



# 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:

Fee Paid:

Physical Address of Site: STH 67 and West Second Street Date: 2-8-2011

Tax Parcel Number: SCLIF 00001 - SCLIF 00066

Project or Development Name: CLIFFS OF FONTANA

### Applicant

Name: Cliffs of Fontana, LLC - Adam Neisendorf  
 Mailing Address: P.O. Box 957856  
Hoffman Estates, IL 60195  
 eMail: aneisendorf@ploteproperties.com  
 Phone: (847) 428-1000 ext. 228

### Owner of Site

Name: SAME AS APPLICANT  
 Mailing Address: \_\_\_\_\_  
 \_\_\_\_\_  
 eMail: \_\_\_\_\_  
 Phone: \_\_\_\_\_

### Legal Representative

Name: Fuller & Berres - Warren Fuller  
 Mailing Address: 69 S. Barrington Road  
South Barrington, IL 60010  
 eMail: warren\_fuller@hotmail.com  
 Phone: (847) 381-5600

### Architect, Engineer, Contractor

Name: Direct Design - John Swierk  
 Mailing Address: 3321 S. Rt. 31  
Prairie Grove, IL 60012  
 eMail: jswierk@directdesignltd.com  
 Phone: (815) 444-8444

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

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: PD Planned Dev. Current Overlay Districts of Site: \_\_\_\_\_

Proposed Zoning of Site: N/A

Proposed type of structure of use: Single Family Residential Homes

Proposed use of structure or site: Single Family Residential Homes

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):

We are applying for consideration and approval of the 5th PIP Amendment in order to incorporate an additional ranch unit type to add to the existing unit matrix at the Cliffs of Fontana residential development. The new ranch model is referred to as the Brentwood ranch and this home is 1,627 SF in size. Elevations and floor plans have been submitted for review.

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

N/A

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

N/A

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: ADAM NEISENDORF Date: 2-8-2011

Signature of Applicant: 

**EXHIBIT A**

**Legal Description**

Units 1 through 66, both inclusive, together with each of said unit's undivided percentage interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in The Cliffs of Fontana Condominium a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, on September 28, 2007, as Document No. 71993, said condominium being located in the Village of Fontana, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereof.

## 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.

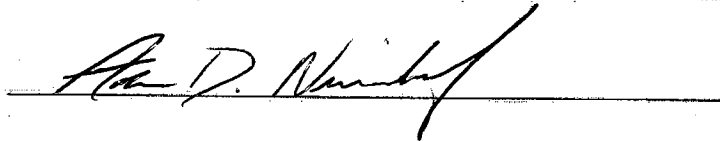
### PROJECT INFORMATION

PROJECT OR DEVELOPMENT NAME CLIFFS OF FONTANA  
PHYSICAL ADDRESS OF SITE STH 67 and WEST SECOND STREET

### APPLICANT INFORMATION

RESPONSIBLE PARTY NAME: CLIFFS OF FONTANA, LLC - ADAM NEISENDORF  
BILLING ADDRESS: P.O. BOX 957856  
HOFFMAN ESTATES, IL 60195  
PHONE: (847) 428-1000 ext. 228  
EMAIL: ANEISENDORF@PLOTETPROPERTIES.COM

SIGNATURE OF APPLICANT:



Dated this 8th day of FEBRUARY, 2011

#### 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.

<b>SUBMITTAL REQUIREMENTS</b>		
<p><b>IMPORTANT:</b> An application deemed <b>INCOMPLETE</b> shall <b>NOT</b> be placed on any agendas, until such time as the application is deemed <b>COMPLETE</b>. A complete application includes all submittal requirements. Proposals will not be reviewed if deemed incomplete.</p>		
<p><b>NOTE:</b> Please meet with the Building and Zoning Department prior to submitting an application to determine which of the following submittal requirements are applicable to your project.</p>		
<p><b>NOTE:</b> All application materials must be submitted directly to the Village Clerk at least <b>20 days prior</b> to the meeting at which official action is anticipated. All required documentation must be submitted as <b>20 each</b>, compiled as (5) large sizes, (15) 11x17 sizes and PDF (electronic) file.</p>		
	REQUIRED	RECEIVED
Completed Application Form (Page 1 of this packet)	✓	
Signed Cost Recovery (Page 2 of this packet)	✓	
Completed BSOP Application Form (available from the Building & Zoning Office)		
Completed Petition to appear before Zoning Board of Appeals Application Form		
Copies of all previous approvals issued for subject property	✓	
Certified Survey of Property depicting all easements, deed restrictions, primary or secondary environmental overlay districts, etc.	✓	
Project Cover Letter	✓	
(A) Site Plan	✓	
(B) Topography & Grading Plan		
(C) Erosion Control & Stormwater Management Plan		
(D) Environmental Checklist		
(E) Building/Construction Plan		
(F) Parking Plan		
(G) Landscape Plan		
(H) Signage Plan		
(I) Lighting Plan		
(J) Material Presentation Board		
<p><i>Note - Two or more plans may be combined, but in no case shall the combined plan fail to show any of the items required for each individual plan. For example, site plans and landscape plans may be suitable for combination. Additional information and documentation may be necessary depending on the nature and scope of the proposed project. Please consult with the Building and Zoning Department prior to submitting an application. Certain submittal elements required herein may be waived by the Zoning Administrator if it is determined that such element is considered unnecessary for an accurate review and application of Performance Standards.</i></p>		

