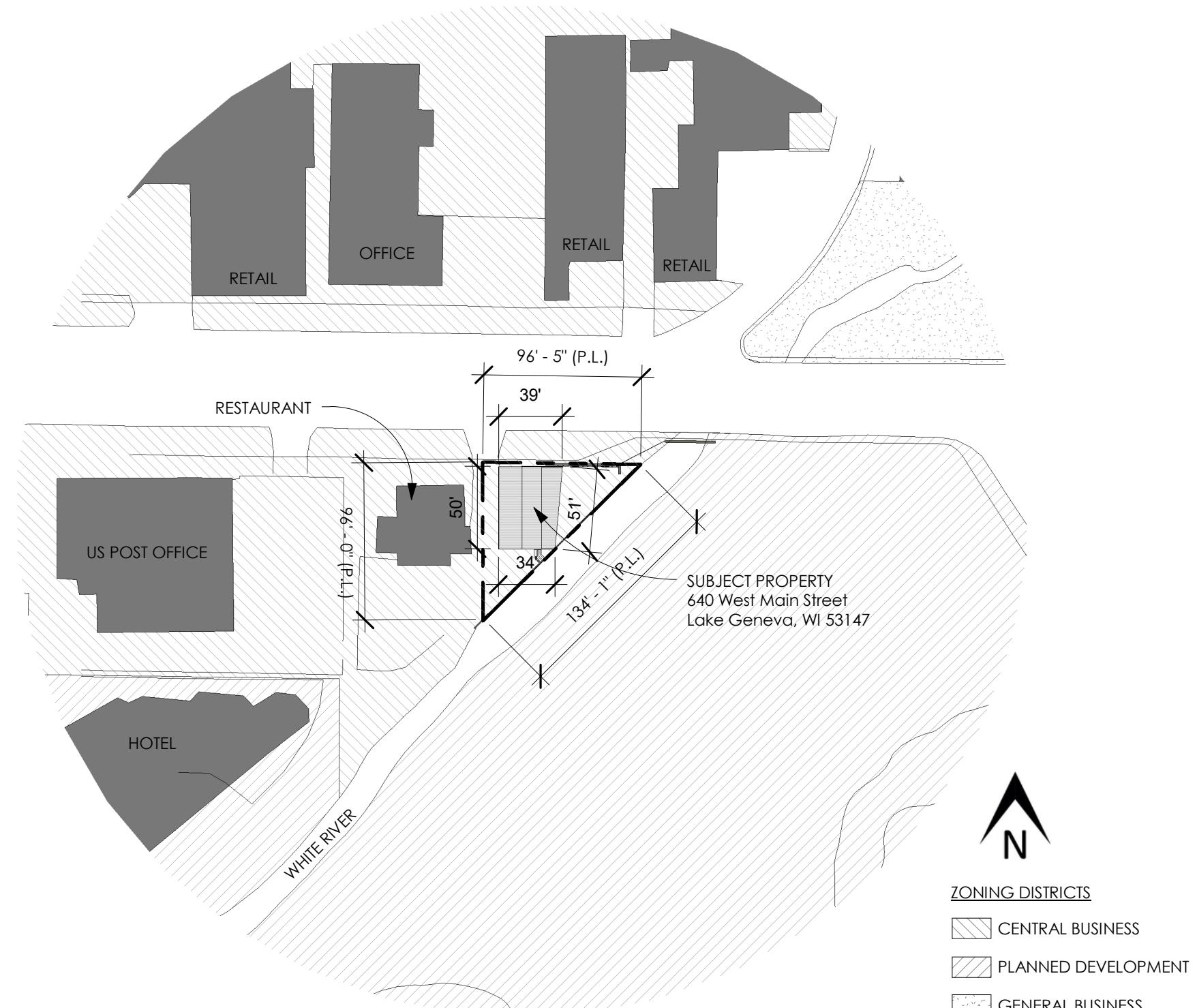


C

C



① Location Map (300 ft Radius)
1" = 80'-0"



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

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

The site plan shows a large grey rectangular area representing the 'EXISTING BUILDING (RESTAURANT) A.204'. To the right of this building, there is a small white rectangular box containing the text 'A.204' and the number '1' in a triangle. The background of the site plan is light grey, and the overall shape of the plot is irregular.

