



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147-262.248.3673-[www.cityoflakeneva.gov](http://www.cityoflakeneva.gov)

---

**Plan Commission Agenda**  
**Monday, March 16, 2026 - 6:00 PM**  
**Lake Geneva City Hall; Council Chambers**

**Members:**

Chair: Mayor Todd Krause

Aldersperson Joel Hoiland, John Gibbs, Doug Skates, Jeremy Nafziger, Kyle Cary, and Anne Esarco

- 1. Call to Order**
- 2. Roll Call**
- 3. Approve Minutes of the February 16, 2026 Plan Commission meeting as distributed.**
- 4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.**
- 5. Acknowledgment of Correspondence.**
- 6. Downtown Design Review:**
  - a. Discussion/Action on Resolution PC-2026-010 for Downtown Design Review application for Sandwich Board Sign at 734 W Main Street, filed by Roger Wolff, 734 W Main Street, Lake Geneva, WI, Tax Key No. ZOP 00314.**
  - b. Discussion/Action on Resolution PC-2026-008 for Downtown Design Review application for Sandwich Board Sign at 214 Broad Street, filed by Emily Trainor, 214 Broad Street, Lake Geneva, WI, Tax Key No. ZOP 00256.**
  - c. Discussion/Action on Resolution PC-2026-007 for Downtown Design Review application for new awnings at 101 Broad Street, filed by John Law, P.O. Box 27, Lake Geneva, WI, Tax Key No. ZCGN 00009.**
  - d. Discussion/Action on Resolution PC-2026-009 for Downtown Design Review application for façade improvements at 703 W Main Street, filed by Valera Smokvin, P.O. Box 130, Grafton, WI, Tax Key No. ZA276000001.**
- 7. Discussion/Recommendation of Resolution PC-2026-011 to accept privately owned parcel for dedication as right-of-way.**
- 8. Public Hearing, Review, and Recommendation**
  - a. Public Hearing for a Precise Implementation Plan to construct a new dining facility at 1724 W Main Street, Lake Geneva, Tax Key No. ZYUP 00096 and ZYUP 00096A filed by Covenant Harbor Bible Camp and Retreat Center, 1724 W Main Street, Lake Geneva, WI.**
  - b. Discussion/Action on Resolution PC-056 for a Precise Implementation Plan to construct a new dining facility at 1724 W Main Street, Lake Geneva, Tax Key No. ZYUP 00096 and**

**9. Adjournment**

A quorum of the Council may be present; however, no official Council action will be taken.  
Requests from persons with disabilities who need assistance to participate in this meeting should be made to the City Clerk's office in advance so that the appropriate accommodations can be made.

**City Of Lake Geneva Plan Commission Minutes  
Monday, February 16, 2026 - 6:00 PM  
Lake Geneva City Hall; Council Chambers**

**Call to Order**

Mayor Krause called the meeting to order at 6:01 PM

**Roll Call**

Present: Krause, Hoiland, Nafziger, Skates, Esarco, Cary

Absent: Gibbs

**Approve Minutes of the Plan Commission meeting as distributed.**

**December 15, 2026 Plan Commission Meeting**

Motion by Hoiland to approve; second by Skates. Motion carried: 6-0

**January 6, 2026 Plan Commission Meeting**

Motion by Hoiland to approve; second by Esarco. Motion carried: 6-0

**Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.**

Shannon Blay, 1710 Whales Court: Established her presence and readiness to answer questions regarding her application Item 7a.

**Acknowledgment of Correspondence.**

There was no correspondence to report.

**Downtown Design Review:**

**Discussion/Action on Resolution PC-2026-005 for Downtown Design Review application for Awning Sign at 149 Broad Street, filed by Linda Chironis, W34442 McDonald Road, Lake Geneva, Tax Key No. ZOP 00324.**

The Commission reviewed a downtown design application for Hogs and Kisses to install new awnings, which was approved with a requirement to secure building permits before installation.

Motion by Skates to approve; second by Esarco. Motion carried: 6-0.

**Public Hearing, Review, and Recommendation**

**Public Hearing for a Limited Conditional Use Permit to permit Commercial Indoor Lodging at 830 Williams Street, Lake Geneva, Tax Key No. ZRA 00017 filed by AMB Holdings, 1710 Wales Court, Lake Geneva, WI.**

The Commission also conducted a public hearing for a Limited Conditional Use Permit to allow commercial indoor lodging at 830 Williams Street, with no public opposition and a suggestion to add parking striping.

Motion by Skates to close public hearing; second by Hoiland. Motion carried: 6-0

**Discussion/Action on Resolution PC-060 for a Limited Conditional Use Permit to permit Commercial Indoor Lodging at 830 Williams Street, Lake Geneva, Tax Key No. ZRA 00017 filed by AMB Holdings, 1710 Wales Court, Lake Geneva, WI**

Motion by Hoiland to approve; second by Skates. Motion carried: 6-0

**Public Hearing for a Conditional Use Permit to permit a vertical expansion of a nonconforming structure located at 1624 N Lake Shore Drive, Lake Geneva, Tax Key No. ZLM 00037 filed by Jacob Addis, 672 W Main Street #462, Lake Geneva, WI**

The Commission conducted a public hearing for a vertical expansion of a non-conforming structure at 1624 North Lake Shore Drive. Staff recommended approval of the expansion, which involves adding a bathroom on the second floor of an existing home, with the condition that permits are obtained, and an easement is recorded for the shore path. The applicant and architect explained the project, which includes new siding, windows, and a second-floor addition, and no public comments were made.

Motion by Hoiland to close the public hearing; second by Skates. Motion carried: 6-0

**Discussion/Action on Resolution PC-2026-001 for a Conditional Use Permit to permit a vertical expansion of a nonconforming structure located at 1624 N Lake Shore Drive, Lake Geneva, Tax Key No. ZLM 00037 filed by Jacob Addis, 672 W Main Street #462, Lake Geneva, WI**

Motion by Hoiland to approve; second by Skates. Motion carried: 6-0

**Public Hearing for Text Amendment to Section 98 Article 8 of the City of Lake Geneva Code of Ordinances filed by the City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI**

Building & Zoning Director Hanlon explained the proposed amendment, which limits sandwich board signs to one per building entrance rather than one per business, to address concerns about multiple signs in multi-tenant buildings. Jeremy raised additional concerns about the placement of signs relative to individual business entrances and the potential for confusion about building hours. The amendment was presented as a solution to the issue of multiple sandwich board signs in multi-tenant properties, with the intent that the property owner would decide how to allocate the single-sign permit among tenants.

The Commission discussed defining "building entrance" as an exterior door, with one sign allowed per entrance.

They also addressed enforcement procedures, including warning letters and potential fines for non-compliance.

Peg Esposito, 124 Darwin Street: The speaker **urged the Commission** to require the owner's direct involvement in the permit application.

Motion by Skates to close public hearing; second by Hoiland. Motion carried: 6-0

**Discussion/Action on Resolution PC-2026-002 for Text Amendment to Section 98 Article 8 of the City of Lake Geneva Code of Ordinances filed by the City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI**

Motion by Hoiland to approve; second by Skates. Motion carried: 6-0

### **Land Division Review**

**Discussion/Action on Resolution PC-039 for Certified Survey Map for property located on the southwest corner of Center Street and North Street, filed by Robert Jeffreys 18 LLC, 1554 W Main Street, Lake Geneva, Taz Key Nos. ZOP00023, ZOP00024, ZOP00025, ZOP00026.ZOP28,ZFL0001, ZFL0002**

The Commission discussed a certified survey map for a property at the southwest corner of Center Street and North Street.

The Commission approved the resolution with amendments and set conditions for the survey map, including a review by the engineer.

Motion by Hoiland to approve; second by Esarco. Motion carried: 6-0

### **Strategic Plan Update**

The presentation focused on the community survey results and the outcomes of the think tank session. David presented data showing that while residents are generally satisfied with living and working in Lake Geneva, there is significant concern about the community's future direction. The think tank identified key drivers shaping the future, including land use, short-term rentals, and community character. Participants preferred a scenario of managed and selective growth over a market-driven approach. The group discussed the need to balance tourism with creating a livable community for year-round residents. David explained that the next steps involve validating these findings with the community and developing a strategic action plan to move towards the preferred future. The conversation ended with a reminder to complete the ongoing community survey.

### **Adjournment**

Motion by Skates to adjourn, second by Escaro. Motion Carried; 6-0.

The meeting adjourned at 7:03 PM.

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: March 16, 2026

Applicant:

Roger Wolff  
734 W Main Street  
Lake Geneva, WI 53147  
Tax Key No. ZOP 00314

Request:

734 Main Street  
Downtown Design Review of Signage

Description:

The applicant proposes the placement of a sandwich board sign at the entrance to the building located at 734 Main Street. The proposed sandwich board sign measures thirty-six (36) inches in height and twenty-four (24) inches in width.

City of Lake Geneva Zoning Ordinance Section 98-811 (1) D.2 regulates the placement of sandwich board signs. The ordinance requires the following:

- One (1) sandwich board per building entrance.
- Sign permit is required prior to placement.
- Must be located within ten (10) feet of the business entrance leaving a minimum clear pedestrian path of five (5) feet on the sidewalk.
- Maximum height allowed is three (3) feet and maximum width allowed is two (2) feet.
- Sandwich board sign shall only be displayed during the hours of operation of the business it is advertising.

Staff Recommendations:

Staff recommend *approval* of the proposed improvements, provided that the following conditions are met:

1. The applicant shall secure a sign permit prior to installation of the sign.



City of Lake Geneva  
Building and Zoning  
626 Geneva Street  
Lake Geneva, WI 53147

RECEIVED  
MAR 03 2026  
By: .....

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.: 734 W MAIN ST

Name & Address of Current Building Owner:  
AJAX Property Management  
326 Center St. PO. Box 460  
Lake Geneva WI 53147

Telephone Number of Current Building Owner: [REDACTED]

Email Address: [REDACTED]

Owner Signature: [Signature]

Name & Address of Applicant:  
ROGER WOLFF  
734 W MAIN ST.  
LAKE GENEVA WI 53147

Telephone Number of Applicant: [REDACTED]

Email Address: [REDACTED]

Proposed Design Change: sandwich board

Zoning District: Downtown

Names & Address of Architect, Engineer, and/or Contractor of Project:  
[REDACTED]

Description of Project: Sandwich Board

Date: 3/2/26  
02/27/2025

Signature of Applicant: [Signature]



2' x 3' — 6 sq ft



STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: March 16, 2026

Applicant:

Emily Trainor  
214 Broad Street  
Lake Geneva, WI 53147  
Tax Key No. ZOP 00256

Request:

214 Broad Street  
Downtown Design Review of Signage

Description:

The applicant proposes the placement of a sandwich board sign at the entrance to the building located at 214 Broad Street. The proposed sandwich board sign measures thirty-four (34) inches in height and twenty (20) inches in width.

City of Lake Geneva Zoning Ordinance Section 98-811 (1) D.2 regulates the placement of sandwich board signs. The ordinance requires the following:

- One (1) sandwich board per building entrance.
- Sign permit is required prior to placement.
- Must be located within ten (10) feet of the business entrance leaving a minimum clear pedestrian path of five (5) feet on the sidewalk.
- Maximum height allowed is three (3) feet and maximum width allowed is two (2) feet.
- Sandwich board sign shall only be displayed during the hours of operation of the business it is advertising.

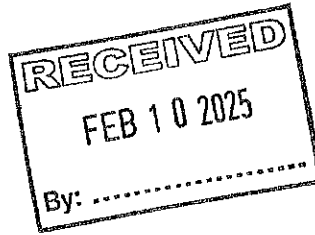
Staff Recommendations:

Staff recommend *approval* of the proposed improvements, provided that the following conditions are met:

1. The applicant shall secure a sign permit prior to installation of the sign.



City of Lake Geneva  
Building and Zoning  
626 Geneva Street  
Lake Geneva, WI 53147



APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

214 Broad St, Lake Geneva  
ZDP 00256

Name & Address of Current Building Owner:

PAR PROPERTIES  
Bruce Bennett  
214 Broad St

Telephone Number of Current Building Owner:

Email Address:

Owner Signature:

Bruce Bennett

Name & Address of Applicant:

Cornerstone Shop  
Emily Trauner  
214 Broad St

Telephone Number of Applicant:

Email Address:

Proposed Design Change:

A frame sidewalk sign permit

34" H x 20" W - 22" depth at widest point when open

Zoning District:

Names & Address of Architect, Engineer, and/or Contractor of Project:

Description of Project:

Date:

02/27/2025

Signature of Applicant:





STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: March 16, 2026

Applicant:

John Law  
101 Broad Street  
Lake Geneva, WI 53147

Request:

101 Broad Street Unit 205  
Downtown Design Review of Façade  
Improvement

Description:

The applicant proposes making the following improvement to the façade at 101 Broad Street:

- Installation of two (2) green canvas awning on the South façade of the building.
- The awning will NOT contain signage.

The proposed awnings will match the two (2) existing awnings on the West end of the South facade. The awning color is a complementary color to the building façade. The awnings will not contain signage.

Staff Recommendations:

The colors proposed have been reviewed and comply with the Downtown Design Overlay Sign requirements (98-828).

Staff recommend *approval* of the proposed improvements, provided that the following conditions are met:

1. The applicant shall secure a building permit prior to installation of the awnings.

City of Lake Geneva  
Building and Zoning  
626 Geneva Street  
Lake Geneva, WI 53147

20260062  
**RECEIVED**  
FEB 06 2025  
By: .....

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:  
101 Broad Street, Unit 205, Lake Geneva, WI  
ZCNG 00009 (also includes ZCNG 00010, which was legally merged into ZCNG 00009)

Name & Address of Current Building Owner:  
101 Broad Street LLC, John Law, Sole Member  
PO Box 27, Lake Geneva, WI 53147

Telephone Number of Current Building Owner: [REDACTED]  
Email Address: [REDACTED]  
Owner Signature: [Signature]

Signed by:  
A5B74A2200CA4C0...

Name & Address of Applicant:  
101 Broad Street LLC, John Law, Sole Member  
PO Box 27, Lake Geneva, WI 53147

Telephone Number of Applicant: [REDACTED]  
Email Address: [REDACTED]

Proposed Design Change:  
Install two canvas awnings on the Southern facing exterior wall on the second floor of the Geneva Towers Condominium building.

Zoning District: (CB) Central Business

Names & Address of Architect, Engineer, and/or Contractor of Project:  
Northrup Awning Company, 411 South Pearl Street, Janesville, WI 53548  
[REDACTED]

Description of Project:  
The design, color and materials will be exactly the same as were used in the fabrication of awnings that already exist on the adjacent condominium unit that is occupied by the Braden Dental Center. The only difference will be there there will be no letters or signage on our awning. The awnings will measure approximately: 1@293" wide x 34" drop x 36" projection with 10" fixed valance and 1@ 70" wide x 34" drop x 36" projection with 10" fixed valance. The frames will be fabricated from welded aluminum 1" square tubing with a mill finish. The fabric will be Sunbrella Hemlock Tweed.

Date: 2/6/2026 Signature of Applicant: [Signature]  
02/27/2025 1  
A5B74A2200CA4C0...











STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: March 16, 2026

Applicant:  
Valera Smokvin  
P.O. Box 130  
Grafton, WI 53024

Request:  
703 Main Street  
Downtown Design Review of Façade Remodel  
including: 1) changing front door and 2) adding  
service door on east side of building.

Description:

The applicant proposes making the following changes to the building at 703 Main Street:

- Replace the existing double door on the Main Street façade to a single door with sidelites. New door and sidelites will match existing storefront.
- Add a service door to the East façade of the building within an existing door opening. Door and sidelite will match new door on Main Street façade.

Finish Materials:

The applicant proposes the following building finishes:

- Marvin Trustile wood doors and sidelites painted black to match the existing storefront.

Staff Recommendations:

Staff believe the work proposed meets the requirements of the Downtown Design Overlay Zoning district ( Section 98- 913).

Staff recommends *approval* with the following conditions:

1. Substantial conformance to the submitted *Tenant Build Out for: The Chocolate Factory-Lake Geneva* drawn by Nagel Architects and Engineers, dated February 6, 2026.
2. The applicant shall secure all required permits prior to the start of construction.

20260076



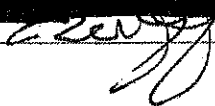
City of Lake Geneva  
Building and Zoning  
626 Geneva Street  
Lake Geneva, WI 53147

RECEIVED  
FEB 20 2025  
By: .....

