



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.

- Site Plan: Major (BSOP) [§18-245] - \$325.00
- Site Plan: Minor (BSOP) [§18-245] - \$125.00
- Certified Survey Map (CSM) - \$200.00 plus \$25.00 per lot
- Lot Line Adjustment - \$100.00 plus \$25 per lot
- Conditional Use Permit (CUP) [§18-246] - \$325.00
- Condominium Plat - \$200.00 plus \$50.00 per unit
- Preliminary Plat - \$200.00 plus \$50.00 per lot
- Final Plat - \$200.00 plus \$50.00 per lot
- Planned Development (PD) [§18-247] - \$325.00
- Planned Development Amendment - \$325.00
- Zoning District and/or Map Amendment [§18-244] - \$325.00
- Comprehensive Plan Amendment - \$325.00
- Other: _____



Fee: 325.00 Admin Fee 10% Total Fee: 357.50

Physical Address of Site: W4340 Basswood, Linn Date: 7-925

Tax Parcel Number: IA520600001

Project or Development Name: _____
Applicant

Name: Majestic Hill Inc.
Mailing Address: _____
630 S Lakeshore Drive, Fontana 53125
email: martym@villageinvestments.com
Phone: 312-933-3200

Owner of Site

Name: Majestic Hill Inc.
Mailing Address: _____
630 S Lakeshore Drive, Fontana 53125
email: martym@villageinvestments.com
Phone: 312-933-3200

Legal Representative

Name: Martin Murphy
Mailing Address: _____
630 S Lakeshore Dr., Fontana 53125
email: mjm@law-murphy.com
Phone: 312-933-3200

Architect, Engineer, Contractor

Name: Lynch & Associates
Mailing Address: _____
5482 S Westridge Dr., New Berlin 53151
email: RWenzel@lynch-engineering.com
Phone: 262 402 5040

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

LOT 1 CSM NO. 5206, PART OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 AND THE NW 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LOCATED IN THE TOWN OF LINN, WALWORTH COUNTY WI

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

Current Zoning of Site: COUNTY B-5 ETZ A-5 **Current Overlay Districts of Site:** _____

Proposed Zoning of Site: ETZ B-5 _____

Proposed type of structure of use: LUXURY CAR CONDOMINIUMS _____

Proposed use of structure or site: STORAGE OF HIGH END VEHICLES BY CAR COLLECTORS ON THE LOCATION PREVIOUSLY USED AS AN OUTDOOR PARKING LOT AND LODGE FOR THE MAJESTIC SKI HILL _____

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):

PRIVATE STORAGE OF HIGH END CARS BY CAR COLLECTORS.

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

THE CURRENT COMPREHENSIVE PLAN CALLS FOR USING THE PROEPRTY AS AGRICULTURAL WHICH WOULD WOULD NOT BE COMPATABLE WITH THE RESIDENTIAL OR COMMERCIAL NEIGHBORS, WOULD BRING MORE COMMERCIAL VEHICLE TRAFFIC AND STRONG ODORS

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

THE PROPERTY TO THE EAST IS BOAT STORAGE AND THE PROPERTIES TO THE WEST, NORTH AND SOUTH ARE RESIDENTIAL.

Include the names and addresses of all property owners located within 300 feet of the subject property, as measured from all property lines ONLY IF A PUBLIC HEARING IS REQUIRED FOR REQUEST (Attach separate sheet if additional space is needed):

<i>Name</i>	<i>Address</i>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Print Applicant's Name: MAJESTIC HILL INC. **Date:** 7-11-2025

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 Village of Fontana Municipal Code, providing for village recovery of all village costs and disbursements incurred directly or indirectly related to the Applicant's request. All costs incurred by the village in the consideration of any requests by the Applicant related to the Applicant's request shall be recoverable, including, but not limited to, all professional and technical consultant services and fees retained by the village and rendered in review of any application, including the engineer, planner, attorney, or any other professional or expert hired by the village for purposes of review of the application or pre-submission request. The Applicant agrees 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 Village of Fontana Municipal Code. At no time shall any cost recoverable fees be waived, except through the process of a written request by the Applicant to the Village Board, review and evaluation by the Village Board, and official action taken by the Village Board.

PROJECT INFORMATION

PROJECT NAME

PROJECT ADDRESS

W4340 BASSWOOD DRIVE, LINN, WI 53147

APPLICANT INFORMATION

NAME:

MAJESTIC HILL INC.

