

Professional Staff Report  
January 5, 2016

**271 Fontana Blvd**  
**Abbey Harbor Condominium Association**

Proposed Conditional Use Permit: Accessory Structure

**Review**

The applicant is seeking Conditional Use Permit approval, for the following:

- Section 18-40(d)(2) for "other uses accessory to the principal use..." – specifically, an accessory storage structure.
- Section 18-40(n) for "density, intensity and bulk regulations within the Abbey Harbor Marina Subdistrict may not exceed existing conditions except by granting of a conditional use permit."
- Section 18-162 for Exemptions to Design Standards: "The conditional use process may be used to seek exemptions from the requirements of this article [Article X]."

Section 18-40(j) requires "All additional development shall comply with applicable design standards of article X" – which, as required in Section 18-163, the Plan Commission is responsible for acting on.

**REQUEST OF AN ACCESSORY USE TO THE PRINCIPAL USE and INCREASE IN DENSITY, INTENSITY AND BULK:**

According to the submitted application, the accessory structure is proposed to be located near an existing dumpster enclosure (which will be reduced in size and a portion thereof relocated on the site) and will eliminate four (4) existing parking spaces. The proposed location is adjacent to and visible from Fontana Boulevard.

The proposed structure will be 24'x30' and 20'6" as measured to the peak of the roof. (\* Fontana Municipal Code measures building height from lowest existing grade adjacent to the foundation, to the midpoint of the tallest gable on a pitched shed or hip roof.) There are no stated bulk regulations in the Abbey Harbor Marina Subdistrict to regulate maximum size or height.

The proposed exterior will be a plywood made to replicate vertical cedar siding to match the existing principal structure (Harbor House).

The proposed structure will include two floors, accessible via an interior stairway.

**REQUEST OF DESIGN STANDARD EXEMPTIONS:**

Article X: Design Standards.

Section 18-162: Exemptions. "The conditional use process may be used to seek exemptions from the requirements of this article."

The following exemptions are requested through the Conditional Use process:

Sec. 18-164(c)(1)(b): A minimum of 30 percent window coverage on the first floor (of the façade facing a public street).

Sec. 18-164(c)(1)(c): A minimum of 15 percent window coverage on upper stories (of the façade facing a public street).

Sec. 18-164(e)(2)(g): The use of plywood (on the façade facing a public street).

**Recommendation**

Professional Staff recommends the following:

- Approval of a CUP to allow for an "other use accessory to the principal use." [Sec. 18-40(d)(2)]
- Approval of a CUP to allow for exceeding existing density, intensity and bulk regulations within the Abbey Harbor Marina Subdistrict. [Sec. 18-40(n)]

- Approval of a CUP to allow for the following requested exemptions of Article X, Design Standards. [Sec. 18-162]
  - Less than 30 percent window coverage on the first floor of the façade facing a public street. [Sec. 18-164(c)(1)(b)]
  - Less than 15 percent window coverage on upper stories of the façade facing a public street. [Sec. 18-164(c)(1)(c)]
  - The use of plywood on the façade facing a public street. [Sec. 18-164(e)(2)(g)]
- The structure shall not exceed 24'x30' in size.
- The structure shall not exceed 20'6" in height as measured from the lowest existing grade to the highest peak of the roof.
- The exterior of the structure shall be of materials made to match the principal building (Harbor House).
- All dumpsters, whether remaining adjacent to the structure or relocated on the site, shall be fully screened with materials matching the principal building (Harbor House).
- A maximum of one (1) dumpster shall be allowed in an enclosure located by the new accessory structure along Fontana Blvd; a maximum of two (2) dumpsters shall be allowed in an enclosure located by the south end of the property (near the channel). A detailed landscape plan of the dumpster enclosure areas shall be submitted to add additional screening and buffering of the garbage areas. In addition, the Abbey Harbor shall add a secondary garbage pick up on the property to minimize the storage of refuse on site. *{added per 2/29 Plan Commission motion}*
- All Building, electric & zoning permits shall be completed, submitted, and paid for in full within ten (10) days of the date of this approval.
- All outstanding cost recovery fees billed to date applicable to this project shall be paid prior to the issuance of any building & zoning permits. This condition does not alleviate the applicant from any cost recovery fees not yet billed.
- An as-built survey shall be required depicting the location and height of the completed structure.



