

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: PRESENTATION/DISCUSSION RE: DEVELOPMENT CONCEPT BY BAYLAND BUILDINGS LLC. FOR 2222 RIVERSIDE DRIVE

Date: 24 September 2021

Bayland Buildings is representing the property owners of 2222 Riverside Drive. The property owners have razed the main building (former Mariner Motel), with the aim of redeveloping the property into a mid-rise residential condominium development. The development proposal includes seven stories of residential condominium units, two stories of covered parking, rooftop deck/garden space, and proposed boat slips. A public pedestrian connection to the Fox River Trail from Riverside Drive is being proposed.

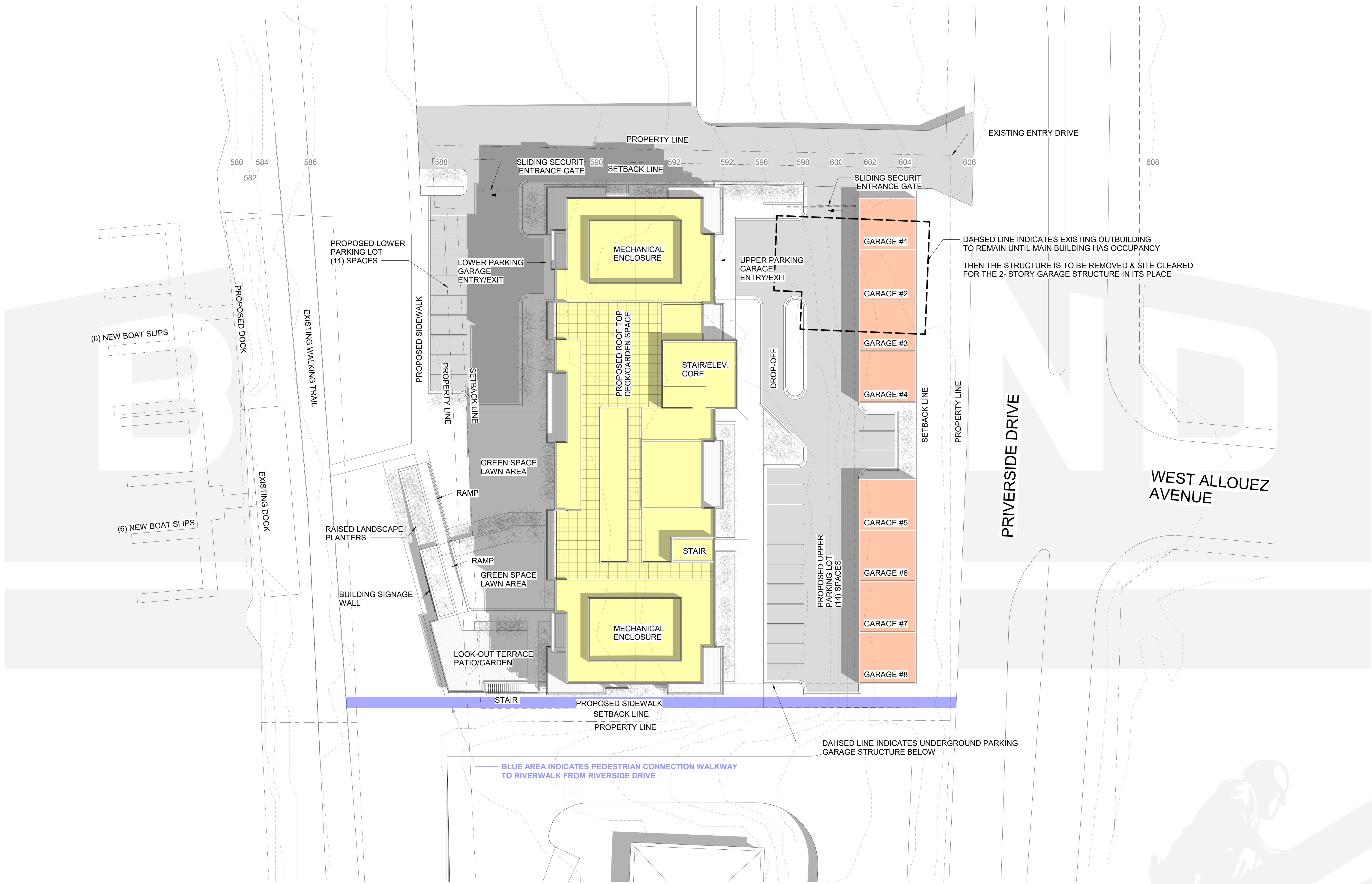
Bayland Buildings has requested to present the conceptual development of the site to the Plan Commission. Architectural and engineering details are not finalized and staff has not provided a formal review. The goal of the presentation is to provide context to the Plan Commission and the public for the proposed zoning amendment later on this agenda. More information will be provided for formal Site Plan and Design Review submittal and a neighborhood meeting.

