

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')

A.204
1

EXISTING BUILDING
(RESTAURANT)

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

56' (WOOD FENCE ALONG EXISTING RETAINING WALL)

9'x18' STALL

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9'x18' STALL

9'x18' STALL

9'x18' STALL

A.203
1

- LEGAL DESCRIPTION: BEGINNING AT THE WEST BANK OF MILL RACE AT THE SOUTHERLY LINE OF MAIN STREET; THENCE WEST ALONG SOUTHERLY LINE 90.33 FEET; THENCE SOUTH TO THE NORTHWESTERLY LINE OF MILL RACE; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF MILL RACE TO THE POINT OF BEGINNING. CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN
- ZONING DISTRICT: CENTRAL BUSINESS (CB) DISTRICT: SECTION 98-105(3)(F)
- EXISTING LAND USE: INDOOR SALES OR SERVICE
- PROPOSED LAND USE: COMMERCIAL INDOOR LODGING
- NO. OF DWELLING UNITS: (8)
- RESIDENTS = (0)
- EMPLOYEES = (INTERMITTENT)
- DAILY CUSTOMERS = (18 MAX)
- LOT AREA: 4,670 SF
- FLOOR AREA: 1,850 SF (INCLUDING DECKS)
- FLOOR AREA RATIO (B/A): 39.6% (FLOOR AREA/LOT AREA)
- IMPERVIOUS SURFACE AREA: 3,440 SF
- IMPERVIOUS SURFACE RATIO (D/A): 73.7% (IMPERVIOUS /LOT AREA)
- LANDSCAPE SURFACE AREA: 1,230 SF
- BUILDING HEIGHT: 25'-6" FROM MAIN STREET
- OPERATIONAL CONSIDERATIONS: THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL REQUIREMENTS OF ARTICLE VII.
- (8) PARKING STALLS REQUIRED. 1 PER EACH BEDROOM. (5) PARKING STALLS PROVIDED ON SITE. (3) OTHER STALLS PROVIDED (3) BLOCKS AWAY AT **429 S LAKE SHORE DR, LAKE GENEVA, WI 53147**
- LIGHTING: PER SECTION 98-707, ALL EXTERIOR LIGHTING SHALL BE SHIELDED, EXCEPT FOR INCANDESCENT FIXTURES OF 150 WATTS OR LESS, AND OTHER LIGHTING TYPES OF 70 WATTS OR LESS. LIGHTING LEVELS WILL NOT EXCEED .50 FOOTCANDLES BEYOND PROPERTY LINE.
- NO EXCESSIVE USE OF WATER AND SANITARY IS EXPECTED.



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
Site Plan
A.001

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review

SCALE 1/16" = 1'-0"

