



Village of Kimberly REQUEST FOR BOARD CONSIDERATION

ITEM DESCRIPTION: Planned Unit Development, Parcels 250089207 and 250089208, The Blue at the Trails

REPORT PREPARED BY: Allyn Dannhoff

REPORT DATE: February 22, 2023

ADMINISTRATOR'S REVIEW / COMMENTS:

No additional comments to this report _____

See additional comments attached _____ **MEM** _____

EXPLANATION: Wilson Place LLC seeks consideration and approval of the starting phase of a Planned Unit Development for these parcels. Wilson Place proposes a 254 dwelling unit, owner occupied condominium development on these two lots consisting of a variety of housing options:

1. 16 Single Family Dwellings.
2. 5 Two Family Dwellings.
3. 8 Three Family Dwellings.
4. 6 Four Family Dwellings.
5. 4-45 Dwelling Unit, Multi-Story Buildings.

Enclosed is the Plan Commission staff report, supporting materials and plans as listed in the Plan Commission staff report.

A Planned Unit Development approval is requested to provide the ability to:

1. Construct multiple principal structures on the same parcel, whereas section 525-10 B. Principal Structures permits one principal structure per parcel.
2. Employ reduced street yard setbacks along the 3 streets within this subdivision (Terra Blue Ct., Satori Trl., and Tanha Trl.) varying from 14.92 feet to 20 feet as depicted on the enclosed site plan, whereas the R4-Residential High Density District requires 25 foot setbacks.
3. Permit the 4-45 dwelling unit, multi-story buildings to exceed the 35-foot maximum building height.
4. Permit the 45 unit condominiums to provide 80 parking stalls vs. 90 parking stalls as provided by the parking ordinance. The Plan Commission discussed this point with the developer and recommends approval with the understanding these are owner occupied units where the owners understand available parking when purchasing, 12 of the units are Loft style units which are envisioned to be occupied by single owners, and there is room available to expand the exterior parking lot should it be identified more parking is desired.

5. Other zoning code provisions the Plan Commission and/or Village Board may consider an alternate zoning standard.

RECOMMENDED ACTION: Plan Commission recommends Conditional Approval of the Planned Unit Development Site Plan and the 4 story, 6 level, multi-family buildings conditioned on:

1. Securing Kimberly Fire Department approval for emergency response provisions for the 4-story, 6-level, multi-family buildings, including but not limited to: fire hydrant locations, sprinkler system design, and other amenities identified to aid with emergency response efforts.
2. Securing Site Plan Review approvals for the single, two, three, and four-family building plans and elevations and/or approval of architectural design restrictions for each of these categories of buildings.
3. Securing approval of a Landscape Plan and pedestrian path plan.
4. Confirming locations for any on-street parking locations as part of the Planned Unit Development.

Administrator's Comments:

Approval for rezoning the parcels for the development (250089207, 250089208 and 250089210) from R3-Medium Density and B1-Business General to R5-Planned Residential District should be added as a condition to approval of this Planned Unit Development.

The Plan Commission considered this item and recommends approval at their 2/21/2023 meeting also. The rezoning process requires a Class 2 notice and public hearing. That process will be followed and this item will be brought forth to the Village Board for consideration at a future meeting.



**Village of Kimberly
Request for
Planning Commission Recommendation**

ITEM DESCRIPTION: Planned Unit Development, Parcels 250089207 and 250089208, The Blue at the Trails

REPORT PREPARED BY: Allyn Dannhoff

REPORT DATE: February 15, 2023

EXPLANATION: Wilson Place LLC seeks consideration and approval of the starting phase of a Planned Unit Development for these parcels. Wilson Place proposes a 254 dwelling unit, owner occupied condominium development on these two lots consisting of a variety of housing options:

1. 16 Single Family Dwellings.
2. 5 Two Family Dwellings.
3. 8 Three Family Dwellings.
4. 6 Four Family Dwellings.
5. 4-45 Dwelling Unit, Multi-Story Buildings.

Attached to this staff report include:

1. Site Review application.
2. Development narrative.
3. Overall Site Layout plan.
4. Development Concept plan.
5. Building Exterior Concepts and Elevation plans.
6. Floor Plans – Levels 1 through 6 and roof plan.

A Planned Unit Development approval is requested to provide the ability to:

1. Construct multiple principal structures on the same parcel, whereas section 525-10 B. Principal Structures permits one principal structure per parcel.
2. Employ reduced street yard setbacks along the 3 streets within this subdivision (Terra Blue Ct., Satori Trl., and Tanha Trl.) varying from 14.92 feet to 20 feet as depicted on the enclosed site plan, whereas the R4-Residential High Density District requires 25 foot setbacks.
3. Permit the 4-45 dwelling unit, multi-story buildings to exceed the 35-foot maximum building height.
4. Other zoning code provisions the Plan Commission and/or Village Board may consider an alternate zoning standard.

R5 – Planned Residential District zoning review. Staff reviewed these plans for compliance with the R5 standards confirming compliance with permitted uses, height and area and density.

Setbacks. The setbacks section requires the perimeter of the development to meet the R4 setback requirement. This development proposes a reduced setback of 15 feet along Terra Blue Ct., the south perimeter of the development, where the R4 setback standard requires 25 feet.

Recognizing the yards along Terra Blue Ct. will be the sides of the buildings vs. the front facades of the buildings, and recognizing this reduced setback will have little or no impact on the commercial buildings along the south side of Terra Blue Ct., staff recommends approving the proposed reduced setbacks along Terra Blue Ct.

Parking. Section 525-64 G. requires 2 parking stalls per dwelling unit, requiring the 4-story, 6-level, 45 dwelling unit buildings to provide 90 parking stalls. As presented, 80 stalls have been provided (62 covered, 18 uncovered.) While there are a number of studio and 1 bedroom dwelling units, often these are occupied by couples, where each occupant has a vehicle. For this reason, it is recommended to adhere to the 2 stalls per dwelling unit standard.

Planned Unit Development.

There are aspects of this Planned Unit Development that will need to be submitted for review and approval in the future to complete the Planned Unit Development Master Plan. Identified aspects are incorporated into the recommended Conditional Approval in the following section of this report.

The PUD ordinance also requires a reasonable schedule to be provided. This development is subject to a Developer Agreement which has performance benchmarks to be met. Staff would recommend permitting the Developer Agreement benchmarks to serve as the schedule for this development.

RECOMMENDED ACTION: Staff recommends Conditional Approval of the Planned Unit Development Site Plan and the 4 story, 6 level, multi-family buildings conditioned on:

1. Securing Kimberly Fire Department approval for emergency response provisions for the 4-story, 6-level, multi-family buildings, including but not limited to: fire hydrant locations, sprinkler system design, and other amenities identified to aid with emergency response efforts.
2. The 4-story, 6-level, multi-family buildings being provided with 2 parking stalls per dwelling unit, as required by 525-64 G.
3. Securing Site Plan Review approvals for the single, two, three, and four-family building plans and elevations and/or approval of architectural design restrictions for each of these categories of buildings.
4. Securing approval of a Landscape Plan and pedestrian path plan.
5. Confirming locations for any on-street parking locations as part of the Planned Unit Development.



VILLAGE OF KIMBERLY

515 W. Kimberly Avenue

Kimberly, WI 54136

Planned Unit Development

On (insert date), the Kimberly Village Board granted Conditional Approval for a R5-Residential Planned Unit Development, known as The Blue at the Trails, to be developed on parcels 250089207 and 250089208 as further described in the attached Village Board staff report subject to the following conditions:

1. Securing Kimberly Fire Department approval for emergency response provisions for the 4-story, 6-level, multi-family buildings, including but not limited to: fire hydrant locations, sprinkler system design, and other amenities identified to aid with emergency response efforts.
2. The 4-story, 6-level, multi-family buildings being provided with 2 parking stalls per dwelling unit, as required by 525-64 G.
3. Securing Site Plan Review approvals for the single, two, three, and four-family building plans and elevations and/or approval of architectural design restrictions for each of these categories of buildings.
4. Securing approval of a Landscape Plan and pedestrian path plan.
5. Confirming locations for any on-street parking locations as part of the Planned Unit Development.
6. Incorporating all approved plans and conditions of approval into a final Planned Unit Development document.

NOTE:

A new or revised Planned Unit Development approval may be required should the nature of the Planned Unit Development be modified or change. Compliance with all conditions noted above must be maintained for this certificate to be valid.

Village Administrator

Date



VILLAGE OF KIMBERLY

Site Review Application

Submit to:

Planning & Zoning
515 W. Kimberly Ave.
Kimberly WI 54136
920-788-7500

Applicant Information

Petitioner: Wilson Place LLC Date: Feb 14 2023

Petitioner Address: 745 Ontario Rd, Suite 1 City: Green Bay State: WI Zip: 54311

Telephone #: (920) 380-2166 Fax: () --- email: samstatz@hoffman.net

Status of Petitioner (please check one): ☒ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer

Petitioner's Signature (required): _____

Owner Information

Owner(s): Wilson Place LLC Date: Feb 14 2023

Owner(s) Address: 745 Ontario Rd, Suite 1 City: Green Bay State: WI Zip: 54311

Telephone #: (920) 380-2166 Fax: () --- email: samstatz@hoffman.net

Ownership Status (please check one): ☐ Individual ☐ Trust ☐ Partnership ☒ Corporation - LLC

Property Owner Consent (required):

By signature hereon, I/We acknowledge that Village officials and/or employees may, in the performance of their functions and duties, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Village for incomplete submissions or other administrative reasons.

