



## PLAN COMMISSION REPORT

Proposal:	Plan Review – Multifamily Residential Buildings (A8.1 & A7.3)
Description:	Site, building, landscaping, and related review for two (2) proposed multifamily residential buildings in Lakeshore Commons.
Applicant(s):	E.J. Herr, F Street Development Group
Address(es):	4005 E. Lake Vista Parkway (4 <sup>th</sup> Aldermanic District)
<b>Suggested Motion:</b>	<p>That the Plan Commission approves the site and building plans submitted by E.J. Herr, F Street Development Group, for the A8.1 and A7.3 multifamily residential buildings on the property at 4005 E. Lake Vista Parkway with the following conditions:</p> <ol style="list-style-type: none"><li>1. That all relevant Code requirements and conditions of the Traditional Neighborhood Development Planned Unit Development (TND PUD) remain in effect.</li><li>2. That a contingent parking plan is provided for review and approval by the Department of Community Development prior to submission of building permit applications.</li><li>3. That the south elevation of building A7.3 incorporates façade enhancements similar to the other elevations.</li><li>4. That the screen wall on the south is revised to a height not to exceed four (4) feet <b>(OR OTHER HEIGHT AS DETERMINED BY THE PLAN COMMISSION)</b>, is set back <b>(PLAN COMMISSION TO DETERMINE DISTANCE)</b> from the property line to allow for additional landscaping, and that the overall design and materials incorporate artistic/decorative elements that complement the development.</li><li>5. That the landscaping plan is revised to include an increased planting area in front of the relocated screen wall on the south.</li><li>6. That all exposed concrete walls incorporate textures/design elements. Blank or non-textured concrete walls are not approved.</li><li>7. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.</li><li>8. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.</li></ol>

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Owner(s): F Street OCLV, LLC

Tax Key(s): 868-9005-000

Lot Size(s): 34.519 ac (parcel)

Current Zoning District(s): Traditional Neighborhood Devel. (TND)

Overlay District(s): PUD

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Mixed Use

**Background:**

The Applicant is requesting site, building, landscaping, and related plan approval for two (2) proposed multifamily residential buildings (A8.1 and A7.3) on Lots 2 & 3 of the Lakeshore Commons Subdivision Plat with a current address of 4005 E. Lake Vista Parkway as part of Phase I of the Lakeshore Commons development. Plan Commissioners will recall that Lakeshore Commons is zoned as a Traditional Neighborhood Development Planned Unit Development (TND PUD), the Amended Conditions and Restrictions for which were approved in Ord. 3063 in January of this year, and included with this report for reference.

Phase 1 of Lakeshore Commons includes public infrastructure, multiple housing types, and associated amenities. Both of the proposed multifamily residential buildings are located in the southwest portion of Phase 1. The north building contains 57 total units in three (4) stories; interior lobby, leasing office, clubroom, theater room, clubroom, and mail room on the first floor; and a rooftop balcony. The south building contains 77 units in four (4) stories; interior lobby, mail room, dog wash, and fitness center on the first floor. Each building includes a single story of underground parking, and details for the total units by bedroom can be found in the table below.

**Total Units by Bedroom**

	Junior 1-BR	1-BR	1 BR + den	2-BR	2BR + den	3-BR
North	0	23	4	19	3	8
South	24	31	4	11	0	7
<b>TOTAL</b>	<b>24</b>	<b>54</b>	<b>8</b>	<b>30</b>	<b>3</b>	<b>15</b>

Dimensional standards for TND PUDs differ from those of the Rm-1, Multifamily Residential district requirements. Below are the requirements of the TND PUD by building type.

**Dimensional Standards, Traditional Neighborhood Development**

Standard	Single-Family Detached (a)	Single-Family Attached (2 Units) (a)	Single-Family Attached (3-4 Units) (a)	Single-Family Attached (5-9 Units) (a)	Multifamily	Mixed Use	Nonresidential	Civic (institutional, rec.) bldgs
<b>Lot Standards (Minimum)</b>								
Lot Area	3,600 sq ft	7,200 sq ft	10,400 sq ft	17,820 sq ft	42,000 sq ft	15,000 sq ft	5,000 – 10,000 sq ft	-
Lot Width	40 ft	80 ft	116 ft	90 ft	120 ft	100 ft	75 ft	-
<b>Yard Setbacks</b>								
Front								
Minimum	5 ft	5 ft	5 ft	5 ft	2 ft	5 ft	5 ft	30 ft
Maximum	20 ft	20 ft	20 ft	25 ft	-	15 ft	-	-
Side (b), (c), (e)	3 ft	3 ft	3 ft	3 ft	2 ft	10 ft	5 ft	30 – 50 ft
Side (b), (c), (e)	See footnotes.				2 ft	10 ft	5 ft	30 – 50 ft
Rear (b)	4 ft	4 ft	4 ft	4 ft	2 ft	5 – 20 ft	15 - 25 ft	50 ft
<b>Building Standards (Maximum)</b>								
Height (d)	2.5 stories/ 35 ft	2.5 stories/ 35 ft	2.5 stories/ 35 ft	2.5 stories/ 35 ft	5 stories/ 75 ft	50 ft	50 - 55 ft	55 ft
Building Coverage (f)	70%	-	-	-	-	-	25%	25%
Lot Coverage (f)	70%	70%	70%	70%	70%	70%	70%	70%
<b>Notes:</b>								
(a) Minimum front setbacks to the property line shall be maintained for porches inclusive of stairs, raised planters, foundations, and buildings. Maximum front setbacks shall be measured from the front plane of the principal building to the lot line. There shall be no encroachments into municipal easements unless written authorization is received from the City Engineer.								
(b) A reduction in the required setbacks to private alleys may be approved by the Plan Commission as part of the PUD.								
(c) There shall be a minimum distance of eight (8) feet between buildings. Side setbacks shall not be less than (3) feet on any side.								
(d) Height modifications shall be requested in accordance with (d)(3)a(1)(viii) above and § 17.0303(a) (as amended).								
(e) Double Lot Frontage. Structures on lots abutting two (2) opposite streets shall be provided with a front setback and a rear setback. The front and side setbacks shall be determined as part of the PUD and in a manner that prohibits access to a double frontage lot from arterial streets. The selected front setback area shall be required to comply with the front setback requirements for the district in which the lot is located. The selected rear setback area shall be required to comply with the rear setback requirements for the district in which the lot is located and the rear setback area shall be screened from arterial streets with fencing or landscaping, as may be appropriate.								
(f) Standards for the gross area of the PUD.								

It appears from the plans that the A8.1 and A7.3 buildings as proposed meet the dimensional standards for the TND PUD.

Parking is provided in a single level of underground parking for each building (45 for the north building, 50 for the south building) and in surface lots (35 for the north building, 55 for the south building). On-street parking along the public rights-of-way (S. Breakwater Boulevard and E. Hemlock Dr.) are not included in the surface parking totals. Minimum parking requirements for multifamily buildings containing more than four (4) units are 1.4 dedicated stalls per unit. Therefore, a total of 80 parking stalls, including garage spaces, is

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required for the north building and 108 for the south building. The concept plan as proposed provides a total of 185 dedicated stalls between the two buildings, which is just short of the minimum requirement of 188. As presented, the total of 185 dedicated stalls would equate to less than one parking stall (185) per bedroom (197). This is concerning, especially given the limited availability and seasonality of public on-street parking, the already-reduced parking ratios for this development and the inclusion of dens (which may be used as an additional bedroom) in 11 of the units.

Bicycle storage areas are identified in three (3) areas of the north underground parking structure and one (1) area of the south underground parking structure per PUD requirements. Bicycle racks at entries to the buildings are also shown. It should be noted that the PUD requires that a contingent parking plan to be provided identifying areas for future parking should actual demands exceed minimum requirements. As of writing this report, a contingent parking plan has not been provided.

Exterior building materials are described in the PUD as high-quality and accent (see Exhibit 7.2), with requirements for where each can be located on the multifamily residential buildings. Although both buildings will be utilizing the same materials – fiber cement panels in various shades, windows, sliding glass doors, metal balconies/screens – the locations of the materials on each building are important for meeting the requirements of the PUD and the goals for aesthetics in the public realm.

Staff have concerns for the presentation of the south building along E. Lake Vista Boulevard as this is a visually-prominent building at one of the major entrances to this premier development and to Bender and Lake Vista parks (at the intersection with S. Breakwater Boulevard). Per the PUD, “[h]igh quality materials shall take precedence on facades that face main roadways or any other frontages that will be in direct contact with the public realm.” While the renderings do not necessarily match the elevations, the south façade appears more flat than what the reality of the design may be. It is recommended that the applicant considers wrap-around or relocated balconies on the southeast corner. Of perhaps greater concern is the proposal for a 13’ – 2” tall aluminum screen wall less than 5 feet from the property line and public sidewalk. While the screening of parking areas is a requirement and decorative means to do so is encouraged, the height of the proposed screen is taller than what would be allowed for regular fencing and screening in residential developments. In fact, the proposed screen is taller than what is allowed for nonresidential fencing (10 feet), and in some cases is taller than screen walls used for loading dock screens in industrial areas. Staff recommend a decorative screen wall/fence that is no taller than approximately four (4) feet unless otherwise determined by the Plan Commission. Current elevations show a wave pattern in the proposed aluminum vertical elements. Artistic or decorative elements should be integrated into and part of the screen to complement the development. The screen should also be detached from the building itself and be set back to allow for more landscaping elements along the public sidewalk. The architect should consider design options to the south and southwest building perspectives to account for this preeminent gateway location.

Signs for the buildings, ground/monument or otherwise, are currently in the design phase. A Master Sign Plan for the development to include these signs is forthcoming for Plan Commission review at a later date. Locations for signs and future/optional structures in these plans are placeholders only.



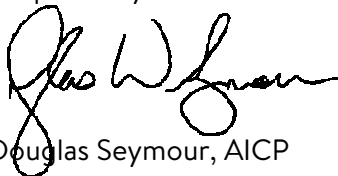
Trash will be located in the underground garages and wheeled out for private collection into the ramps. No trash receptacles will be allowed in front or street yards. Requests for permanent enclosures will require additional Plan Commission review and approval.

With the above in mind, and recognizing that City staff will continue to work with the Applicant and all involved parties on outstanding issues, staff has provided a suggested motion for approval with conditions above for Plan Commission consideration.

**Options/Alternatives:** The Plan Commission has the discretion to approve the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit.

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Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Senior Planner

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**Attachments:**

Location Map

Conditions & Restrictions (49 pages)

Narrative (1 page)

Plans

Cover Sheet & PC-00 through PC-10 (12 pages)

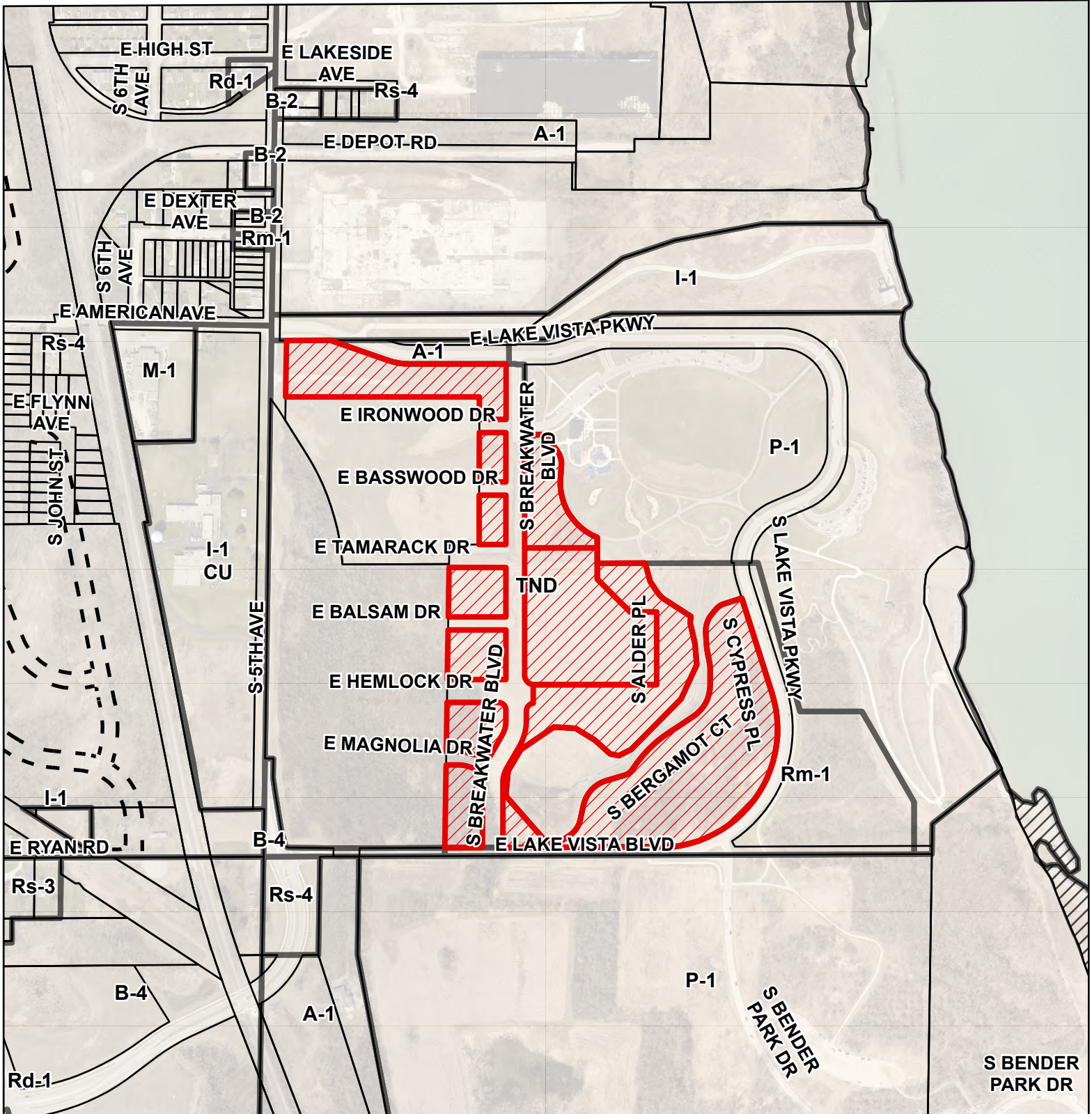
Civil Plans, C101A – C106B (11 pages)

Landscape Plans, L101A – L201 (3 pages)

Photometric Plan (1 page)

# LOCATION MAP

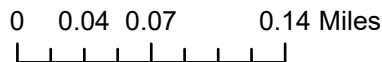
## 4005 E. Lake Vista Pkwy.



This map is not a survey of the actual boundary of any property this map depicts.



Community Development



### Legend

- Zoning
- Official Map
- Floodway
- Flood Fringe
- 4005 E. Lake Vista Pkwy.

**Lakeshore Commons  
Traditional Neighborhood Planned Unit Development (PUD)  
General Development Plan and Conditions and Restrictions  
AMENDED**

**Applicant:** F Street Development Group  
**Project:** Lakeshore Commons Development  
**Property Address(es):** 9116 & 9300 S. 5th Ave., and 4005 E. Lake Vista Pkwy (parcels)  
**Tax Key Number(s):** Various (Condo Units; 868-9006-000, 868-9994-002, former 868-9005-000)

**Approved by Plan Commission: 11-22-22**  
**Approved by Common Council: 1-17-23**  
**Ord #: 3063, Amend. 3018**

This planned unit development is being developed within the Traditional Neighborhood Development District zoning in accordance with Section 17.0701 (formerly Sec. 17.0327) of the Municipal Code (as amended), and is subject to the following conditions of approval.

Lakeshore Commons is a development that envisions an active, walkable and inclusive community located along the shores of Lake Michigan. Rooted in progressive urban design principals and a vision for a more sustainable future, this document serves as a detailed roadmap for the development ensuring key factors are incorporated in its creation.

Lakeshore Commons is projected to have primarily residential, mixed-use, and community compatible uses. Residential will include a range of housing types from Single Family units, Townhomes, and Multi-Family buildings with mixed-use ground floors. Standalone Community Amenity buildings will also be incorporated into the Masterplan.

**1. Required plans, documents, easements, agreements and public improvements (See Sec. 17.0709 of the Municipal Code)**

- a. A project narrative describing, at a minimum:
  - i. The mix of uses, housing types and densities within the PUD.
  - ii. An overall statement regarding ownership structure and common area maintenance.
  - iii. The substance of covenants, easements and other restrictions to be imposed on the use of the land including common open space, and buildings or structures.
  - iv. A schedule of development showing the approximate date for beginning and completion of each phase of the planned development.
  - v. An analysis setting forth the anticipated demand on City services.
  - vi. A statement identifying each site development allowance requested from Municipal Code standards including how each allowance would be compatible with surrounding development, is in furtherance of the stated objectives of a Traditional Neighborhood Development and is necessary for proper development of the site.
  
- b. A general development plan (**Exhibit 1**) for the entire area to be regulated within the PUD shall be approved by the Common Council upon recommendation by the Plan Commission and shall include:
  - i. Lot, block and building locations with setbacks
  - ii. Square footage of buildings and number of units (multifamily)
  - iii. Public street locations including general cross-section and ROW width
  - iv. Private alleys and access drives (width and location)
  - v. Sidewalk and path-trail locations and connections
  - vi. Proposed public and private recreational amenities

- vii. Parking layout and traffic circulation
  - viii. Location
  - ix. Number of spaces
    - 1. Dimensions
    - 2. Setbacks
- c. Location of utility infrastructure (existing and proposed)
- i. Sanitary sewer
  - ii. Water
  - iii. Storm sewer
  - iv. Detention/retention basins
  - v. Green infrastructure plans
  - vi. Location of wetlands (field verified)
  - vii. Location of regulated soil management areas
- d. Schematic drawings (**Exhibits 2.1 through 2.13**) illustrating the design and character of all building typologies. The drawings shall also include a schedule showing the unit sizes and number of bedrooms proposed within all multifamily structures of four (4) or more units.
- e. A master landscape design guide for streetscapes and common areas within the PUD. This shall include minimum landscaping requirements for the single family and multifamily villa housing types with standards established for landscaped streets, trails, front, side and rear yards. No landscaping or disturbance will be permitted in such a location or manner as may be contrary to these conditions and restrictions, deed restrictions or established soil management plans. (See plans approved March 22, 2022).
- f. For each phase of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit. Said landscape plans shall be in conformance with the master landscape design guide approved for the PUD. (See plans approved March 22, 2022).
- g. A professional traffic study showing the proposed circulation pattern within and in the vicinity of the planned development, including the location and description of public improvements to be installed, and any streets and access easements.
- h. Precise detailed plans for each phase of the PUD shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building or occupancy permits for that phase. These plans shall be in substantial conformance with the adopted General Development plan and shall include the following:
- i. Site Plan
  - ii. Architectural Plan
  - iii. Landscape Plan
  - iv. Lighting Plan
  - v. Grading Plan, Drainage and Stormwater Management Plan
  - vi. Master Sign Plan
  - vii. Fire Protection Plan
  - viii. Contingent parking plan for townhouse and multifamily buildings
- i. All plans for new buildings or additions shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit. This requirement

shall not apply to single-family structures or two/three-unit multifamily villas.