MAILING (BILLING) ADDRESS:

630 S. LAKESHORE DRIVE, FONTANA, WI 53125

PHONE:

312-933-3200

EMAIL:

MARTYM@VILLAGEINVESTMENTS.COM

ATTORNEY INFORMATION

NAME:

MARTIN MURPHY

PHONE:

312-933-3200

EMAIL:

MJM@LAW-MURPHY.COM

SIGNATURE OF APPLICANT:



Dated this 11 day of JULY, 2025

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.

**Village of Fontana
Amendment to the Comprehensive Plan
APPLICATION FORM**

PETITION: I, Majestic Hill Inc. hereby petition the Village of Fontana to consider the following request for amendment to the Fontana Comprehensive Plan:

Please check those that apply:

- Future Land Use Map (Map 5)
 Other Maps (Transportation Facilities Map, etc.)
 Text Amendment (policies, programs, etc.)
 Other

Name of Applicant: Person(s) or Firm	Majestic Hill Inc.
Address:	630 S Lakeshore Drive, Fontana, WI 53125
Daytime Telephone:	312-933-3200
Email or Fax:	martym@vllageinvestments.com
Property Owner Name and Address: If different from applicant	
Description of Property, Parcel Number, or Street Address: If request is related to a particular property	W4340 Basswood, Town of Linn, WI
Summary of the Proposed Amendment Request: Please describe here (or on a separate sheet) your specific request for a Comprehensive Plan amendment. Provide any necessary maps or supporting data as needed, including conceptual development plans, if applicable. Applicant MUST attach a redline/strikeout of the proposed text amendment and/or a clearly labeled and marked-up version of the proposed Map Amendment.	Request to change comprehensive Plan for Parcel No. 1 L 1700001C (now known as Parcel No.s IA520600001 thru 3) from Agricultural to planned mix use
Present Zoning: If applicable	ETZ A-5, County B-5

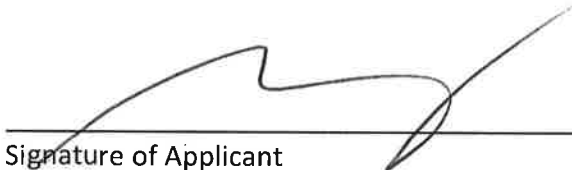
<p>Future Proposed Use: Attach additional pages and/or concept plan as appropriate.</p>	<p>See attached. Luxury Car Condominiums and single-family homes.</p>
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The Fontana Plan Commission will consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions:

If additional space is needed for your response, please attach additional sheets to this form.

<p>1. How will the proposed amendment to the Comprehensive Plan benefit the public, Village, and/or surrounding neighbors or neighborhoods?</p>	<p>Increased tax revenue, provide local jobs, provide community for luxury car owners, beautify the property and surrounding area.</p>
<p>2. How does the request advance the goals, objectives, and policies of the Comprehensive Plan?</p>	<p>The proposed use is a perfect blend between the storage property to the East, and the residential properties to the North, South and West versus the current permitted uses of dairying and poultry raising.</p>
<p>3. As it affects the amendment request, what circumstances have changed or what new information is now available since the adoption of the Village's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment request?</p>	<p>The Village's comprehensive plan failed to account for the neighborhood being primarily high end residential and not suitable for farming, livestock raising or dairying which would bring increased traffic, noise and smells to a quiet neighborhood.</p>
<p>4. Is there any additional information that the Village should consider in its evaluation of this request?</p>	<p>The property currently consists of abandoned buildings that have been defaced and burned out. There are a large number of trespassers which could be a burden on law enforcement.</p>

Requests shall be submitted to Village Hall or via email to villageclerk@VillageOfFontana.com.


6-30-2025

Signature of Applicant Date

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Present Zoning: If applicable	ETZ A-5, County B-5