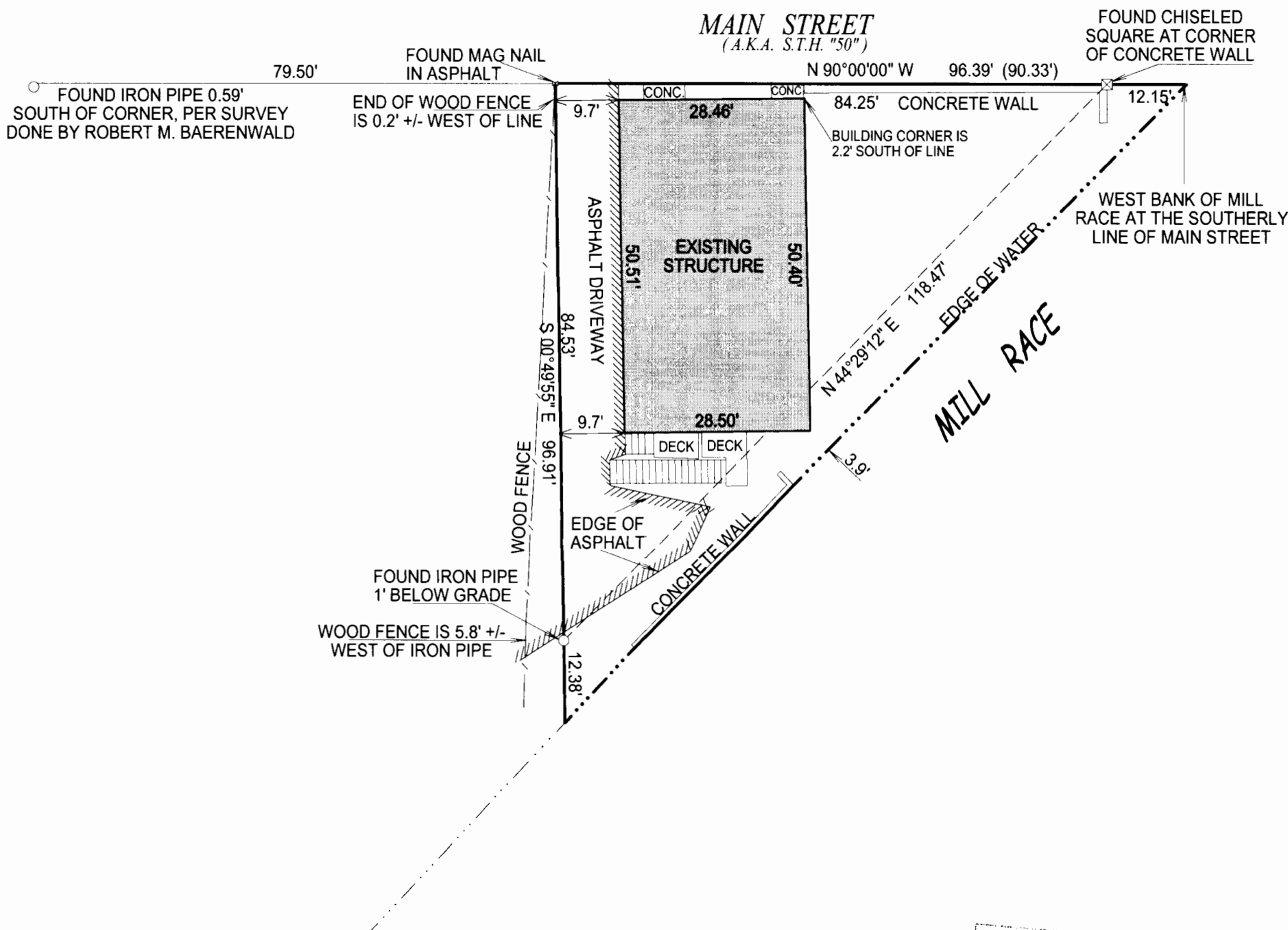
PREPARED FOR:
MIKE PLOCK
COMMUNITY BANK

PLAT OF SURVEY

- OF -

PATHFINDER SURVEYING INC.
(formerly)
J.K. SURVEYING INC.
P.O. BOX 322
LAKE GENEVA, WI.
262-248-8303

BEGINNING AT THE WEST BANK OF MILL RACE AT THE SOUTHERLY
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90.33 FEET; THENCE SOUTH TO THE NORTHWESTERLY LINE OF
MILL RACE; THENCE NORTHEASTERLY ALONG THE WESTERLY
LINE OF MILL RACE TO THE POINT OF BEGINNING. CITY OF LAKE
GENEVA, WALWORTH COUNTY, WISCONSIN.



- () = recorded as
- = found iron bar
- = found iron pipe
- = set iron pipe
- = set iron bar

SCALE 1" = 20'

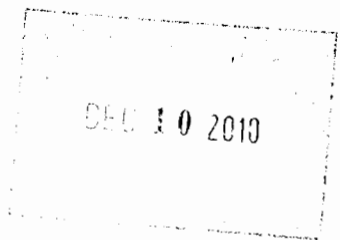
JOB # 10-167

TAX ID # ZOP 00306

"I hereby certify that I have surveyed the above described property and that the above map is a true representation of its exterior boundary and shows the size and location of all visible structures, apparent easements and encroachments if any."

This survey is made for the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof.

