



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- www.cityoflakegeneva.gov

**PLAN COMMISSION
MONDAY, FEBRUARY 17, 2025 - 6:00 PM
CONFERENCE ROOM 2A**

Members:

Chair: Mayor Todd Krause, Alderperson Peg Esposito, Commissioners: John Gibbs, Doug Skates, Jeremy Nafziger, Ann Esarco and Kyle Cary

AGENDA

1. Call to Order
2. Roll Call
3. Approve Minutes of the November 19, 2024 & December 16, 2024 Plan Commission 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. Application by Tom Bachmann, 737 W. Main Street, for a request for Downtown Design Review for a proposed exterior change to a building located at 737 W. Main Street, Tax Key No. ZOP 00273
 - b. Application by Tom Keefe, PO Box 466, Lake Geneva, for a request for Downtown Design Review for proposed exterior signage for a building located at 647 Main Street, Tax Key No. ZOP 00287
7. Conceptual Review of a proposed development by Eric Anderson, Covenant Harbor Bible Camp and Retreat Center, 1724 W. Main Street, for a request to replace the dining hall and construct an open air pavilion in the Planned Development and Estate Residential-1 zoning districts for the property located at 1724 W. Main Street, Tax Key Nos. ZYUP 00095, ZYUP 00096, ZYUP 00096A, and ZA254600001
8. Adjournment

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

Requests from persons with disabilities, who need assistance in order to participate in this meeting, should be made to the City Clerk's office, in order for appropriate Accommodations.

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
MONDAY, NOVEMBER 18, 2024 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Members: Chair: Mayor Todd Krause, Alderperson Peg Esposito, Commissioners: John Gibbs, Doug Skates, Jeremy Nafziger, and Kyle Cary

Meeting called to order by Mayor Todd Krause

Mayor Krause called the meeting to order at 6:00 pm

Roll Call

Present: Krause, Esposito, Gibbs, Skates, Nafziger, Cary

Absent: None

Approve Minutes of the October 21, 2024, Plan Commission meeting as distributed

Motion by Skates to approve, second by Cary; 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

No public comments.

Acknowledgment of Correspondence

No correspondence.

Public Hearing and Recommendation for a Conditional Use Permit (CUP) application filed by Kurt Jennison, N3382 County Road H, Lake Geneva, Wisconsin 53147, for a request to allow for a relocation and expansion of the previously approved Indoor Commercial Entertainment land use (Lake Geneva Billiards Club) in the Central Business (CB) zoning district for the property located at 772 W. Main Street Suite 04, Tax Key No. ZOP00321

Applicant not present, due to a death in the family. City Plan Mich presented and answered Commission Members questions for a Conditional Use Permit (CUP) application filed by Kurt Jennison, N3382 County Road H, Lake Geneva, Wisconsin 53147. Staff recommended approval.

No public comments.

Motion by Skates to close the Public Hearing, second by Gibbs. No discussion. Motion carried 6-0.

Motion by Gibbs to approve, second by Skates. No discussion. Motion carried 6-0.

Public Hearing and Recommendation for a Conditional Use Permit (CUP) application filed by George and Carol Zimmermann at 61 Lakeview Drive, Lake Geneva, for a request to allow a partial second floor in the Estate Residential (ER-1) zoning district for the property located at 61 Lakeview Drive, Tax Key No. ZLM 00078

Hayden Stevens is the representation for the owners present. City Plan Mich presented and answered Commission Members' questions for a Conditional Use Permit (CUP) application filed by George and Carol Zimmermann at 61 Lakeview Drive, Lake Geneva, WI. Staff recommends approval.

No public comments.

Motion by Gibbs to close the Public Hearing, second by Cary. No discussion. Motion carried 6-0.

Motion by Cary to approve, second by Gibbs. No discussion. Motion carried 6-0.

Public Hearing and Recommendation for an amendment to a Precise Implementation Plan (PIP) filed by Gregory Hughes, 2737 Central Street, Evanston, Illinois for the property at 80 Geneva Square, Tax Key No. ZYUP 00137C1

Applicant Gregory Hughes & City Planner Mich presented and answered Commission members' questions about an amendment to a Precise Implementation Plan (PIP) filed by Gregory Hughes, 2737 Central Street, Evanston, Illinois for the property at 80 Geneva Square, Tax Key No. ZYUP 00137C1. City staff recommendation for approval.

Public Hearing:

Sherri Ames, 603 Center Street; Spoke in support of agenda item #8.

Motion by Gibbs to close the Public Hearing, second by Skates. Motion carried. 6-0.
Discussion continued.

Motion by Cary to approve with the recommendation that the applicant install ADA-compliant automatic door openers at all building entrances, second by Esposito.

Roll Call:

Krause: Aye
Esposito: Aye
Gibbs: Nay
Skates: Nay
Nafziger: Nay
Cary: Aye

Vote Results:

Aye: 3
Nay: 3
Abstain: 0

Outcome:

3-3 Tie - Moved to Council with no recommendation.

Public Hearing and Recommendation for an amendment to a General Development Plan (GDP) filed by Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, Wisconsin, for the reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002

Applicant, City Planner Mich and City Engineer Rauch presented and answered Commission members' questions for an amendment to a General Development Plan (GDP) filed by Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, Wisconsin. The City Staff recommends approval.

Public Hearing:

Joel Hoiland, 390 Country Club Drive; Asked for clarification about the sub-station space and logistics. Also, it is recommended to the Commission to ask the applicant the current age of the equipment.

Sherri Ames, 603 Center Street; Spoke in support of agenda item #9.

Motion by Cary to close the Public Hearing, second by Skates. Motion carried. 6-0.

Motion by Skates to approve, second by Gibbs. No discussion. Motion carried 6-0.

Building and Zoning Administrators report

Assistant Building Inspector Renz presented the Building and Zoning Administrators report.

Adjournment

Motion by Skates to adjourn seconded by Gibbs. Motion Carried; 6-0 The meeting adjourned at 6:53 pm.

**CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
MONDAY, DECEMBER 16, 2024 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Members: Chair: Mayor Todd Krause, Alderperson Peg Esposito, Commissioners: John Gibbs, Doug Skates, Jeremy Nafziger, and Kyle Cary

Meeting called to order by Mayor Todd Krause

Mayor Krause called the meeting to order at 6:01 pm.

Roll Call.

Present: Krause, Esposito, Gibbs, Skates, Nafziger, Cary

Absent: None

Approve Minutes of the November 18, 2024, Plan Commission meeting as distributed.

No Action. Minutes of the November 18, 2024, Plan Commission meeting will be distributed on the January 20, 2025, agenda.

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.

No public comments.

Acknowledgment of Correspondence.

Three (3) items of correspondence pertaining to matters before the Plan Commission have been received and distributed to all members for their review.

Public Hearing and Recommendation for a Conditional Use Permit (CUP) application filed by Cabot and Asia Ashwill, at 930 Bayview Drive, Lake Geneva, on a request for a second-story addition and fence replacement in the Estate Residential (ER-1) zoning district for the property located at 930 Bayview Drive, Parcel No. ZGB00026

City Planner Kruesel presented a Conditional Use Permit (CUP) application filed by Cabot and Asia Ashwill, at 930 Bayview Drive, Lake Geneva.

The City Staff recommends approval, with no specific conditions mentioned.

Kelly Frazier, designer & Cabot Ashwill, presented and answered the Commission's questions.

Public Hearing:

Lynn Zak, 1882 Geneva Bay, also speaking on behalf of Jenny Magda, expressed concerns related to landscaping.

Discussion continued with applicants, City Planners and Commission members. Mr. Cabot Ashwill addressed the concerns regarding the landscaping plan raised during the public comment period.

Motion by Esposito to close the Public Hearing, second by Cary. No discussion.

Roll Call:

Krause: Aye

Esposito: Aye

Gibbs: Aye

Skates: Aye

Nafziger: Aye

Cary: Aye

Vote Results:

Aye: 6
Nay: 0
Abstain: 0

Outcome:

Motion carried 6-0.

Motion by Esposito to approve, with recommendation do consider the neighbors when planting any extraneous landscaping, second by Cary.

No discussion.

Motion carried 6-0.

Public Hearing and Recommendation for a Conditional Use Permit (CUP) Amendment application filed by Maxwell Mansion, LLC, at 304 S. Wells St, Lake Geneva, on a request to expand the Outdoor Commercial Entertainment land use and remove the Limited Conditional Use status in the General Business (GB) zoning district for the property located at 304 S. Wells St and 421 Baker St, Parcel No. ZA452900001

City Planner Kruesel presented and answered Commission members' questions, a Conditional Use Permit (CUP) Amendment application filed by Maxwell Mansion, LLC, at 304 S. Wells St, Lake Geneva.

Luke & Monica Pfeifer present the Conditional Use Permit (CUP) Amendment application.

Public Hearing:

Chuck Saul, 415 S Wells Street #206, Represented The Wrightwood Condo Association; Spoke on behalf of the five (5) Board Members in support of agenda item #7.

Erin Austin, 414 & 416 Baker Street; Spoke in support of agenda item #7.