# 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: \_\_\_\_\_

Date application was received:

**RECEIVED**

DEC 21 2015

VILLAGE OF FONTANA

Fee Paid:

\$ 325.00 *ch 728B*

Physical Address of Site: 271 Fontana Blvd Date: 12/21/15

Tax Parcel Number: \_\_\_\_\_

Project or Development Name: Harbor Garage

### Applicant

Name: Abbey Harbor Condominium Assoc.  
 Mailing Address: PO Box 77  
Fontana, WI 53125  
 eMail: esnyder@abbeymarina.com  
 Phone: 262 394 5544

### Owner of Site

Name: SALE  
 Mailing Address: \_\_\_\_\_  
 eMail: \_\_\_\_\_  
 Phone: \_\_\_\_\_

### Legal Representative

Name: Alyssa Wilson Wynn at Law  
 Mailing Address: 772 W. Main St Ste 00  
Lake Geneva, WI 53147  
 eMail: awilson@wynnatlaw.com  
 Phone: 262 812 3277

### Architect, Engineer, Contractor

Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 eMail: \_\_\_\_\_  
 Phone: \_\_\_\_\_

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

271 Fontana Blvd. Abbey Harbor  
 \_\_\_\_\_  
 \_\_\_\_\_

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 Current Overlay Districts of Site: See Site Map

Proposed Zoning of Site: RB

Proposed type of structure or use: Garage / Utility Building

Proposed use of structure or site: Garage / Storage

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):

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

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

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
<u>Abney Resort</u>	<u>269 Fontana Blvd Fontana</u>

Print Applicant's Name: Abney Harbor Condo Ed Snyder Date: 10/16/15

Signature of Applicant: 

### Cost Recovery Certificate and Agreement

Pursuant to Ordinance 10-6-97-1 and Section 18.236 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 18.236 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 OR DEVELOPMENT NAME Abbey Harbor Garage  
PHYSICAL ADDRESS OF SITE 271 Fontana Blvd

APPLICANT INFORMATION

RESPONSIBLE PARTY NAME: Ed Snyder  
BILLING ADDRESS: PO Box 77  
Fontana, WI 53125  
PHONE: 262 394 5544  
EMAIL: esnyder@abbeymarina.com  
SIGNATURE OF APPLICANT: 

