condominium Association, Inc.

Legal Description of Site:

Units 1 – 124 in Abbey Villas Condominium Number One, being a Condominium declared pursuant to the Wisconsin Condominium Ownership Act, by virtue of a Declaration of Condominium Ownership which was recorded in the Office of the Register of Deeds for Walworth County, Wisconsin, on September 16, 1977 in Volume 196 of Records, Pages 384 to 542, as Document No. 23060, as amended by the First Amendment to the Declaration of Condominium Ownership, which was recorded on September 5, 1979, in Volume 239 of Records at Pages 472 to 536 as Document No. 50965, and further amended by the Second Amendment to the Declaration of Condominium Ownership which was recorded on January 10, 2000, in Volume 668 of Records at Pages 9561 to 9567, and as further amended by the Third Amendment to the Declaration of Condominium which was recorded on April 12, 2007, as Document No. 705577.

Proposed use of structure or site: In addition to the uses permitted under Resort Business District Abbey Villas Subdistrict, Applicant proposes to add Tourist Rooming House pursuant to Section 18-56(s) of the Village of Fontana's Zoning Ordinance as a principal land use permitted by right.

Statement of proposed use of property: Abbey Villas is located in the Abbey Resort complex. The Units have been used for a variety of residential purposes, including short-term rentals since the development of Abbey Villas in the mid 1970's. Many rentals have been contracted through Abbey Resort. During the recodification of the Village Zoning Ordinance, it was understood that existing uses within the Village, generally, and the Abbey Resort complex, specifically, would be preserved to the extent possible. Unfortunately when the Abbey Villas Subdistrict was adopted, Tourist Rooming House which would have preserved short-term rentals as a permitted use by right was inadvertently omitted. The proposed Zoning Amendment to add Tourist Rooming House as a use permitted by right would correct this omission.

Statement showing compatibility of proposed zoning district and proposed use to the Village Comprehensive Plan: Abbey Villas is already zoned RB-Resort Business District. Tourist Rooming House, which accommodates short-term rentals, is consistent with the Resort Business District.

Statement showing compatibility of proposed zoning district and proposed use with adjacent properties and neighborhoods: Abbey Villas is adjacent to the Abbey Resort, which operates a Resort Hotel whereby rooms are rented in a short-term basis for transients. Units in Abbey Villas have been leased through the Resort for many years. Abbey Resort has indicated a desire to continue this practice. Indeed several units in Abbey Villas are under contract for short-term rentals for the summer of 2014.



Law Offices of Anthony A. Coletti, S.C.

101 Evergreen Parkway, Unit 3, Elkhorn, WI 53121

Phone: (262) 723-8000 Fax: (262) 723-8030

June 3, 2014

Mr. Dennis Martin
Mr. Ron Nyman
c/o Village of Fontana-on-Geneva-Lake
175 Valley View Drive
Fontana, WI 53125

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JUN = 4 2014
VILLAGE OF FONTANA

**Re: Application to Amend Zoning Ordinance-Abbey Villas Subdistrict
Abbey Villas Condominium**

Dear Dennis and Ron:

As a follow-up to our recent meeting, an original and one copy of an Application to Amend the Village's Zoning Ordinance as it applies to the Abbey Villas Subdistrict (RB-Resort Business) together with the three hundred twenty-five dollar (\$325.00) application fee is enclosed for filing.

I would appreciate return of the enclosed copy with the Clerk's file-stamp for our records. Thank you very much.

Very truly yours,

LAW OFFICES OF ANTHONY A. COLETTI, S.C.


Anthony A. Coletti
SBN 1018646
tony@colettilaw.com
AAC/ds

Enclosures

cc: Mr. Jim Privoznik (via electronic mail, w/application only)



**VILLAGE OF FONTANA
on GENEVA LAKE**

175 Valley View Road
P. O. Box 200
Fontana, WI 53125
262-275-6136 phone
262-275-8088 fax

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MAY -7 2014

VILLAGE OF FONTANA

Cost Recovery Certificate and Agreement

Pursuant to Ordinance 10-6-97-1 and Section 18.311 of the Village of Fontana Municipal Code

The undersigned applicant hereby acknowledges and agrees to be bound by Ordinance 10-6-97-1 as codified at Section 18.311 of the Municipal Code, providing for Village recovery of all costs and disbursements incurred in the process of considering requests by an Applicant related to the Village of Fontana on Geneva Lake zoning or subdivision code. The Applicant further agrees, in consideration of the Village's hiring of professionals to assist it in the process of reviewing the Applicant request and Village costs incurred therein, to reimburse the Village for all costs recoverable pursuant to the terms of the above numbered ordinance within the time period set forth in the Ordinance.

PROJECT INFORMATION

PROJECT NAME

Village of Fontana Recodified Zoning Ordinance

PROJECT ADDRESS

APPLICANT INFORMATION

NAME:

Abbey Villas Condominium c/o Lakes Property Management

MAILING (BILLING) ADDRESS:

910 S. Wells Street

PHONE:

(262) 249-1922

EMAIL:

ryan@lakespropertymgmt.com

ATTORNEY INFORMATION

NAME:

Attorney Anthony A. Coletti

PHONE:

(262) 723-8000

EMAIL:

tony@colettilaw.com

SIGNATURE OF APPLICANT:


Anthony A. Coletti for Abbey Villas Condominium Association, Inc.

Dated this 7th day of May, 2014

Note to Applicant:

The Village Engineer, Attorney and other Village professionals and staff, if requested by the Village to review your request, will bill for their time at an hourly rate which is adjusted from time to time by agreement with the Village. Please inquire as to the current hourly rate you can expect for this work.

In addition to these rates, you will be asked to reimburse the Village for those additional costs set forth in Section 18.311 of the Municipal Code.