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920.568.9870

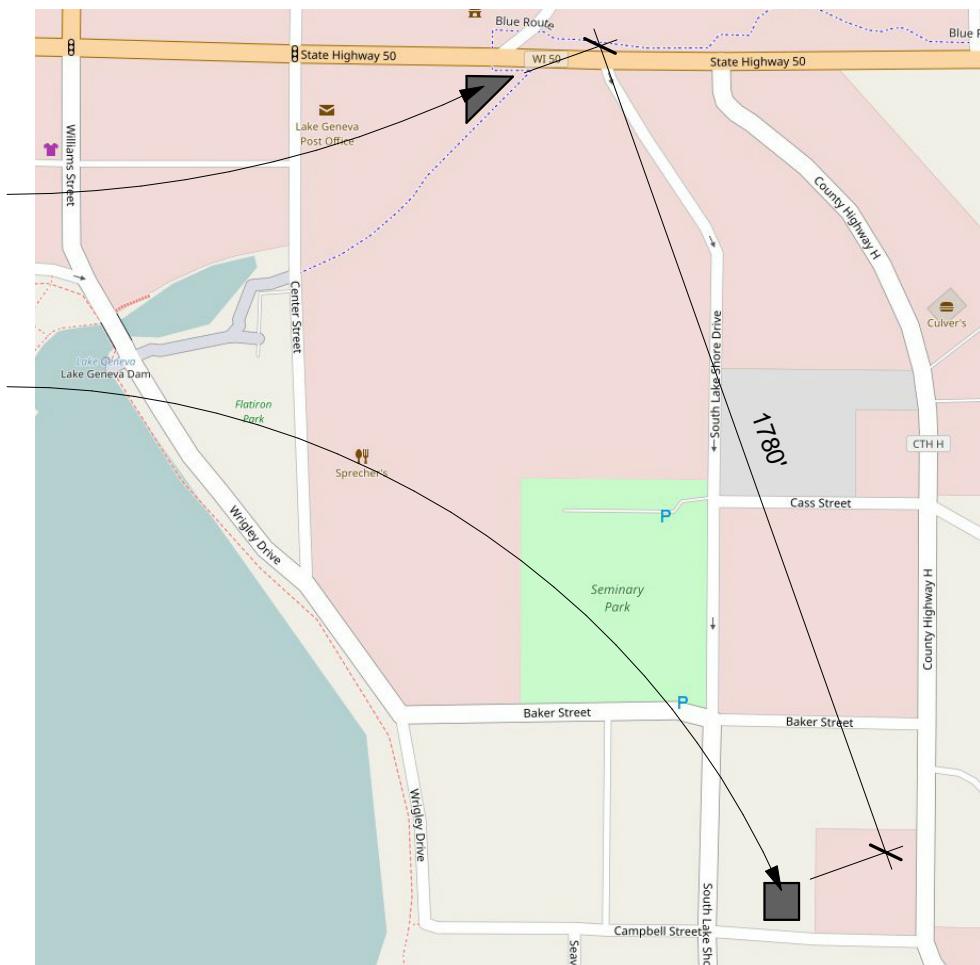
## THE DOWNTOWNER - A VACATION RENTAL 640 West Main Street, Lake Geneva, WI 53147 Map of the Proposed Conditional Use

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

A.000

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

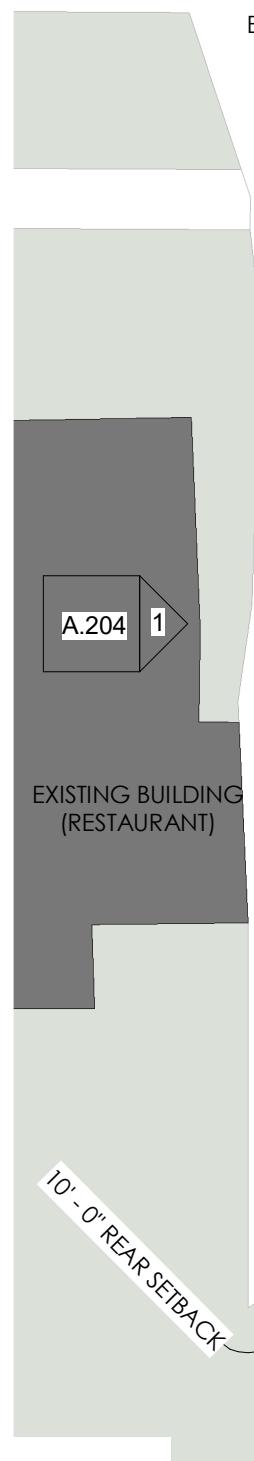
(3) OFF-SITE PARKING STALLS  
429 S LAKE SHORE DR, LAKE  
GENEVA, WI 53147



