

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

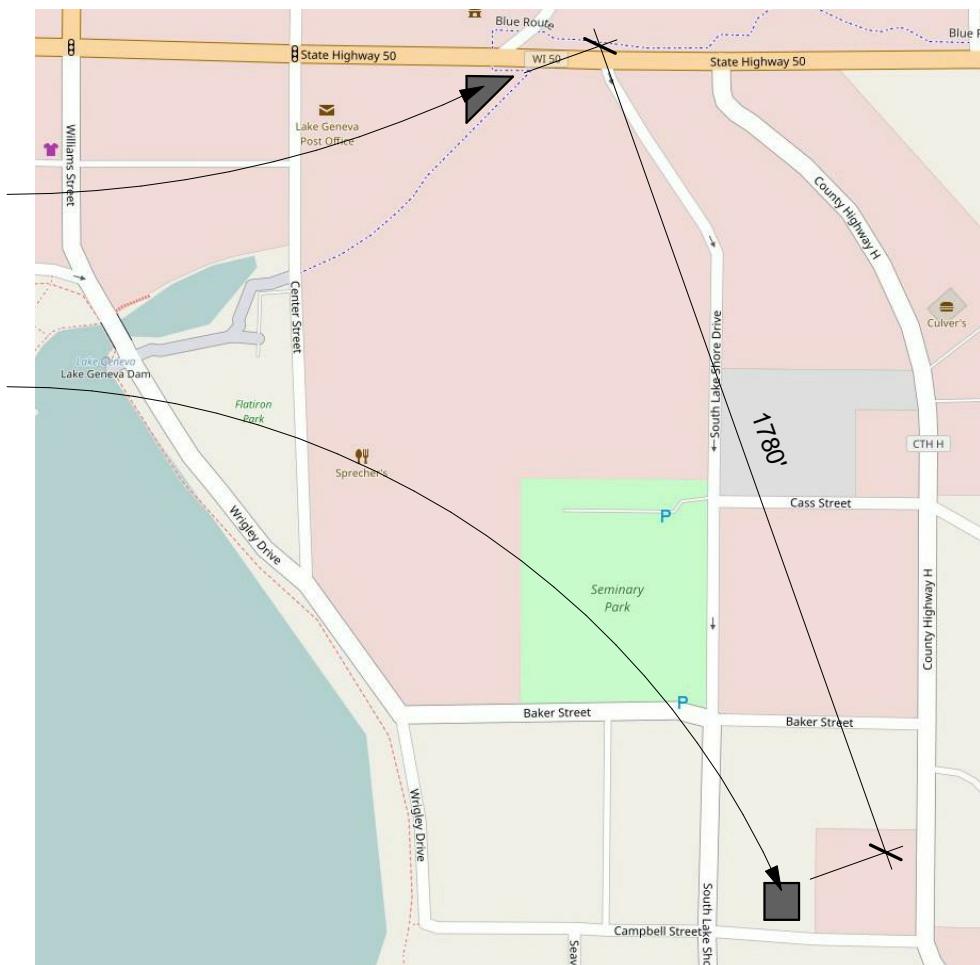
THE DOWNTOWNER - A VACATION RENTAL 640 West Main Street, Lake Geneva, WI 53147 Map of the Proposed Conditional Use

