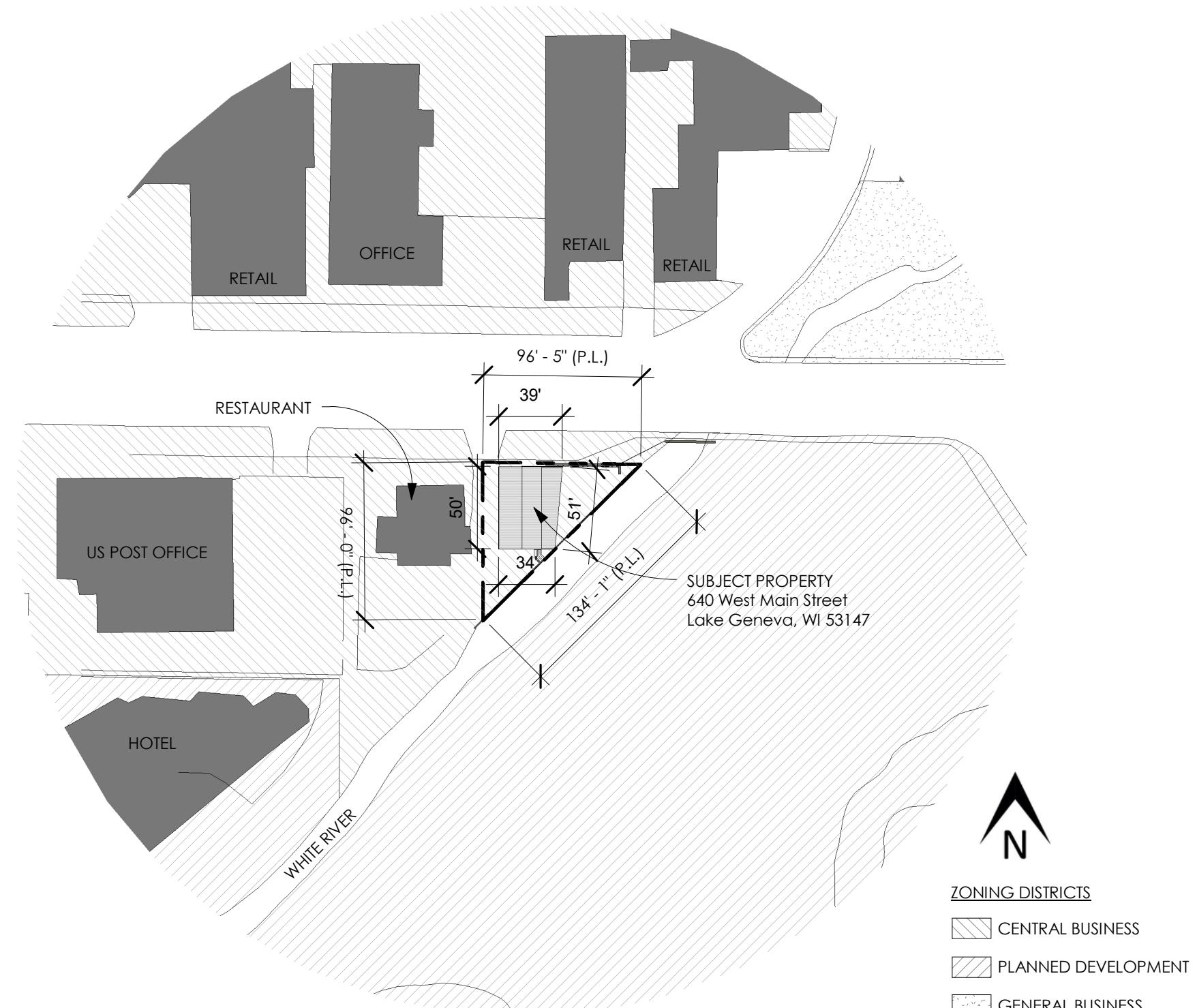


C

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**LAKE GENEVA - VACATION RENTAL**  
**640 West Main Street, Lake Geneva, WI 53147**  
**Map of the Proposed Conditional Use**

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

A.000

# MAIN STREET

## EXISTING APPROACH & DRIVEWAY

A.201

- EXISTING STREET LIGHT
- ↗ EXISTING TREES

## EXISTING APPROCH & DRIVEWAY

This architectural site plan illustrates the layout of a building footprint and its connection to a new exterior deck, all situated along a riverbank.