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:  
703 W Main St, Lake Geneva 53147

Name & Address of Current Building Owner:  
Roger Wolff - Venture Investment Partners, LLP  
PO Box 460 Lake Geneva, WI 53147

Telephone Number of Current Building Owner: [REDACTED]  
Email Address: [REDACTED]  
Owner Signature: 

Name & Address of Applicant:  
Valera Smokvin - The Chocolate Factory  
PO Box 130 Grafton, WI 53024

Telephone Number of Applicant: [REDACTED]  
Email Address: [REDACTED]

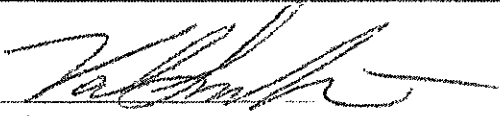
Proposed Design Change:  
The proposed design is to replace the main entrance wood double doors with a single wood door and sidelites. The design and color of the door and sideites will match the existing design and color. In addition, the tenant needs a service door on the East side of the building. Therefore we propose a single wood door with a sidelite that will be added within the existing opening of an existing elevator door.

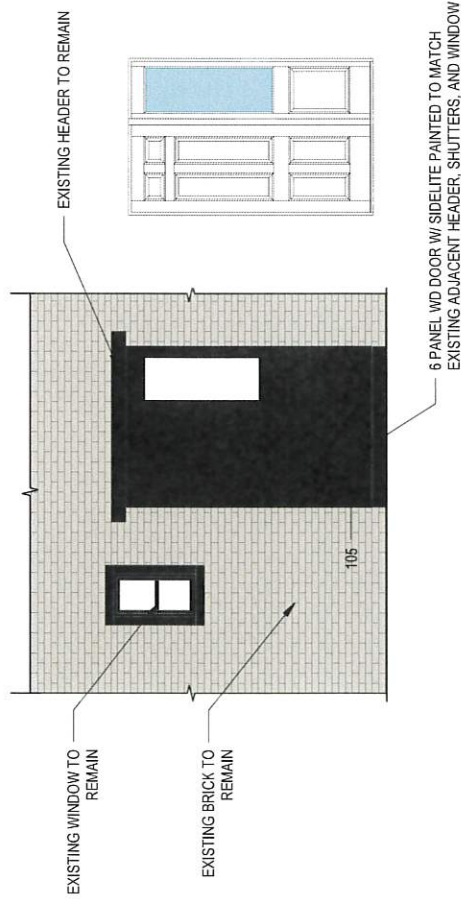
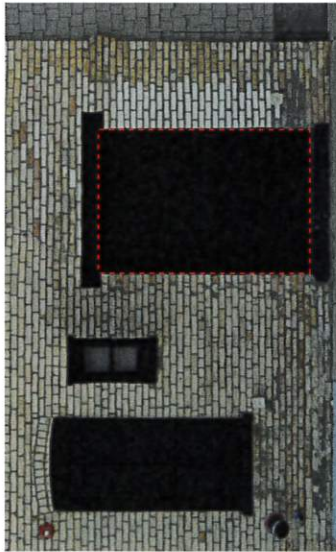
Zoning District: CB - Central Business

Names & Address of Architect, Engineer, and/or Contractor of Project:  
Nagel Architects and Engineers  
13890 Bishops Dr Suite 250 Brookfield, WI 53005

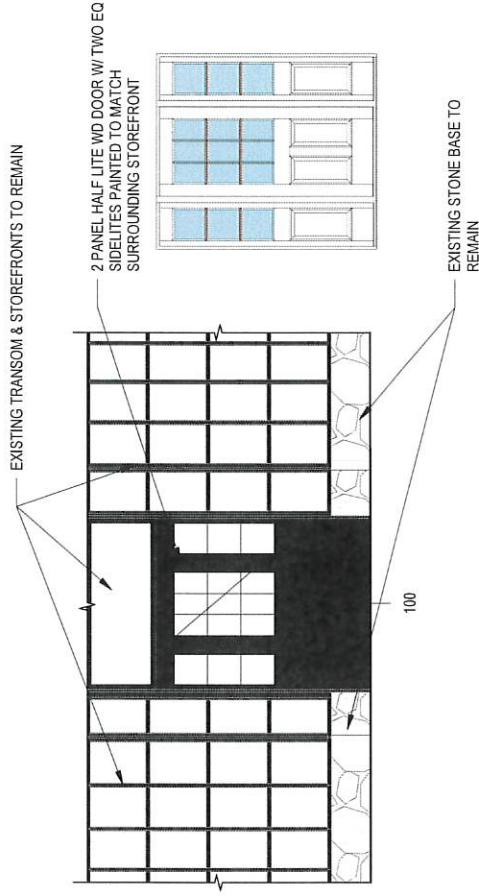
Description of Project:  
The Project is comprised of an approximately 1,833 SF restaurant with level 2 alterations to an existing tenant space below apartments. No structural alterations are part of this project. HVAC, Plumbing and Electrical Design is on a design build basis. Respective subcontractors will submit respective plans for plan review and permitting.

Date: 2/17/26  
02/27/2025

Signature of Applicant: 



**2 EAST SERVICE DOOR PARTIAL EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 SOUTHEAST ENTRY DOOR PARTIAL EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



TENANT BUILD OUT FOR: THE  
CHOCOLATE FACTORY - LAKE  
GENEVA

VALERA SMOKVIN  
703 W MAIN ST, LAKE GENEVA, WI 53147

EXTERIOR ELEVATIONS

PROJECT #:	25009
SCALE:	1/4" = 1'-0"
DRAWN BY:	OW
DATE:	FEB 06 2026
© COPYRIGHT NAGEL ARCHITECTS - ENGINEERS	

SHEET  
**SK02**

## Elevate Every Entry

In collaboration with our parent company, Marvin<sup>®</sup>, we have engineered and extensively tested a family of premium residential wood entry systems that set the tone for the whole home.

### Design Forward

We offer more design styles, sizes, and options than anyone else so our customers can create without constraint. The Resilient Wood Entry System<sup>™</sup> takes your home to the next level with the most durable painted construction without sacrificing any design options. Our Reserve Wood Entry System<sup>™</sup> offers the beauty of stain-grade wood to match the refined elegance of your home.

### Materials Matter

TruStile wood entry systems use innovative Accoya<sup>®</sup> and Tricoya<sup>®</sup> to provide exceptional stability and durability. All of our entry systems come with industry-leading warranty coverage.



Learn more at:  
[www.trustile.com/elevate](http://www.trustile.com/elevate)

TRUSTILE<sup>®</sup>  
A MARVIN<sup>®</sup> BRAND

MARVIN<sup>®</sup> 



Resilient Wood Entry System<sup>™</sup> with TM3100-111B



Reserve Wood Entry System<sup>™</sup> with TS4300-308C



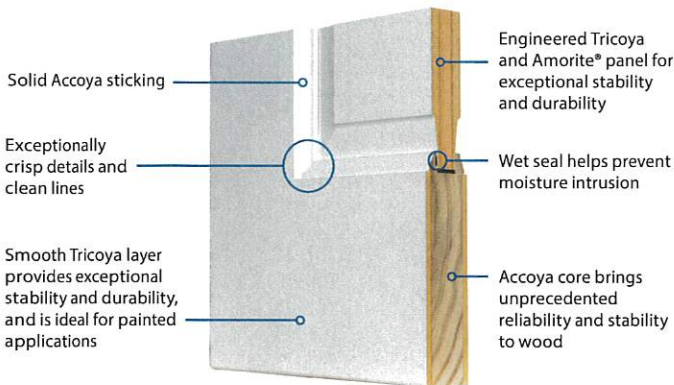
Resilient Wood Entry System<sup>™</sup> with FL400-108C



### Resilient Wood Entry System™

The Resilient Wood Entry System sets the tone of quality for the whole home using the most durable painted construction without sacrificing any design options.

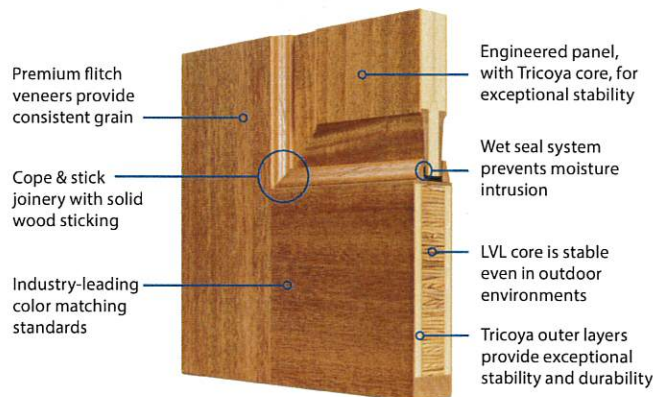
- Engineered with resilient Accoya®, an acetylated wood product, which brings unprecedented reliability and durability to wood.
- Tricoya® top layers provide exceptional stability, durability and paintability, for outdoor applications.
- Most configurations delivered pre-hung with an Accoya built jamb and a premium prime finish, ready to paint to match your design.
- 10-year warranty with limited and no-overhang applications, depending on system design specifications, for both inswing and outswing units.



### Reserve Wood Entry System™

The Reserve Wood Entry System elevates the refined elegance of your home with the beauty of stained natural wood.

- Engineered with a laminated veneer lumber (LVL) core and Tricoya® layers to provide exceptional stability and durability.
- 10 natural wood species available with an extensive collection of premium factory stain options.
- Premium appearance standards ensure industry-leading grain and color matching.
- 5-year limited warranty with industry standard overhang requirements for both inswing and outswing units.





Amanda Rotondi, Building & Zoning Clerk      Date

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: March 16, 2026

Applicant:

Eric Anderson  
Covenant Harbor  
1724 W. Main St.  
Lake Geneva, WI

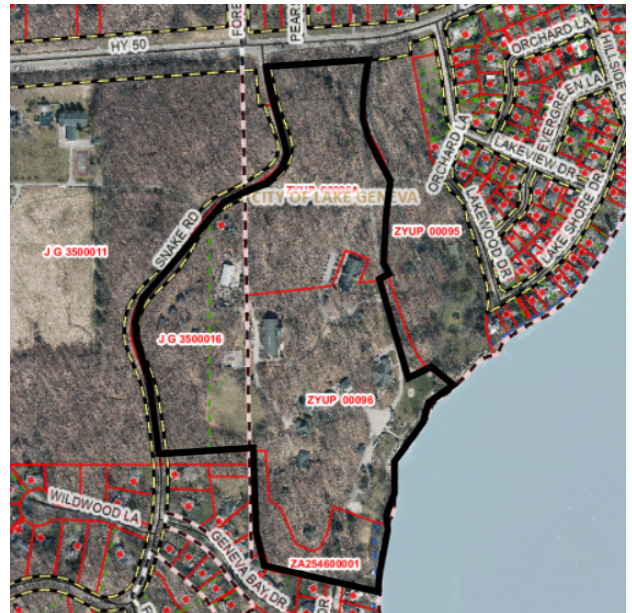
Request:

1724 W. Main St.  
Tax Key No. ZA522000001  
Planned Development – Precise  
Implementation Plan

Description:

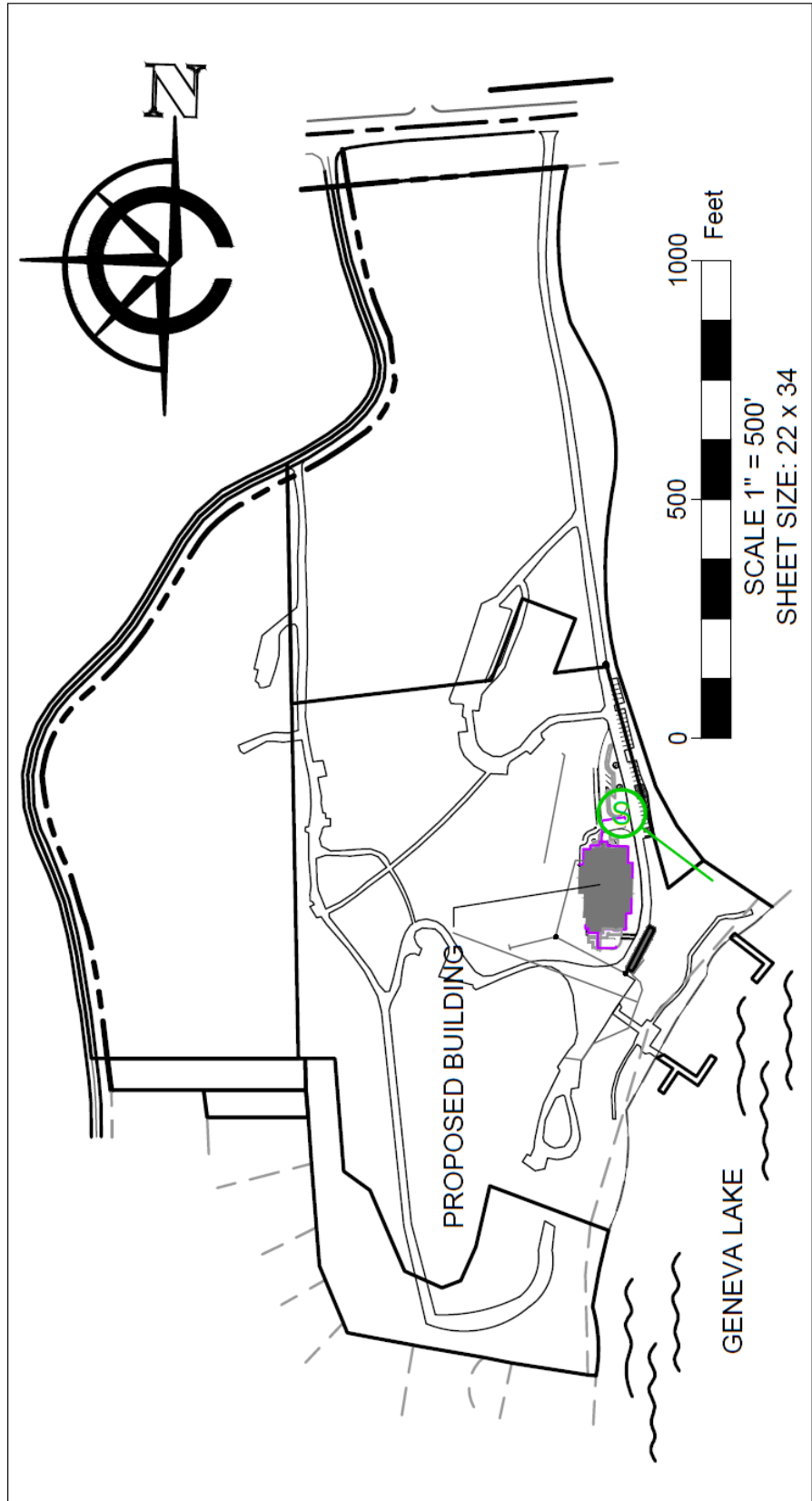
Covenant Harbor Bible Camp & Retreat Center has requested a Planned Development – Precise Implementation Plan (PIP) for proposed modifications to their property. Covenant Harbor operates a Christian camp, conference, and retreat center on a 52-acre property located at 1724 W. Main Street on Geneva Lake.

A PD-PIP (Precise Implementation Plan) is Step 4 of 4 of the Planned Development process. A PIP establishes the details of site development including architecture, landscaping, lighting, and engineering and must be substantially consistent with the General Development Plan (GDP). The City approved an amendment to the GDP in spring of 2025. That approval included an upgrade to the existing worship tent and a replacement of the existing dining facility. The new dining facility is the subject of this PIP.



The dining facility (“Dining Commons”) will be a new 16,785-square-foot building to be used as a dining hall and indoor lounge space for campers. It will replace “The Lodge,” a 76-year-old building that includes both a dining hall and 52 beds. These beds will not be replaced in the new dining hall. Other improvements include windows with lake views, outdoor patios with seating, a lakeside café, and an enhanced camper drop-off and vehicle turnaround. The Dining Commons will be located on the southeast side of the camp, near the lakefront, as seen on the map on the following page.

**Dining Commons Location (from Civil Engineering Plans Sheet 05)**



*Note: the Civil Engineering Plans in the meeting packet are oriented so that North is on the right side of the page.*

### *Setback and Bulk Requirements*

The proposed building exceeds minimum setback requirements. The proposed Landscape Surface Ratio for the entire camp property is 89%, greatly exceeding the minimum Landscape Surface Ratio of 60%. A detailed calculation is provided in the PIP application.

### *Site Plan and Site Access*

The Site Plan includes a redesigned access drive on the north side of the Dining Commons. This is primarily used for loading and camper drop-off and allows for adequate vehicle turnaround. The access drive will include three new parking spaces as well. Dumpsters for the Dining Commons will be located in the existing parking area to the north east of the building. The proposed dumpster enclosure will include stone and wood siding intended to blend into the surrounding environment.

