

# VILLAGE OF FONTANA-ON-GENEVA LAKE

Summer Issue 2010

## Open Book Set July 22 & 24

By **Kelly Hayden**  
Village Administrator/Treasurer

Following the commencement of the annual property assessment field work and maintenance the Village Assessor will prepare and send out notices on approximately July 7th to all impacted properties. For a quick refresher, items that may trigger an assessment change, during a maintenance assessment year are the issuance of a building permit, a real estate transaction, or perhaps the razing of a structure.

The Village assessor will hold Open Book for the 2010 assessment roll on Thursday, July 22, 2010 from 3:00 PM to 5:00 PM and again on Saturday, July 24, 2010 from 10:00 AM to Noon at the Village Hall. Property owners may discuss their assessment changes with the assessor during these times.

If you wish to meet with the assessor during the open book times, please log on to the website at [www.accurateassessor.com](http://www.accurateassessor.com) and click the online scheduling link. Our municipality's password for scheduling purposes is **VF10**.

If you do not have Internet access, please feel free to call the Village Hall at (262) 275-6136 and we will gladly assist you in the process.

Many of our residents have already questioned when their property assessments will be adjusted to match the global decline in property values and reduced real estate sales. The Village is scheduled for a market revaluation in 2011. A revaluation is a process intended to insure that all properties within the community are assessed on a fair and equitable basis.

The State of Wisconsin monitors real estate transactions in every community and annually calculates a ratio of equalized (full market) value to assessed value. Once a community falls below 90 percent or above 110 percent the clock starts ticking for a state mandated revaluation. In 2010 we

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## Register Piers for DNR Exemption

In the summer of 2008, new legislation concerning the placement of piers on Wisconsin waterways updated the existing regulations by establishing size requirements for piers to be exempt from Wisconsin DNR permitting. The 2008 legislation expanded the configuration options for piers to be exempt by the DNR, provided greater flexibility in the number of boat slips allowed for commercial and multifamily lots, and created a registration system to grandfather piers placed before 2004 that no longer meet today's standards.

All the exemption requirements are described in the DNR's brochure "Pier Planner" (DNR publication No. FH-017), which is available at the DNR website at: [www.dnr.wi.gov](http://www.dnr.wi.gov).

Most piers that are not exempt are eligible to be grandfathered through a onetime free registration process. To be eligible for registration piers must:

- \* Have been placed before February 6, 2004.
- \* Have a main stem that is a maximum 8-feet-wide.
- \* Have a loading platform at the end of the pier that is a maximum of 200 square feet or a maximum of 300 square feet if it's 10 feet wide or less.
- \* Not interfere with the rights of other riparian owners.

All existing piers that meet these criteria must be registered with the DNR by April 1, 2011. For information, visit the DNR website at:

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To learn more about the  
**Lakefront Building Proposal,**  
visit the website at:  
[www.lakefrontbuilding.com](http://www.lakefrontbuilding.com)



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Fontana, WI 53125  
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## Village Planning Fontana Fourth Fest

The Village of Fontana and the Big Foot Lions Club are planning a Fourth of July weekend festival that will feature a Battle of the Bands Competition, an arts, crafts and vendors fair and a concession and beer tent in Reid Park.

The inaugural Fontana Fourth Fest has been scheduled for Saturday and Sunday, July 3 and 4, 2010. The event will conclude with the annual Village of Fontana/Geneva Lake West Chamber of Commerce Independence Day fireworks display at dusk on the Fourth of July.

The winning band in the two-day Battle of the Bands Competition will receive a contract to play the opening slot (Noon to 3:00 PM) at the annual Big Foot Lions Club Lobster Boil & Steak Fry in Reid Park on Saturday, July 31, 2010. The winning band will be determined by ballot, which will be sold for \$5 each. The Battle of the Bands competition will begin at 2:00 PM on both days. The event will end at 9:00 PM on Saturday, July 3, 2010, and at 6:00 PM on Sunday, July 4, 2010.