Lane Muzzy, 420 Baker Street; Spoke on behalf of her mother. Spoke in opposition to agenda item #7.

Gerry Niedert, 415 S Wells Street #809; Recommended restricting time ending at 9PM and days of the week for agenda item #7.

Chris Pollack, No Address Provided; Recommended restricting times for agenda item #7.

Linda Ahnert, 303 Oak Terrance; Spoke in opposition to agenda item #7.

Vance Haven, 415 S Wells Street; Spoke in opposition to agenda item #7.

Motion by Skates to close the Public Hearing, second by Cary. Motion carried. 6-0.

Discussion continued.

Motion by Skates to approve an amendment to be reviewed with a good and bad report in one year, along with the following conditions:

- **Condition 1:** "Side A" operations should be limited to Fridays, Saturdays, and Sundays only.
- **Condition 2:** "Side A" operations should cease by 9:00 PM each day.

Roll Call:

Krause: Aye
Esposito: Nay
Gibbs: Aye
Skates: Aye
Nafziger: Nay
Cary: Aye

Vote Results:

Aye: 4
Nay: 2
Abstain: 0

Outcome:

Motion carried 4-2.

Adjournment.

Motion by Skates to adjourn seconded by Cary. Motion Carried; 6-0 The meeting adjourned at 7:27 PM.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: February 17, 2025

Agenda Item #6a

Applicant:

Tom Bachmann
737 W. Main Street
Lake Geneva, WI 53147

Request:

737 W. Main St.
Downtown Design Review for exterior
alterations

Description:

The applicant is applying for Downtown Design Review to allow for exterior alterations to the building located at 737 W. Main St. in the Central Business (CB) zoning district, Tax Key No. ZOP 00273.

The applicant proposes to add a new bronze storefront windows with arched transom windows surrounded by a faux brick panel. A new arched awning will be added over the door.

The City reviews all exterior alterations in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.

The Downtown Design standards (Section Sec. 98-913) are intended to preserve and enhance the historical quality of the downtown and attain a consistent visually pleasing image for the downtown area. This district is designed to forward both aesthetic and economic objectives of the City by controlling the site design and appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles.

Staff Recommendation:

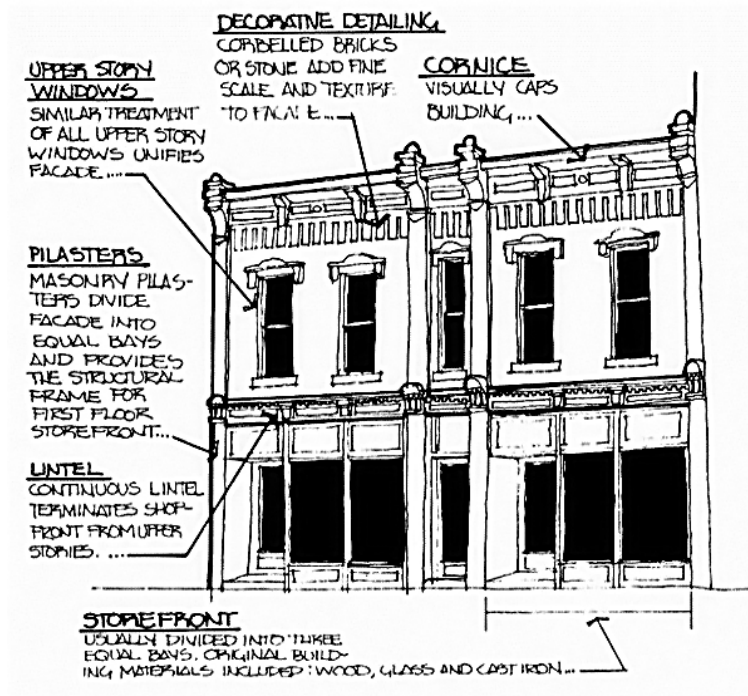
Staff notes that the proposed improvements are attractive, however, they do not align with the Downtown Design standards. The design theme for the downtown area is based on historic commercial and residential architectural styles which dominated the economic growth period from 1890 through the 1920s. Along Main Street between Cook Street and Center Street, buildings should employ a traditional storefront design theme, characterized by strong horizontal and vertical rhythms formed by building openings, storefront columns, storefront cornices, upper cornices, kickplates, signbands, large display windows, and transom windows. See Figure 2 on the following page.

The section of the Downtown Design standards pertaining to building rehabilitation or renovation projects provides the following direction for windows and doors:

- “Windows and doors. The size, proportion and rhythm of original windows and doors shall not be altered.” (Section 98-913(9)(b)14.a.i.)
- “Display windows. Display windows should be restored to their original appearance.” (Section 98-913(9)(b)14.a.iv.)

Staff feels that the curved windows are not historically appropriate and do not reflect the a traditional storefront design theme described by the Downtown Design standards. Staff the recommends that the curved transom windows be redesigned to as rectangular windows, consistent with the traditional storefront design theme.

Downtown Design Standards, Section 98-913(9), Figure 2



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



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

ENTERED
DATE 2/13/25
Planners

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

737 W MAIN STREET, LAKE GENEVA, WI 53147

Name & Address of Current Building Owner:

VENTURE INVESTMENT PARTNERS / MIKE KEEFE, ROGER WOLFF
751 GENEVA PARKWAY, LAKE GENEVA, WI 53147

Telephone Number of Current Building Owner: (262) 903-3222, (262) 276-3883

Email Address: roger@rogerwolff.com, mkeefe@keefe realestate.com

Owner Signature: _____

Name & Address of Applicant:

Edie, INC TOM BACHMANN + AMY DEGRAZIO
123649 SNAKE RD, LAKE GENEVA, WI 53147

Telephone Number of Applicant: (815) 353-0245

Email Address: tbachmann911@gmail.com AmyNWPros@aol.com

Proposed Design Change:

NEW ENERGY EFFICIENT WINDOWS, Arched window enhancements
over existing windows - windows were likely above current windows
on original building.

Zoning District: _____

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

THRIVE ARCHITECTS - 259 South ST Suite A, WAKESHA, WI 53186
BARTHENHEIER CONSTRUCTION, WIS6 N5644 Pilgrim Rd
MENOMONEE FALLS, WI 53051

Description of Project:

Replace existing single pane windows with new
Energy efficient windows. Enhance the front elevation for improved
look + less awning.

Date: 2/11/2025

Signature of Applicant: [Signature]

Edie Inc, Tom BACHMANN 737 W MAIN ST Cost Recovery # 25-423
Petitioner Name Project Address ART 2629

OFFICE USE ONLY

Description of Request DDR

ENTERED
DATE: 12/13/25
Planner

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit of \$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). An advanced deposit shall be required for the application related to Extraterritorial matters. Surplus deposits shall be returned to the Applicant at the conclusion of the project.

Tom BACHMANN, as applicant/petitioner for
Project: Edie Boutique NEW WINDOWS - ENHANCEMENT
Project Address: 737 W MAIN ST. LAKE GENEVA, WI 53147
Parcel No.
Name: Tom BACHMANN / Amy De Grazio
Address: W 3649 SNAKE RD, LAKE GENEVA, WI 53147

Cell Phone: (815) - 353 - 0245 Phone: () - -

Email: tbachmann911@gmail.com

Dated this 12th Day of FEBRUARY, 2025

TOM BACHMANN
Printed Name of Applicant / Petitioner

Signature of Applicant/Petitioner



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

Permit Number _____
City use only

COMMERCIAL BUILDING PERMIT APPLICATION

Principal Structure

- ☐ New
☐ Addition
☒ Alteration
☐ Re-Roof
☐ Siding
☐ Tenant Change Only – No Alterations

Accessory Structure

- ☐ New
☐ Addition
☐ Alteration
☐ Re-Roof
☐ Siding

I (We), the undersigned do hereby submit an application for a permit for the property referred as:

737 W MAIN Eddie Boutique
Principal Structure / Property Name & Tenant Name or Area Name (within Principle Structure)

Located at:

Address: 737 W MAIN ST (City will assign addresses for New Principle Structures)
Space / Suite / Floor #: _____ (If applicable)
Tax ID / Parcel Number(s): _____

The following information is required for all projects:

Scope of Work (description): NEW WINDOWS AND ENTRANCE DOOR ON MAIN LEVEL.
WINDOWS ARE LARGER THAN CURRENT WINDOWS - SOME ALTERATION TO
FRONT ELEVATION IS NEEDED.

Proposed Use (retail, manufacturing, office, etc): RETAIL
Construction Project square footage: 500 S.F.T Construction Project cubic footage: _____
Estimated Value of Construction Project (no mechanicals): \$ _____
Current Zoning of Property: _____

Two sets of plans are required for municipal plan review. If over 50,000 cu ft (New, Addition) or 100,000 cu ft (Alteration) two sets of State of Wisconsin reviewed plans are required with DSPS letter attached.