EXISTING APPROACH & DRIVEWAY

A.20

- EXISTING STREET LIGHT
- △ EXISTING TREES

This architectural site plan illustrates the layout of a building footprint and surrounding infrastructure. The building footprint is labeled "EXISTING BUILDING FOOTPRINT" and "NEW (2 STORY EXTERIOR DECK)". To the left of the building, there are four "9'x18' STALL" areas arranged in a staggered pattern. A curved arrow indicates a path or driveway leading towards the building. Below the building footprint, a "56' (WOOD FENCE ALONG EXISTING RETAINING WALL)" is shown, with dimensions of "18'-0"" and "9'-0" indicated. A diagonal line labeled "WHITE RIVER" runs through the site. On the right side, a shaded area contains several trash receptacles, with one specifically labeled "TRASH RECEPTACLES". A north arrow is present in the top right corner. A small rectangular box in the bottom center contains the text "A.203" and the number "1".

GLE (S)

(10ft
(Of)

SEATING AREA W/

COMPACTED
CRUSHED GRA

LOCATION OF REAR
(10ft) AND SIDE YARD
(6ft) TRANSITION

NEW CONCRETE
STAIRS

640 West

1

LAKE GENEVA - VACATION RENTAL

Main Street, Lake Geneva, WI 53147

IN RENTA
WI 5314
Site Plat
A 00

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



- **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 EXPECTED**

 opening design

EYE LLC

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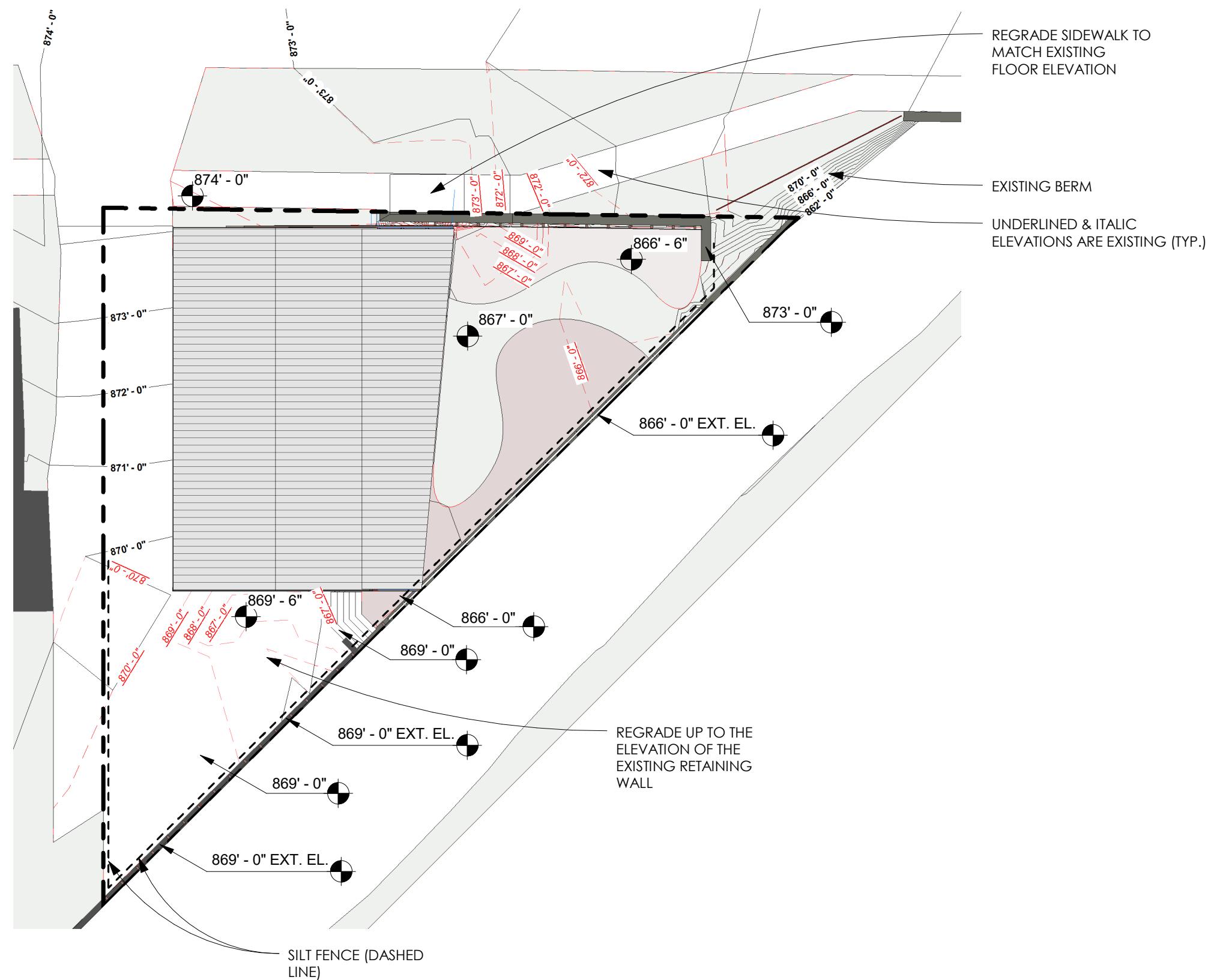
Developer
43 S Water St F
Atkinson, WI 53505
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Date	Description
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3