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

### ZONING DISTRICTS

- CENTRAL BUSINESS
- PLANNED DEVELOPMENT
- GENERAL BUSINESS



MAIN STREET

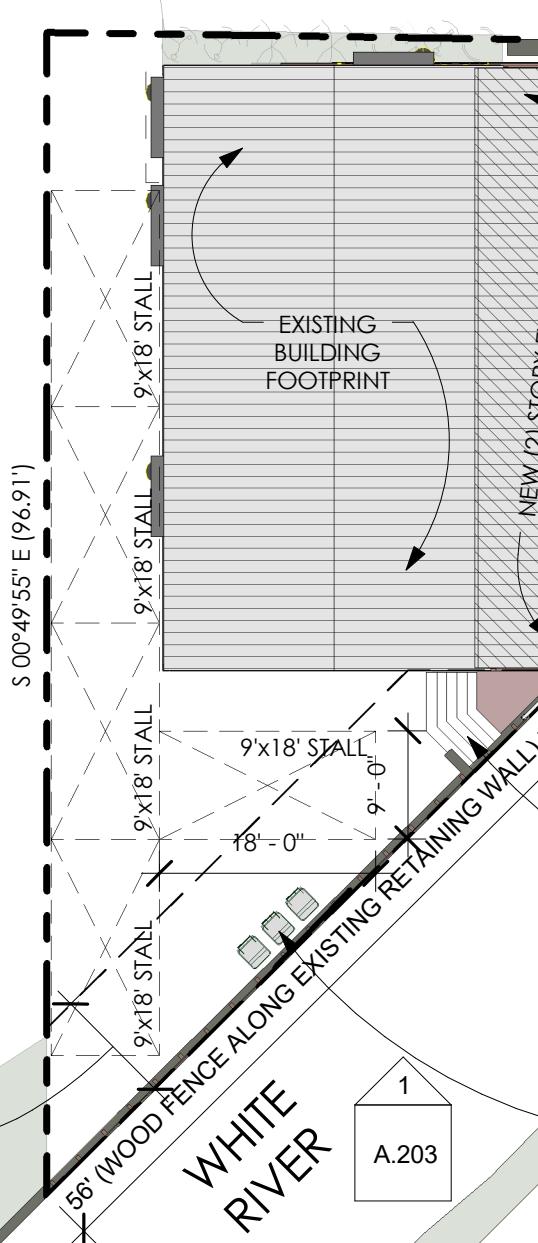
EXISTING APPROCH  
& DRIVEWAY

A.201  
1

EXISTING STREET  
LIGHT  
EXISTING TREES

S 00°49'55" E (96.91')

C



A.203  
1

A

TRASH RECEPTACLE (S)

C

THE DOWNTOWNER - A VACATION RENTAL  
640 West Main Street, Lake Geneva, WI 53147  
Site Plan  
A.001

- 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.



