	
FYF, LLC.	
Architect	Developer
312 W Lakeside Street	43 S Water St F
Madison, WI 53715	Fort Atkinson, WI 53538
773.425.6456	920.568.9870

THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Map of the Proposed Conditional Use
A.000

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

SCALE As indicated

MAIN STREET

EXISTING APPROACH
& DRIVEWAY

A.201
1

EXISTING STREET
LIGHT
EXISTING TREES



S 00°49'55" E (96.91')

N 90° 00'00" W (96.39')

EXISTING
BUILDING
FOOTPRINT

NEW (2) STORY EXTERIOR DECK

A.202
1

EXISTING FENCE

FRONT YARD
SETBACK (0 FT)

NEW DECORATIVE
WOOD FENCE ALONG
EXT. RETAINING WALL

EXISTING CONCRETE
RETAINING WALL
ALONG MILL RACE
WATERWAY

NEW WIRE RAILING
ALONG EXISTING
RETAINING WALL

SEATING AREA W/
GAS FIRE PIT

COMPACTED
CRUSHED GRANITE

LOCATION OF REAR
(10ft) AND SIDE YARD
(0ft) TRANSITION

NEW CONCRETE
STAIRS

TRASH RECEPTACLE (S)

WHITE RIVER PARK

N 44°29'12" E (135.69')

WHITE
RIVER

9'x18' STALL

9'x18' STALL

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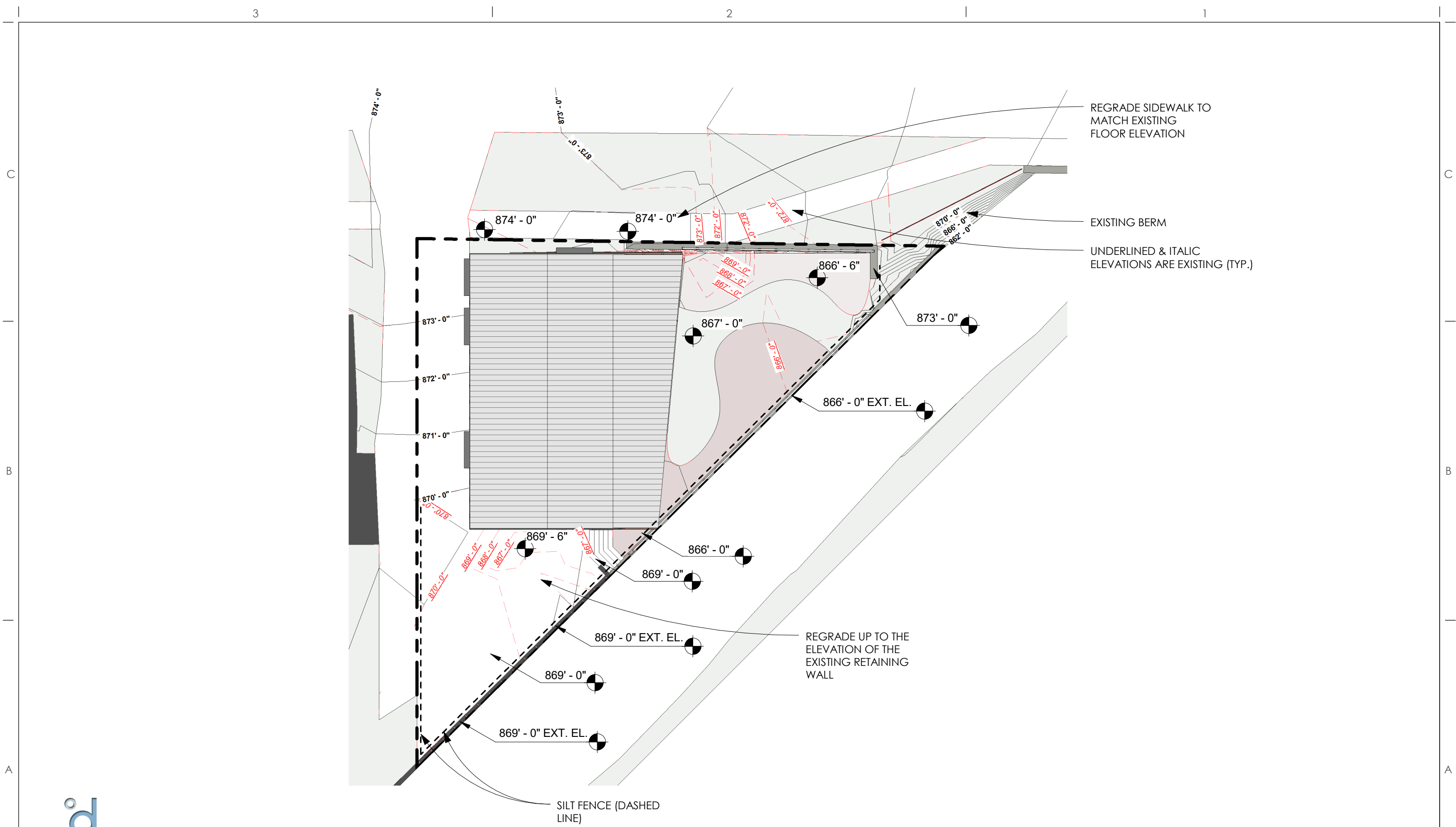
9'x18' STALL