Applicant:			Property Owner: (if different)			Contractor:		
Company: <u>Eddie, INC</u>	Company: <u>Venture INVESTMENT PARTNERS</u>	Company: <u>Barthenheier Construction</u>	Print Name: <u>Tom Bachmann</u>	Print Name: <u>Robert Wolff</u>	Print Name: <u>Eric Barthenheier</u>	Signature: _____	Signature: _____	Signature: _____
Address: <u>737 W MAIN ST</u>	Address: <u>751 Geneva Parkway</u>	Address: <u>202 W. Scott St</u>	<u>Lake Geneva, WI 53147</u>	<u>Lake Geneva, WI 53147</u>	<u>Milwaukee, WI 53204</u>	City	State	Zip
City	State	Zip	City	State	Zip	City	State	Zip
Phone: <u>(815) 353-0245</u>	Phone: <u>(262) 903-3222</u>	Phone: <u>(262) 252-5570</u>	Email: <u>tbachmann@6mail.com</u>	Email: <u>roger@rogerwolff.com</u>	Email: <u>www.barthenheierconstruction.com</u>			

Contractor License # 887838

Building Inspector Approval: _____ Date: _____ Fees: _____

Jason Renz

City of Lake Geneva

Asst. Building Inspector/Code Enforcement

Jason,

Thank you for again looking at the planned elevation improvement to 737 W Main St. Lake Geneva. I am on the agenda for the planning meeting February 17, 2025.

There have been a few changes since I last submitted this.

1. This update to the building was unanimously approved by the Historic Preservation Commission.
2. We moved the bottom of the windows up 20" to the same position that they are now. The platform below the windows will remain the same as it is today as well.
3. We added Header Course to the arch as recommended by the Historic Preservation Commission.
4. We made the awning smaller and arched to accommodate the space needed for the Header Course on the arches.
5. I am quite sure there were windows above the current windows when the building was 1st built. I have a number of photo's of other Main Street buildings to back that up.

Thanks again,

Tom Bachmann

Edie, Inc

(815) 353-0245



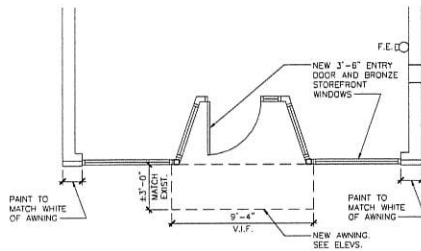
STREET VIEW - EXISTING
NOT TO SCALE

6



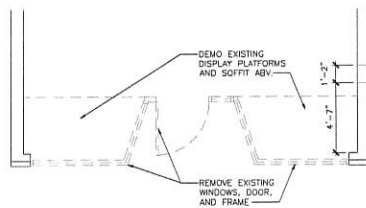
STREET VIEW - PROPOSED
NOT TO SCALE

5



FLOOR PLAN
SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

4



DEMO PLAN
SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

3



RENDERING - SOUTH ELEVATION
NOT TO SCALE

2



SOUTH ELEVATION
SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

1

THRIVE
ARCHITECTS

Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

BARTENHEIMER
CONSTRUCTION

Contractor
W156 N5694 Pilgrim Road
MENOMONEE FALLS, WI 53051
p: 262-252-5510

Project Info. — 24193

EDIE
BOUTIQUE
FAÇADE REMODEL
737 West Main Street
Lake Geneva, WI

Sheet Title

**FLOOR PLAN,
EXTERIOR ELEVATION,
AND RENDERINGS**

Drawn by
AMP

Checked by
—

Revisions		
No.	Date	Description
10.18.24		PC Submittal
01.16.25		Architectural Review Board
02.11.25		Architectural Review Board

Sheet No.

A1.0

NOT FOR CONSTRUCTION

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: February 17, 2025

Agenda Item #6b

Applicant:

Tom Keefe
PO Box 466
Lake Geneva, WI 53147

Request:

647 W. Main St.
Downtown Design Review for exterior
alterations

Description:

The applicant is applying for Downtown Design Review to allow for exterior alterations to the building located at 647 W. Main St. in the Central Business (CB) zoning district, Tax Key No. ZOP 00287.

The City reviews all exterior alterations in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements. In this case, the applicant is proposing new signage.

Staff Recommendation:

Although the City cannot *require* it, Staff *suggests* that the applicant the sign on the left blank and use window signs to advertise the space for lease, rather than installing permanent “for lease” signage as proposed by the applicant. (The City cannot regulate the message of signs per US Supreme Court case, *Reed v. Gilbert*.)

The proposed signs meet the signage requirements for the CB zoning district.

Staff recommends approval of project.

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



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

ENTERED
BY: 9 DATE: 2/6/25
Planners
JLW/Q

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

647 Main Street ZOP 00287
Lake Geneva, WI

Name & Address of Current Building Owner:

647 Main Street LLC

Po Box 460

Lake Geneva, WI 53147

Telephone Number of Current Building Owner: 262-729-2015

Email Address: treefe@ajaxpm.com

Owner Signature: [Signature]

Name & Address of Applicant:

Tom Keefe

Po Box 460

Lake Geneva, WI 53147

Telephone Number of Applicant: same

Email Address: same

Proposed Design Change:

Adding signage to exterior. See attached

Zoning District: B1D

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

Signcrafters Enterprises, Inc.

10714 IL-47

Hebron, IL 60034

Description of Project:

Adding signage.

Date: 2/6/25

Signature of Applicant: [Signature]

Keefe, Tom 647 W. Main St. Cost Recovery # 25-421

Petitioner Name

Project Address

AD # 3701

OFFICE USE ONLY

Description of Request

Downtown Design Review

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit of **\$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** Surplus deposits shall be returned to the Applicant at the conclusion of the project.

Thomas Keefe

, as applicant/petitioner for

Project:

Project Address:

647 Main street

Parcel No.

209 00287

Name:

Thomas Keefe

Address:

Po Box 46

Leke Geneva, WI 53147

Cell Phone: (262) 729 - 2015

Phone: () - -

Email:

tkeefe@ajaxpm.com

Dated this

6

Day of

February

, 20

25

Thomas Keefe

Printed Name of Applicant / Petitioner

TK

Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. The City Administrator at any time may require an applicant to submit an advance deposit of **\$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.

Tom Keefe

From: Evan Hoier <ehoier@vandewalle.com>
Sent: Thursday, January 16, 2025 4:49 PM
To: Tom Keefe
Cc: Jackie Mich; Building and Zoning Clerk
Subject: RE: Signage at 647 Main Street

Hey Tom,

Providing a proof like this is perfect. When you apply for Plan Commission, I'd make sure that the diagram of the building you're showing, as well, matches these sizes.

Let me know if you have any other questions.

Thank you,

EVAN G. HOIER

VANDEWALLE & ASSOCIATES INC.

Shaping places, shaping change

120 E. Lakeside St.

Madison, WI 53715

From: Tom Keefe <tkeefe@ajaxpm.com>
Sent: Thursday, January 16, 2025 1:24 PM
To: Evan Hoier <ehoier@vandewalle.com>
Subject: Re: Signage at 647 Main Street

Would this work?

	Qty	Height	Width	Total Sq/Ft
Sign 1	1	1.75	8	14
Sign 2	2	1.75	5	17.5
Sign 3	2	4	3.5	28
Sign 4	1	2	5	10
Grand Total				69.5
Allotment				69.5
Overage				0



TOM KEEFE

PRESIDENT & CEO

KEEFE & ASSOCIATES, INC.

AJAX PROPERTY MANAGEMENT

CELL 262.729.2015

EMAIL tkeefe@ajaxpm.com

P.O. BOX 460 | LAKE GENEVA, WI 53147

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From: Evan Hoier <ehoier@vandewalle.com>

Sent: Thursday, January 16, 2025 9:20 AM

To: Tom Keefe <tkeefe@ajaxpm.com>

Cc: Jackie Mich <jmich@vandewalle.com>; Sonja Kruesel <skruesel@vandewalle.com>; Building and Zoning Clerk <bzclerk@cityoflakegeneva.gov>; Jason Renz <jrenz@cityoflakegeneva.gov>

Subject: RE: Signage at 647 Main Street

Following up on this, I ran the measurements you provided through the CB zoning district guidelines for wall signs.

The section states that the maximum permitted area per wall sign is one square foot per linear foot of exposed exterior wall length on that supporting wall for all combined signage on that wall, regardless of the number of businesses. Of this percentage, there's a hard maximum of 25 square feet per single business.

Measuring from our GIS software, the front façade wall comes out to 69.5 feet, meaning that the total signage on the wall can amount to this 69.5 *square* feet. With the signs that we have measurements for right now (excluding Sign 4), the square footage is already up to 76 square feet. To fit the standard, you'd have to be below that 69.5 square feet, or prove that the façade length is greater than that, as our GIS system is always accurate down to the inch, but generally a good gauge to go by.

Let me know if you have any further questions.

Thank you,

EVAN G. HOIER
VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change
120 E. Lakeside St.
Madison, WI 53715

From: Evan Hoier
Sent: Thursday, January 16, 2025 8:53 AM
To: tkeefe@ajaxpm.com
Cc: Jackie Mich <jmich@vandewalle.com>; Sonja Kruesel <skruesel@vandewalle.com>; Building and Zoning Clerk <bzclerk@cityoflakegeneva.gov>; Jason Renz <jrenz@cityoflakegeneva.gov>
Subject: Signage at 647 Main Street

Good morning, Mr. Keefe,

This is Evan Hoier from Vandewalle and Associates, the City of Lake Geneva's zoning consultant. We received your inquiry about new signage at 647 West Main Street.