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

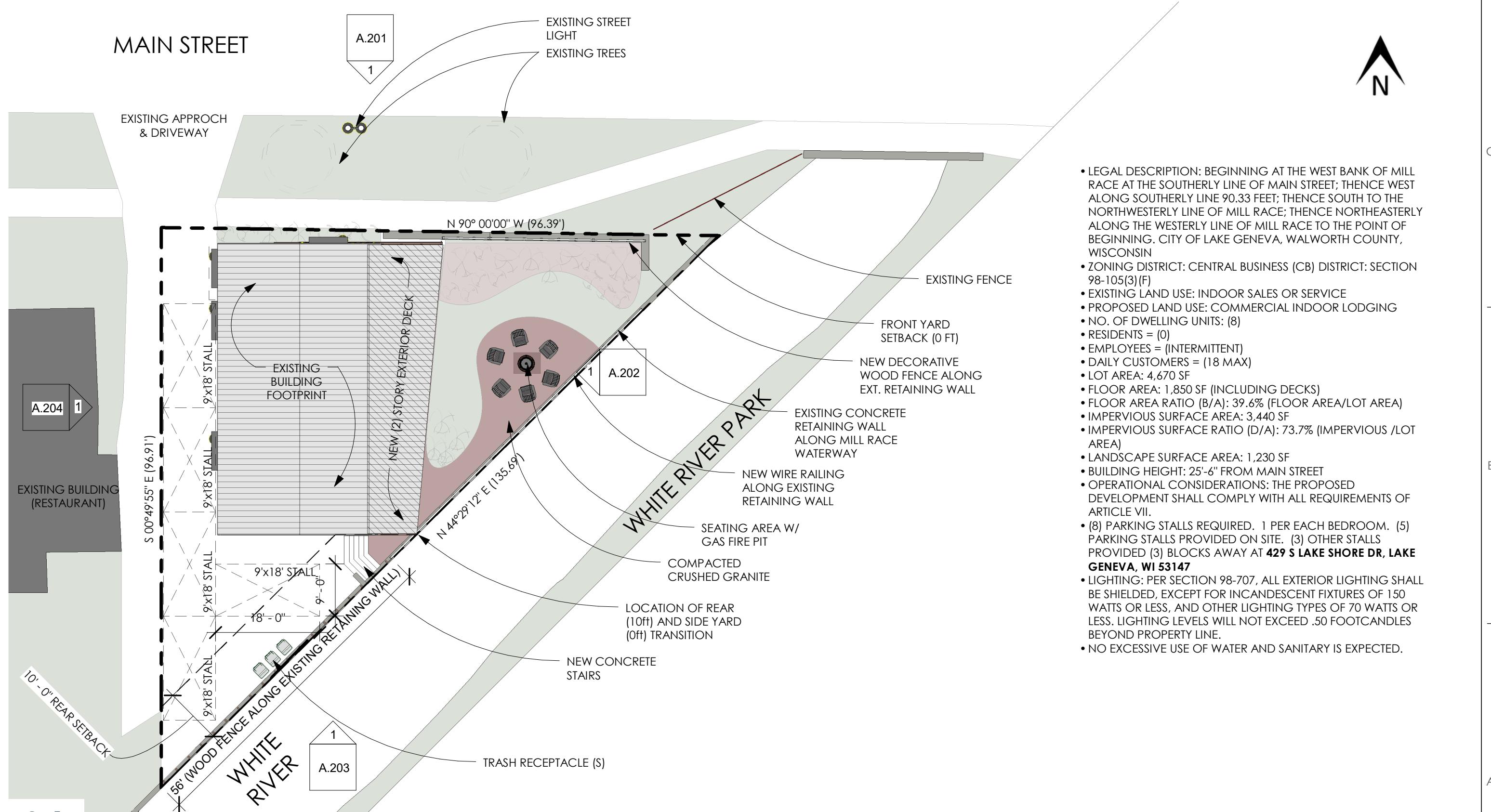
A.000

(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



2B Additional Parking Location
1" = 400'-0"