- j. The Plan Commission shall approve architectural plans for all of the different models proposed for the single-family and two/three-unit multifamily villas. Plan Commission review of individual site and building plans is not required for the single-family and two/three-unit multifamily villas provided they substantially conform to the approved general development plan and building typologies as depicted in **Exhibit 1 and Exhibits 2.1 through 2.10**.
- k. For any new buildings or structures and additions, site grading and drainage, stormwater management and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.
- l. A Development Agreement shall be completed between the owner and the City so as to ensure the construction or installation of public or other improvements required in the adopted General Development Plan, detailed phase plans or as specified by these conditions and restrictions. Plans and specifications for any necessary public improvements within developed areas (e.g. sanitary sewer, water main, storm sewer, etc.) shall be subject to approval by the City Engineer.
- m. A qualified environmental professional ("QEP") hired by the City shall be responsible for reviewing compliance with the Barrier Management Plan ("BMP") and SMP under the COC".
- n. If required by the City of Oak Creek, public easements for telephone, electric power, sanitary sewer, storm sewer and water main shall be granted. Said easements shall be maintained free and clear of any buildings, structures, trees or accessory outdoor appurtenances. Shrubbery type plantings shall be permitted; provided there is access to each of the aforementioned systems and their appurtenances.
- o. If there are any future land divisions, a subdivision or condominium plat or certified survey map shall be prepared, submitted for approval and recorded. All future land divisions shall comply with the Deed Restriction and COC requirements imposed by the WDNR under the Voluntary Party Liability Program ("VPLE")".
- p. The City shall approve the condominium plat and deed restrictions within this planned unit development in accordance with Chapter 14.42 of the Municipal Code (as amended). The City has the right, but not the obligation, to enforce those restrictions, particularly as they relate to existing environmental documentation and agreements.
- q. The Plan Commission shall approve the Declaration of Condominium and the Condominium ByLaws to ensure that there is compliance with the State of Wisconsin Department of Natural Resources ("DNR") Certificates of Completion ("COC") dated November 20, 2014, which require that in the Clean Cover Soil Area ("CCSA") for any condominium and residential development the land should be under common ownership where there is an oversight body responsible for enforcing compliance with the Barrier Management Plan ("BMP") and Soil Management Plan ("SMP") that are part of the Institutional Controls under the COC and are a requirement of the Deed Restrictions imposed by both E.E. DuPont de Nemours and Company and EPEC Polymers, Inc., both dated December 1, 2014.

## **2. Traditional Neighborhood Development Use and Design Standards**

- a. Permitted Uses - In order to achieve the proximity necessary to make neighborhoods



walkable, it is important to mix land uses. A Traditional Neighborhood Development should consist of a mix of residential uses, a mixed-use area and open spaces. The following uses are permitted within this Traditional Neighborhood PUD subject to Section 17.0709 of the Municipal Code (as amended), deed restrictions, the adopted General Development Plan and uses established for designated soil management areas:

- i. Single family detached (not permitted within Clean Cover Soil Area – CCSA)
  - ii. Two- and three-unit multifamily villas
  - iii. Multifamily Townhomes
  - iv. Multifamily buildings of four (4) or more units
  - v. Neighborhood commercial uses up to 10,000 square feet in size, as further restricted by recorded deed restrictions, including:
    1. Food services (grocery stores, butcher shops, bakeries and other specialty food stores without drive-through facilities), cafes, coffee shops, bars and taverns, microbreweries, neighborhood scale distilleries or wineries, tasting rooms, ice cream or candy shops.
    2. Retail, excluding adult entertainment.
    3. Services, including financial institutions (without drive-ups or drive-throughs), day care centers, veterinary services, self-service laundry, dry cleaners.
  - vi. Home occupations, where not excluded by Municipal Code or deed restriction.
  - vii. Public and private recreational and open space uses.
- b. **Conditional Uses** - The following uses require conditional use permits within this Traditional Neighborhood PUD subject to Section 17.0709 of the Municipal Code (as amended), deed restrictions, the adopted General Development Plan and uses established for designated soil management areas:
- i. Permitted neighborhood commercial uses exceeding 10,000 square feet in size.
  - ii. Lodging uses, including bed and breakfast, motels or hotels.
  - iii. Civic or institutional uses.
- c. **Development Units and Density** – The maximum density and number of residential dwelling units and the amount of nonresidential development shall be determined in accordance with the adopted general development plan and **Exhibit 3** - Lakeshore Commons Unit Types & Density Standards by Phase.
- i. The Director of Community Development is authorized to permit variations to the unit mix in any given development phase provided that the total number of units and density does not exceed the maximum for that phase as identified in **Exhibit 3** - Lakeshore Commons Unit Types & Density Standards by Phase provided that no single-family homes shall be permitted in the CCSA.
- d. **Mixed-Use Areas** – Neighborhood retail or service uses, as defined by Sections 17.0405(d) and 17.0406(b) of the Municipal Code (as amended), shall be permitted on ground floors of multifamily structures.
- e. **Open Space and Neighborhood Amenities** – There shall be an interconnected network of public and private open space as depicted in **Exhibit 4** – Open Space & Neighborhood Amenities. All amenities for a given phase must be constructed in accordance with approved Finance Development Agreement and Escrow agreement. Maintenance of private amenities and facilities shall be the responsibility of the property owner(s).

- f. **Stormwater Management** – The properties within the planned unit development shall be subject to a storm water management practices maintenance agreement with the City. Areas designated for stormwater management green infrastructure shall be consistent with the adopted general development plan for this planned unit development.
- g. **Dimensional, Lot, and Block Standards** – Although the development is in the form of a condominium plat without individual lots, the following standards apply to structures within this planned unit development as depicted in **Exhibit 1, Exhibits 11.1 through 11.10, & in the table below.**

Standard	Single-Family Detached (a)	Single-Family Attached (2 Units) (a)	Single-Family Attached (3-4 Units) (a)	Single-Family Attached (5-9 Units) (a)	Multifamily	Mixed Use	Nonresidential	Civic (institutional, rec.) bldgs
<b>Lot Standards (Minimum)</b>								
Lot Area	3,600 sq ft	7,200 sq ft	10,400 sq ft	17,820 sq ft	42,000 sq ft	15,000 sq ft	5,000 – 10,000 sq ft	-
Lot Width	40 ft	80 ft	116 ft	90 ft	120 ft	100 ft	75 ft	-
<b>Yard Setbacks</b>								
Front								
Minimum	5 ft	5 ft	5 ft	5 ft	2 ft	5 ft	5 ft	30 ft
Maximum	20 ft	20 ft	20 ft	25 ft	-	15 ft	-	-
Side (b), (c), (e)	3 ft	3 ft	3 ft	3 ft	2 ft	10 ft	5 ft	30 – 50 ft
Side (b), (c), (e)	See footnotes.				2 ft	10 ft	5 ft	30 – 50 ft
Rear (b)	4 ft	4 ft	4 ft	4 ft	2 ft	5 – 20 ft	15 - 25 ft	50 ft
<b>Building Standards (Maximum)</b>								
Height (d)	2.5 stories/ 35 ft	2.5 stories/ 35 ft	2.5 stories/ 35 ft	2.5 stories/ 35 ft	5 stories/ 75 ft	50 ft	50 - 55 ft	55 ft
Building Coverage (f)	70%	-	-	-	-	-	25%	25%
Lot Coverage (f)	70%	70%	70%	70%	70%	70%	70%	70%
<b>Notes:</b>								
(a) Minimum front setbacks to the property line shall be maintained for porches inclusive of stairs, raised planters, foundations, and buildings. Maximum front setbacks shall be measured from the front plane of the principal building to the lot line. There shall be no encroachments into municipal easements unless written authorization is received from the City Engineer.								
(b) A reduction in the required setbacks to private alleys may be approved by the Plan Commission as part of the PUD.								
(c) There shall be a minimum distance of eight (8) feet between buildings. Side setbacks shall not be less than (3) feet on any side.								
(d) Height modifications shall be requested in accordance with (d)(3)a(1)(viii) above and § 17.0303(a) (as amended).								
(e) Double Lot Frontage. Structures on lots abutting two (2) opposite streets shall be provided with a front setback and a rear setback. The front and side setbacks shall be determined as part of the PUD and in a manner that prohibits access to a double frontage lot from arterial streets. The selected front setback area shall be required to comply with the front setback requirements for the district in which the lot is located. The selected rear setback area shall be required to comply with the rear setback requirements for the district in which the lot is located and the rear setback area shall be screened from arterial streets with fencing or landscaping, as may be appropriate.								
(f) Standards for the gross area of the PUD.								

- h. **Circulation and Parking Standards** – The circulation system shall allow for different modes of transportation. It shall provide functional and visual links between areas within the planned unit development and shall connect to existing or proposed external development. The circulation system shall provide adequate traffic capacity, and promote safe and efficient mobility for pedestrian and bicycles throughout the planned unit development. Roadway sections are depicted in **Exhibits 6.1, 6.2, and 6.3**.
- i. **Pedestrian Circulation** – Pedestrian circulation should minimize pedestrian-vehicle conflicts.
    - 1. Sidewalks shall connect all dwelling entrances and entrances to commercial or mixed-use buildings to the adjacent public sidewalk.
    - 2. Sidewalks shall comply with applicable requirements of the Americans with Disabilities Act.
    - 3. Crosswalks shall be clearly marked with contrasting paving materials or striping and may include other traffic calming measures.
  - ii. **Bicycle Circulation** – Bicycle circulation shall be accommodated on collector streets and/or multiuse paths. Facilities for bicycle travel may include off-street bicycle paths (generally shared with pedestrians and other non-motorized users) and separate, striped, 4-foot bicycle lanes on streets. If a bicycle lane is combined with a lane for parking, the combined width shall be a minimum of 13.5 feet. Bicycle parking shall be provided for all multifamily buildings as well as the private community building and recreation space.
  - iii. **Motor Vehicle Circulation** – Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming measures are encouraged to slow traffic speeds.
- i. **Street Hierarchy** – The design intent of the street hierarchy and cross section design within the Traditional Neighborhood Development is illustrated in **Exhibits 6.1, 6.2, and 6.3**, and shall be classified as follows:
- i. **Collector (public)** – Collector streets provide regional access to neighborhood as part of the City’s major street network. Individual driveways are not permitted to directly access collector streets. South 5th Avenue and East Lake Vista Boulevard are designated as collector streets within this planned unit development.
  - ii. **Subcollector (public)** – Subcollector streets provide primary access to residential, commercial and mixed-use areas of the planned unit development. Only consolidated and shared driveways for multifamily and mixed-use parking facilities may directly access subcollector streets. Additional parking is provided within buildings or lots to the side or rear of buildings. Breakwater Boulevard is designated a subcollector street.
  - iii. **Local Street (public)** – Local streets provide primary access to individual properties (although vehicular access to off-street parking is limited to alleys). Ironwood Drive, Basswood Drive, Tamarack Drive, Balsam Drive, Magnolia Drive, Elderberry Drive, and Baneberry Place are designated as public local streets.
  - iv. **Local Street (private)** – Cypress Place and Bergamot Court are designated as private local streets.
  - v. **Alley (private)** – These streets provide access to residential properties where the streets are designed with a narrow width to provide limited on-street parking. Alleys

may also provide delivery access or access to alternate parking for commercial or mixed-use properties.

j. **Parking and Driveway Requirements**

- i. Minimum off-street parking requirements for this project shall be provided at the rate of:
  1. Single-family, multifamily villas, and multifamily townhomes two (2) attached spaces per dwelling unit.
  2. Multifamily buildings of more than four (4) units shall provide a minimum of 1.4 dedicated parking spaces per dwelling unit. Design intent to include as many stalls as possible provided within an enclosed or attached garage within a reasonable vicinity of the dwelling unit.
  3. A contingent parking plan shall be provided as part of the precise detailed site plans required by Section 1h above illustrating those areas on the site set aside for additional parking should actual parking demands exceed the minimum parking requirements established by these conditions and restrictions.
- ii. Where 90° parking is indicated on the site plans, individual-parking stalls shall be nine (9) feet in width by eighteen (18) feet in length. The standards for other types of angle parking shall be those as set forth in Section 17.0501(d) of the Municipal Code (as amended).
- iii. Movement aisles for 90° parking shall be at least twenty-two (22) feet in width.
- iv. All off-street parking areas shall be surfaced with an all-weather wearing surface of plant mix asphaltic concrete over crushed stone base subject to approval by the City Engineer. A proposal to use other materials shall be submitted to the Plan Commission and the Engineering Department for approval.
- v. Surface parking lots or garages for multifamily structures of four or more units shall provide bicycle parking areas in conformance with NACTO standards.
- vi. Other parking arrangements, showing traffic circulation and dimensions, shall be submitted to the Plan Commission for approval.
- vii. All driveway approaches to this property shall comply with the standards set forth in Chapter 23 of the Oak Creek Municipal Code. Any off-site improvements shall be the responsibility of the property owner.
- viii. All off-street parking areas shall be landscaped in accordance with applicable portions of Section 17.0505 of the Municipal Code (as amended), the Master Landscape Design Guide approved March 22, 2022, and these conditions and restrictions.
  1. **Landscape Area.** All public off-street parking lots which serve five (5) vehicles or more shall be provided with accessory landscaped areas; which may be landscape islands, landscape peninsulas or peripheral plantings totaling not less than five (5) percent of the surfaced area. For parking lots designed for twenty-five (25) parking spaces or more, at least one-half (1/2) of the minimum five (5) percent landscaped area shall be within the parking lot.
  2. **Parking Lot Screening.** Those parking areas for five (5) or more vehicles if adjoining a public right-of-way shall be screened from casual view by an earth

berm, a solid wall, fence, evergreen planting of equivalent visual density or other effective means approved by the City Plan Commission. Such fence or berm and landscaping together shall be an average of three (3) feet in height between the parking and the street right-of-way and six (6) feet in height between the parking and any adjacent residential property line. All screening materials shall be placed and maintained at a minimum height of three (3) feet.

k. **Single Family and Attached Multifamily Villa Fencing Requirements**

- i. Private fenced rear yards are optional within the development at single family and attached multifamily villas. Fencing is allowed at backyard and side yard conditions only. Fencing shall be a minimum of three (3) feet from the rear yard alley line and should extend no more than fifty (55) feet from the alley line. Any deviations that arise shall be brought to the Plan Review Department - staff level, for consideration. Fencing shall be held tight to the demising site lines. Fence materials shall meet the TND requirements per **Exhibit 7.1**.

**3. Architectural Standards**

- a. **Materials:** Materiality is a critical component within the architecture of Lakeshore Commons. The following guidelines describe levels of quality and general locations of building materials. The exterior materials, and their colors, shall be complementary to each other for a cohesive and refined aesthetic. The use of high quality and durable building materials shall be used on all facades. The use of sustainable building materials is strongly encouraged. Materials examples are illustrated in **Exhibits 7.1 and 7.2**.

- i. **Single Family Homes, Multifamily Villas, and Townhomes (Exhibit 7.1)** - Examples of high-quality materials shall include:

Stone, Brick, Burnished Block, Commercial grade architectural metal panel, Wood, Fiber cement plank or panel, Stucco, Photovoltaic systems, engineered wood systems, Phenolic cladding system, Composite Siding System, Wood look aluminum metal plank system. **(Fence materials to be specified)**

- ii. **Multi Family Buildings and Clubhouse (Exhibit 7.2)** - Examples of high-quality materials shall include:

Stone, Brick, Burnished Block, Commercial grade architectural metal panel, Wood, Fiber cement plank or panel, Stucco, Photovoltaic systems, engineered wood systems, Phenolic cladding system, Corrugated metal paneling, Wood look aluminum metal plank system. Board-formed/textured/decorative concrete shall be allowed for foundations only as part of plans approved by the Plan Commission.

- iii. **Locations of High-Quality materials:** High quality materials shall take precedence on facades that face main roadways or any other frontages that will be in direct contact with the public realm.

- iv. **Accent Materials:** Accent materials are defined as high quality materials that shall not make up the primary composition of a façade. They selectively highlight architectural features and are intended to harmonize within the overall design expression.

**Examples of recommended Accent materials include:**

- Exposed concrete (variety of colors and textures are acceptable)



- Fritted glazing (variety of patterns are acceptable)
  - Translucent Materials (variety of styles are acceptable)
  - Corrugated Metal Panel
  - Metal and/or vinyl trim and fascia
- v. **Material examples** – Example images of acceptable materials are depicted on **Exhibits 7.1 and 7.2**. Material examples and requirements stated above shall apply to all proposed building typologies within Lakeshore Commons.
- b. **Building Façade Composition** - Buildings at Lakeshore Commons are intended to harmonize with each other and create a uniform and understandable design identity without limiting building style and expression. The community experience is enhanced with visually interesting building facades. All building typologies and facades shall demonstrate a timeless design aesthetic.
- c. **Scale:** A building's composition shall include a hierarchy and variety of elements such as entries, windows, roof elements, structural bays, etc., all of which create neighborhood identity. These elements shall work in harmony with building height and massing emphasizing character and pedestrian comfort.
- d. **Height:** In order to achieve a dense urban character, building heights within Lakeshore Commons shall be maximized following their building. Proposed buildings shall follow the guidelines set forth in the Traditional Neighborhood Development document.
- e. **Depth:** Buildings shall utilize techniques to avoid flat façade treatments. Visually capturing layering and depth includes intentional design and material approaches with windows, roof extensions, and various other façade expressions.
- f. **Glass:** Glazing is an important component in a building's design. Appropriate glazing amounts enhance interior living conditions with natural daylight, outside views, and better air flow depending on window types. All of these components contribute to the health and wellness of all residents. Glazing along pedestrian corridors at the ground level shall be maximized here to promote retail engagement and street edge activation while also providing safety, allowing unobstructed views into and out of buildings.
- i. Tinted glazing and Spandrel glazing should be minimized to small areas on the facades and used primarily as back of house façade treatments at service locations.
  - ii. All building typologies noted below shall meet glazing amount guidelines as stated in the Traditional Neighborhood Development document.
  - iii. **Single Family structure and multifamily two- and three-unit villas glazing guidelines:** Glazing locations, amounts, sizes, and window specifications shall promote the health and wellness of the residents as much as possible.
  - iv. **Multifamily structure of four or more units glazing guidelines:** Ground floor glazing amounts shall serve to activate the street front as much as possible.
  - v. **Commercial & Amenity Building Glazing Guidelines:** Commercial glazing design should be maximized at the ground level to encourage street activation and shall incorporate adequate visibility into the tenant spaces.

#### 4. Landscaping Standards

- a. For each phase of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit. Said landscape plans shall be in conformance with the overall master site landscape plan approved for the PUD March 22, 2022.

## 5. Lighting Standards

- a. All plans for new outdoor lighting shall be reviewed and approved by the Plan Commission or their designee and shall conform with the standards in Section 17.0509 of the Municipal Code (as amended).

## 6. Signs

- a. A master sign plan shall be submitted for review and approval by the Plan Commission, and shall include requirements for lettering, base materials, form, landscaping and lighting. Signage, provided that it is in accordance with the approved master sign plan, shall not require additional Plan Commission approval. Refer to **Exhibit 8**, Development Signage, for additional information on conceptual design and placement. The plan shall include signage requirements for
  - i. Wayfinding – Not shown in exhibit. To be individual wayfinding markers, one (1) overall at central amenity space, one (1) at each amenity station. Design intent to match development signage- design, color, and material. Sizing to be fifty-four (54) inches tall by twelve (12) inches wide.
  - ii. Development signage.
  - iii. Multifamily buildings of four (4) or more units and mixed-use buildings.
  - iv. Clubhouse and amenity spaces.