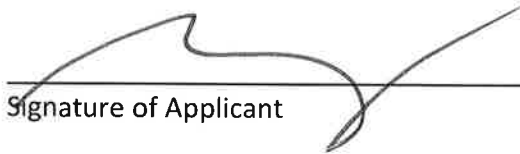
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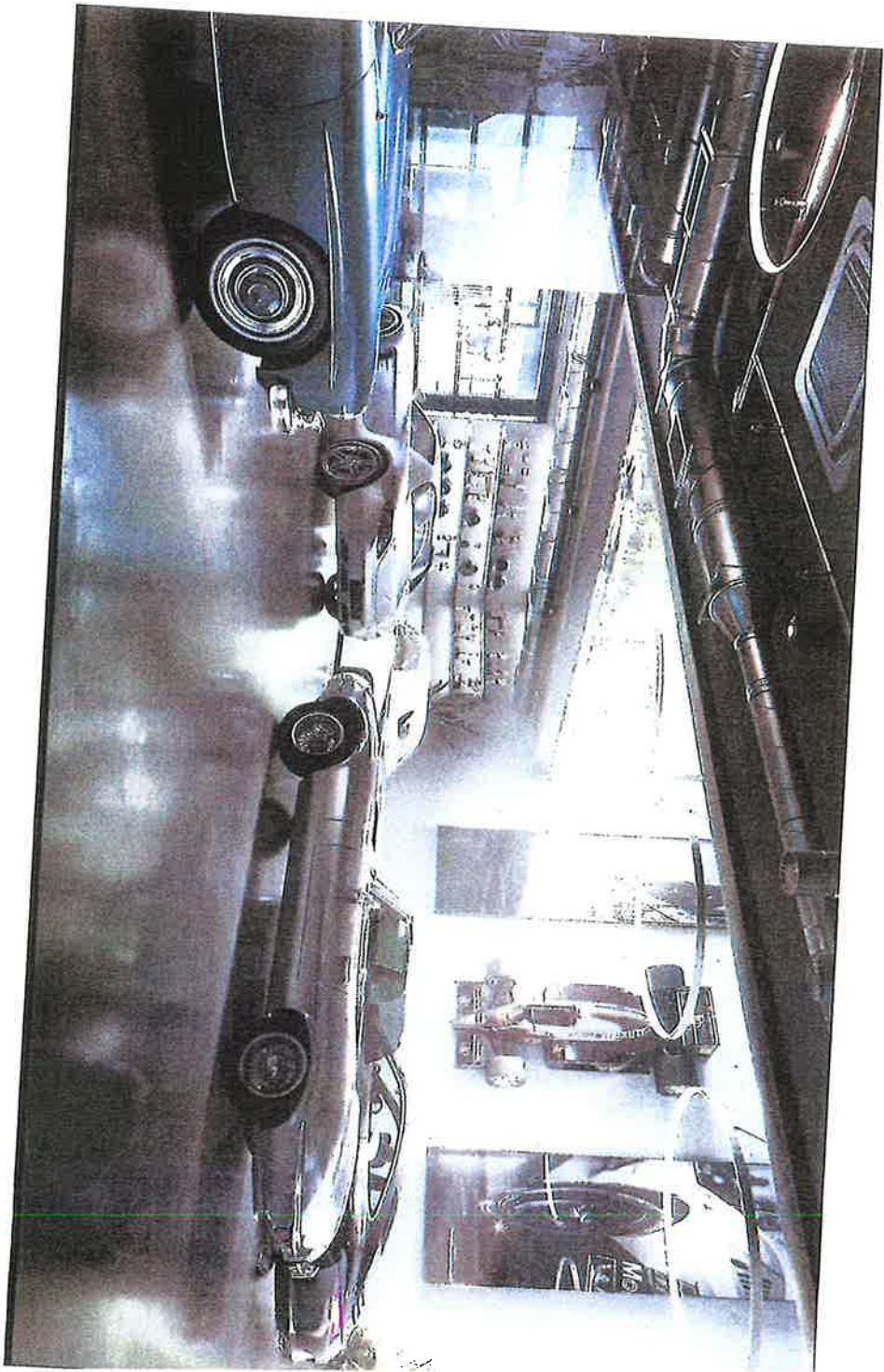
 Signature of Applicant