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openingdesign

FYF, LLC.

Architect Developer

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THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Erosion Control
A.002

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review



PERENNIAL:
ECHINACEA PURPUREA 'MAGNUS'
MAGNUS PURPLE CONEFLOWER

GRASSES/GROUNDCOVER:
PANICUM VIRGATUM 'NORTHWIND'
NORTHWIND SWITCH GRASS

DECIDUOUS SHRUB:
DIERVILLA RIVULARIS 'MORTON'
SUMMER STARS DIERVILLA

PAINT EXISTING GUARDRAIL (OR
NEW TO MATCH EXISTING'S
PERCENTAGE OPEN)

ORNAMENTAL TREE:
HEPTACODIUM MICONIODES -
SEVEN SON FLOWER

GRASSES/GROUNDCOVER:
PANICUM VIRGATUM 'NORTHWIND'
NORTHWIND SWITCH GRASS

ORNAMENTAL TREE:
CORNUS ALTERNIFOLIA
PAGODA DOGWOOD

DECIDUOUS SHRUB:
DIERVILLA RIVULARIS 'MORTON'
SUMMER STARS DIERVILLA

PERENNIAL:
GEUM TRIFLORUM
PRAIRIE SMOKE

LAWN GRASS

PERENNIAL:
ECHINACEA PURPUREA 'MAGNUS'
MAGNUS PURPLE CONEFLOWER

SEATING AREA W/
GAS FIRE PIT

COMPACTED
CRUSHED GRANITE

GRASSES/GROUNDCOVER:
PANICUM VIRGATUM 'NORTHWIND'
NORTHWIND SWITCH GRASS

CONCRETE STAIRS

ASPHALT DRIVEWAY

TRASH RECEPTACLE (S)

WOODEN FENCE ALONG EXISTING
RETAINING WALL



FYF, LLC.