This property is located within the Downtown Design Overlay District, and is subject to some additional rules for signage and design. The additional rules can be found at this link starting under standard (11): <https://ecode360.com/38347446#38347446> . This section goes over the number of signs, allowed area, sign colors, etc. for signage in the Downtown area.

The regulations for signage in the *base* zoning district (CB) can be found here (<https://ecode360.com/38346979#38346979>) under standard (b).

Regarding process, signs in this area must go through the Plan Commission. Here is a link to the Plan Commission page on the City's website: <https://www.cityoflakegeneva.gov/304/Plan-Commission>

Please let me know if you have any further questions!

Thank you,

EVAN G. HOIER
VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change
120 E. Lakeside St.
Madison, WI 53715

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: February 17, 2025

Agenda Item #7

Applicant:

Eric Anderson
Covenant Harbor
1724 W. Main St. Lake Geneva, WI 53147

Request:

General Development Plan Amendment -
Concept Review

Description:

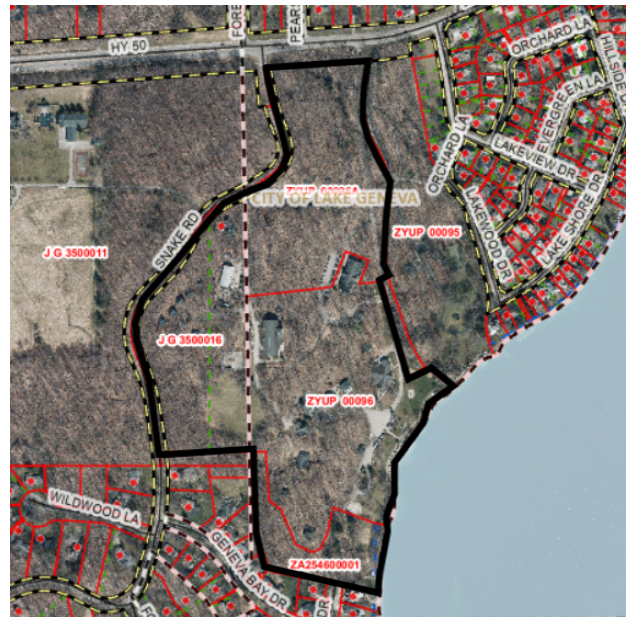
The applicant is requesting an amendment to their existing Planned Development – General Development Plan (GDP) for proposed modifications to the Covenant Harbor property which operates a Christian camp, conference, and retreat center on a 52-acre property on Geneva Lake.

Even though the property already has established Planned Development zoning, an amendment request to a Planned Development requires the same process as establishing a new Planned Development. The first step in the Planned Development process is a pre-application meeting with staff, followed by a concept review with the Plan Commission. Formal GDP approval is the third step which includes public hearing. The fourth step is Precise Implementation Plan (PIP) approval.

Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as informal, nonbinding basis for proceeding to the next step. The preferred procedure is for *one or more iterations of Plan Commission review* of the concept plan to occur prior to introduction of the formal rezoning petition which accompanies GDP application.

The Applicant is proposing two main projects currently, including:

1. Upgrade existing “worship tent” to an open walled pavilion. The use will not change, and the location will be approximately the same place and approximately the same size. The location in question crosses an internal property line over two parcels, both owned by Covenant Harbor and both within the City of Lake Geneva. One parcel is part of the existing PD (ZYUP 00096). The other is zoned ER-1 (parcel ZA254600001) but subject to a conservation easement that prohibits Covenant Harbor’s ability to sell or otherwise develop the ER-1 parcel.
2. The existing Dining Commons will be replaced by a new structure complying with zoning setbacks for the location. Other improvements include an “enhanced camper drop-off and vehicle



turnaround, outdoor patios including seating, a lakeside café and generous windows with lake views.”

The following Planned Development amendments are proposed with this request:

1. No further zoning flexibilities are expected for the Dining Commons or related improvements.
2. A new GDP flexibility is required for the worship tent to formally allow the structure to cross the parcel line and incorporate the ER-1 zoned parcel into Planned Development zoning with the rest of the Covenant Harbor parcels within the City of Lake Geneva. If the applicant proceeds with a Certified Survey Map to combine the land parcels, the relevancy will be expansion of the Planned Development boundary, but the flexibility to cross the property line would no longer be needed.
3. Approval of building and site plans for the new dining commons and worship pavilion.

Initial staff evaluation comments are provided below. Additional detailed review comments will be provided with the General Development Plan.

- The property is located in the Woodland Overlay District. Tree removal and replacement will need to comply with City Code.
- The applicant intends to situate buildings to preserve the existing terrain and trees to the greatest extent possible. Topography and detailed building and site plans will be further reviewed with the formal GDP submittal.
- Staff preference is to combine the PD and ER-1 parcels via CSM into one lot so that zoning is unified and potential questions or issues may be avoided in the future. If the parcels are not combined via CSM, the Planned Development amendment should clearly reference a granted flexibility to straddle the property line with the new pavilion.
- Utility staff are reviewing utility provision to ensure there is sufficient fire protection flow and that any other issues are addressed prior to the formal GDP submittal.
- The applicant plans to capture stormwater runoff and direct it via a drainage swale towards the Lake, which would prevent stormwater flow onto adjacent private property. The city’s engineer is reviewing the proposed stormwater plan.
- The proposed turnaround for vehicles may need to be increased in width/radius to ensure access for public safety vehicles.
- Detailed review of proposed parking lot striping dimensions is required. Dimensions shall comply with standards in the zoning code.

*Sonja Kruesel, AICP
City Planning Consultant
Vandewalle & Associates*

APPLICATION TO INITIATE PLANNED DEVELOPMENT PROCESS

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary): 1724 W. Main St. Lake Geneva, WI 53147. Parcels affected include: ZYUP 00096 and ZA254600001

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: 262-248-3600
eanderson@covenantharbor.org

Owner Signature: _____

Name and Address of Applicant:

Eric Anderson -Executive Director, Covenant Harbor Bible Camp, 1724 W. Main St. Lake Geneva, WI 53147

Telephone No. with area code & Email of Applicant: _____

262-248-3600 eanderson@covenantharbor.org

Proposed Use: No change in use. Looking to replace existing worship tent with a pavilion.

Zoning District in which land is located: PD (with one parcel ES-1)

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

Dan Saavedra-Saavedra Group Architects: 504 N. Church St. Rockford, IL, 61103

Nick Patera, Teska Landscape Design: 627 Grove St., Evanston, Illinois 60201

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

Short statement describing activities to take place on site:

The camp wants to upgrade the existing worship tent to an open walled pavilion. The current vs. new use and purpose will not change. The pavilion would be in approximately the same space, approximately the same size. The current worship tent has been in use since 1997. We seek a pavilion for several reasons, among them is to provide a safer storm shelter than the current tent. The location of the tent/pavilion is approximately 315 ft at its nearest point to the neighbor property line and approx 325 ft to the nearest neighbor residence. The entire camp property is zoned PD, but in the 1990s, one parcel was created and rezoned to ER-1 for possible sale, which became parcel ZA25460001. Since that time, we abandoned the idea of selling this ER-1 parcel and we placed the entire property into a conservation easement with the Geneva Lakes Conservancy, which prohibits our ability to sell or otherwise develop the ER-1 parcel. We wish to build over the current tent location, which may require we rezone the ER-1 parcel back to its original PD. Alternatively, we may merge the ER-1 ZA25460001 with the PD parcel ZYUP 00096 to restore and enlarge the PD parce ZYUP 00096.

ZA254600001

1/26/25

Date



Signature of Applicant

Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. The City Administrator at any time may require an applicant to submit an advance deposit **of \$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.

Eric Anderson / Covenant Harbor Cost Recovery # 25-419 Petitioner
Name Project Address 1724 W. Main St. Lake Geneva, WI 53147 HAR 3329
OFFICE USE ONLY Description of Request DRC

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit of **\$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** Surplus deposits shall be returned to the Applicant at the conclusion of the project.

ERIC ANDERSON, as applicant/petitioner for
Project: PAVILION & DINING COMMONS
Project Address: 1724 W. MAIN ST. LAKE GENEVA, WI 53147
Parcel No. ZYUP 00096 AND ZA254600001
Name: COVENANT HARBOR BIBLE CAMP
Address: 1724 W. MAIN ST. LAKE GENEVA, WI 53147

Cell Phone: (262) 745- 6222 Phone: (262) 248-3600

Email: eanderson@covenantharbor.org

Dated this January Day of 26, 2025

Printed Name of Applicant / Petitioner Eric Anderson, Executive Director, Covenant Harbor Bible Camp
and Retreat Center

Development Review Committee (DRC) Application

Complete as much detailed information as possible to allow for a comprehensive departmental review prior to a Development Review Committee meeting. This application must be returned to the Building Inspector, with all conceptual plans, designs and other information prior to the scheduling a DRC meeting.