 openingdesign

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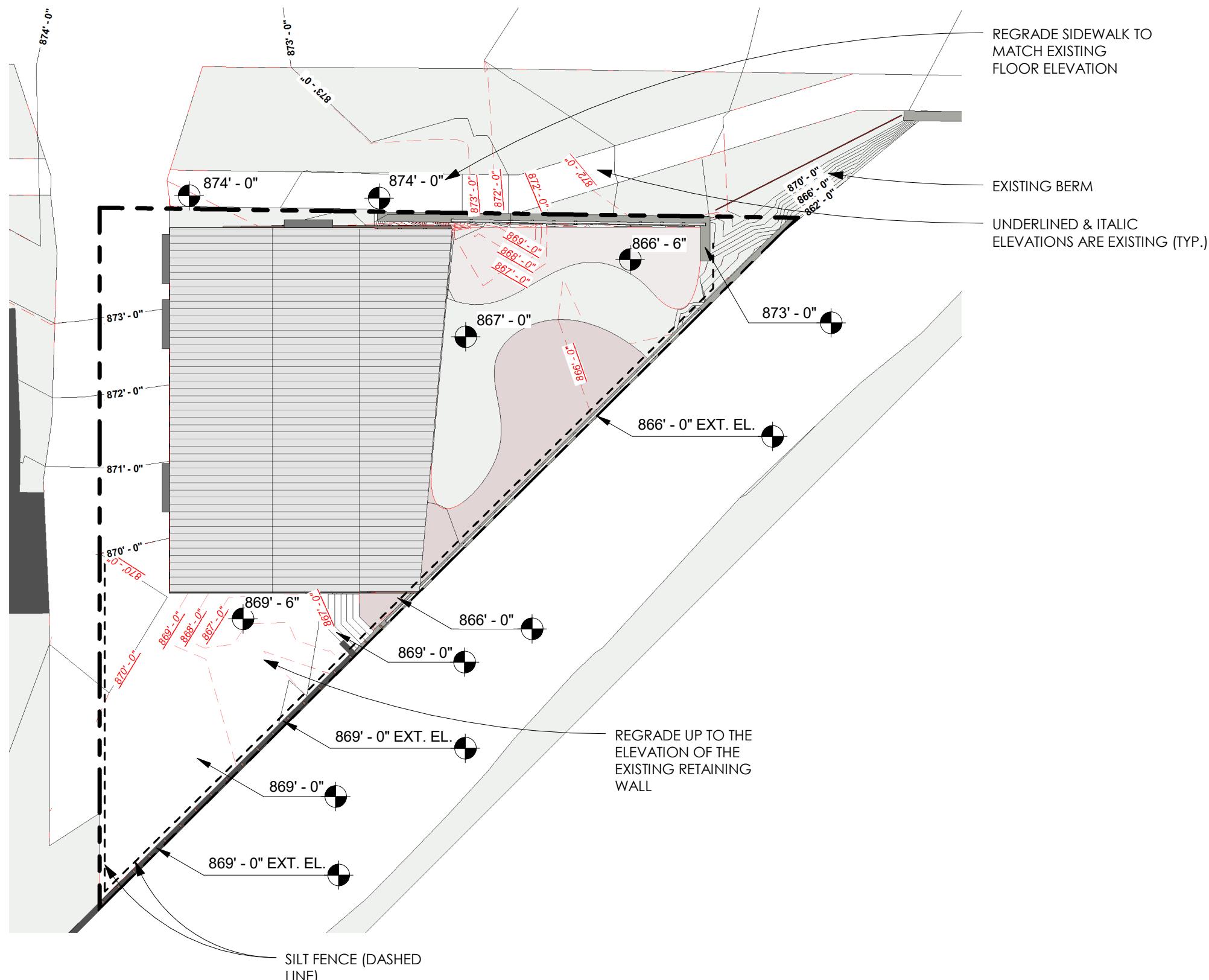
Fort Atkinson, WI 5

920.568.9870

**THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53140**

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

SCALE 1/16" = 1'-0"



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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 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

A

A



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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

DOOR @ INTERMEDIATE
LANDING TO BASEMENT

1

11' - 11"

2

8' - 5"

3

11' - 11"

4

TWIN

A

B

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



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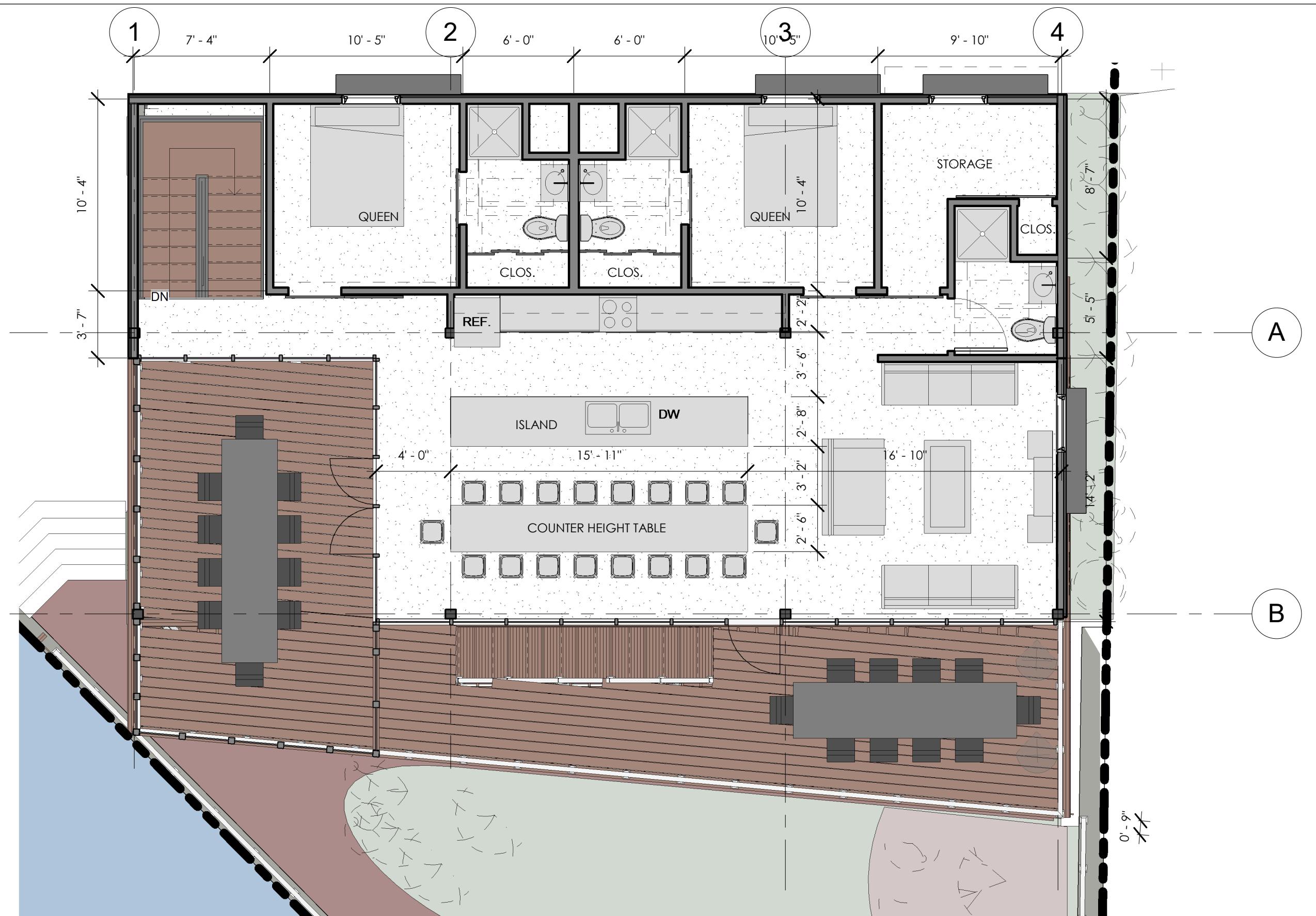
920.568.9870