Dated this 21 day of December, 2015

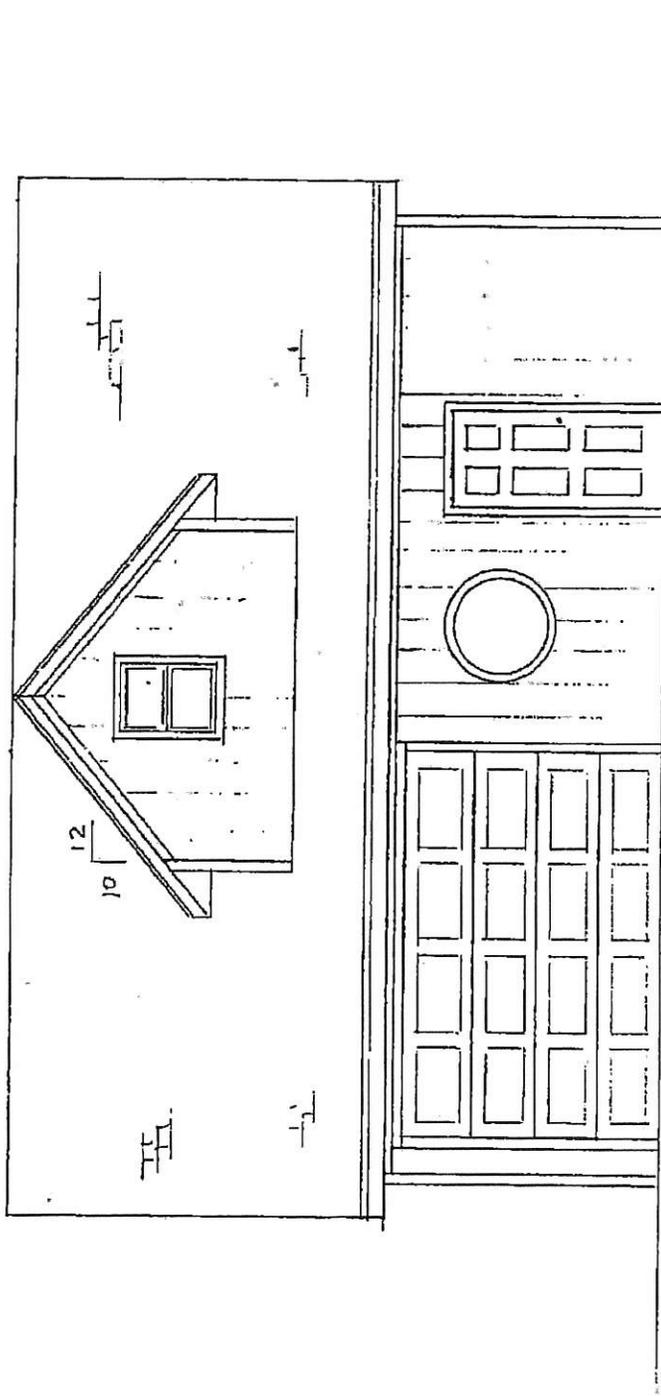
Note to Applicant:

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.

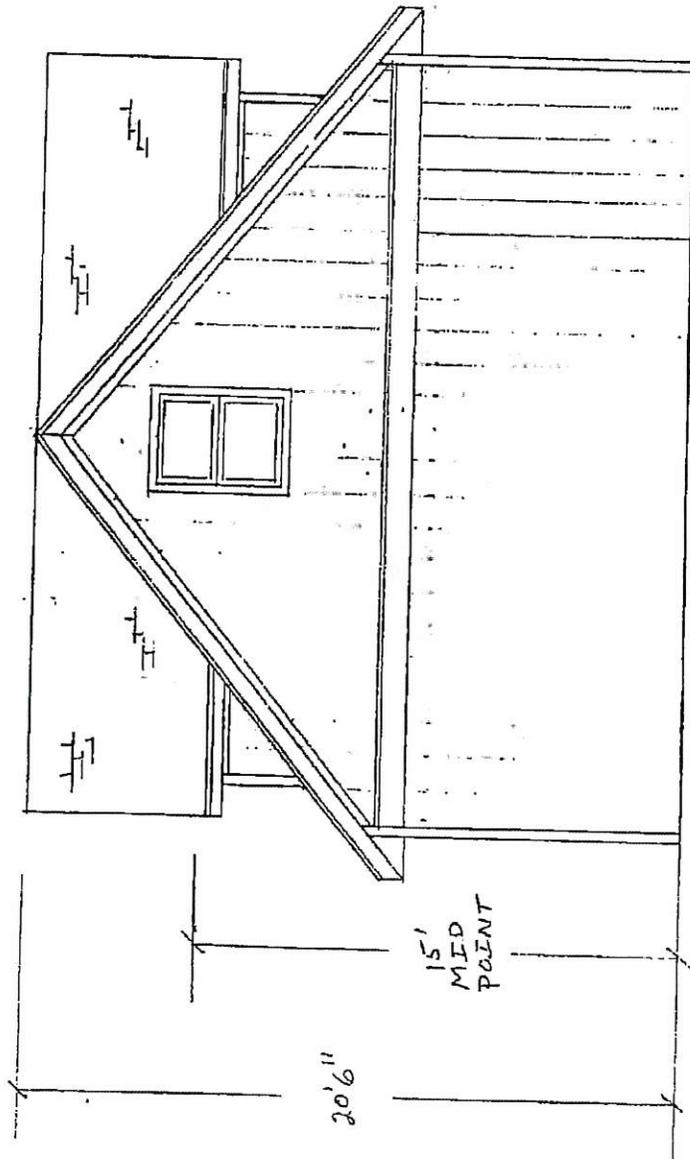
In addition to these rates, you will be asked to reimburse the Village for those additional costs set forth in Section 18.236 of the Municipal Code.