Applicant Information

Property Address 1724 W. Main St. Lake Geneva, WI 53147

Applicant name Covenant Harbor Bible Camp and Retreat Center

Applicant email eanderson@covenantharbor.org Phone Number 262-248-3600

Architect/Contractor/Designer Name Dan Saavedra-Saavedra Group Architects: 504 N. Church St. Rockford, IL, 61103

Architect/Contractor/Designer Email daniel.saavedra@sgadesign.com

Phone Number (815) 963-9392

Type of Construction: New ☐ Addition ☐ Remodel ☒ Replacement ☐
Type of Development: Single-family ☐ Multi-family ☐ Commercial ☐ Industrial ☐
Type of Business Youth Camp

Engineering

Site Plans should include the following: Project title and owner's/developer's name and address noted, architect's and/or engineer's name and address noted, property boundaries and dimensions, abutting property zoning classifications, general description of building materials, façade and roof detail, setback lines indicated, easements for access, if any, 100-year floodplain identification, existing and proposed topography shown at a contour interval of one foot, indicating proposed grade and location of improvements, signage and outdoor lighting, number of parking spaces provided, type, size and location of all structures with all building dimensions shown, location of existing and general location of proposed sanitary sewers, storm sewers, water-mains, and any proposed stormwater management facilities, location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening, location of pedestrian sidewalks and walkways, graphic outline of any development staging that is planned, driveway locations and sizes, handicap accessibility, environmental concerns (odor, smoke, noise, graphic scale and north arrow).

- Storm water management provisions provided? YES / NO
 - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / NO
- Utility Plans Provided
 - Watermain
 - Sanitary Sewer
 - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO
 - WISDOT Right-of-way?
 - County Right-of-way?

- Estimated Traffic impacts _____
 - Traffic Study Required YES/NO
 - Traffic Control Plan Required YES/NO
 - Will construction affect street parking or intersections? YES / NO
- Paving Materials, Typical Sections? YES / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions _____
- Will there be signage? YES / NO type (mounted, freestanding) _____
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? _____
- Detailed property Site Plan? YES / NO Date of Plan: _____
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following:

- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement _____
- Estimated daily water usage in gallons per day _____
- Estimated maximum water flow in gallons per minute _____
- Number of bathrooms _____
- Brief description of process (if Industrial) _____

If the development is a multi-family dwelling, please provide the following:

- Number of units _____
- Number of bedrooms in each unit _____
- Water service size requirement _____



Covenant Harbor
Bible Camp and Retreat Center
1724 W. Main Street
Lake Geneva, WI 53147

Project

Worship Tent Upgrade and Dining Commons Replacement

Phase

Application to Initiate Planned Development Process
Development Review Committee



Executive Summary

This project proposes two items: Replacing the existing worship tent and the Dining Commons. The existing worship tent, which has been in continuous use since 1997, will be replaced with an open-walled pavilion of approximately the similar size and location. The use and purpose of this structure will remain unchanged, with the primary objective of enhancing safety; particularly by providing more reliable shelter during storms. The proposed pavilion would be situated about 315 feet from the nearest property boundary and approximately 325 feet from the nearest neighboring residence.

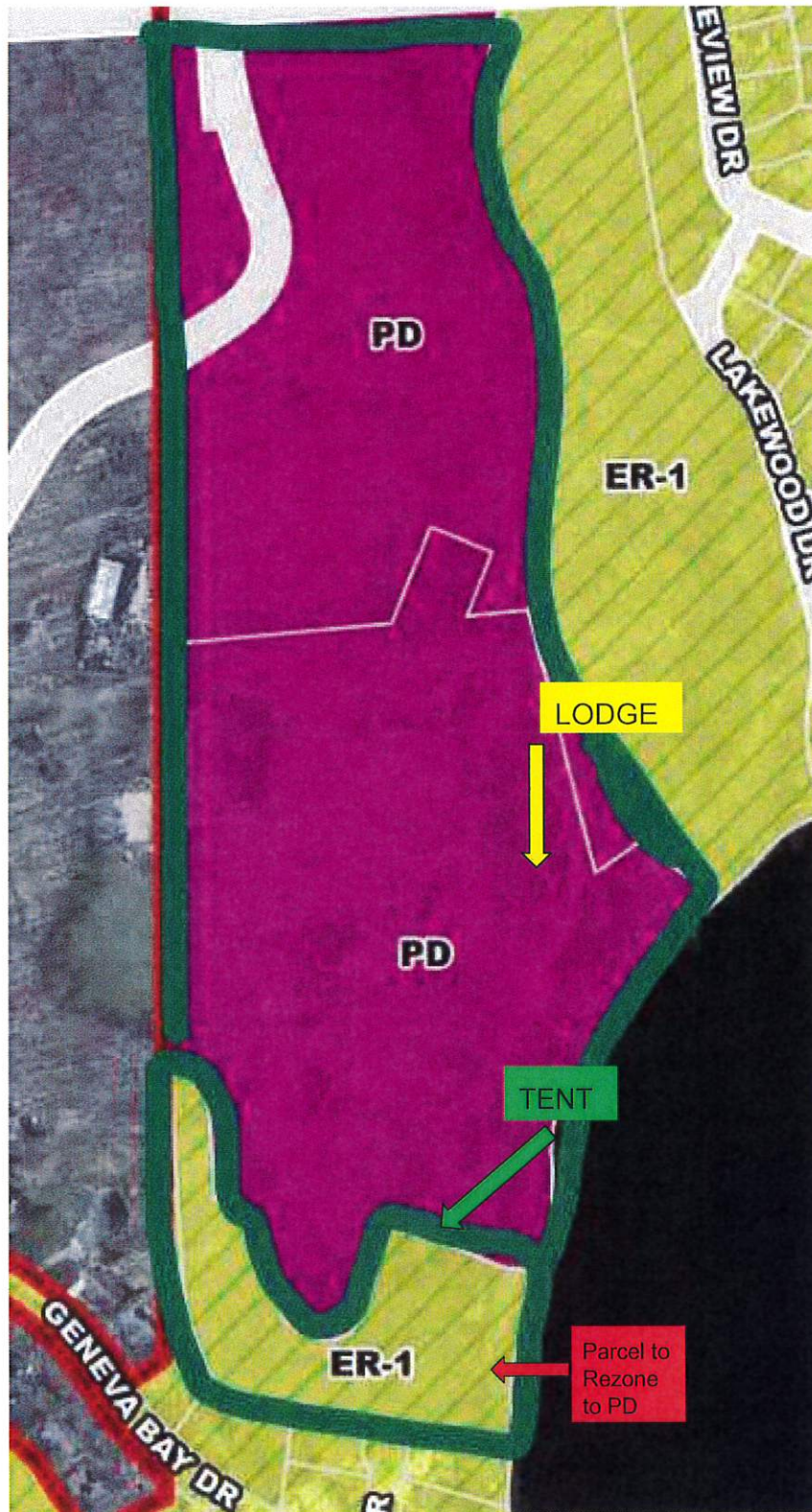
Currently, most of the camp property is zoned PD (Planned Development). However, in the 1990s, one parcel was rezoned to ER-1 (Estate Residential) and identified as ZA25460001 for a potential sale. This plan was abandoned, and the entire property, including the ER-1 parcel, was placed under a conservation easement with the Geneva Lakes Conservancy, which prohibits its sale or further development.

As we move forward with construction over the existing tent site, it may become necessary to rezone the ER-1 parcel (ZA25460001) back to PD to ensure conformity. Alternatively, the camp may merge the ER-1 parcel with the existing PD parcel (ZYUP 00096) to restore and enlarge the PD-designated area.

