

FYF, LLC.

Architect

312 W Lakeside Street

Madison, WI 53715

773.425.6456

Developer

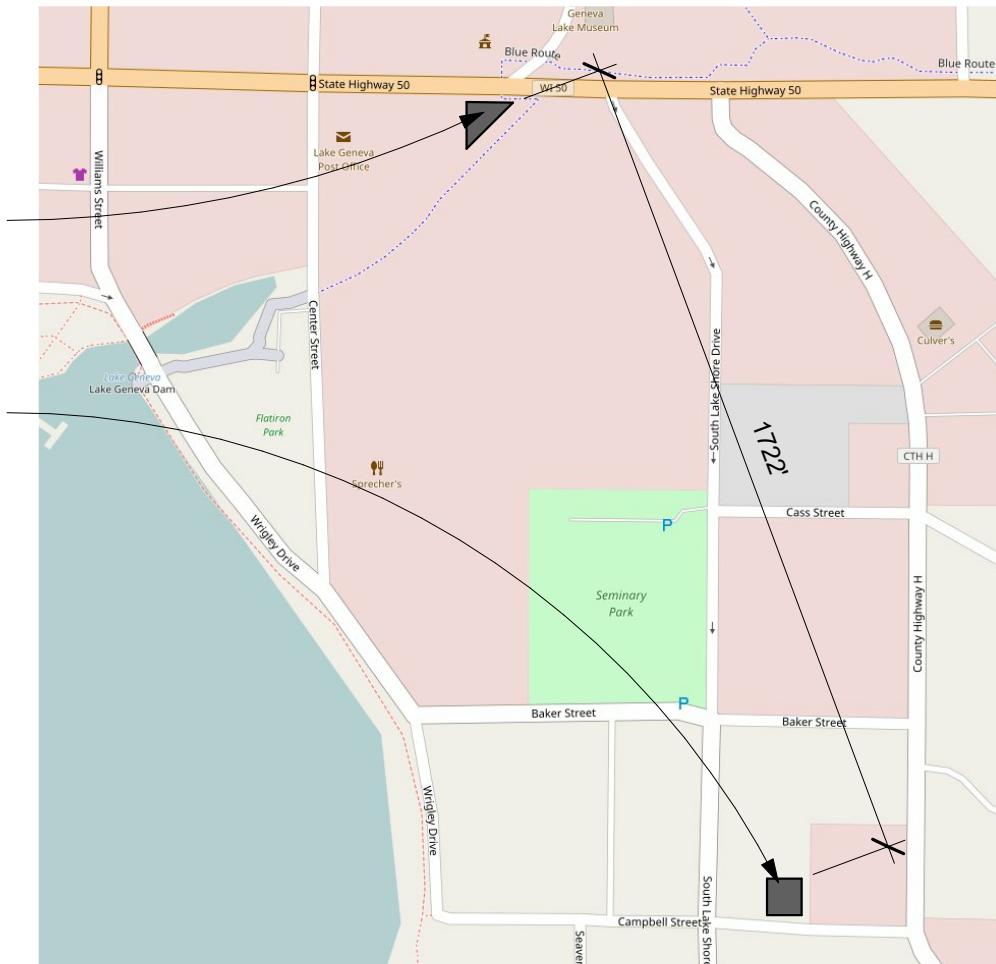
43 S Water St F

Fort Atkinson, WI 53538

920.568.9870

(5) ON-SITE PARKING STALLS
640 WEST MAIN STREET
LAKE GENEVA, WI 53147

(3) OFF-SITE PARKING STALLS
429 S LAKE SHORE DR, LAKE
GENEVA, WI 53147

ZONING DISTRICTS

CENTRAL BUSINESS

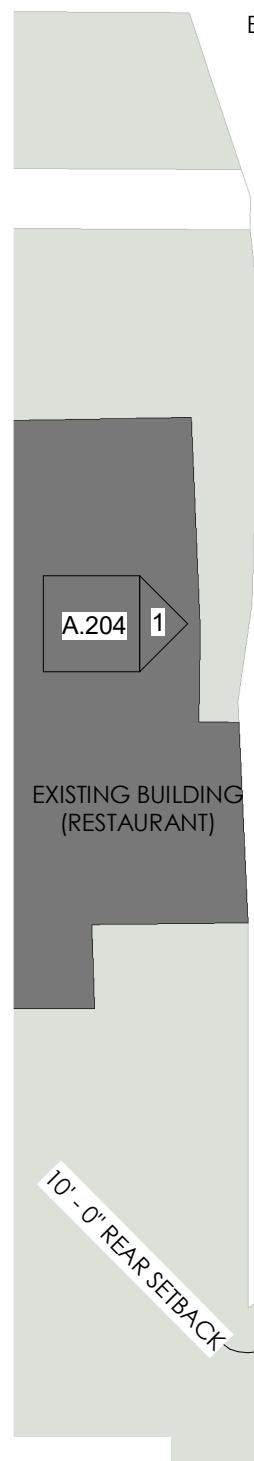