### *Landscaping Plan*

The location of the proposed dining facility foundation and disturbance area is located within a wooded area. Boulder retaining walls on the north and east sides of the building stabilize the slopes. Substantial regrading will be done on the west side of the building, as the site slopes downhill toward the lake. Approximately 30 trees will be removed around the perimeter of the new dining hall due to construction and grading. Selective cutting (removal of 30% trees or less) is permitted by right in woodland areas, and the proposed tree removal is well under 30%. New trees are proposed along the south side of the building and in the center of the driveway turnaround on the north side of the building. Shrubs are proposed for the north side of the building. Plant species include Black Hills Spruce, Swamp White Oak, Sugar Maple, Serviceberry, Spirea, Viburnum, and others. The Landscaping Plan also includes permeable paver patios on the north and south sides of the building and boulder landscaping accents. The proposed Landscaping Plan exceeds the City's minimum landscaping requirements and provides sufficient landscaping, appropriate for a woodland context.

### *Parking and Circulation*

The campground is primarily a pedestrian experience, but the operations of the campgrounds require vehicles, including emergency vehicle access. Existing parking areas serving the Dining Commons include a larger parking lot to the south of the building and the row of parking to the northeast of the building. Three parking spaces in the northeast parking area will be removed to accommodate the dumpsters for Dining Commons, described above. The Applicant proposes three new stalls in the access drive/turnaround and one additional space in the northeast parking area, for a net increase of one parking space.

### *Building Elevations*

Conceptual building elevations are provided in the PIP application. Building materials will be consistent in design, quality and character with other buildings at the camp. They will include granite at some lower portions of the structure, patio pillars and the fire place; engineered lap siding and trim; asphalt shingles; and wood and plate beam accents at peaks. Proposed colors include tan and a muted blue.

### *Exterior Lighting*

Building-mounted lighting at the building entrance will be directed downwards, similar to other lighting at the camp. Path lighting mounted on posts will ensure a lit path to and from the building.

### *Signage*

New signage will be directed only to the interior of the site. No new signage will be visible from a public street. This Dining Commons building will include exterior, non-illuminated signs with dark green wood trim, which will be placed near the walkways leading to the main entrances.

### *Utilities and Stormwater*

Utility improvements include an extension of the existing 8-inch private watermain and new sanitary pipe to service the new building. Stormwater quantity requirements of the municipal code do not apply to runoff from the improvements tributary to Geneva Lake; however, water quality provisions must be addressed. The plan currently proposes drainage structures and underground stormwater chambers to meet stormwater requirements. Conditions of approval are detailed in the memorandum from Kapur dated January 30, 2026.

### Consistency with the GDP:

The PIP step is designed to accommodate refinement of the site plan as final engineering plans are prepared. A few such changes are included in the PIP submittal. As compared to the approved GDP, the Dining Commons building has shifted several feet closer to the lake and the building footprint has been reduced slightly. The Applicant notes adjustments were needed to conserve trees, reduce impervious surface, and reduce use of retaining walls. The design of the turnaround drive was modified to respond to comments from the Fire Department and Utility Commission. The stormwater management approach has been adjusted. Instead of a drainage swale, as included in the approved GDP, the camp will instead install an underground stormwater management system. This is detailed in the Stormwater Management Report. Staff views all of these changes to be minor refinements of the approved GDP, therefore finding the proposed PIP to be consistent with the approved GDP.

### Relationship to Base Zoning Standards:

All Planned Developments must identify zoning flexibility being requested from the base zoning standards in the most comparable regular zoning district. In this instance, the ER-1 zoning district provides that comparison zoning district. The applicant requests no additional flexibility from the ER-1 zoning standards.

### Staff Review Comments:

The proposed PD provides for a new Dining Commons with a minimum of paved roads and parking, only as needed to meet operational needs. It maintains the woodland theme and landscape. The proposed elevations will complement the camp's natural setting. The Applicant has worked closely with the Utility Commission and City Engineer to develop plans that satisfy City requirements.

### Action by the Plan Commission:

As part of the consideration of a requested Planned Development / Precise Implementation Plan (PIP), the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed Zoning Map amendment,
- Include *findings* required by the Zoning Ordinance for Zoning Map amendment, and,
- Provide specific suggested *requirements* to modify the project as submitted.

### Required Plan Commission Findings on the PIP for Recommendation to Common Council:

A proposed PIP must undergo the review standards for all Conditional Use Permits, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Factors 1-6 of the following.
1. The proposed PIP (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
  2. The proposed PIP (in its specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
  3. The proposed PIP, in its proposed location and as depicted on the required site plan, does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
  4. The proposed PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
  5. The proposed PIP is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
  6. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed PIP (as identified in Items 1. through 5., above), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Factors 1-6 listed above.

Staff Recommendation:

Staff recommends that the Plan Commission recommend *approval* of the PIP as submitted.

Staff recommends the affirmative set of findings provided above, noting the proposal maintains the desired consistency of land uses, land use intensities, and land use impacts for the camp property and it upgrades utilities and stormwater to meet current City standards.

Staff recommends the following *additional condition(s) of approval* be attached:

1. Refer to conditions of approval detailed in the memorandum from Kapur dated January 30, 2026

*Jackie Mich, AICP, City Planning Consultant , Vandewalle & Associates*

---

## Memo to City of Lake Geneva

**To:** Renee Hanlon, Zoning Administrator **Date:** January 30, 2026

**From:** Naomi Rauch, P.E.  
262-758-6032

**CC:** Eric Anderson – Covenant Harbor  
Ryan Cardinal, P.E. – Cardinal Engineering  
Erik Oldenburger - Cardinal Engineering  
David De Angelis – City Administrator  
Amanda Rotondi – Building and Zoning Administrative Assistant  
Tom Earle – Director of Public Works  
Josh Gajewski – Utility Director

**Subject:** PIP RECOMMENDED APPROVAL – Covenant Harbor Dining Hall (PIN ZYUP 00096)  
*Kapur Project #24.0167 Phase 15*

---

### BACKGROUND AND REQUEST:

A PIP application was submitted by Covenant Harbor Bible Camp and Retreat Center for the construction of a new 16,785 SF dining hall at 1724 W. Main Street in the location of the existing lodge. The existing structure will be demolished and replaced with the proposed new building. An extension of the existing 8-inch private watermain and new sanitary pipe will service the new building. Stormwater quantity requirements of the municipal code do not apply to runoff from the improvements tributary to Geneva Lake; however, water quality provisions must be addressed. The plan currently proposes drainage structures and underground stormwater chambers to meet stormwater requirements. Improvements include retaining walls, pervious pavers on walkways and new asphalt parking spaces and drive.

The following plan and calculations were submitted for review:

- **Dining Hall Covenant Harbor Bible Camp Stormwater Management Report**, prepared by Cardinal Engineering LLC, 19 sheets, dated December 05, 2025 last revised January 16<sup>th</sup>, 2026.
- **Covenant Harbor Precise Implementation Plans**, prepared by Cardinal Engineering LLC, 19 sheets, dated November 6, 2025 last revised January 19<sup>th</sup> 2026.

### Comments:

Kapur has reviewed the PIP application for the proposed new dining hall. We **recommend approval** of the precise implementation plan based on the following conditions:



1. Sanitary sewer from C0-1 to WYE-1 does not meet frost protection requirements of Wisconsin Plumbing Code SPS 382.30. The plans shall be revised to show the appropriate depth or insulation per the state code.
2. Erosion control blanket shall be utilized on slopes 3:1 or greater.
3. Design of the retaining wall is required in accordance with the International Building Code 1807.2 as adopted in state statute SPS 361.05. Information demonstrating the retaining wall meets the above requirements shall be submitted with the building permit application.
4. The infiltration bed for the pervious pavers shall be setback a minimum of 10-ft from buildings.
5. A stormwater maintenance agreement is required for the proposed water quality treatment measures.
  - a. The Draft stormwater maintenance agreement is not consistent with the City's approved template. A copy of the template has been provided to the applicant.
  - b. Once the City has approved the draft of the agreement, the final must be executed and recorded with Walworth County.
6. As submitted, the proposed improvements should not adversely impact water or sanitary sewer service to the Camp or the surrounding area. Water Utility system modeling predicted available fire flows of approximately 1,300 gpm, which correlates with 2022 fire flow data provided by the Camp. Evaluations of the sanitary sewer loading indicate an increased flow of 7 gpm, with the lift station reaching 80% of its hydraulic capacity post-development.
7. Review of the final public and private fire suppression design should be conducted prior to local project permitting.
8. Prior to issuance of the building permit, the following utility items need resolution:
  - a. Formal dedication of the sanitary sewer main adjacent to the lakeshore, sanitary sewer lift station, and appurtenances near the southeast corner of the property to the Utility;
  - b. Recreating of sanitary sewer easement to adequately cover the above-referenced sanitary infrastructure for ingress, egress, maintenance, and future replacement;
  - c. Establishing an easement for a new and dedicated electric service to be installed at the sanitary sewer lift station, to be dedicated to the Utility, subject to a mutually acceptable final route of construction between the Utility, Covenant Harbor, and Alliant Energy;
  - d. Confirm the existing 8" water main tee and valve assembly located just off of Snake Rd. is within the ROW, or draft an appropriate easement for recording.
9. The grading plan shows a disturbance of roughly 55,000 SF and thus a construction site stormwater permit (Notice of Intent (NOI)) from the WDNR is required. Additionally, it appears that a WDNR Chapter 30 permit for the proposed discharge pipe at the Ordinary High Water Mark (OHWM) of Geneva Lake will also be required.
10. A copy of all approvals/permits required from County or State regulatory agencies shall be provided to the City prior to construction.
11. A performance bond is required totaling 120% of the cost to install the underground chambers as part of the stormwater management facilities. Please provide an estimate of the cost to install the water quality measures for City review. The performance bond must be provided prior to the start of construction.
12. Utility and stormwater management facility as-built information is required to be reviewed and approved by the City prior to release of the performance bond.
13. Kapur inspection of the private main extensions during the construction is required as requested by the City.



The plans have been reviewed for conformance with generally accepted engineering practices and City of Lake Geneva policies. Although the material has been reviewed, the applicant is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

Please contact me if you have any questions or comments pertaining to this project.

**APPLICATION FOR PRECISE IMPLEMENTATION PLAN OR AMENDMENT**

*City of Lake Geneva*

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

Covenant Harbor Bible Camp and Retreat Center, 1724 W. Main Street, Lake Geneva, WI. The property has multiple parcels, but the parcel pertinent to this project is ZYUP 00096. Full legal description attached from the Walworth County Register of Deeds, WI.

Name and Address of Current Owner: Covenant Harbor Bible Camp and Retreat Center, 1724 W. Main St. Lake Geneva, WI 53147

Telephone No. with area code & Email of Current Owner:

\_\_\_\_\_

Owner Signature: \_\_\_\_\_

Name and Address of Applicant: Same as owner

Telephone No. with area code & Email of Applicant: Same as owner

Proposed Use:

The proposed dining facility is intended to replace an existing and outdated facility that serves as both dining and lodging. The new facility will provide campers and guests with a spot to share meals and other camp related activities. The new facility will focus on dining and will not replace the lost lodging component.

Zoning District in which land is located: Planned Development

Names and Addresses of architect, professional engineer and contractor of project:

Engineer: Cardinal Engineering, Ryan Cardinal, 526 S. Wells St. Lake Geneva, WI 53147

Architect/Contractor: Carlson Brothers, Inc., Mark Carlson 17250 New Lenox Rd. Joliet, IL 60433

Short statement describing activities to take place on site:

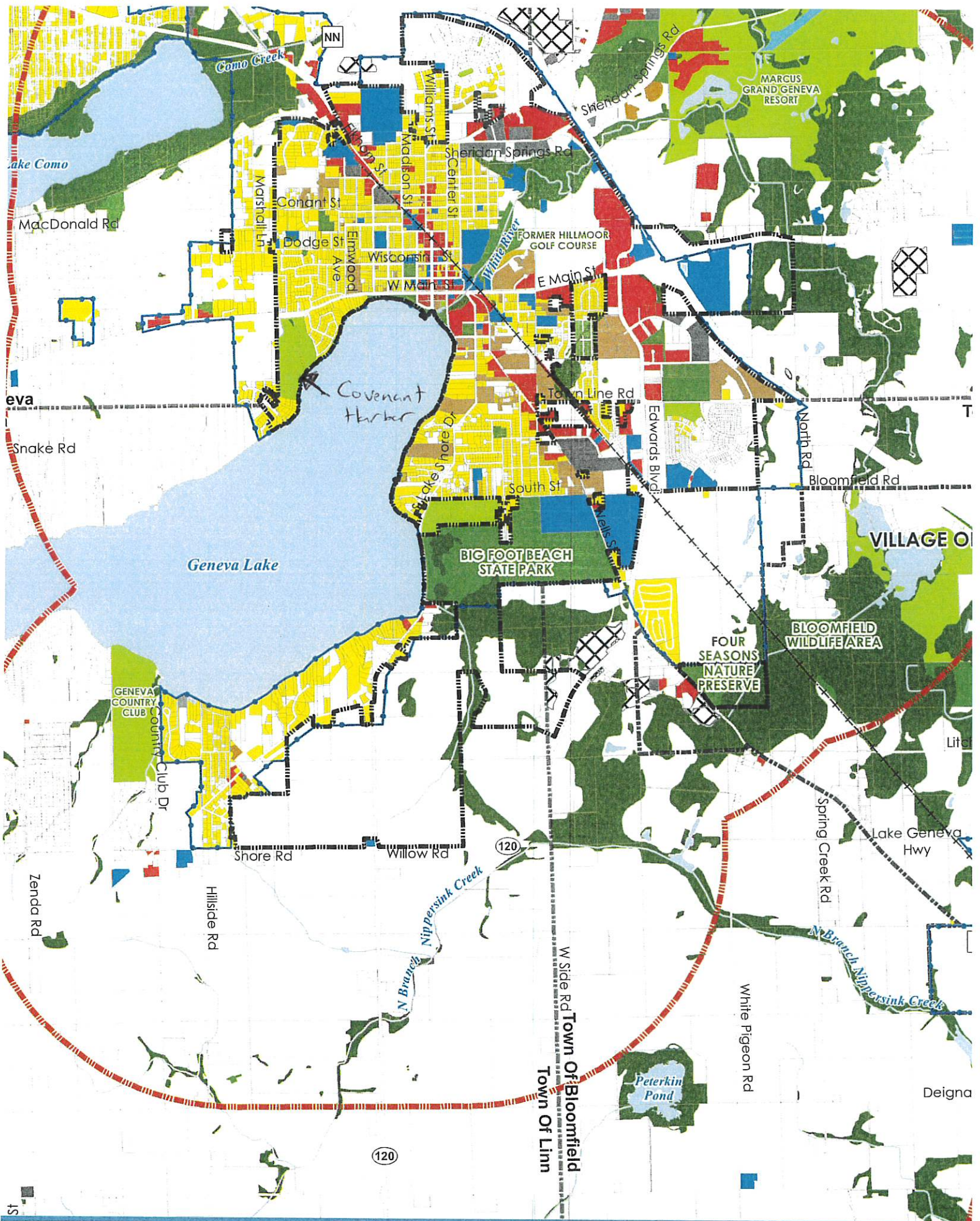
The new facility will be a newly constructed building to replace an existing facility called "The Lodge", which has been in use for approximately 76 years. "The Lodge" currently serves as a dining facility for campers and also includes 52 beds and corresponding bathrooms for lodging within the building. The new facility, called the "Dining Commons" will be exclusively used as a dining facility and as an indoor lounge area for campers. The new facility will not replace the 52 beds or shower facilities. The new "Dining Commons" is to serve guests already onsite staying in onsite lodging spaces.

PIP fee \$450.00, payable upon filing application.

11/7/25

Date

  
Signature of Applicant





- MR-8 - Two-family Residential-8
- RH - Rural Holding

- PD - Planned Development
- ER-1 - Estate Residential-1

### **Section 3 General Written Description**

#### **Executive Summary:**

The proposed building construction now being submitted as a Precise Implementation Plan is a portion included in the previously approved General Development Plan approved by the Lake Geneva City Council May 12, 2025. The scope of this PIP is to replace the current dining hall with a new dining hall, complying with appropriate zoning setbacks for location.

The intent is to replace an existing building called "The Lodge", which has been in continuous service as a dining hall and 52 bed lodging facility for the last 76 years. The intent is to demolish "The Lodge" and replace it with a new structure called "The Dining Commons" on the same location and of similar purpose. The difference between the new structure and the old structure is that the new "Dining Commons" will have expanded dining capacity, but will not include housing

The building to be demolished currently has:

- dining hall
- kitchen
- camp store
- bathrooms (including showers)
- 6 cabins of lodging for 52 people
- outdoor deck.