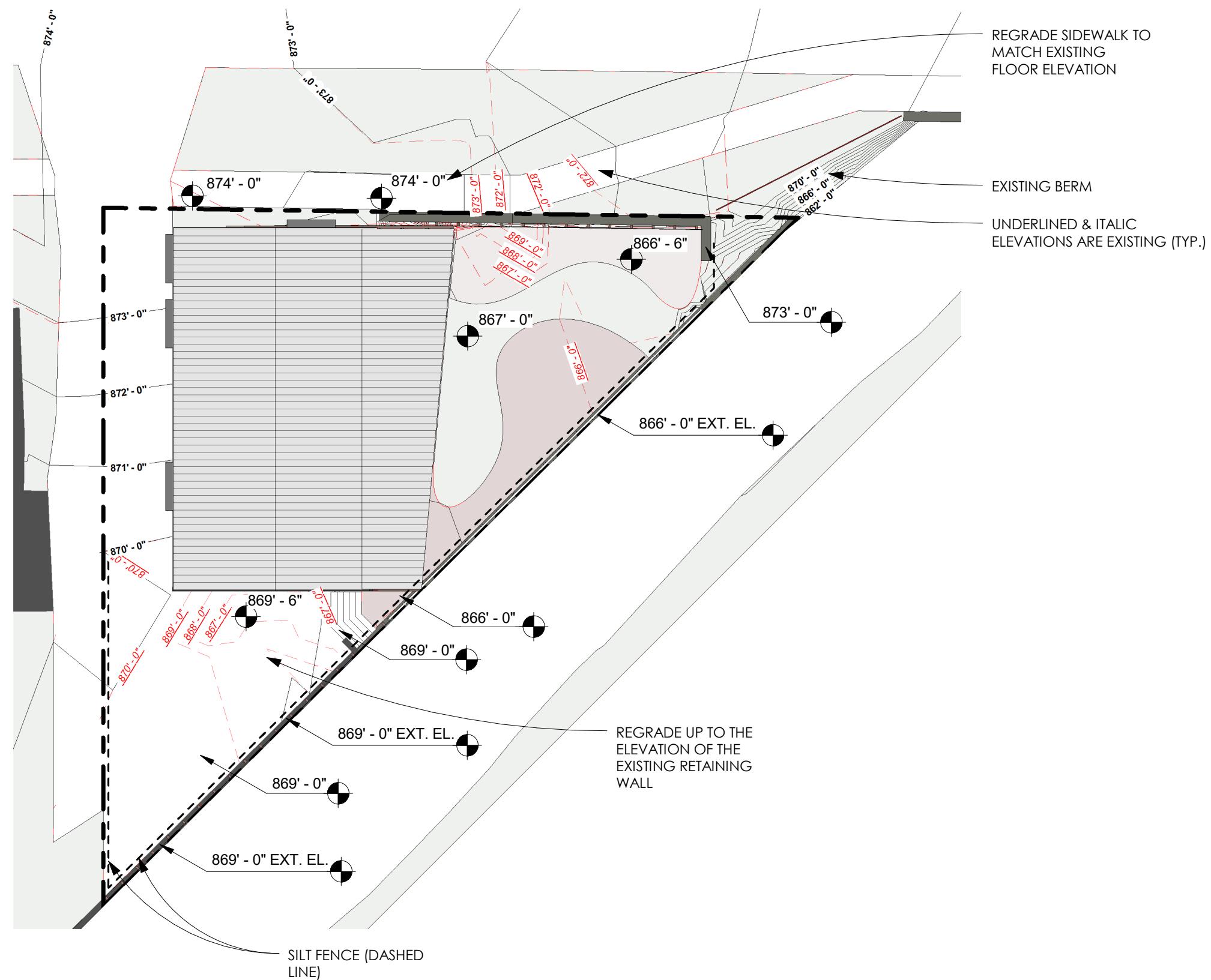
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SCALE 1/16" = 1'-0"



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

Date	Description
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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

A

A



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WHITE  
RIVER

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

Date	Description
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A.003

DOOR @ INTERMEDIATE  
LANDING TO BASEMENT

1

11' - 11"

2

8' - 5"

3

11' - 11"

4

TWIN

KING

CLOS.

KING

UP

W/D

IRON  
BD.

KING

CLOS.

QUEEN

KING

CLOS.

4' - 4"

5' - 8"

DN

8' - 5"

10' - 11"

4' - 8"

18' - 0"

14' 11"