**Building Footprint:** The building footprint is defined by a dashed line and contains several 9'x18' stalls. Labels indicate "EXISTING BUILDING FOOTPRINT" and "9'x18' STALL".

**New Exterior Deck:** A vertical section shows a "NEW (2) STORY EXTERIOR DECK" extending from the building footprint. A curved arrow indicates the flow from the stalls into the deck area.

**Riverbank and Stairs:** The plan shows a "WHITE RIVER" flowing along the right side. A "NEW CONCRETE STAIRS" leads down from the deck area to the riverbank. A "WOOD FENCE ALONG EXISTING RETAINING WALL" runs parallel to the riverbank.

**Landscaping and Features:** A pink shaded area represents landscaping, including a central circular feature labeled "A.202" and surrounding planters. A trash receptacle is marked as "TRASH RECEPTACLE (S)".

**Coordinates:** The plan includes coordinate markers: "N 90° 00'00" W (96.39')" at the top, "S 00°49'55" E (96.91')" on the left, and "N 44°29'12" E (135.69)" near the riverbank.

# Lake Geneva - Vacation Rental 100 West Main Street, Lake Geneva, WI 53147



- 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: ONLY EXTERIOR LIGHTING WILL BE LOCATED ON EXTERIOR DECKS. PER SECTION 98-707, FIXTURES WILL BE "SHIELDED" AND WILL NOT EXCEED .50 FOOTCANDLES BEYOND PROPERTY LINE.
  - NO EXCESSIVE USE OF WATER AND SANITARY USE EXPENDED.

 openingdesign

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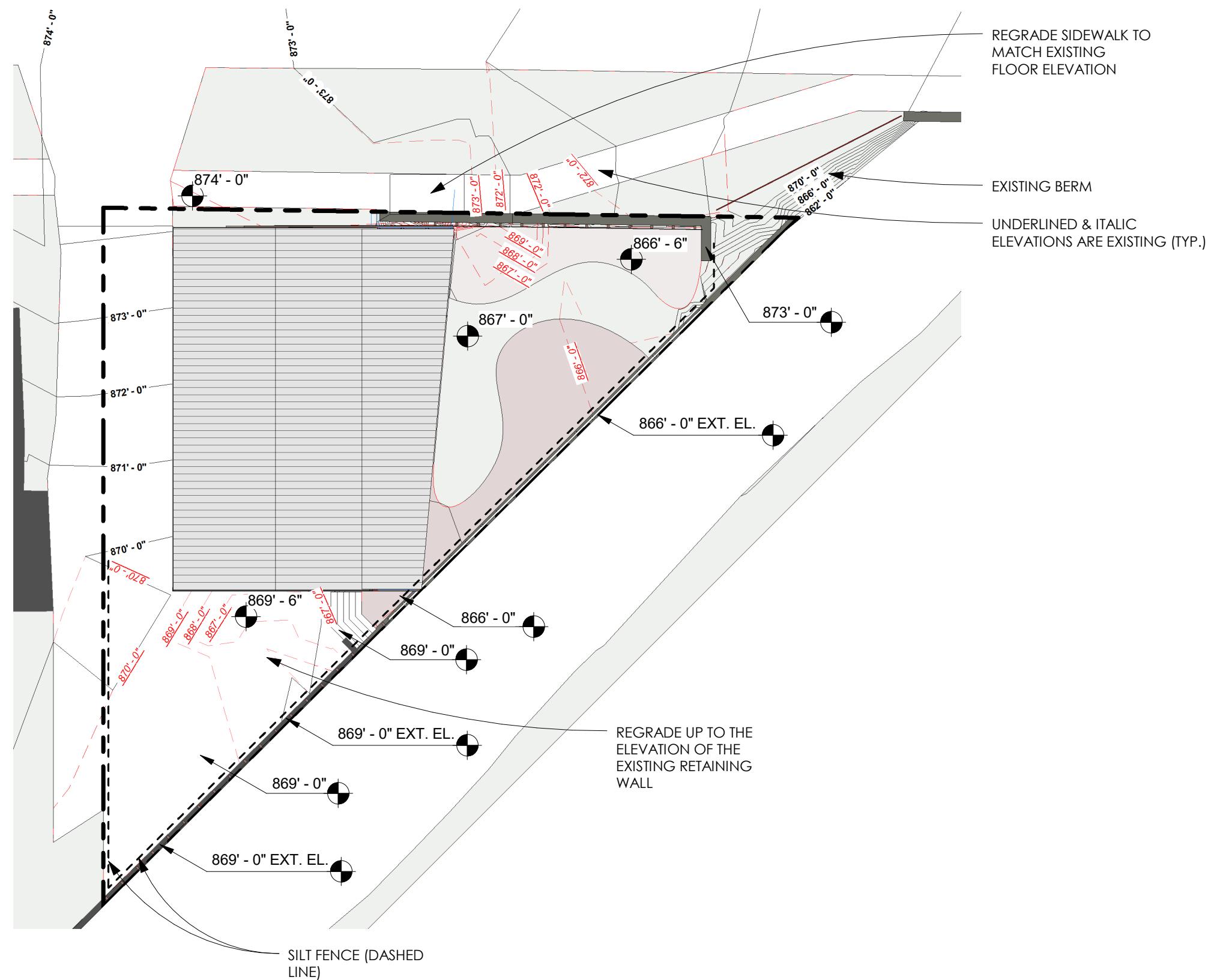
Date	Description
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3