PLANNED DEVELOPMENT

GENERAL BUSINESS

THE DOWNTOWNER - A 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 APPROCH
& DRIVEWAY

S 00°49'55" E (96.91')

9'x18' STALL

9'x18' STALL

9'x18' STALL

EXISTING BUILDING
(RESTAURANT)

10'-0" REAR SETBACK

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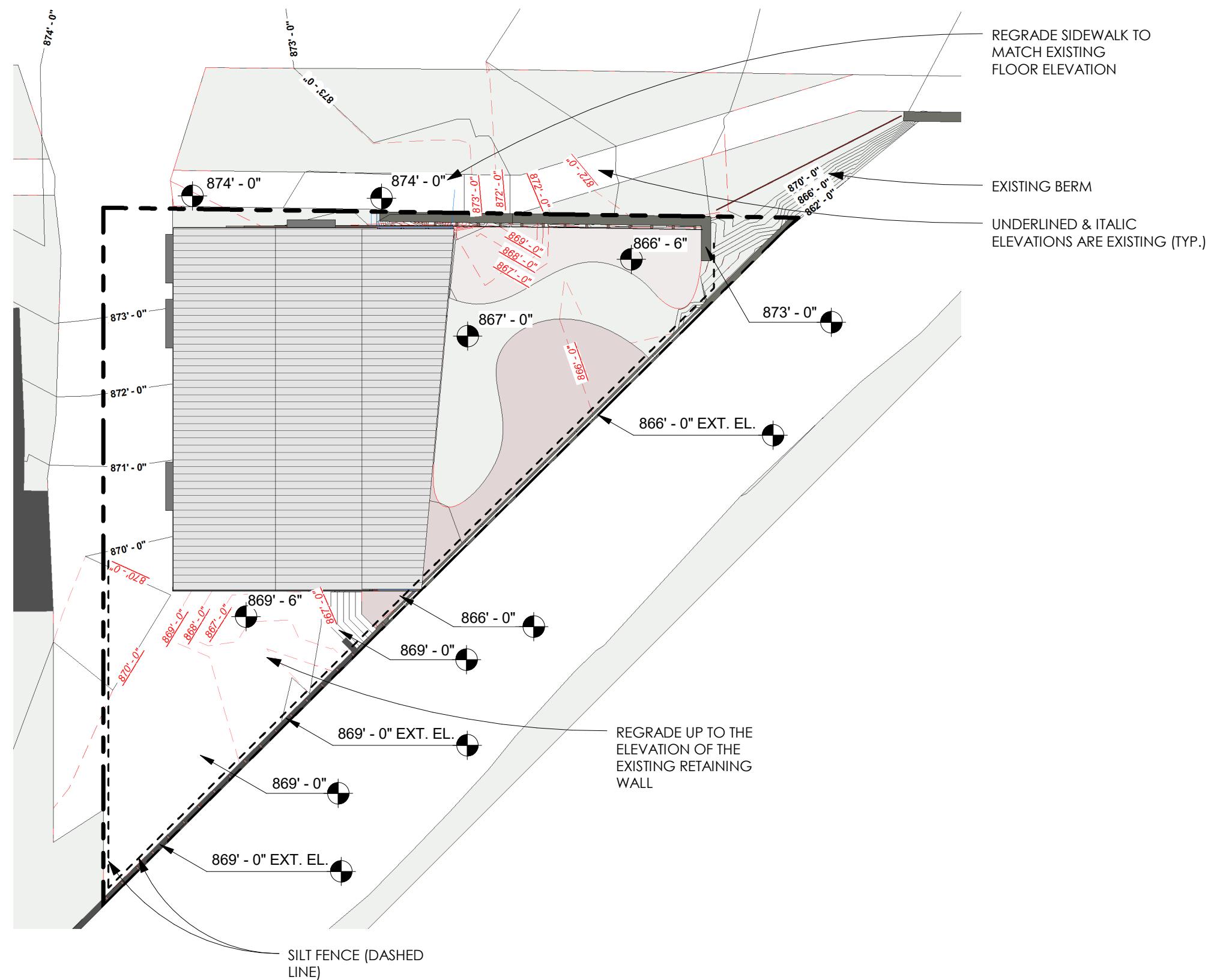
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openingdesign



FYF, LLC.