GARAGE PLANS - ABBEY HARBOR 11-17-15

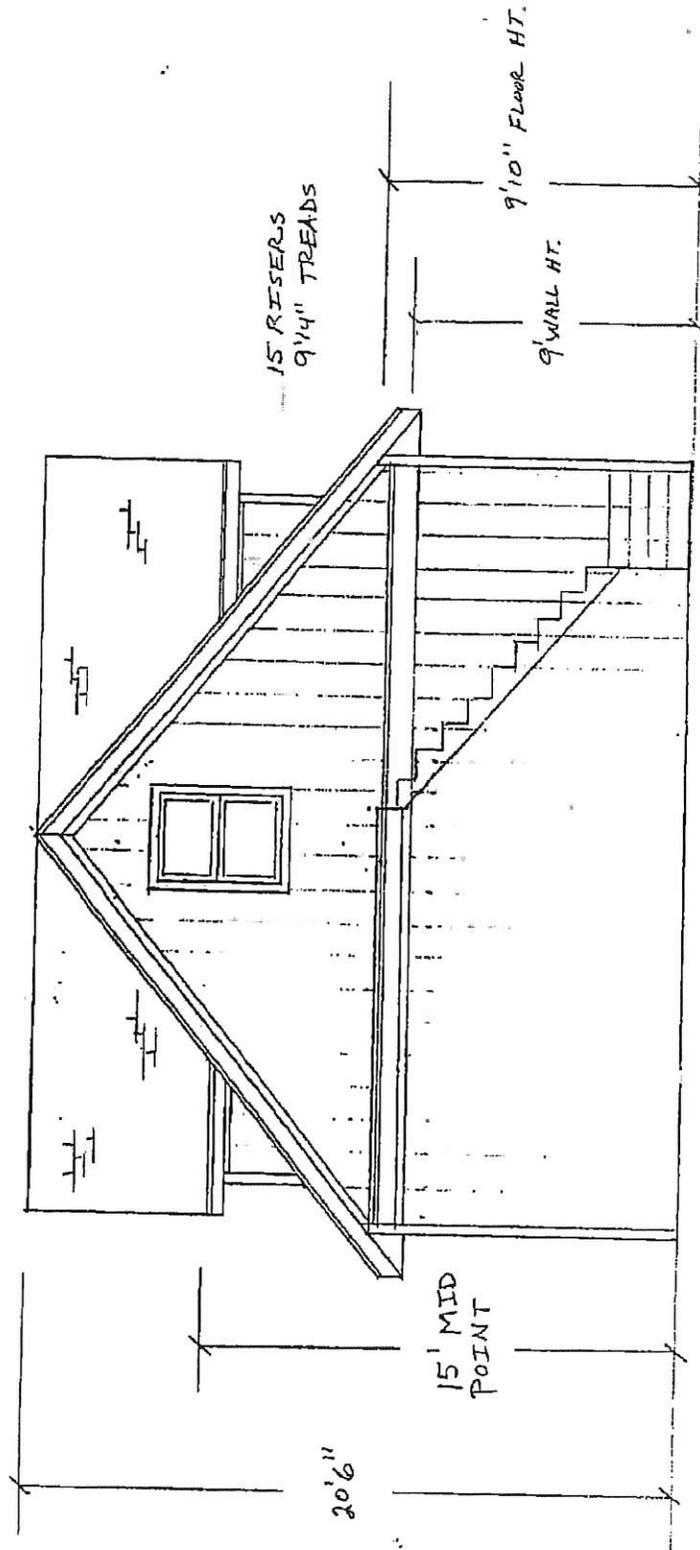
FRONT ELEVATION



LEFT ELEVATION

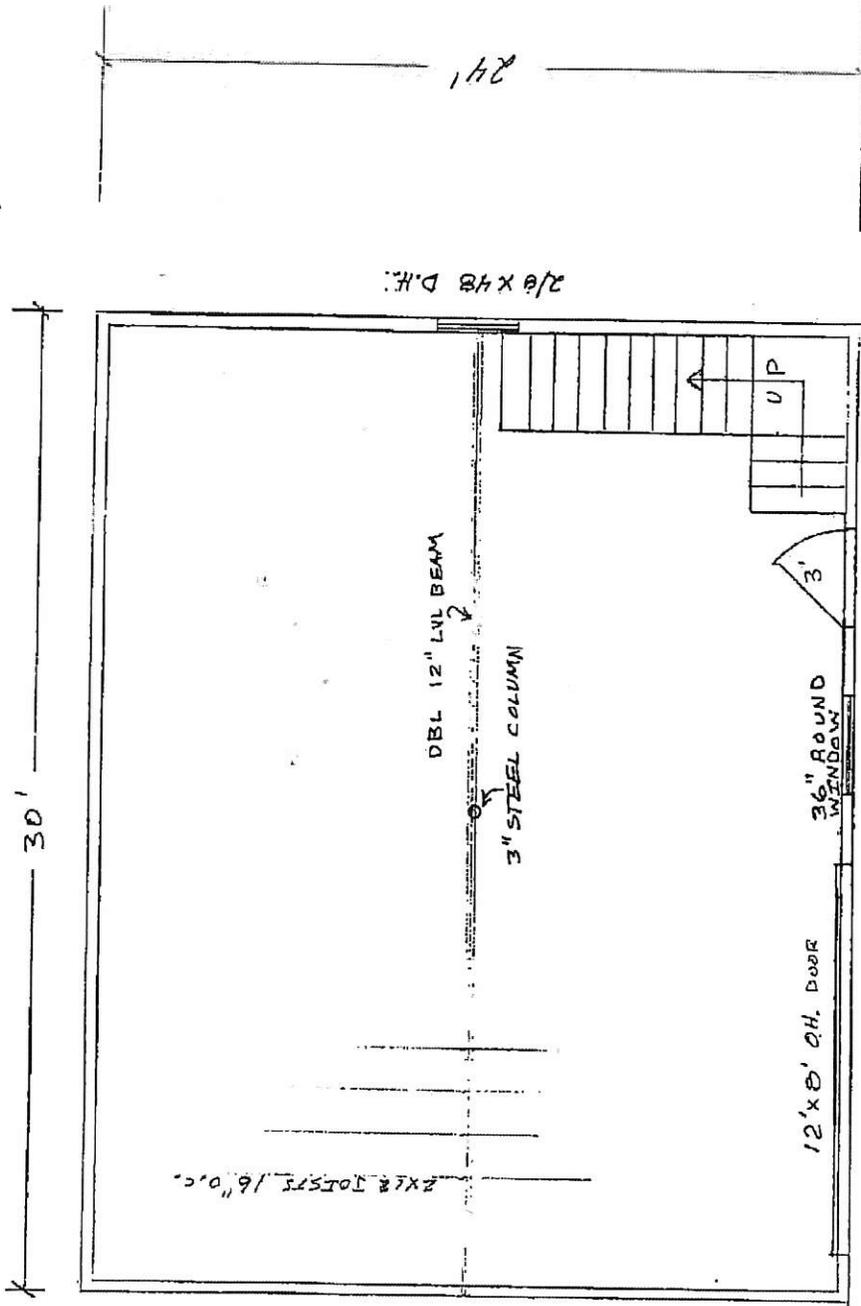


LEFT ELEVATION  