2

1

SCALE 1/16" = 1'-0" |



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**LAKE GENEVA - VACATION RENTAL  
640 West Main Street, Lake Geneva, WI 53147  
Erosion Control**

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

PERENNIAL:  
ECHINACEA PURPUREA 'MAGNUS'  
MAGNUS PURPLE CONEFLOWER

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

DECIDUOUS SHRUB:  
DIERVILLA RIVULARIS 'MORTON'  
SUMMER STARS DIERVILLA

WOODEN FENCE ALONG  
EXISTING RETAINING WALL  
(REPLACES EXISTING RAILING)

ORNAMENTAL TREE:  
HEPTACODIUM MICONOIDES -  
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

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WHITE  
RIVER

WHITE RIVER PARK

LAKE GENEVA - 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



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OPEN JOINT VERTICAL CEDAR  
SIDING (STAINED)

GLULAM (PRESSURE TREATED W/  
PENTA IN LIGHT SOLVENT)

WIRE RAILING

GLULAM (PRESSURE TREATED W/  
PENTA IN LIGHT SOLVENT)

FENCE W/ 1X BOARDS (PRESSURE  
TREATED W/ PENTA IN LIGHT  
SOLVENT)

EXISTING RETAINING WALL

B

A

Roof Bearing  
891' - 4 3/4"

8' - 3"

2nd Floor  
883' - 1 3/4"

9' - 2"

1st Floor  
874' - 0"