## 7. Maintenance and Operation

- a. Areas for snow storage on private property shall be provided outside of public rights-of-way as depicted in **Exhibit 9**. Removal of snow from roads (private), alleys, off-street parking areas, sidewalks and access drives shall be the responsibility of the owners.
- b. The number, size, location and screening of appropriate solid waste collection units shall be subject to approval of the Plan Commission as part of the required site plan(s). Garbage and recycling containers may not be stored outside unless screened. Solid waste collection and recycling shall be the responsibility of the owners. **See Exhibit 10**.
- c. The maintenance of stormwater management and green infrastructure facilities is the responsibility of the property owner unless otherwise agreed to and documented by the City.

## 8. Time of compliance

The operator of the PUD use shall begin installing or constructing the public infrastructure and amenities for Phase 1 as required in these conditions and restrictions for the PUD within twelve (12) months from the date of adoption of the ordinance authorizing the planned unit development. Phase 1 public infrastructure and amenities must be completed, and building permits issued for initial structures therein within forty-eight (48) months from the date of adoption of the ordinance. The time of compliance for future phases shall be as prescribed in the Purchase and Sale Agreement and/or Finance Development Agreement.

In the event that the time of compliance provisions are not complied with, the applicant shall re-apply for a PUD approval, prior to recommencing work or construction.

## 9. Other regulations

- a. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- b. Compliance with all other applicable City, State and Federal regulations not heretofore stated or referenced, is mandatory.
- c. Impact fees shall apply to all development within this planned unit development in accordance with Section 3.40 of the Municipal Code (as amended).
- d. The development shall fully comply with all conditions of the COC and the Deed Restrictions. A post closure modification for mass grading of the development in some limited areas of final grading has been approved. A Post Closure Modification (“PCM”) may be necessary for some areas of Phase I and for any future Phases. Compliance with the COC and Deed Restrictions is mandatory and shall be enforced by the condominium association.

**10. Sequencing of regulatory approvals, land divisions, infrastructure development, building permits and occupancy permits.**

- a. Variation from Chapter 14 Requirements – The following sequence represents a variation of Chapter 14 Subdivision and Platting Requirements pursuant to Section 14.180(d) of the Municipal Code.
- b. Certified Survey Map – A certified survey map shall be approved and shall be recorded concurrently with the closing of the sale of the City property.
- c. Infrastructure Development Agreement – A development agreement as required under Section 1L above shall be approved and executed prior to the closing of the sale of the City property.
- d. Rezoning and Planned Unit Development – The properties shall be rezoned to Traditional Neighborhood Development Planned Unit Development. A copy of the signed conditions and restrictions shall be returned to the Department of Community Development.
- e. Commencement of Infrastructure Development- Following approval of the infrastructure development agreement, closing on the property, and approval of the rezoning and PUD, construction may commence in accordance with the conditions set forth in this document, the Deed Restriction and COC requirements imposed by the Wisconsin Department of Natural Resources (“WDNR”) under the Voluntary Party Liability Program (“VPLE”) and the Post Closure Modification (“PCM) approved by the WDNR.
- f. Preliminary Plat – A preliminary plat shall be submitted for review and approval by the Plan Commission. As part of that submittal, the applicant shall identify and justify any variations that are being requested to the platting procedures as identified in Section 14.180 of the Municipal Code (as amended).
- g. Final Plat – Upon approval of the preliminary plat, the applicant may submit a final plat for review and approval by the Plan Commission and Common Council in accordance with the procedures established in Chapter 14 of the Municipal Code (as amended) or those variations recommended thereto by the Plan Commission. The Plan Commission shall make a recommendation to the Common Council, who in turn may approve the final plat and any variations requested therewith. The final plat may not be recorded, and no new parcels or public rights of way may be created until the conditions of the Post Closure Modification (“PCM”) have been satisfied, unless there is written approval

of the WDNR.

- h. Condominium Plat - A condominium plat shall be submitted for review and approval by the Plan Commission and Common Council in accordance with Section 14.42 of the Municipal Code (as amended). As part of that submittal, the applicant shall identify and justify any variations that are being requested to the platting procedures identified in Section 14.180 of the Municipal Code (as amended).
- i. Conditions Precedent to Issuance of Building Permit – No building permit shall be issued until such time as plans have been approved by the Plan Commission if required by Section 1 of these conditions and restrictions, and until water, sanitary sewer, storm sewer and an accessible roadway have been provided to access the location of said building permit. The extent to which these improvements are deemed acceptable is at the sole discretion of the City Engineer.
- j. Completion, Acceptance and Dedication of Public Improvements and Issuance of Certificate of Occupancy – No occupancy permits may be issued for structures within a phase until such time as all public improvements for that phase have been completed, accepted and dedicated to the City in accordance with the infrastructure development agreement.

**11. Revocation**

Should an applicant, their heirs, successors or assigns, fail to comply with the conditions and restrictions of the approval issued by the Common Council, the PUD approval may be revoked, and the lands may be rezoned to the TND – Traditional Neighborhood Development district. The process for revoking an approval shall generally follow the procedures for approving a PUD in Sections 17.0707 – 17.0709 and enforcement procedures as set forth in Section 17.0805(c) of the Municipal Code (as amended).

**12. Acknowledgement**

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their subsidiaries, related entities, successors and assigns.

\_\_\_\_\_  
Owner / Authorized Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
(please print name)

## List of Exhibits for Lakeshore Commons PUD

**Exhibit 1** – General Development Plan

**Exhibits 2.1 through 2.13** – Design and Character of Building Typologies

**Exhibit 3** – Lakeshore Commons Unit Types & Density Standards by Phase

**Exhibit 4** – Proposed Open Space & Neighborhood Amenities

**Exhibit 5** – Page Intentionally Left Blank

**Exhibits 6.1 through 6.3, 6.4** – Circulation and Road Cross Sections, Alley Cross Sections

**Exhibits 7.1 & 7.2** - Material Examples

**Exhibit 8** – Development Signage

**Exhibit 9** – Snow Storage Areas

**Exhibit 10** – Proposed Private Fence and Trash/Recycling Storage Diagram

**Exhibits 11.1 through 11.10** – Setback Diagrams







**EXHIBIT 2.1**  
**DESIGN & CHARACTER OF BUILDING TYPOLOGIES**  
SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

**SAGE I**

**RANCH - 1490 SF**  
**2 BED - 2 BATH**



**SAGE II**

**RANCH - 1512 SF**  
**2 BED - 2 BATH**



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION

**EXHIBIT 2.2**  
**DESIGN & CHARACTER OF BUILDING TYPOLOGIES**  
SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

**SAGE III**

**RANCH - 1702 SF**  
**3 BED - 2 BATH**



**JUNIPER I**

**2 STORY - 2130 SF**  
**3 BED + DEN - 2.5 BATH**



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 2



**EXHIBIT 2.3**  
**DESIGN & CHARACTER OF BUILDING TYPOLOGIES**  
SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

**JUNIPER II**

**2 STORY - 2137 SF**  
**4 BED - 3 BATH**



**MULBERRY I**

**2 STORY - 2053 SF**  
**3 BED - 2.5 BATH + LOFT**



LEVEL 2



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 3

**EXHIBIT 2.4**  
**DESIGN & CHARACTER OF BUILDING TYPOLOGIES**  
SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

**MULBERRY II**

**2 STORY - 2152 SF**  
**4 BED - 2.5 BATH + LOFT**



**MULBERRY III**

**2 STORY - 2364 SF**  
**4 BED - 3 BATH + LOFT**



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 2



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 2



**EXHIBIT 2.5**  
**DESIGN & CHARACTER OF BUILDING TYPOLOGIES**  
SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

**MULBERRY IV**

**2 STORY - 2637 SF**  
**5 BED - 3 BATH + LOFT**



**BASIL I**

**2 STORY - 2053 SF**  
**3 BED - 2.5 BATH + LOFT**



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



(SHEET 2)



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



(SHEET 2)

**EXHIBIT 2.6**  
**DESIGN & CHARACTER OF BUILDING TYPOLOGIES**  
SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

**BASIL II**

2 STORY - 2152 SF  
 4 BED - 2.5 BATH + LOFT



**BASIL III**

2 STORY - 2364 SF  
 4 BED - 3 BATH + LOFT



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



**EXHIBIT 2.7**  
**DESIGN & CHARACTER OF BUILDING TYPOLOGIES**  
SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

**BASIL IV**

**2 STORY - 2637 SF**  
**5 BED - 3 BATH**



**INDIGO I**

**2 STORY - 2063 SF**  
**4 BED- 2.5 BATH**



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 1



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



LEVEL 1

**EXHIBIT 2.8**  
**DESIGN & CHARACTER OF BUILDING TYPOLOGIES**  
SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

**INDIGO II**

**2 STORY - 2363 SF**  
**4 BED + DEN - 3 BATH**



**GRAPHITE I**

**2 STORY - 2063 SF**  
**4 BED - 2.5 BATH**



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



1542 3



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



1542 3



**EXHIBIT 2.9**  
**DESIGN & CHARACTER OF BUILDING TYPOLOGIES**  
SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

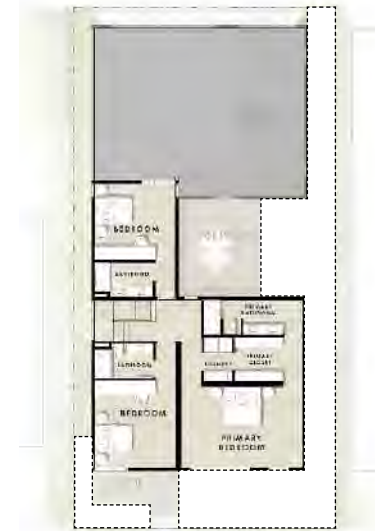
**GRAPHITE II**

**2 STORY - 2363 SF**  
**4 BED - 3 BATH**



**GRAPHITE III**

**2 STORY - 2,806 SF**  
**3 BED + DEN - 3.5 BATH**



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION

1846.3

REFER TO EXHIBIT 10 FOR FURTHER INFORMATION

1846.3

**EXHIBIT 2.10**  
**DESIGN & CHARACTER OF BUILDING TYPOLOGIES**  
SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

**LAVENDER I**

**RANCH - 1490 SF**  
**2 BED - 2 BATH**



**ROSEWOOD I**

**2 STORY - 2053 SF**  
**3 BED - 2.5 BATH + LOFT**



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



REFER TO EXHIBIT 10 FOR FURTHER INFORMATION



1498 3



**EXHIBIT 2.11**  
DESIGN & CHARACTER OF BUILDING TYPOLOGIES

**TOWNHOMES**

1 & 2 STORY RANGING FROM 2 BEDROOMS TO 4 BEDROOMS



**EXHIBIT 2.12**  
**DESIGN & CHARACTER OF BUILDING TYPOLOGIES**

**MULTI FAMILY**

**MULTI STORY APARTMENT DEVELOPMENTS**





**EXHIBIT 2.13**  
DESIGN & CHARACTER OF BUILDING TYPOLOGIES

**CLUBHOUSE**

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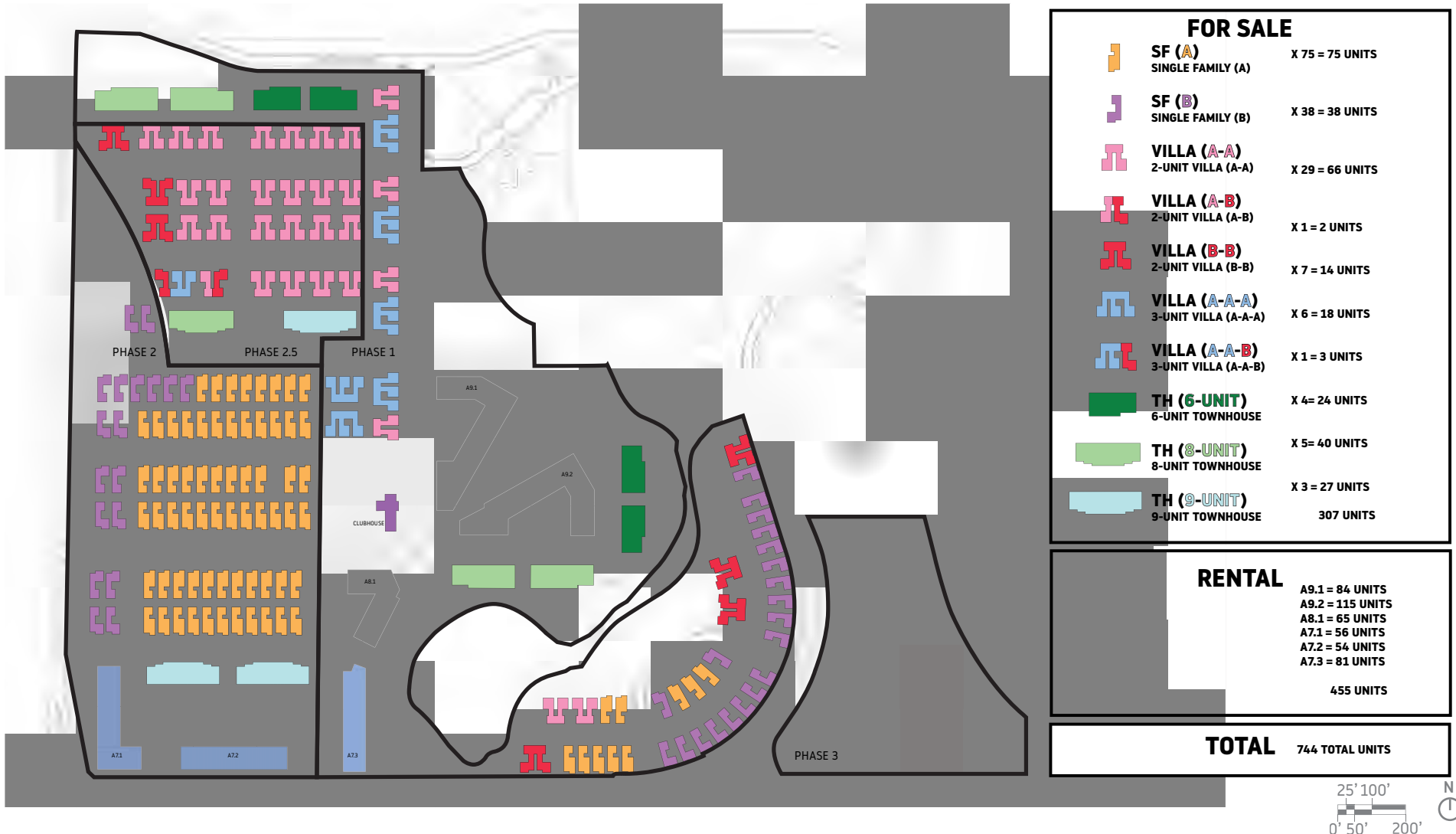


# EXHIBIT 3

## Lakeshore Commons Unit Types & Density Standards by Phase

Phase	Blocks	Net Acreage	Single Family "A"	Single Family "B"	2-unit villa	3-unit villa	6-unit townhouse	8-unit townhouse	9-unit townhouse	Multifamily	Total units	Maximum dwelling units per net acre
1	1-24	18.9	10	20	38	18	12	16	0	358*	472*	25.0*
2	25-43	11.8	65	18	0	0	0	0	18	147*	248*	21.0*
2.5	44-53	5.5	0	0	54	3	0	8	9	0	74	13.5
<b>Overall</b>		<b>36.2</b>	<b>75</b>	<b>38</b>	<b>92</b>	<b>21</b>	<b>12</b>	<b>24</b>	<b>27</b>	<b>505*</b>	<b>794*</b>	<b>21.9*</b>

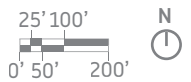
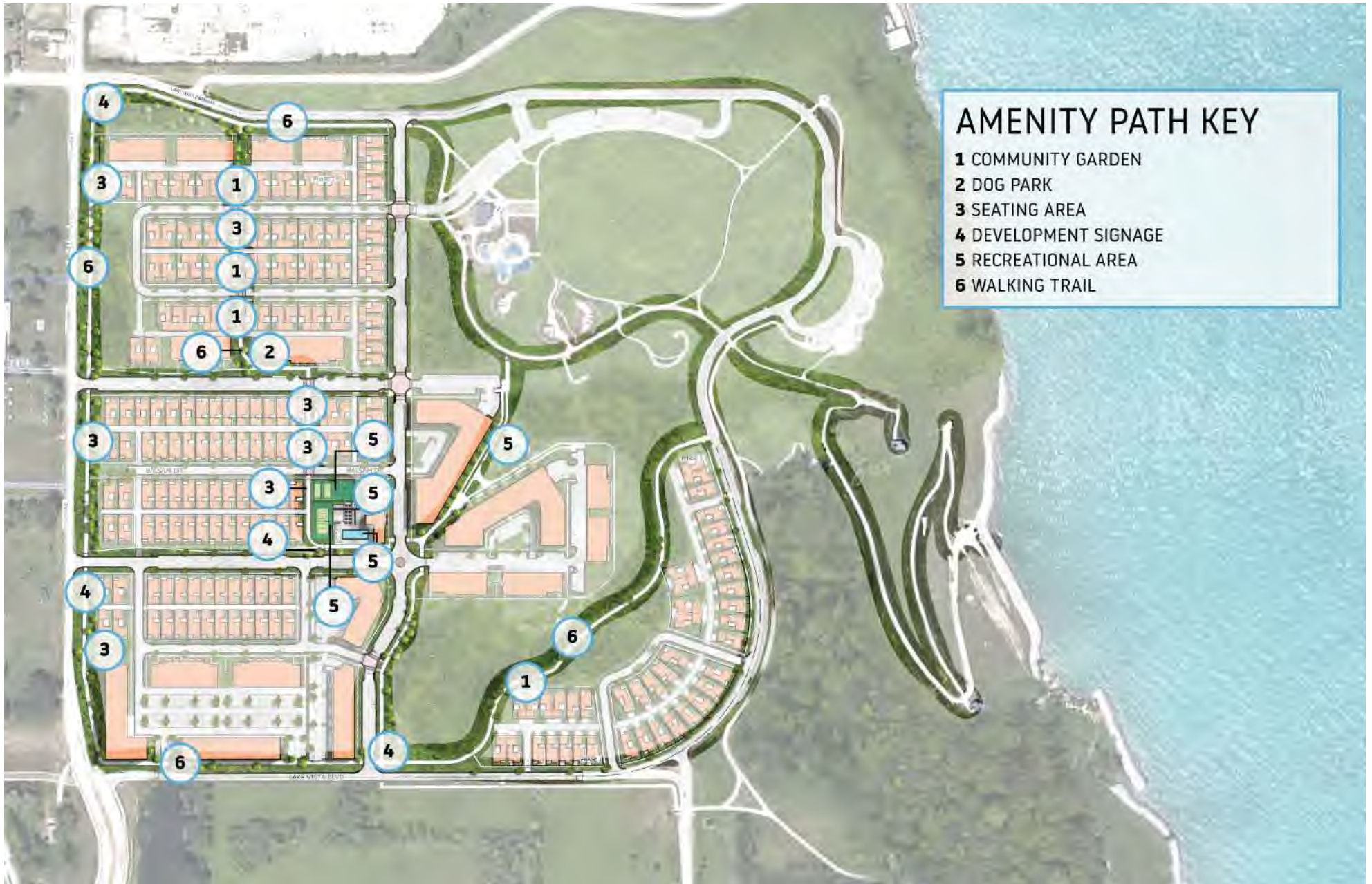
\* Provides for flexibility of adding an additional residential floor, while meeting parking requirements of the development standards.