Application for Village of Fontana

<b>REVIEWS</b>		
	<b>REQUIRED</b>	<b>RECEIVED</b>
Building Department		
Zoning Department		
Village Attorney		
Village Planner		
Village Engineer		
Public Works		
Police Department		
EMT/Rescue Department		
Fire Department		
School District		
Local Post Office		
State and/or County Transportation		
Other:		

<b>RECOMMENDATIONS &amp; APPROVALS</b>		
	<b>REQUIRED</b>	<b>DATE</b>
Community Development Authority (CDA)		
Extraterritorial Zoning Committee (ETZ)		
Plan Commission (PC)		
Public Hearing		
Village Board (VB)		
Other:		

APPENDIX: Submittal Requirements

## SUBMITTAL REQUIREMENTS

**IMPORTANT:** Please meet with the Building and Zoning Department prior to submitting an application to determine which of the following submittal requirements are applicable to your project. The following is an example of information that should be included to satisfy each requirement. Additional information not listed below may be necessary in order to conduct a complete and thorough review.

### PERFORMANCE STANDARDS

Pursuant to Resolution No. 110304-1, the Performance Standards set forth at Article IV, Sec. 18-60 through Sec. 18-75 of the Village of Fontana-on-Geneva Lake Zoning Ordinance shall be utilized as the "Design Standards" for review of construction within Redevelopment District No. 1, AND in regards to all Planned Development Districts, Conditional Uses, Building, Site and Operational Plan approvals, and State Highway 67 Corridor proposals.

*Note: Two or more plans may be combined, but in no case shall the combined plan fail to show any of the items required for each individual plan. For example, site plans and landscape plans may be suitable for combination.*

### PROJECT COVER LETTER

- o Property Owner's Name, Mailing Address, Telephone #, Fax # & E-Mail Contact Information
- o Applicant or Agent's Name, Mailing Address, Telephone #, Fax # & E-Mail Contact Information
- o Contractor's Name, Mailing Address, Telephone #, Fax # & E-Mail Contact Information (If Applicable)
- o Architect's Name, Mailing Address, Telephone #, Fax # & E-Mail Contact Information (If Applicable)
- o Engineer's Name, Mailing Address, Telephone #, Fax # & E-Mail Contact Information (If Applicable)
- o Legal names of all business & tenants on site.
- o Tax Parcel ID & Physical Street Address
- o Legal Description of Property
- o Total Area of Property In Square Feet
- o Total Area / Footprint of Buildings and Structures in Square Feet (Existing & Proposed)
- o Total Area of all impervious surfaces, such as parking areas, sidewalks, concrete patios, etc. (Existing & Proposed)
- o Number of buildings & number of units within each building defined by use (Commercial, Residential, Etc.)
- o Number of code-compliant parking spaces (Existing & Proposed)
- o Number of Employees and/or Residents
- o Written Summary of Proposed Use and/or Development Plan
- o Current Zoning and Land Use on all Properties within 300 Feet

### GENERAL PLAN REQUIREMENTS (Applicable to A through J, listed below)

- o All site plans, building plans, drainage plans, landscape plans, utility plans, elevations, and sections shall be drawn to such a scale that all features required to be shown on the plans are readily discernible.
- o Building floor plans and elevations shall be drawn to an architect's scale
- o Other than building plans, all other plans shall use an engineer's scale.
- o The scale used should be the same for all plans (site plan, landscaping plan, grading plan, etc.), and shall not be smaller than 1" = 50', except when specifically waived by the Building and Zoning Department.
- o Plans, elevations and sections shall not exceed 30" x 42"
- o The following must be shown on all plans:
  - o The name of the applicant
  - o The name and location of the development
  - o Title of the plan, e.g., "Site Plan", "Landscape Plan".
  - o Scale and north arrow
  - o The date of the original plan and the date(s) of any revisions
  - o The license number, seal, and signature of any professionals involved in the preparation of the plans.