Architect

2 W Lakeside

Madison, WI 53715

173.4/3.64

Developer

43 S Water St

Fort Atkinson, WI 53531
800-548-0270

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

Erosión Control

A.002

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

C

C

B

B

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A



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WHITE
RIVER

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

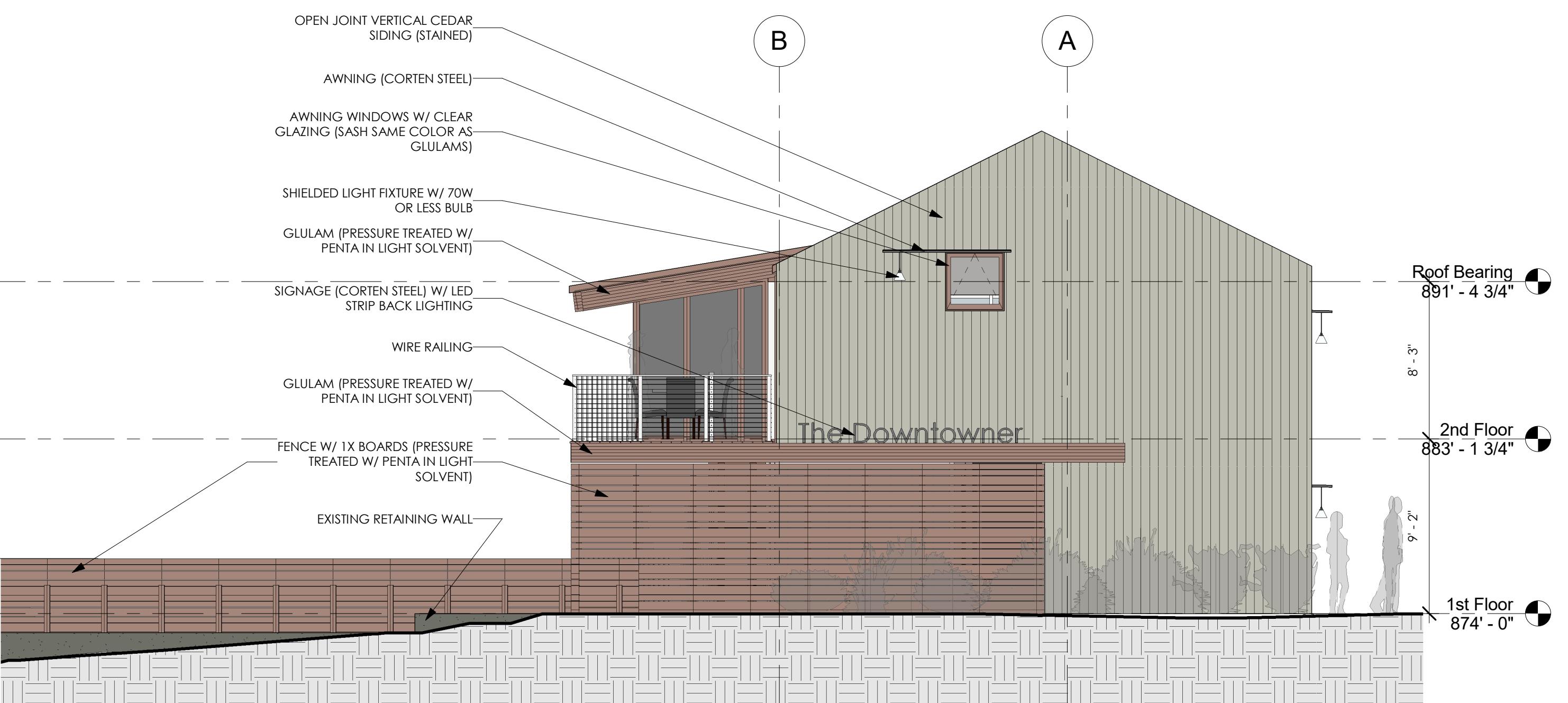