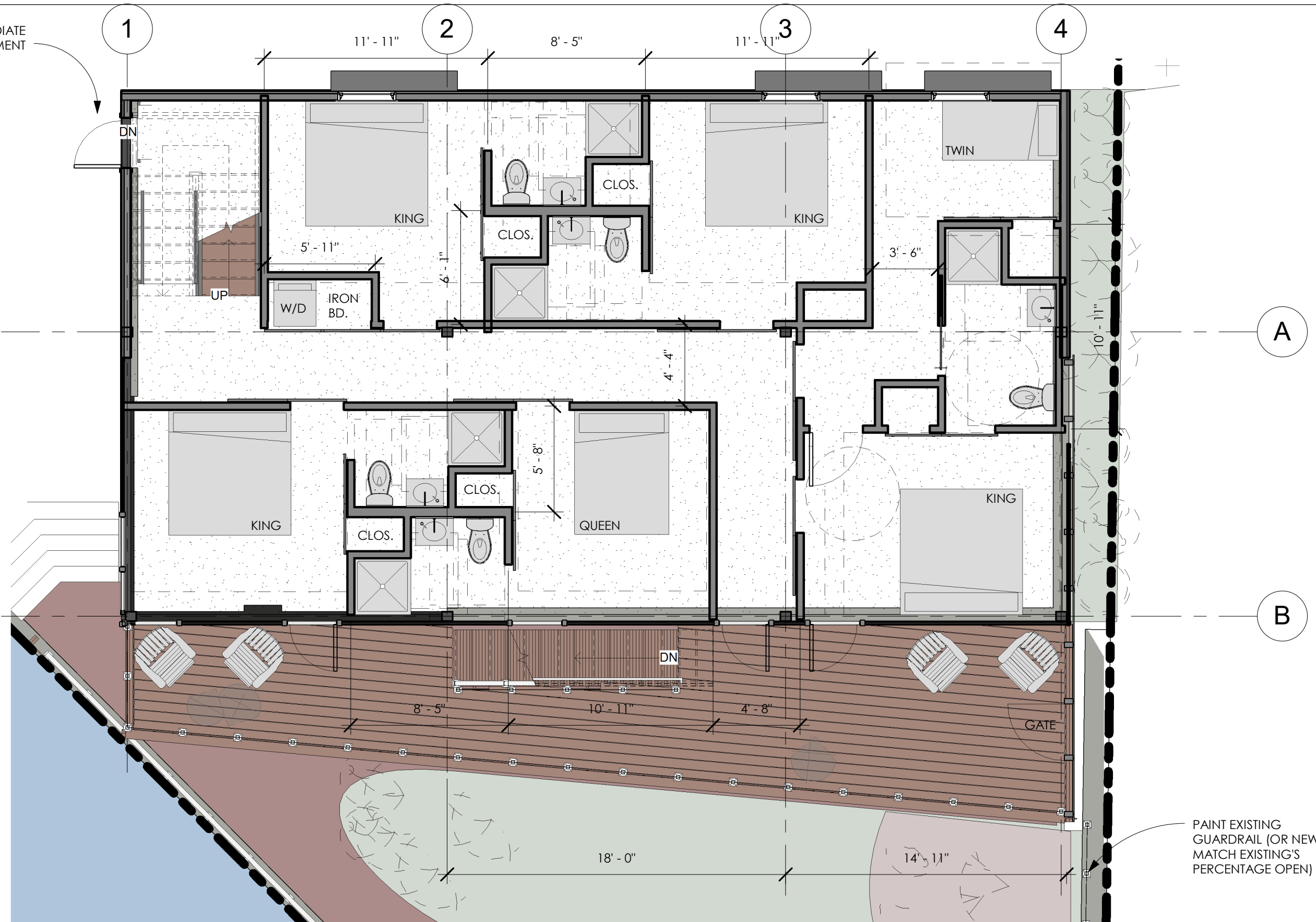
Architect	Developer
312 W Lakeside Street Madison, WI 53715 773.425.6456	43 S Water St F Fort Atkinson, WI 53538 920.568.9870

THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Landscaping Plan
A.003

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

SCALE 3/32" = 1'-0"

DOOR @ INTERMEDIATE
LANDING TO BASEMENT



FYF, LLC.