LAKE GENEVA - 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



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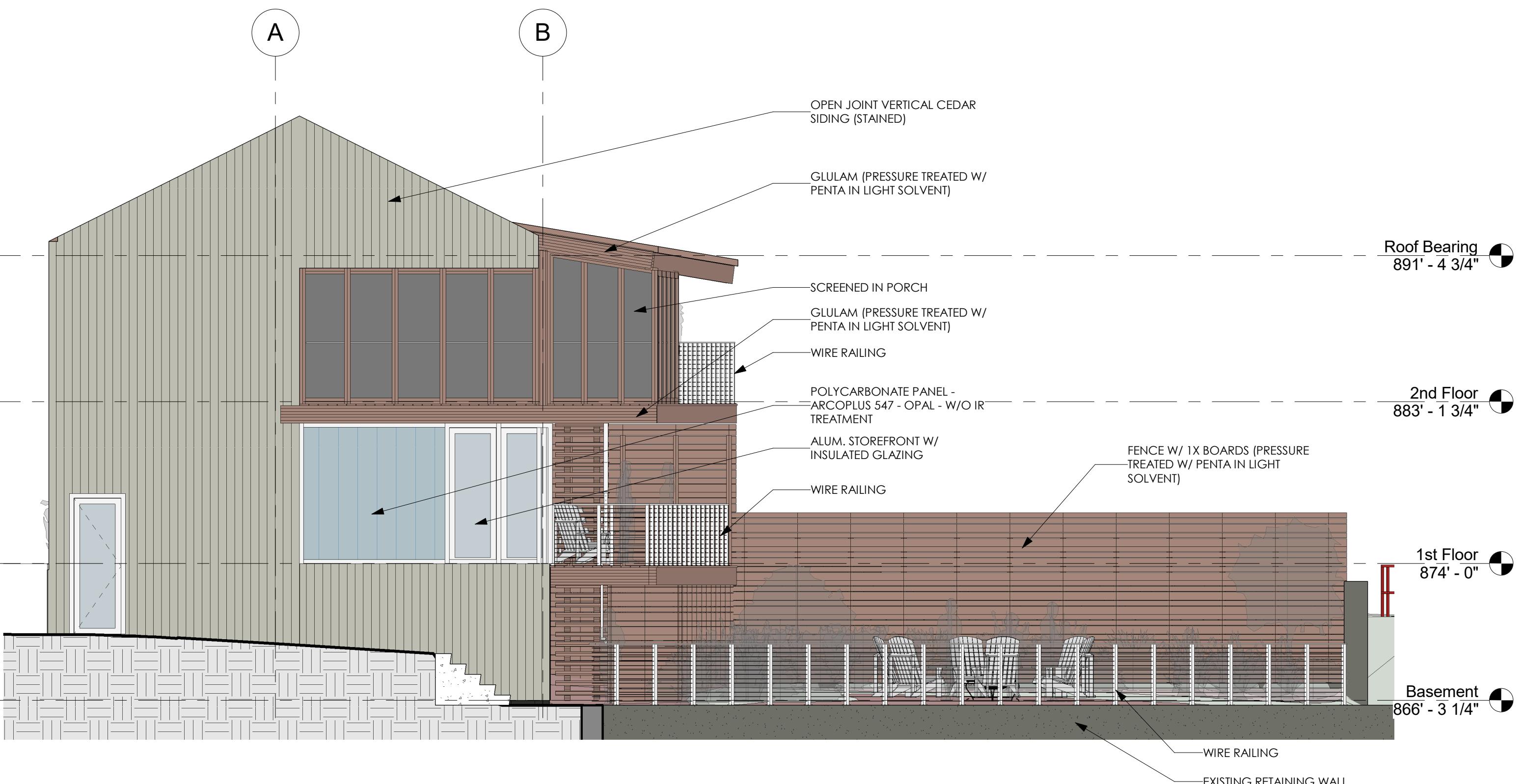
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LAKE GENEVA - VACATION RENTAL  
640 West Main Street, Lake Geneva, WI 53147  
Exterior Elevation - East

Date	Description
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A.202

SCALE 3/16" = 1'-0"



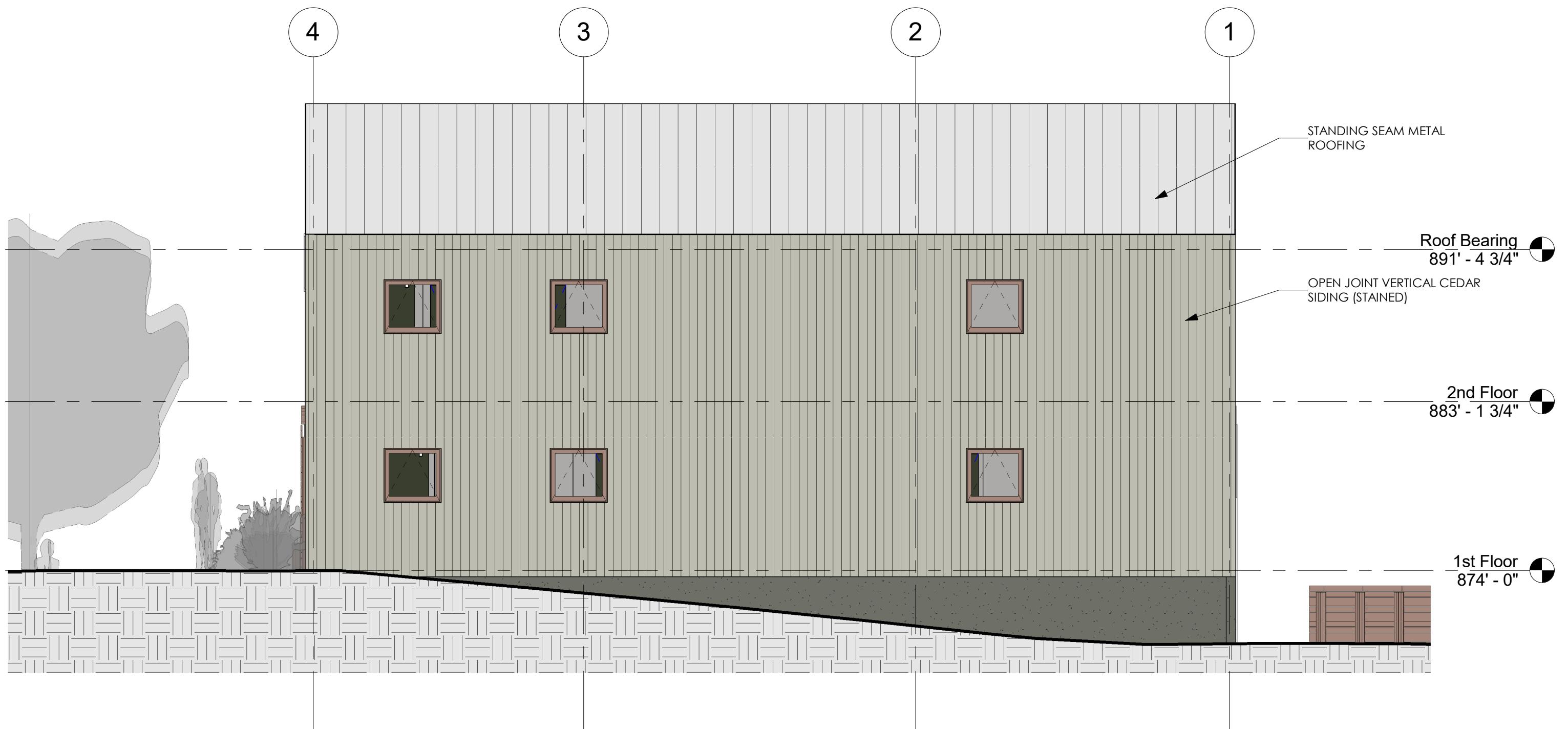
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LAKE GENEVA - VACATION RENTAL  
640 West Main Street, Lake Geneva, WI 53147  
Exterior Elevation - South  
A.203