Representatives of the project plan on attending the meeting to speak about the project and answer any questions.

Plan Commission is asked to review the concept and ask the developer questions about the proposal. No action is requested at this time.

Current Site (Motel building portion has been razed)





PROPOSED BUILDING FOR:

20-1611

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY



NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
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COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 20-1611

PROJECT EXECUTIVE: *

DRAWN BY: DBV

DATE: 09/22/2021

REVISIONS:

ISSUED FOR: CHECKED DATE:

PRELIMINARY BY:

BID SET

DESIGN REVIEW

CHECKSET

CONSTRUCTION

SITE PLAN

C1.0



1/C1.0 SCALE = 1" = 20'-0"

SITE PLAN



3 /A2.0 SCALE = 1/16" = 1'-0"
NORTH ELEVATION

1 /A2.0 SCALE = 1/16" = 1'-0"
WEST ELEVATION



2 /A2.0 SCALE = 1/16" = 1'-0"
EAST ELEVATION

4 /A2.0 SCALE = 1/16" = 1'-0"
SOUTH ELEVATION

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DATE: 05/24/2021

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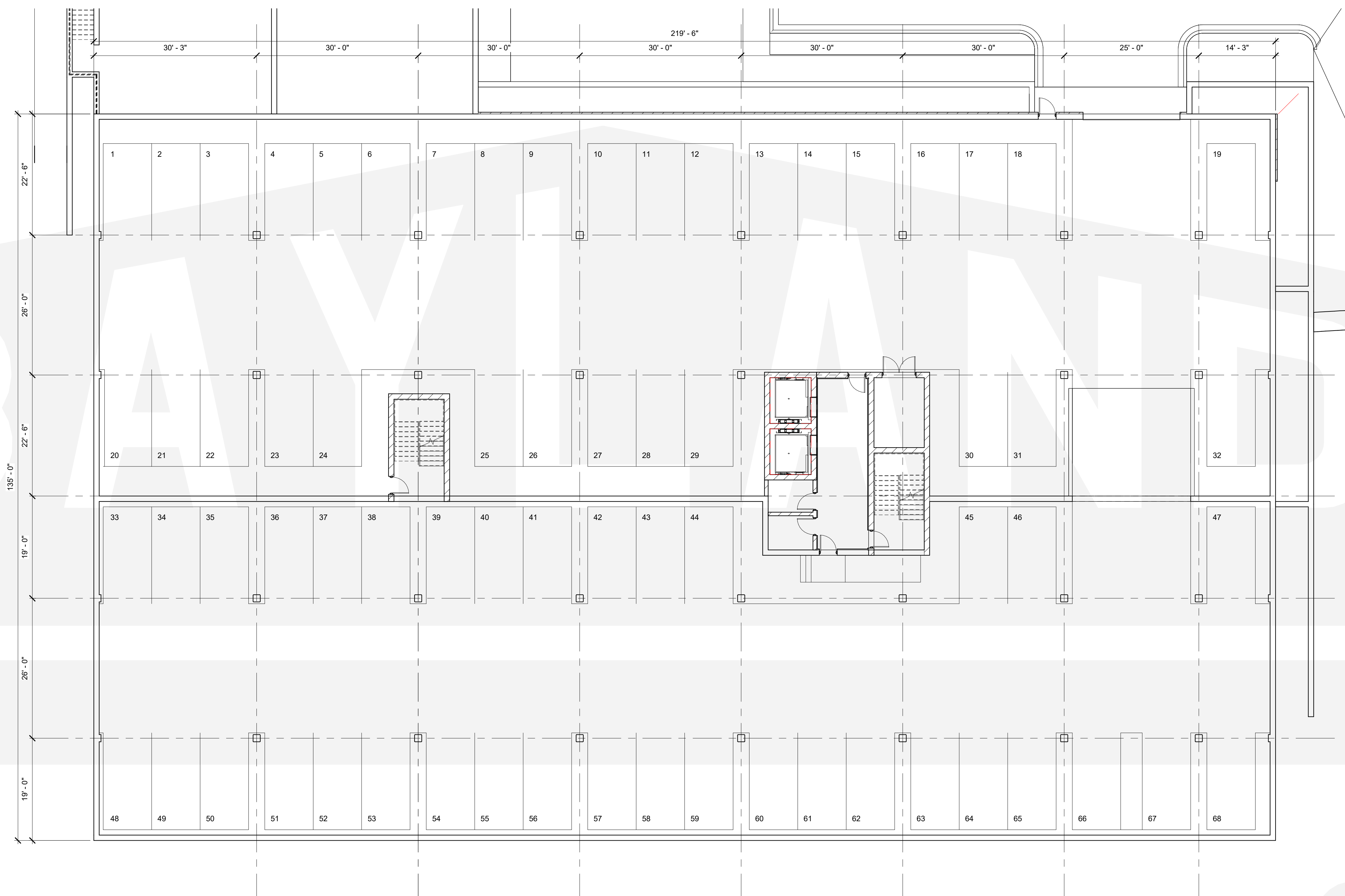
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EXTERIOR ELEVATIONS