Architect

Developer

312 W Lakeside Street

43 S Water St F

Madison, WI 53715

Fort Atkinson, WI 53538

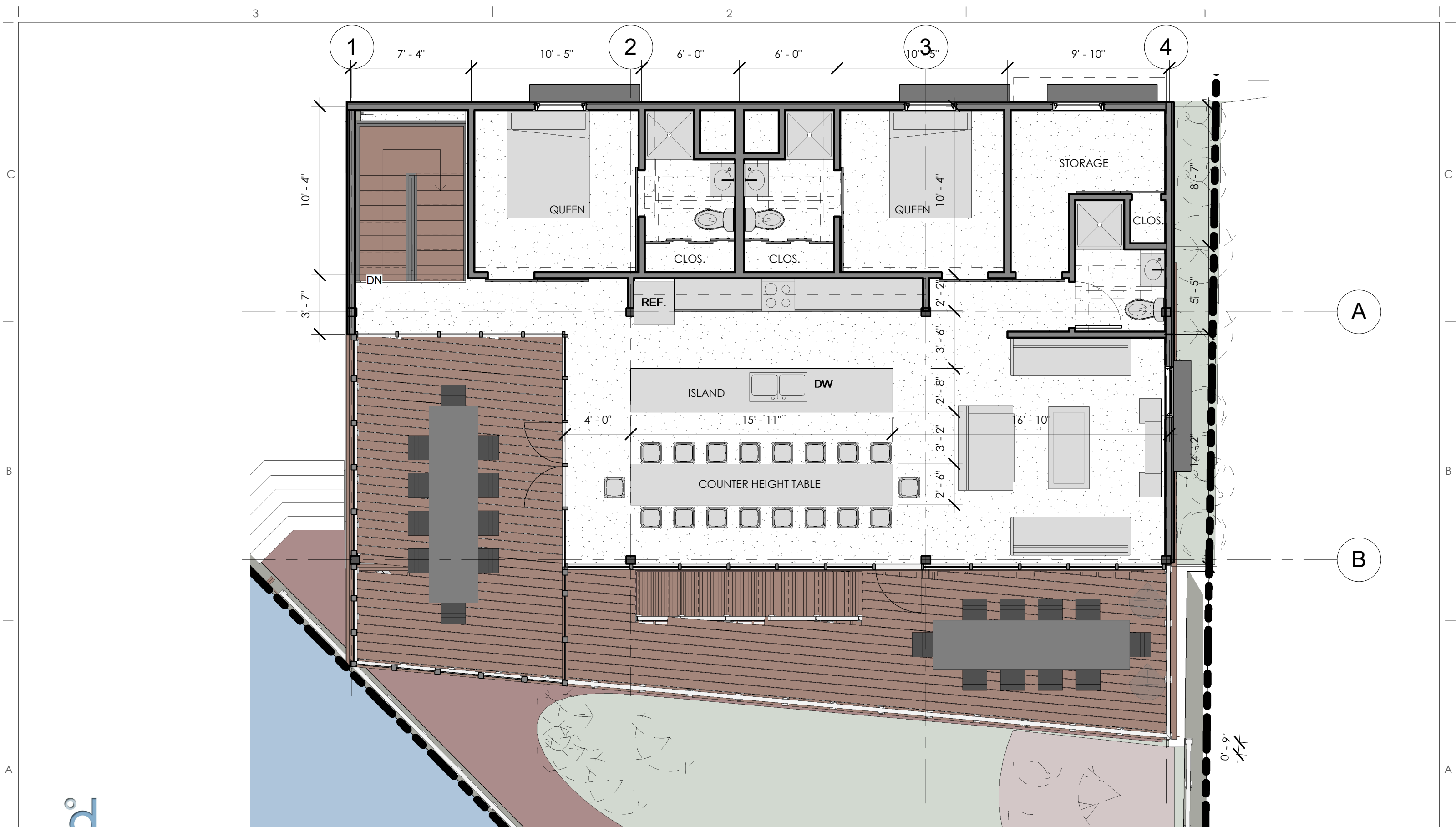
773.425.6456

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THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Option 1 - 1st Floor
A.101

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

SCALE 3/16" = 1'-0"