The new Dining Commons will also include:

- dining hall
- kitchen
- camp store
- small office area
- bathrooms
- conversation lounge and mezzanine.
- outdoor patio

Improvements will include an enhanced camper dropoff and vehicle turnaround, outdoor patios with seating, capabilities to serve grilled meals outdoors to campers, and generous windows with lake views.

The dining hall is part of a larger camp complex, one of nearly 40 buildings and other outdoor spaces on the camp's 52 acre property. As such, it is not intended or needed for this proposed project to operate as a stand alone solution to gathering, parking, bathrooms, offices, etc. because those needs are satisfied in other and better locations around the camp property.

The new dining commons is not expected to increase any demand on city water or sewer compared to the present seasonal pattern. The new dining commons is not expected to increase current guest capacity or occupancy. This new building is simply replacing one old dining facility with another new dining facility, serving the same number of guests. Same number of dishes, same number of toilet flushes, same number of parking spaces utilized, etc. as with the Lodge.

The camp is proposing to extend an existing private water main to supply potable water and water necessary for a fire protection system, including sprinklers. As the new building is about improving the dining experience of existing guests already onsite, the camp is not anticipating any changes in water demands or changes to peak flows to the sanitary system. As the new dining commons will not replace the 52 beds currently located in the old Lodge, the overnight guest capacity for the camp will decrease as a result of this project.

**Specific Project Themes and Images**

Using the definitions of land use described in the City of Lake Geneva Zoning Ordinance Covenant Harbor is best described as an Outdoor Institutional land use with recreational facilities and buildings that are Indoor Institutional land use. For this application the proposed Dining Commons will be regarded as Indoor Institutional. Consideration for its setting in a privately held permanently protected green space is requested.

The theme of Covenant Harbor is and will be to provide a facility that will "draw people from their routines into opportunities to enjoy creation, recreation and relationships so that all will experience God through Jesus Christ".

The images associated with Covenant Harbor are of the water and shore of Geneva Lake and the minimally altered woods and lands that are the campgrounds.

In addition to the stated social mission, Covenant Harbor is an institutional conservator of those woods and lands is part of the Geneva Lakes Conservancy.

**Mix of dwelling unit types and/or land uses**

The 52 acre camp has a variety of buildings common to other year-round camp and retreat centers. There are some higher density buildings with bunk beds for summer camp cabins, some spaces with lower density housing for adults and families. There are also a variety of common use spaces, including meeting areas, a gymnasium, dining, and indoor/outdoor activity areas.

The camp is located on Geneva Lake and leans heavily into all the lake has to offer, including waterfront activities like swimming, canoeing and boating. The camp utilizes lawn areas for outdoor gathering and play. The "front lawn" along the lakefront is especially valued and used.

The Geneva Township parcels include cabins for 72 campers, the maintenance shop, meeting rooms, staff housing and recreational areas. Campers and staff in the township spaces use bathroom facilities utilizing well and septic.

<b>Dwelling Unit Types and Land Uses located in the City of Lake Geneva</b>	<b>QTY</b>
Buildings with Bunk Beds	15
Retreat Center with private rooms	1
Staff housing units	3
Activity Center/gymnasium	1
Meeting Rooms (some attached to cabins)	9
Camp Kitchen and Dining Room	1
Geneva Bay Center Kitchen and Dining	1
Boat House	1
Tent/Pavilion	1
Bathhouse (supplements dining hall bathrooms)	1
Front Lawn (entire lakefrontage)	1
Swim areas	2
Ropes Course	1
Other Outdoor gathering areas	7
Storage sheds ( by Tent and Staff Housing)	2
<b>Total</b>	<b>47</b>

### **Residential densities and non-residential intensities**

The Landscape Zoning District of the Dining Commons and Covenant Harbor is applied as Estate Residential, ER -1, per Table 98-305.

**Floor Area Ratio:** The proposed Floor Area Ratio complies with the Lake Geneva Zoning Ordinance. The proposed Floor Area Ratio is 0.034. The Maximum Allowed FAR is 0.100. Refer to the supporting documents included with this application.

#### **Impervious surface area ratio:**

The proposed impervious surface ratio complies with the Lake Geneva Zoning Ordinance and the requirements.

The impervious surface area ratio is the complement to the landscape surface ratio.

The proposed impervious surface area ratio is 11%. The maximum impervious surface area ratio is 40%.

Refer to the supporting documents included with this application.

#### **Treatment of natural features:**

We wish to keep our site as natural as possible with as little disruption of the existing woodland as possible. We have gone to great effort to minimize the impact on the site, including minimizing retaining walls, impervious surfaces and tree disruption. We are looking to add net new 4 parking spaces. We propose a minimum of paving and parking associated with this plan because the dining functions should be considered as an accessory service to functions already taking place on camp grounds. For example, campers are residing in other buildings, using other bathroom facilities.

#### **Relationship to nearby properties and public streets**

We do not expect this to have any negative impact on nearby properties or public streets. The proposed building exceeds all setback requirements. This building is deep into Covenant Harbor's 52 acres. The nearest corner of the new building is approximately 1,503 feet from the entrance to the camp on HWY 50. It is approximately 482 feet from the nearest neighbor residence and over 110 feet to the nearest neighbor property line. It is approximately 215 feet from the Geneva Lake high water mark.

The new building is in the same location and of the same purpose as the one we hope to replace. This building is not generating any new traffic on the camps private roads or city streets. If anything, we expect it to reduce traffic because the new dining facility has twice the food inventory space of the previous building, which will result in fewer food deliveries.

This building will not generate any new noise or odors. As with our other buildings, external lighting will be minimal and will face downwards as we are interested in keeping the camp grounds dark at night so campers can appreciate nature and the stars.

The building will be a visual improvement over its predecessor, built of higher quality materials. The building will capture and filter new stormwater before it enters the lake, thereby helping the water quality of the lake. We are planting generous quantities of landscaping, focusing on native vegetation and trees, including maples and oaks.

**Statement of Rationale as to why PD zoning is proposed:**

Covenant Harbor is a unique property, delivering unique services within the city. The property is a mix of short-term housing, recreational activities, meeting rooms, dining, programs and more. The camp is many things at the same time. It is also not just housing or dining. Camp has rhythms of use that are different from most other businesses. Guests and staff flow from one part of camp to the other. Each part serves its purpose while complementing the other parts. Without PD zoning consideration, projects may be viewed as a standalone improvement, which is likely to miss the fact that the camp is part of a larger ecosystem. A PD review for a camp such as Covenant Harbor is the best process to deliver the most common sense results for the land, guests program and community.

**List of Zoning Standards Not Met:**

The PIP as submitted is not failing to meet any zoning standards.

**Section 4 A Precise Implementation Plan Drawing**

See included documents.

**Section 5 A Property Site Plan Drawing**

See included documents.

**Legal Description**

Vol 633 page 292

Covenant Harbor legal description:

A tract of land situated in the County of Walworth, and State of Wisconsin described as follows: Beginning at a point in the North and South ¼ line of Section 35, Township 2 North, Range 17 East of the Fourth Principal Meridian which is 11 chains and 34 links North of the South line of said Section measuring on said ¼ line marked by a stone monument, octagonal at the top, with lead in its center and situated at the North East corner of a tract of land conveyed to Nathaniel K. Fairbank by Mary D. Sturges by deed bearing the date the 18th day of December, 1891; running thence South 4 ½ degrees East 5 chains and 60 links to a second stone monument like the one aforesaid; thence running South 22 ¾ degrees East 2 chains and 30 links, to a third like stone monument, thence running South 78 degrees East 2 chains and 31 links to a fourth like stone monument; thence running South 80 ¼ degrees East 5 chains and 65 links more or less to the waters of Geneva Lake, which last mentioned course passes also through a like fifth stone monument placed in said course at a point therein 360 feet more or less eastward from the fourth stone monument aforesaid; thence North Easterly along the shore of Lake Geneva to the South West corner of a tract of land heretofore conveyed by Shelton Sturges to Levi Z. Leiter by deed bearing date the 28th day of September A.O. 1878 and recorded in the office of the Register of Deeds in and for Walworth County aforesaid, on the 28th day of October 1878 in Volume 63 of Deeds at page 43; running thence North 54 ½ degrees West to a point at the South East corner of a tract of land conveyed to Mary D. Sturges by Levi Z. Leiter by deed bearing date the 6th day of September A.D. 1892 and recorded in the office of the Register of Deeds in and for said Walworth County on the 8th day of December 1892 in Volume 84 of Deeds at page 626; running thence North Westerly along the Easterly boundary of said tract of land to the North Westerly corner thereof; running thence by an arc (convex towards the West) with a radius of 575 feet, whose chord bears North 27 ¼ degrees West 95 feet to a like stone monument; running thence North 17 ¼ degrees West 265 feet to a like stone monument; running thence by an arc (convex towards the west) with a radius of 904 feet

whose chord bears North  $\frac{3}{4}$  of a degree West, 366 feet to a like stone monument; running thence by an arc (convex towards the East) with a radius of 387 feet, whose chord bears north  $7\frac{1}{4}$  degrees West 263 feet to a like stone monument; running thence North  $28\frac{1}{2}$  degrees West 107 feet to a like stone monument; running thence by an arc (convex towards the West) with a radius of 598 feet whose chord bears North 5 degrees West 222 feet to a like stone monument; running thence by an arc (convex towards the West) with a radius of 598 feet whose chord bears North  $16\frac{1}{4}$  degrees East 259 feet to a point in the center line of Main Street (heretofore known as the "Geneva and Delavan Road") in the City of Lake Geneva in said Walworth County which last mentioned arc extends over a like stone monument placed in the south line of said Main Street; running thence Westerly in the center line of said Main Street 553 feet more or less to the point of intersection of said centerline with the center line of road, running Southerly through the South  $\frac{1}{2}$  of section 35 aforesaid; running thence Southerly and Westerly along the centerline of said road to a point in said center line due West of the place of beginning, running thence East 439 feet more or less to the place of beginning.

### **Paving and Parking**

We will continue to use the same parking areas as with the previous hall, the larger parking lot to the immediate South of the Dining Commons and the row of parking to the East and Northeast of the Dining Commons. We propose to add 4 net new parking spaces: 3 stalls in the turn around area and 1 spot gained parking strip to the Northeast of the building due to improved configurations.

As discussed previously, we wish to keep our site as undisturbed as possible, that is, with as much existing woodland as possible. We propose a minimum of paving and parking associated with this Proposed Implementation because the parking requirements for the Dining Commons should be determined as an accessory addition to an established guest population rather than an independent generator of a specialized population.

The primary purpose of the Dining Commons is to provide meals and conversation areas for guests of Covenant Harbor. Almost without exception, guests park vehicles in the main parking lot South of the dining hall or near their sleeping accommodations upon arrival. Often these vehicles are vans or cars occupied by multiple passengers. A large number of youth guests arrive in buses which leave the campgrounds after guests have been dropped off and return several days later to pick them up at the end of their stay. Once on site, guests are encouraged to not use vehicles to better enjoy the natural setting of the camp grounds. That minimizes traffic and enhances camper safety by reducing potential interaction between people and vehicles. The campground is primarily a pedestrian experience for the campers. But the operations of the campgrounds require a minimum of regulated vehicles, including emergency vehicles. A minimum of paved roads and parking is our goal.

Covenant Harbor provides on site transportation assistance to guests when requested. Transportation service accommodates those who have difficulty walking or need assistance. These accommodations are pre-arranged or upon request from a guest or at the direction of staff.

### **Outdoor storage**

Other than the maintenance shop, located in Geneva Township, the camp does not store items outside for the safety of the campers and guests. The PIP shows a dedicated location for dumpsters adjacent to the proposed Dining Commons. This will be screened with block and wood that are pleasing to the eye, yet provide needed functional access. The screening will be similar the the image below:



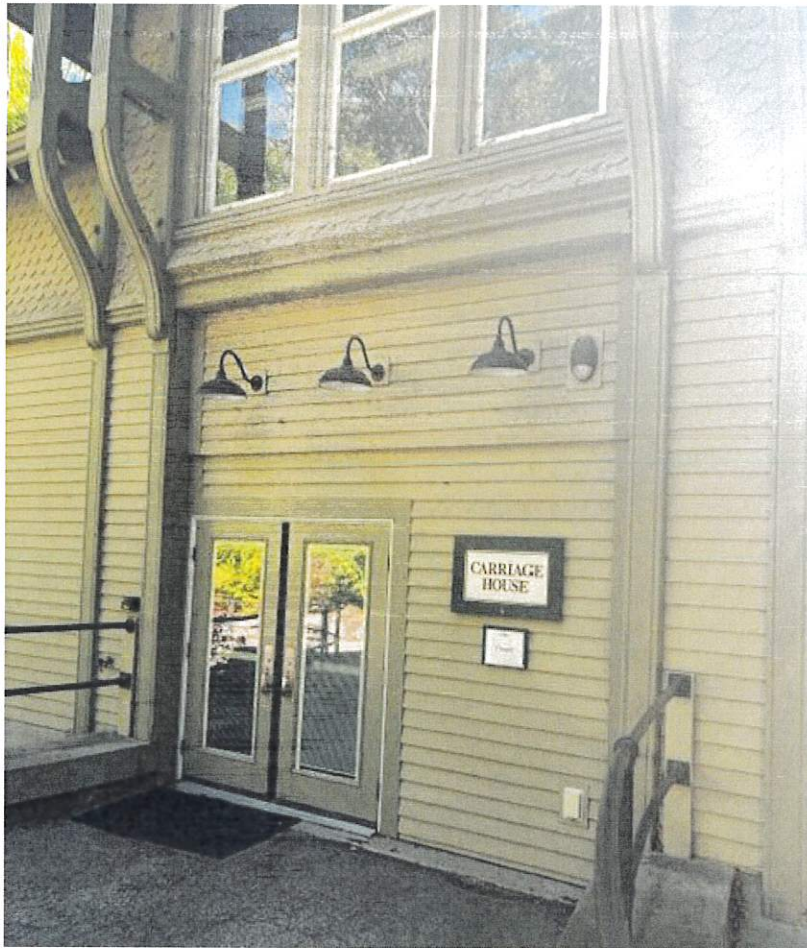
**Exterior lighting**

All exterior lighting will be in compliance with Section 98-707. Exterior lighting at the camp is purposefully and consistently kept to a minimum so that guests may experience nature and the stars. Exterior lighting mounted to the building will be directed downwards and limited to the entrance areas of the building. Lights mounted near entrances will be consistent with other lighting at the camp.

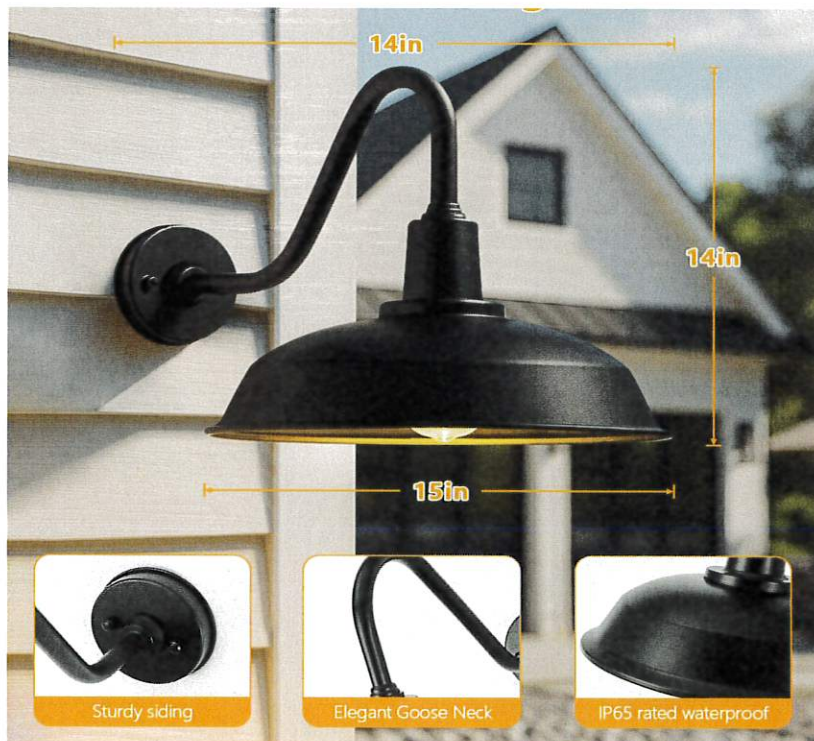
As with the current dining hall, the camp will have minimal pathlighting to ensure guests can safely navigate the walkways leading to and from the exits. The camp wishes to continue its broader camp exterior lighting plan with the proposed building. These pathlights will be mounted on posts less than 36" high, with lighting directed downwards. See photo examples below of current and proposed lighting.