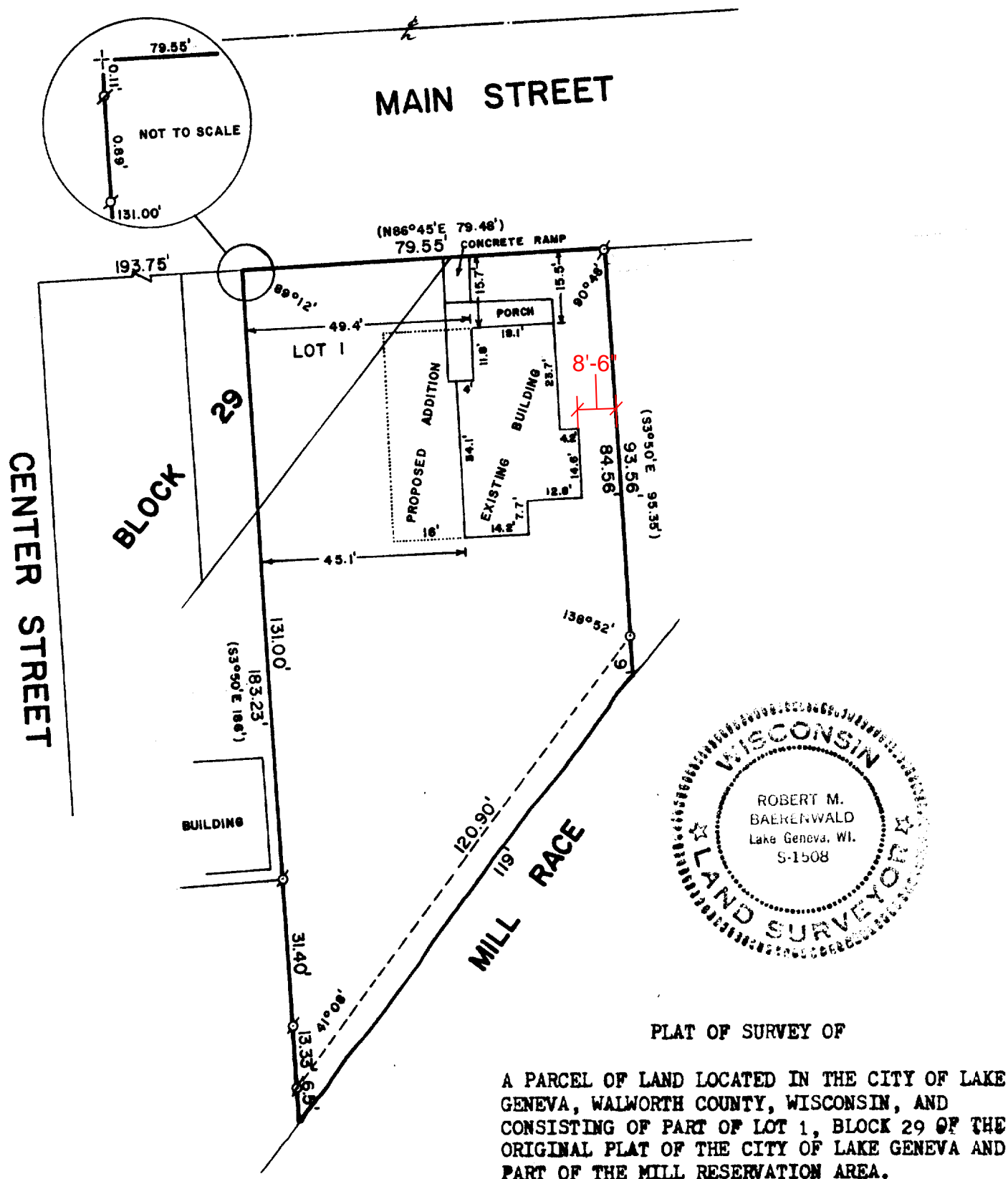
DATED THIS 22nd, DAY OF NOVEMBER, 2010.



JEFFREY L. KIMPS S-2436
Wisconsin Registered Land Surveyor
(original if signed in red)

007-2705

WALWORTH COUNTY
SURVEYING & MAPPING
LAKE GENEVA, WISCONSIN



ORDERED BY: ROGER ECK
642 MAIN STREET
LAKE GENEVA, WISCONSIN 53147

I, ROBERT M. BAERENWALD, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED ACCORDING TO THE OFFICIAL RECORDS AND THAT THE PLAT HEREON IS A CORRECT REPRESENTATION OF THE PROPERTY LINES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert M. Baerenwald
ROBERT M. BAERENWALD
WISCONSIN REGISTERED LAND SURVEYOR, S-1508

February 24, 1984
DATE

JOB NO. 0026



SCALE: 1"=30'

- o - IRON PIPE FOUND
- o - IRON ROD FOUND
- + - CUT CROSS FOUND
- () - RECORDED AS
- o - IRON PIPE PLACED

01-305

7-756-RB







