

**RESOLUTION NO. 07-09-12-01**

**A Resolution Approving A Precise Implementation Plan  
For The Project Known As The Lake Geneva Yacht Club.**

**WHEREAS**, Lake Geneva Yacht Club, Inc. ("LGYC") did previously petition the Village of Fontana-on-Geneva Lake to amend the Village's zoning ordinance (and accompanying zoning map) with regard to the property described more specifically in Addendum "A", attached hereto and incorporated herein by reference as if set forth at length herein (the "Subject Property"); and

**WHEREAS**, the Village did subsequently adopt Ordinance No. 03-05-07-00 rezoning the Subject Property to the Planned Development Zoning District and approving a General Development Plan ("GDP") for the Subject Property; and

**WHEREAS**, LGYC did subsequently petition the Village for approval of a Precise Implementation Plan ("PIP") for the Subject Property by filing the components of the PIP; and

**WHEREAS**, the Plan Commission has previously voted in favor of said proposed PIP for the Subject Property; and

**WHEREAS**, the Village Board has been asked to consider the proposed PIP as submitted by LGYC and as approved by the Plan Commission.

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

**SECTION 1.**

That the recitals set forth above are incorporated herein by reference as if set forth at length herein.

**SECTION 2.**

A. That the proposed PIP for the Subject Property, herein defined, is hereby approved, which said PIP is comprised of the following specific items and elements on file with the Village Clerk for the Village of Fontana in lieu of attaching said items to this Resolution and are each incorporated herein by reference:

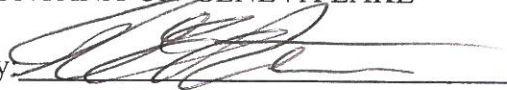
1. Application dated received June 5, 2012 (7 pages).
2. Proposed building plans for the Buddy Melges Sailing Center dated received June 5, 2012 (14 pages).

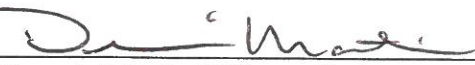
3. Those existing uses on the Subject Property not inconsistent with items #1 and #2, above.
4. Subject to those conditions set forth in the Village staff review memo attached hereto as Exhibit "B" and incorporated herein by reference.

B. That non-substantive deviations from the details set forth in the PIP for the Subject Property, herein defined, and as previously approved, may be reviewed and approved by the Village of Fontana, acting through the Village Administrator, without the need for additional review of said non-substantive changes by the Village Plan Commission or the Village Board.

**PASSED AND ADOPTED** by the Village Board for the Village of Fontana-on-Geneva Lake  
this 9th day of July, 2012.

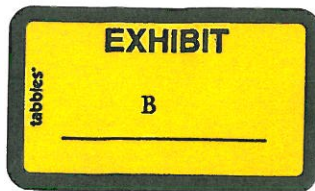
VILLAGE BOARD OF THE VILLAGE OF  
FONTANA-ON-GENEVA LAKE

By:   
Arvid Petersen, Village President

Attest:   
Dennis Martin, Village Clerk

**ADDENDUM "A"**  
*(Legal Description)*

PT NW 1/4 SEC 18 T1N R17E DESC. AS: COM SW COR GOVT LOT 3, E 171.66', N 1081.51', W 20.01', N 198.85' to SHR LAKE, SWLY Along SHR 147.5', S 1267.47' to POB. VILLAGE OF FONTANA ON GENEVA LAKE, ANNEX UNDER # 711211 OMITS IL 18-13



Date: June 15, 2012

**1250 S. Lakeshore Drive  
Lake Geneva Yacht Club**

**Precise Implementation Plan Amendment: Amendment to existing Planned Development**

**Review**

The applicant wishes to remove two existing structures (located nearest the lakefront) and replace with one structure which will house both the dining facilities and sailing school. Depictions of the proposed structure show an overall height which exceeds the 35' maximum required in most straight-zoned districts; however, a modification of height may be allowed through the PIP process. Due to the topography of the existing parcel, very little of the height of the proposed structure will be viewed from the street.

A sanitary sewer easement was required at the time of original annexation. A copy of this recorded document is required.

The elevation at the lift station connection must be confirmed.

The proposed 6" water line will come off the existing 8" water main. It should be noted on the fire flow calculations that the structure is located at the dead end of a water main.

The design renderings including materials are acceptable. There are no concerns regarding aesthetics.

The abbreviation key for the Landscape Plan should be included on all large prints. (The key showed up on the smaller prints, but not the larger ones.)

The proposed plans depict an area on the lawn to be used as an event tent location. It should be noted that building & zoning permits from the Village of Fontana for a temporary accessory structure is required per use. Approval of this plan does not alleviate the applicant from securing all required permits.

It was noted that the proposed plan appears to show improvement regarding storm water management. However, a State of Wisconsin DNR Chapter 30 permit is required for land disturbance, erosion control and grading. In addition to the state requirements, the Village of Fontana, in a further effort to protect Geneva Lake, must approval additional measures of erosion control, which should include, but is not limited to, sequencing, matting, etc.