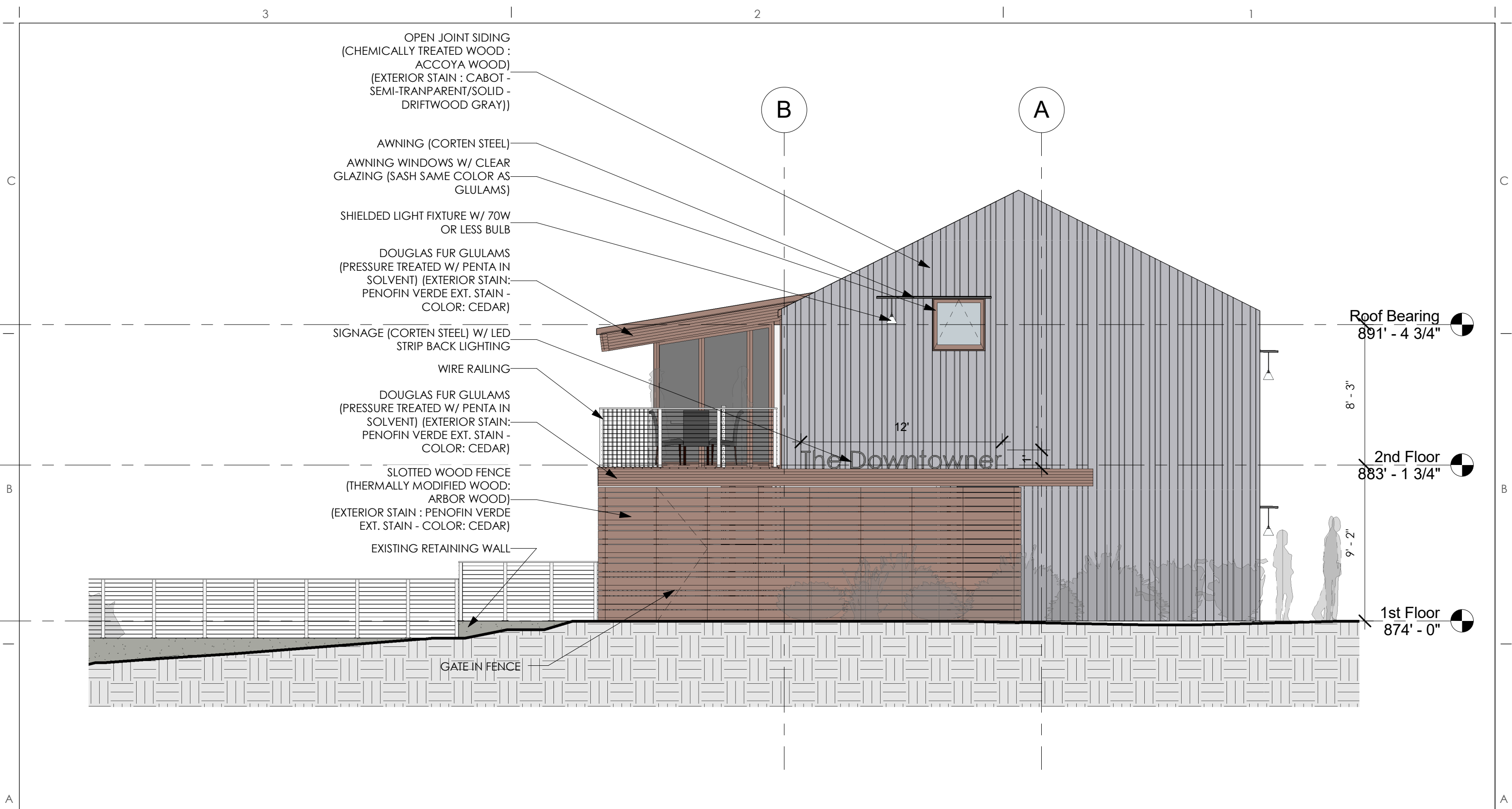
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Developer
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Fort Atkinson, WI 53538
920.568.9870

Architect
312 W Lakeside Street
Madison, WI 53715
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THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Option 1 - 2nd Floor
A.102

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

SCALE 3/16" = 1'-0"