A2.0



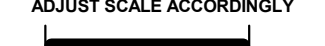
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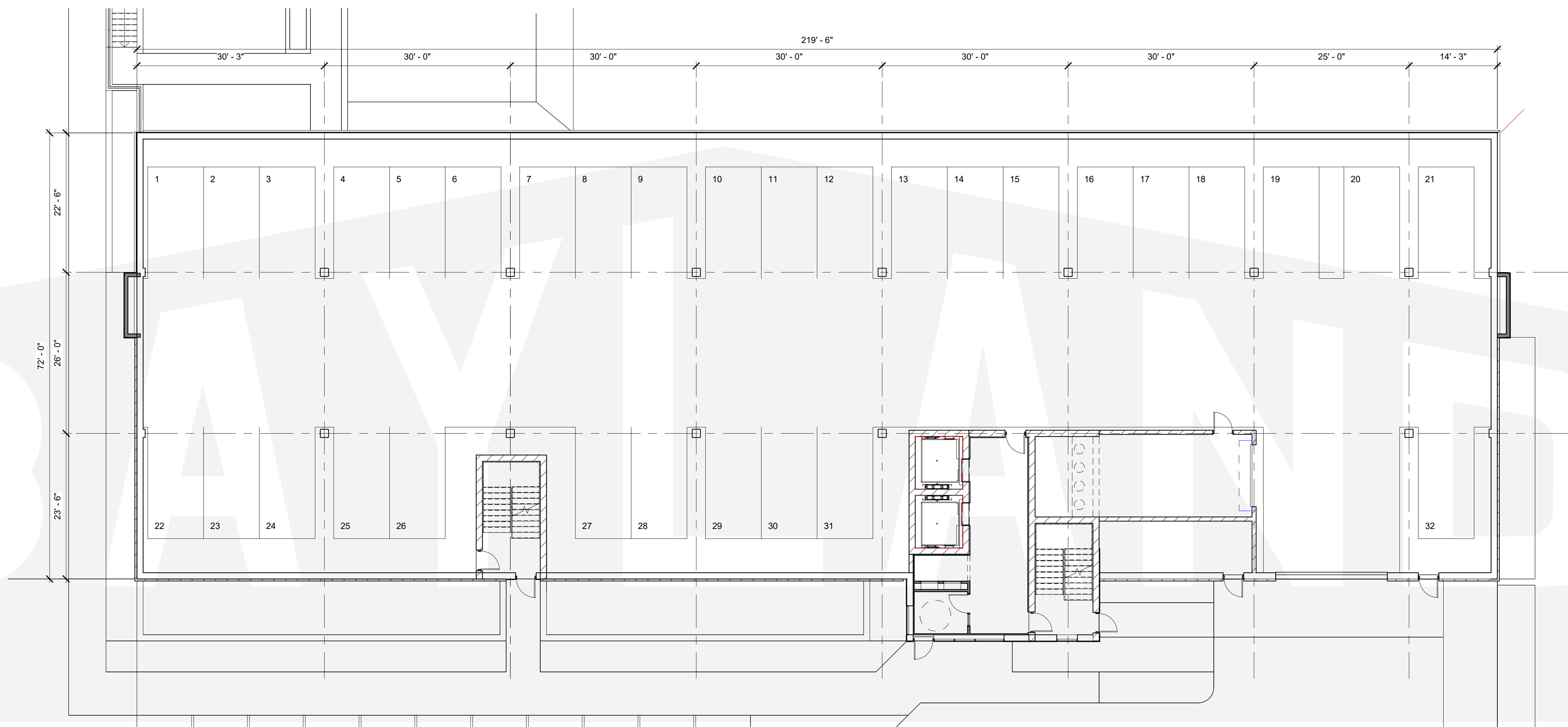
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FLOOR PLAN - LEVEL 001