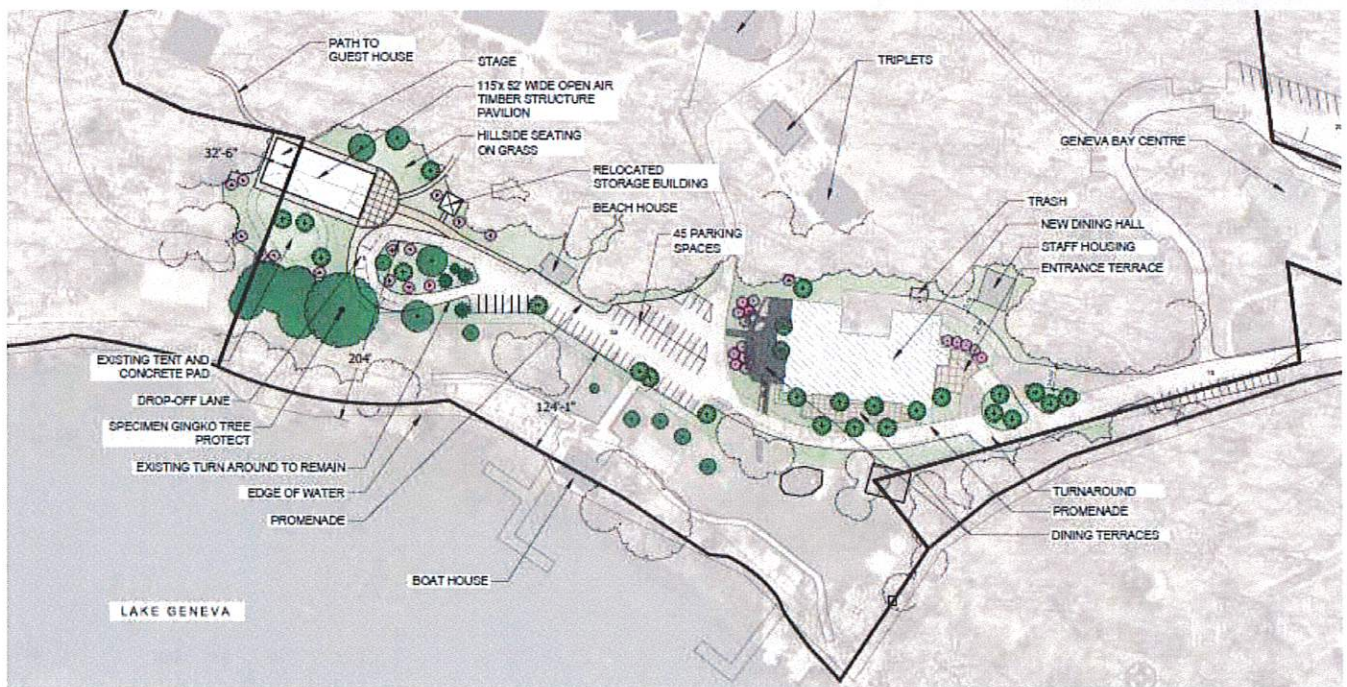
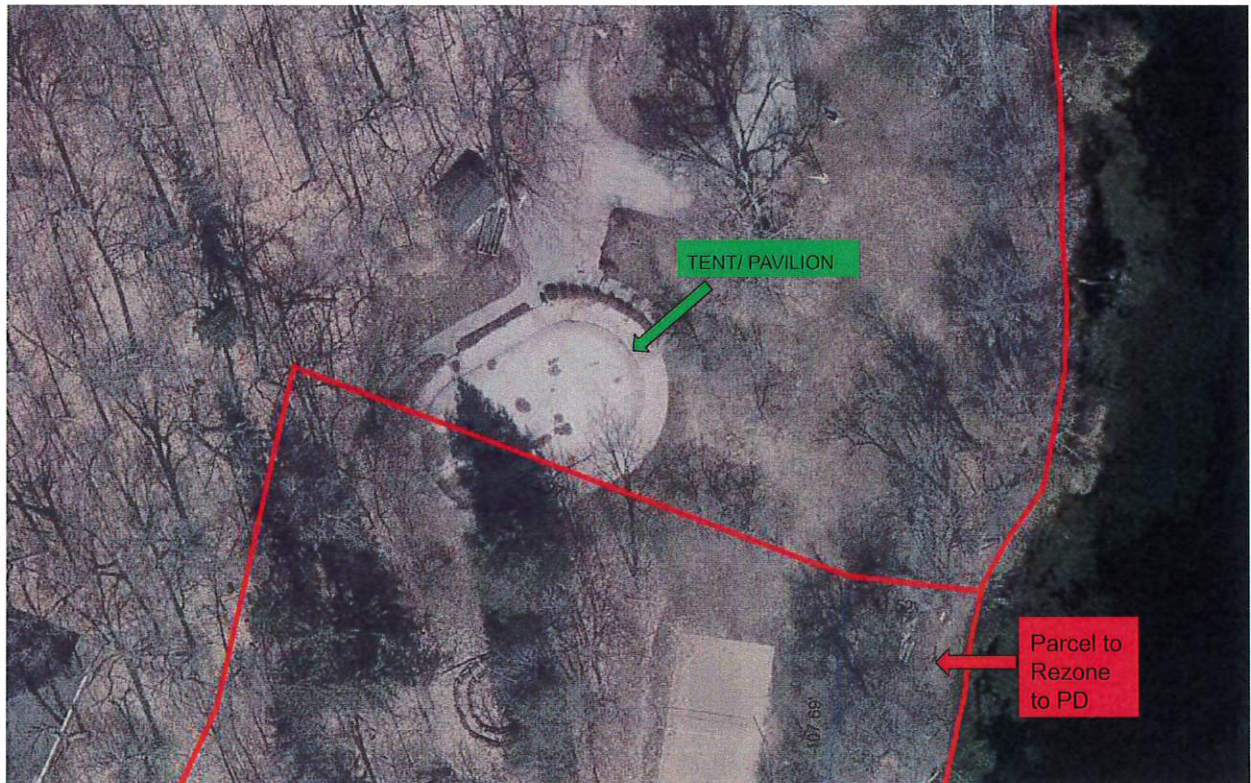
The existing Dining Commons will be replaced by a new structure, complying with appropriate zoning setbacks for location. Improvements will include an enhanced camper dropoff and vehicle turnaround, outdoor patios with seating, lakeside cafe, and generous windows with lake views. Vehicle deliveries are being considered with traffic patterns and turning radii, including emergency vehicles. No further zoning amendments or leniencies are expected to be required for the Dining Commons.

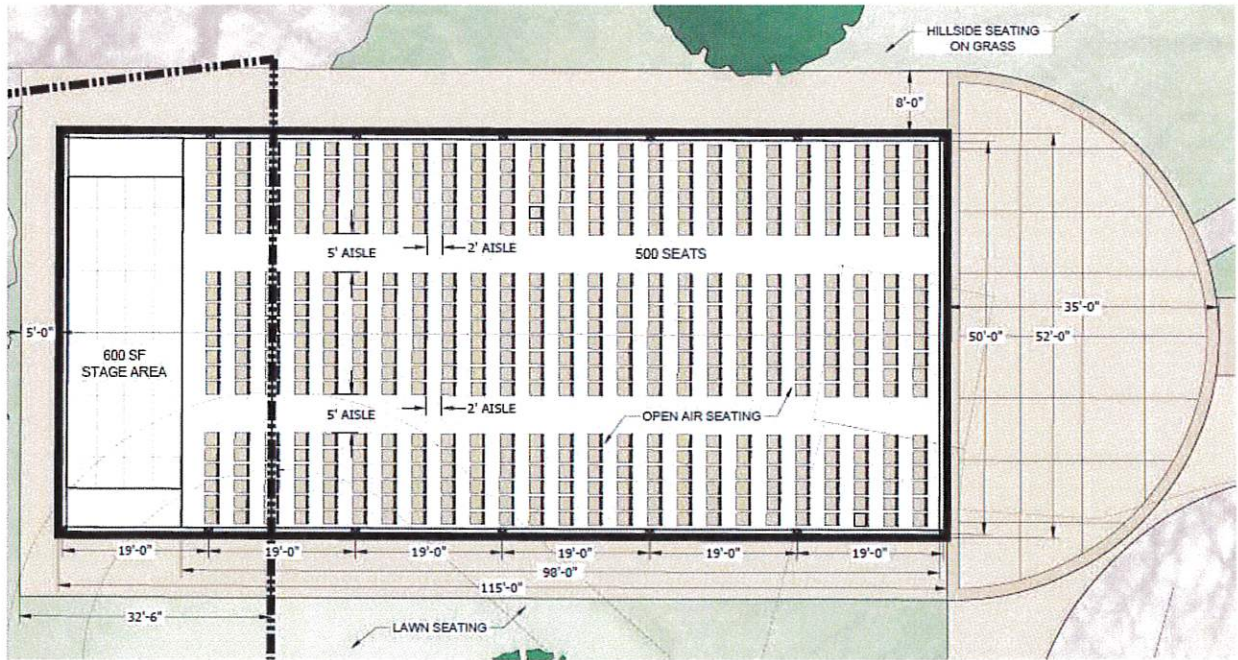
[illegible]

Existing Zoning Map Overview



Worship Tent







Pavilion Features

- Seating for up to 500
- Small AV/sound system that operates in compliance with sound ordinances
- Chairs
- Portable stage

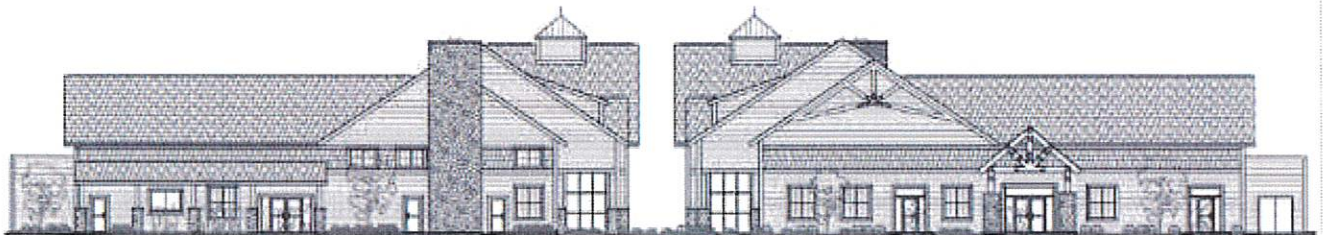
Pavilion Benefits

- Rain shelter *-current tent not usable when possibility of lightning*
- Expanded seasonal use *-current tent May-Oct. Pavilion is year-round. Ice rink for kids!*
- Transitional dining *-a great solution to summer meals during dining hall construction*