Property Owner's Signature: _____ Date: _____

Site Information

Address/Location of Proposed Project: CSM 8407: 339 North Wilson Street Zoning: _____

Proposed Project or Use: PUD: Blue at the Trail, Residential Green-space Condo / Townhome development

Current or last Use of Property: village parking lot / Omya blue-bldgs / railroad / entrance to bridge graffiti exhibit

Land Uses Surrounding this Address: North: open water - Fox River / (Village River Trail, 2 proposed piers inclusive within site)

South: Shopko / Storage / (Festival grocery - no direct access + privacy landscape)

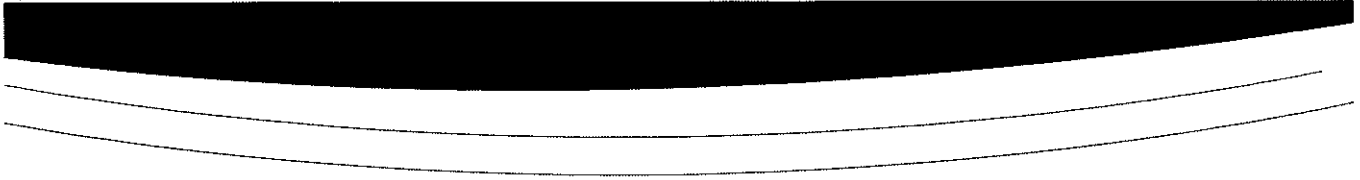
East: 244' +/- feet frontage North Washington St. (no access + privacy landscape)

West: newer/older 1 & 2 family on Wilson St : new apartment bldg - Papermill Run / Fox River

- It is recommended that the applicant meet with Village Department staff prior to submittal to review the project and submitted materials.
- Application Fees must be submitted with the application.

Submittal Requirements – Must accompany the application to be complete.

- A narrative of the proposed building or addition including:
 - Proposed use of the property
 - ☐ Existing use of the property
 - ☐ Effects on adjoining properties to include: noise, hours of operation, glare, odor, fumes, vibration, etc.
 - ☐ Compatibility of the proposed use with adjacent and other properties in the area.
 - ☐ Traffic generation
 - ☐ Any other information pertinent to adequate understanding of the intended use and its relation to nearby properties
- Complete site plans including:
 - ☐ Two (2) legible scaled and dimensioned drawings/prints of site plan and building elevations (when applicable.)
 - ☐ Two (2) 8 ½" x 11 (minimum) to 11" x 17" (maximum) reduction of the site plan and building elevations (when applicable.)
 - ☐ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, walls.
 - ☐ Location of all outdoor storage and refuse disposal areas and the design and materials used for construction
 - ☐ Location and dimension of all on-site parking (and off-site parking provisions if they are to be employed)
 - ☐ Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan.
 - ☐ Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generators.



Wilson Place LLC

KIMBERLY PROJECT
Wilson Street
Kimberly, WI

Feb 14, 2023

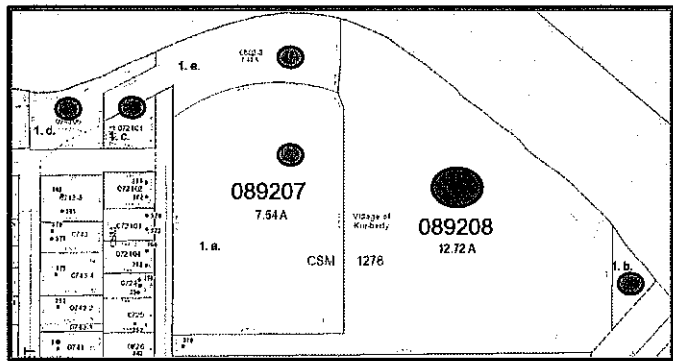
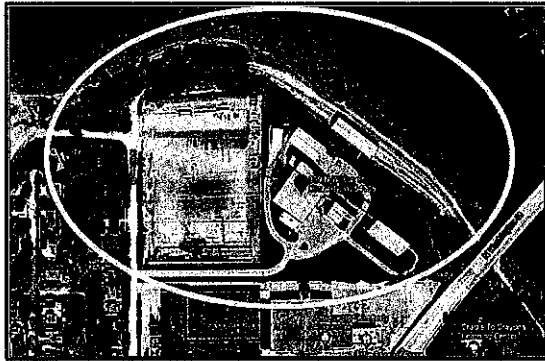
Blue at the Trail

Residential Development Project

A GREENSPACE NEIGHBORHOOD DEVELOPMENT

The Blue at the Trail is a planned contemporary neighborhood owner-occupied housing site design offering common green spaces with walking paths leading to an amazing spacious Fox River setting and Fox River trail, along with a blend of housing opportunities

Riverfront condominiums & urban lofts with underground parking, spacious three- and four-story townhomes, and two story attached homes along Wilson Street. A place to live well, a place to know your neighbors.



NOV 2018 SITE ACQUIRED



OCT 2022 ADDITIONAL ACQUIRED

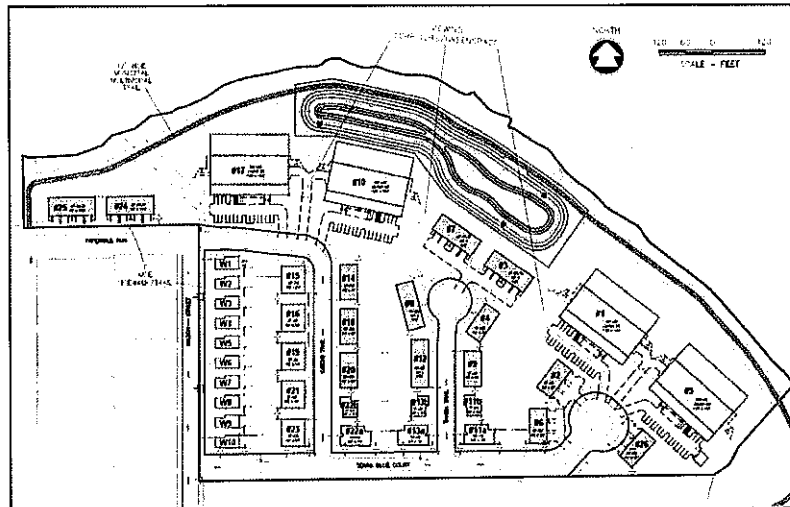
PREVIOUS EXISTING USE:

- Omya Manufacturing Facility
 - Processed bi-carbonate calcium for use of New Page paper mill
 - Demolition & site clean-up by developer 2019 – 2020
- Village owned 6 +/- acre parking lot
 - Trailer parking of Combined Locks paper mill, lease agreement concluded by developer Nov 2022
 - Pulverized and stockpiled aggregate by developer late 2022
- Railroad
 - Previously serviced Omya site and New Page
 - Easement vacated by direction of developer Fall 2022
 - Tracks removed to east end of N. Washington St bridge
 - Easement provided by developer to Village for public River Trail generally along railroad route & existing sanitary easement
- Entire site: currently infrastructure (water, storm, sanitary) construction: Dec 2022 to present

EFFECTS ON ADJOINING PROPERTIES:

- Noise
 - Construction to be per Village ordinances regarding time, etc.
 - Occupancy: typical housing development with non-through residential traffic and outdoor activities
- Compatibility with adjacent properties
 - Residential occupancy in accordance with surrounding residential properties
 - Allowance for area community residents to benefit from public River Trail and Fox River frontage
- Traffic Generation
 - Moderate number of residences proposed, leading to existing Papermill Run intersection and previous Omya driveway entrance to Wilson St.
 - Proposed restoring traffic light controls in front of and with Festival grocery redevelopment to ease possible conditions at Maes / Wilson St. along discontinued truck traffic route of New Page, Omya & Village parking lot
- Overall
 - Noticeable improvement for surrounding area with residential development over manufacturing / parking lot
 - Anticipate positive impression upon adjacent and surrounding residential property values

SITE PLAN: FEB 2023



Site Unit Matrix: Feb 2023

- 36 buildings over 9 Phases, 5 years
 - 4 large condo bldgs. : 45 units each
 - 6 4-unit townhomes
 - 8 3-unit townhomes
 - 5 2-unit townhomes
 - 16 single family homes
- 124 River Front Condo units
- 56 River Front Urban lofts
- 16 River Front Townhomes
- 32 Townhomes, site interior
- 6 Single Family Homes, site interior
- 10 Row Homes or attached, Wilson St

MINIMUM FLOOR AREA:

UNIT	BLDG #	LEVELS	SQ. FEET MIN
Riverfront Townhomes	3, 7, 24, 25	3 up, 1 lower*	2,600'
Single Family 2 Story	11b, 13b, 22b	2	2,200'
Single Family 1 Story	11a, 13a, 22a	1	1,900
Interior 3 / 4 Unit Townhomes	2, 4, 6, 8, 9, 12, 14, 18, 20, 26	3	2,000'
Interior 2 Unit Townhomes	15, 16, 19, 21, 23	2 - 3	2,000'
Wilson Street Homes	W1 - W10	2	1,800'
Riverfront Condo Bldg	- see matrix next page		

* lower level optional

RIVERFRONT CONDO BLDG #1: Unit Matrix (unit Sq Ft btd with final engineering)