A1.0





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FLOOR PLAN - LEVEL 002

A1.1





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DATE: 05/24/2021

REVISIONS:

PROJECT STATISTICS / UNIT MATRIX												
LEVEL	UNIT TYPE										# / FLR	
	1 BED 1 BATH	1 BED + DEN 1 BATH	1 BED 1 BATH	2 BED 2 BATH	2 BED 2 BATH	2 BED 1.5 BATH	2 BED 1 BATH	3 BED 2.5 BATH	3 BED 2.5 BATH	3 BED (2-STORY UNIT) 3 BATH		
	1A	1B	1C	2A	2B	2C	2D	3A	3B	3C		
3	1			1	1	1		2	1		7	
4	1	1		1	1	1		2	1		8	
5	1	1		1	1	1		2	1		8	
6	1	1		1	1	1		2	1		8	
7	1	1		1	1	1		2	1		8	
8	1		1				1	2	1	2	8	
9	1		1				1	2	1		6	
SUB-TOTAL	4	7	2	5	5	5	2	14	7	2	53	
% by UNIT TYPE	8%	13%	4%	9%	9%	9%	4%	26%	13%	4%		
TOTAL	13			17				23				
% BY BEDROOM #	25%			32%				43%				
% HC												
PARKING	PARKING LEVEL 001 - 68 TOTAL STALLS					PARKING STALLS/ PRE UNIT RATIO = 1.87%						
	PARKING LEVEL 002 - 32 TOTAL STALLS											

	UNIT AREA									
	1 BED 1 BATH	1 BED + DEN 1 BATH	1 BED 1 BATH	2 BED 2 BATH	2 BED 2 BATH	2 BED 1.5 BATH	2 BED 1 BATH	3 BED 2.5 BATH	3 BED 2.5 BATH	3 BED (2-STORY UNIT) 3 BATH
	1A	1B	1C	2A	2B	2C	2D	3A	3B	3C
NET AREA (sq. ft.)	976	1,263	957	1,401	1,419	1,675	1,712	1,868	1,781	2,278
TYP. BALCONY AREA *	144	273	148	279	148	447	417	279	270	401

DEFINITIONS: NET AREA - DEFINED AS "PAINT-TO-PAINT". IT IS THE LIVING AREA OF THE UNIT MEASURED TO THE INSIDE FACE OF THE PERIMETER DRYWALL. TYPICAL BALCONY AREA* - MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALL, TO EDGE OF BALCONY / PATIO. THESE AREAS MAY VARY PER FLOOR, REFERENCE ARCHITECTURAL PLANS.

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FLOOR PLAN - LEVEL 003

A1.2





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LEVEL	UNIT TYPE										# / FLR
	1 BED 1 BATH	1 BED + DEN 1 BATH	1 BED 1 BATH	2 BED 2 BATH	2 BED 2 BATH	2 BED 1.5 BATH	2 BED 1 BATH	3 BED 2.5 BATH	3 BED 2.5 BATH	3 BED (2-STORY UNIT) 3 BATH	
	1A	1B	1C	2A	2B	2C	2D	3A	3B	3C	
3	1			1	1	1		2	1		7
4	1	1		1	1	1		2	1		8
5	1	1		1	1	1		2	1		8
6	1	1		1	1	1		2	1		8
7	1	1		1	1	1		2	1		8
8		1	1				1	2	1	2	8
9		1	1				1	2	1		6
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% by UNIT TYPE	8%	13%	4%	9%	9%	9%	4%	26%	13%	4%	
TOTAL	13										
% BY BEDROOM #	25%			32%				43%			
% HC											
PARKING	PARKING LEVEL 001 - 68 TOTAL STALLS					PARKING STALLS/ PRE UNIT RATIO = 1.87%					
	PARKING LEVEL 002 - 32 TOTAL STALLS										