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



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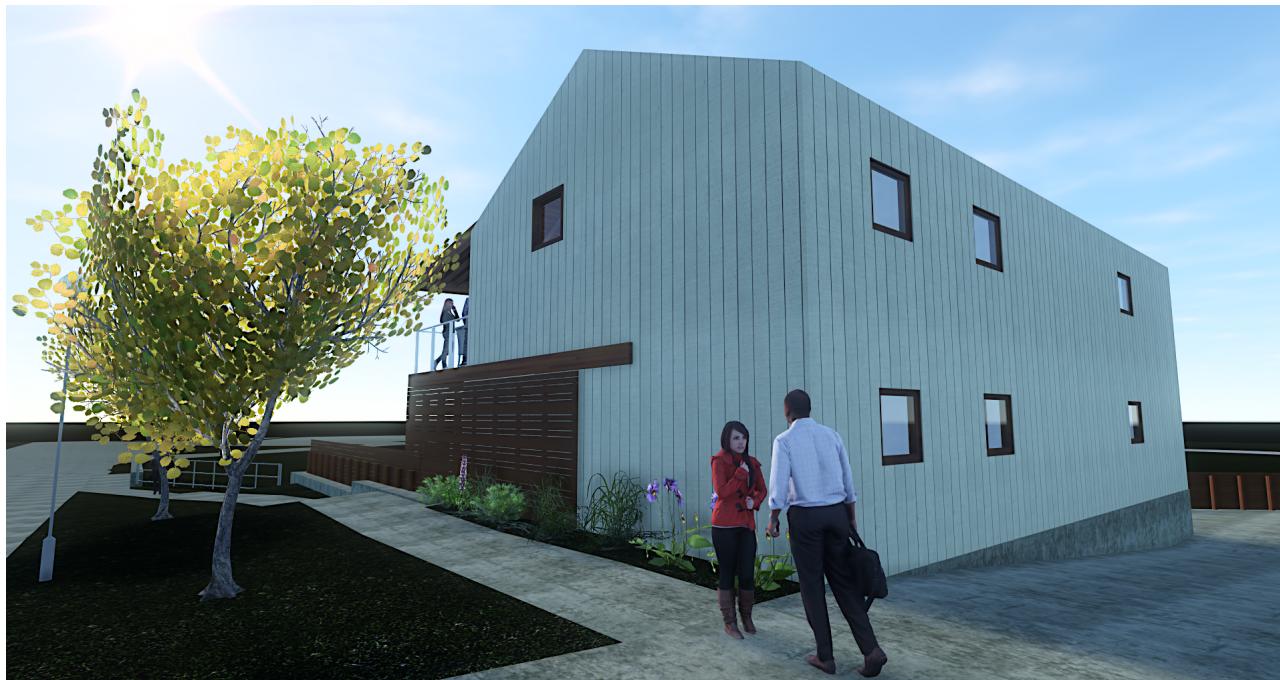
43 S Water St F