The Village also is organizing an arts, crafts and vendors fair for a portion of Reid Park, to be held from 9:00 AM to 4:00 PM both days.

The Lions Club concession tent will be offering brats, hot dogs, pork chop sandwiches, popcorn, chips, soda, water, Miller beer products and wine coolers from Noon to 9:00 PM.

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## Assessment

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estimate our ratio to be between 105-110 percent.

The Village assessment firm will have one of its assessors available for additional office hours at the Village Hall on Friday, July 16, 2010 and Friday, August 13, 2010 both days from 10:00 AM to 2:00 PM.

Residents and property owners may contact the Village Assessor throughout the year by calling toll-free 800-770-3927, or by sending an email to [info@accurateassessor.com](mailto:info@accurateassessor.com).

**To learn more about the  
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visit the website at:  
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## Public Works Report: 2010 Project Lineup

**By Craig Workman**  
Director of Public Works

Good storm water planning, water quality management and flood control are among the most important and costly requirements of sound urban development. These elements are essential to the protection of public health, private property and water resources.

With the completion of the "Village-Wide Storm Water Management Plan" the Village of Fontana now has a responsible and comprehensive plan to handle storm water management concerns throughout the Village. The plan provides the objectives and supporting criteria necessary to guide the Village in the development of an effective storm water management system. The plan also presents alternative storm water solutions for a number of different areas, called "Hot Spots."

With the completion of the flooding control for Hot Spots 1 & 4, the Village is planning to proceed with Hot Spot No. 3 this year. Hot Spot No. 3 is located in Country Club Estates in the area between Sauganash Drive and Tarrant Drive. Currently, storm water from this area is directed to a low point on Sauganash Drive without a dedicated storm water conveyance system capable of handling the runoff. Storm water runoff then flows out of the right-of-way onto private properties toward Tarrant Drive causing chronic erosion and flooding concerns for numerous property owners.

Several storm sewer systems and storage options were analyzed for Hot Spot No. 3. The solution includes a variety of storm water conveyance devices including conventional storm sewer, and open swales. In addition, storm water storage areas are being considered in two locations on the project. Design work is expected to be completed in July 2010, with bidding in August 2010 and construction beginning in September 2010.

### **Pottawatomi Drive Project**

In conjunction with the completion of Storm Water Hot Spot No. 3, the Village is also planning the reconstruction of Pottawatomi Drive from Sauganash Drive to Shabbona Drive. This section of Pottawatomi Drive is in poor condition, and is underlain by 4-inch water main, required to be upgraded by the Wisconsin DNR.

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"The inaugural Fontana Fourth Fest has been scheduled for Saturday and Sunday, July 3 and 4, 2010."

"Residents and property owners may contact the Village Assessor throughout the year by calling toll-free 800-770-3927."



## Notes from Nancy

By Nancy Krei

Fontana Library Director

Summer is finally here. Naturally, it is time to get excited about the Fontana Public Library's Summer Reading program! This year's theme is "Make a Splash @ Your Library."

The library has events scheduled throughout July and early August. Discover the "hidden treasure" which is Van Slyke Creek and Headwaters Park, as Sharon O'Brien leads a nature walk on Tuesday, July 6. The Lakeshores Library System and the Fontana Public Library are once again sponsoring the Storywagon performances.

On Tuesday, July 13, a very special program will be presented by Steve Belliveau, entitled "Get Excited About Science!" Don't let the title fool you-it is not like being in school. I have seen this program, and it will be entertaining. Steve does "magic things" with liquids.

On Tuesday, July 20, enjoy a family comedy show with a fishing theme, when Curt Strutz - The Bassmeister presents "Fishing for Laughs." Both programs will be held at 10:00 AM in the Village Hall meeting room.

Once again, the library is offering its popular Make and Take craft programs on Wednesdays July 7, 21 and 28, 2010 and August 4 and 11, 2010 at 10:00 AM. No registration is required for the programs, but to help offset some of the costs, there is a fee of \$1 per kit.