#### A) SITE PLAN

- o Property lines, Easement lines, and Building setback lines with dimensions
- o Exterior dimensions of all proposed buildings, structures and freestanding signs on property with distances to the property boundary and setback lines (existing & proposed)
- o Distances to all buildings, structures and freestanding signs on adjoining properties
- o Location of Driveways, Parking Areas, Traffic Aisles, Parking Stalls, and Sidewalks with dimensions
- o Calculations of all existing versus proposed green space and impervious surface areas
- o Additional Information as requested by either the Zoning Administrator or the Building Inspector
- o Certification by a Professional Engineer, Professional Surveyor, or Registered Architect

#### B) TOPOGRAPHY & GRADING PLAN

- o Property lines, Easement lines, and Building setback lines with dimensions
- o Existing contour lines at 2-foot intervals within the lot and to a distance of 25 feet outside the lot
- o Exterior dimensions of all proposed buildings and structures
- o Location of all impervious surfaces
- o Top of foundation elevations and location of changes in elevation at steps in foundation
- o Finished floor elevations
- o Top of curb elevation at side property lines extended, curb returns for corner lots, and centerline of driveway
- o Back of sidewalk elevations at side yard lot lines, sidewalk intersections on corner lots, and at center of driveway
- o Finished grade elevations at foundation corners
- o Top of frame elevations of catch basins and/or inlets in yards and curb lines
- o Existing lowest grade at proposed foundation perimeters.
- o Proposed elevations at all property corners and at grade break points on side and rear lot lines

#### APPENDIX: Submittal Requirements

- o Proposed elevations of all structures as measured from the lowest existing grade (prior to construction) at proposed foundation perimeter
- o Arrows showing direction of overland flow within the lot, along side and rear lot lines and driveway along with the proposed slope expressed as a percentage
- o Existing or proposed tops of foundations on all adjacent lots
- o Proposed foundation ties to front, all side yards and rear yards. The distance shall be the shortest distance between the proposed foundation and the property line
- o Proposed foundation ties to front, all side yards and rear yards. The distance shall be the shortest
- o Legend of contour and spot elevation symbols which differentiate between existing and proposed elevations
- o Additional information as requested by the Director of Public Works and the City Engineer
- o Additional information as requested by either the Zoning Administrator or the Building Inspector
- o Certification by a Professional Engineer, Professional Surveyor, or Registered Architect

#### **C) EROSION CONTROL & STORMWATER MANAGEMENT PLAN**

*Contents of the control plan statement for land-disturbing activities covering less than one acre.*

- o Landowners and land users performing minor land-disturbing activities (less than one acre) shall prepare an erosion control plan statement—with a simple sketch drawn to a scale not smaller than one inch equals 100 feet—which briefly describes the site erosion control measure that will be used to meet the requirements of this Ordinance. The erosion control plan statement shall also include a site development schedule.
- o Additional information as requested by either the Zoning Administrator or the Building Inspector

*Contents of the control plan for land-disturbing activities covering one acre or more. The control plan shall contain any information which the building inspector may need to determine soil erosion and sedimentation potential and control. The building inspector may require the following, as well as any other information which, in his judgment, is needed to evaluate the control plan:*

- o Existing site map. A map of existing site conditions at a scale not smaller than one inch equals 100 feet showing the following:
  - o Site boundaries and adjacent lands which accurately identify site location
  - o Location of lakes, streams, wetlands, channels, ditches, and other watercourses on and immediately adjacent to the site
  - o The limits and elevations of the 100-year recurrence interval floodplain, and, where applicable, floodway and flood fringe boundaries
  - o Location of predominant soil types
  - o Vegetative cover
  - o Location and dimensions of existing stormwater drainage systems and natural drainage patterns on and immediately adjacent to the site
  - o Location and dimensions of existing utilities, structures, roads, highways, and paving
  - o Site topography with a maximum contour interval of two feet
  - o Certification (stamp or seal) by a registered professional engineer.
- o Plan of final site conditions. A plan of final site conditions at the same scale as the existing site map scale be prepared which shows the proposed changes in the site, including all stormwater management. The plan shall be certified by a registered professional engineer.
- o Site construction plan. A site construction plan of the site prepared at a scale not smaller than one inch equals 100 feet showing the following:
  - o Locations and dimensions of all proposed land-disturbing activities
  - o Locations and dimensions of all temporary soil or dirt stockpiles
  - o Location and dimensions of all construction site management control measures necessary to meet the requirements of this Ordinance
  - o A schedule of anticipated starting and completion dates of each land-disturbing activity, including the dates of installation of construction site control measures necessary to meet the requirements of this Ordinance
  - o Provisions for maintenance of the construction site control measures during construction
  - o Certification (stamp or seal) by a registered professional engineer
- o Additional information as requested by either the Zoning Administrator or the Building Inspector