Example of path lighting at Covenant Harbor



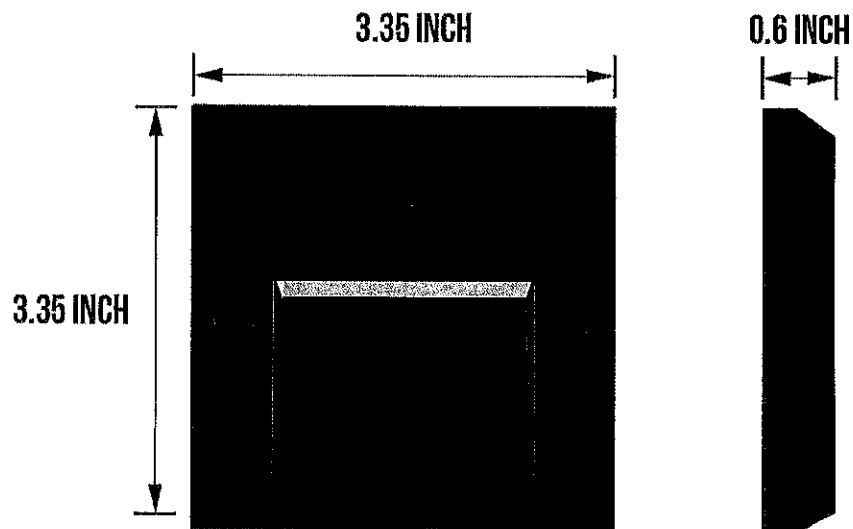
Example of Finishes: Carriage House--siding, exterior lighting, signage



## Product information for Building Exit Mounted Lights

### Technical Details

Brand	Evkcevla
Color	Black
Material	Metal
Style	Country Rustic
Product Dimensions	22.8"L x 15"W x 13.7"H
Specific Uses For Product	Outdoor use only
Power Source	AC/DC
Installation Type	Flush Mount wall
Special Feature	Waterproof
Light Source Type	LED
Finish Type	Painted
Number of Light Sources	1
Voltage	110 Volts (AC)
Lighting Method	LED
Wattage	60 watts
Bulb Base	E26
Color Temperature	3000 Kelvin
Model Name	9005
Item Weight	6.69 pounds
Item model number	E9005-15in-B1



## Product information for Post Lights

### Technical Details

Brand	GKOLED
Color	Black
Material	Aluminum, powder coated
Product Dimensions	3.35"L x 0.6"W x 3.35"H

Indoor/Outdoor Usage	Outdoor
Power Source	AC/DC
Installation Type	Flush Mount
Light Source Type	LED
Voltage	12 Volts
Light Color	Warm White
Lighting Method	Downlight
Specification Met	UL Listed
Wattage	1.5 watts
Bulb Base	GU10
Brightness	70 Lumen
Efficiency	High Efficiency
Color Temperature	3000 Kelvin
Item Weight	1.79 pounds
Item model number	GKOLDN1W512V30KAB
Special Features	Energy Efficient, Low Voltage, Waterproof

**Section 6 A landscaping plan for the subject property**

The Proposed Implementation Plan meets and exceeds the City's landscaping requirements.

Great effort was taken to both minimize the removal of trees for this project because the camp is committed to provide a wooded environment across its 52 wooded acres. The location of the proposed dining facility foundation and disturbance area is not located in a woodland district, simplifying landscaping replacement requirements.

The watermain connection, however, running approximately 201 linear feet, will pass through a woodland district. For this woodland district run, we have the ability to relocate three trees that were planted in 2003 that are in the path of the watermain. One 3" sugar maple will need to be removed to run the line. Landscaping requirements below assume Estate Residential (ER-1) multipliers.

The proposed building has a gross floor area footprint of 16,785 sq ft. and 604 LF building foundation.

Total landscaping ordinance minimum requirement: 743  
Total landscaping points provided by new materials: 1,096

Table 98-603: Landscaping Points and Minimum Installation Sizes scores the 3" sugar maple lost from the water main installation at 75 points.

Table 98-604 Building Foundation Landscaping requires 242 landscaping points.

Table 98-605, Developed Lot Landscaping requires 336 points. By calculation that the 51.7 acre site is half wooded with 50 existing climax trees per acre, 95,625 points attributable to the existing site.

Table 98-606 Street Frontage Landscaping Requirement is not applicable as this project is approximately 1,500 feet from a public street. Existing landscaping points are in excess of the requirement.

Table 98-607, Paved Area Landscaping requires 90 landscaping points

The total landscaping points provided by the existing climax forest fulfills the purpose of Section 98-601 and the values and purposes of Covenant Harbor.

**Landscape surface area ratio:**

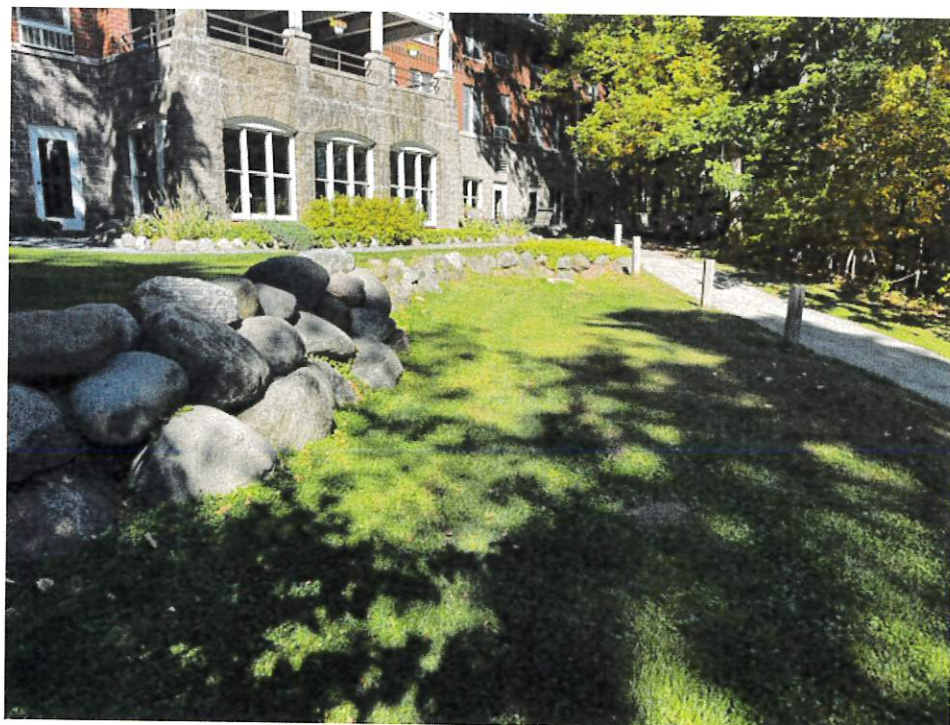
The proposed Landscape Surface Ratio complies with the Lake Geneva Zoning Ordinance.

The proposed landscape surface ratio is 89%. The Minimum Landscape Surface Ratio 60%.

Refer to the supporting documents included with this application.



Example of Patio: Twins Patio--pervious surface



Example of stone retaining walls and path lighting



**Floor Area Ratio****Existing Buildings**

Number (a)	Name	Area, SF (b)
1	Staff House	998
2	Lodge	10,600
3	Twin 1	1,330
4	Twin 2	1,330
5	Carriage House	2,855
6	Gate House	1,401
7	Guest House	2,516
8	Boat house	1,804
9	Hilltop	3,398
10	Worship Tent	3,684
11	Knoll	2,082
12	Office	1,603
13	Bath House	1,718
14	Ropes Building	648
15	Geneva Bay Centre	10,000
16	Snug Inn	1,063
17	Ropes Course	64
18	Stuga	705
19	Generator Shed	126
20	Maple Shed	380
21	Kishwauketoe A	665
22	Kishwauketoe B	665
23	Kishwauketoe C	665
24	Kishwauketoe D	665
25	Kishwauketoe E	665
26	Kish Director	272
27	Kish Treehouse	100
28	Maple Commons-restroom	324
29	Maple Commons-restroom	420
30	Maple Commons-Elm	396
31	Maple Commons-Hickory	324
32	Maple Commons-Ginkgo	396
33	Maple Commons-Walnut	324
34	Maple Commons-Oak	324
35	Maple Commons-Maple	324
36	Maple Commons-Buckeye	324
37	Maple Commons-Birch	396
38	Engebretson Lodge	2,866
39	Arts and Crafts	1,484

40	Maintenance Shop	4,000
41	Activity Center	13,033
	<b>Total building footprint area-sf</b>	<b>76,937</b>
<b>Existing Site Area (c)</b>		
	Geneva Township property -acres	12.692
	City of Lake Geneva property -acres	39.041
	Total property-acres	51.733
	<b>Total property area-sf</b>	<b>2,253,489</b>
<b>Existing Floor Area Ratio</b>		
	Existing Floor Area Ratio (d)	<b>0.03414</b>
<b>Proposed Floor Area Ratio</b>		
	Current Lodge-to be demolished	-10,600
	New Dining Commons	16,785
	Net New Floor Area	6,185
	Total floor area = existing +proposed	83,122
	Proposed Floor Area Ratio (e)	<b>0.03689</b>
<b>Maximum Allowed FAR (d)</b>		0.100
<b>Landscape Surface Ratio: Impervious Surface Ratio</b>		
<b>Existing Site Area (c)</b>		
	Geneva Township property -acres	12.692
	City of Lake Geneva property -acres	39.041
	Total property-acres	51.733
	<b>Total property area-sf</b>	<b>2,253,489</b>
<b>Existing buildings-Impervious Area</b>		76,937
Existing pavement-Impervious Area		165,875
Existing Impervious Area		242,812
Proposed building area		6,185
Proposed added impervious area		6,709
PIP Impervious Area		<b>255,706</b>
Proposed Impervious Surface Ratio		11%
Proposed Landscape Surface Ratio		<b>89%</b>
Minimum Landscape Surface Ratio		60%

Footnotes:	
a	Numbering based on private insurance records
b	Areas derived from site measurements and recorded information
c	Recorded Plat of Survey, January 1950
d	Subject to standards of Table 98-305, assuming Estate Residential
e	existing and proposed combined

## **Section 7 A Series of Building Elevations**

Covenant Harbor will extend architectural elements of existing buildings to the proposed Dining Commons, including color, stone, rooflines, and other flourishes. Building materials and look will be consistent in design, quality and character with other buildings at the camp like the Twins, Carriage House and Engebretson Lodge. See photos of the referenced buildings below.

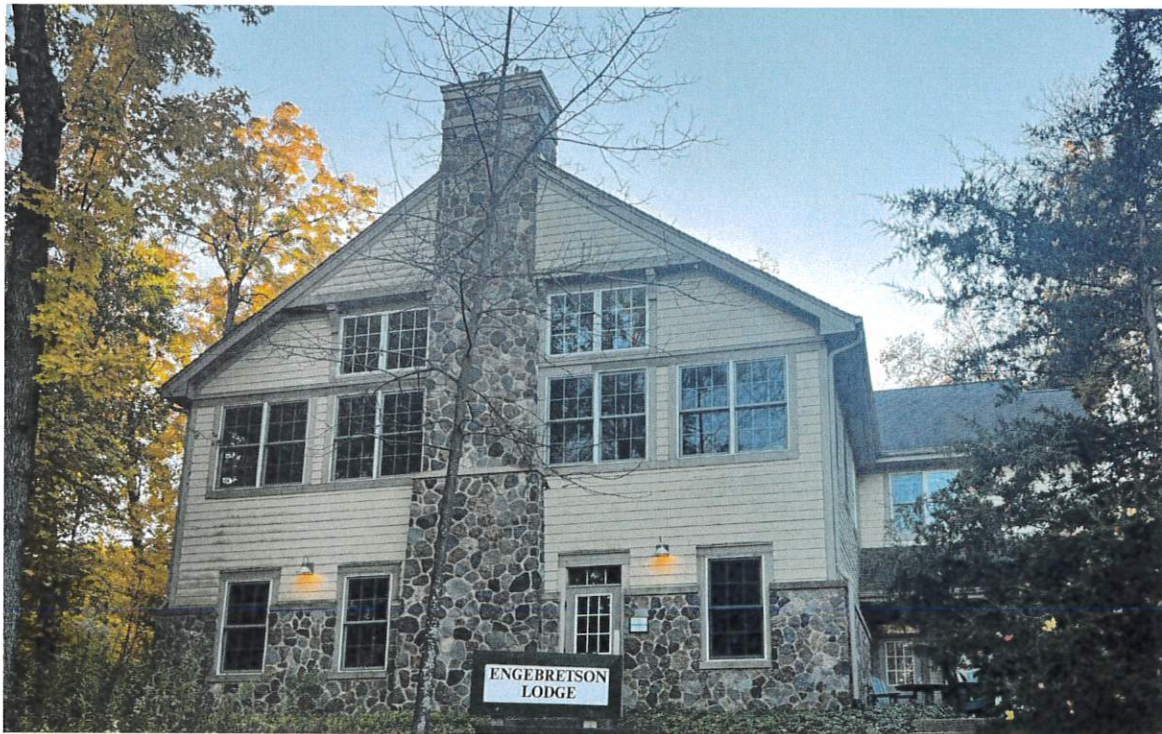
- Granite at some lower portions of the structure, patio pillars and the fire place
- Engineered lap siding and trim
- Asphalt shingles
- Wood and plate beam accents at peaks
- Pervious patio blocks
- Boulder landscaping accents wherever practicable.
- Tan Earth tones found on existing buildings will be color matched for continuity of look between camp buildings. An Earth tone blue is also planned for the exterior to provide additional interest to the building.



Example of Finishes: Twins Cabins--Stone, siding, lighting, signage, path lights, retaining walls



Example of Finishes: Carriage House--Stone, siding, lighting



Example of Finishes: Engbretson Lodge--Stone, siding, lighting, signage

### Proposed Dining Commons Exterior Elevations

These elevations are representations of the final look and may not perfectly match the building footprint as identified in the site plan. The site plan from Cardinal Engineering is the definitive and superior exterior footprint for the proposed building and the exterior renderings will conform to the Cardinal Engineering Site Plan. For example, the Northeast and Southeast elevations shown below do not reflect that the uphill side of the building will be against earth.