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

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



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3

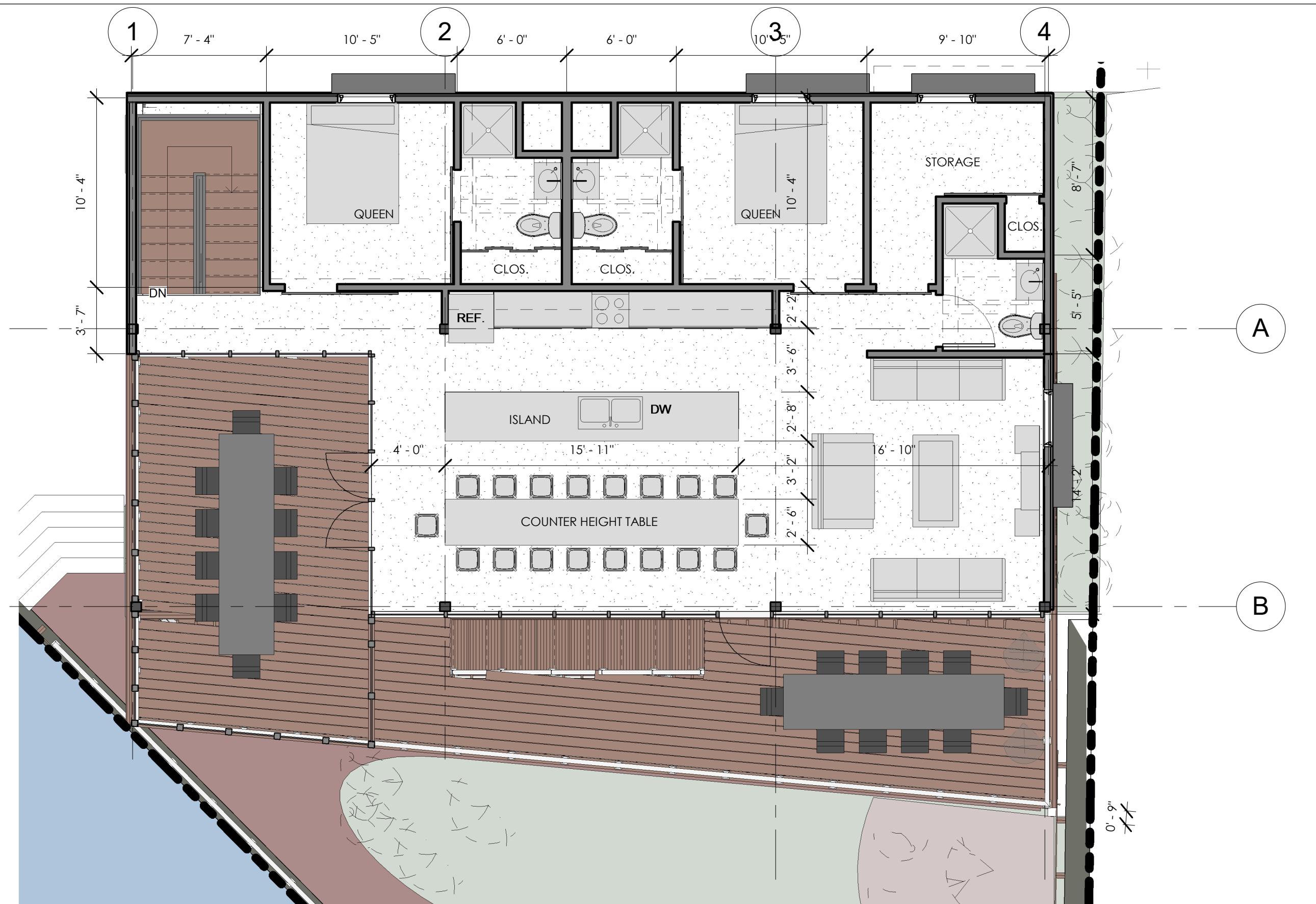
2

A

B

1

SCALE 3/16" = 1'-0"



openingdesign

Architect

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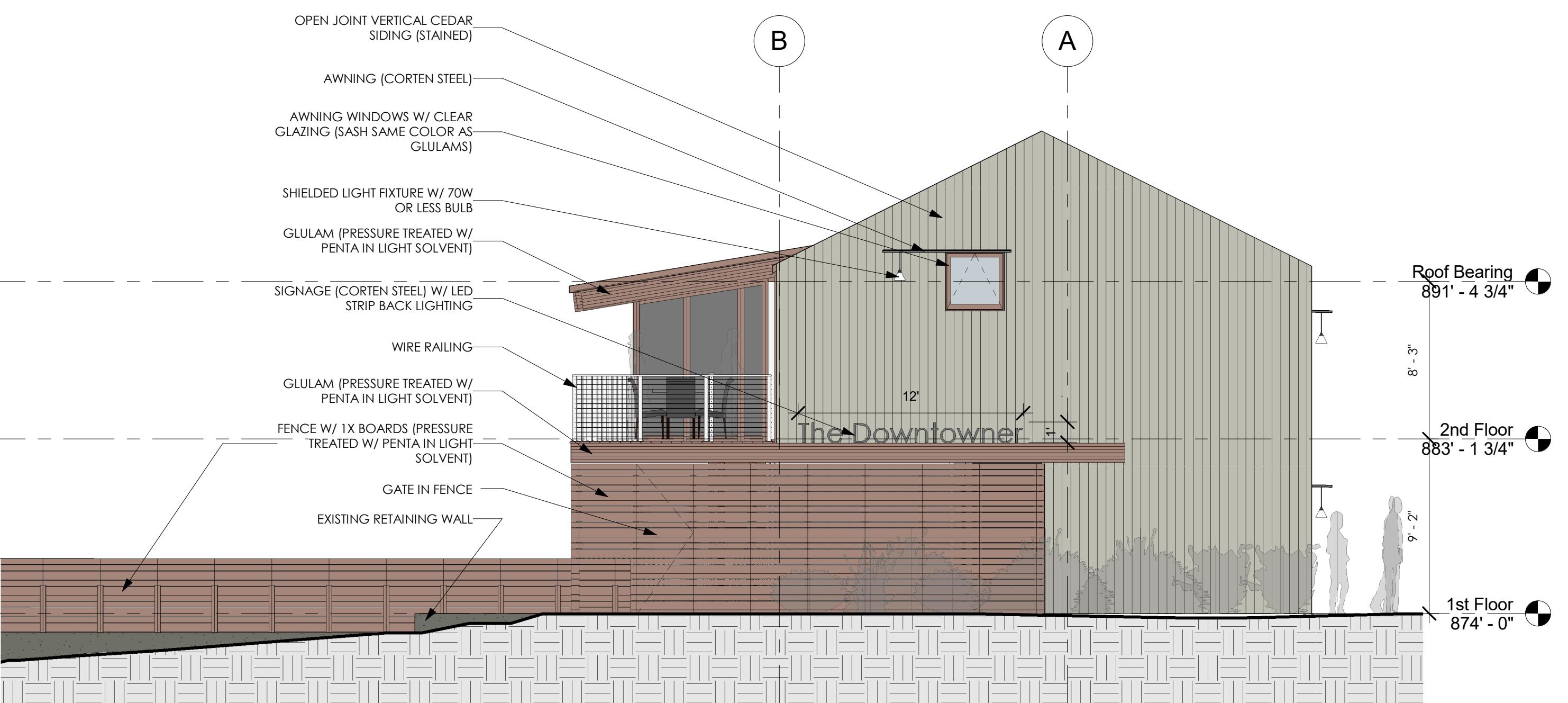
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**THE DOWNTOWNER - A VACATION RENTAL**  
**640 West Main Street, Lake Geneva, WI 53147**  
**Option 1 - 2nd Floor**