The library is also offering Scrapbook Saturdays, with Tammy Brooks, a Creative Memories consultant, offering a different scrapbook project at classes that will be held at 10:00 a.m. on July 10, 17 and 24, 2010 and August 7, 2010. There will be a \$5 charge for each class.

A detailed brochure listing the Wednesday crafts and the Saturday scrapbook classes is available at the library, and on the village website at [www.villageoffontana.com/library](http://www.villageoffontana.com/library).

If you have any questions about any of the library's programs you can call the library at 262-275-5107.

I am very pleased to announce a new resource, a Gale database called Powerspeak, is available to public library users in Walworth and Racine counties. If you have ever wanted to learn a new language, or those language classes that you took in high school are just a distant memory, this product is for you.

Powerspeak is an online tutorial that consists of interactive lessons that combine audio and visual learning tools. Currently, the languages

that are available are French, German, Mandarin Chinese, Spanish, and Spanish ESL-English. These language courses can be accessed from your home computer with your library card, and can be completed at your own pace. Details about this database and how to access it are available by calling the library.

The Fontana Library is very proud of its free DVD collection. We have an extensive collection of DVDs that can be checked out and enjoyed by the entire family, as well as some such as those produced by HBO, that are geared to a more mature viewing audience. The library's DVD collection is funded entirely by monetary donations. We are still grateful to Jerry Sjoberg, who started it all with his initial and subsequent donations that allowed the library to build and maintain a DVD collection.

Through the years, we have had been grateful to receive other generous donations from foundations such as the Adreani Family Foundation, the Alben F. and Clara G. Bates Foundation, and the Chapin Foundation as well as from businesses and individuals such as Barbara Bourjaily, John and Carol Frandolig, Millie Ferris, Addison Foss, Gordy's Boat House, Home Design Mfg., Martha Jorgenson, Carol Lobdell, Micki O'Connell, Bruce Thompson, Walworth Fontana Rotary Club, Walworth State Bank, and Tom and Geri Whowell.

A thank-you just seems inadequate for to recognize these special people, so early in the fall, the library will be unveiling the "Giving Tree," which will be our way to say thanks to those donors. More details about the Tree, and how you can become involved in donating to the library, will be available later this summer.

The Fontana Public Library is here for you. Stop in and "check us out!"

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## Projects

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The design and construction of the project is being coordinated with the work planned for Storm Water Hot Spot No. 3.

### **Timber Ridge Lift Station Abandonment**

The Timber Ridge lift station is a small two-pump sanitary sewer lift station that was installed in the 1980s to serve the Timber Ridge Subdivision. It has been operational for more than 20 years and is in need of an overhaul. The Village budgeted \$63,050 in 2008 for the replacement of the pumps and controls at the station. During the process of selecting the new pumps and controls, it was realized that there was

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“To learn more about the proposal, visit the website at: [www.lakefrontbuilding.com](http://www.lakefrontbuilding.com).”

“The reconstruction of Lake Street and the beach parking lot are designed to better contain and manage the storm water run-off into Geneva Lake.”



*HGA Architects & Engineers prepared this conceptual drawing of the proposed Lakefront Building which will be put to referendum in the September 14, 2010 Partisan Primary Election. For information on the proposed three-phase building project, please visit the website at: [www.lakefrontbuilding.com](http://www.lakefrontbuilding.com).*

## Website Features Proposal Information

Voters will have the opportunity to decide if the Village should move forward with the construction of the proposed Lakefront Building Project in a referendum to be held with the Partisan Primary Election on Tuesday, September 14, 2010. Polls will be open from 7:00 am to 8:00 pm.

The referendum question is: Shall the Village of Fontana on Geneva Lake be authorized to spend an amount not to exceed \$2.8 million to reconstruct Lake Street, reconstruct the Lakefront parking lot, and construct a Lakefront Activity Building?

The Lakefront Building Project is a three phase proposal consisting of the following projects:

- \* A new Lakefront Building
- \* The reconstruction of Lake Street
- \* The reconstruction of the beach parking lot

The reconstruction of Lake Street and the beach parking lot are designed to better contain and manage the storm water run-off into Geneva Lake. The projects will be funded through Tax Increment Financing.