A.003

Date

Description

2016.10.17

Application for Cond. Use & Site Plan Review



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Architect

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Madison, WI 53715

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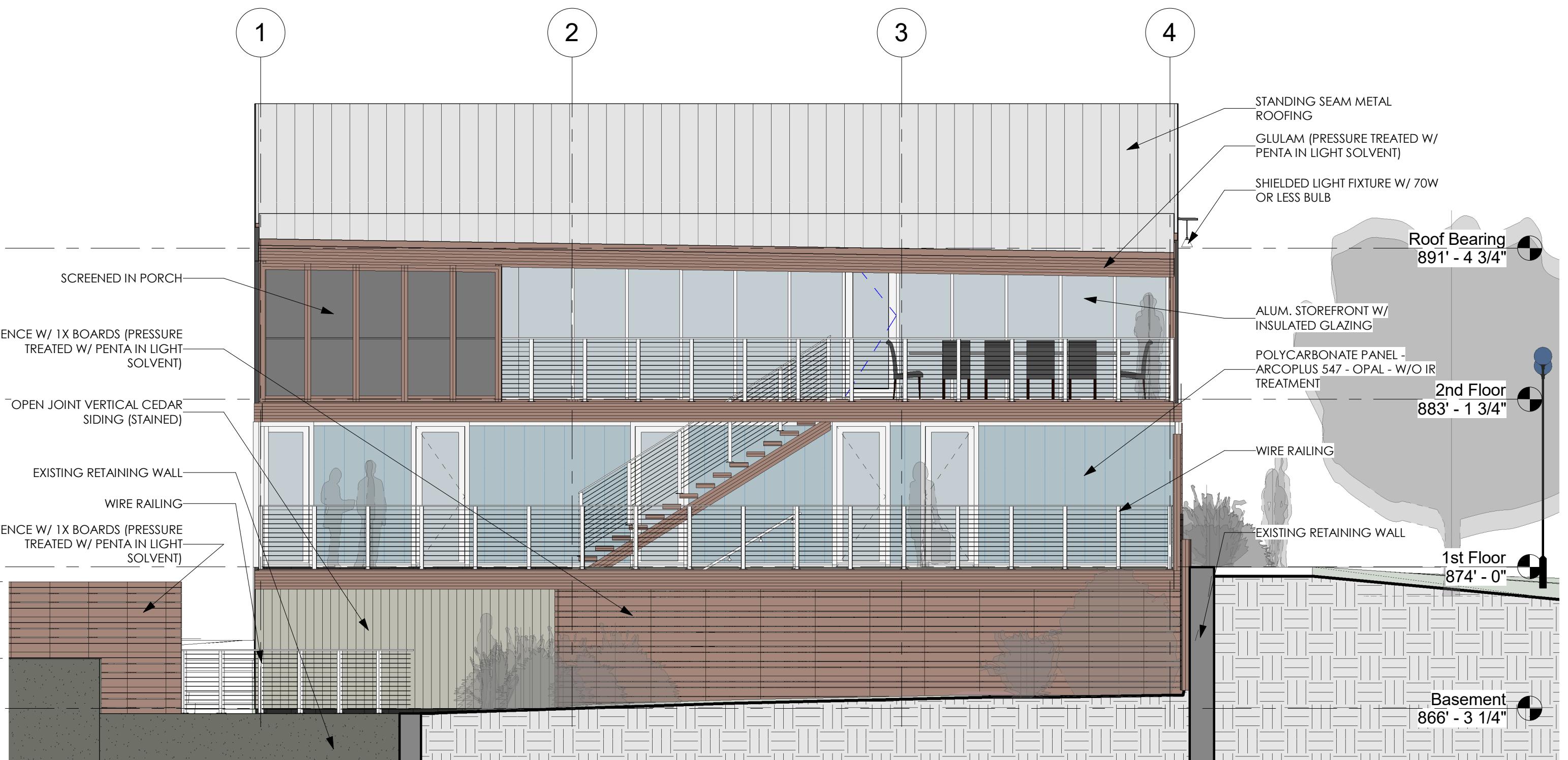
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THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Exterior Elevation - North
A.201