	UNIT AREA									
	1 BED 1 BATH	1 BED + DEN 1 BATH	1 BED 1 BATH	2 BED 2 BATH	2 BED 2 BATH	2 BED 1.5 BATH	2 BED 1 BATH	3 BED 2.5 BATH	3 BED 2.5 BATH	3 BED (2-STORY UNIT) 3 BATH
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FLOOR PLAN - LEVEL 004

A1.3





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	1A	1B	1C	2A	2B	2C	2D	3A	3B	3C		
3	1			1	1	1		2	1		7	
4	1	1		1	1	1		2	1		8	
5	1	1		1	1	1		2	1		8	
6	1	1		1	1	1		2	1		8	
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8	1		1				1	2	1	2	8	
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TOTAL	13			17				23				
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% HC												
PARKING	PARKING LEVEL 001 - 68 TOTAL STALLS					PARKING STALLS/ PRE UNIT RATIO = 1.87%						
	PARKING LEVEL 002 - 32 TOTAL STALLS											

	UNIT AREA									
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FLOOR PLAN - LEVEL 005

A1.4





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FLOOR PLAN - LEVEL 006

A1.5





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FLOOR PLAN - LEVEL 007

A1.6





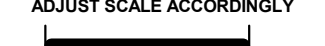
PROPOSED BUILDING FOR:

20-1611

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY



NOTICE OF COPYRIGHT
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COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 20-1611

PROJECT EXECUTIVE: *

DRAWN BY: DBV

DATE: 05/24/2021

REVISIONS:

PROJECT STATISTICS / UNIT MATRIX

LEVEL	UNIT TYPE										# / FLR
	1 BED 1 BATH	1 BED + DEN 1 BATH	1 BED 1 BATH	2 BED 2 BATH	2 BED 2 BATH	2 BED 1.5 BATH	2 BED 1 BATH	3 BED 2.5 BATH	3 BED 2.5 BATH	3 BED (2-STORY UNIT) 3 BATH	
	1A	1B	1C	2A	2B	2C	2D	3A	3B	3C	
3	1			1	1	1		2	1		7
4	1	1		1	1	1		2	1		8
5	1	1		1	1	1		2	1		8
6	1	1		1	1	1		2	1		8
7	1	1		1	1	1		2	1		8
8	1		1				1	2	1	2	8
9	1		1				1	2	1		6
SUB-TOTAL	4	7	2	5	5	5	2	14	7	2	53
% by UNIT TYPE	8%	13%	4%	9%	9%	9%	4%	26%	13%	4%	
TOTAL	13										
% BY BEDROOM #	25%			32%				43%			
% HC											
PARKING	PARKING LEVEL 001 - 68 TOTAL STALLS					PARKING STALLS/ PRE UNIT RATIO = 1.87%					
	PARKING LEVEL 002 - 32 TOTAL STALLS										

	UNIT AREA									
	1 BED 1 BATH	1 BED + DEN 1 BATH	1 BED 1 BATH	2 BED 2 BATH	2 BED 2 BATH	2 BED 1.5 BATH	2 BED 1 BATH	3 BED 2.5 BATH	3 BED 2.5 BATH	3 BED (2-STORY UNIT) 3 BATH
	1A	1B	1C	2A	2B	2C	2D	3A	3B	3C
NET AREA (sq. ft.)	976	1,263	957	1,401	1,419	1,675	1,712	1,868	1,781	2,278
TYP. BALCONY AREA *	144	273	148	279	148	447	417	279	270	401

NET AREA - DEFINED AS "PAINT-TO-PAINT". IT IS THE LIVING AREA OF THE UNIT MEASURED TO THE INSIDE FACE OF THE PERIMETER DRYWALL
TYPICAL BALCONY AREA* - MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALL, TO EDGE OF BALCONY / PATIO. THESE AREAS MAY VARY PER FLOOR, REFERENCE ARCHITECTURAL PLANS.