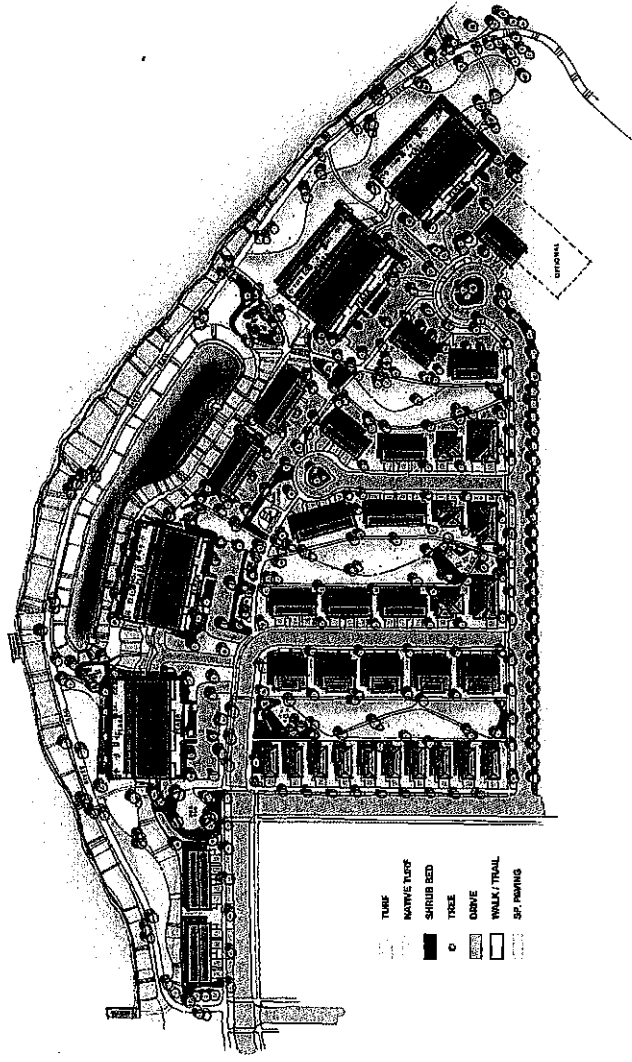
Sept 2023

Bldg 1:	Floor	Unit	Fl Pln type	river/plaza	Sq Ft	bed	bath	blcnry / patio	parking	# units
river condos / lofts	1L	101	A (2st loft)	river corner	1658	1 + loft/bdrm	1.5	patio	1	8
		102	B	river	802	1 open	1	patio	1	
		103	C1	river	777	1 open	1	patio	1	
		104	D	river	842	1 open	1	patio	1	
		105	D	river	842	1 open	1	patio	1	
		106	C1	river	777	1 open	1	patio	1	
		107	B	river	802	1 open	1	patio	1	
		108	A (2st loft)	river corner	1658	1 + loft bdrm	1.5	patio	1	
	2L	(101)	-	-	-	-	-	-	-	6
		202	C2	river	926	1 open	1	balcony	1	
		203	C1	river	777	1 open	1	balcony	1	
		204	D	river	848	1 open	1	balcony	1	
		205	D	river	848	1 open	1	balcony	1	
		206	C1	river	777	1 open	1	balcony	1	
		207	C2	river	926	1 open	1	balcony	1	
		(108)	-	-	-	-	-	-	-	
	3 Main	301	E	river corner	1300	2	2	patio	1	8
		302	J	plaza corner	1043	1	1	patio	1	
		303	F	river	1353	1 + den	2	patio	1	
		304	H	plaza	917	1	1	patio	1	
		305	F	river	1353	1 + den	2	patio	1	
		306	H	plaza	917	1	1	patio	1	
		307	E+	river corner	1378	2	2	patio	1	
		308	G	plaza corner	1107	2	2	patio	1	
	4	401	K	river corner	1365	2	2	balcony inset	1	8
		402	L	plaza corner	1078	1 ?	1	balcony inset	1	
		403	F	river	1353	1 + den	2	balcony	1	
		404	N	plaza	1146	2	2	-	1	
		405	F	river	1353	1 + den	2	balcony	1	
		406	M	plaza	1094	2	2	-	1	
		407	K	river corner	1365	2	2	balcony inset	1	
		408	L	plaza corner	1078	1 ?	1	balcony inset	1	
	5	501	K	river corner	1365	2	2	balcony inset	1	8
		502	L	plaza corner	1078	1 ?	1	balcony inset	1	
		503	F	river	1353	1 + den	2	balcony	1	
		504	N	plaza	1146	2	2	-	1	
		505	F	river	1353	1 + den	2	balcony	1	

	506	M	plaza	1094	2	2	-	1
	507	K	river corner	1365	2	2	balcony inset	1
	508	L	plaza corner	1078	1 ?	1	balcony inset	1
								8
6	601	O	rvt/cnr/plaza	1970	3 or 2+den	2.5	2 balconies inset	2
	602	P	plaza	1146	1	1.5	-	1
	603	F	river	1353	1 + den	2	balcony	1
	604	P	plaza	1146	1	1.5	-	1
	605	F	river	1353	1 + den	2	balcony	1
	606	P	plaza	1146	1	1.5	-	1
	607	O	rvt/cnr/plaza	1970	3 or 2+den	2.5	2 balconies inset	2

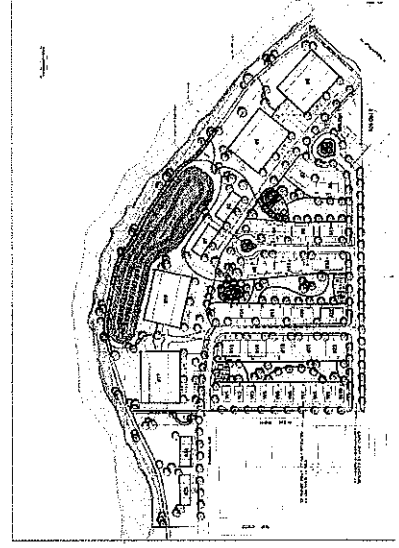
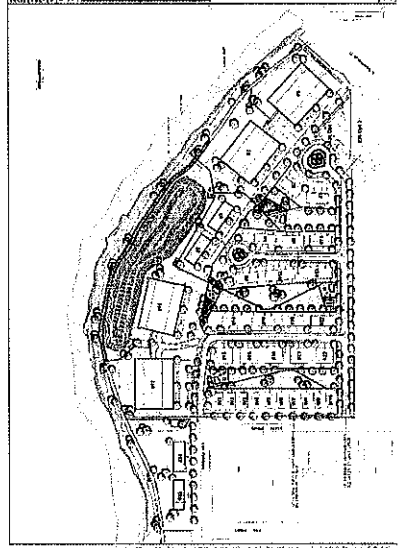
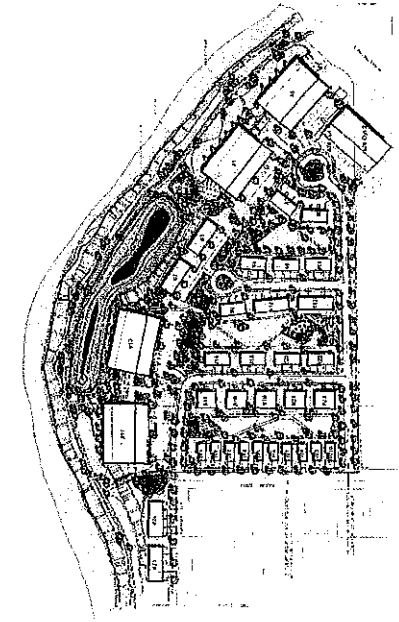
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BLUE AT THE TRAIL



DEVELOPMENT CONCEPT PLAN

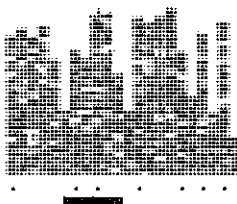
Previous Prelim Concepts



GOALS

PRELIMINARY ASSUMPTIONS

OVERALL



RESIDENTS

- AFFORDABLE, MODERN APARTMENTS
- EASE OF ACCESS TO THE WATERFRONT
- DAILY USE PLACES TO MEET AND GATHER
- WELL LIT, SAFE
- PEDESTRIAN FRIENDLY
- INCLUSIVE AMENITIES FOR ALL AGES
- ACTIVE AND PASSIVE AMENITIES

VISITORS

- CREATE A UNIQUE PLACE ALONG THE RIVER
- SPACE IS FOR THE RESIDENTS, DIRECTING PEOPLE THROUGH IT
- WELL LIT, SAFE
- PEDESTRIAN FRIENDLY
- EASE OF CIRCULATION & WALKING

Puts on a lush, special for how homes? Small dog yard? Smaller areas in each block. Emphasize green space - more passive green, well lit, friendly in destination. Community connection. Everything connected is linked to the river. The river is the heart of the project.

Harder to fit in with character here. Some things we cannot do. Bridge fire between public/private

SMITHGROUP

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COMMUNITY GATHERING

PROGRAMMING OPPORTUNITIES

LAWN

- Large open lawn or smaller pockets or rooms
- Organic shapes vs orthogonal
- Flexible vs formal

PLAZA

- Smaller 5-10 person spaces vs larger 20-25 person space

Likes smaller fire pits/places in each several spaces

Even spaces with fire pits. The angular forms with real. No cross through access



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PLAY

PROGRAMMING OPPORTUNITIES

OPEN PLAY SPACE

- Lawn or node to throw a ball or frisbee

INFORMAL PLAY AREA

- Dedicated space with informal play elements, i.e. boulders, logs, etc.

TOT LOT PLAYGROUND

- Traditional playground with dedicated play equipment

Play area to be informal. No formal play equipment. Not formal. Plastic. Curved. Spread smaller play throughout

All serene



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COMMUNITY GATHERING

PROGRAMMING OPPORTUNITIES

FIRE PIT

- 5-10 to 15-20 individuals
- Informal space
- Refined outdoor room

GAZEBO

- 5-10 individuals
- Shade
- Rain



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PLANTING / LANDSCAPE

PROGRAMMING OPPORTUNITIES

COMMUNITY GARDEN

- Traditional raised beds
- Informal gathering garden
- Informal space
- Refined outdoor room

PLANTING

- Traditional open lawn
- Reclaimed lawn and trees
- Softer native aesthetic



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RIVERFRONT

PROGRAMMING OPPORTUNITIES

Wall account/ Blended

- Terrace in common area to break up grass
- Natural separation in path
- Naturalized shoreline with selective viewsheds
- Simple overlooks via a single larger one



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TIMELINE TO DATE / PROJECTED THRU SEPTEMBER 2023

SITE ACQUISITION / PROJECT DESIGN

NOV 2018	ACQUIRED INITIAL 12 +/- ACRE SITE
MAR/APRIL 2018	FINALIZATION OF MANUFACTURING EQUIPMENT AUCTION BY SELLER
OCT/NOV 2018 – JAN 2020	DEMOLITION OF STRUCTURES AND SITE CLEAN-UP
SUMMER/FALL 2020	DEVELOPED SITE PLAN AND INITIAL APPROVALS OF VILLAGE
APRIL 2021 – APRIL 2022	PROJECT SCOPE REFINEMENT, OTP ADDITIONAL VILLAGE LANDS, DEVELOPMENT AGREEMENT AND TIF AGREEMENT FINALIZED
OCT 2022	CLOSED ON ADDITIONAL VILLAGE OF KIMBERLY 5 PARCELS 12 +/- ACRES COMBINED
OCT 2022	RECORDED NEW COMBINED CSM OF ENTIRE PARCEL INTO 2 LOTS + ADDITIONAL OUTLOT DEEDED BACK TO VILLAGE FOR STORMPOND

