

**PLAN COMMISSION RESOLUTION NO. 01-31-05-01**

**Amendment to Unified Site Plan for the Abbey  
Resort Development in the C-4, Resort Commercial,  
Zoning District.**

**WHEREAS**, the Abbey Resort is currently located entirely within the C-4, Resort Commercial, Zoning District; and

**WHEREAS**, the owners of the Abbey Resort Hotel Condominium, did previously obtain approval of a Building, Site and Operational Site Plan pursuant to the Building, Site and Operational Plan review and approval requirements set forth in the code sections currently known as Section 18-95(b) and Section 18-65 of the Village Code of the Village of Fontana-on-Geneva Lake; and

**WHEREAS**, the Abbey Resort Hotel Condominium, by their attorney, have petitioned the Village for an amendment to the previously approved Building, Site and Operational Plan for the Abbey Resort by correspondence dated January 17, 2005 and January 19, 2005, a copy of which is attached hereto as Exhibit A and incorporated herein by reference; and

**WHEREAS**, the Plan Commission has considered the submittals made by the Applicant and those additional opinions and submittals offered by Village Staff and is prepared now to make those determinations as called for by Section 18-95 and Section 18-65 of the Municipal Code of the Village of Fontana-on-Geneva Lake.

**NOW, THEREFORE, BE IT RESOLVED** by the Plan Commission of the Village of Fontana-on-Geneva Lake, as follows:

1. That the Plan Commission does hereby find that the installation of an exterior “event tent”, the placement of two gazebos, the construction of two exit doors, and the replacement of existing signage, described in Attorney John Maier’s letter of January 17, 2005 and January 19, 2005, copies of which are attached hereto as Exhibit A and incorporated herein by reference, represent an expansion of an existing development within the meaning of Section 18-95(b) of the Municipal Code of the Village of Fontana-on-Geneva Lake. All of the improvements described above are subject to the building and zoning permit requirements of the Village Code.

2. That the Plan Commission does hereby find that the Building, Site and Operational Plan for the Abbey Resort is hereby amended to allow the installation of an exterior “event tent” to be installed in the location and as described in Attorney Maier’s letter of January 17, 2005, and is hereby approved and made part of the Building, Site and Operational Plan approval for the Abbey Resort, subject to the following conditions:

A. That the Applicant provide the Village Planner and Village Engineer its parking restriping plan to confirm that the Applicant is in compliance with the parking requirements in the C-4 zoning district considering the addition of the event tent.

B. The Applicant indicated to the Plan Commission that the beam sections of the event tent will remain in place year round and that the fabric skin of the event tent will be installed on or about May 1 of each year and removed on or about October 31 of each year. Because of the aesthetic concerns of leaving the interior beams on the site year round, the Applicant will be required to reapply to the Village on or before February 1, 2006, to request the Village's consent to allow the interior beams to remain on the site year round. The use of the event tent is approved, subject to these conditions, for a period of five years, and the Applicant will be required to reapply to the Village for an extension of the use of the event tent upon the expiration of the five year period.

C. Because the event tent does not meet the required snow load requirements, the use of the event tent is limited between the dates of May 1 and October 31 of each calendar year. The Applicant may begin the installation and removal of the event tent two weeks prior to May 1 and two weeks after October 31 of each calendar year.

D. The Applicant shall provide adequate ingress and egress to the event tent with a width sufficient for emergency and delivery vehicles at all times.

E. Sufficient trees and landscaping shall be installed to comply at a minimum with Exhibit F of Attorney Maier's January 17, 2005 letter to provide landscape screening of the event tent from public right of ways.

F. The Applicant shall provide to the Village Building Inspector for review and consideration an exterior and interior lighting plan for the area in and around the event tent.

G. The operational hours of the event tent shall be limited to 7:00 a.m. to midnight. The use shall be subject to all Village noise restrictions. The Applicant shall reapply to the Village on or before February 1, 2006, for a review of the operational hours.

H. The event tent structure shall comply with the Village height restrictions as set forth in the C-4 zoning district.

3. That the Building, Site and Operational Plan for the Abbey Resort is hereby amended to include the two exit doors as described in Attorney Maier's letter of January 17, 2005, and are made part of the Building, Site and Operational Plan approval for the Abbey Resort.

4. That the Building, Site and Operational Plan for the Abbey Resort is hereby amended in that the two gazebos described in Attorney Maier's letter of January 17, 2005, are approved at the location stated therein and are made part of the Building, Site and Operational Plan approval for the Abbey Resort.

5. That the Building, Site and Operational Plan for the Abbey Resort is not amended with respect to the replacement signage requested by the Applicant in Attorney Maier's letter of January 17, 2005, because of a lack of information. The Applicant shall provide illustrations, a diagram of the property showing sign locations, colors, pictures of signage, landscaping, materials, methods of construction, and other requirements prior to any consideration by the Village Plan Commission.

**PASSED AND ADOPTED** by the Village Plan Commission of the Village of Fontana-on-Geneva Lake, Walworth County, Wisconsin this 31<sup>st</sup> day of January, 2005.

VILLAGE OF FONTANA-ON-GENEVA LAKE

By: \_\_\_\_\_  
Plan Commission Member and Acting Chair

Attest: \_\_\_\_\_