Dining Commons

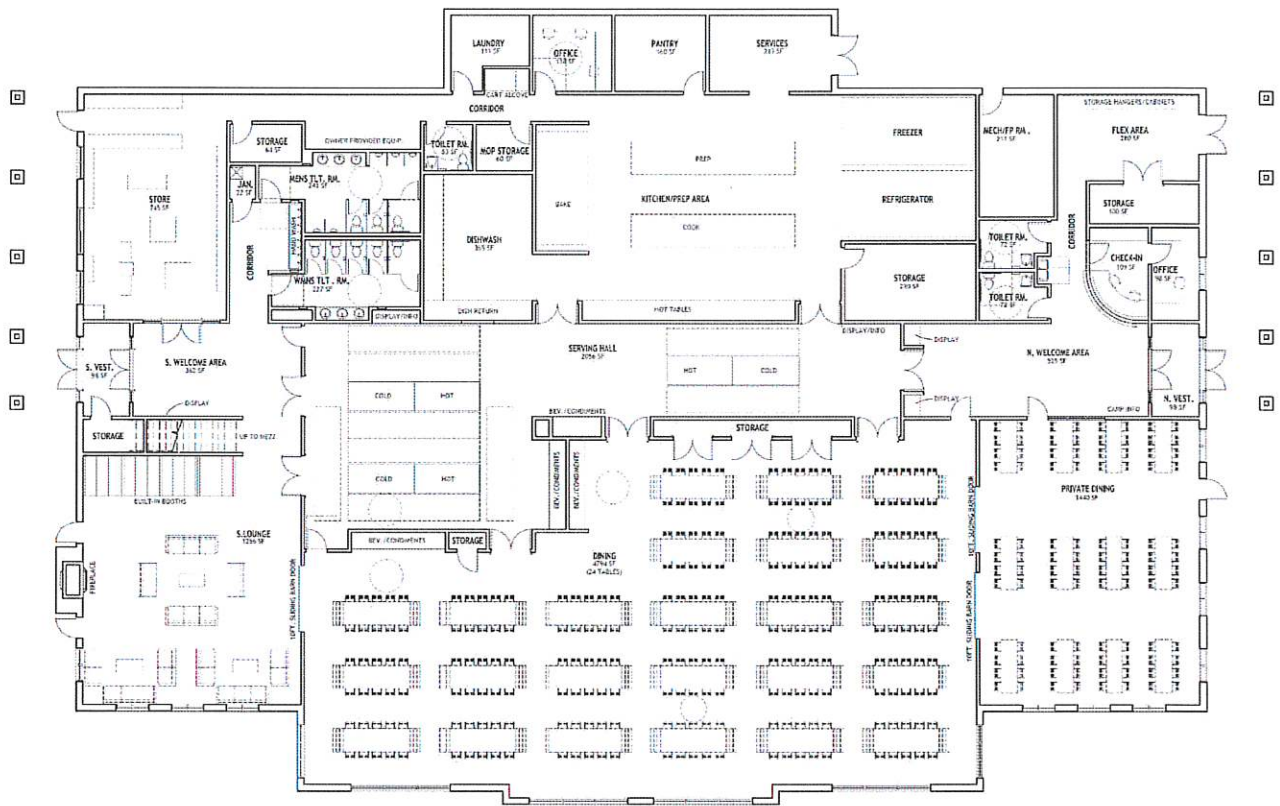


① EAST ELEVATION (LAKE VIEW)



② SOUTH ELEVATION

③ NORTH ELEVATION (MAIN ENTRY)



Exterior Features:

- Vehicle turnaround/camper drop off
- Patios with seating
- Fire Pit
- Covered exterior camp stor service window
- Lakeside Cafe / Outdoor cookout area
- Generous windows with lake views
- HVAC and other equipment on roof above kitchen prep area
- Aesthetically complementary to other Covenant Harbor buildings

Interior Features

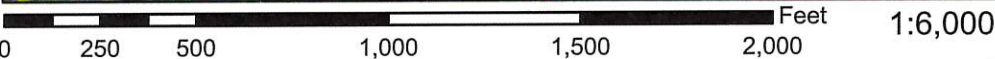
- Total dining capacity of 450 people
- Private dining area allows group separation if desired
- Tables sized to keep cabins together
- Efficient kitchen and equipment for upgraded menus
- Separate servicing area improves flow and program
- Lounge with fireplace, booths, seating for 60 people
- Mezzanine overlooking main dining and lake for 49 people
- Welcome center
- Offices and storage
- Flexible space for guest luggage and summer program

Site Planning Notes

1. The pavilion will require either a lot combination or variance.
2. Dining Commons will comply with setback requirements.
3. No parking will be eliminated, and no new uses to require new stalls
4. No new signs are proposed and all new lighting will be full cutoff wall packs.
5. Stormwater runoff will be contained on property. Site is exempt for runoff rate control, and will install a rain garden for water quality improvements for new Dining Commons.
6. No new utility mains are being proposed, only new services for Dining Commons.
7. Existing interior driveways will be utilized, new turn around for new Dining Commons.
8. Project does not include expansion of existing services, so no increase to number of campers or traffic is planned.
9. We understand that NOI, watermain extension, sewer extension, Sewer Service Area Amendment, and Chapter 30 are not required.

National Flood Hazard Layer FIRMette

88°27'16"W 42°35'22"N



88°26'39"W 42°34'56"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone J
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

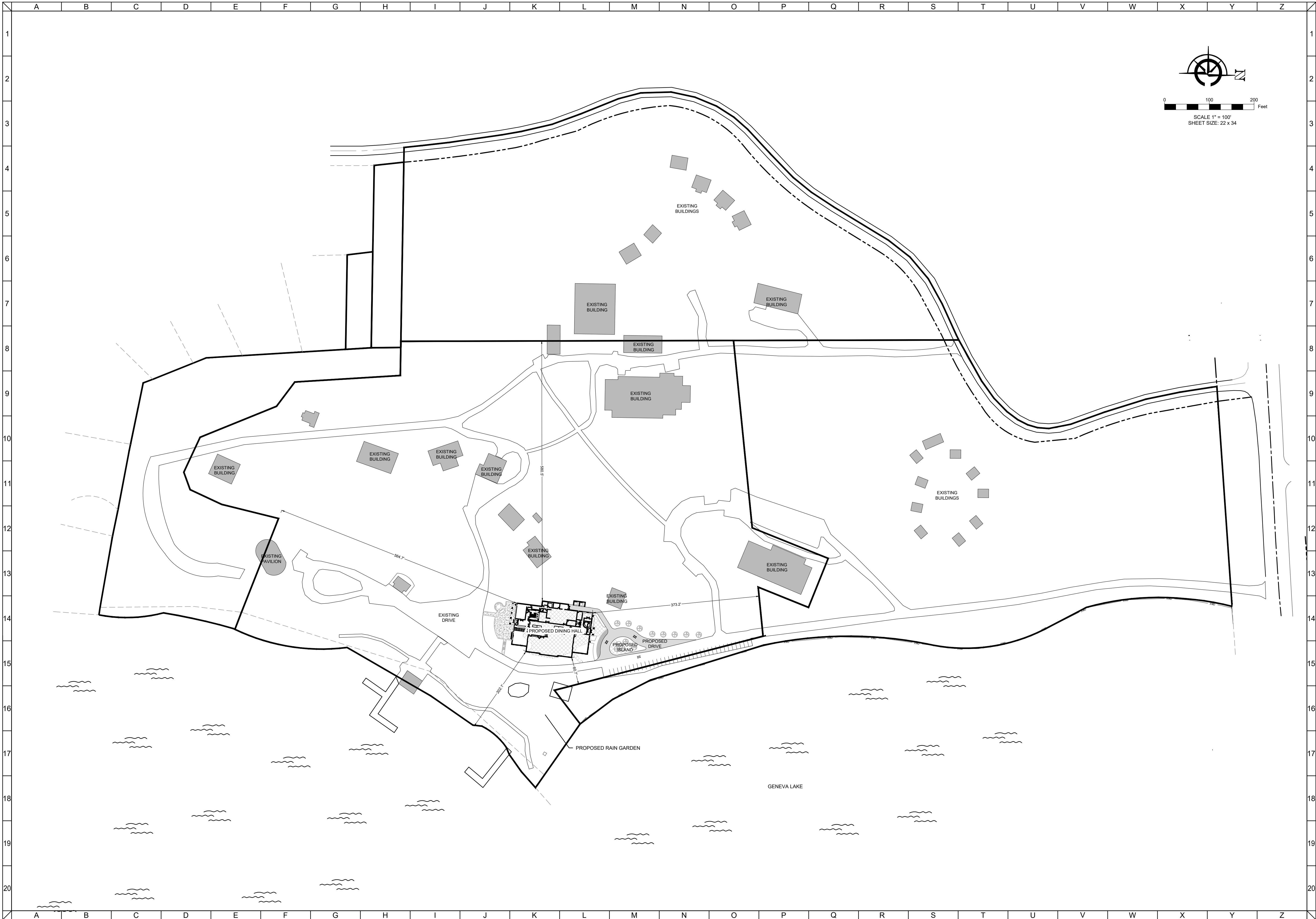


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/27/2025 at 9:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