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

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

A.101

SCALE 3/16" = 1'-0"



openingdesign

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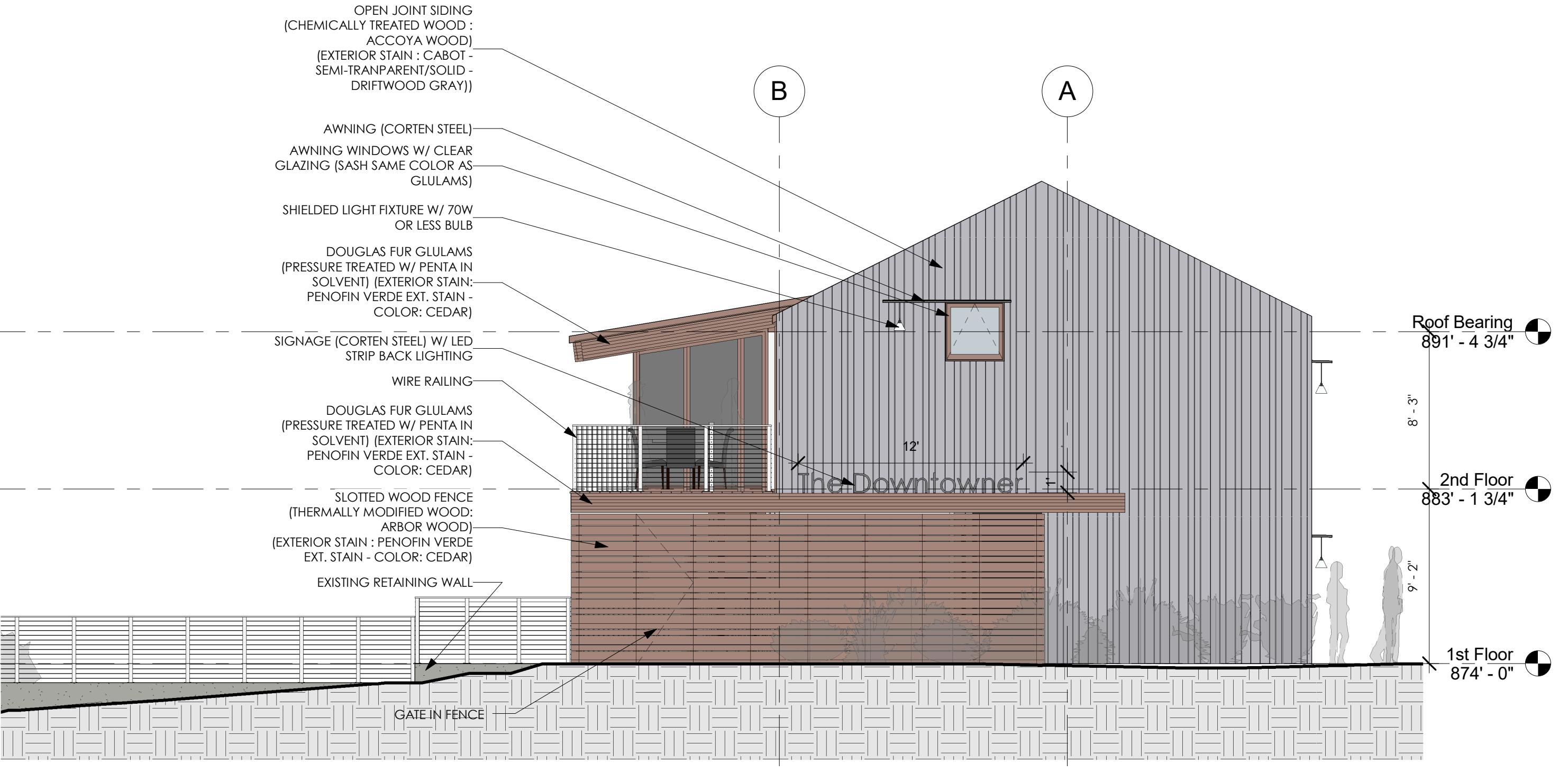
920.568.9870

**THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Option 1 - 2nd Floor**

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

A.102

SCALE 3/16" = 1'-0"



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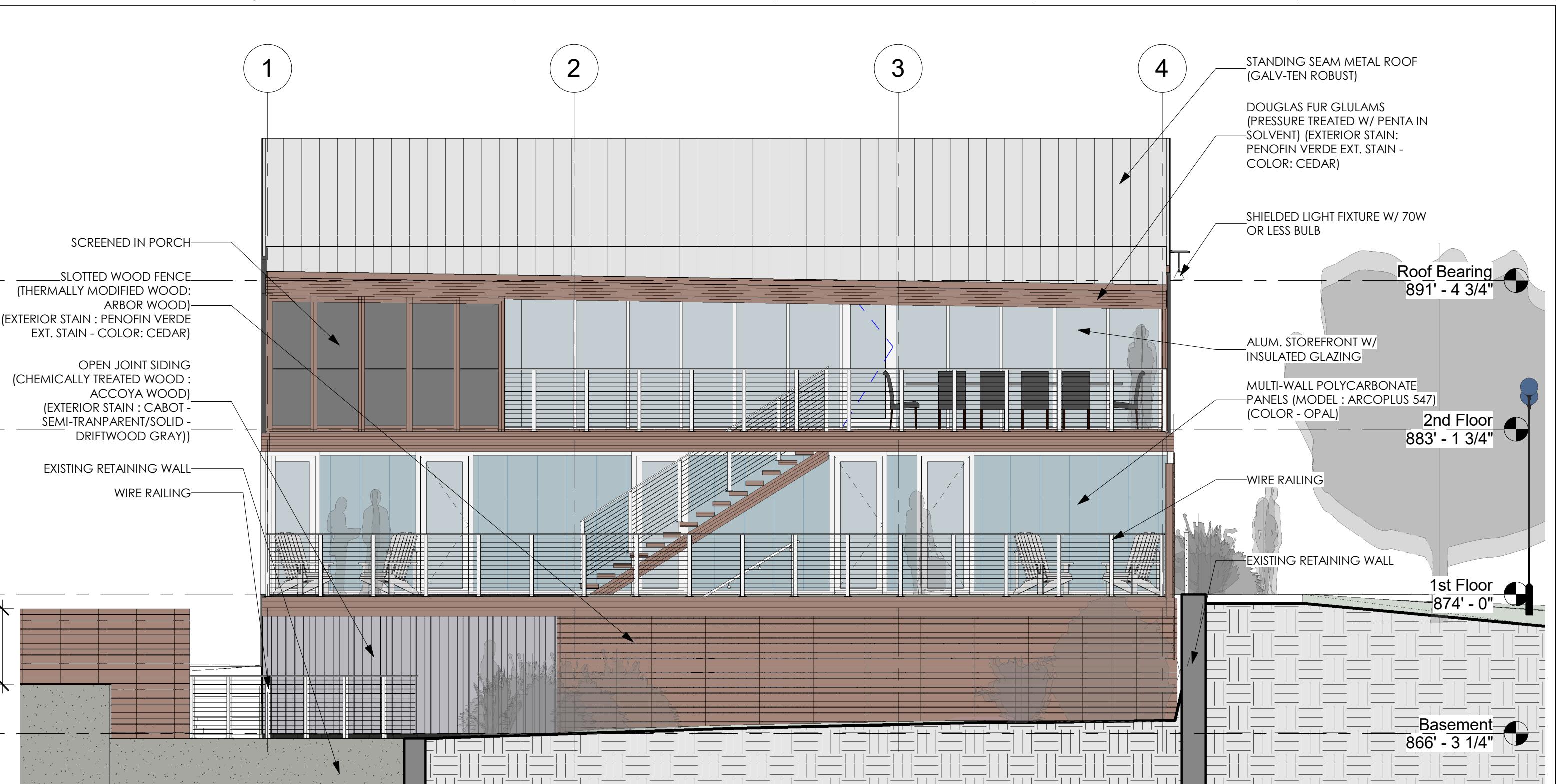
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THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Exterior Elevation - North