2

SCALE 1/16" = 1'-0"



FYF, LLC.

Architect	Developer
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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

C

C

B

B

A

A



FYF, LLC.

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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



openingdesign

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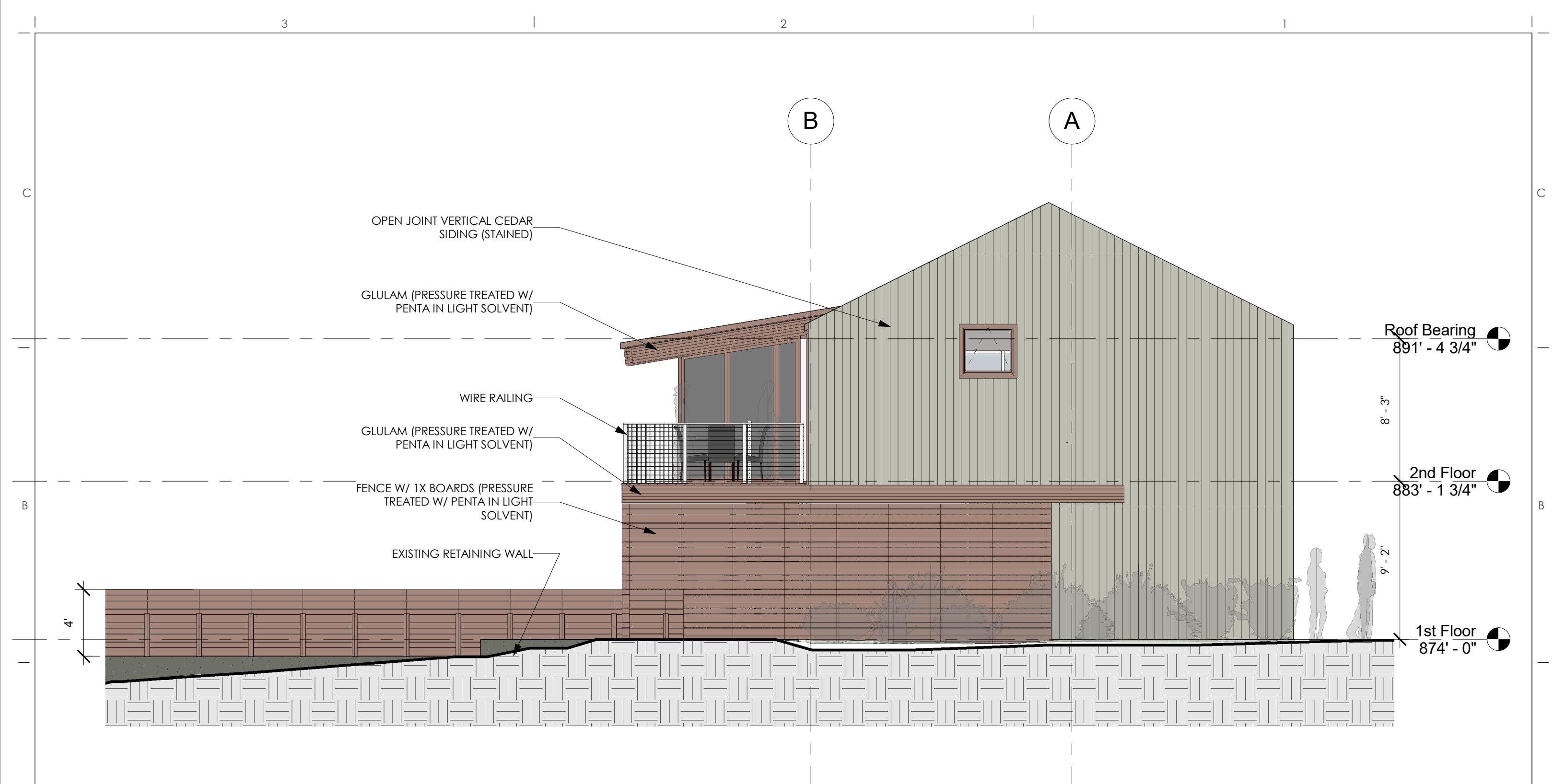
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LAKE GENEVA - VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Exterior Elevation - North
A.201