DESIGN PHASE / SITE PREP WORK

JULY 2022 – PRESENT	ARCHITECTURAL DRAWINGS, SITE PLANNING W/HOFFMAN DESIGN CIVIL ENGINEERING, SITE PLANNING W/MCMAHON ENGINEERS
NOV 2022 – PRESENT	6 ACRE PARKING LOT CRUSHED, CLEARED AND STOCKPILED CLEARING OF TREES ALONG FOX RIVER AND BLUFF <u>DEVELOPERS EXPENSE</u> TO GET PROJECT BUILDING CONST SHOVEL-READY CURRENT LOAN AMOUNT (TOWARDS LAND ACQUISITION)

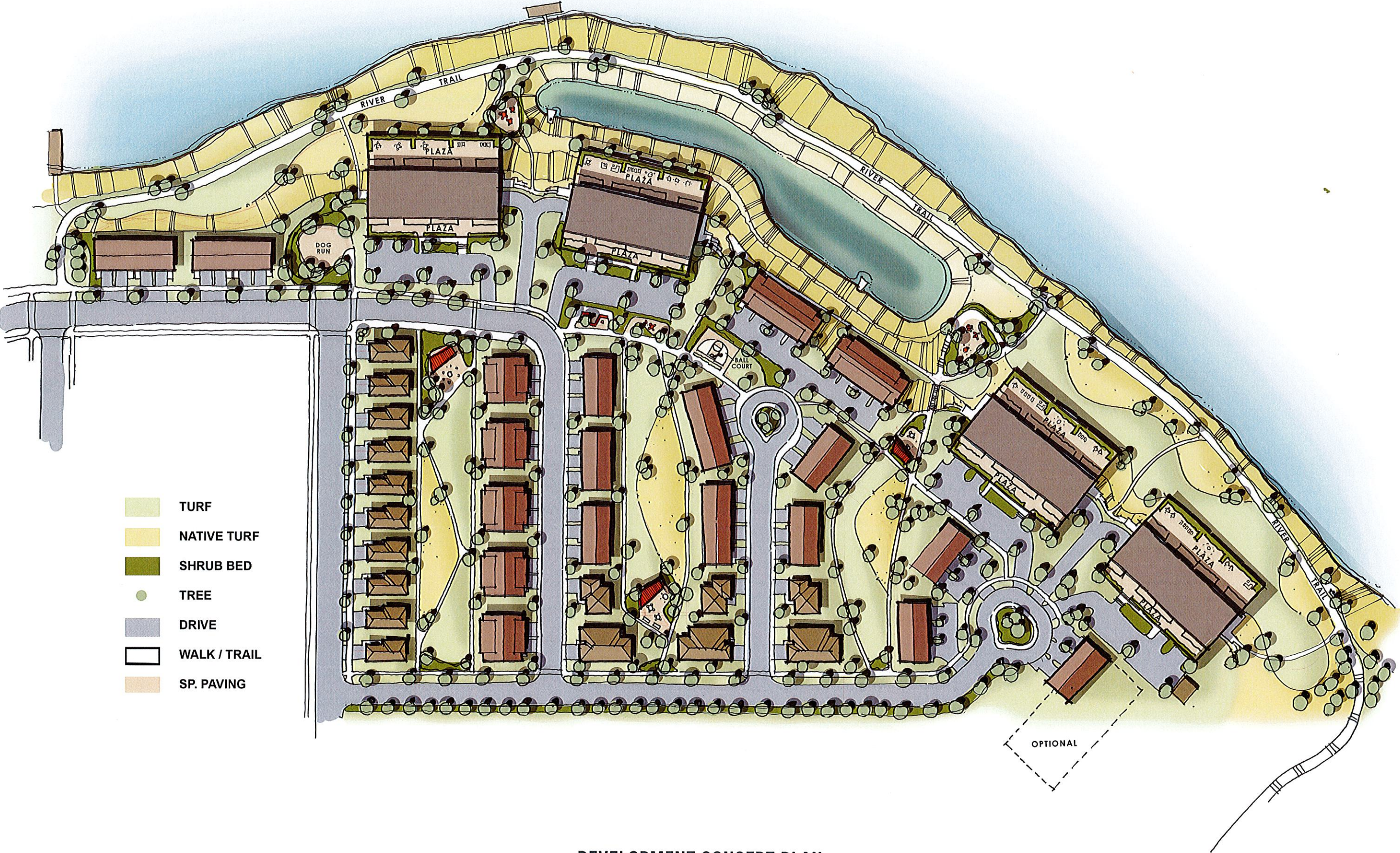
DEC 2022 – APRIL 2023	INFRASTRUCTURE (WATER, SANITARY, STORM) IMPROVEMENTS
MAY 2023 – SEPT 2023	ROADWAY IMPROVEMENTS, STORMWATER POND CONSTRUCTION
SEPT 2023 +/-	INITIAL BUILDING CONSTRUCTION BEGINS 1 ST LARGE RIVERFRONT 45-UNIT CONDO BLDG

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

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**THE BLUE DEVELOPMENT
V. OF KIMBERLY, OUTAGAMIE COUNTY, WI
OVERALL SITE LAYOUT**

DESIGNED ZRL	DRAWN CWK
PROJECT NO. K0001 092100400	
DATE FEB. 2023	
SHEET NO.	



DEVELOPMENT CONCEPT PLAN



NORTH-EAST VIEW (DAY)



NORTH-EAST VIEW (NIGHT)



SOUTH-EAST VIEW



ENTRY VIEW

EXTERIOR CONCEPTS



project # 22429
02/13/2023

PR-010



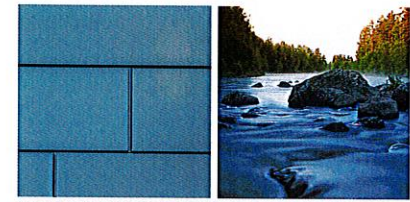
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
AS REFERENCED BY: 1/AF-101



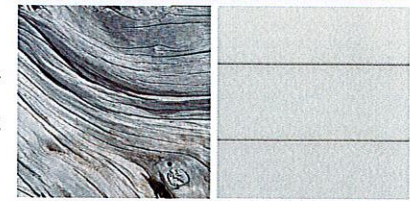
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
AS REFERENCED BY: 1/AF-102

MATERIAL/FINISHES SUMMARY (EXTERIOR):

**S1. HARDIE PANEL
FINISH: BLUE**



**S2. FIBER CEMENT
PANEL
FINISH: CONCRETE**



**S3. HARDIE PANEL
FINISH: PEWTER**



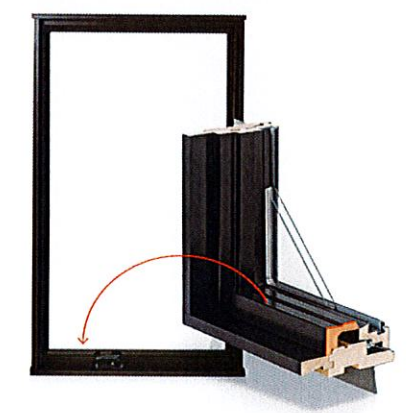
**S4. STEEL SIDING
FINISH: CEDAR**



**C1. PRECAST
PANEL
FINISH: CONCRETE**



**W1. VINYL-CLAD
WOOD WINDOW;
LOW-E TINTED
GLAZING
FINISH: BLACK**



EXTERIOR ELEVATIONS

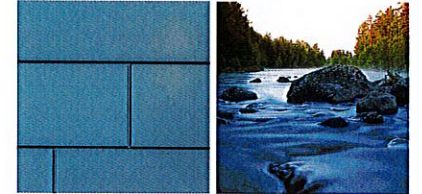


project # 22429
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PR-009

MATERIAL/FINISHES SUMMARY (EXTERIOR):

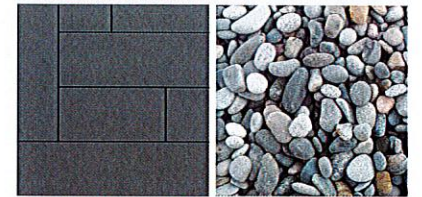
S1. HARDIE PANEL
FINISH: BLUE



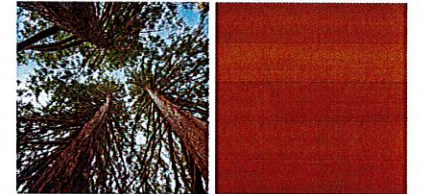
S2. FIBER CEMENT
PANEL
FINISH: CONCRETE



S3. HARDIE PANEL
FINISH: PEWTER



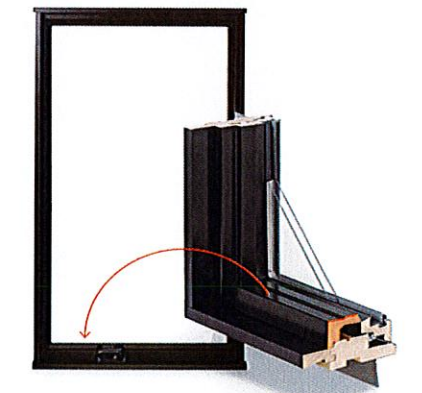
S4. STEEL SIDING
FINISH: CEDAR



C1. PRECAST
PANEL
FINISH: CONCRETE



W1. VINYL-CLAD
WOOD WINDOW;
LOW-E TINTED
GLAZING
FINISH: BLACK



2 WEST ELEVATION
SCALE 1/8" = 1'-0"

1 EAST ELEVATION
SCALE 1/8" = 1'-0"

EXTERIOR ELEVATIONS



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PR-008



NORTH-EAST VIEW (DAY)



NORTH-EAST VIEW (NIGHT)