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A.102

SCALE 3/16" = 1'-0"



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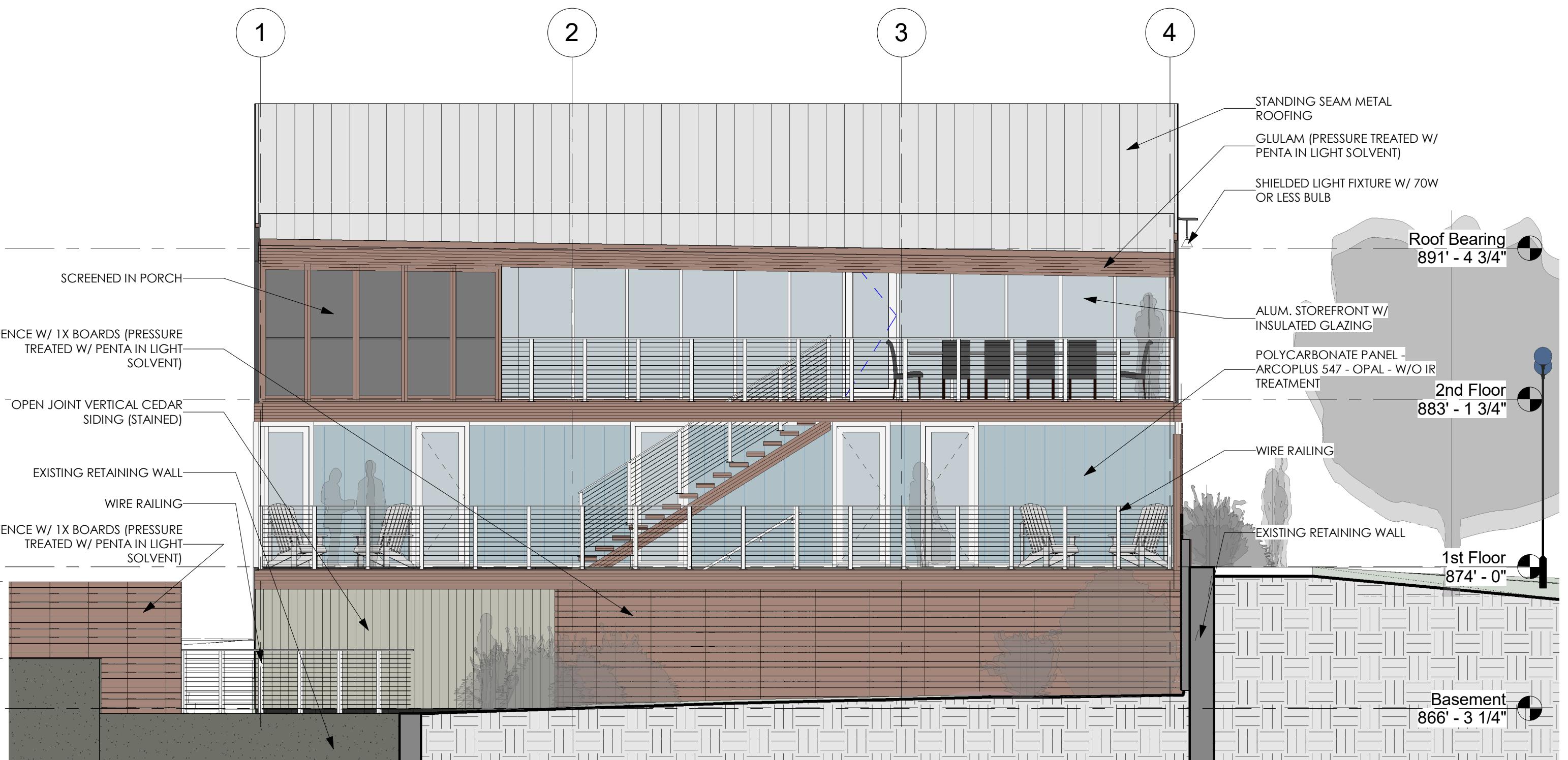
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THE DOWNTOWNER - A VACATION RENTAL  
640 West Main Street, Lake Geneva, WI 53147  
Exterior Elevation - North