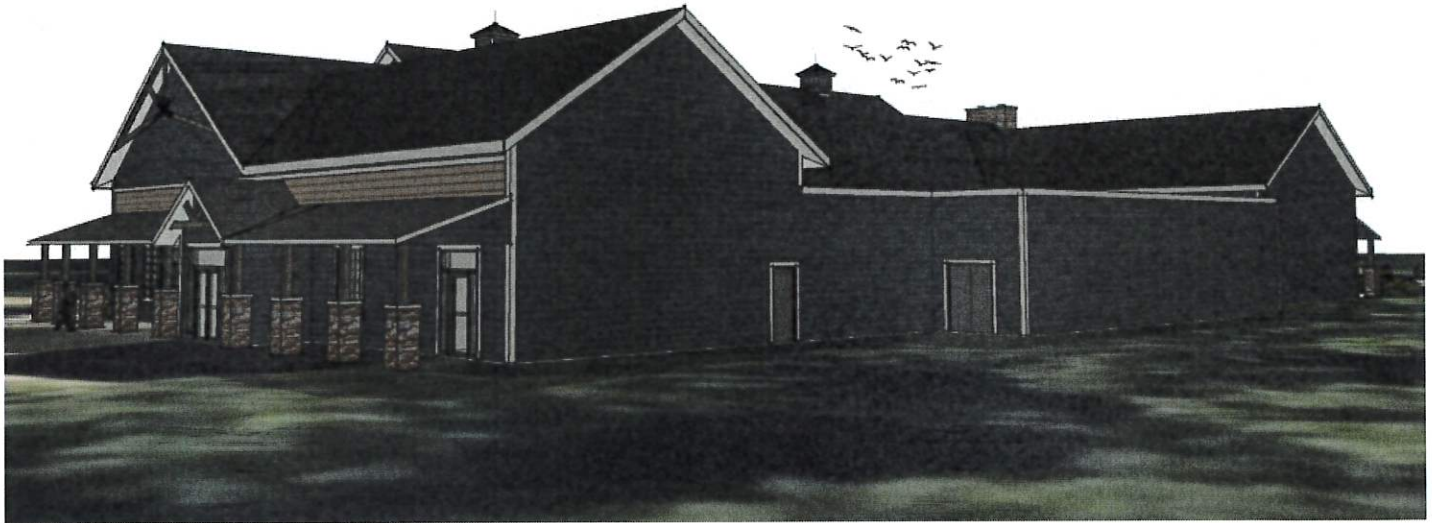
NORTH EAST ISOMETRIC



SOUTH WEST ISOMETRIC



NORTHEAST ISOMETRIC



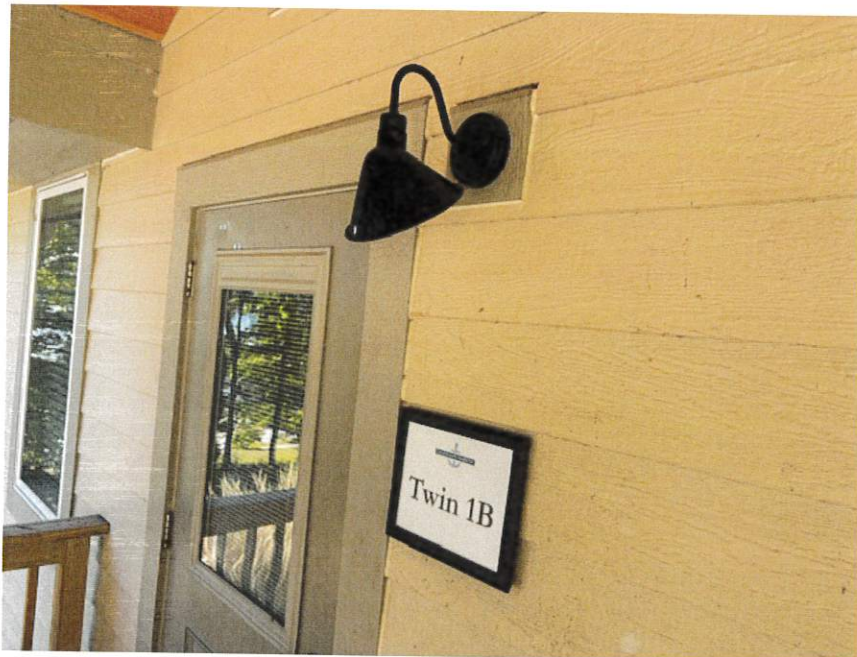
SOUTHEAST ISOMETRIC

**Section 8 A general signage plan**

Signage will be minimal, simple and consistent with the other signage around camp. It will be in compliance with city standards and common practices. The signs will not be illuminated and will look like the examples provided in this submission document. This building will consist of two exterior, non illuminated signs, with dark green wood trim similar to the one below. The signs will be placed near the walkways leading to the main entrances. One sign will be located at the North end of the building, one sign will be located at the South end of the building.



Example of signage



Example of Finishes: Twins-siding, signage, exterior lighting

### **Section 9 A general outline of the intended organizational structure**

The camp is not part of a property owners association. It has a board of directors which must authorize construction projects, operational budgets, camp policies and land agreements. The camp also has a conservation easement with the Geneva Lakes Conservancy, which is empowered to protect the natural values of the land, which, among other things, gives it a voice in the granting of easements and removal of trees.

### **Section 10 Consistency of the Proposed PIP with the Approved GDP**

The position of the Dining Commons structure has shifted several feet closer to the lake and reduced approximately 7% in footprint. These adjustments were appropriate to conserve trees, reduce impervious surface and reduce retaining walls.

The turn around road has been altered slightly to better take advantage of the topography, reduce retaining walls, reduce impervious surface and conserve trees. This turnaround is for vehicle and guest convenience, but the new turnaround is designed to accommodate firefighting apparatus. A new fire hydrant will be installed at the North end of the building, with the location to be approved by both the Lake Geneva Fire Department and Director of the Lake Geneva Utility Commission.

The stormwater management approach has been upgraded and expanded to better meet the needs of the camp and stormwater management requirements. The approved GDP indicated that stormwater would be managed through a rain garden to the east of the proposed Dining Commons along the front lawn between the new building and the lake. As the stormwater mitigation calculations show that a larger rain garden would be required on the aforementioned lawn, the camp will instead install a compliant underground stormwater management system. See attached stormwater management plans.

### **Section 11 A written description of variations between PD/GDP**

The camp does not propose to have a variance from the PD/GDP and the proposed PIP.

However, there are several grey areas that we request favorable and flexible interpretation for the greater good of the land and ministry. The areas of special consideration include:

1. The camp hopes the city will understand there will be negligible impact to public works. On paper, there may be changes in building occupancy or building DFUs, but the camp has decades of observation and understanding of guest behavior. The paper calculations are important, but city and state codes are unable to capture the nature of camp operations, which significantly differ from a typical restaurant, hotel, or city park.
2. The city has an easement for sewer and water which was implemented in 2002. The easement was provided at the request of the city at that time. Both city officials and Covenant Harbor recognize there may be a need to "clean up" the 2002 easement to provide better clarity on location and maintenance of the lift station in particular. The camp asks that this discussion of "cleaning up" the easement not be connected to the approval of the PIP because Covenant Harbor is not generating any new demands on the lift station as a result of this project.

Covenant Harbor is willing to offer a memorandum of understanding to allow the city to have continued access to the lift station while the easement discussions are sorted out.

3. The camp asks for contextual interpretation of the landscaping plan. Those who visit Covenant Harbor recognize its commitment to maximizing its woodland attributes. While the landscaping plan exceeds required points, the points focus on trees instead of shrubs. The camp is committed to having the camp look like natural woods over a manicured landscaped residential yard or business. As such, some landscaping points may not be planted directly at the disturbed construction area, but rather nearby in a way that maximizes the camp features.

### **Section 12 Proof of Financial Capability regarding Public Works:**

Covenant Harbor has its own private utilities. The Dining Commons is a replacement of an existing dining hall. This building is not intended to increase guest volume on the property.

Sanitary System: The proposed Dining Commons has an estimated DFU increase of 7 compared to the current building, with 40 water fixtures in the new structure compared to 42 in the current building. See table below.

Fixtures	Current Dining QTY	New Dining QTY	DFU/ea	Current Dining DFU	New Dining DFU
Toilets (public)	8	10	6	48	60
Urinals	1	3	2	2	6
Showers	4	0	2	8	0
Lav-size Sink (1 DFU)	21	16	1	21	16
Large Sink (2 DFU)	5	9	2	10	18
Residential Laundry (appliance)	2	1	4	8	4
Dishwasher (same; excluded from total)	1	1	See note	0	0
<b>Total (excluding dishwasher)</b>	<b>42</b>	<b>40</b>		<b>97</b>	<b>104</b>

Despite the increase in DFUs “on paper”, the proposed Dining Commons should not result in an increase in demand on the sanitary system either to the camp as a whole or with the proposed building specifically. The camp intends to serve the same number of guests, the same number of meals over the same time frames, there is no anticipated change in the quantity of dishes to be washed, toilet flushes, aprons to be laundered, etc.. Importantly, Covenant Harbor’s bed capacity is also decreasing by 52 people with this project, which would decrease demands on the systems.

The Utility Commission estimates that the current lift station is at 73% of its capacity. Concern over new demand on the sanitary system is to be reasonable and expected. The 7 DFU increase from the old building to the new building is about the equivalent of adding one toilet, which is at 6 DFUs. While it is possible a camper may use the rest room in the proposed building, it is just as likely they will use the rest room back in their sleeping cabin or other provided facilities around the camp. Our decades of experience running camp gives us high confidence that all effluent levels and peak flows will remain similar with or without the proposed building with all effluent flowing to the same lift station.

Questions may arise if the camp or city may expect to see any change in the peak flow rates which could increase demand on the sanitary system. Even though the building occupancy will increase, the camp does not expect any change in water or sewer patterns either by hour, day or season compared to current patterns. See Anticipated Use table below.

Special consideration is requested to interpret Covenant Harbor’s new demand on the sanitary system and lift station as insignificant so as to not require upgrades to components of the sewer lines or lift stations. In the event that Covenant Harbor one day outgrows the capacity of the lift station, that can be dealt with at that time. After this project, the lift station capacity should still remain close to 73%.

Anticipated Use Table	Current Lodge	Proposed Dining Hall	Change
Hours of occupancy -Dining	7:00AM-8:00PM staff 8:00AM-6:30PM guests	7:00AM-8:00PM staff 8:00AM-6:30PM guests	No change
Hours of occupancy-Lodging	24/7	n/a	Housing removed in new building
Building Occupancy Capacity	Approx. 324	Est. 470	Est. 146 increase in legal capacity
Lounge use	n/a	20-40 people may use lounges outside of peak meal times	20-40 people during off peak hours
Peak Loads Peak use of camp is mid June-mid August during summer camps. Camp serves guests at other times of the year, but with	Overnight camps Sunday evening - Friday afternoon. Day camps Monday-Friday Meals significantly reduced	Overnight camps Sunday evening - Friday afternoon. Day camps Monday-Friday Meals significantly reduced	No change

lower intensity.	on weekends in summer.	on weekends in summer.	
Meals Served	350 people breakfast 7:45-8:30AM (one seating)  450 people lunch 11:30-1:00PM (two seatings)  350 people dinner 5:30-6:15PM (one seating)	350 people breakfast 7:45-8:30AM (one seating)  450 people lunch 11:30-1:00PM (two seatings)  350 people dinner 5:30-6:15PM (one seating)	No change
Water/Sewer Use	Distributed around camp	Distributed around camp	No change

Water: As the new Dining Commons will require a sprinkler system, the camp is increasing the water main by extending an 8" water line from an existing private hydrant located adjacent to a building called Twin 2 approximately 201 ft. west of the proposed building. This watermain will also supply the potable water for the building. This run is the most economical, least disruptive to woods and will provide water supply that exceeds the service the needs of the building. While not required because an existing hydrant is less than 300 ft to the building, Covenant Harbor will install an additional fire hydrant adjacent to the new Dining Hall for the convenience and safety of the Lake Geneva Fire Department.

The city currently provides an 8" water main via an existing easement that runs approximately 1,100 ft from Snake Road to the South along a Covenant Harbor private road. This 8" line terminates near a fire hydrant located near a building called the Carriage House. From there, Covenant Harbor has documented 8" private lines which connect to two other downhill hydrants, one of which is located near a building called Twin 2 mentioned above.

Electrical: Alliant Energies will supply three phase electrical service to a new transformer for the proposed building. The upgraded service will come from an existing transformer near a building called Engbretson Lodge, located approximately 245 ft to the southwest of the proposed building.

Lift Station: Special consideration is requested regarding the city's lift station, which is located on Covenant Harbor's northeast corner of the camp's lakeshore frontage. The city has an existing easement for the lift station, but the electrical service for the lift station has been provided through Covenant Harbor's existing power grid since 2007. Covenant Harbor has paid for the city's electrical usage and not billed the city during that time. The service line to the lift station comes from our current lodge and is not separately metered. Upon demolition of the old Lodge, a new solution to power the lift station will be needed.

As the city and Covenant Harbor will require that the lift station be under continuous power during construction, the camp has made arrangements for a new transformer to be installed outside of the construction disturbance area, which will not only provide future service to the proposed building, but also allow for a new and permanent buried electrical line, of approximately 135 ft, to be run to provide service to the city lift station. While this is of additional expense and aesthetic inconvenience to Covenant Harbor, the camp is wanting to be helpful to the city through this solution. A billing meter for the lift station will be installed so the city can track and pay for the lift station power going forward. This approach is a common sense plan as it means the city does not need to run a 1,500+ ft power line from HWY 50 to the lift station, does not need to execute a new easement on Covenant Harbor property and does not impact any trees during the installation of the new line from HWY 50, which would run through woods the entire length of the run.

Covenant Harbor will be in ongoing communication and coordination with the Director of Lake Geneva Utility Commission to determine the best sequencing and execution of the electrical service to ensure uninterrupted coverage.

Natural Gas: There is currently a 2" diameter steel lateral line that terminates at the current dining hall. It has 5 lbs of pressure and is a 1M capacity, which is more than enough service to meet the needs of the new dining commons.

Water: As the new Dining Commons will require a sprinkler system, the camp is increasing the water main by extending an 8" water line from an existing private hydrant located approximately 201 ft to the west of the proposed building. This run is the most economical, least disruptive to woods and will provide water supply that exceeds the service the needs of the building. While technically not required because an existing hydrant is less than 300 ft. to the building, Covenant Harbor will install an additional fire hydrant adjacent to the new Dining Hall for the safety of guests and convenience to the Lake Geneva Fire Department.

Preliminary calculations were conducted to determine the meter size required for the proposed building. Calculations indicate that peak simultaneous domestic demand (non-fire) is approximately 27 GPM. This would indicate that a 2" service and meter check would be appropriate for the building

Covenant Harbor has been in continuous operation at the site since 1947 with a long and observed history of construction impacts, ongoing maintenance costs for its facilities and operation of public works elements. Specifically, the camp has an observed history of its existing dining hall utilization, which is to be replaced with this proposed dining hall. The camp will budget for ongoing maintenance and public works elements as it does for its existing facilities. The camp has no debt and as of November 2025, it has fundraised more than 92% of the expected project costs already, with the balance expected to be raised before construction begins, hopefully in August 2026. As such, there is high confidence in securing the needed financing. If needed, a loan will cover any funding gap.

Respectfully submitted,

Eric Anderson Covenant Harbor

End of document



**DINING HALL  
COVENANT HARBOR BIBLE CAMP**

**City of Lake Geneva  
Walworth County  
Wisconsin**

**Stormwater Management Report**

Prepared By:

**Erik Oldenburger**

**Cardinal Engineering LLC  
526 South Wells Street  
Lake Geneva, WI 53147  
262-757-8776**

Dated: **11-07-2025**

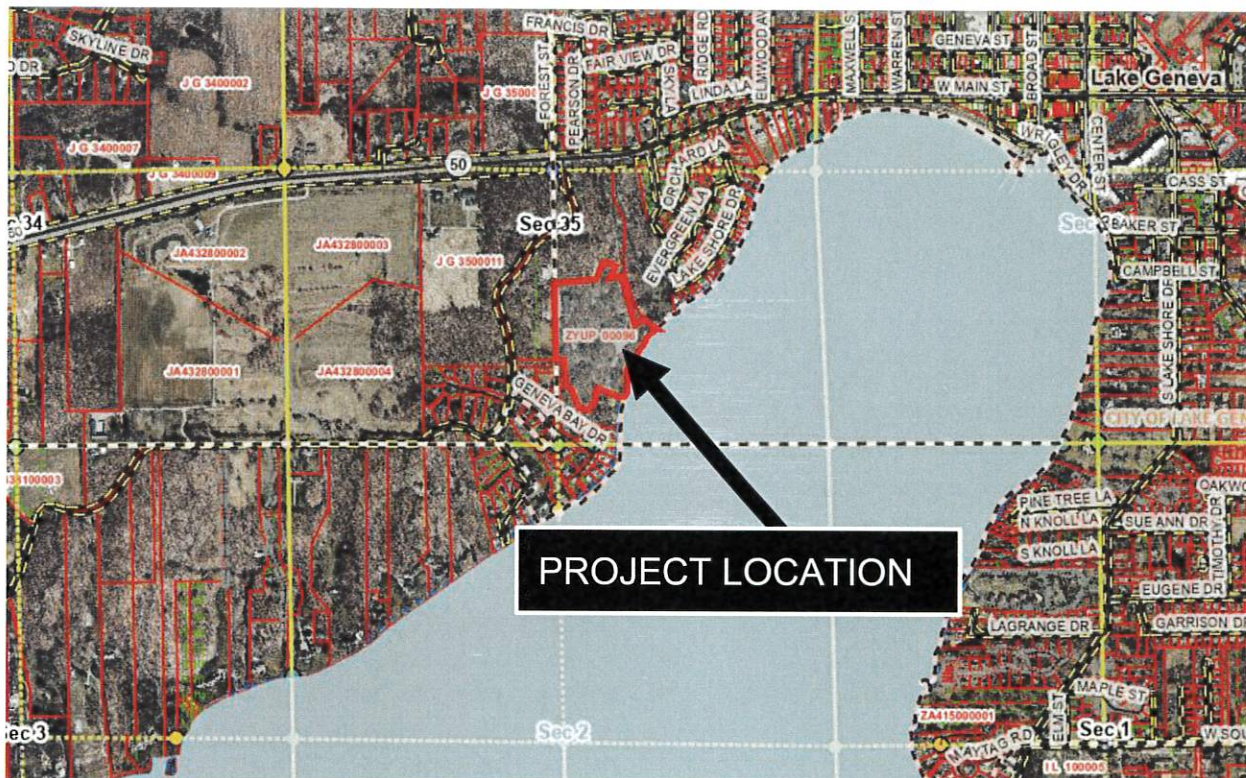
DINING HALL  
COVENANT HARBOR BIBLE CAMP  
PROJECT NARRATIVE

**Location and Executive Summary**

The subject property is located as follows: Lot 1 and a portion of Outlot 1 of Certified Survey Map No. 2546, a portion of Outlot 1 of Certified Survey Map No. 958, and unplatted lands located in government lot 2 and government lot 3 of Section 35, Township 2 North, Range 17 East, in the City of Lake Geneva, Walworth County, Wisconsin. The project is located on a private drive and is approximately 1600 feet south of State Trunk Highway 50. The project is proposed on the campgrounds on the lot with the tax key ZYUP 00096. The site generally drains into Lake Geneva.