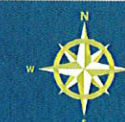


SOUTH-EAST VIEW



ENTRY VIEW

EXTERIOR CONCEPTS



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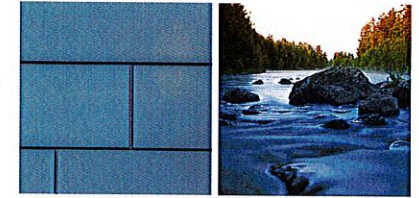
PR-010



1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"
 AS REFERENCED BY: 1/AF-101

MATERIAL/FINISHES SUMMARY (EXTERIOR):

S1. HARDIE PANEL
 FINISH: BLUE



S2. FIBER CEMENT
 PANEL
 FINISH: CONCRETE



S3. HARDIE PANEL
 FINISH: PEWTER



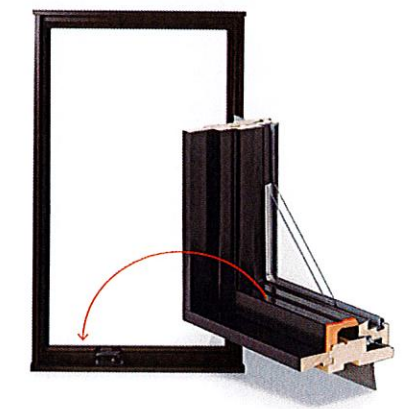
S4. STEEL SIDING
 FINISH: CEDAR



C1. PRECAST
 PANEL
 FINISH: CONCRETE



W1. VINYL-CLAD
 WOOD WINDOW;
 LOW-E TINTED
 GLAZING
 FINISH: BLACK



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"
 AS REFERENCED BY: 1/AF-102

EXTERIOR ELEVATIONS

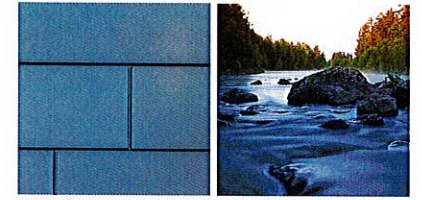


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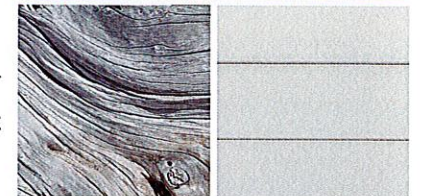
PR-009

MATERIAL/FINISHES SUMMARY (EXTERIOR):

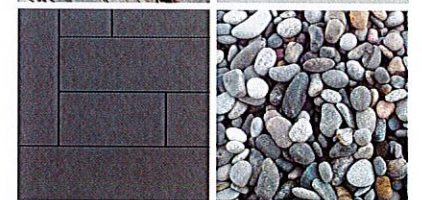
S1. HARDIE PANEL
FINISH: BLUE



S2. FIBER CEMENT
PANEL
FINISH: CONCRETE



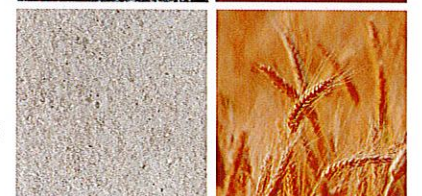
S3. HARDIE PANEL
FINISH: PEWTER



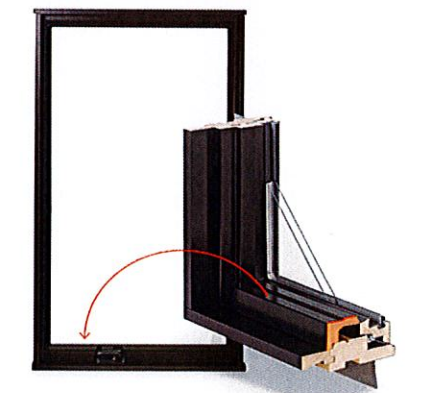
S4. STEEL SIDING
FINISH: CEDAR



C1. PRECAST
PANEL
FINISH: CONCRETE



W1. VINYL-CLAD
WOOD WINDOW;
LOW-E TINTED
GLAZING
FINISH: BLACK



2 WEST ELEVATION
SCALE 1/8" = 1'-0"

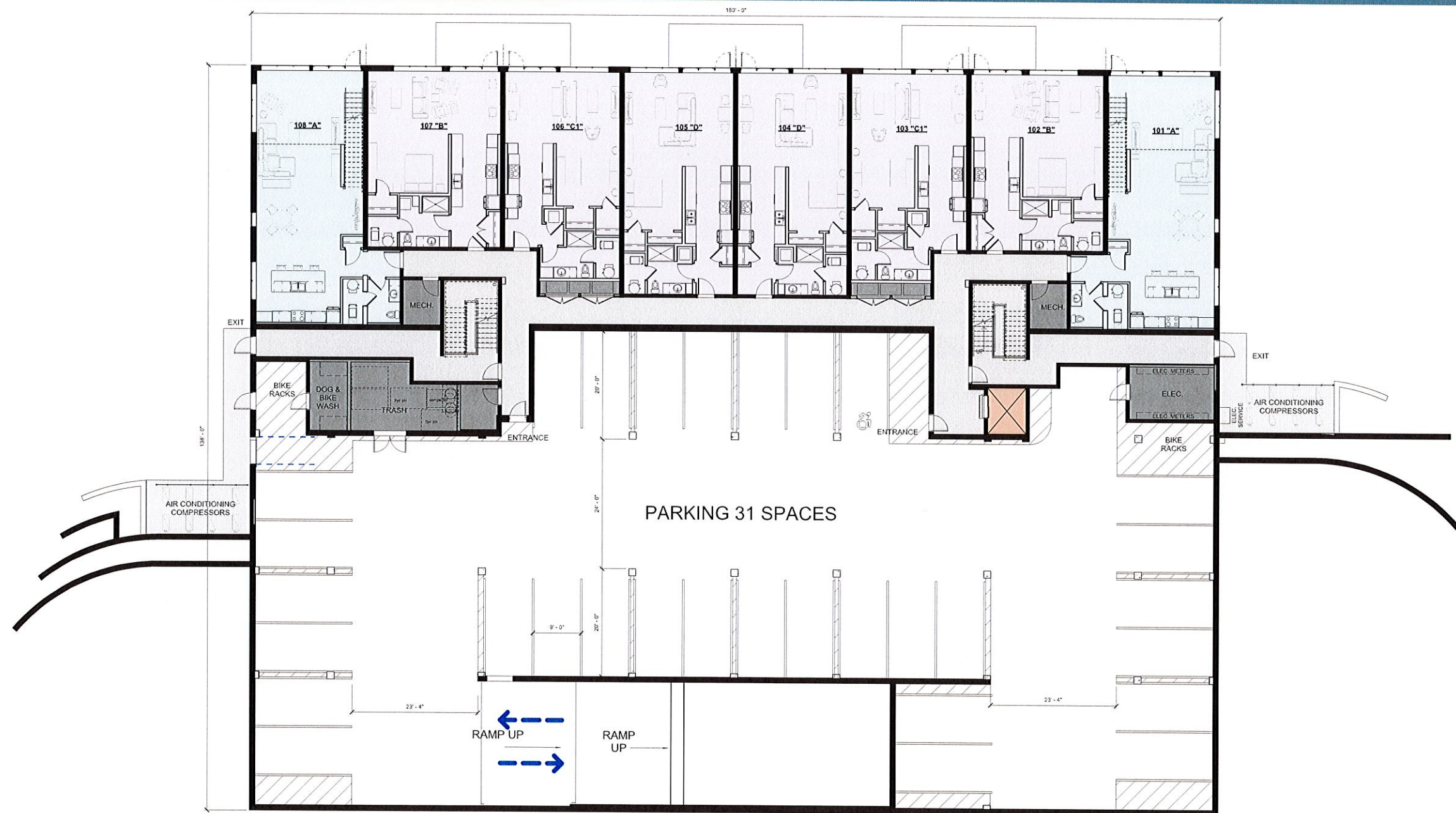
1 EAST ELEVATION
SCALE 1/8" = 1'-0"

EXTERIOR ELEVATIONS



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AREA SUMMARY (GROSS BUILDING):

	CONDO	PATIO	PARKING
LEVEL 6:	11,924 SF	464 SF	0 SF
LEVEL 5:	11,924 SF	464 SF	0 SF
LEVEL 4:	11,924 SF	464 SF	0 SF
LEVEL 3:	12,218 SF	7,760 SF	0 SF
LEVEL 2:	9,251 SF	247 SF	15,589 SF
LEVEL 1:	9,713 SF	0 SF	15,127 SF
TOTAL:	66,995 SF	9,403 SF	30,716 SF