Date	Description
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A.201



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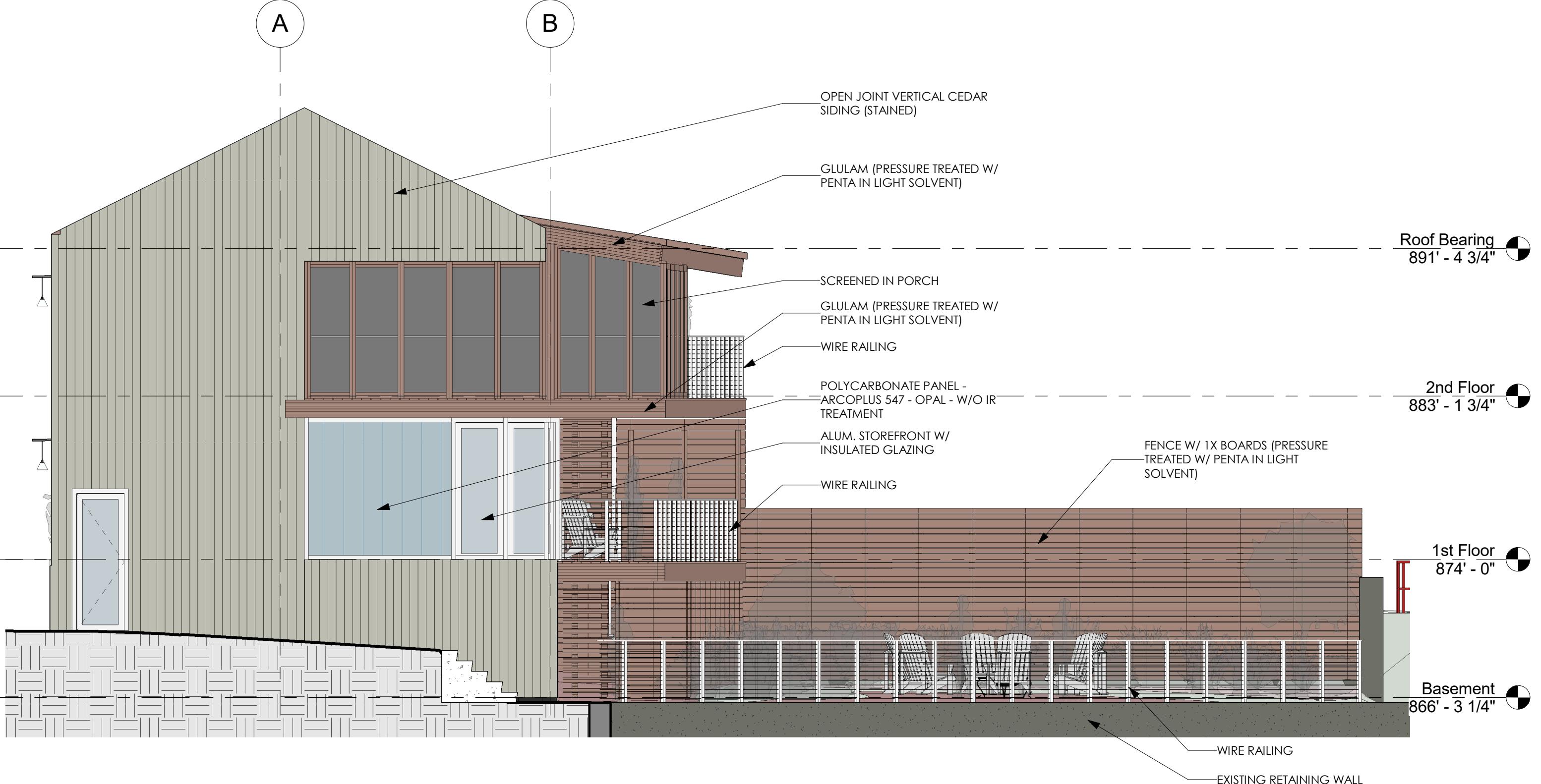
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THE DOWNTOWNER - A VACATION RENTAL  
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Exterior Elevation - East