The estimated cost to raze the current Lake Geneva Marine building and construct a new lakefront building is \$970,000; the estimated cost

to reconstruct Lake Street and for the associated landscaping is \$1.25 million; and the estimated cost to reconstruct the beach parking lot is \$95,000. The referendum question is seeking approval for \$2.8 million because there has been a 10 percent construction cost contingency added, and the construction estimates do not include other building options that are still being considered. Alternate plans for the lakefront building include possible geothermal HVAC, flooring and roofing materials.

To learn more about the proposal, visit the website at: [www.lakefrontbuilding.com](http://www.lakefrontbuilding.com).

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## Projects

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an alternative to rehabbing the station and the Public Works Committee requested the Village Engineer to review the details of the station and determine if it would be feasible to retire the station with the use of gravity sewer.

It turns out the alternative would work quite well. The new sewer has been designed and the project bidding is complete. The cost to install the gravity sewer is only \$20,000 more than the station overhaul and will provide the Village with a maintenance free solution, which is not in jeopardy of failure during a power outage. The installation of the sewer is scheduled to begin in late August 2010.

## Regulations Govern Short-Term Rentals

The Village of Fontana Building and Zoning Department has provided the following information that property owners need to know regarding short-term rentals, which are defined as a time period of 30 days or less.

The State of Wisconsin defines these types of short-term rentals as "Tourist Rooming Houses." There are a few steps to go through to get the proper licensing and approvals to be able to rent your home short-term. It is important to note that you cannot operate a short term rental until all items have been satisfied.

### Step 1- Ensure Proper Zoning

Currently, only the C-4 Resort Commercial and Abbey Springs Planned Development districts allow for short-term rentals in the Village of Fontana. If you are located outside those zoning districts then you may not rent your home short term.

### Step 2 - Annual Rental Occupancy Inspection

The Building and Zoning Department will require you to complete an application to request an annual rental occupancy inspection. The fee of \$100 must be paid before this can be scheduled. The Building Inspector/Zoning Administrator will come to your home to ensure compliance with Wisconsin Uniform Dwelling Codes (construction type items). You must be present at this inspection. This inspection must be conducted once every year.

If something is found to be noncompliant during the initial inspection, it must be corrected and a follow-up inspection must be scheduled to ensure compliance. The fee for all follow-up inspections is \$50 per inspection, and must be paid before a follow-up inspection can be scheduled.

To schedule an inspection, contact Building Inspector/Zoning Administrator Ron Nyman at the Fontana Village Hall, 175 Valley View Drive, P.O. Box 200, Fontana, WI 53125; or call (262) 275-9769; or send a facsimile to (262) 275-8088; or send an email to ron@villageoffontana.com.

### Step 3 - Obtain State Permit

Property owners must apply for and obtain all necessary licenses and approvals from the State of Wisconsin Department of Health Services. There is an additional inspection requirement that the state conducts and an approval process which you must follow in order to obtain a Tourist Rooming House Permit which does include the payment of fees. You should make contact well in advance of your intended

time of rental to ensure you understand the requirements and timing involved. The Department of Health will also conduct a separate inspection to inspect such items like furnishings, equipment and utensils; generally, those items beyond the construction of the house or unit. Please contact: Mary Ellen Bruesch, Public Health Sanitarian Senior, Milwaukee Southeast Region, Division of Public Health, 819 North 6th Street, Room 609, Milwaukee WI 53203-1697, telephone: (414)430-7413; fax: (414) 227-2010.

### Step 4 - Obtain Transient Room Tax Permit

Once you have the State permit, you must then complete an application for, and obtain, a Village of Fontana Transient Room Tax Permit. This allows you to conduct the business (of short term rentals) from your property. This permit is good for two years. You must submit a copy of all State approvals, licenses and conditions when you apply for a Village of Fontana Transient Room Tax Permit.

