	_	7
Agenda Item Number	. /	<i>'</i>
Agenda item Number		

## 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)**





**BAYLAND BUILDINGS** 

P.O. BOX 13571 GREEN BAY, WI 54307 (920) 498-9300 FAX (920) 498-3033 www.baylandbuildings.com

OF:

ONSIN; COUNTY

**DESIGN & BUILD GENERAL CONTRACTOR** 

PROPOSED BUILDING

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

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**JOB NUMBER:** 20-1611 **PROJECT** 

DRAWN BY: DBV

09/22/2021

**REVISIONS:** 

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CONSTRUCTION

SITE PLAN

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OF:

CONSIN; COUNTY

## **EAST ELEVATION**



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

**SOUTH ELEVATION** 

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

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



BUILDING FOR: PROPOSED

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

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PROJECT EXECUTIVE: \*

**DRAWN BY:** DBV

05/24/2021

DATE:

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X PRELIMINARY BID SET

DESIGN REVIEW CHECKSET

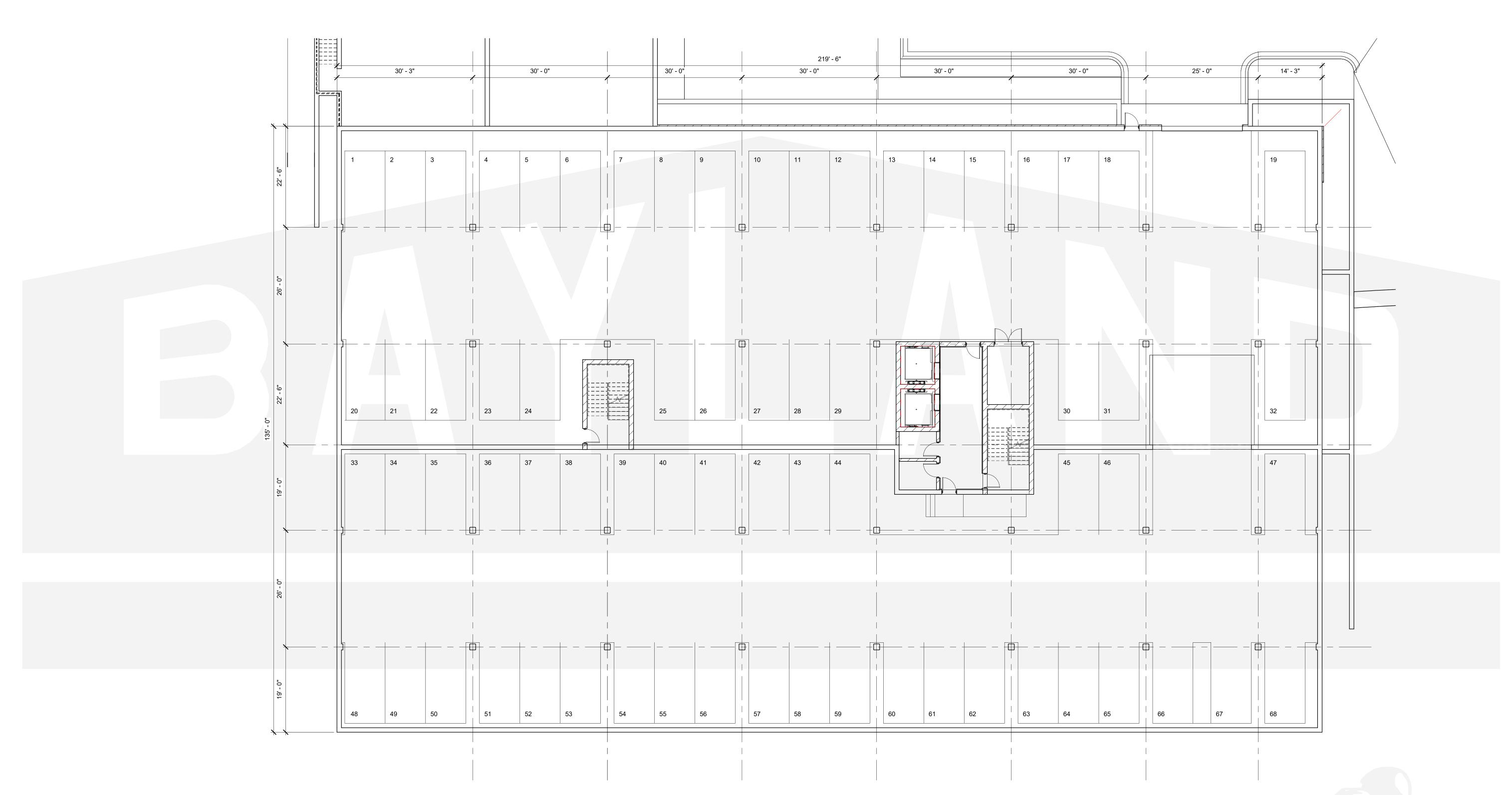
CONSTRUCTION

**EXTERIOR ELEVATIONS** 

A2.0

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BID SET

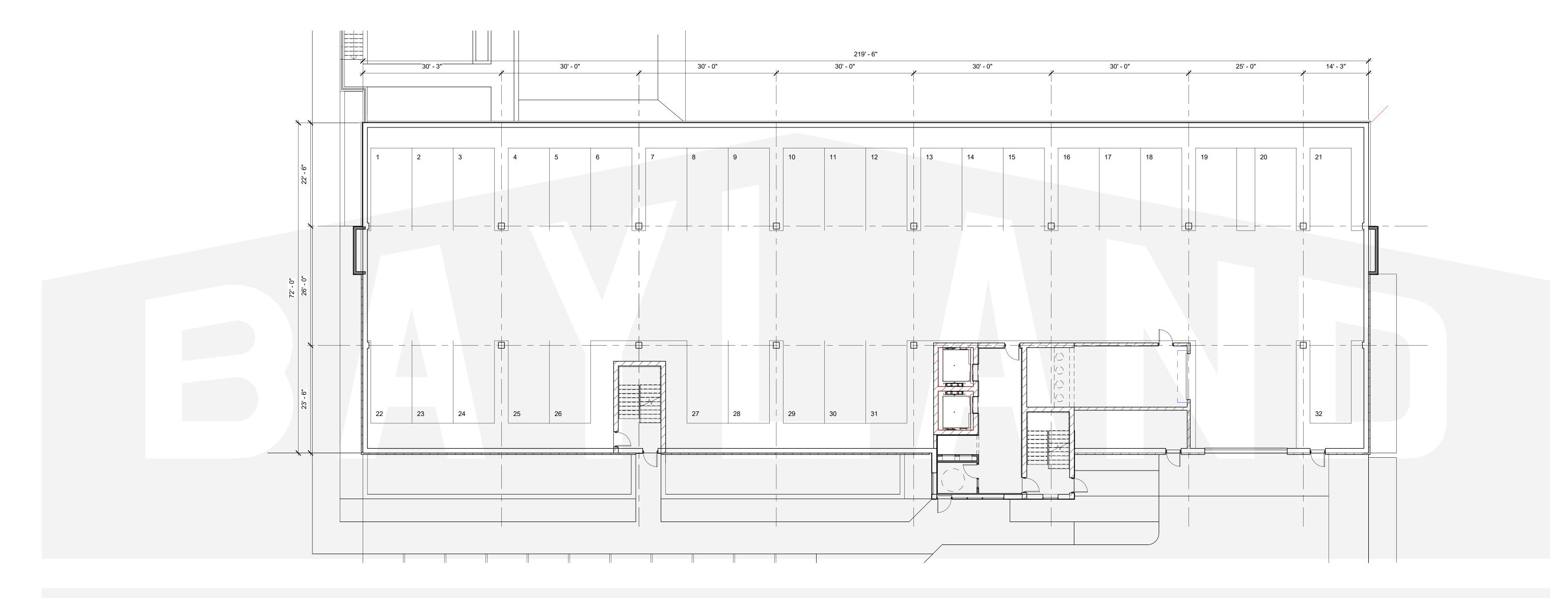
DESIGN REVIEW

CHECKSET

FLOOR PLAN - LEVEL 001

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PROPOSED BUILDING FOR:

20-1611

SCALE VERIFICATION

CITY, MISCONSIN; COUNTY OF

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BY:

X PRELIMINARY

BID SET

DESIGN REVIEW

CHECKSET

FLOOR PLAN - LEVEL 002

CONSTRUCTION

						UNIT T	YPE					
		1 BED 1 BATH	1 BED + DEN 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	
	LEVEL	1A	1B	1C	2A	2B	2C	2D	3A	3B	3C	#/FLR
	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 TY	PE	8%	13%	4%	9%	9%	9%	4%	26%	13%	4%	
TOTAL			13			1	7			23	3	
% BY BEDRO	Y BEDROOM # 25%					3:	2%			43	3%	
% HC												
DADKING	PARKING	LEVEL 00	1 - 68 TOTAL S	TALLS	PARKING	G STALLS	PRE UNIT	RATIO = 1.	87%			
PARKING	PARKING	LEVEL 00	2 - 32 TOTAL S	TALLS								