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A.202

SCALE 3/16" = 1'-0"



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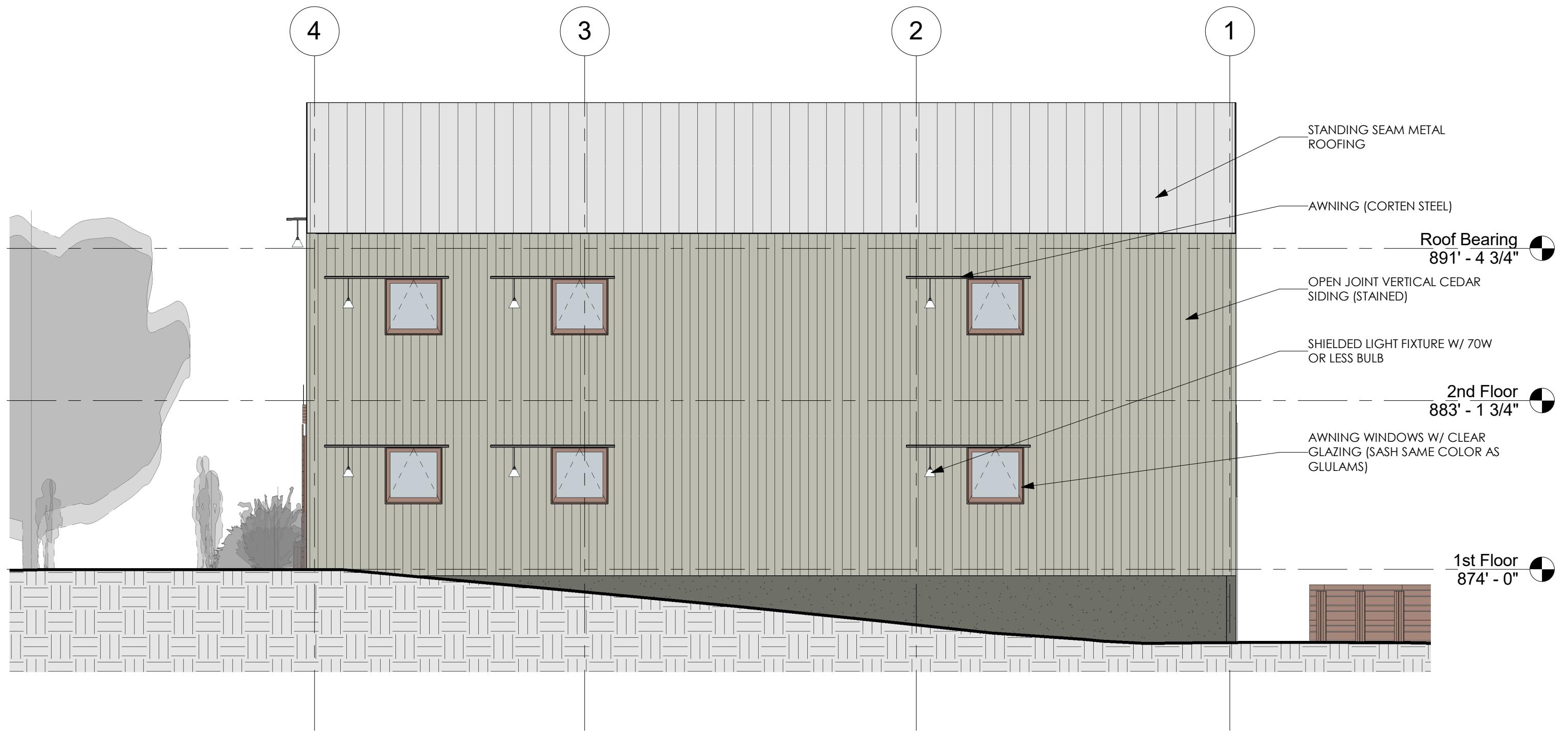
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THE DOWNTOWNER - A VACATION RENTAL  
 640 West Main Street, Lake Geneva, WI 53147  
 Exterior Elevation - South  
 A.203