A DRAFT copy of correspondence dated 6/13/2012 from Ruekert-Mielke is attached to this review. All 11 points made in the correspondence should be addressed.

**Recommendations**

Staff has reviewed the submitted proposal and offers the following opinion:

1. All applicable findings and comments from Ruekert-Mielke DRAFT correspondence dated June 13, 2012 shall be complied with (see attached).
2. The applicant shall secure a permanent easement with the Village of Fontana for the existing sanitary sewer main on the property. Such easement shall be recorded with Walworth County and a copy provided to the Village of Fontana prior to the issuance of building or zoning permits.
3. The elevation at the lift station connection shall be confirmed as soon as possible.
4. Fire flow calculations shall note the structure is located at the end of a "dead end" water main.
5. The maximum building height shall not exceed 50 feet as measured from the lowest existing grade adjacent to the perimeter of the proposed structure.

6. A State of Wisconsin DNR Chapter 30 permit shall be obtained prior to the issuance of building or zoning permits.
7. Additional erosion control and storm water management measures shall be proposed by the applicant and approved by Village Staff prior to the issuance of building and zoning permits.
8. A complete submittal for building and zoning permits shall be applied for and obtained prior to the commencement of any construction. PIP approval shall not alleviate the applicant from securing all required permits.
9. All outstanding cost recovery fees billed to date shall be paid prior to the issuance of any permits.
10. Actual construction shall be as depicted on the approved plans submitted for approval. Interior modifications may be allowed pending approval by the Building Inspector. Exterior modifications may require an amendment to this PIP approval.
11. All other annexation and PIP approvals previously entered and not modified by the foregoing terms, shall remain in full force and effect.
12. Any future uses of a temporary accessory structure (i.e., event tent) shall require proper building and zoning issuance prior to use.





June 19, 2012

RECEIVED  
JUN 20 2012  
VILLAGE OF FONTANA

Ms. Kelly E. Hayden  
Administrator/Treasurer  
Village of Fontana-On-Geneva Lake  
P.O. Box 200  
Fontana, WI 53125

RE: Buddy Melges Sailing Center  
1250 S Lake Shore Drive – Fontana  
Storm Water Plan Review

Dear Ms. Hayden:

We have reviewed the proposed plans for the above-referenced site dated June 5, 2012. The plans were prepared by the Briohn Building Corporation with Capitol Survey Enterprises preparing the plat of survey and CJ Engineering preparing the civil and engineering plans. We offer the following comments:

1. There appears to be a decrease in impervious surface area under proposed conditions (4.78 acres proposed vs. 5.10 acres existing). Therefore no water quantity reduction requirements are required.
2. No drainage calculations were provided for the drainage system. We did not review pipe sizing or capacities. However, there appears to be a large impervious drainage area tributary to the proposed rain garden with only an 8-inch outlet pipe.
3. Silt fence as an erosion barrier may not be sufficient with the size of the drainage area and all of the impervious surface. Can "clean" runoff from areas not disturbed be diverted around the proposed disturbed land area? Will a sediment pond be necessary?
4. The seed mixture for the rain garden lists a wet prairie seed mixture. Most rain gardens are typically dry for most of the time. The landscaper shall confirm that the final seed mixture selected can handle dry periods. Also, is erosion matting proposed for the side slopes of the rain garden?
5. The plans show an easement for future extension of sanitary sewer and lift station. It appears that this easement has not been executed and recorded. The easement document should be resubmitted to the Village for review and execution.



Ms. Kelly E. Hayden  
Village of Fontana-On-Geneva Lake  
June 19, 2012  
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6. It should be noted that water service to the property is off of a long dead end starting at S. Lakeshore Drive.
7. Have ground water table investigations been conducted to determine the ground water elevations at the rain garden site?
8. A long term maintenance plan and agreement shall be provided for the proposed rain garden to ensure that it performs correctly after the project is completed.
9. Any disturbed areas shall be temporarily stabilized if not permanently restored during the growing season. Erosion control for this site during construction until the site is permanently stabilized is critical to protect the lake. What is the project schedule?
10. It appears a WDNR Chapter 30 grading permit may be required. A copy of the WDNR Chapter 40 grading permit shall be submitted to the Village or correspondence from the WDNR that the project is exempt.
11. Final plans shall be sealed by a professional engineer licensed in the State of Wisconsin.

Please contact our office with any questions regarding this matter.

Very truly yours,

RUEKERT/MIELKE

Terrence R. Tavera, P.E., CPESC  
Project Manager

TRT:sjs

cc: Craig C. Workman, Village of Fontana-On-Geneva Lake  
Dennis L. Martin, Village of Fontana-On-Geneva Lake  
Ron Nyman, Village of Fontana-On-Geneva Lake  
Bridget J. McCarthy, Village of Fontana-on-Geneva Lake  
Dale L. Thorpe, Thorpe, Compton & Christian, S.C.  
Joseph W. Eberle, P.E., Ruekert/Mielke  
File