# EXHIBIT 4

## Proposed Open Space & Neighborhood Amenities



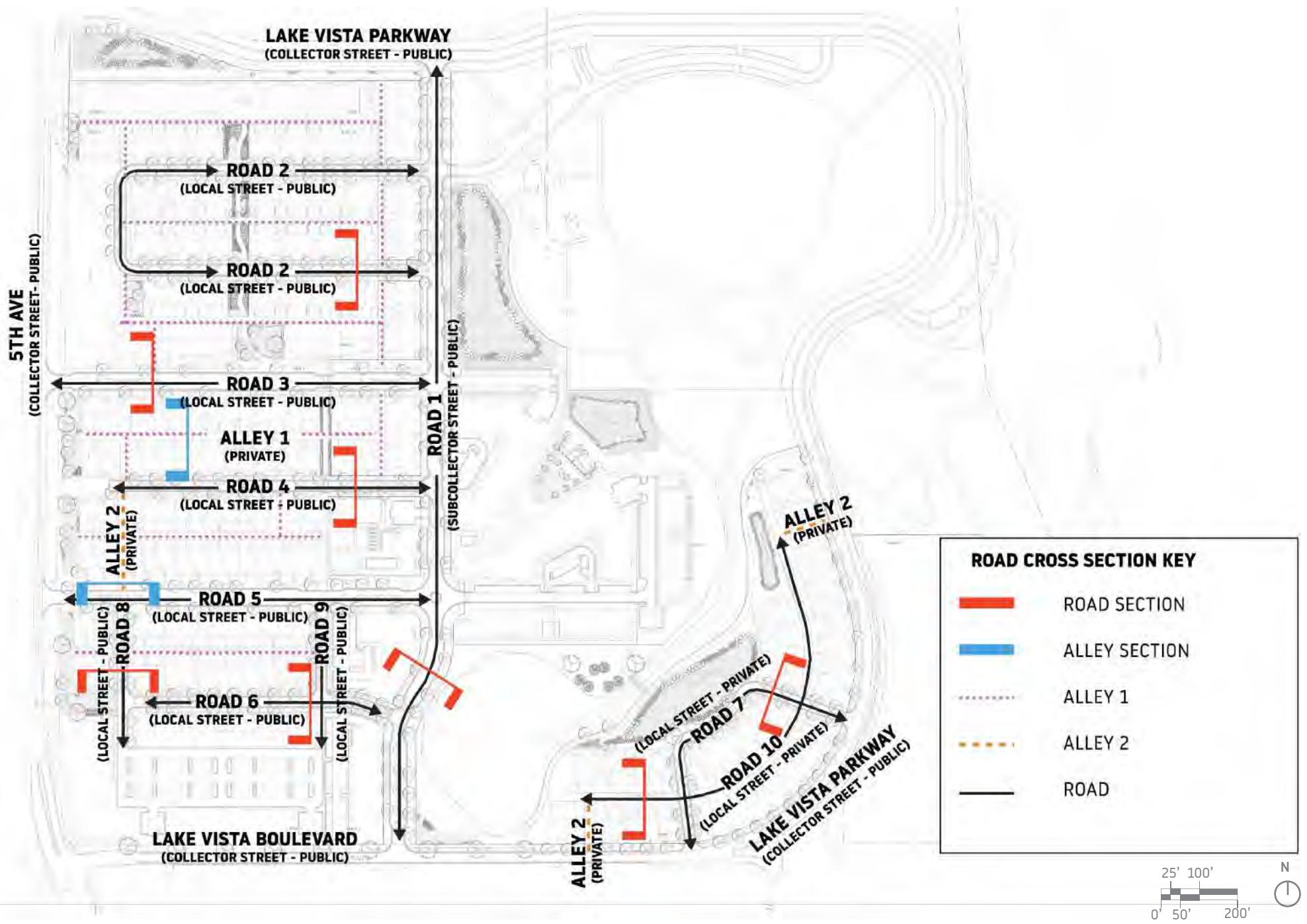
**EXHIBIT 5**

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# EXHIBIT 6.1

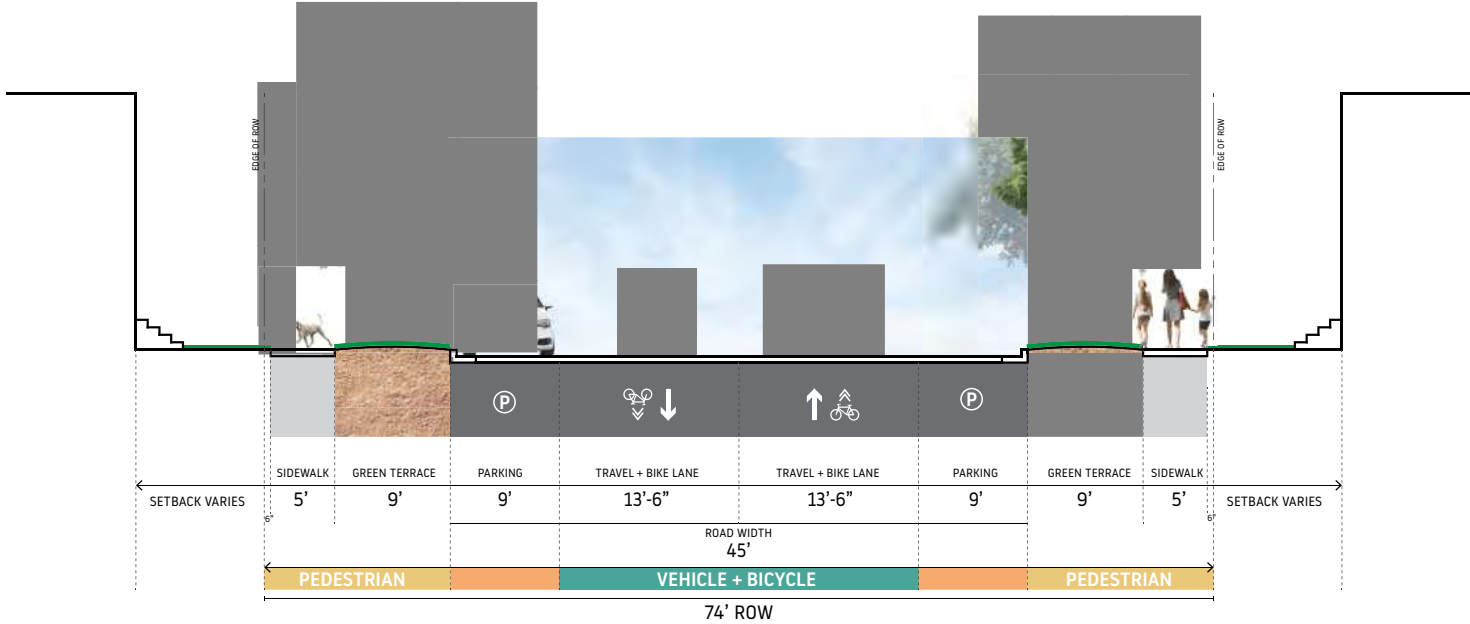
## Circulation and Road Cross Sections



# EXHIBIT 6.2

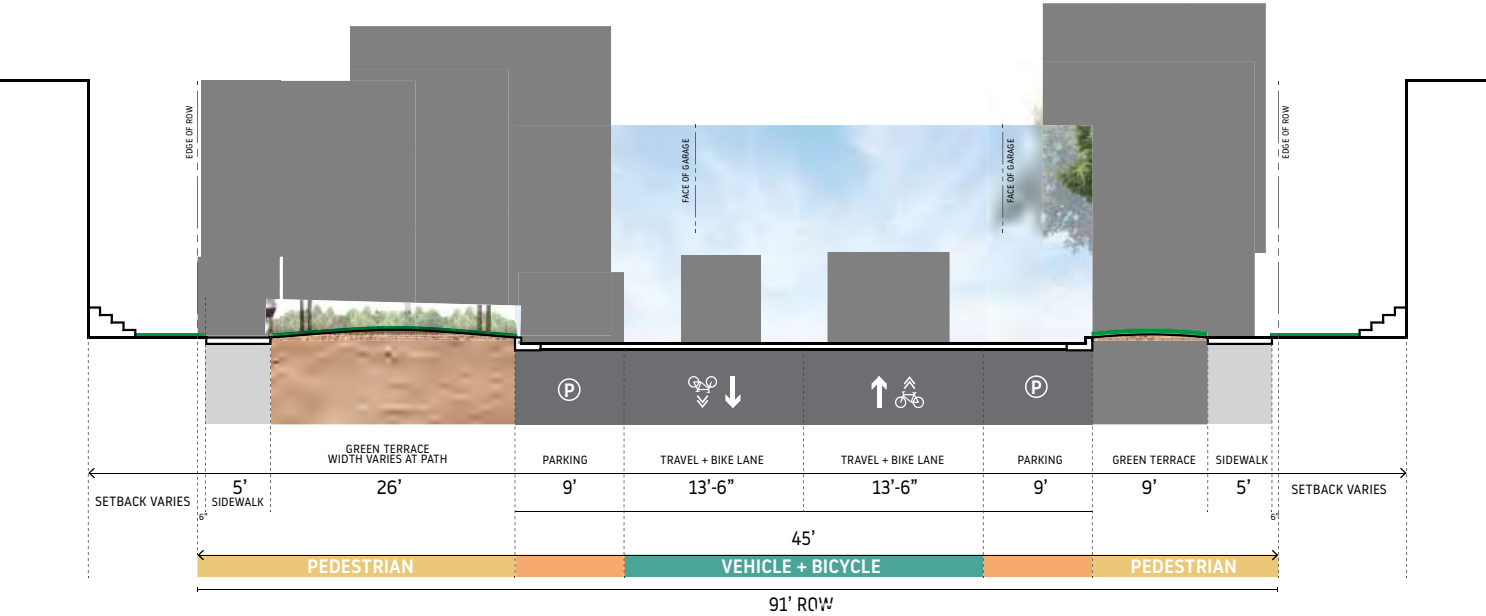
## Circulation and Road Cross Sections

### ROAD 1 : Subcollector (public)



### ROAD 3 , 5\* : Local Street (public)

*\*Road 5 section is similar. Road width and presence of parking stalls varies.*

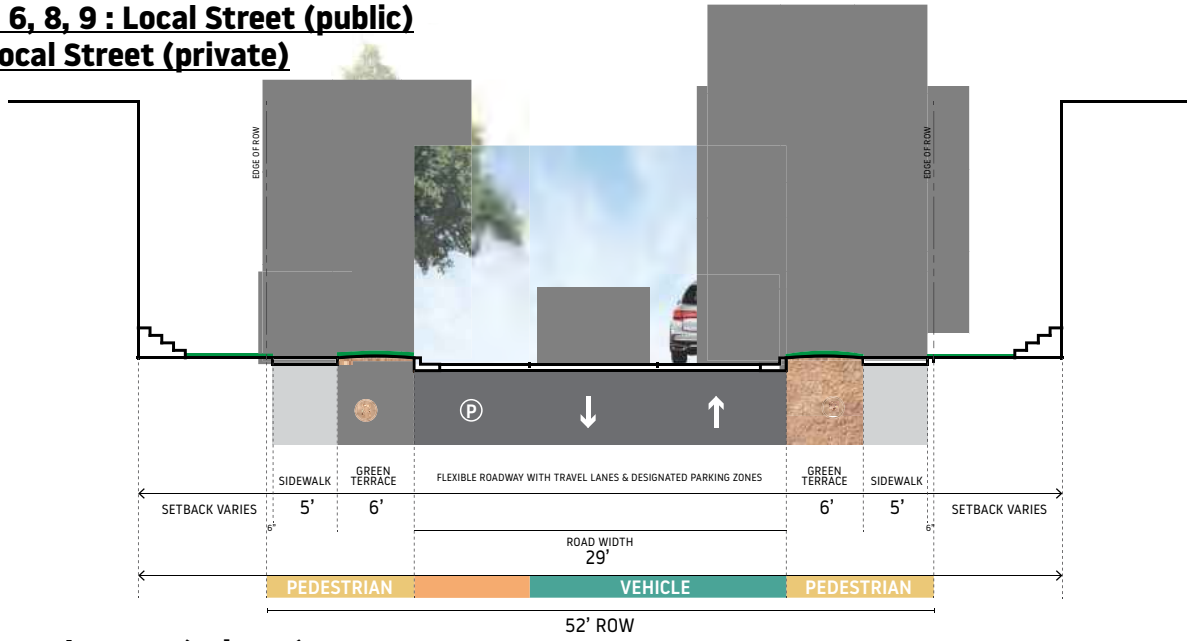


# EXHIBIT 6.3

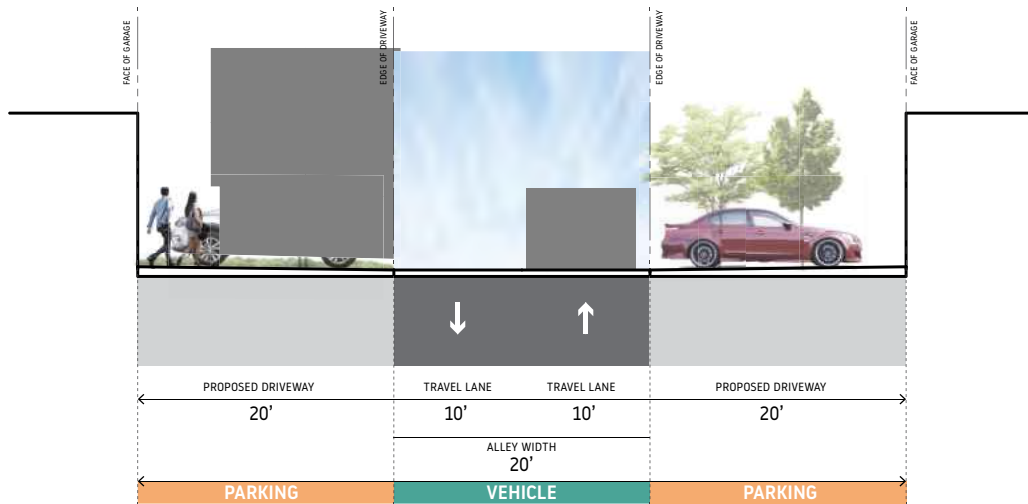
## Circulation and Road Cross Sections

**ROAD 2, 4, 6, 8, 9 : Local Street (public)**

**ROAD 7 : Local Street (private)**

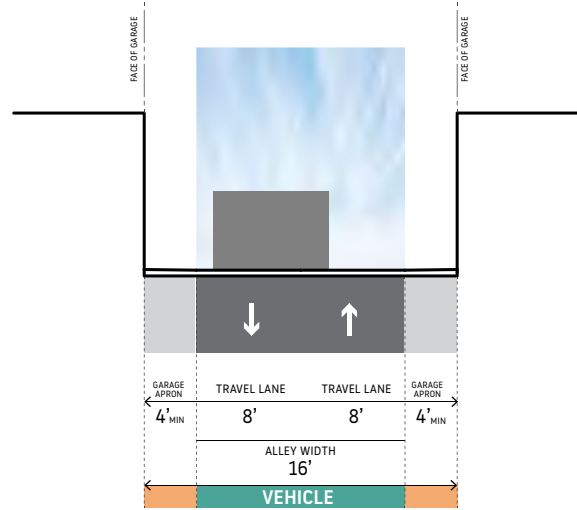


**ROAD 10 : Local Street (private)**

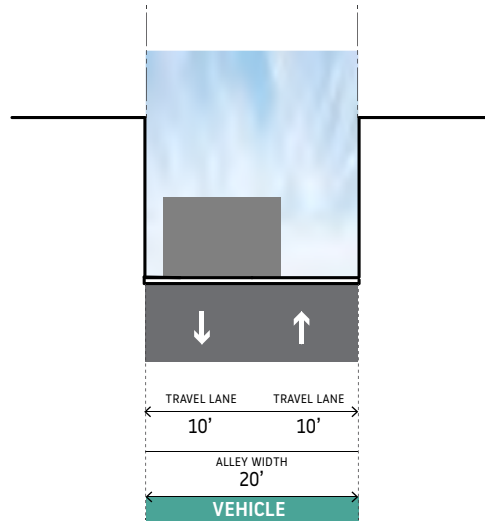


# EXHIBIT 6.4 Alley Cross Sections

## Alley 1 : Typical



## Alley 2 : Connector

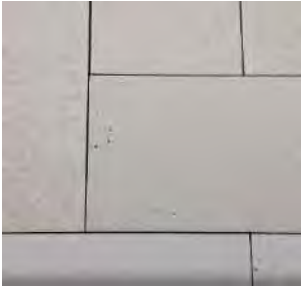




## EXHIBIT 7.1

### Material examples for Single Family / Multi Family Villa Homes / Townhomes

Images are for reference only. Final colors to be determined.



STONE



BRICK



BURNISHED BLOCK



COMMERCIAL GRADE  
ARCHITECTURAL METAL PANEL



WOOD



FIBER CEMENT  
PLANK OR PANEL



STUCCO



PHOTOVOLTAIC  
SYSTEMS



ENGINEERED WOOD  
SYSTEMS



PHENOLIC CLADDING  
SYSTEM



COMPOSITE SIDING  
SYSTEM

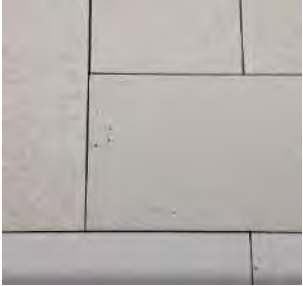


WOOD LOOK  
ALUMINUM METAL PLANK

## EXHIBIT 7.2

### Material examples for Multi Family Buildings and Clubhouse

Images are for reference only. Final colors to be determined.



STONE



BRICK



BURNISHED BLOCK



COMMERCIAL GRADE  
ARCHITECTURAL METAL PANEL



WOOD



FIBER CEMENT  
PLANK OR PANEL



STUCCO



PHOTOVOLTAIC  
SYSTEMS



ENGINEERED WOOD  
SYSTEMS



PHENOLIC CLADDING  
SYSTEM



WOOD LOOK  
ALUMINUM METAL PLANK



CORRUGATED METAL  
PANELING



# EXHIBIT 8 Development Signage



## DEVELOPMENT SIGNAGE

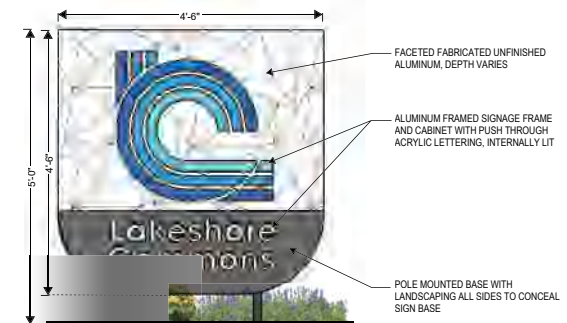
- A** PRIMARY DEVELOPMENT SIGNAGE
- B** SECONDARY DEVELOPMENT SIGNAGE
- C** Each apartment and townhome multifamily building to be allowed one (1) ground monument sign near main entry point to site area, final location to be coordinated with planning department. Building identifying signage will be limited to one (1) main architectural feature sign and one (1) secondary entrance sign at each tenant entry door.
- D** Each retail tenant is limited to one (1) main identifying wall sign and one (1) perpendicular flag sign.
- E** Clubhouse to be allowed one (1) ground monument sign. Final location to be coordinated with planning department.
- F** Townhome addressing signs, if provided, shall be limited to one (1) sign per townhome grouping.