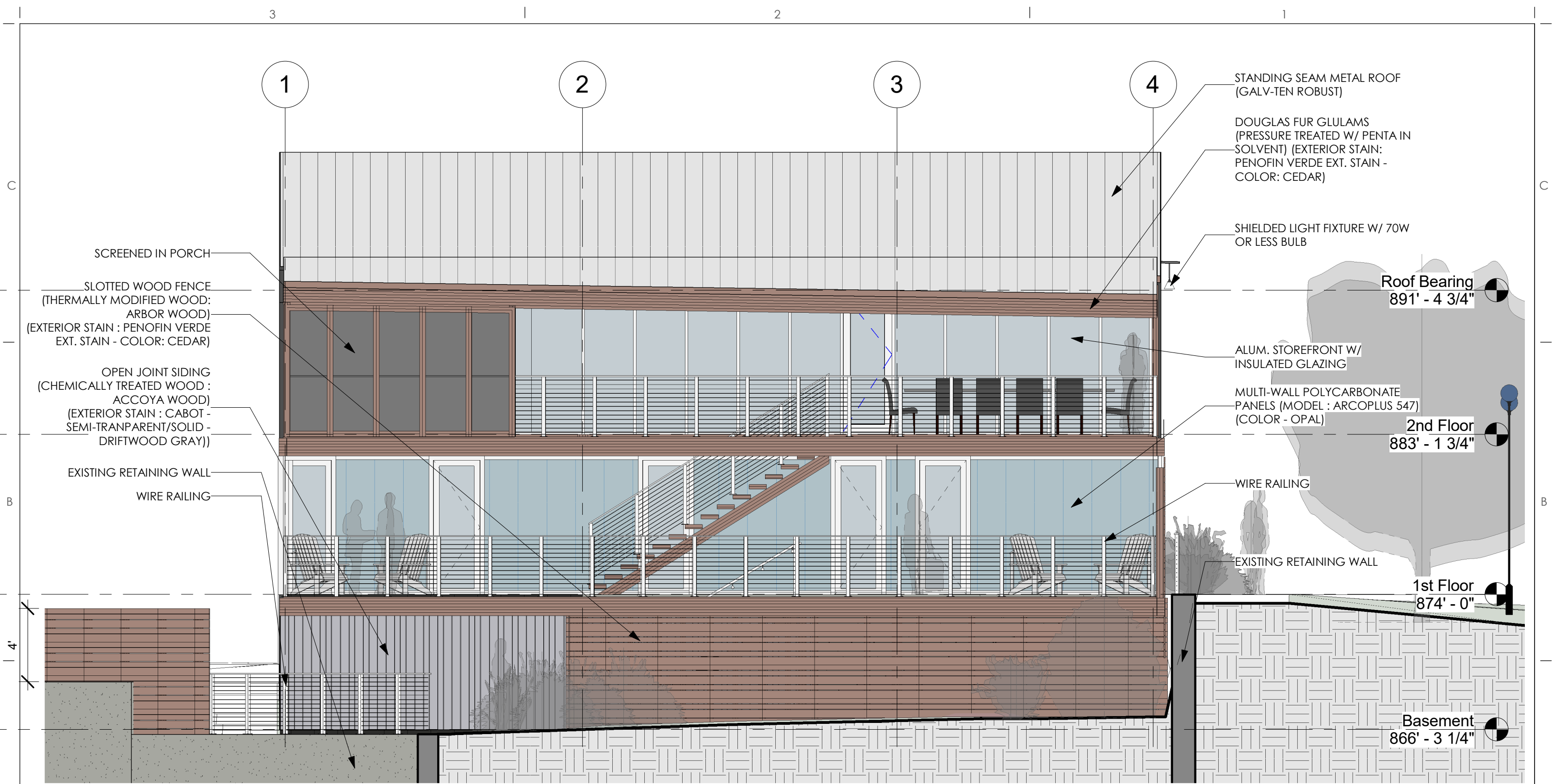
FYF, LLC.
Developer
43 S Water St F
Fort Atkinson, WI 53538
920.568.9870


Architect
312 W Lakeside Street
Madison, WI 53715
773.425.6456

THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Exterior Elevation - North
A.201

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

SCALE 3/16" = 1'-0"