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





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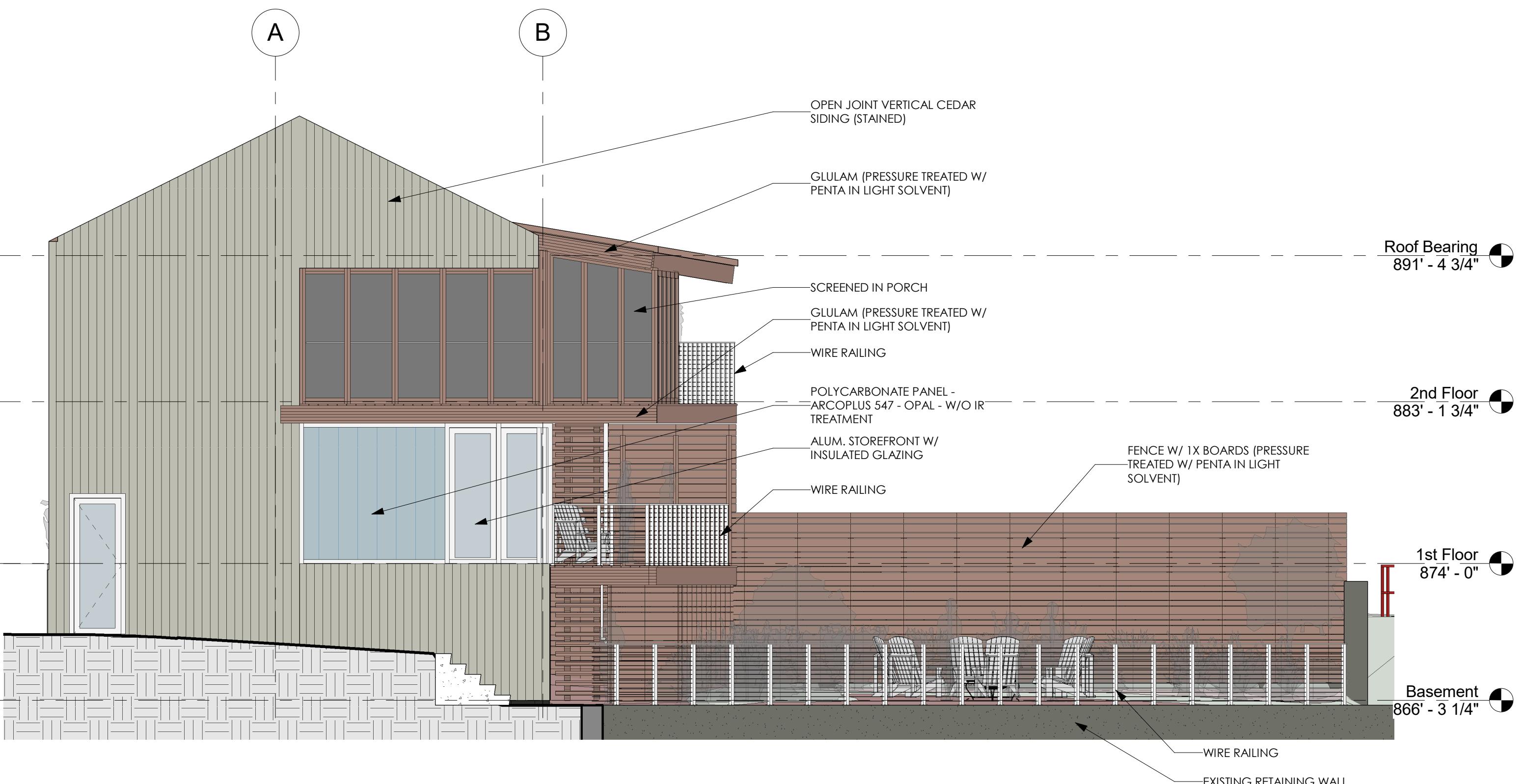
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LAKE GENEVA - VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Exterior Elevation - East