CLIENT



COVENANT HARBOR DINING HALL
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

OVERALL SITE EXHIBIT

PRELIMINARY



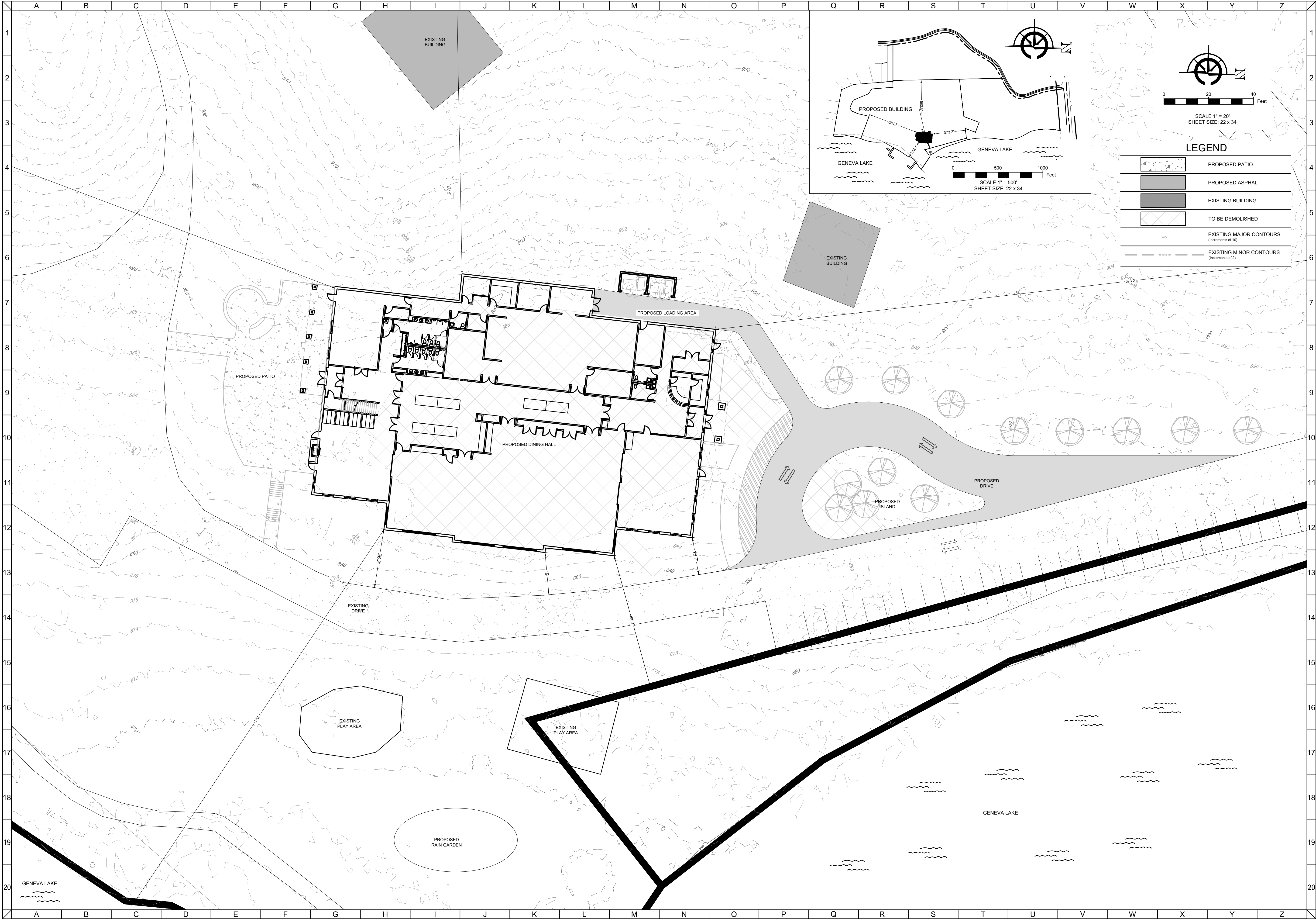
CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE
SCALE		1" = 100'
PROJECT NUMBER		23303
DATE		01-27-2025
PROJECT MGR		RYAN CARDINAL, PE
DRAWN BY		EJO
DESIGNED BY		EJO

SHEET NUMBER

01 OF 01



CLIENT



COVENANT HARBOR DINING HALL
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

PRELIMINARY

TOPOGRAPHY EXHIBIT



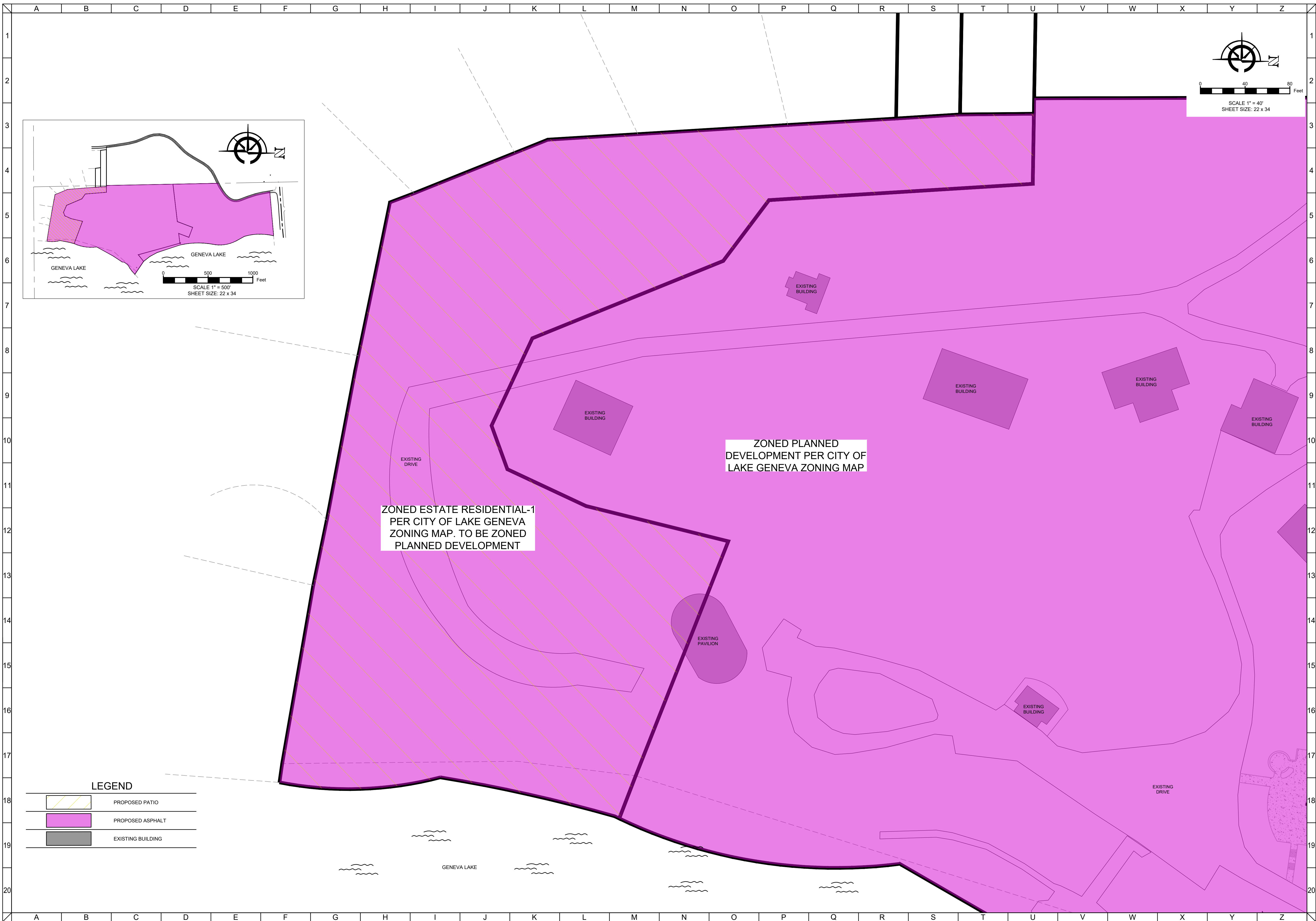
CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE
SCALE		#####
PROJECT NUMBER		23303
DATE		01-27-2025
PROJECT MGR		RYAN CARDINAL, PE
DRAWN BY		EJO
DESIGNED BY		EJO

SHEET NUMBER

01 OF 01



CLIENT



COVENANT HARBOR DINING HALL
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI
PRELIMINARY
SITE PLAN EXHIBIT



CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 40'
PROJECT NUMBER	23303
DATE	09-17-2024
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	SMV
DESIGNED BY	SMV

SHEET NUMBER
01 OF 01