openingdesign

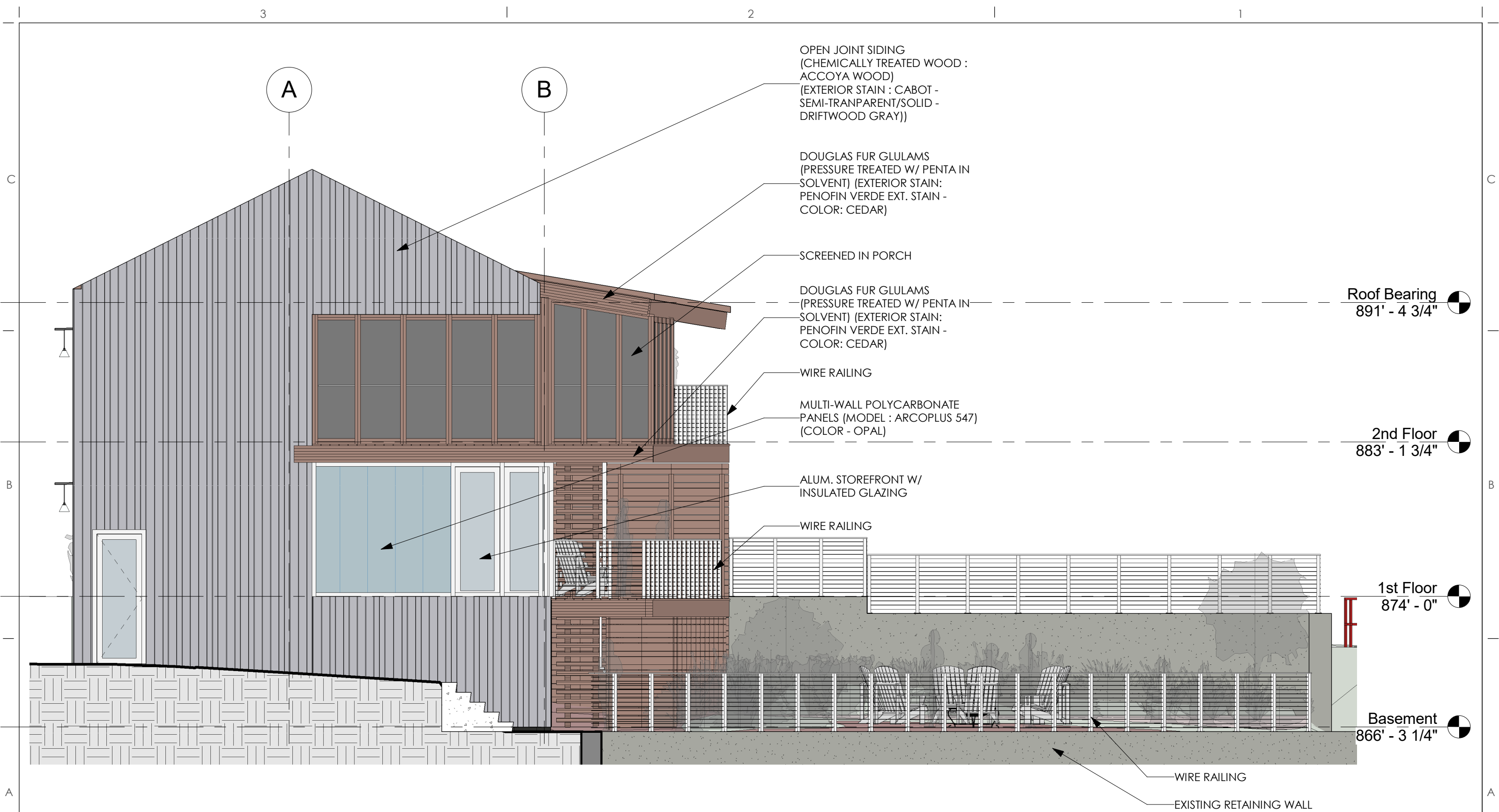
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THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Exterior Elevation - East
A.202

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

SCALE 3/16" = 1'-0"