**Site Location Maps**

Site Area Overview



Zoomed Site Area Overview



## **PROJECT NARRATIVE**

Covenant Harbor is proposing the reconstruction of a Dining Hall facility located on the existing camp property. The project will include the construction of one new building and improvements to the existing driveway to better accommodate access and circulation. The proposed development replaces the existing dining hall, driveway, and deck, all of which will be removed as part of the site redevelopment. The existing site drains generally from northwest to southeast toward Lake Geneva. The proposed site improvements will maintain this general drainage pattern. Stormwater management for the site will be provided through an underground storage best management practice (BMP) system designed to capture and treat runoff from the new impervious areas. The system will provide temporary detention and promote water quality treatment before discharge to Lake Geneva. Due to the topography of the site and the proposed grading, retaining walls will be incorporated into the design to support the new building pad and improve site functionality. The controlled discharge will flow southeast and ultimately enter Lake Geneva. The design ensures no increase in peak runoff or adverse impact to downstream properties, and stormwater quality measures will serve to reduce total suspended solids (TSS) and improve overall water quality entering the lake.

## **STORM WATER NARRATIVE**

### **Existing Stormwater Runoff Basin Summary**

Below is a summary of the drainage of the drainage basin within the analyzed portion of the site:

Existing Drainage Basin:	68,563 sf (1.574 ac)	
Existing Pervious Surfaces:	54,110 sf (1.242 ac)	
Existing Impervious Surfaces:	14,453 sf (0.331 ac)	
Total Proposed Drainage Basin:	68,563 sf (1.574 ac)	
Draining to Proposed BMP:	17408 sf (2.158 ac)	
Pervious Surfaces:	0 sf (1.575 ac)	
Impervious Surfaces:	17408 sf (0.582 ac)	
Uncaptured Runoff Bypassing BMP:	51,155 sf (1.174 ac)	
Pervious Surfaces:	29,315 sf (0.673 ac)	
Impervious Surfaces:	21,840 sf (0.501 ac)	
Total Proposed Pervious:	29,315 sf (0.673 ac)	59.1%
Total Proposed Impervious:	39,248 sf (0.901 ac)	40.9%
Total Site:	68,563 sf (1.574 ac)	100.0%

Any minor errors in totals are due to rounding

TSS Reduction was calculated using a weighted average of 80% and 40% respectively for New Development and Redevelopment. Weighted average was calculated to 70% TSS Reduction.

Surface Type	SF	Percentage (%)	Weight	Weighted Value
Existing Impervious Surface	14453	40	0.40	5781.2
All Proposed Surface	68563			
All Proposed Surface - Existing Impervious Surface	54110	80	0.80	43288
Weighted Average				<b>70.00%</b>

City of Lake Geneva Ordinances (extracted applicable sections):

(4)Requirements. The stormwater management plan required under Subsection (h)(2) shall include the following:

a. Total suspended solids. BMPs shall be designed, installed and maintained to control total suspended solids carried in runoff from the post-construction site as follows:

1. BMPs shall be designed in accordance with Table 1 or to the maximum extent practicable as provided in Subsection (h)(4)a2. The design shall be based on an average annual rainfall, as compared to no runoff management controls.

2. Maximum extent practicable. If the design cannot meet a total suspended solids reduction performance standard of Table 1, the stormwater management plan shall include a written, site-specific explanation of why the total suspended solids reduction performance standard cannot be met and why the total suspended solids load will be reduced only to the maximum extent practicable.

**Table 1  
TSS Reduction Standards**

<b>Development Type</b>	<b>Total Suspended Solids Reduction</b>
New development	80%
In-fill development	80%
Redevelopment and roads	40% of load from parking areas

[See TSS Reduction Summary. TSS Reduction of 70% has been achieved](#)

b. Peak discharge. BMPs shall be designed, installed and maintained to control peak discharge from the post-construction site as follows:

1. By design, BMPs shall be employed to maintain or reduce the one-year, twenty-four-hour, the two-year, twenty-four-hour, the ten-year, twenty-four-hour, and the one-hundred-year, twenty-four-hour post-construction peak runoff discharge rates to the one-year, twenty-four-hour, the two-year, twenty-four-hour, the ten-year, twenty-four-hour, and the one-hundred-year, twenty-four-hour predevelopment peak runoff discharge rates respectively, or to the maximum extent practicable.

2. The runoff curve numbers in Table 2 shall be used to represent the actual predevelopment conditions. Peak discharges shall be calculated using TR-55 runoff curve number methodology, Atlas 14 precipitation depths, and the appropriate NRCS Wisconsin MSE3 or MSE4 precipitation distribution. On a case-by-case basis, the City of Lake Geneva may allow the use of TP-40 precipitation depths and a Type II distribution.
3. Contribution runoff entering the project from off site may be excluded from detention calculations if the water is routed around disturbed areas by use of stable watercourse(s).
4. All open channel stormwater conveyance systems shall provide safe conveyance for peak flow from a twenty-five-year frequency, twenty-four-hour rainfall event within the defined channel banks.
5. Conveyance for the peak flow runoff from a one-hundred-year, twenty-four-hour event shall be provided such that no inundation of or damage to built structures shall occur.
6. Where feasible, all permanent storm sewer inlets must be stenciled by the permit holder as part of the water quality strategy for protection of surface waters and drainage to Geneva Lake.
7. Drainage systems may not result in transfer of drainage from one delineated natural drainage area to another if reasonable alternatives exist which would preserve natural drainage patterns. Drainage area delineations must be shown on the stormwater plan.
8. All stormwater basins shall be permanent, aesthetically pleasing, if practical, and safe. Subsurface bottoms of wet basins must provide a safety ledge consistent with required design criteria identified in Subsection (h)(1).
9. This subsection of the section does not apply to any of the following:  
[a] A post-construction site where the discharge is directly into a lake over 5,000 acres or a stream or river segment draining more than 500 square miles.

Proposed SWBMP will drain into Geneva Lake which is 5,401 acres.

### Existing Soils

A review of the NRCS Soil Survey indicated the existing soils of this project to be 7243B (St. Charles silt loam, 2 to 6 percent slopes), 7624B (Miami silt loam, 2 to 6 percent slopes), 7627C2 (Miami loam, 6 to 12 percent slopes, eroded), 7627D2 (Miami loam, 12 to 20 percent slopes, eroded). These soils have a hydrologic soil group rating of B.

### Post-Construction Stormwater Management Plan

The site is designed so that the post-construction permanent best management practice (BMP) is placed at the lowest area of the site that is sufficient distance to allow for development and still serve a maximum area of the drainage basin. The site does not contain floodplain nor wetlands.

### Water Quality

As previously discussed, the Regional Stormwater BMP provides water quality improvement for this site.

## Section 3

### Soils

Soil Map—Walworth County, Wisconsin



## MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Walworth County, Wisconsin  
 Survey Area Data: Version 22, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 30, 2022—Aug 18, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7243B	St. Charles silt loam, 2 to 6 percent slopes	2.0	33.9%
7624B	Miami silt loam, 2 to 6 percent slopes	2.6	45.2%
7627C2	Miami loam, 6 to 12 percent slopes, eroded	1.0	17.1%
7627D2	Miami loam, 12 to 20 percent slopes, eroded	0.1	1.7%
W	Water	0.1	2.2%
<b>Totals for Area of Interest</b>		<b>5.8</b>	<b>100.0%</b>



STH 50

PROJECT LOCATION



GENEVA LAKE

1. PRESSURIZED WATER BEFORE ENTERING A

2. SS IT.

TESTING RESULTS.

3. DIFFERENT APPLICATIONS, EROSION MATS ARE SPECIFIED HEREIN AND IN THE

4. EROSION MATTING. SELECT EROSION MATTING FROM LIST #1052.

5. EROSION MATTING. SELECT EROSION MATTING FROM

6. IS. RETAIN THIS DOCUMENTATION UNTIL THE

7. WDNR TECHNICAL STANDARD STORM DRAIN

8. - STANDARD TEMPORARY GRADING PRACTICES

9. WITH AND A DNR HIGH CAPACITY WELL

10. WITH WDNR TECHNICAL STANDARD

11. IS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO LOCAL STANDARD SEDIMENT BASIN #1064 AND

12. ROAD BIORETENTION FOR INFILTRATION #1004. CONTACTS #1071.

13. PERENNIAL SEED MIXED WITH WINTER WHEAT, OR, AS APPROPRIATE FOR REGION AND SOIL TYPE.

14. TESTED BY CITY OF LAKE GENEVA. SEPARATE

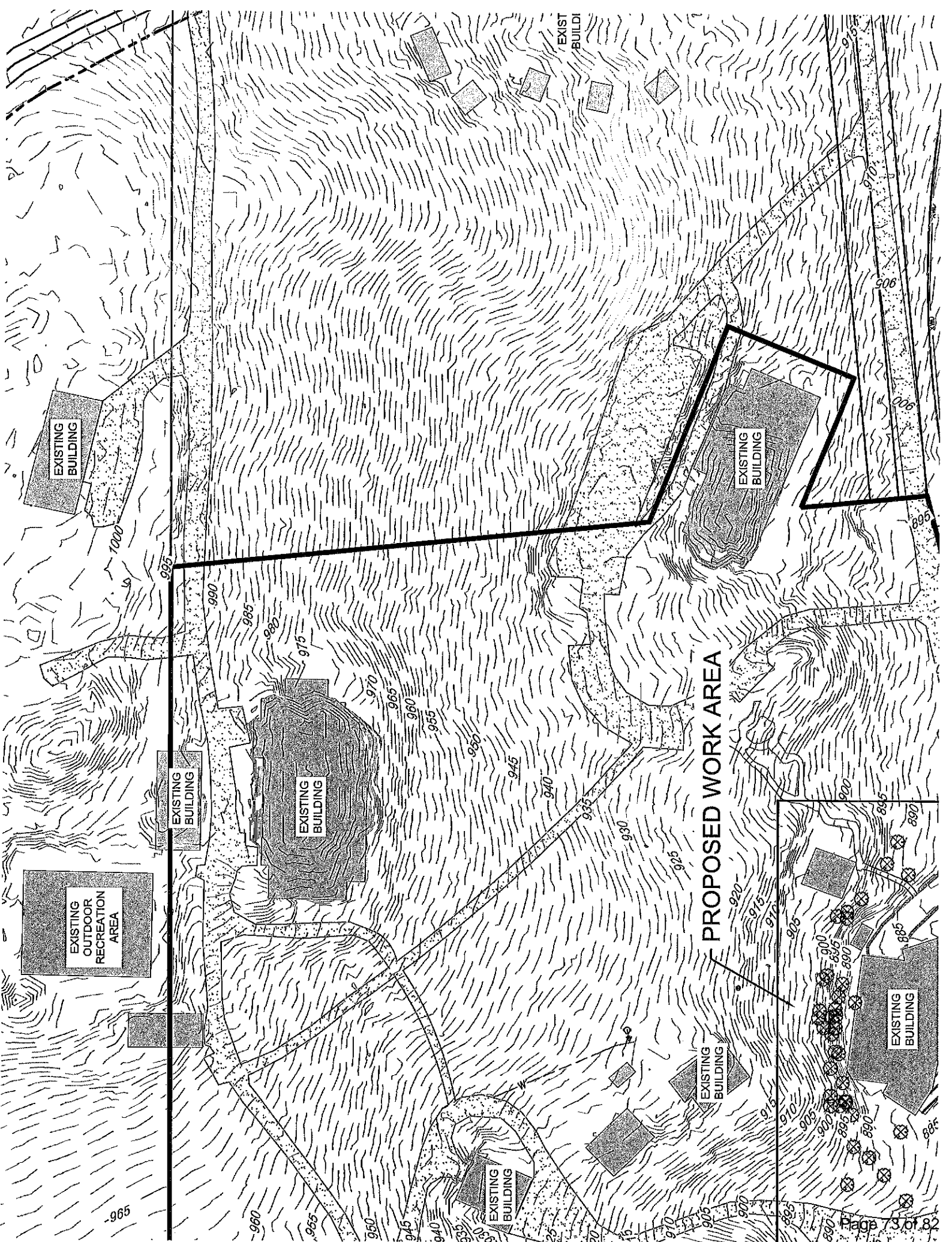
15. DO NOT ALLOW THESE MATERIALS TO BE CARRIED

16. TO PREVENT CONSTRUCTION DEBRIS THAT WILL BE REMOVED BY FILTER SOCKS, OR COMPACTED EARTHEN

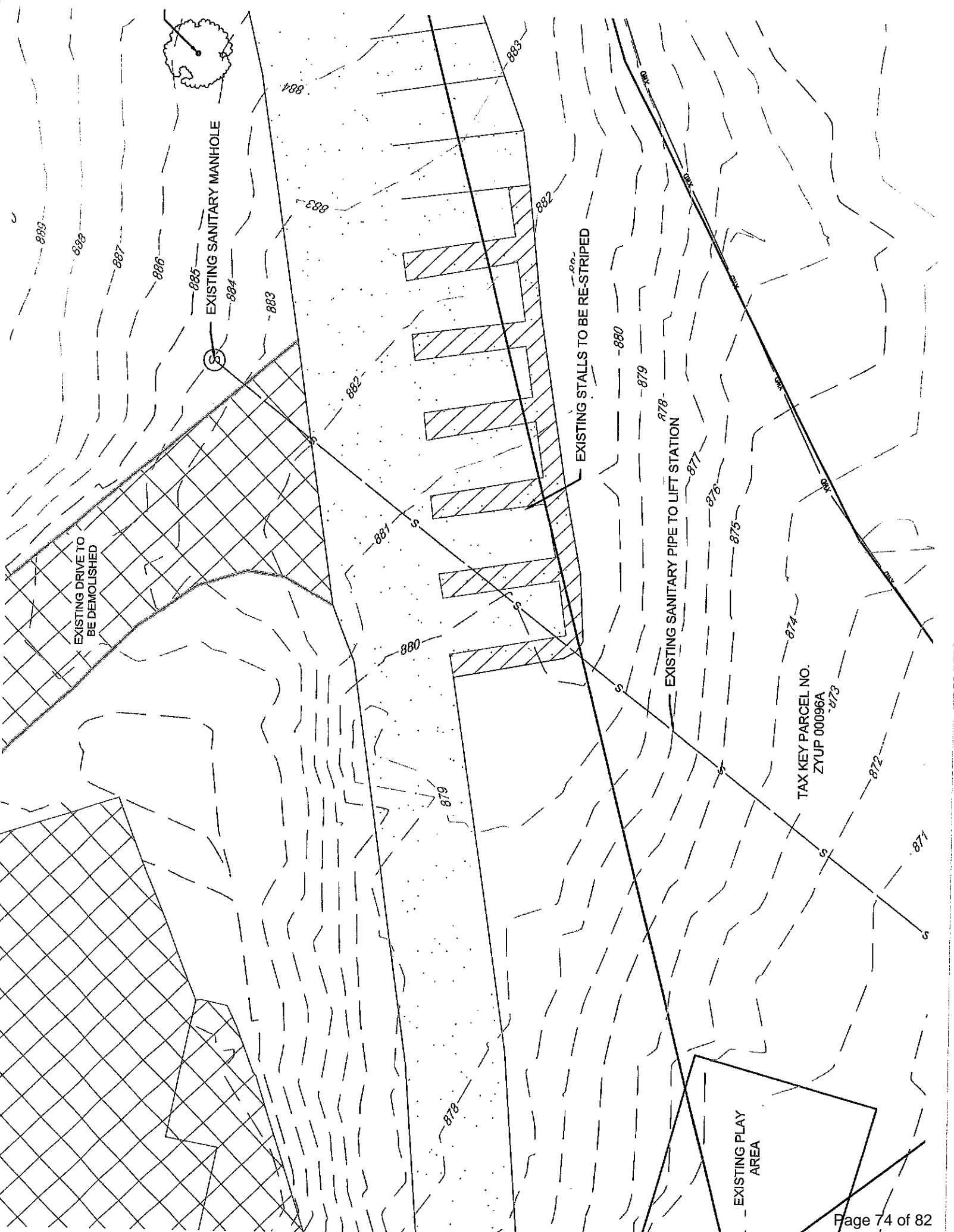
17. DURING WEATHER OCCUR.