GRAND TOTAL: 107,074 SF

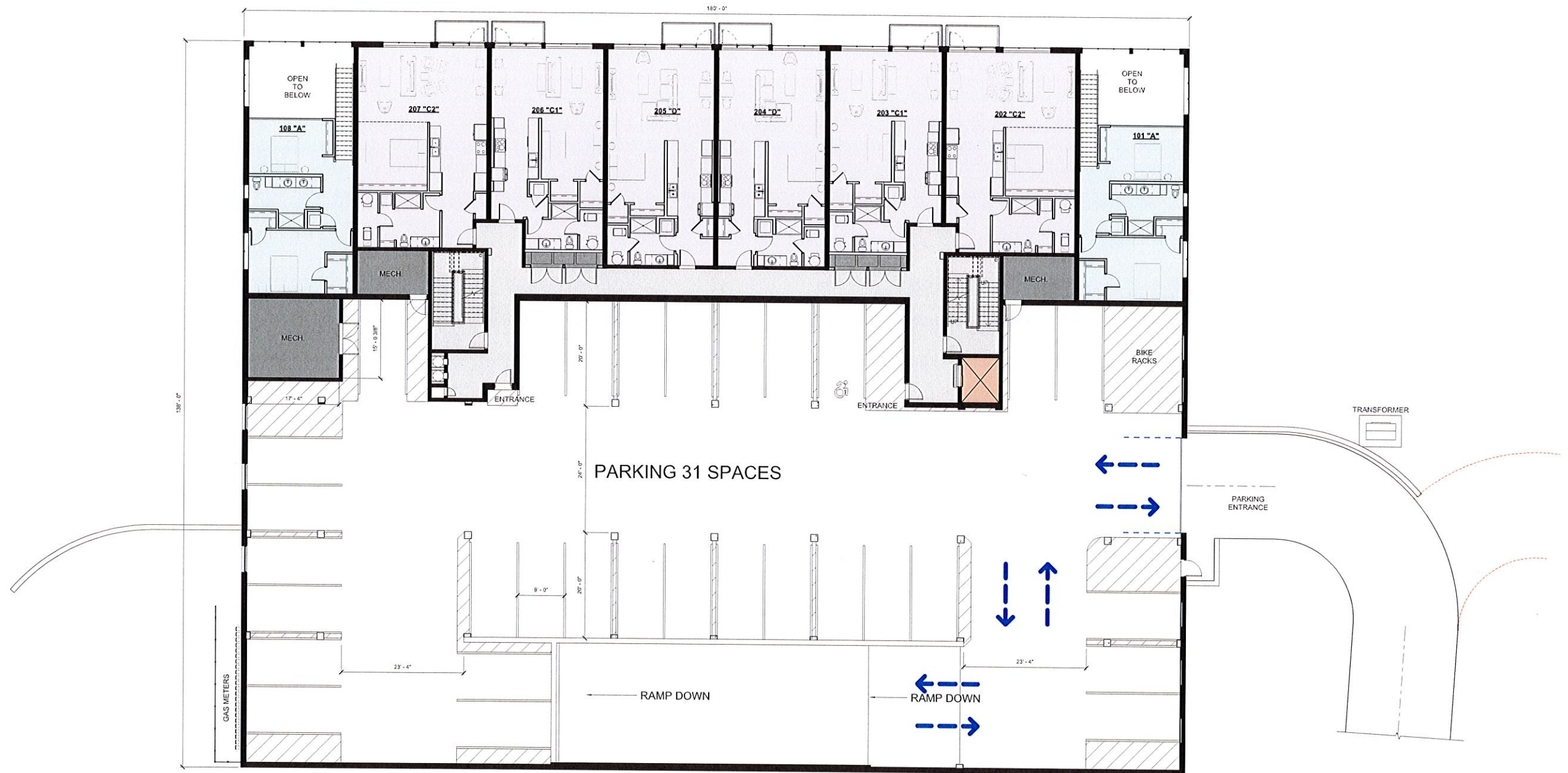
LEVEL 1 PLAN (LOWER LOFT)



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PR-001

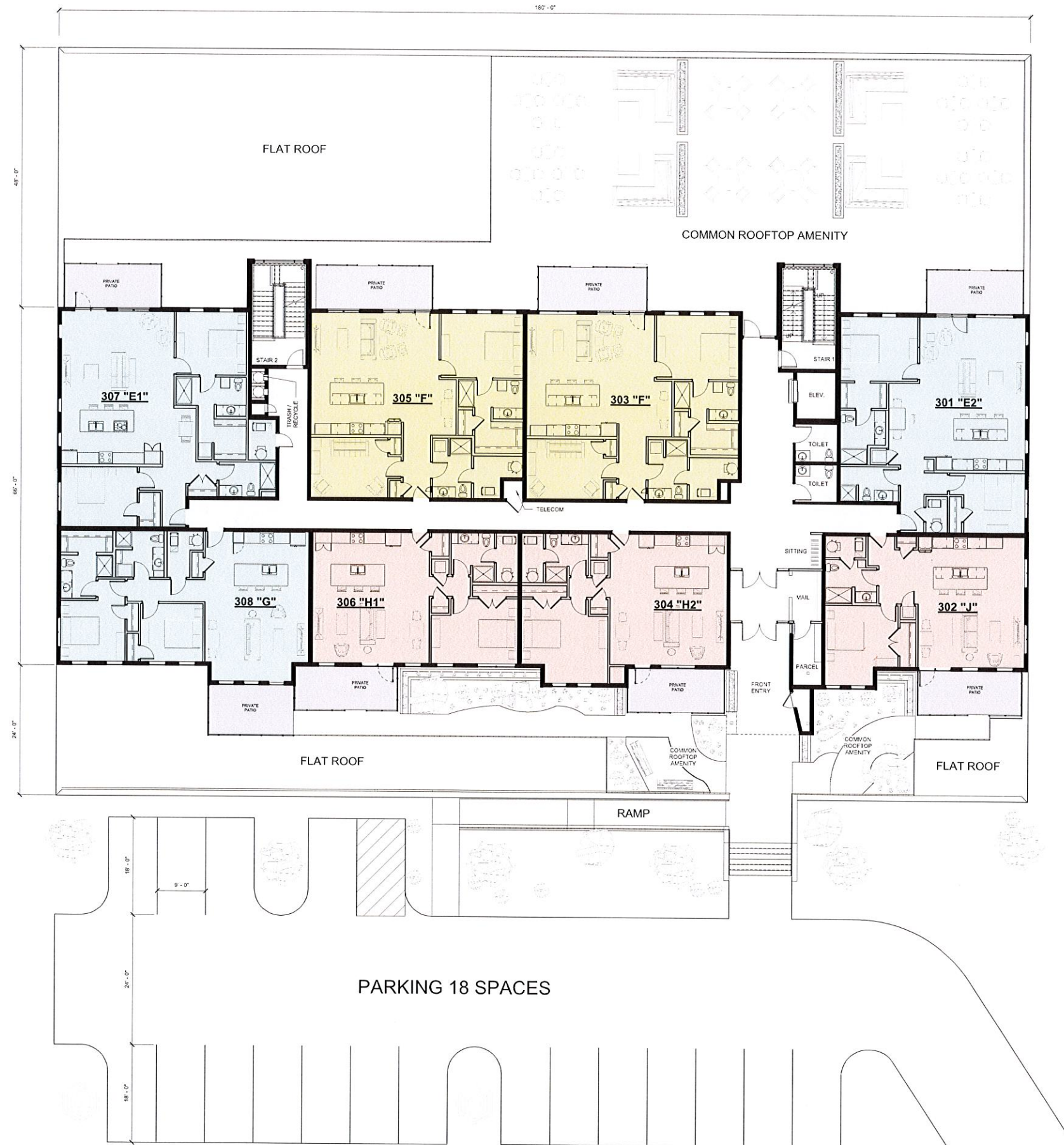


LEVEL 2 PLAN (UPPER LOFT)



project # 22429
2/13/23

PR-002



LEVEL 3 PLAN (FIRST FLOOR)



project # 22429
2/13/23

PR-003



LEVEL 4 PLAN (SECOND FLOOR)



project # 22429
2/13/23

PR-004

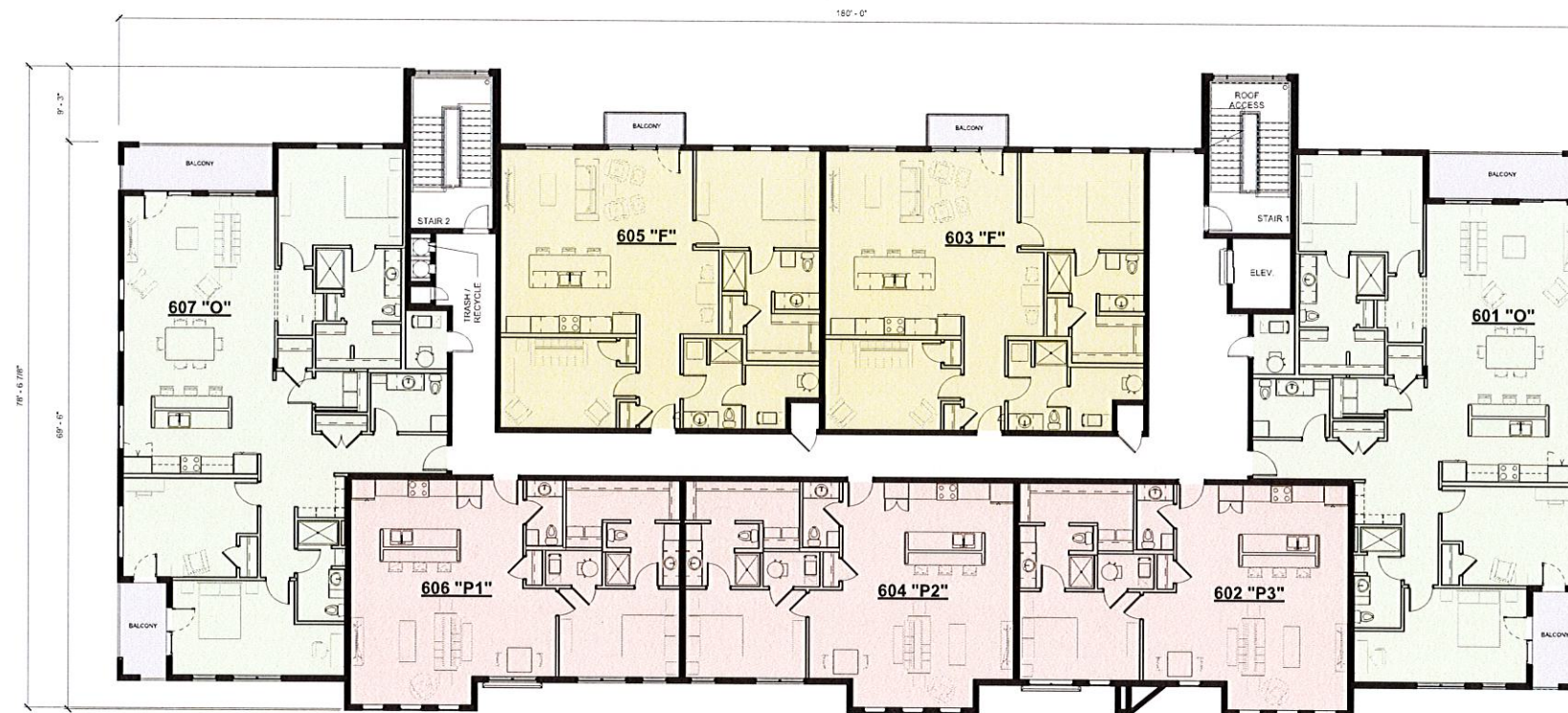


LEVEL 5 PLAN (THIRD FLOOR)