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

A.201

SCALE 3/16" = 1'-0"



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

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

A.202

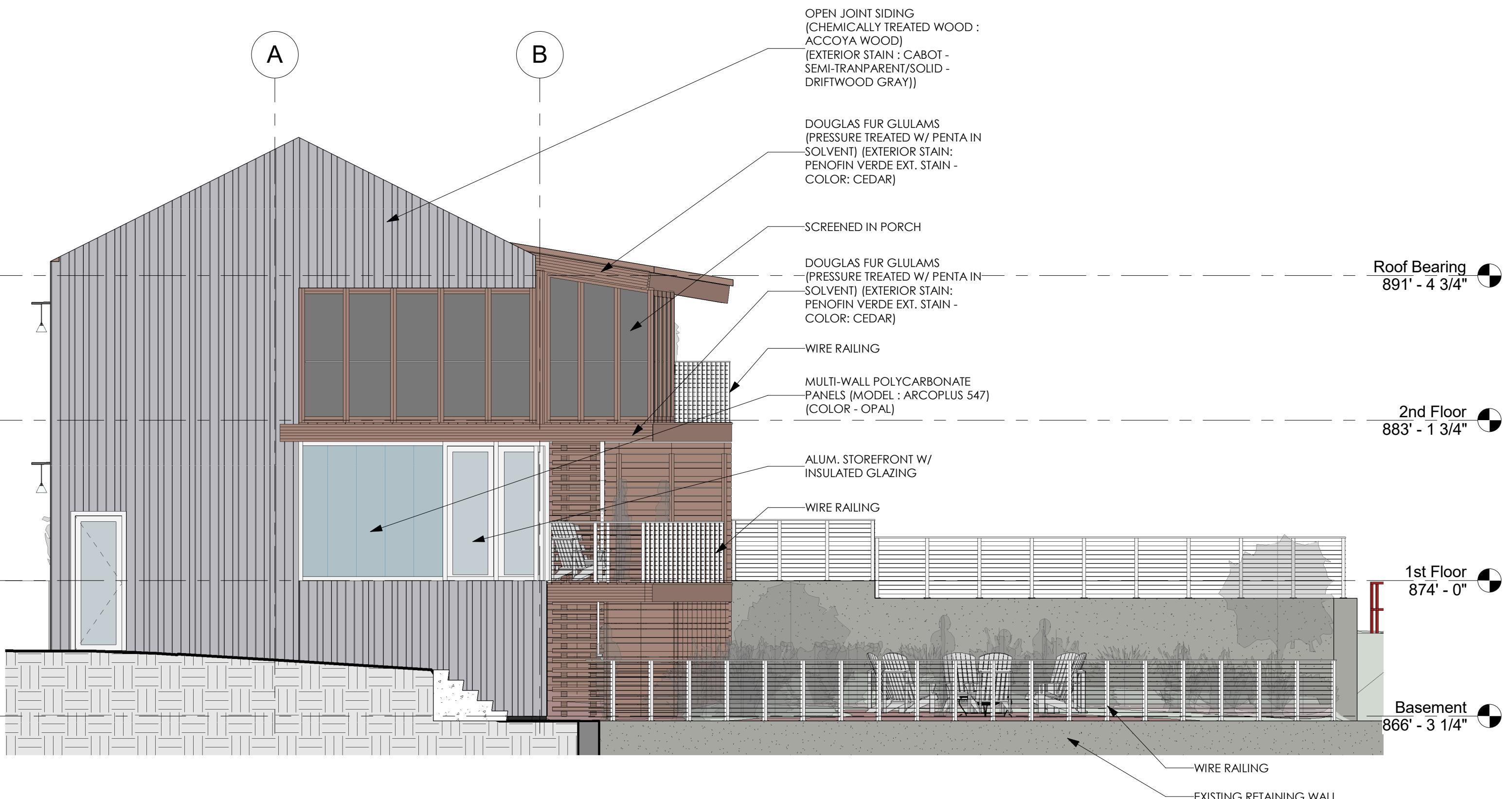


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SCALE 3/16" = 1'-0"