### Step 5 - Ongoing Requirements

Important things to remember are to report monthly of income to the Village of Fontana (regardless of amount collected) and pay the appropriate Room Tax to the Village; make sure the Village of Fontana's annual rental occupancy inspection is completed once each year, before the permit expires; make sure the Village of Fontana's Transient Room Tax Permit is up-to-date (this permit must be renewed every two years); make sure you remain current with all state requirements, including, but not limited to Department of Health permits, inspections and fees, as well as Department of Revenue requirements (i.e., sales tax filing, reporting of business income); and make sure the Village has on file an up-to-date copy of your state approval.

## No-Smoking Law Effective July 5, 2010

The Wisconsin State Statute that creates a prohibition on smoking in most public places, workplaces, bars and restaurants takes effect Monday, July 5, 2010 at 12:01 AM.

Smoking will be prohibited in all enclosed work places and public places.

Municipalities may not prohibit smoking in the outdoor areas of privately owned businesses.



“Currently, only the C-4 Resort Commercial and Abbey Springs Planned Development districts allow for short-term rentals in the Village of Fontana.”

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“For information, visit the Wisconsin DNR website at: <http://dnr.wi.gov/waterways/recreation/piers.html#matrix>.”

## Piers

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[dnr.wi.gov/waterways/recreation/piers.html#matrix](http://dnr.wi.gov/waterways/recreation/piers.html#matrix).

A DNR study showed that around 10 percent of all existing piers that are not exempt already meet the grandfather (registration) requirements, so most waterfront owners that do not have exempt piers will need to register. If a property owner wants to be sure they won't need to register their pier, they can also modify the pier so that it is exempt.

### DNR Sizes for an Exempt Pier

**Width** - Maximum 6-feet-wide for the pier.

If the pier is not located in an Area of Special Natural Resource Interest an 8-feet-long by 8-feet-wide loading platform or deck is allowed at the water-ward end of the pier.

**Length** - The length needed to moor your boat, use a boat lift, or to reach a 3-foot water depth, which ever is greater.

**Location** - Does not interfere with the rights of other riparian owners

**Number of Boats** - 2 for the first 50 feet of frontage, and 1 for every additional 50 feet.

## Village DPW Offers

### Wood Chips, Compost

The Department of Public Works offers compost, wood chips and mulch that can be picked up by residents or delivered, while supplies last. Residents may pick up product at the Duck Pond Recreation Area or have it delivered for a fee of \$50 per load. Non-residents, who live within 5 miles of the Village, may have product delivered for \$75 per load.

The cost for the product for residents is: compost, free; screened compost, \$20 per cubic yard; wood chips, free; mulch, \$15 per cubic yard. The cost for the product for non-residents is: compost, \$5 per cubic yard; screened compost, \$25 per cubic yard; wood chips, \$5 per cubic yard; mulch, \$20 per cubic yard.

For information, call the Village Hall at (262) 275-6136, or stop in from 8:00 AM to 4:00 PM weekdays, and 8:00 AM to noon on Saturdays.

**To learn more about the Lakefront Building Proposal, visit the website at: [www.lakefrontbuilding.com](http://www.lakefrontbuilding.com)**

“To request a copy of the newsletter, submit email addresses to: [villageclerk@villageoffontana.com](mailto:villageclerk@villageoffontana.com).”

## Village Conducting Connection Inspections

The Village of Fontana Building and Zoning Department has been mailing out postcards with regard to the state required cross-connection inspections and storm water infiltration inspections.

Residents and property owners should call (262) 749-0004 or (262) 275-9769 within 10 days of receiving the postcard to schedule an inspection.

The Village is required to develop and implement a comprehensive cross-connection control program to ensure that there is not a risk of contamination of the drinking water supply that could be caused by back-siphonage or back flow.

The inspector will assist property owners in identifying actual or potential problems on their property.

A cross-connection inspection consists of an on-site visual inspection of appliances and fixtures that utilize and are connected to a water source.