6-30-2025

 Date



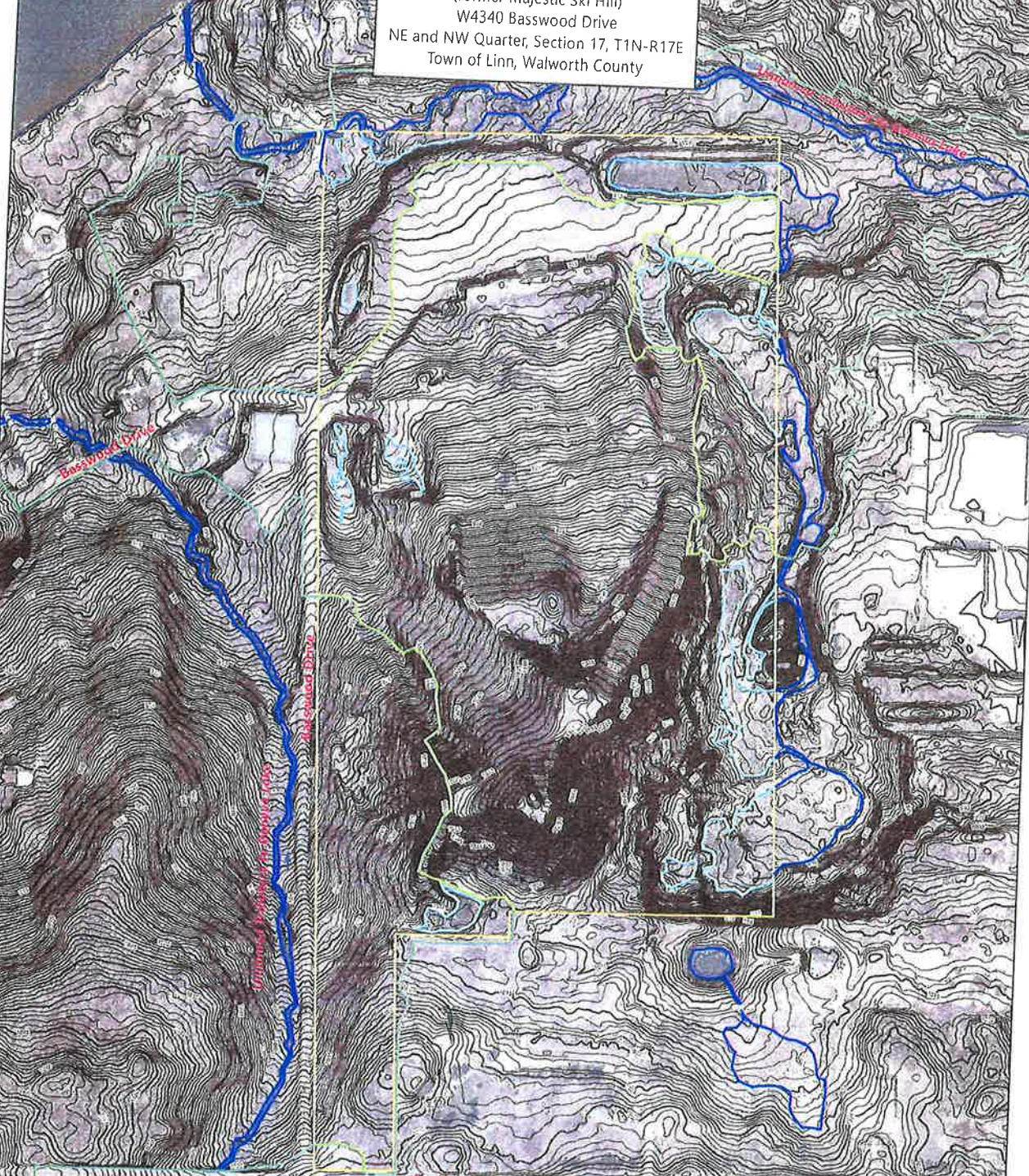




Geneva Lake

Exhibit 1. Topographic Map

Martin Murphy Property
(former Majestic Ski Hill)
W4340 Basswood Drive
NE and NW Quarter, Section 17, T1N-R17E
Town of Linn, Walworth County



Basswood Drive

South Lakeshore Drive

South Lakeshore Drive

Wetland Boundary Field-Staked by SEWRPC
 Approx. Wetland (Not Field-Staked)
Legend
 PEC boundary Field-Staked by SEWRPC
 Approx. PEC (Not Field-Staked)
 Project Area
 Surface Water
 Flow Direction
 Site Inspections by SEWRPC on
 July 12, 13, 20, and 28, 2022
 Contour Interval: 1 foot
 Date of Contour Lines: 2015
 NGVD 29

0 125 250
 Feet
 Source: SEWRPC
 Date of Photography: 2020
 CA#516-73

Majestic Hill Inc.

W4340 Basswood, Town of Linn, WI

PIN I L 1700001C (Now Known as IA520600001 thru 3)

Project Narrative

1. **Surrounding land uses.** The properties to the North, South, and West are residential single-family homes. The property to the East is a commercial boat storage operation with 12 buildings.
2. **Operational Plan.** The property will consist of high-end car condominiums used for the storage of car collections. There will be a 7 buildings on an 18 acre lot. The size of the individual units will vary depending on the buyer's preference whether they want a 30' up to a 120' wide unit. Units will need to be pre-sold before construction. Number of proposed employees will depend on the need of the unit owners. The property will be served by a private road.
3. **Time and Length of Construction Phases.** Construction is expected to take 18-24 months from start to finish. The project is expected to be in 2-3 phases depending on sales.
4. **Wetlands.** Wetland delineation attached.
5. **Densities of dwelling units.** None on this site.
6. **Legal measures.** As part of CSM, utility and emergency vehicle easement was recorded as well as easement for access to upper portion of the property.
7. **School District Impacted.** None.
8. **Water & Waste.** Project will be served by well and private on-site waste treatment system, holding tank or Septic.
9. **Landscape plan.** To be supplied with final plans.