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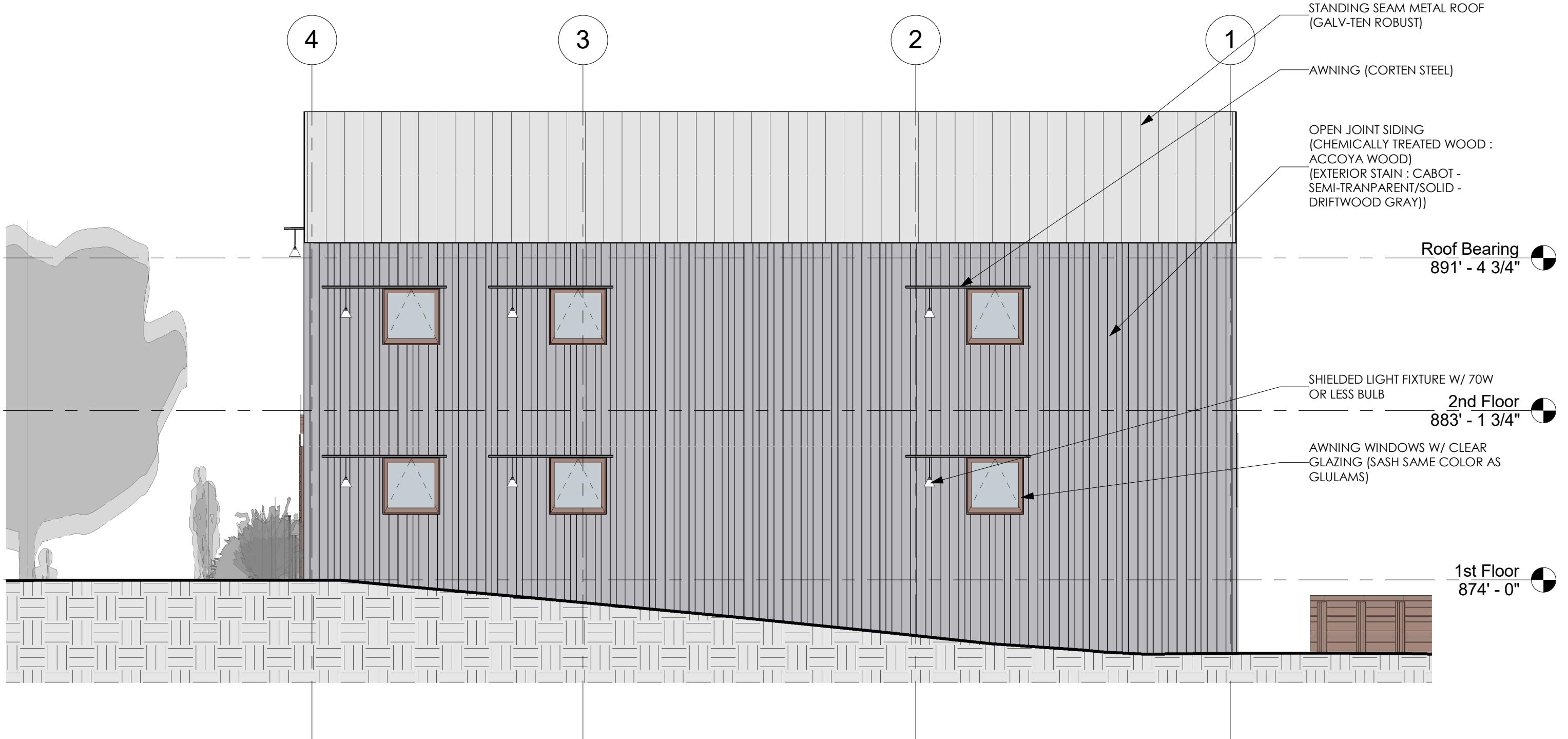
Fort Atkinson, WI 53538

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

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

A.203



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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



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
2016.11.21	Plan Commision - Material & Fence 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.252

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



Douglas Fur Glulams
Pressure Treated w/ Penta in Solvent
Exterior Stain (Penofin Verde Ext. Stain - Color: Cedar)*
*Stain to match stain at wood fence



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THE DOWNTOWNER - A VACATION RENTAL

640 West Main Street, Lake Geneva, WI 53147

Precedents for Exposed Glulam Structure

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

A.260



C
Chemically Treated Wood (Accoya Wood)
Exterior Stain (Cabot - Semi-Transparent/Solid - Driftwood Gray)