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LAKE GENEVA - 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



3B Rendering - From Driveway Looking SouthEast  
3" = 1'-0"



2B Rendering - From Bridge Looking SouthWest  
3" = 1'-0"



3A Rendering - From Park Looking West  
3" = 1'-0"



2A Rendering - From Park Looking NorthWest  
3" = 1'-0"



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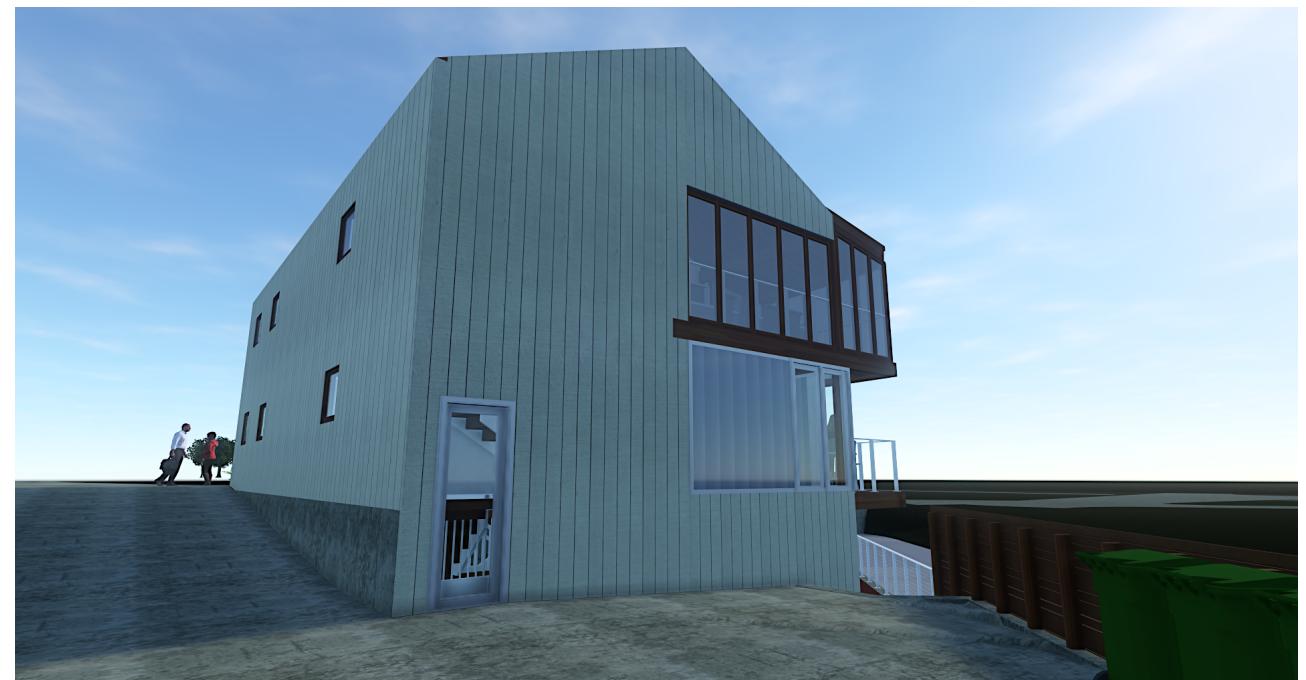
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LAKE GENEVA - VACATION RENTAL  
640 West Main Street, Lake Geneva, WI 53147  
Exterior Renderings - 1/2  
A.251

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



3B Rendering - Aerial from Park  
3" = 1'-0"



2B Rendering - From Parking  
3" = 1'-0"



3A Rendering - From Garden Terrace  
3" = 1'-0"



2A Rendering - View of Proposed Decks  
3" = 1'-0"



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



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LAKE GENEVA - VACATION RENTAL  
640 West Main Street, Lake Geneva, WI 53147  
Precedents for Glulams  
A.260