project # 22429
2/13/23

PR-005

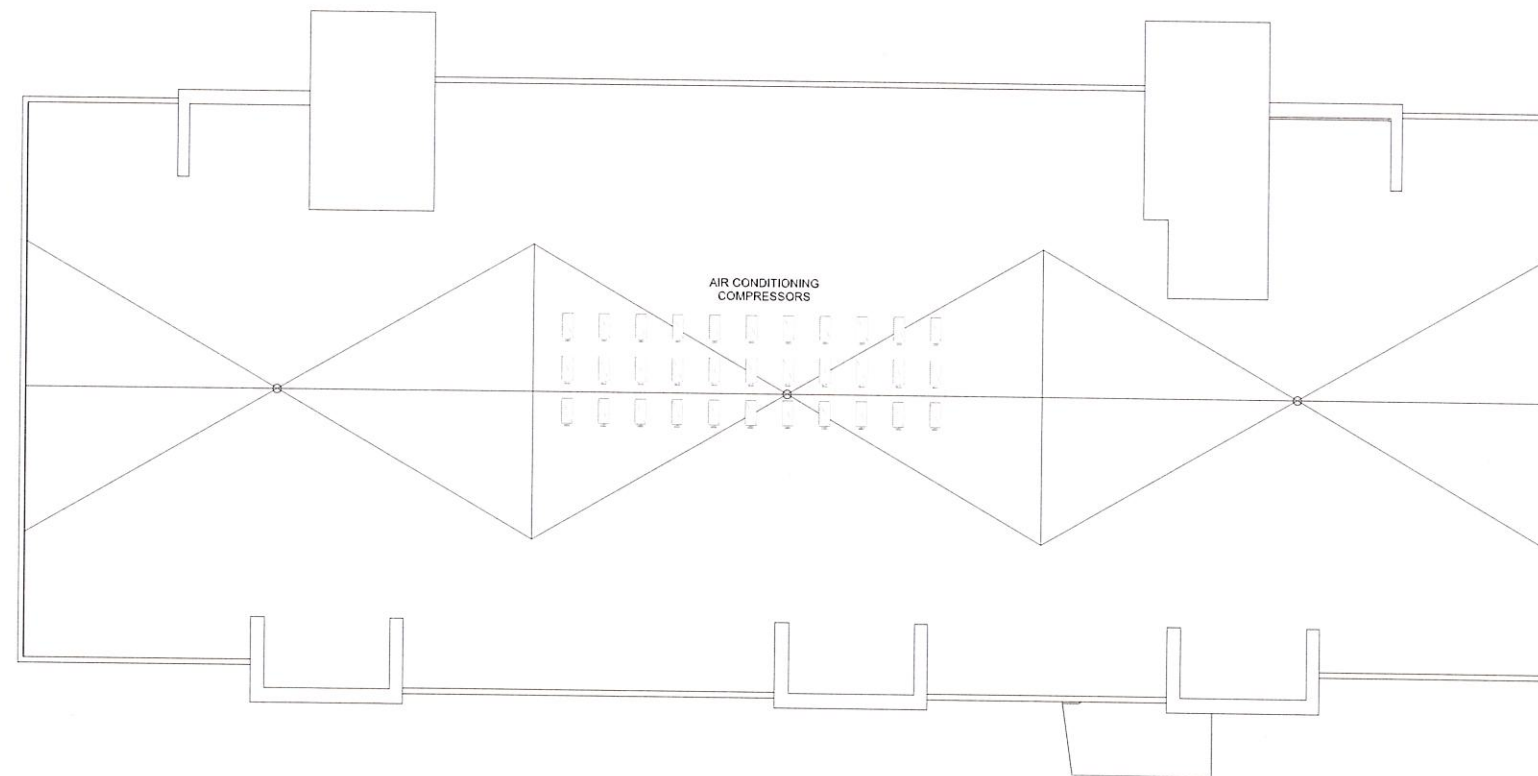


LEVEL 6 PLAN (FOURTH FLOOR)