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

A.202

SCALE 3/16" = 1'-0"



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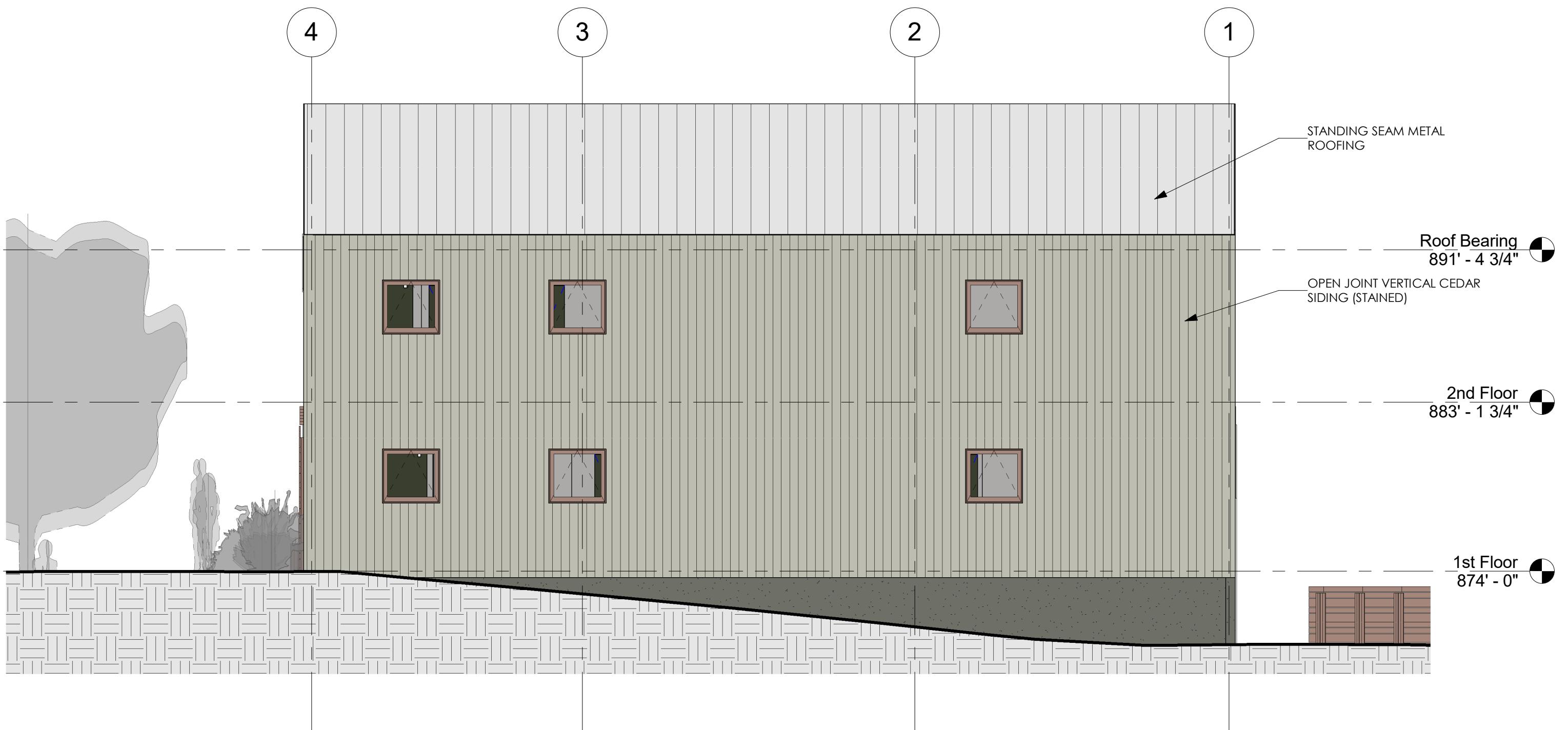
Fort Atkinson, WI 53538