## GENERAL NOTES:

1. All signage, noted in this plan, to be constructed of high quality materials including but not limited to concrete, masonry, steel tubing for the base; aluminum / steel / sealed wood cabinet, push through acrylic or cut out lettering for main text. Secondary text can be high quality vinyl applied lettering as approved through the development department.
2. When more than one multifamily building is proposed for approval under a single application, best efforts should be made to combine ground monument signs to limit total number of signs on site.



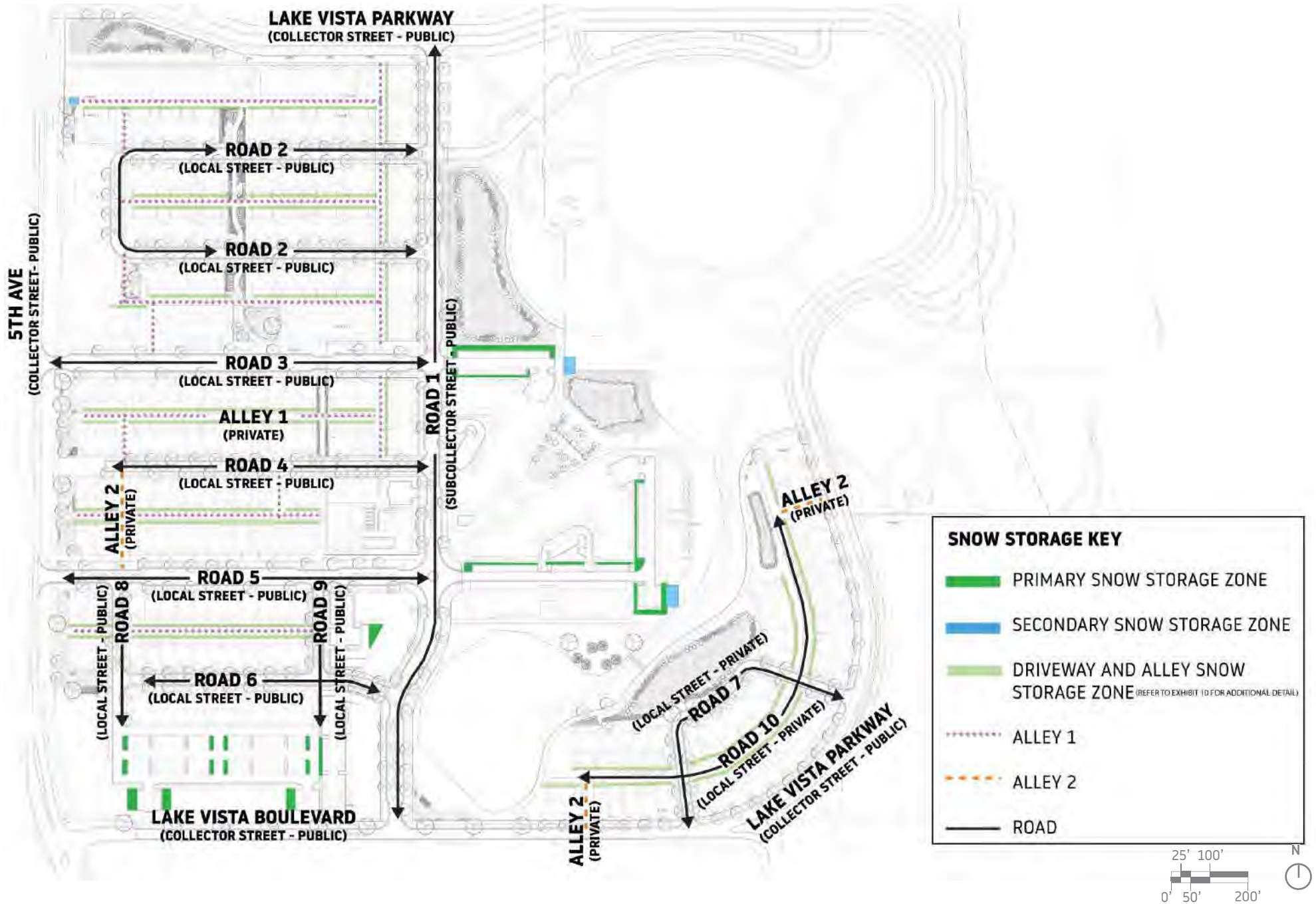
**A - PRIMARY DEVELOPMENT SIGNAGE**



**B - SECONDARY DEVELOPMENT SIGNAGE**



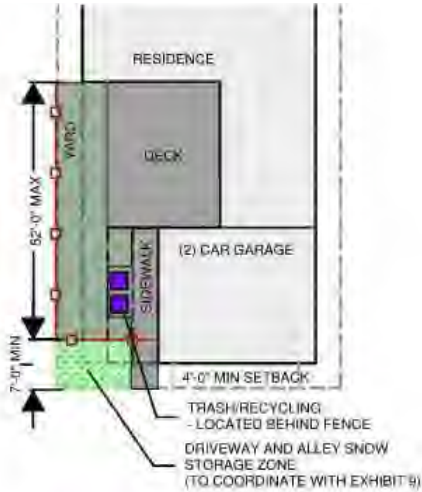
# EXHIBIT 9 Snow Storage Areas



## EXHIBIT 10

### Proposed Private Fence and Trash/Recycling Storage Diagram SINGLE FAMILY AND MULTI FAMILY VILLA HOMES

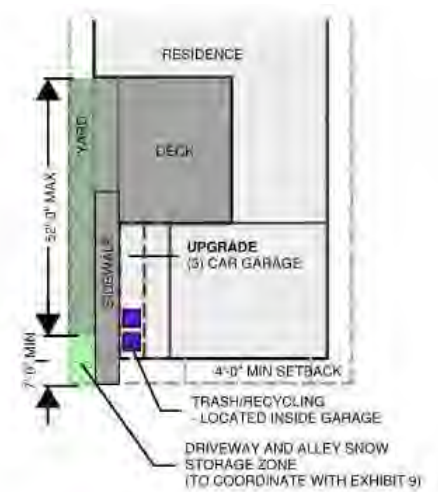
**SERIES A - FENCE**  
**- 2 OR 2.5 CAR GARAGE**  
**TRASH CONCEALED BY FENCE**



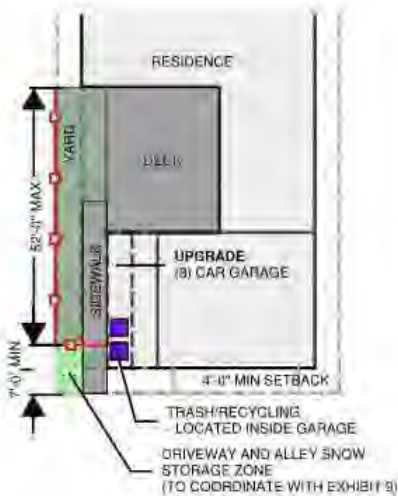
**SERIES A - NO FENCE**  
**- 2 OR 2.5 CAR GARAGE**  
**TRASH CONCEALED BY LANDSCAPE**



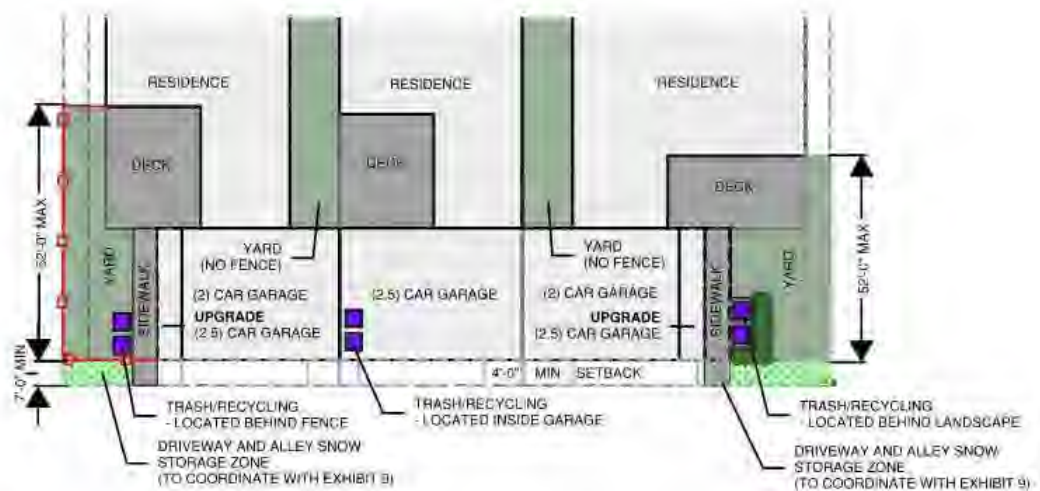
**SERIES B - NO FENCE**  
**- 3 CAR GARAGE ONLY**  
**TRASH CONCEALED INSIDE GARAGE**



**SERIES B - FENCE**  
**- 3 CAR GARAGE ONLY**  
**TRASH CONCEALED INSIDE GARAGE**



**VILLA EXAMPLE**  
**A - TRASH CONCEALED BY FENCE**  
**A - TRASH CONCEALED INSIDE GARAGE**  
**B - TRASH CONCEALED BY LANDSCAPE**

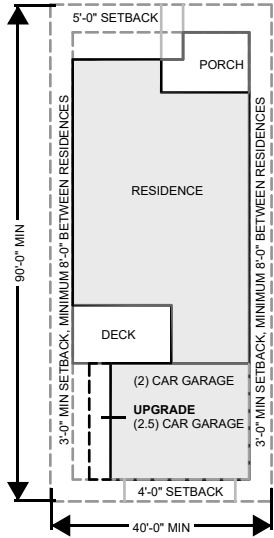


# EXHIBIT 11.1

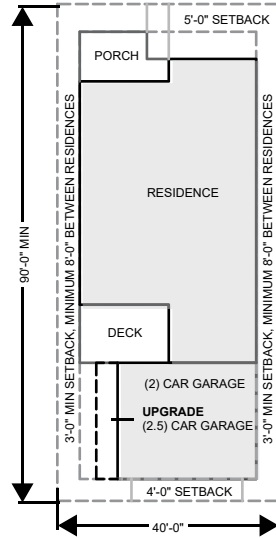
## Setback Diagrams - Single Family - Series A

**SERIES A - MINIMUM 40'-0" WIDE X 90'-0" DEEP** REFER TO EXHIBIT 3 FOR LOCATION OF SERIES A AND B SINGLE FAMILY AND MULTI-FAMILY VILLA HOMES  
 REFER TO EXHIBIT 3 FOR LOCATION OF SERIES A AND B SINGLE FAMILY AND MULTI-FAMILY VILLA HOMES

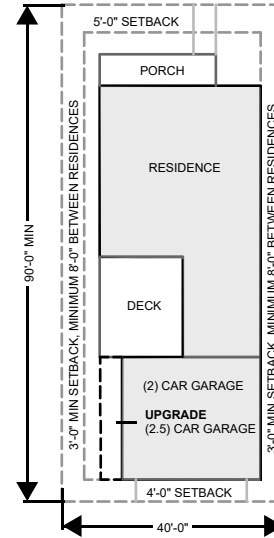
**SAGE I / ROSEWOOD I**



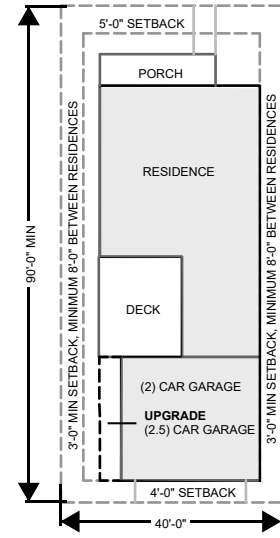
**SAGE II**



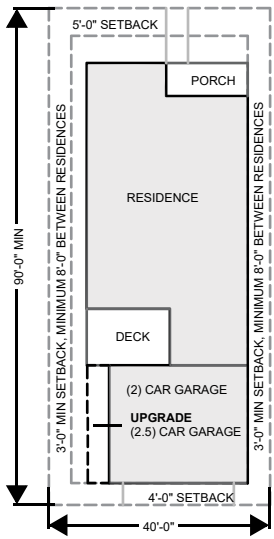
**JUNIPER I**



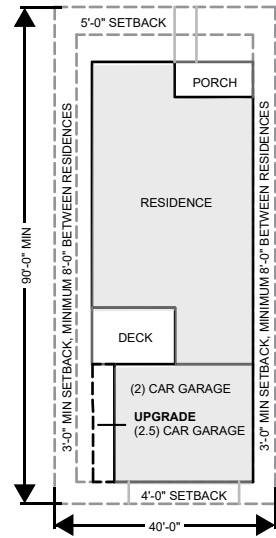
**JUNIPER II**



**MULBERRY I / LAVENDER I**



**BASIL I**



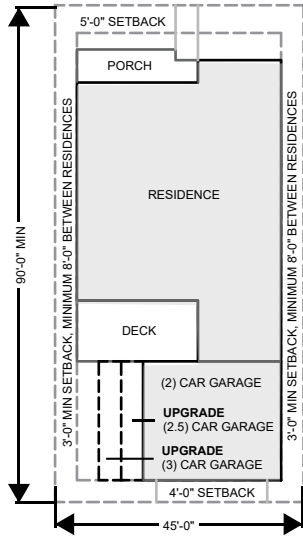
**GARAGES:**  
**STANDARD (2) CAR - 25'-0" WIDE (SERIES A & B)**  
**UPGRADE (2.5) CAR - 29'-0" WIDE (SERIES A & B)**  
**UPGRADE (3) CAR - UP TO 37'-0" WIDE (SERIES B)**

# EXHIBIT 11.2

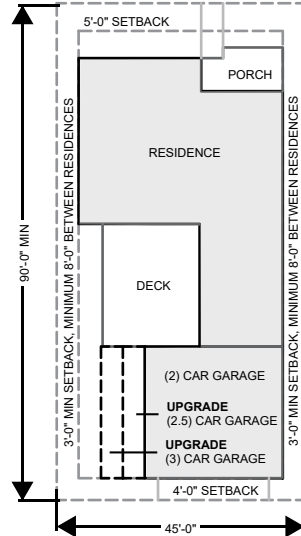
## Setback Diagrams - Single Family - Series B

**SERIES B - MINIMUM 45'-0" WIDE X 90'-0" DEEP** REFER TO EXHIBIT 3 FOR LOCATION OF SERIES A AND B SINGLE FAMILY AND MULTI-FAMILY VILLA HOMES  
 REFER TO EXHIBIT 3 FOR LOCATION OF SERIES A AND B SINGLE FAMILY AND MULTI-FAMILY VILLA HOMES

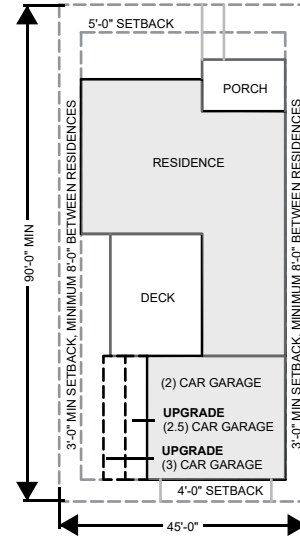
**SAGE III**



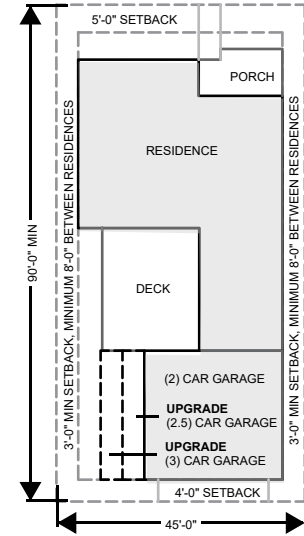
**MULBERRY II**



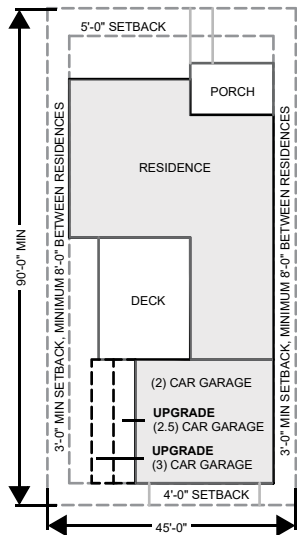
**MULBERRY III / MULBERRY IV**



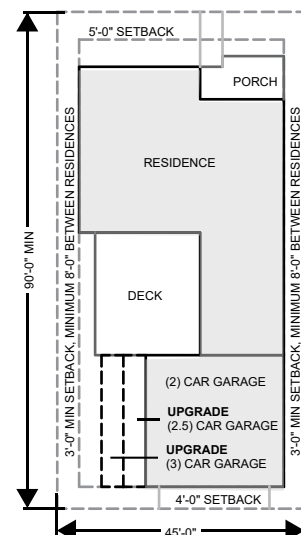
**BASIL II**



**BASIL III / BASIL IV**



**INDIGO I**



**GARAGES:**  
**STANDARD (2) CAR - 25'-0" WIDE (SERIES A & B)**  
**UPGRADE (2.5) CAR - 29'-0" WIDE (SERIES A & B)**  
**UPGRADE (3) CAR - UP TO 37'-0" WIDE (SERIES B)**



# EXHIBIT 11.3

## Setback Diagrams - Single Family - Series B Continued

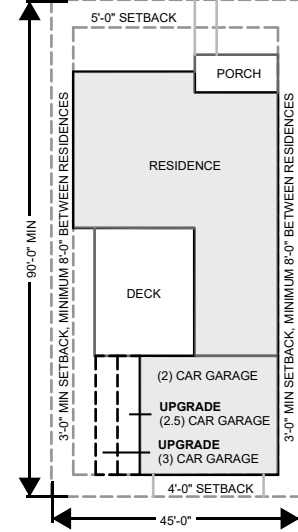
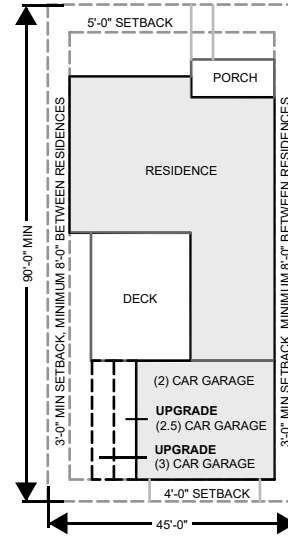
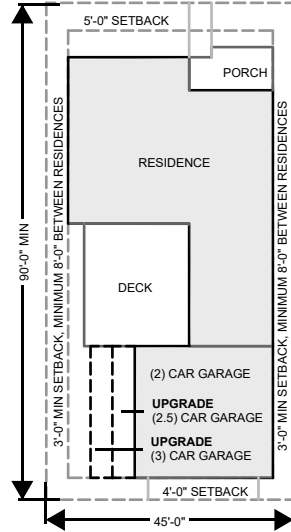
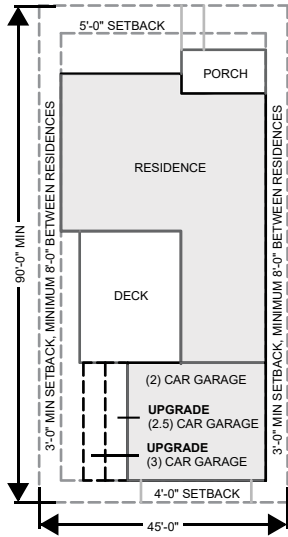
**SERIES B - MINIMUM 45'-0" WIDE X 90'-0" DEEP** REFER TO EXHIBIT 3 FOR LOCATION OF SERIES A AND B SINGLE FAMILY AND MULTI-FAMILY VILLA HOMES  
 REFER TO EXHIBIT 3 FOR LOCATION OF SERIES A AND B SINGLE FAMILY AND MULTI-FAMILY VILLA HOMES