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PR-006



ROOF PLANS

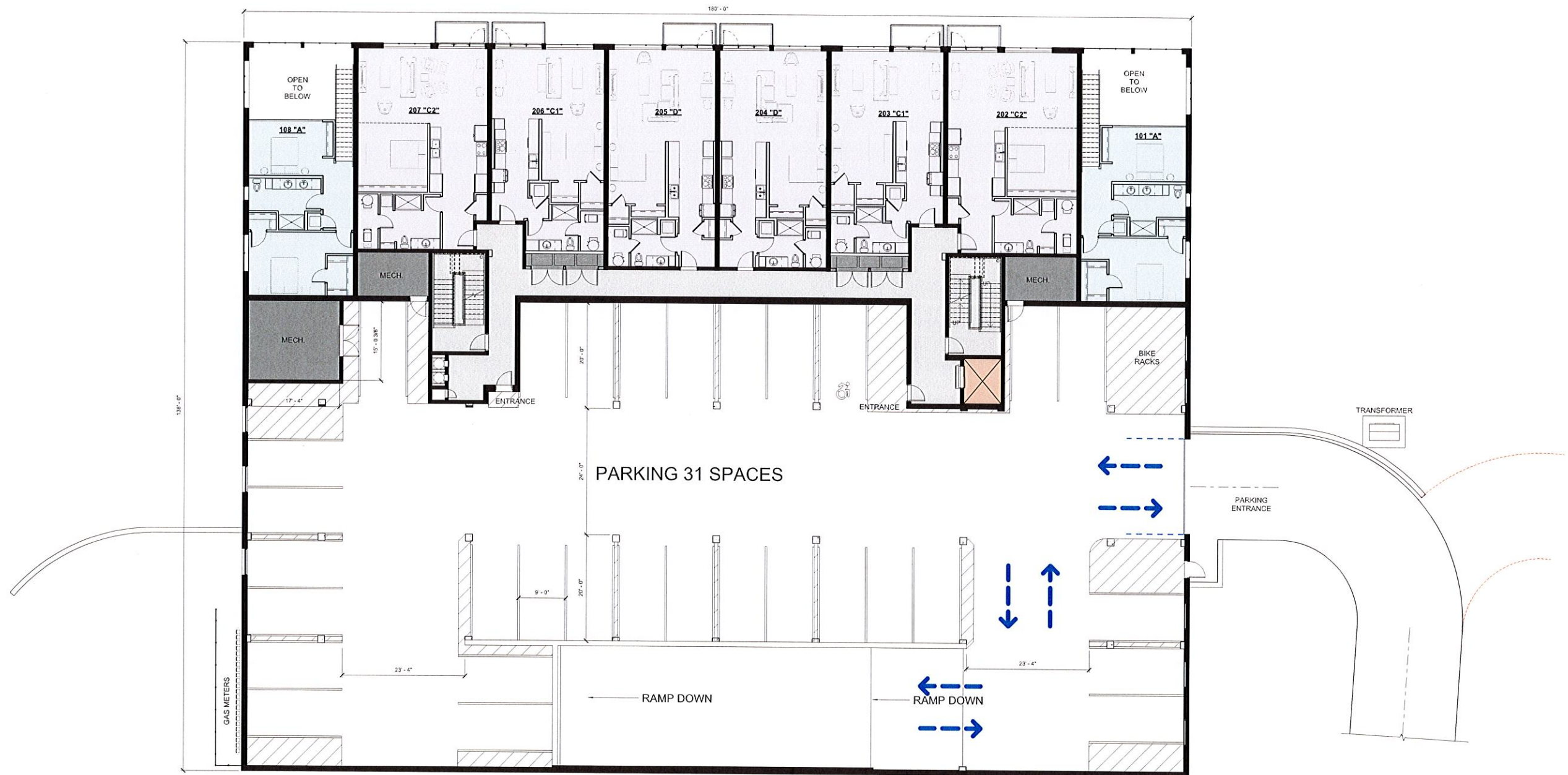


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PR-007



GRAND TOTAL: 107,074 SF

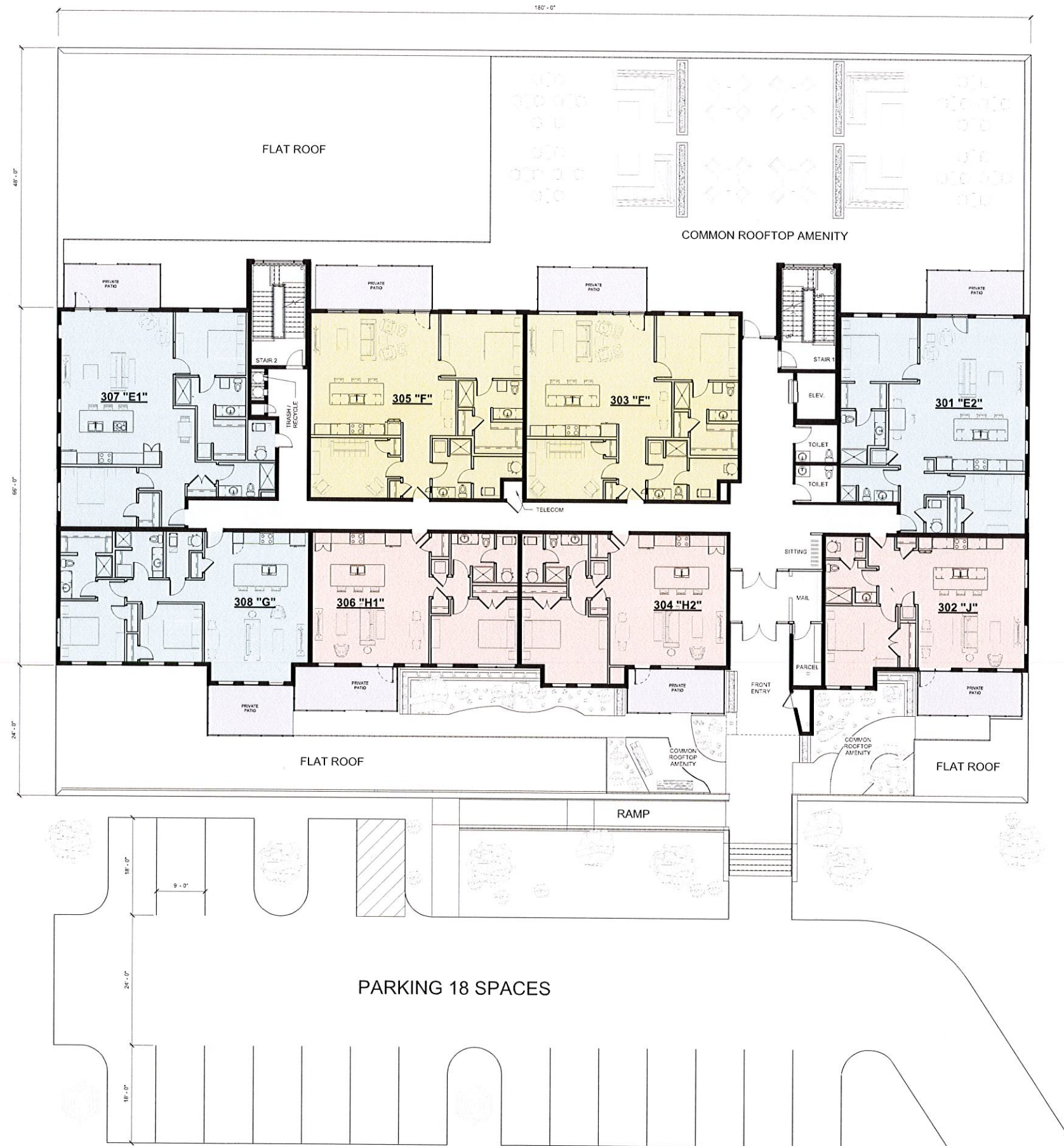


LEVEL 2 PLAN (UPPER LOFT)



project # 22429
2/13/23

PR-002

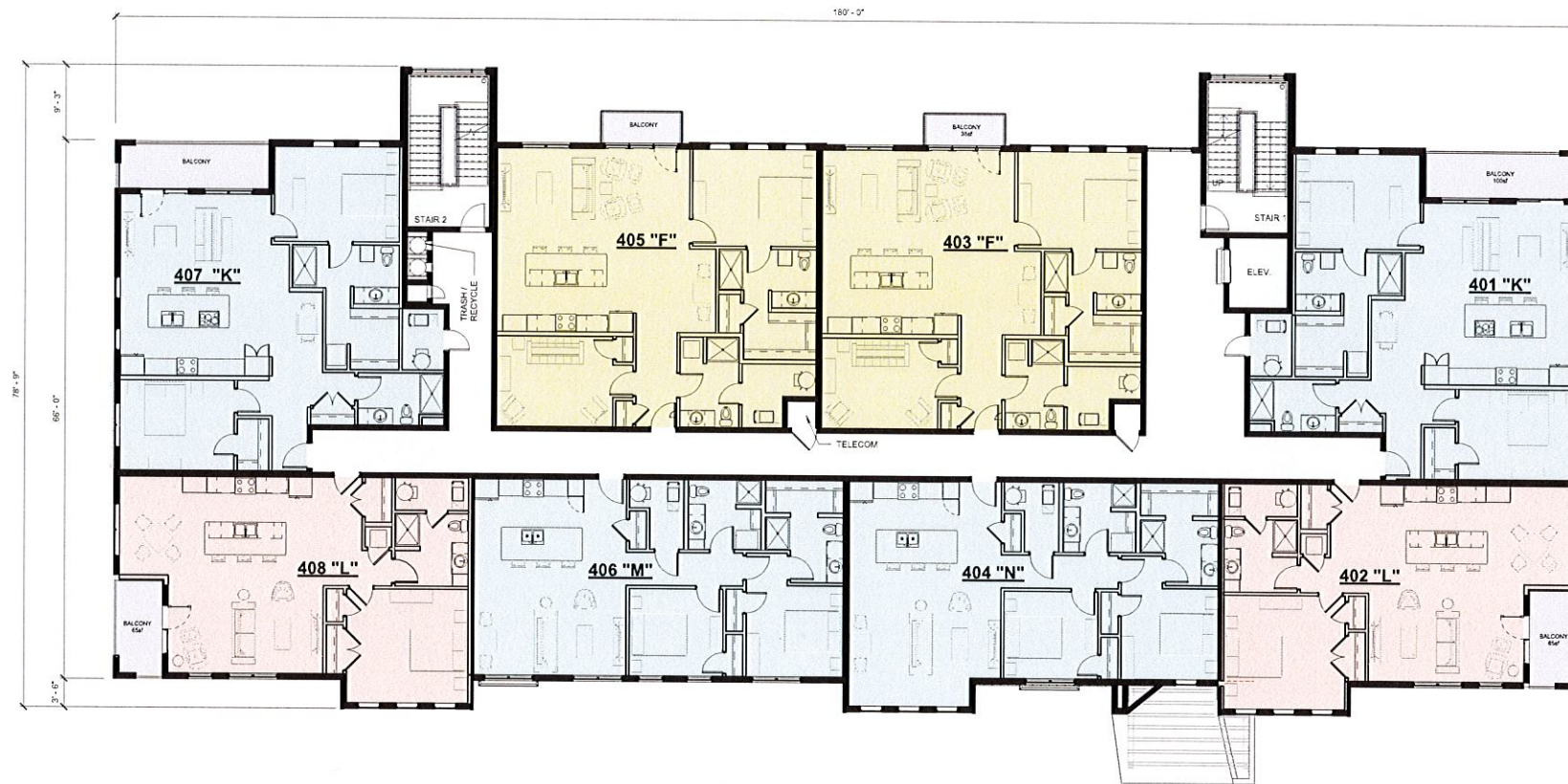


LEVEL 3 PLAN (FIRST FLOOR)



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PR-003



LEVEL 4 PLAN (SECOND FLOOR)



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2/13/23

PR-004



LEVEL 5 PLAN (THIRD FLOOR)



project # 22429
2/13/23

PR-005

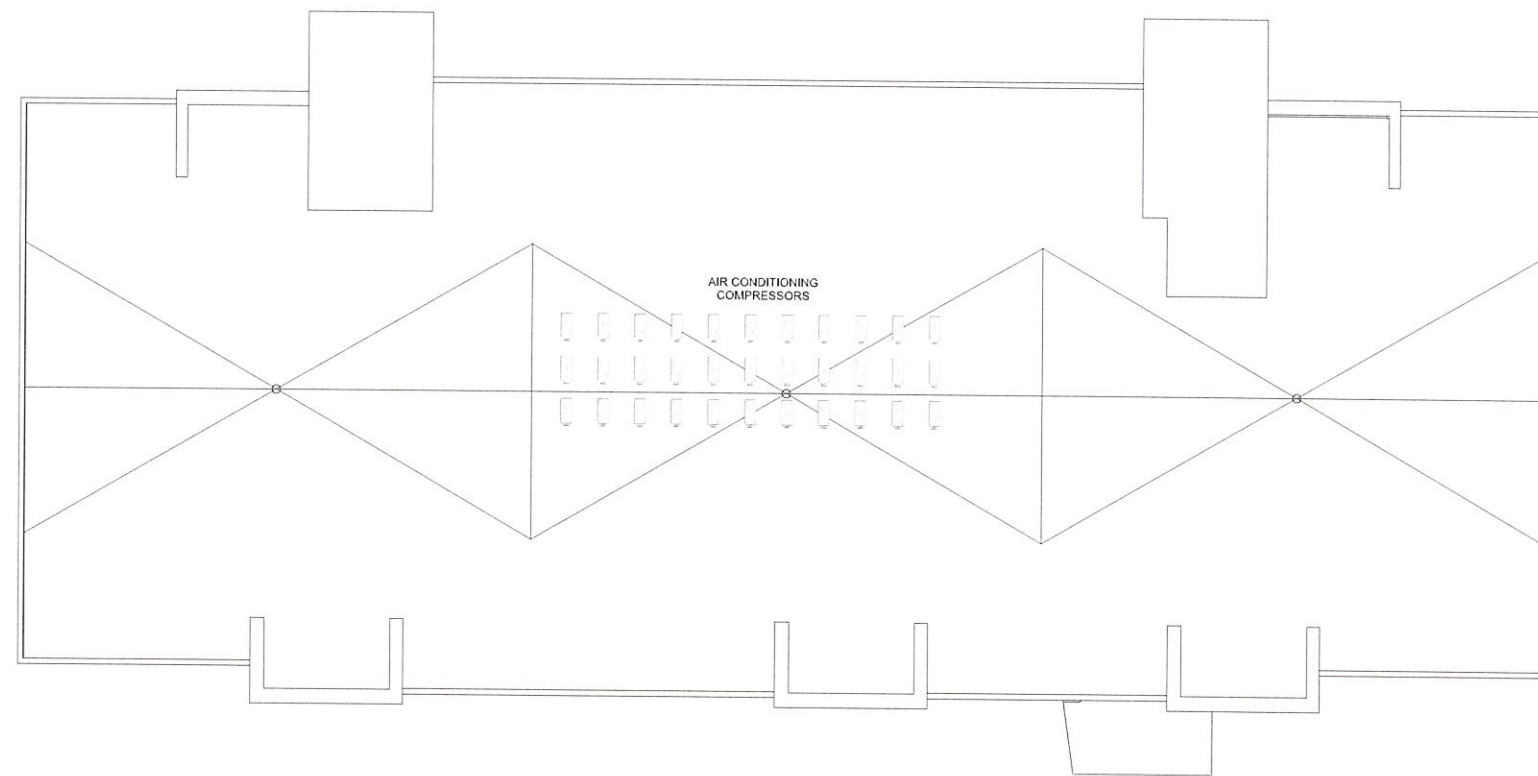


LEVEL 6 PLAN (FOURTH FLOOR)



project # 22429
2/13/23

PR-006



ROOF PLANS



project # 22429
2/13/23

PR-007