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LAKE GENEVA - 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

A.203



FYF, LLC.

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Developer

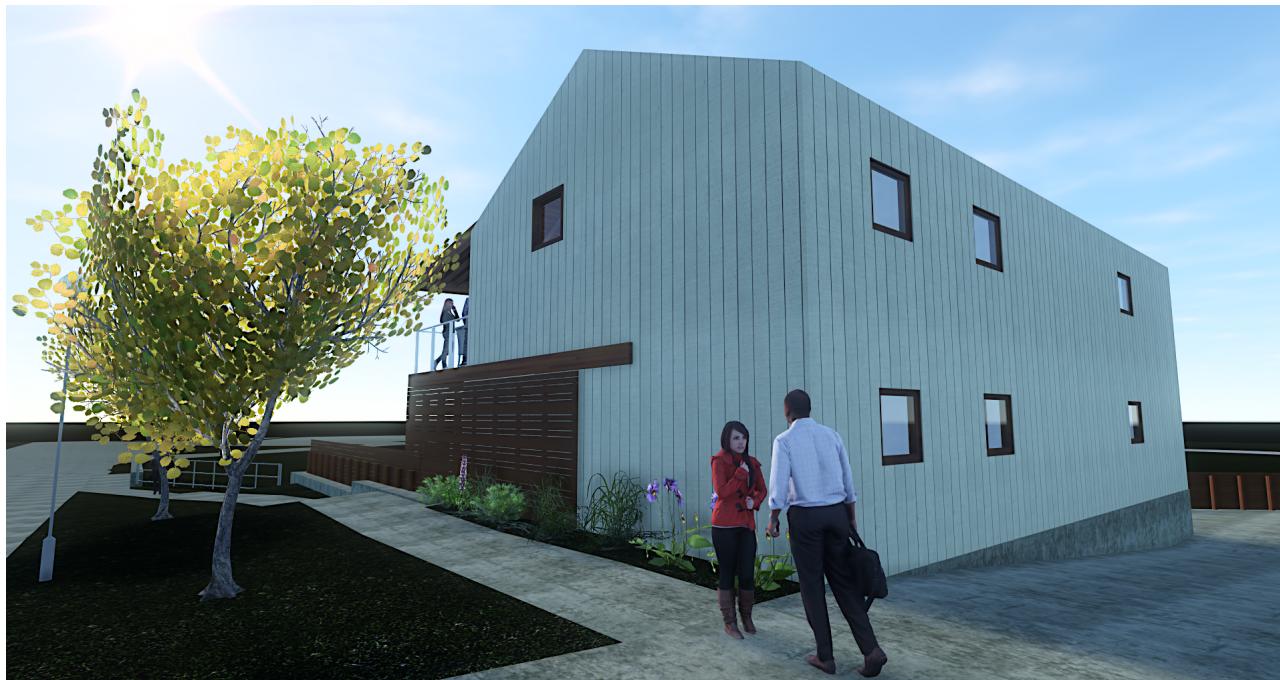
43 S Water St F

Fort Atkinson, WI 53538

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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"



FYF, LLC.

Architect