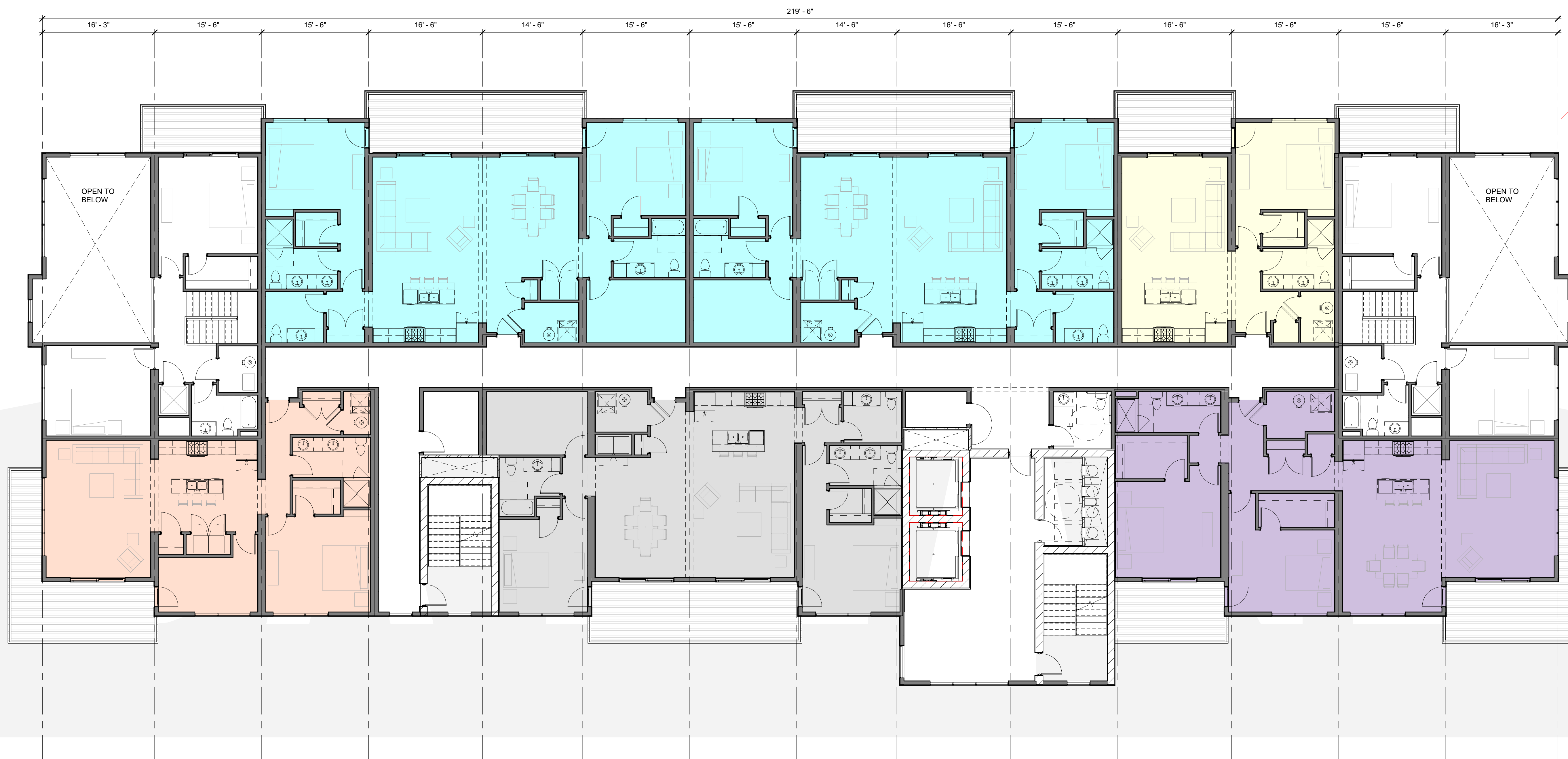
ISSUED FOR: CHECKED DATE:
BY:

- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

FLOOR PLAN - LEVEL 008

A1.7





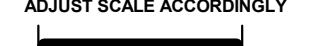
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	UNIT AREA									
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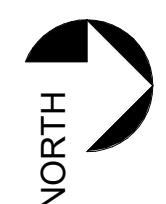
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FLOOR PLAN - LEVEL 009

A1.8



1/A1.8 SCALE = 1/8" = 1'-0"
LEVEL 009 - APT.



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FLOOR PLAN - LEVEL 010

A1.9