**INDIGO II**

**GRAPHITE I**

**GRAPHITE II**

**GRAPHITE III**



**GARAGES:**  
**STANDARD (2) CAR - 25'-0" WIDE (SERIES A & B)**  
**UPGRADE (2.5) CAR - 29'-0" WIDE (SERIES A & B)**  
**UPGRADE (3) CAR - UP TO 37'-0" WIDE (SERIES B)**

# EXHIBIT 11.4

## Setback Diagrams - Multi-Family Villa Homes - Series A&B

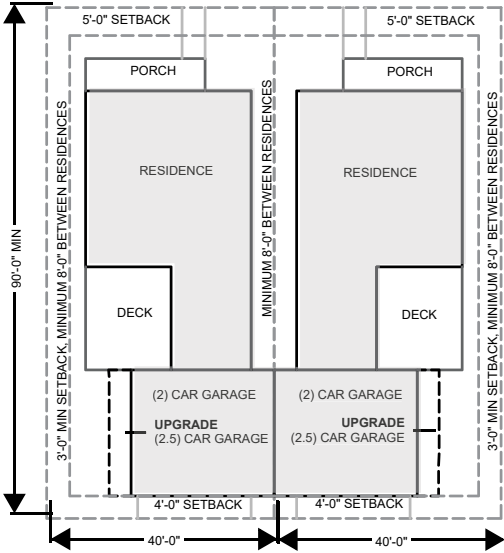
**SERIES A - MINIMUM 40'-0" WIDE X 90'-0" DEEP**

**SERIES B - MINIMUM 45'-0" WIDE X 90'-0" DEEP**

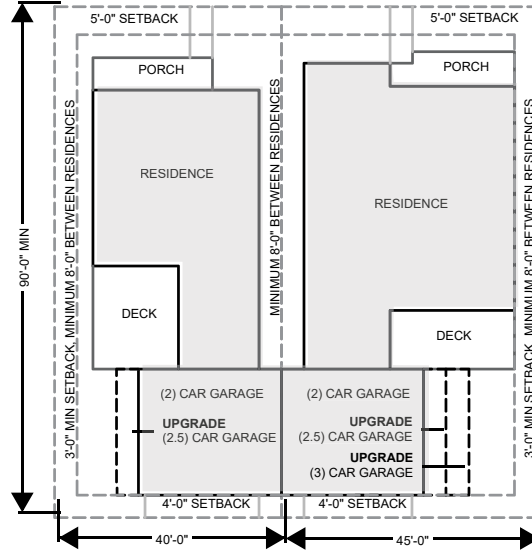
ALL MULTIFAMILY VILLA HOMES ARE SAME TYPES AS SINGLE FAMILY HOMES. BELOW ARE EXAMPLES OF 2-3 SINGLE FAMILY HOMES ATTACHED VIA GARAGE STRUCTURES.

REFER TO EXHIBIT 3 FOR LOCATION OF SERIES A AND B SINGLE FAMILY AND MULTI-FAMILY VILLA HOMES

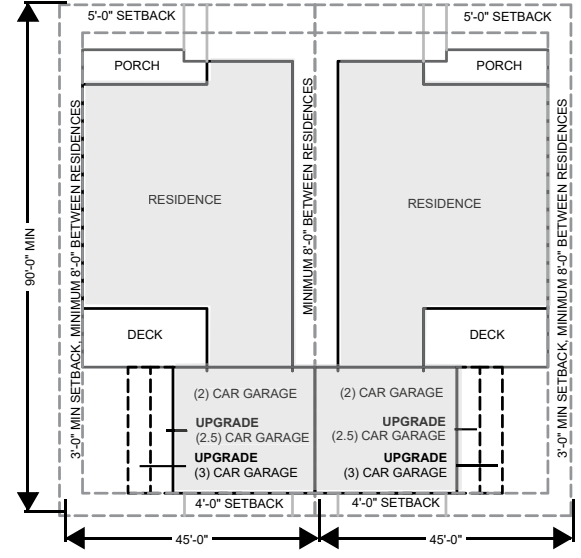
**AA**



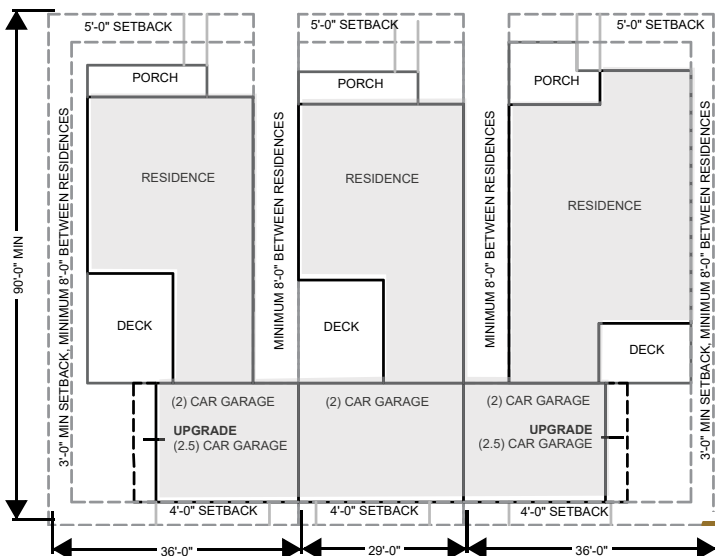
**AB**



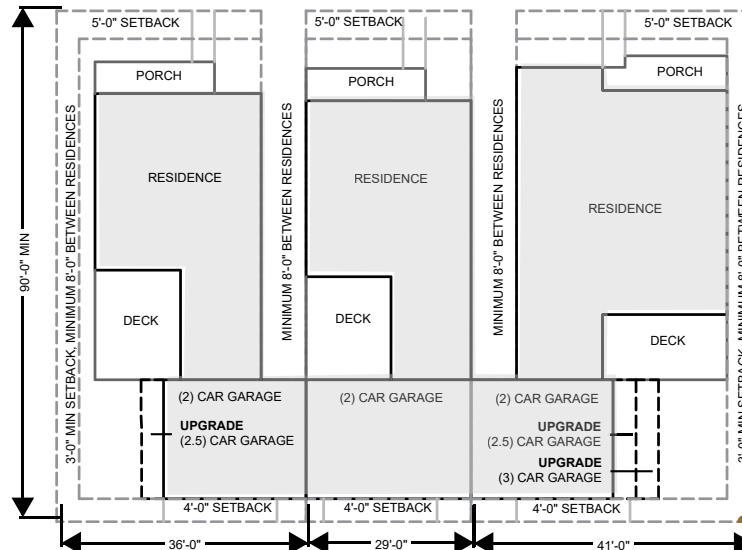
**BB**



**AAA**



**AAB**



**GARAGES:**

**STANDARD (2) CAR -  
25'-0" WIDE  
(SERIES A & B)**

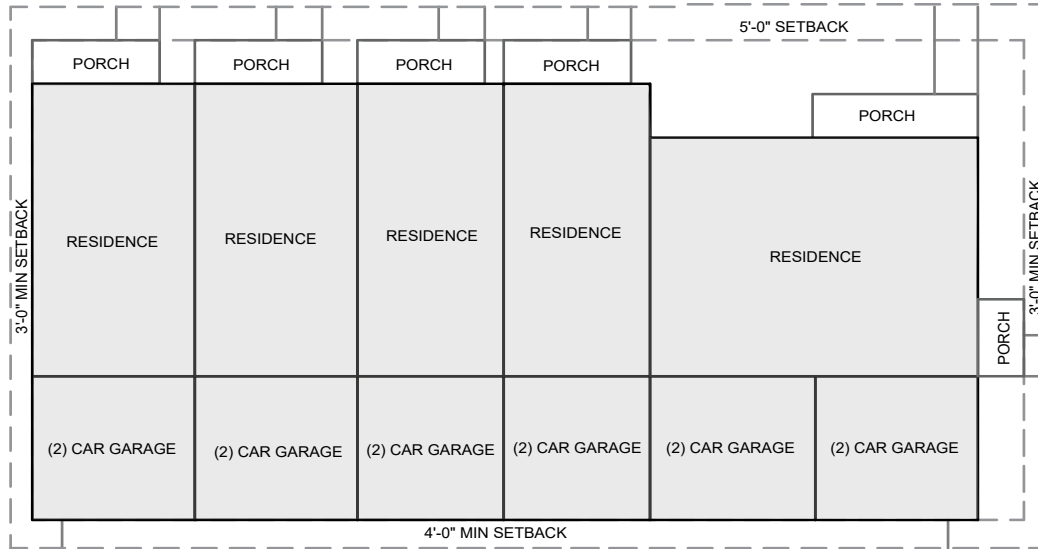
**UPGRADE (2.5) CAR -  
29'-0" WIDE  
(SERIES A & B)**

**UPGRADE (3) CAR -  
UP TO 37'-0" WIDE  
(SERIES B)**

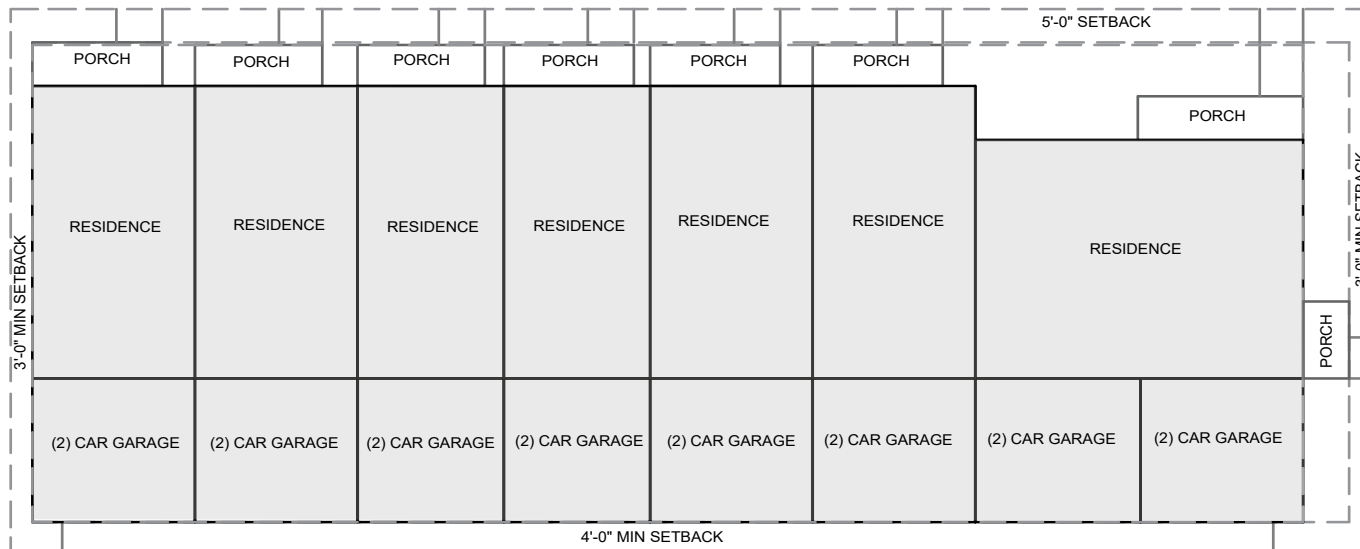
# EXHIBIT 11.5

## Setback Diagrams -Townhomes

### 6 UNIT



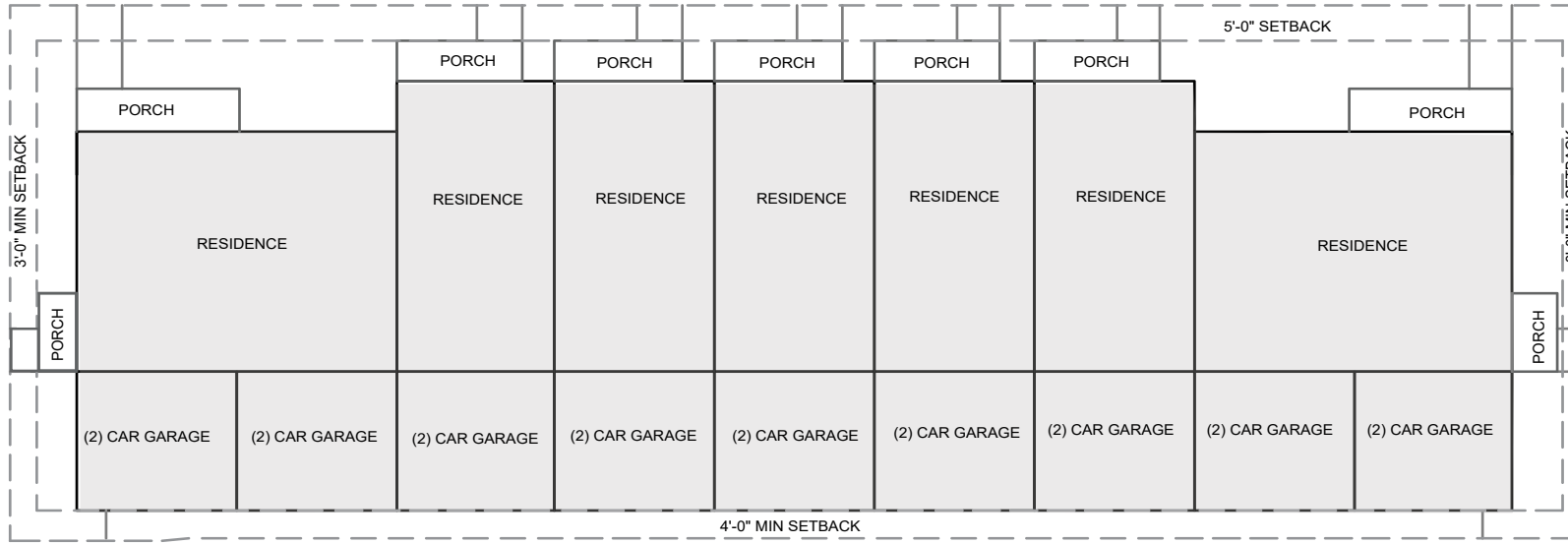
### 8 UNIT



# EXHIBIT 11.6

## Setback Diagrams -Townhomes Continued

### 9 UNIT

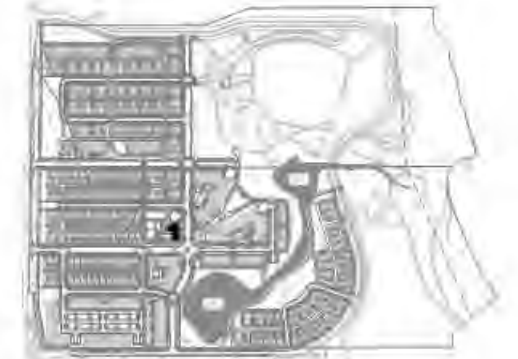
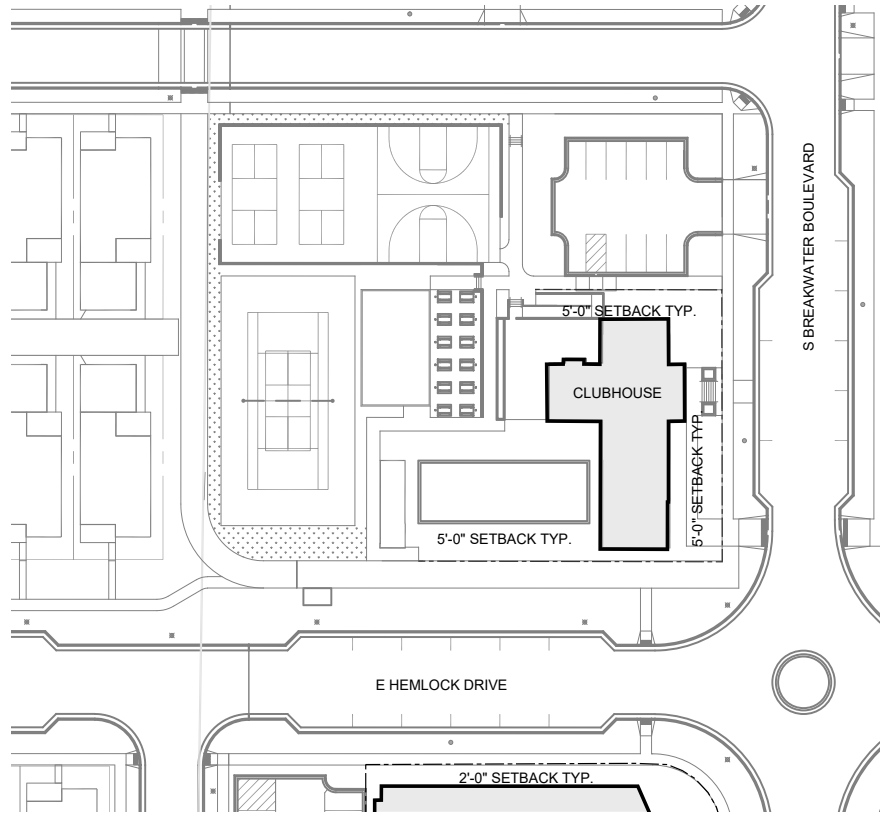