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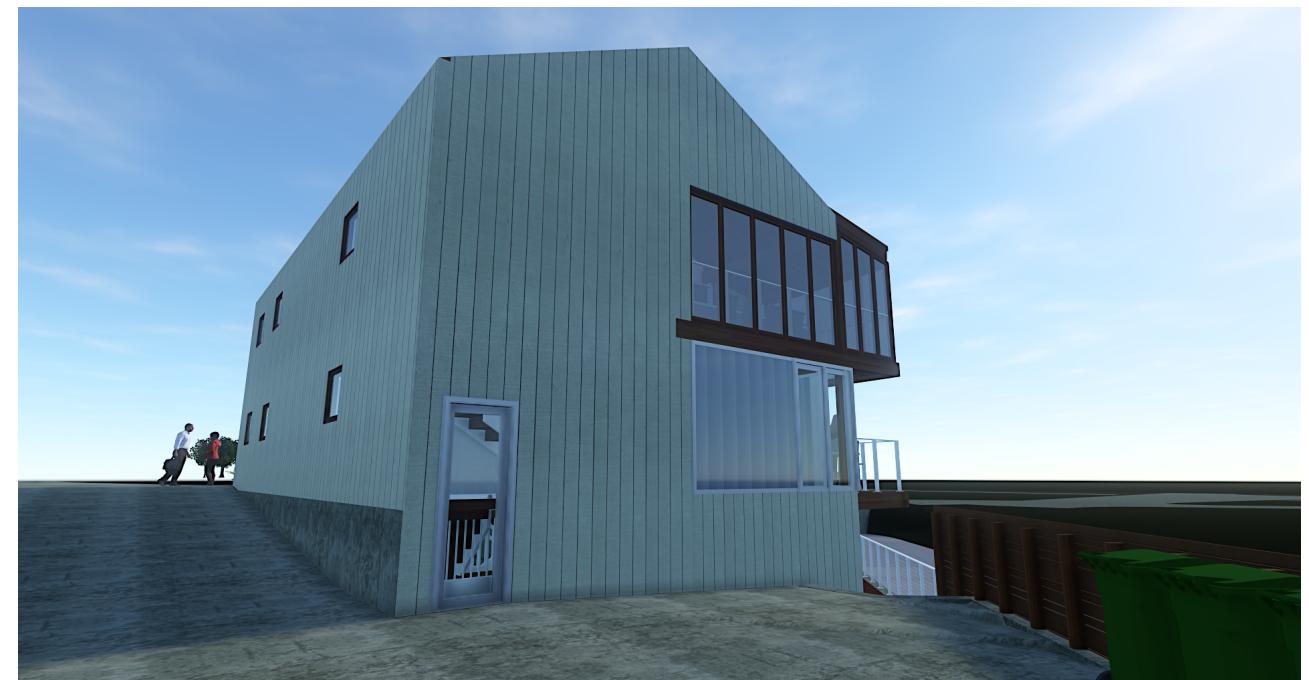
LAKE GENEVA - VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Exterior Renderings - 1/2

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

A.251



3B 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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LAKE GENEVA - VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Exterior Renderings - 2/2
A.252

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