STAIR SECTION

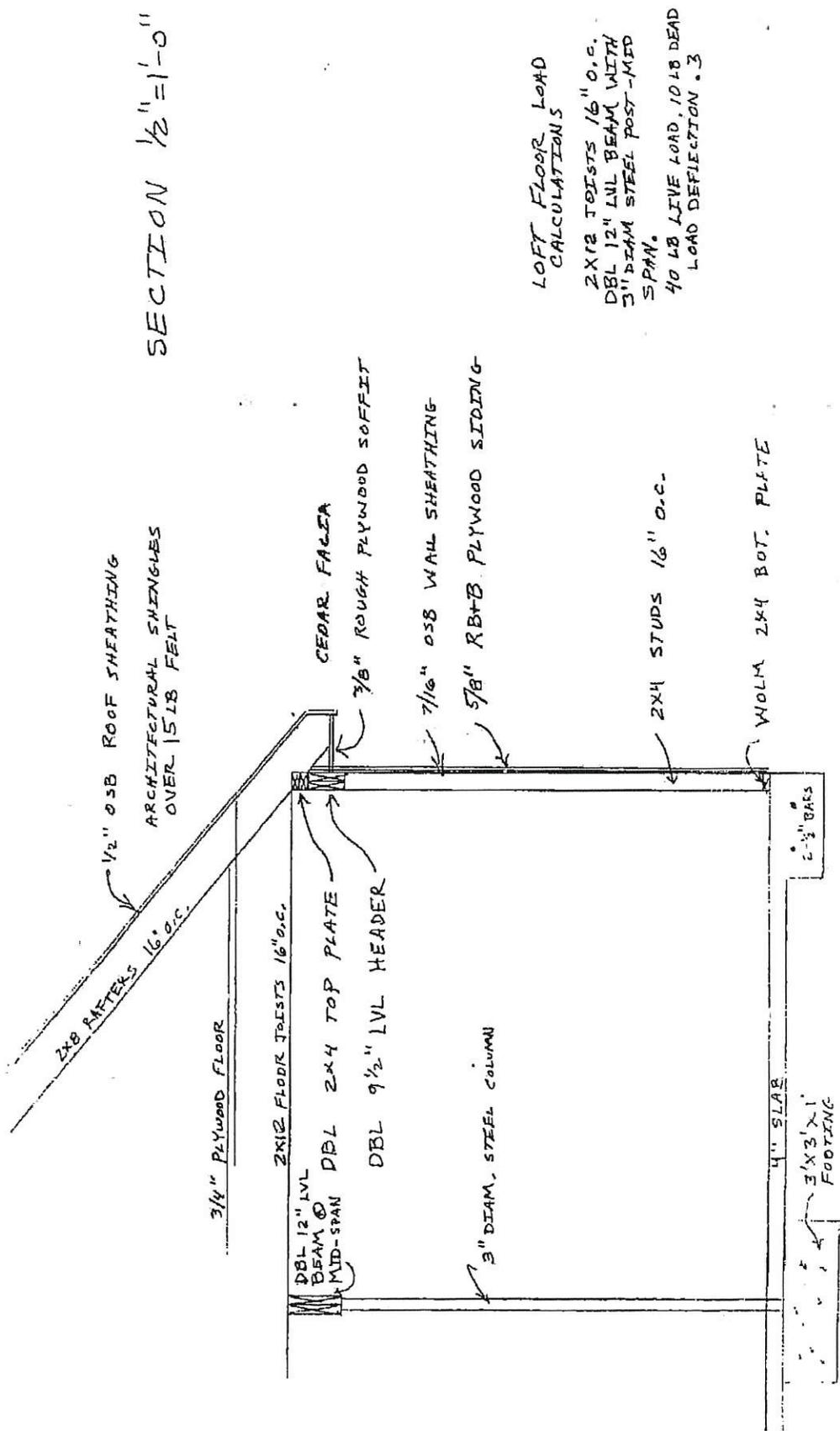


FLOOR PLAN

1/4" = 1'-0"



SECTION 1/2" = 1'-0"



LOFT FLOOR LOAD CALCULATIONS

2x12 JOISTS 16" O.C.  
 DBL 12" LVL BEAM WITH 3" DIAM STEEL POST - MID SPAN.  
 40 LB LIVE LOAD, 10 LB DEAD LOAD DEFLECTION .3

24' x 30' x 20' - Dumpsters relocated  
eliminate parking spots