# EXHIBIT 11.7 Setback Diagrams -Clubhouse

KEY PLAN

CLUBHOUSE

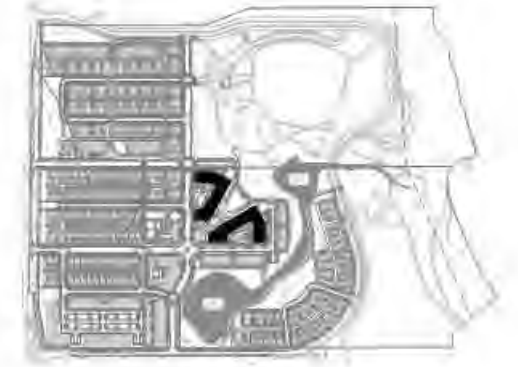
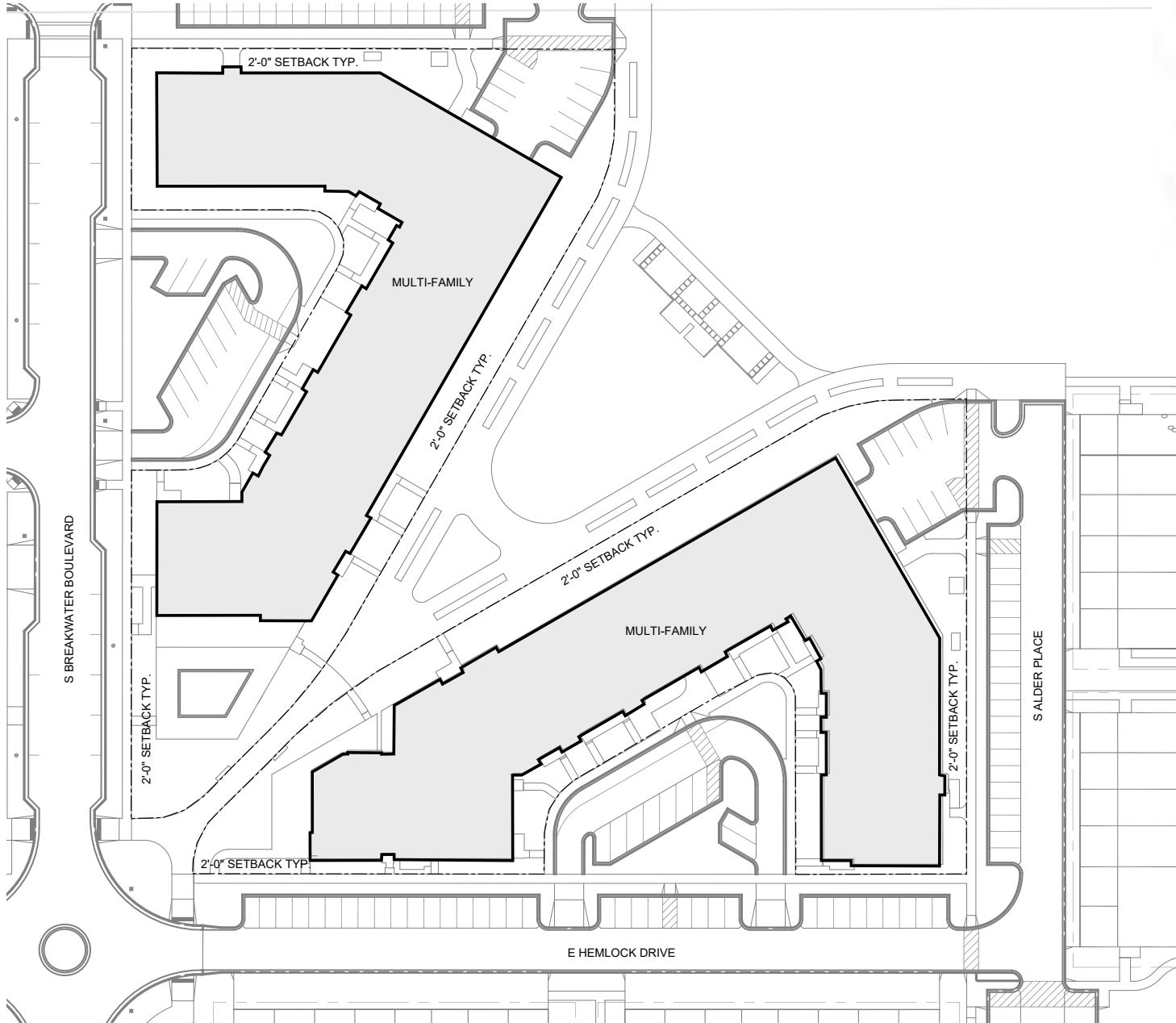


# EXHIBIT 11.8

## Setback Diagrams - Multifamily Phase 1A

### KEY PLAN

A9

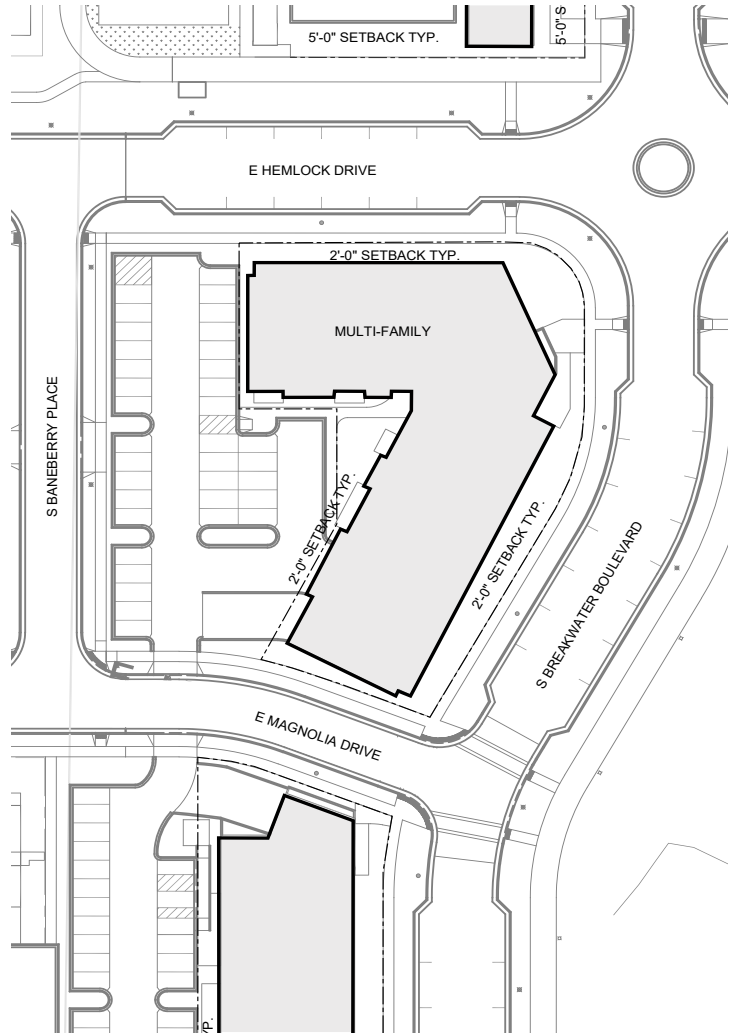


# EXHIBIT 11.9

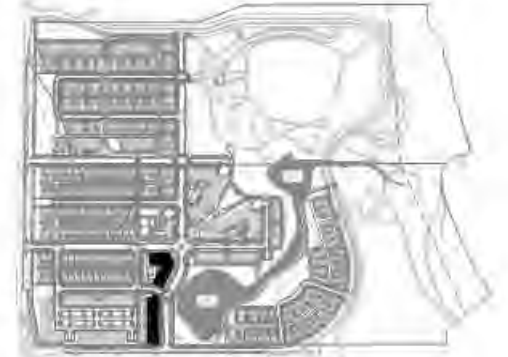
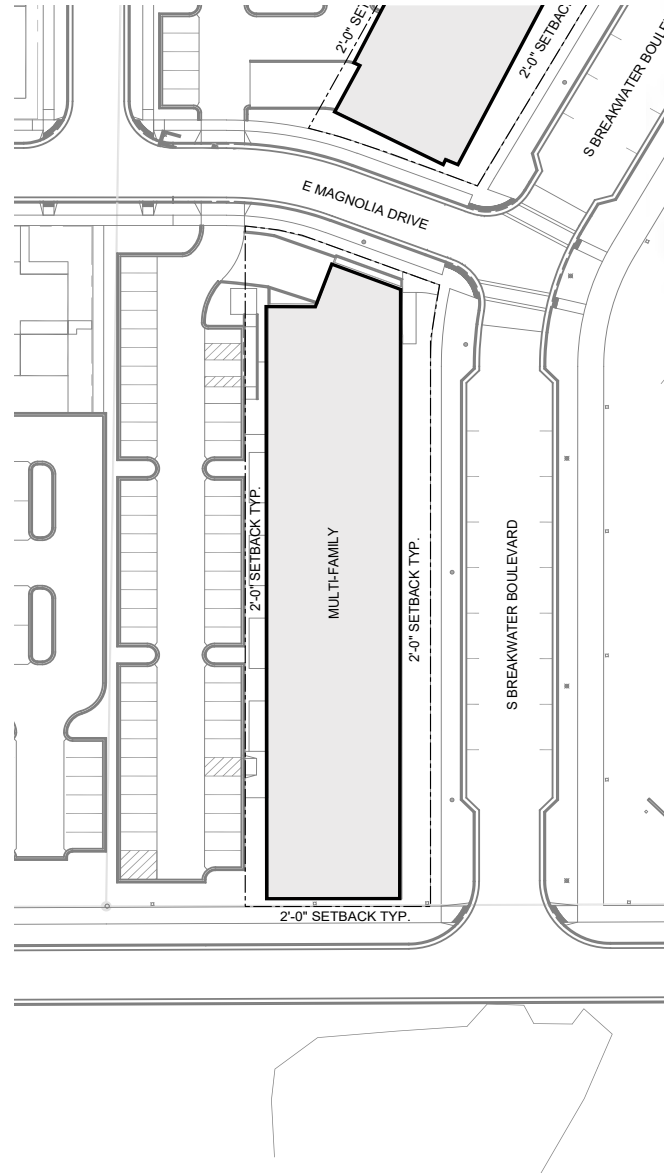
## Setback Diagrams - Multifamily Phase 1B

### KEY PLAN

#### A8 - NORTH



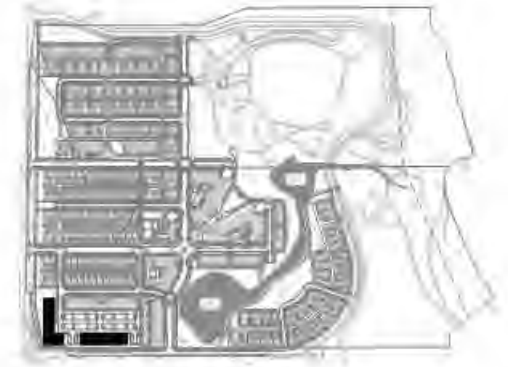
#### A8 - SOUTH



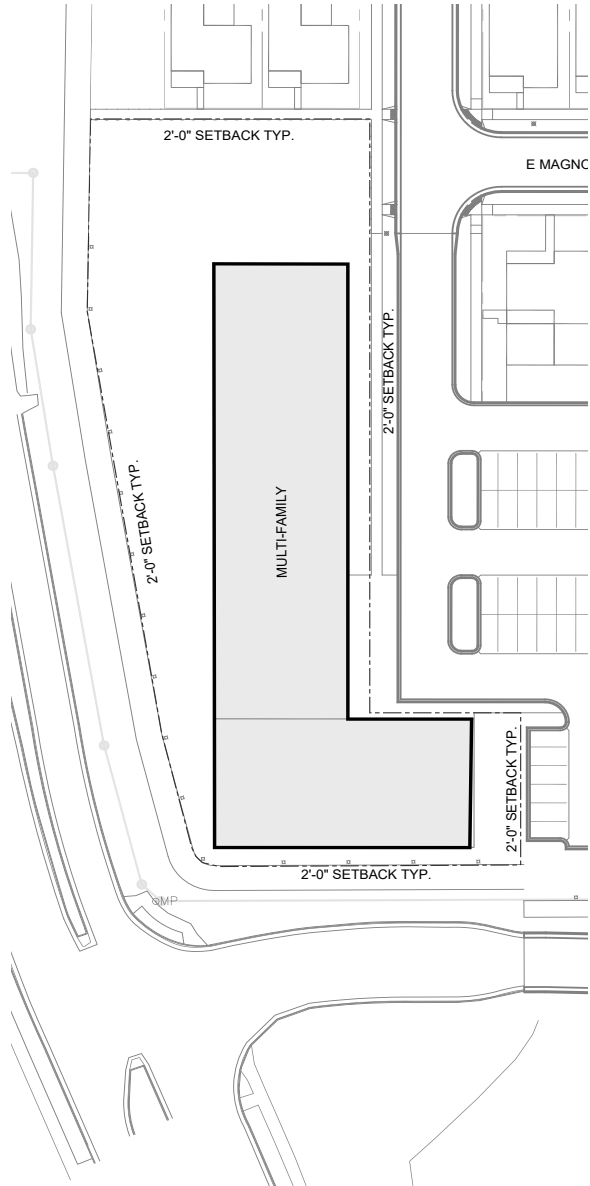


**EXHIBIT 11.10**  
Setback Diagrams - Multifamily Phase 2

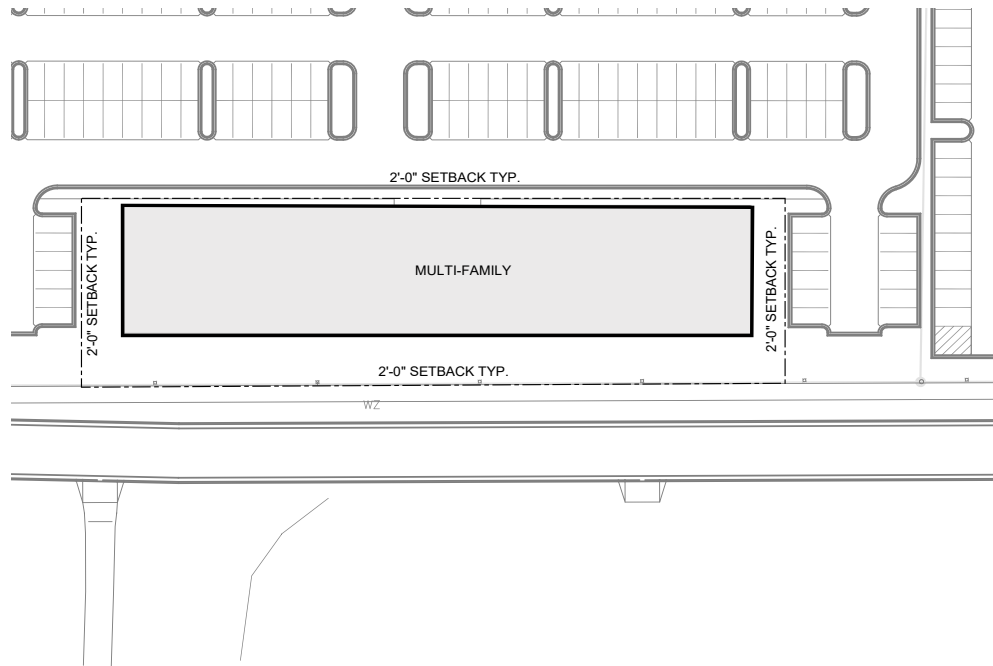
KEY PLAN



**A7 - WEST**



**A7 - EAST**



DATE: 03/14/2023

TO: City of Oak Creek, Community Development  
Attn: Kari Papelbon  
8040 South 6th Street  
Oak Creek, WI 53154

**SUBJECT: Project Narrative**

We are excited to submit for Plan Commission review the A8 Apartment buildings (yet to be formally named) for plan commission review. These apartments represent the third and fourth multi-family apartments that will be located within phase 1 of the development. The project submission consists of two multi-family buildings. The north building is a 4-story above grade, one story below grade building with 57 apartment units. The south building is a 4-story above grade, one story below grade building with 75 apartment units. Combined, both buildings have a total parking count of 185 stalls. Both buildings have internal trash and recycling areas and there will be no exterior storage.

Both multi-family buildings are located south-west of the previously approved A9 apartments buildings and have excellent views of Lake Michigan to the east. The buildings contain several amenities including a clubhouse, car wash station, dedicated parking, and a fitness center. The buildings use materials which follow the PUD and coordinate with other residential development types throughout the site. We have building and site plans along with landscape and site lighting available for review. Signage for the building will follow at a later date.

These apartments will have leasing offices that are operational Monday – Friday from 8 am – 6 pm and Saturdays 10 am – 4 pm. Maintenance staff are on-site Monday through Friday between 6:30 am and 4 pm. There are no regular deliveries to the building other than United States Postal Service mail, as well as UPS, FedEx and Amazon deliveries. Our client anticipates hiring 2 full time property managers, 1 part time leasing agent, 1 full time maintenance technician and 1 part time maintenance assistant to lease and maintain the properties. Part time staff may be seasonally employed.

Overall, we are confident that these buildings will be a great contribution to the vibrant community of Oak Creek and will work well with the other planned residential building types our firm has designed for this development. We have not yet formally selected a general contractor for these buildings. We are anticipating breaking ground on the multi-family buildings by June of 2023. The multi-family apartments are anticipated to be delivered in fall of 2024.

Please reach out with any additional questions from your team.

Thank You,

Katie Monachos - SVP, Senior Architect, Project Manager  
RINKA

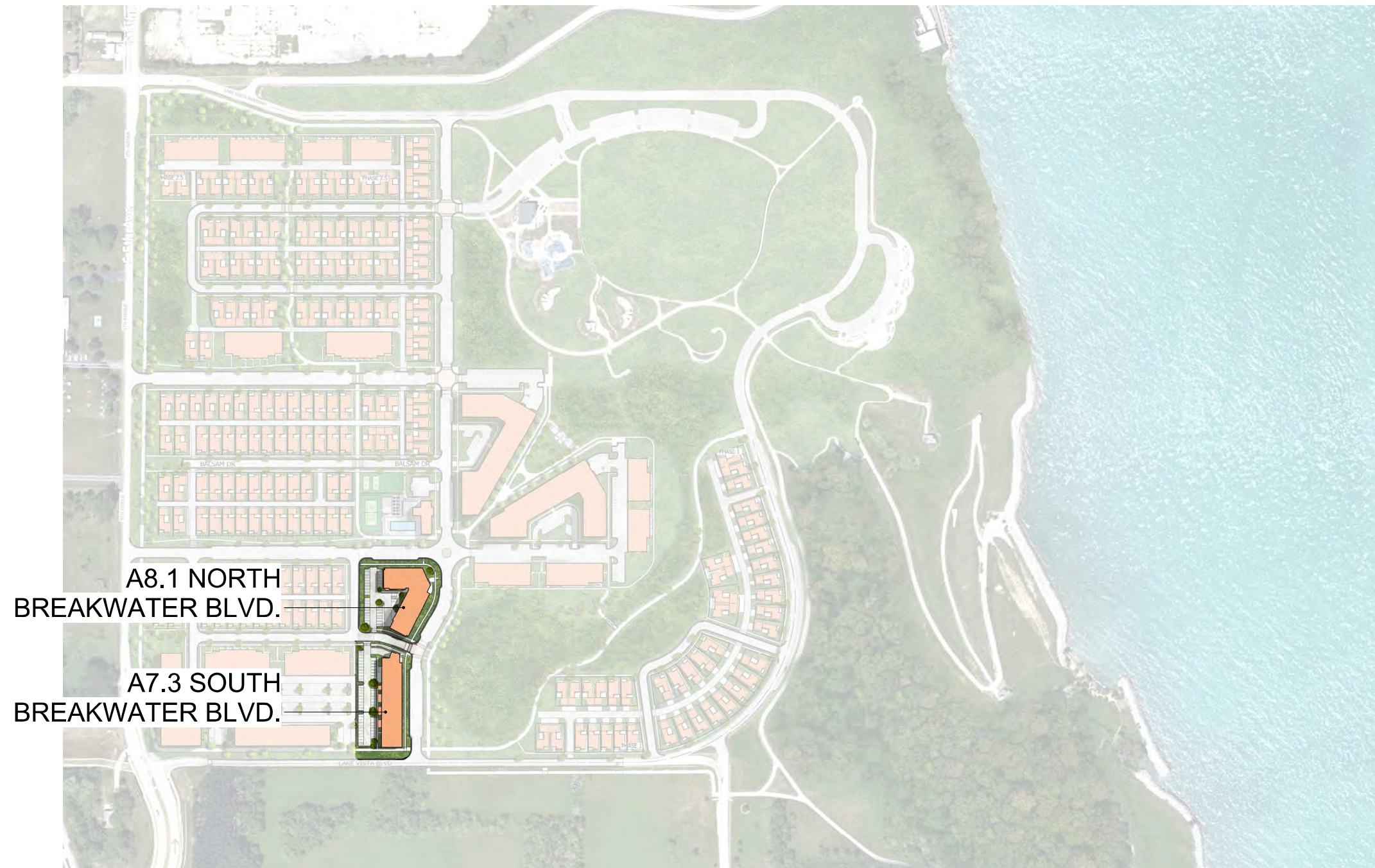




# LAKESHORE COMMONS A8 APARTMENTS PLAN COMMISSION PROPOSAL

F STREET DEVELOPMENT  
RINKA+  
MARCH 14TH, 2023





A8.1 NORTH  
BREAKWATER BLVD.