The inspector will look at dishwashers, humidifiers, water softeners, hose bibbs, faucets, washing machines, boilers, icemakers, lawn irrigation, swimming pools and water closets for proper back-flow prevention devices and connections.

Following the 10- to 20-minute inspection, property owners will receive a written report which will note any cross-connection hazards and the method for bringing the system into compliance. The state requires commercial and industrial services to be inspected once every two years, and all residential properties to be inspected every 10 years.

## Village Emailing

### Electronic Newsletter

The quarterly newsletter is no longer being printed and mailed to property owners and residents.

The newsletter is now posted the first week of January, April, July and October on the Village Website at: [www.villageoffontana.com](http://www.villageoffontana.com). Property owners and residents may submit requests to have the newsletter emailed to them, or they may pick up printed hard copies at the Village Hall and Public Library.

To request a copy of the newsletter, property owners and residents should send their email address to: [villageclerk@villageoffontana.com](mailto:villageclerk@villageoffontana.com).



A Referendum for  
the Lakefront  
Building Proposal  
Referendum will be  
held Tuesday,  
September 14,  
2010.

## VOF Calendar

**July 3, 2010** - Fontana Rescue Squad Pancake Breakfast and Blood Drive at St. Benedict Catholic Church, 7:00 am

**July 3 & 4, 2010** - Fontana Fourth Fest in Reid Park

**July 4, 2010** - Annual Fireworks Display in Reid Park at dusk

**July 5, 2010** - Village Hall & Public Library Closed for Holiday

**July 6, 2010** - Special Joint Session Meeting of Village Board & Plan Commission at 5:30 pm

**July 6, 2010** - Village Board meets at 6:00 pm

**July 7, 2010** - CDA Board meets at 6:00 pm

**July 10 & 24, 2010** - Big Foot Recreation Department Movie at the Beach Program at dusk

**July 16, 2010** - Village Assessor Office Hours at Fontana Village Hall from 10:00 am to 2:00 pm

**July 21, 2010** - Library Board meets at 10:00 am

**July 21, 2010** - Park Commission meets at 6:00 pm

**July 22, 2010** - Open Book at Village Hall from 3:00 to 5:00 pm

**July 24, 2010** - Open Book at Village Hall from 10:00 am to Noon

**July 26, 2010** - Plan Commission meets at 5:30 pm

**July 28, 2010** - Lakefront and Harbor Committee meets at 4:30 pm

**July 31, 2010** - Big Foot Lions Club Lobster Boil & Steak Fry in Reid Park

**Aug. 2, 2010** - Village Board meets at 6:00 pm

**Aug. 4, 2010** - CDA Board meets at 6:00 pm

**Aug. 7 & 21, 2010** - Big Foot Recreation Department Movie at the Beach Program at dusk

**Aug. 13, 2010** - Village Assessor Office Hours at Fontana Village Hall from 10:00 am to 2:00 pm

**Aug. 16, 2010** - 2010 Board of Review at 2:00 pm

**Aug. 18, 2010** - Library Board meets at 10:00 am

**Aug. 18, 2010** - Park Commission meets at 6:00 pm

**Aug. 25, 2010** - Lakefront and Harbor Committee meets at 4:30 pm

**Aug. 30, 2010** - Plan Commission meets at 5:30 pm

**Sept. 1, 2010** - CDA Board meets at 6:00 pm

**Sept. 4, 2010** - Annual Pig in the Park Pig Roast in Reid Park

**Sept. 6, 2010** - Village Hall & Library closed for Labor Day

**Sept. 7, 2010** - Village Board meets at 6:00 pm

**Sept. 11, 2010** - Annual Triathlon & Big Foot Lions Breakfast Tent in Reid Park

**Sept. 14, 2010** - Partisan Primary Election and VOF Referendum, Polls open 7:00 am to 8:00 pm

**Sept. 15, 2010** - Library Board meets at 10:00 am

**Sept. 15, 2010** - Park Commission meets at 6:00 pm

**Sept. 27, 2010** - Plan Commission meets at 5:30 pm

[www.villageoffontana.com](http://www.villageoffontana.com)

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