					UNIT A	REA				
	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 DEFINITIONS 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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ADJUST SCALE ACCORDINGLY

161

WISCONSIN; COUNTY OF:

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DATE: 05/24/2021

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FLOOR PLAN - LEVEL 003





						UNIT T	YPE					
		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	
	LEVEL	1A	1B	1C	2A	2B	2C	2D	3A	3B	3C	#/FLR
	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
						T						
SUB-TOTAL		4	7	2	5	5	5	2	14	7	2	53
% by UNIT TY	PE	8%	13%	4%	9%	9%	9%	4%	26%	13%	4%	
TOTAL			13			1	7			23	3	
% BY BEDRO	Y BEDROOM # 25%				3	2%			43	3%		
% HC												
DADKING	PARKING	LEVEL 00	1 - 68 TOTAL S	TALLS	PARKING	G STALLS	/ PRE UNIT	RATIO = 1.	87%			
PARKING	PARKING	LEVEL 00	2 - 32 TOTAL S	TALLS								

					UNIT A	REA				
	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

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DESIGN REVIEW
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FLOOR PLAN - LEVEL 004



						UNIT T	YPE						
		1 BED 1 BATH	1 BED + DEN 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		
	LEVEL	1A	1B	1C	2A	2B	2C	2D	3A	3B	3C	#/FLR	
	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 TY	PE	8%	13%	4%	9%	9%	9%	4%	26%	13%	4%		
TOTAL			13			1	7			23	3		
% BY BEDRO	OM#		25%			3:	2%			43	3%		
% HC													
PARKING	PARKING	LEVEL 00	1 - 68 TOTAL S	TALLS	PARKING	G STALLS	/ PRE UNIT	RATIO = 1.	87%				
FARRING	PARKING	TALLS											

					UNIT A	REA				
	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
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FLOOR PLAN - LEVEL 005



	JULU1 017	************	S / UNIT MA	111171								
						UNIT T	YPE				1	
		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	
	LEVEL	1A	1B	1C	2A	2B	2C	2D	3A	3B	3C	# / FLR
	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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TOTAL	AL 13					17	7			23	3	
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% HC												
PARKING	PARKING	LEVEL 00	1 - 68 TOTAL S	TALLS	PARKING	G STALLS	/ PRE UNIT	RATIO = 1.	87%			
FAIRING	PARKING	LEVEL 00	2 - 32 TOTAL S	STALLS								

					UNIT A	REA				
	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
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FLOOR PLAN - LEVEL 006



						UNIT T	YPE					
		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	
	LEVEL	1A	1B	1C	2A	2B	2C	2D	3A	3B	3C	#/FLR
	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
									1			
SUB-TOTAL		4	7	2	5	5	5	2	14	7	2	53
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WISCONSIN; COUNTY OF:

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CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 20-1611

PROJECT EXECUTIVE: \*

**REVISIONS:** 

DRAWN BY: DBV

**DATE:** 05/24/2021

ISSUED FOR: CHECKED DATE:
BY:

X PRELIMINARY

BID SET

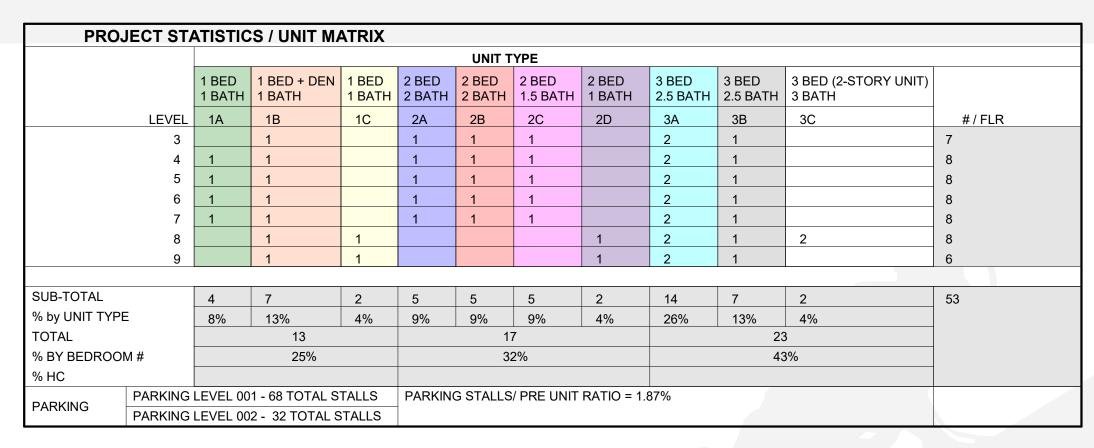
DESIGN REVIEW

FLOOR PLAN - LEVEL 007

CHECKSET

CONSTRUCTION





				UNIT A	REA				
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
976	1,263	957	1,401	1,419	1,675	1,712	1,868	1,781	2,278
144	273	148	279	148	447	417	279	270	401
	1 BATH 1A 976	1 BATH 1 BATH  1A 1B  976 1,263	1 BATH       1 BATH       1 BATH         1A       1B       1C         976       1,263       957	1 BATH     1 BATH     1 BATH     2 BATH       1A     1B     1C     2A       976     1,263     957     1,401	1 BED     1 BED + DEN     1 BED     2 BED     2 BED       1 BATH     1 BATH     2 BATH     2 BATH       1A     1B     1C     2A     2B       976     1,263     957     1,401     1,419	1 BATH     1 BATH     2 BATH     2 BATH     1.5 BATH       1A     1B     1C     2A     2B     2C       976     1,263     957     1,401     1,419     1,675	1 BED 1 BED + DEN 1 BED 1 BATH     1 BED 2 BED 2 BED 2 BED 1 BATH     2 BED 2 BED 1 BATH     2 BED 2 BED 1 BATH     2 BED 1 BATH     2 BED 1 BED 1 BED 1 BATH     2 BED 1 BED 1 BED 1 BATH     2 BED 1 BED	1 BED 1 BED 1 BED 1 BED 1 BATH     2 BED 2 BED 2 BED 2 BED 1 BATH     2 BED 2 BED 2 BED 2 BED 1 BATH     2 BED 2 BED 2 BED 2 BED 3 BED 2 BATH     3 BED 2 BED 2 BED 3 BED	1 BED 1 BED 1 BED 1 BED 1 BATH     2 BED 2 BED 2 BED 2 BED 1 BATH     2 BED 2 BED 2 BED 2 BED 3 BED 2 BED 2 BATH     3 BED 2 BED 2 BED 3 BED 2 BED 2 BED 3 BED 3 BED 2 BED 3

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

DEFINITIONS 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.

BAYLAND

**BAYLAND BUILDINGS** 

P.O. BOX 13571 GREEN BAY, WI 54307 (920) 498-9300 FAX (920) 498-3033 www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

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CONSTRUCTION

FLOOR PLAN - LEVEL 008



		UNIT TYPE										
		1 BED 1 BATH	1 BED + DEN 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	
	LEVEL	1A	1B	1C	2A	2B	2C	2D	3A	3B	3C	#/FLR
3 4 5 6 7 8 9			1		1	1	1		2	1		7
		1	1		1	1	1		2	1		8
		1	1		1	1	1		2	1		8
		1	1		1	1	1		2	1		8
		1	1		1	1	1		2	1		8
			1	1				1	2	1	2	8
			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								
% BY BEDROOM #		25%			32%				43%			
% HC												
DADKING	PARKING	LEVEL 00	1 - 68 TOTAL S	PARKING								
PARKING	PARKING	LEVEL 00	2 - 32 TOTAL S									

		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	

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

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**DESIGN & BUILD GENERAL CONTRACTOR** 

PROPOSED BUILDING FOR:

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ADJUST SCALE ACCORDINGLY

WISCONSIN; COUNTY OF:

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JOB NUMBER: 20-1611

PROJECT EXECUTIVE: \*

 DRAWN BY:
 DBV

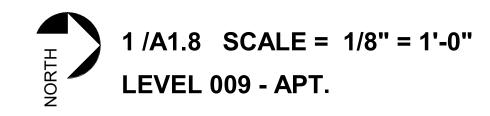
 DATE:
 05/24/2021

REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

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BID SET
DESIGN REVIEW
CHECKSET
CONSTRUCTION

FLOOR PLAN - LEVEL 009





## **BAYLAND BUILDINGS**

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**DESIGN & BUILD GENERAL CONTRACTOR** 

PROPOSED BUILDING FOR:

20-1611

SCALE VERIFICATION
CITY, WISCONSIN; COUNTY OF:
REMISSION STATEMENT OF THIS BAR MEASURES 1" ON ORIGINAL ADMINIST SCALE ACCORDINGLY

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JOB NUMBER: 20-1611

PROJECT EXECUTIVE: \*

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 DBV

 DATE:
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BY:

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BID SET
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CHECKSET
CONSTRUCTION

FLOOR PLAN - LEVEL 010