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



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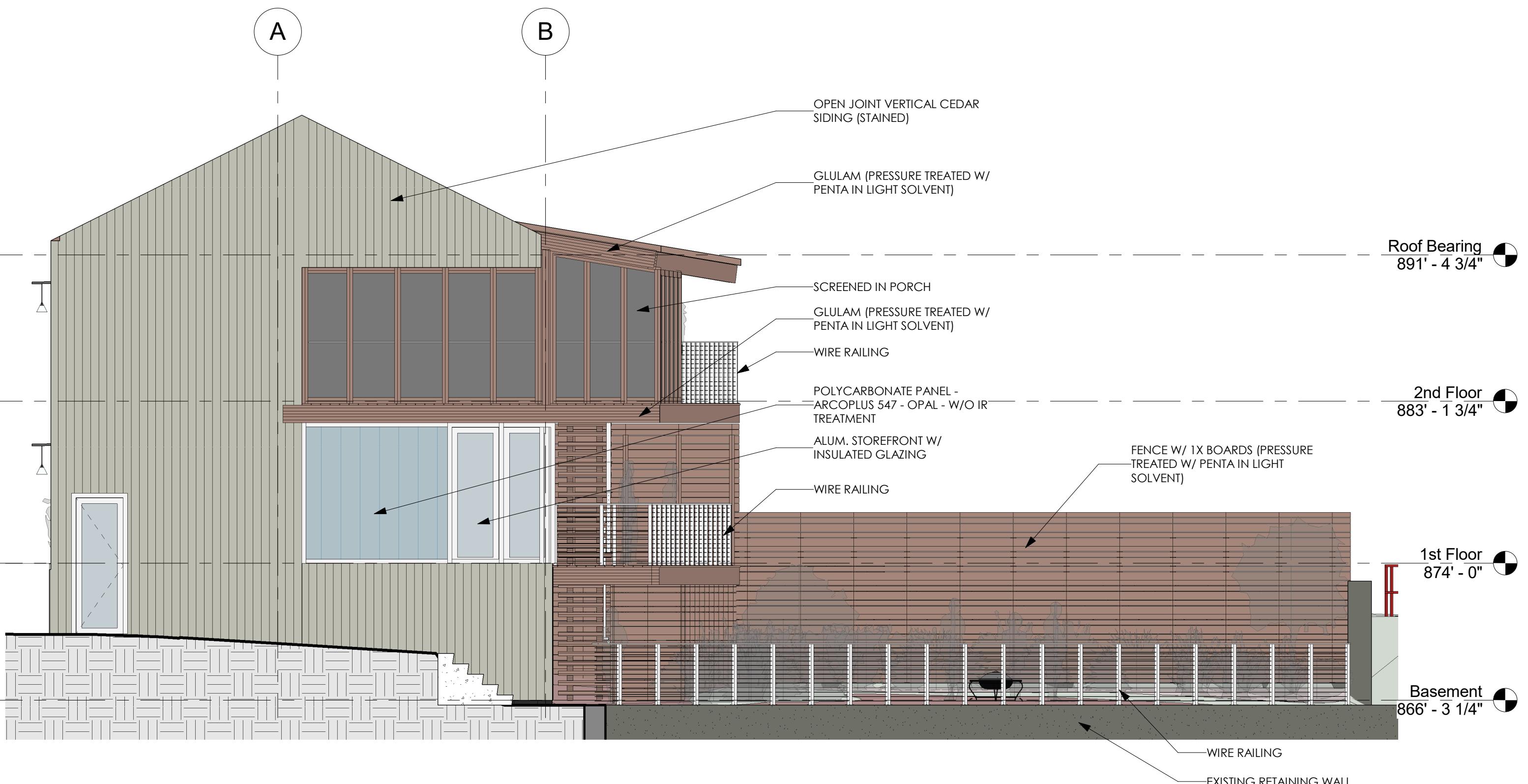
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THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Exterior Elevation - East

Date	Description
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A.202

SCALE 3/16" = 1'-0"