#### **D) ENVIRONMENTAL CHECKLIST**

- o Found in Chapter 17, Land Division Regulations, of the Village of Fontana Municipal Code, the Environmental Checklist must be completed in full. (This checklist is available upon request.)

#### **E) BUILDING/CONSTRUCTION PLAN**

*Note – Plans must be submitted for each individual building & structure (existing & proposed)*

- o Footing & Foundation Plans (Note location of underground utility services on plans)
- o Floor Plans:
  - o Uses, sizes and capacity of rooms
  - o Size and location of all doors, windows, structural features, exit passageways and stairs
  - o Elevations (or Perspectives) of all exterior sides
- o Location and dimensions of playgrounds, tot lots, and other recreational facilities
- o Location and dimensions of snow removal and storage areas
- o Proposed building height of all structures as measured from the lowest existing grade at proposed foundation perimeters
- o Additional information as requested by either the Zoning Administrator or the Building Inspector

APPENDIX: Submittal Requirements

**F) PARKING PLAN**

- o Location of driveways, parking areas, traffic aisles, parking stalls, and sidewalks
- o Dimensions of all driveways, parking areas, entry throats, aisles, stalls and sidewalks
- o Calculations of total parking by classification (full, compact, handicapped)
- o Calculations of total parking by use (i.e., employee, tenant, restaurant, customer, etc.)
- o Additional Information as requested by either the Zoning Administrator or the Building Inspector

**G) LANDSCAPE PLAN**

- o Location, type (species), size and spacing of all proposed plantings shall be identified
- o Location, type (species) and size of all trees greater than 3" DBH (54" above natural grade)
- o Location of paving materials and non-living ground cover which is identified by description and brand names
- o Tree lines of wooded areas
- o Additional Information as requested by either the Zoning Administrator or the Building Inspector

**H) LIGHTING PLAN**

- o Location, height, type, design, orientation, anchorage, wattage and intensity (measured in foot-candles) of all existing and proposed lighting fixtures greater than 100-watts (including lighted signs)
- o Manufacturer's specifications, including catalog cut-sheets and drawings, for each illuminating device, fixture, lamp, support and shield, including the number of lumen outputs.
- o Spot illumination levels at regularly spaced intervals on the lot, at all lot lines, and 20 feet onto adjoining properties, along with the average proposed illumination on the lot as a whole.
- o Certification by a professional lighting engineer
- o Additional Information as requested by either the Zoning Administrator or the Building Inspector

**I) SIGNAGE PLAN**

- o Location and dimension of all structures and the location of all existing and proposed signs, including distance between the signs and all lot lines
- o Photographs (or Elevations) adequately showing the proposed location of the sign and its relationship to the principal structure and the surrounding area
- o A color drawing of the proposed sign and sign structure and surrounding area showing the message to be displayed, method of construction, and landscaping, which includes exterior dimensions of sign, as well as height of all text
- o Description of all electrical equipment and attachments if the sign is lighted, illuminated, or contains any electrical components
- o Additional Information as requested by either the Zoning Administrator or the Building Inspector

**J) MATERIAL PRESENTATION RESOURCES**

- o Presentation Board.
  - o Identify board with project address and date. Include samples of all proposed exterior materials and paint colors, including materials for glazing and paving (except clear glass). Identify all samples with manufacturer's name and item specification number (including catalog cut - photographs of an existing installation may be accepted in place of product literature)
- o 3D scaled model of the proposed development
- o Additional Information as requested by either the Zoning Administrator or the Building Inspector

**NOTE:**

*Additional information and documentation may be necessary depending on the nature and scope of the proposed project. Please consult with the Building and Zoning Department prior to submitting an application.*

*Certain submittal elements required herein may be waived by the Zoning Administrator (in Writing) if it is determined that such element is considered unnecessary for an accurate review and application of Performance Standards.*