18. UNCONTAMINATED MATERIALS. SITE-SPECIFIC

19. MATERIALS SHALL BE USED AS DIRECTED BY THE



PROPOSED WORK AREA



EXISTING DRIVE TO BE DEMOLISHED

EXISTING SANITARY MANHOLE

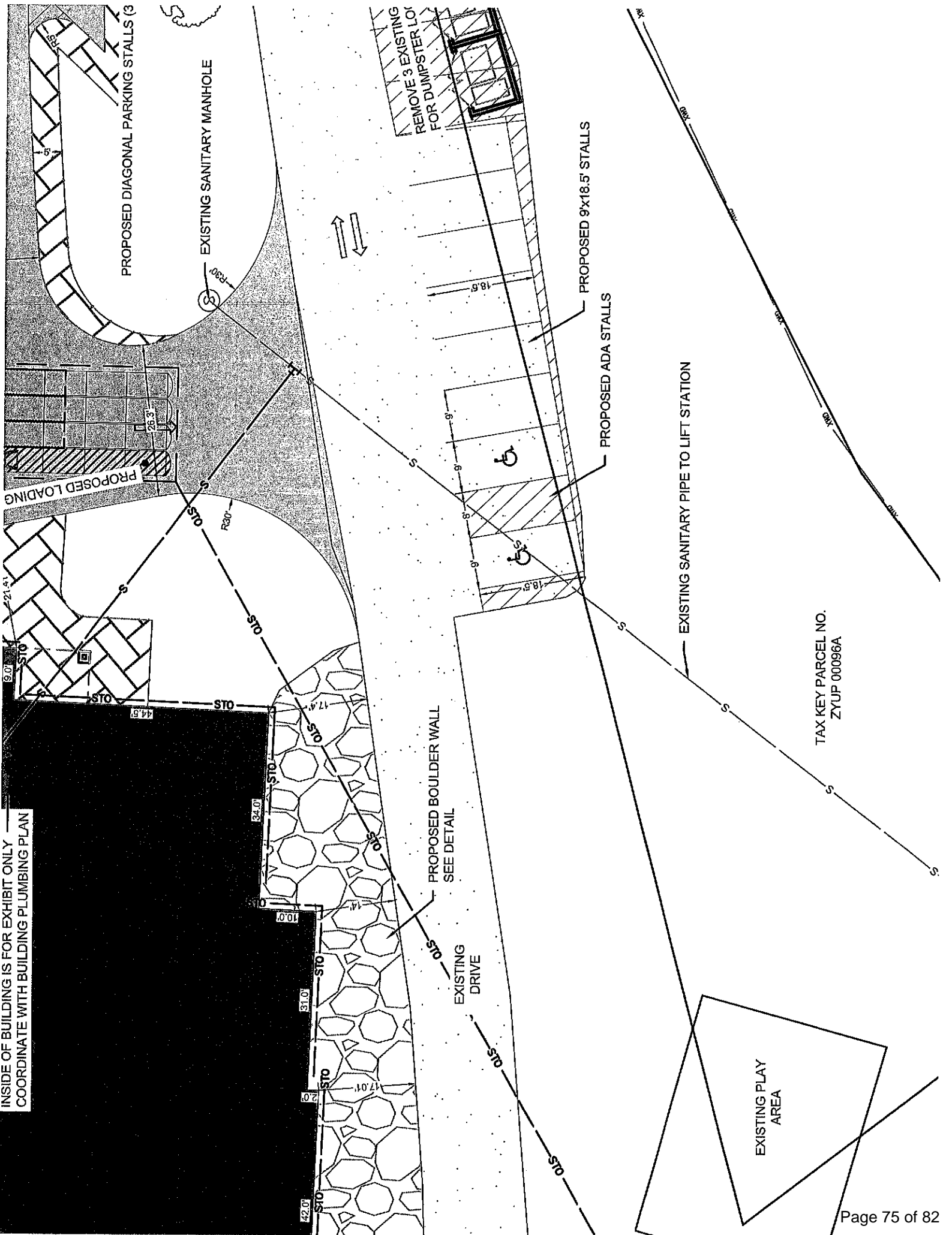
EXISTING STALLS TO BE RE-STRIPED

EXISTING SANITARY PIPE TO LIFT STATION

TAX KEY PARCEL NO.  
ZYUP 00096A

EXISTING PLAY AREA

INSIDE OF BUILDING IS FOR EXHIBIT ONLY  
COORDINATE WITH BUILDING PLUMBING PLAN



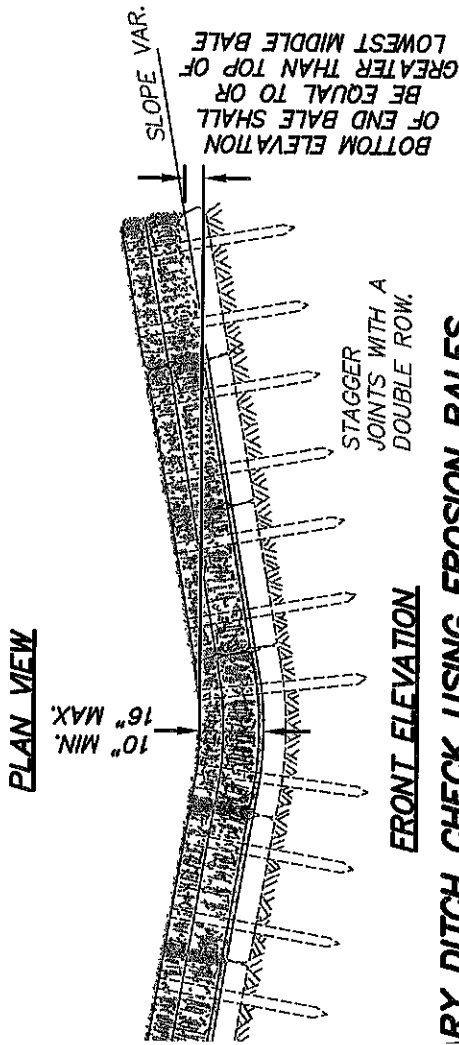
TAX KEY PARCEL NO.  
ZYUP 00096A



IF ANCHORING DEVICES SHALL BE REMOVED AND RAFTERS UNPROTECTED WHEN THEY HAVE SERVED THEIR PURPOSE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

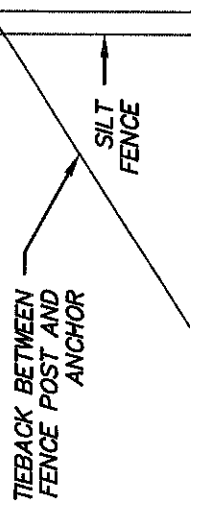
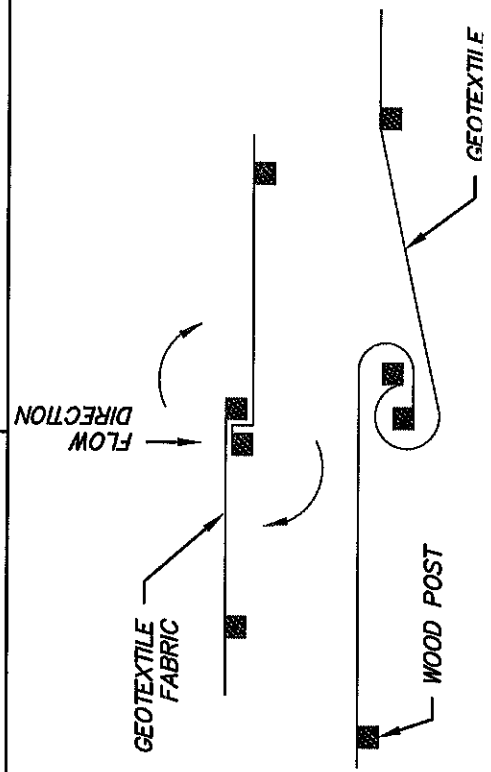
MAINTAIN IN PLACE AFTER THE SEDIMENT BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO PARALLEL AND SEEDED.

LESS THAN 3 MONTHS.



**ERY DITCH CHECK USING EROSION BALES**

WOOD OR STEEL SUPPORTS AS SPECIFIED BELOW;  
 OAK OR HICKORY; FABRIC SHALL BE STAPLED  
 UPSLOPE SIDE OF THE FENCE IN AT LEAST 3 PLACES;  
 24-INCH FENCE AND 4 FEET LONG FOR 36-INCH  
 LENGTH OF 1.33 LBS/FT AND HAVE PROJECTIONS  
 AT LEAST THREE PLACES ON THE UPSLOPE SIDE WITH



SIZE	H
4"	0'-8"
6"	1'-2"
8"	1'-3"
10"	1'-3"
12"	1'-4"
14"	1'-6"
16"	2'-0"
18"	2'-6"
20"	2'-9"
24"	3'-0"

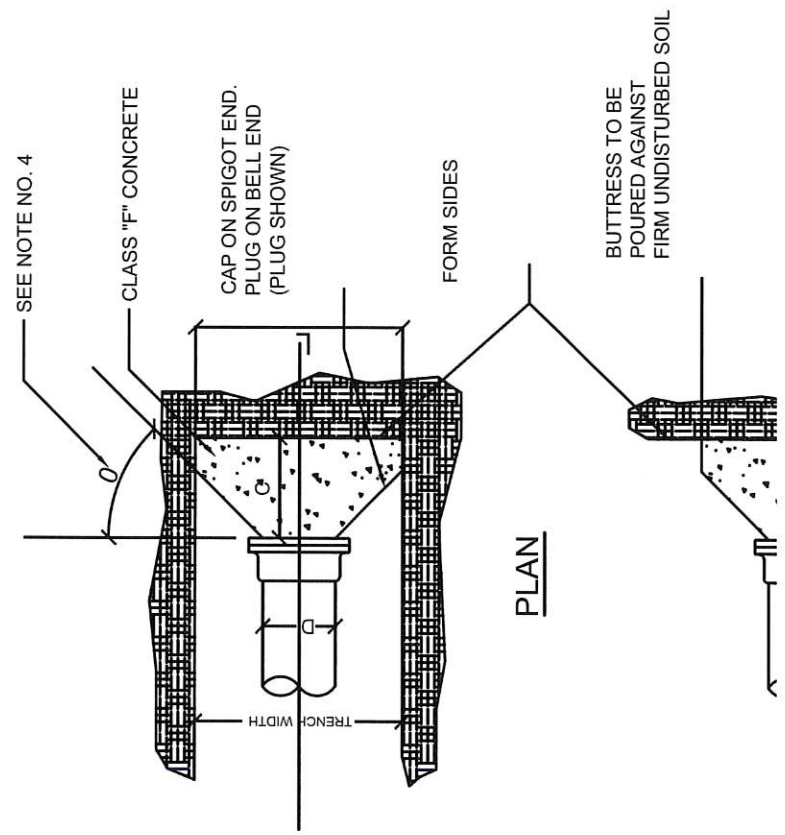
1-INCH 2.125" 1.653" 1.653"  
 SIZE STAINLESS STEEL STIFFENERS OF COMPATIBLE SIZE AND CONNECTION TYPE  
 WIRE SHALL BE THE SAME AS THAT SPECIFIED AND INSTALLED FOR WATERMAIN.  
 CE PIPE SHALL HAVE 6' OF COVER FROM THE MAIN TO THE CURB BOX  
 SHALL BE SEAMLESS FROM THE MAIN TO THE CURB STOP  
 LL TRACER WIRE DIRECTLY ON THE PIPE, ATTACH TO THE OUTSIDE OF THE CURB BOX AND INSERT 12-INCHES OF SLACK WIRE THROUGH A  
 DRILLED WITHIN 8-INCHES OF THE SURFACE.

**SPECIFICATIONS**

BOX SHALL BE MODEL/MANUFACTURER: TYLER 100F, SIZE 100G  
 FERIOR RODS WITH CENTERING RING INSTALLED AT HIGHEST ALLOWABLE POSITION  
 RIOR ROD SHALL EXTEND TO WITHIN 12-INCHES OF THE TOP OF THE BOX.  
 BOX FLUSH TO FINAL GRADE  
 IE BOX IS INSTALLED WITHIN PAVEMENT, SURROUND THE TOP 12-INCHES OF THE BOX WITH FLEXIBLE SHEET POLYSTYRENE AND CLEAN TOP  
 AVEMENT MATERIAL.

**RVICE FITTING SPECIFICATIONS:**

R SERVICE CORPORATION SHALL BE MUELLER H-15008 OR MCDONALD 74701BQ  
 R CURB STOP VALVE SHALL BE MUELLER MAR II ORISEAL H-15209 OR MCDONALD 76100Q  
 R SERVICE TAPPING SADDLE SHALL HAVE DOUBLE STAINLESS STEEL STRAPS AND AN EPOXY/NYLON COATED CLAMP.

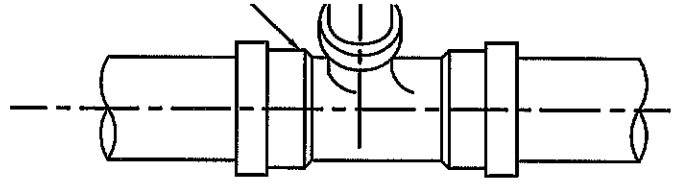


TRACER WIRE FOR SANITARY  
SEWER SERVICE LATERAL

SERVICE LATERAL

SANITARY SEWER SPECIFICATIONS

1. SANITARY SEWER MAIN SHALL BE PVC SDR 35 GREEN CONFORMING TO ASTM D-3034.
2. UTILIZE HEAVIER-WALL PIPE WHEN DEPTH OF BURY EXCEEDS 16FEET OR OTHER CIRCUMSTANCES DICTATE.
3. BEDDING AND COVER SHALL BE SAND, CRUSHED STONE, OR CRUSHED STONE SCREENING.
4. UNDER ROADWAYS, BACKFILL WITH IMPORTED GRANULAR MATERIAL OR APPROVED EXCAVATED MATERIAL.
  - A. COMPACT TO 95% STANDARD PROCTOR DENSITY.
  - B. PLACE 12-INCHES OF CRUSHED AGGREGATE BASE COURSE BELOW PAVEMENTS.
5. SEE SANITARY SEWER MANHOLE DETAIL, THIS SHEET, FOR SPECIFICATIONS.
6. SANITARY SEWER LATERALS SHALL BE SDR-35 CONFORMING TO ASTM D-3034.
7. SEE SANITARY SEWER LATERAL DETAIL, THIS SHEET, FOR INSTALLATION SPECIFICATIONS.
8. CONTRACTOR TO REMOVE AND REPLACE TOP CONE OF EXISTING SEWER MANHOLE. FOR RAISING MANHOLES, ADD APPROPRIATE BARREL AND RESET CONE WITH SEALS PER STANDARD MANHOLE DETAIL. FOR LOWERING, REMOVE NECESSARY BARRELS AND REPLACE NEW BARREL/CONE TO FINAL GRADE WITH NEW SEALS PER STANDARD MANHOLE DETAIL.



\*INVERT ABOVE BASE OF CHAMBER

DESCRIPTION	INVERT	MAX FLOW
FABRICATED EZ END CAP, PART#: SC800ECEZ / TYP OF ALL 24" BOTTOM AND ISOLATOR PLUS ROWS	2.30"	
RED END CAP, PART#: SC800EPE12TPC / TYP OF ALL 12" TOP CONNECTIONS	14.40"	
ON 14" ACCESS PIPE / PART#: SC80024RAMP		
INVERT, ADS N-12	14.40"	
4.00' SUMP MIN)		5.9 CFS IN

**RESOLUTION OF THE PLAN COMMISSION**

Resolution recommending to the Common Council a Planned Development – Precise Implementation Plan (PIP) application filed by Eric Anderson, Covenant Harbor Bible Camp & Retreat Center, 1724 W. Main Street, Lake Geneva WI, to allow for the construction of a new dining facility for located at 1724 W. Main Street, Tax Key No. ZA522000001.

Committee:	N/A		
Fiscal Impact:	N/A		
<b>File Number:</b>	<b>PC-056</b>	<b>Date:</b>	March 16, 2026

WHEREAS, the City of Lake Geneva Plan Commission has considered a Planned Development – Precise Implementation Plan application filed by Eric Anderson, Covenant Harbor Bible Camp & Retreat Center, 1724 W. Main Street, Lake Geneva WI, to allow for the construction of a new dining facility for located at 1724 W. Main Street, Tax Key No. ZA522000001, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on March 16, 2026, and

WHEREAS, the Plan Commission made the following findings of fact:

1. In general, the proposed PIP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
2. Specific to this site, the proposed PIP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
3. The proposed PIP in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
4. The proposed PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed PIP is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed PIP after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts, and