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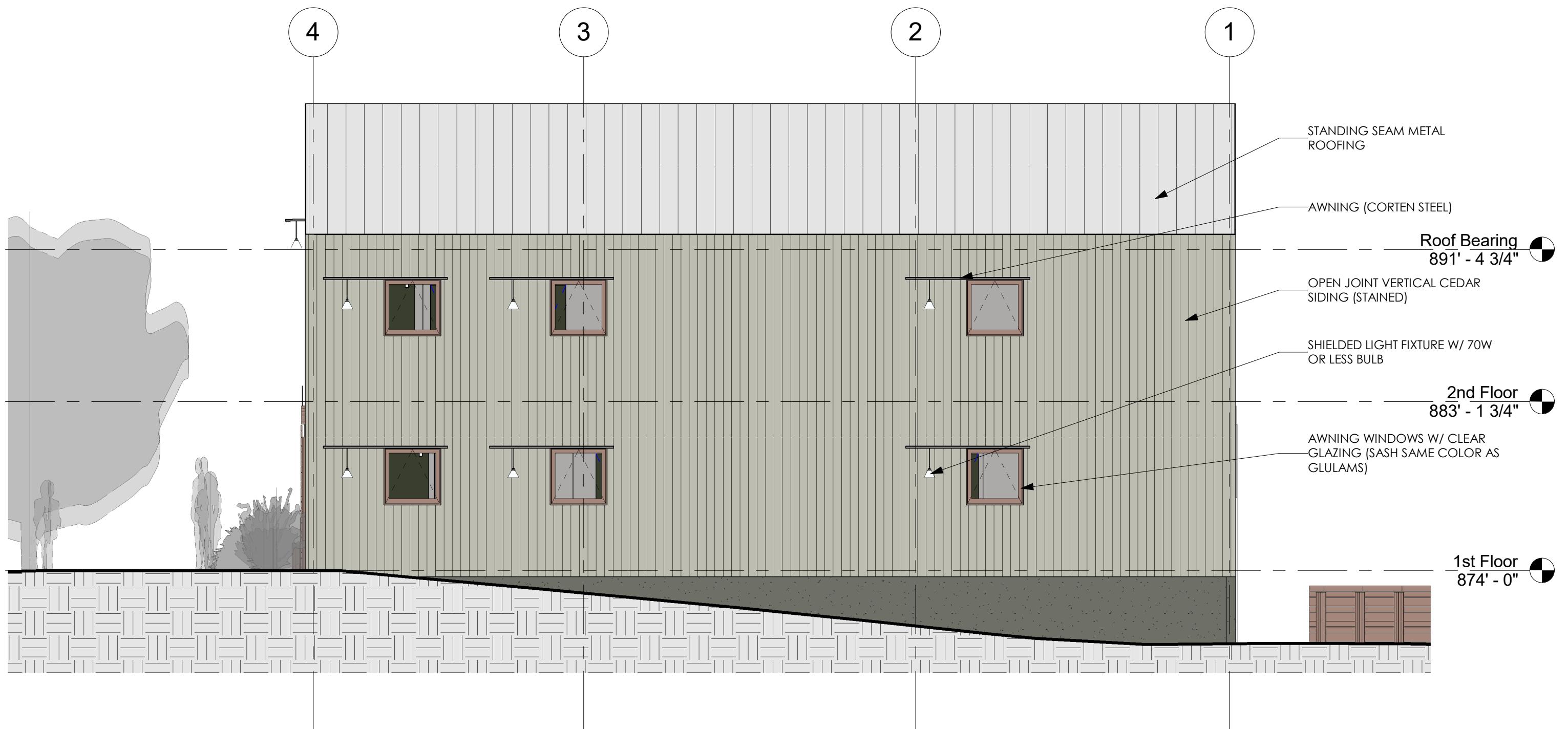
Fort Atkinson, WI 53538

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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

SCALE 3/16" = 1'-0"



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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



3B From Driveway Looking SouthEast (Day)



2B From Driveway Looking SouthEast (Night)



3A From Sidewalk Looking SouthWest (Day)



2A From Sidewalk Looking SouthWest (Night)



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THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Exterior Renderings - 1/2

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

A.251



3B From White River Park Looking NorthWest



3A From Garden Terrace Looking West



2B From Parking Lot Looking NorthEast



2A Aerial View Looking South Toward White River Park and Bike Path



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

Date	Description
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Semi-Transparent Stain
Cabot - "Cordovan Brown"



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THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Precedents for Exposed Glulam Structure

Date	Description
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A.260



Semi-Transparent Stain
Cabot - "Driftwood Gray"