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



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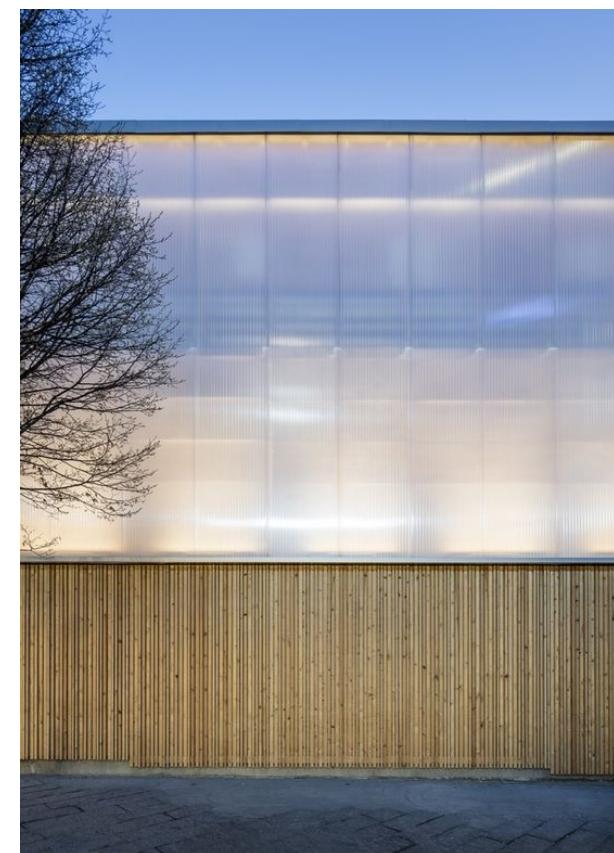
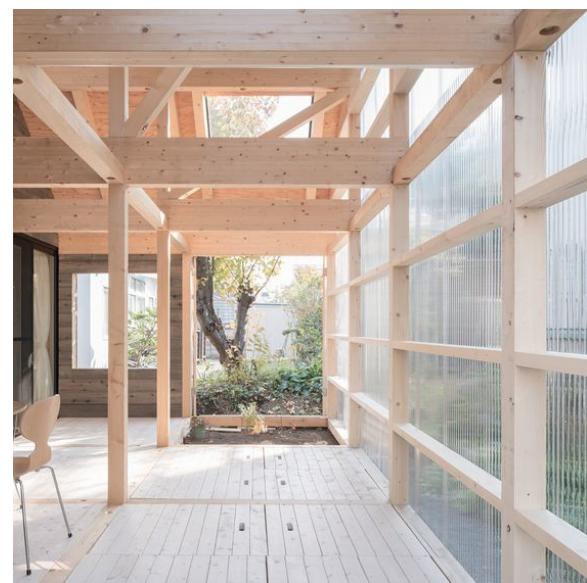
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LAKE GENEVA - VACATION RENTAL  
640 West Main Street, Lake Geneva, WI 53147  
Precedents for Open Joint Vertical Siding

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

A.261



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Date	Description
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LAKE GENEVA - VACATION RENTAL  
640 West Main Street, Lake Geneva, WI 53147  
Precedents for Polycarbonate  
A.262



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## LAKE GENEVA - VACATION RENTAL 640 West Main Street, Lake Geneva, WI 53147 Precedents for Standing Seam Metal Roof

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

A.263

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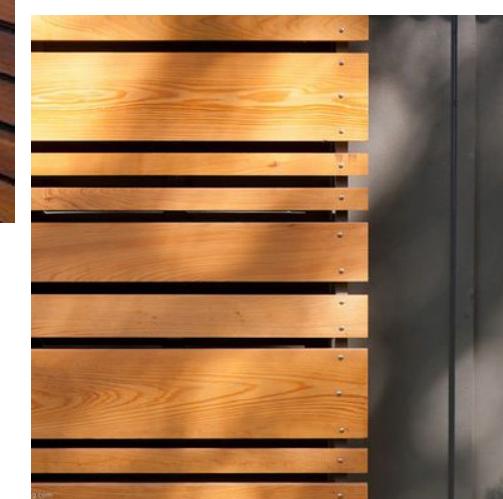
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LAKE GENEVA - VACATION RENTAL  
640 West Main Street, Lake Geneva, WI 53147  
Precedents for Slated Wood Fence  
A.264

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

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LAKE GENEVA - VACATION RENTAL  
640 West Main Street, Lake Geneva, WI 53147  
Precedents for Illumination through Slated Wood Wall

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

A.265