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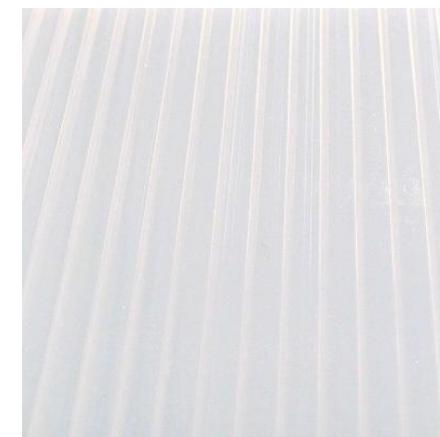
Fort Atkinson, WI 53538

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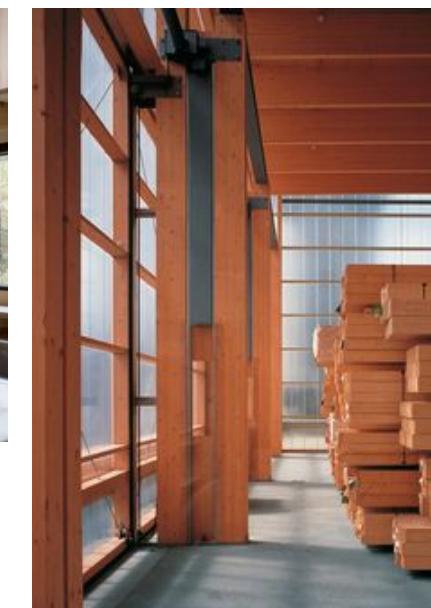
THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Precedents for Open Joint Vertical Wood Siding

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

A.261



Multi-Wall Polycarbonate Panels (GallinaUSA)
Model - Arcoplus 547
Color - Opal



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

Date	Description
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Standing Seam Metal Roof
(Western States Metal Roofing - Galv-Ten Robust)



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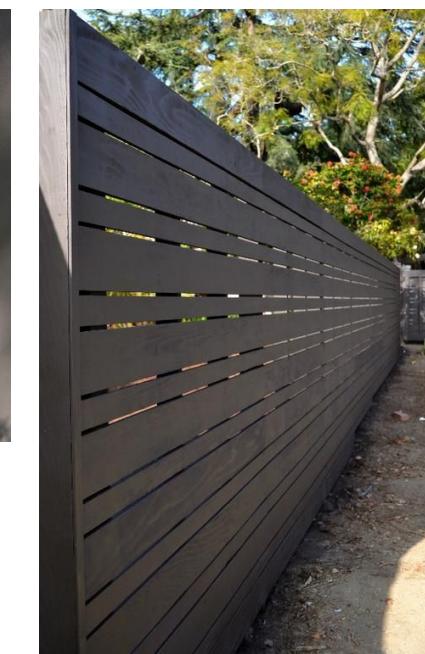
THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Precedents for Standing Seam Metal Roof

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

A.263



Thermally Modified Wood (Arbor Wood)
Exterior Stain (Penofin Verde Ext. Stain - Color: Cedar)



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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
2016.10.17	Application for Cond. Use & Site Plan Review
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Corten Steel
(Western States Metal Roofing - Rusted Roofing)



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

A.265

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

C

C



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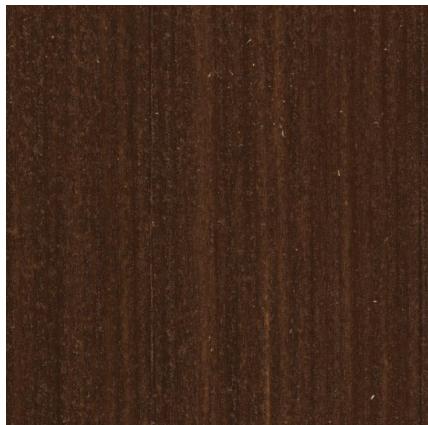
920.568.9870

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

Precedents for Illumination through Slated Wood Wall

A.266

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



Douglas Fur Glulams
Pressure Treated w/ Penta in Solvent
Exterior Stain (Penofin Verde Ext. Stain - Color: Cedar)*
*Stain to match stain at wood fence



Chemically Treated Wood (Accoya Wood)
Exterior Stain (Cabot - Semi-Transparent/Solid - Driftwood Gray)



Thermally Modified Wood (Arbor Wood)
Exterior Stain (Penofin Verde Ext. Stain - Color: Cedar)



Multi-Wall Polycarbonate Panels (GallinaUSA)
Model - Arcoplus 547
Color - Opal



Standing Seam Metal Roof
(Western States Metal Roofing - Galv-Ten Robust)



Corten Steel
(Western States Metal Roofing - Rusted Roofing)



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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
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