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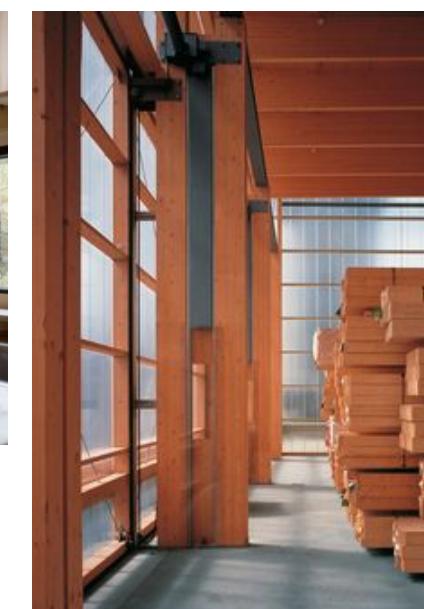
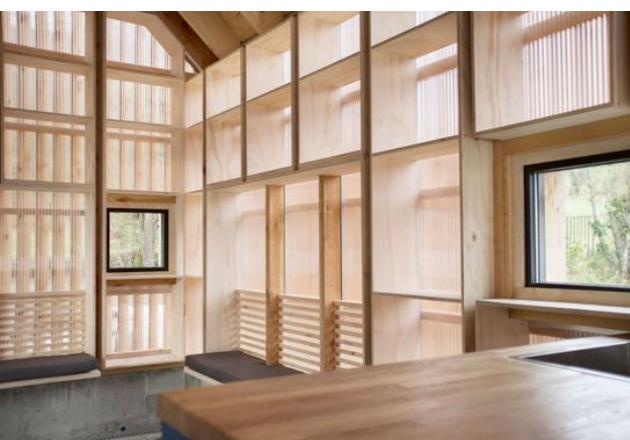
Fort Atkinson, WI 53538

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THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Precedents for Open Joint Vertical Wood Siding

Date	Description
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A.261



Multi-Wall Polycarbonate
Color: Opal



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THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Precedents for Polycarbonate
A.262

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



○ Galvanized Steel
Galvalume



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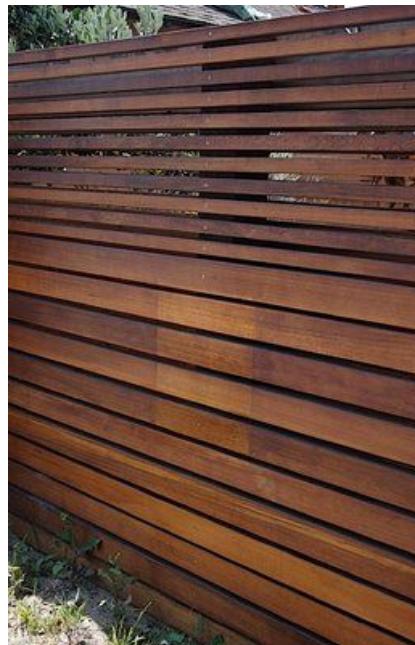
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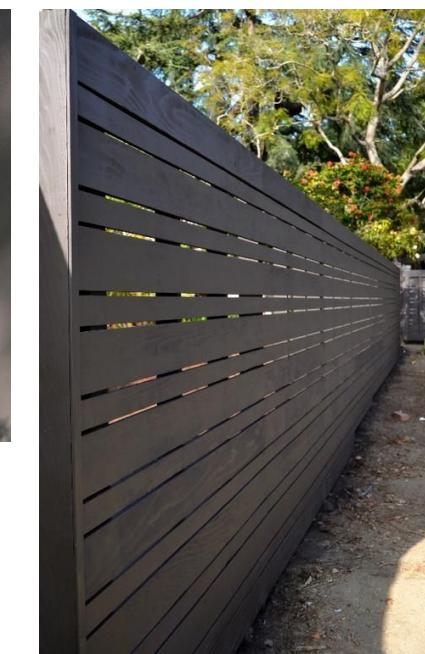
THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Precedents for Standing Seam Metal Roof

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

A.263



Semi-Transparent Stain
Cabot - "Cordovan Brown"



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

Date	Description
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Corten Steel



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THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Precedents for Corten Steel Awnings & Signage

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

A.265

C

C



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THE DOWNTOWNER - A 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

C

C

GLULAM - STRUCTURE



Semi-Transparent Stain
Cabot - "Cordovan Brown"

VERTICAL SIDING



Semi-Transparent Stain
Cabot - "Driftwood Gray"

1ST FLOOR EAST WALL



Multi-Wall Polycarbonate
Color: Opal

STANDING SEAM ROOF



Galvanized Steel
Galvalume

WINDOW AWNINGS



Corten Steel

B

B

A

A



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THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Materials Palette
A.270

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