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



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

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

-2

2

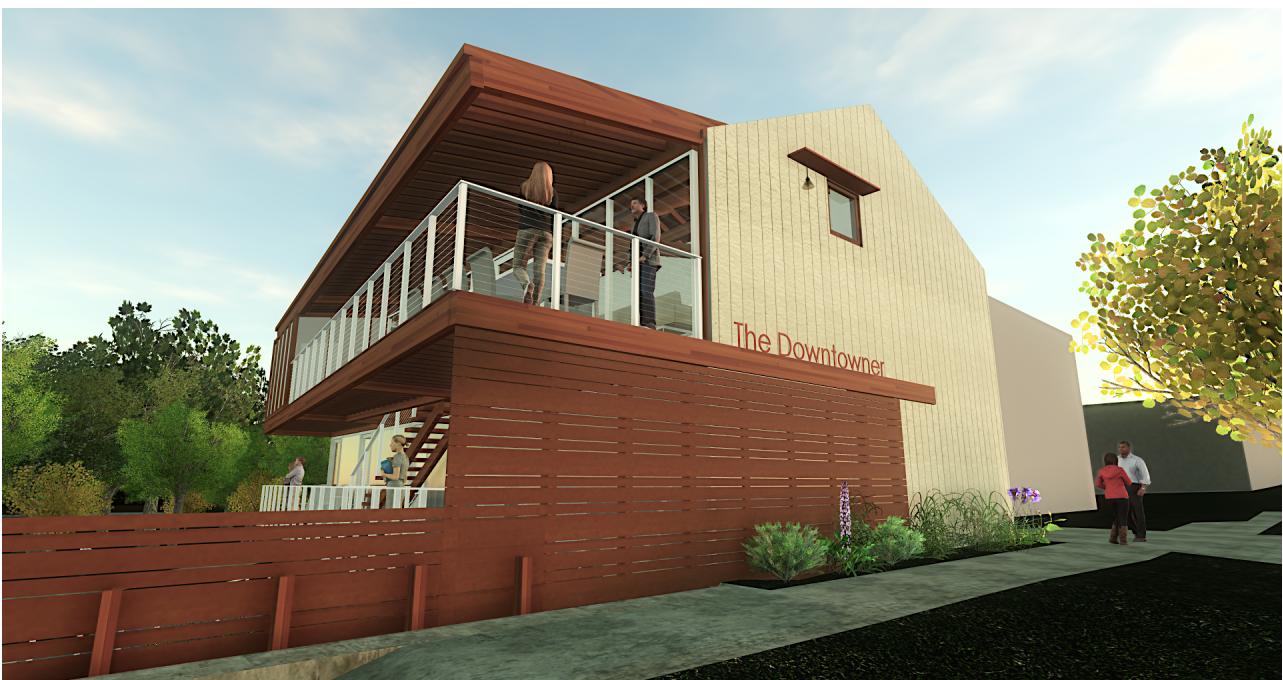
AIF 3/16" ≡ 1'-0"



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



2B From Parking Lot Looking NorthEast



3A From Garden Terrace Looking West



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



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Exterior Renderings - 1/2

Date	Description
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A.251



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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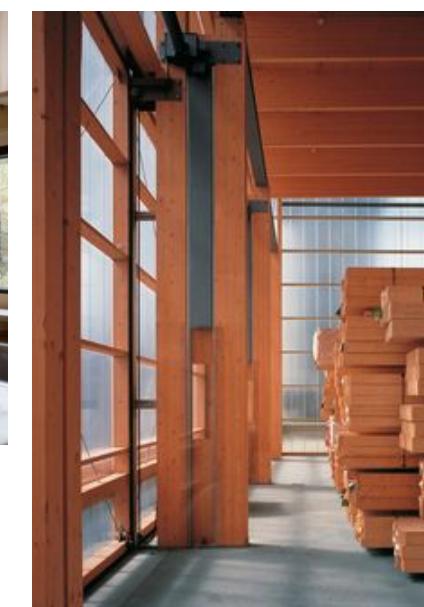
Fort Atkinson, WI 53538

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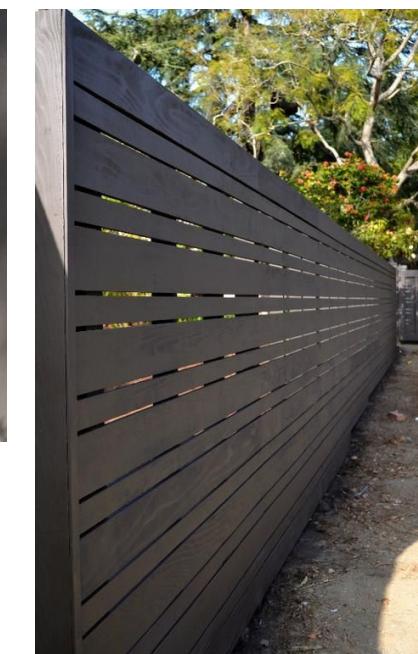
**THE DOWNTOWNER - A VACATION RENTAL**  
**640 West Main Street, Lake Geneva, WI 53147**  
**Precedents for Standing Seam Metal Roof**

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



B

B



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**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

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
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