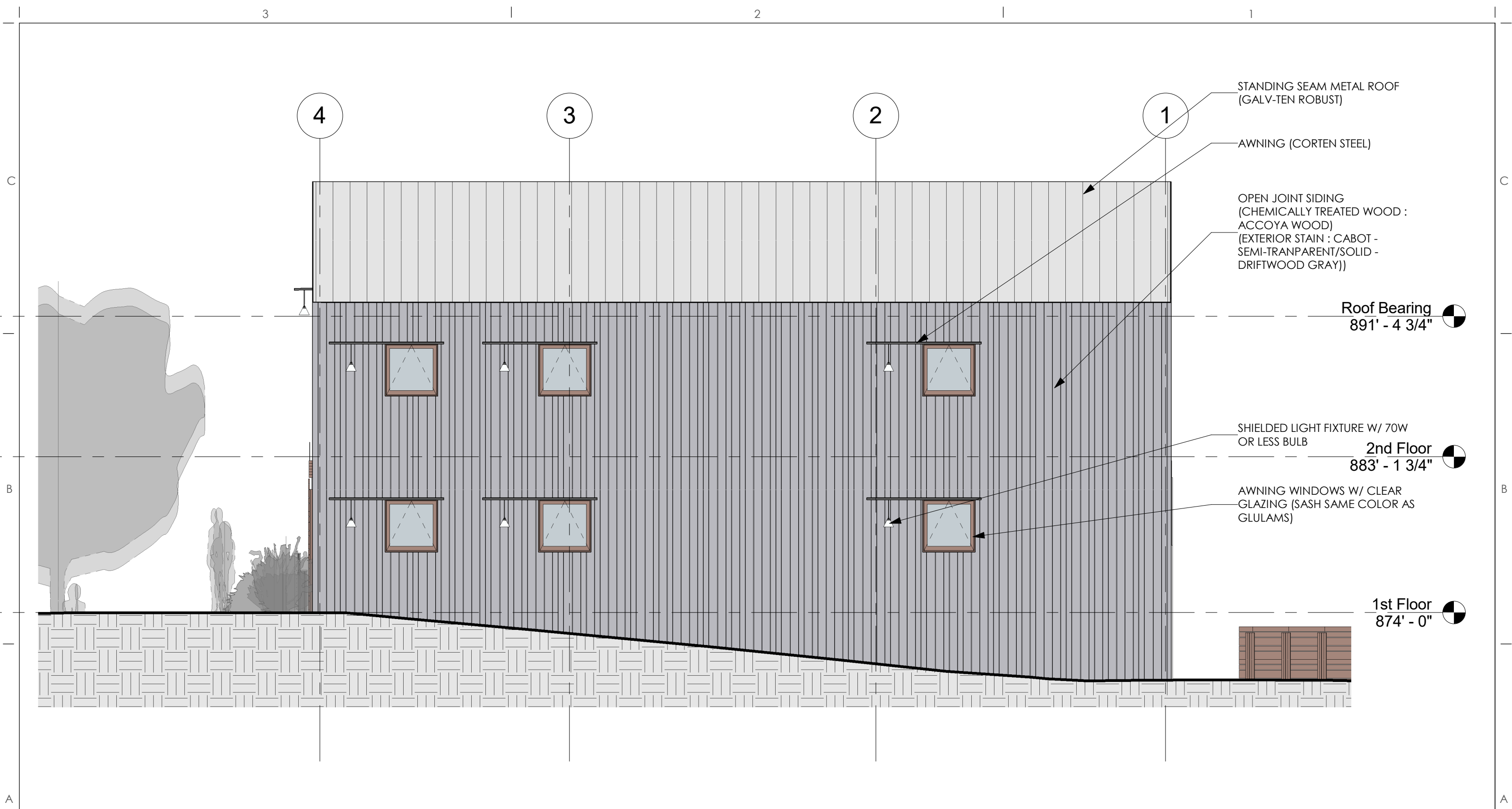
FYF, LLC.
Developer
43 S Water St F
Fort Atkinson, WI 53538
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Architect
312 W Lakeside Street
Madison, WI 53715
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THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Exterior Elevation - South
A.203

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

SCALE 3/16" = 1'-0"



1
STANDING SEAM METAL ROOF
(GALV-TEN ROBUST)

AWNING (CORTEN STEEL)

OPEN JOINT SIDING
(CHEMICALLY TREATED WOOD :
ACCOYA WOOD)
(EXTERIOR STAIN : CABOT -
SEMI-TRANSPARENT/SOLID -
DRIFTWOOD GRAY))

Roof Bearing
891' - 4 3/4"

SHIELDED LIGHT FIXTURE W/ 70W
OR LESS BULB

2nd Floor
883' - 1 3/4"

AWNING WINDOWS W/ CLEAR
GLAZING (SASH SAME COLOR AS
GLULAMS)

1st Floor
874' - 0"



FYF, LLC.

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THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Exterior Elevation - West
A.204

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

SCALE 3/16" = 1'-0"