A7.3 SOUTH  
BREAKWATER BLVD.

SITE PLAN RENDERING  
NTS



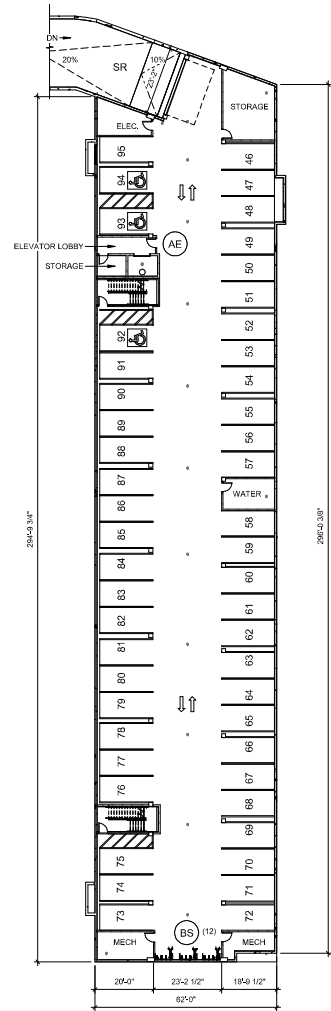
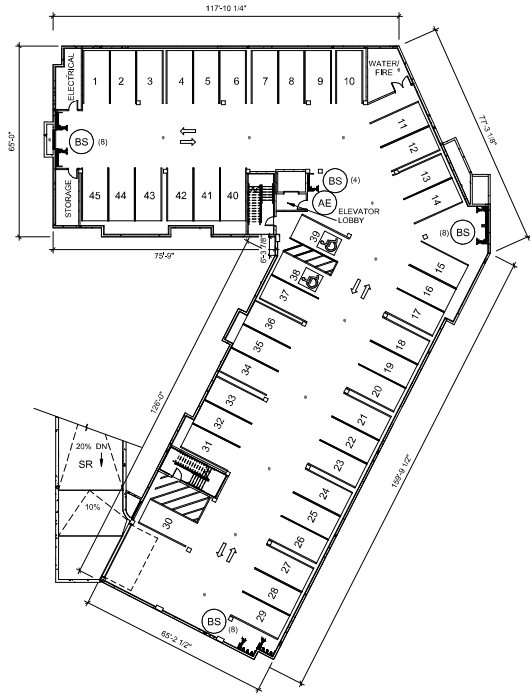
**ARCHITECTURE SHEET INDEX**

- PC-00 SITE CONTEXT
- PC-01 ARCHITECTURAL SITE PLAN - OVERALL LOWER LEVEL PLAN
- PC-02 LEVEL 2 - 4 FLOOR PLANS - OVERALL ROOF PLAN
- PC-03 NORTH BUILDING ELEVATIONS
- PC-04 SOUTH BUILDING ELEVATIONS
- PC-05 SOUTH BUILDING ELEVATIONS
- PC-06 TYPICAL UNIT TYPES
- PC-07 NORTH BUILDING ENTRY RENDERING
- PC-08 NORTH BUILDING SOUTH END RENDERING
- PC-09 SOUTH BUILDING GATEWAY RENDERING
- PC-10 SOUTH BUILDING ENTRY RENDERING

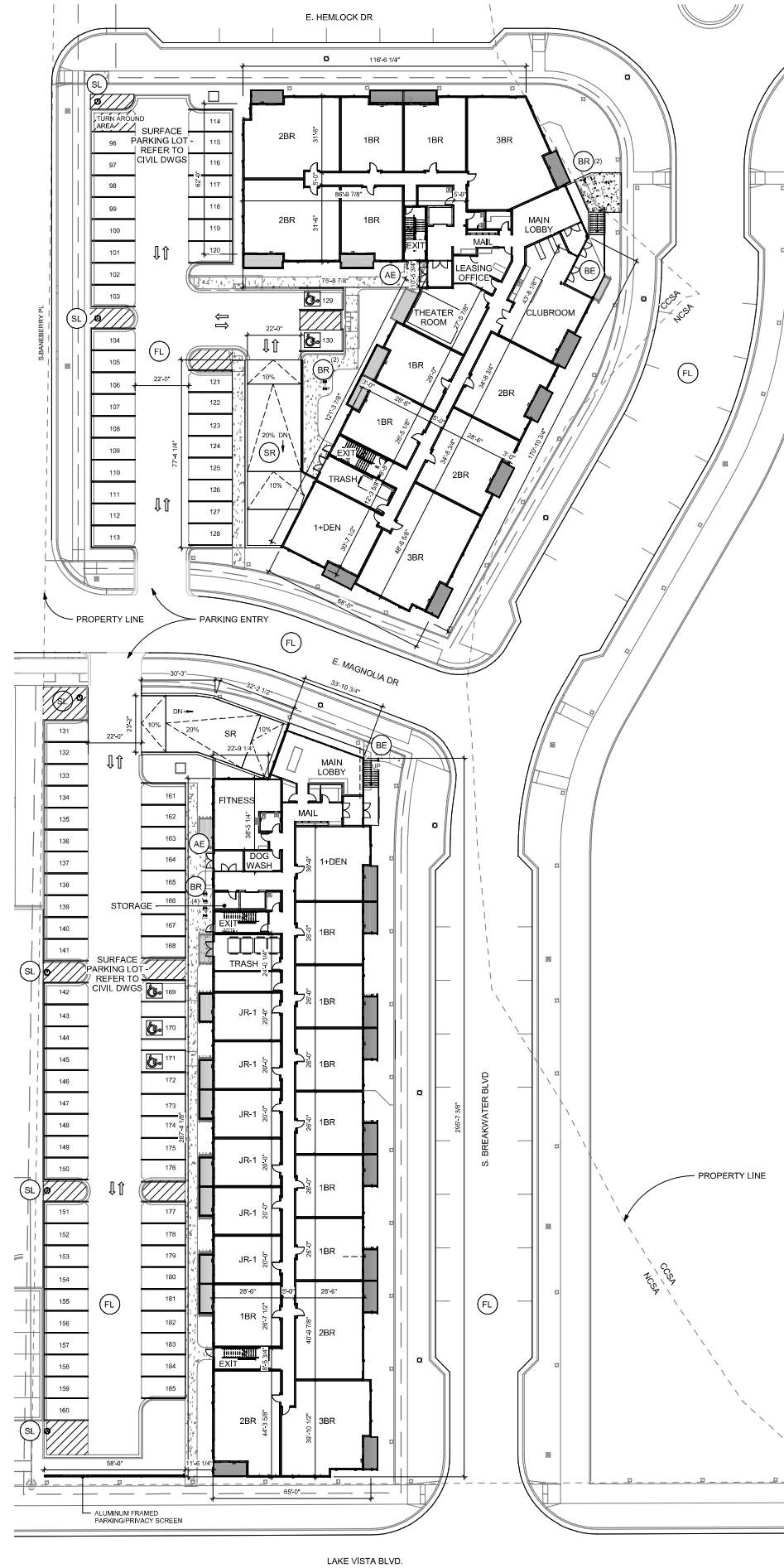


1134 N. 8TH STREET  
MILWAUKEE, WI 53233

700 North Milwaukee Street, Suite 200  
Milwaukee, Wisconsin 53202  
414.471.8101



LOWER LEVEL FLOOR PLAN  
1" = 20'-0"



ARCHITECTURAL SITE PLAN  
1" = 20'-0"

**NORTH BUILDING SITE SIZE:**  
96 ACRES

**SOUTH BUILDING SITE SIZE:**  
1.08 ACRES

**BUILDING GROSS SQUARE FOOTAGE (AGES):**

**NORTH BUILDING:**

LOWER LEVEL:	17,839 GSF
FIRST FLOOR:	18,196 GSF
SECOND FLOOR:	18,437 GSF
THIRD FLOOR:	18,437 GSF
FOURTH FLOOR:	18,437 GSF
ROOF DECK (EXT.):	3,185 GSF
ROOF (INTERIOR):	790 GSF
TOTAL:	95,121 GSF

**SOUTH BUILDING:**

LOWER LEVEL:	18,046 GSF
FIRST FLOOR:	18,384 GSF
SECOND FLOOR:	18,541 GSF
THIRD FLOOR:	18,541 GSF
FOURTH FLOOR:	18,541 GSF
TOTAL:	92,053 GSF

**UNIT COUNT**

NORTH BUILDING - 57 UNITS
SOUTH BUILDING - 75 UNITS
TOTAL - 132 UNITS

**PARKING RATIO - 1.4 STALLS PER UNIT (1.4 MIN PER PUD)**

**PARKING SCHEDULE - BUILDING COUNT | TYPE**

35	EXTERIOR SURFACE
45	INTERIOR GARAGE
NORTH BUILDING: 80	
55	EXTERIOR SURFACE
50	INTERIOR GARAGE
SOUTH BUILDING: 105	
GRAND TOTAL: 185	

**KEY**

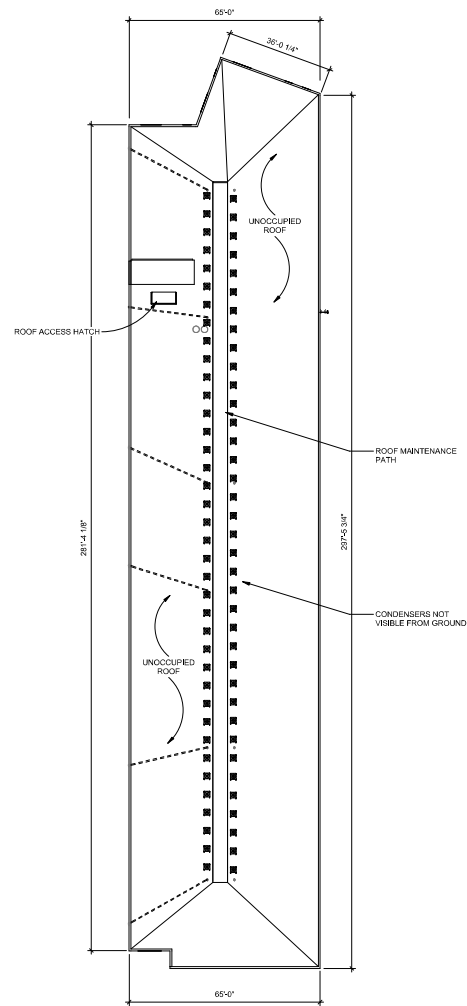
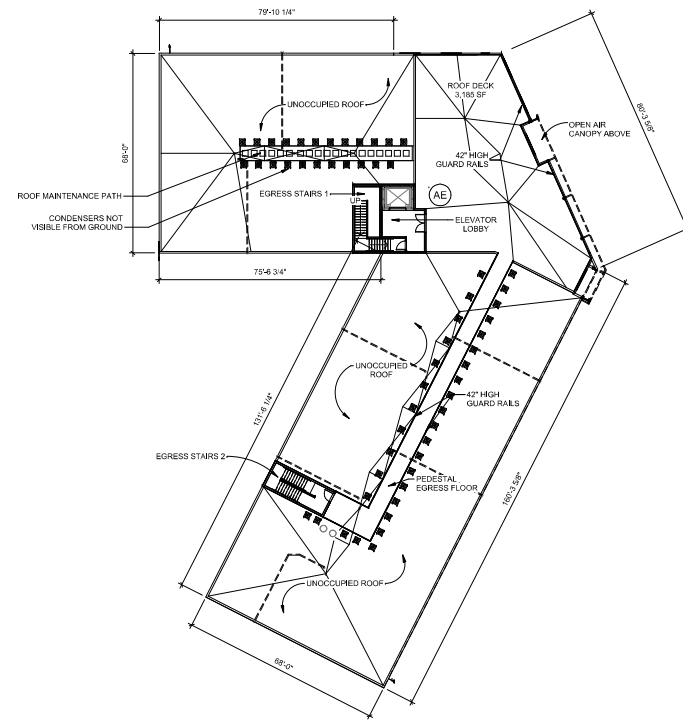
- (AE) - ACCESSIBLE ENTRY
- (BS) - BIKE RACK
- (BS) - BIKE STORAGE
- (BE) - BUILDING EXIT/ENTRY
- (FL) - FIRE LANE
- (SL) - SITE LIGHTING
- (SR) - SPEED RAMP

**CCSA: CLEAN COVER SOIL AREA  
NCSA: NO COVER SOIL AREA**

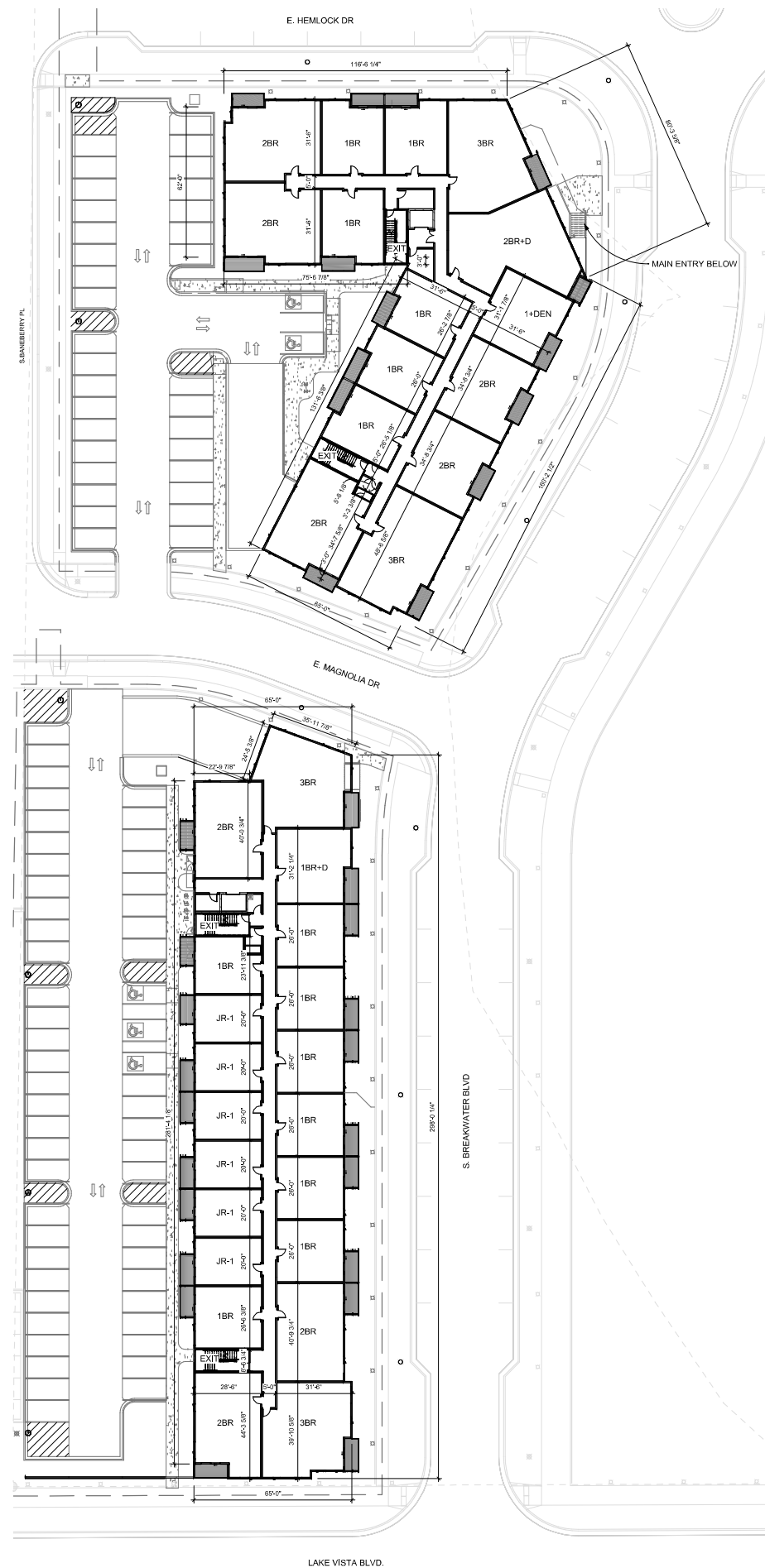


1134 N. 17th Street  
Milwaukee, WI 53233  
726 North Milwaukee Street, Suite 200  
Milwaukee, Wisconsin 53202  
414.471.9701





OVERALL - ROOF PLAN  
1" = 20'-0"



LEVELS 2-4 FLOOR PLAN  
1" = 20'-0"

**NORTH BUILDING SITE SIZE:**  
96 ACRES

**SOUTH BUILDING SITE SIZE:**  
1.08 ACRES

**BUILDING GROSS SQUARE FOOTAGE (AGES):**

**NORTH BUILDING:**  
LOWER LEVEL: 17,839 GSF  
FIRST FLOOR: 18,196 GSF  
SECOND FLOOR: 18,437 GSF  
THIRD FLOOR: 18,437 GSF  
FOURTH FLOOR: 18,437 GSF  
ROOF DECK (EXT.): 3,185 GSF  
ROOF (INTERIOR): 790 GSF  
TOTAL: 95,121 GSF

**SOUTH BUILDING:**  
LOWER LEVEL: 18,046 GSF  
FIRST FLOOR: 18,384 GSF  
SECOND FLOOR: 18,541 GSF  
THIRD FLOOR: 18,541 GSF  
FOURTH FLOOR: 18,541 GSF  
TOTAL: 92,053 GSF

**UNIT COUNT**

NORTH BUILDING - 57 UNITS  
SOUTH BUILDING - 75 UNITS  
TOTAL - 132 UNITS

**PARKING RATIO - 1.4**  
STALLS PER UNIT  
(1.4 MIN PER PUD)

**PARKING SCHEDULE - BUILDING**

COUNT	TYPE
35	EXTERIOR SURFACE
45	INTERIOR GARAGE
NORTH BUILDING: 80	
55	EXTERIOR SURFACE
50	INTERIOR GARAGE
SOUTH BUILDING: 105	
GRAND TOTAL: 185	

**KEY**

- (BE) - BUILDING EXIT/ENTRY
- (AE) - ACCESSIBLE ENTRY
- (BS) - BIKE PARKING
- (FL) - FIRE LANE
- (SR) - SPEED RAMP



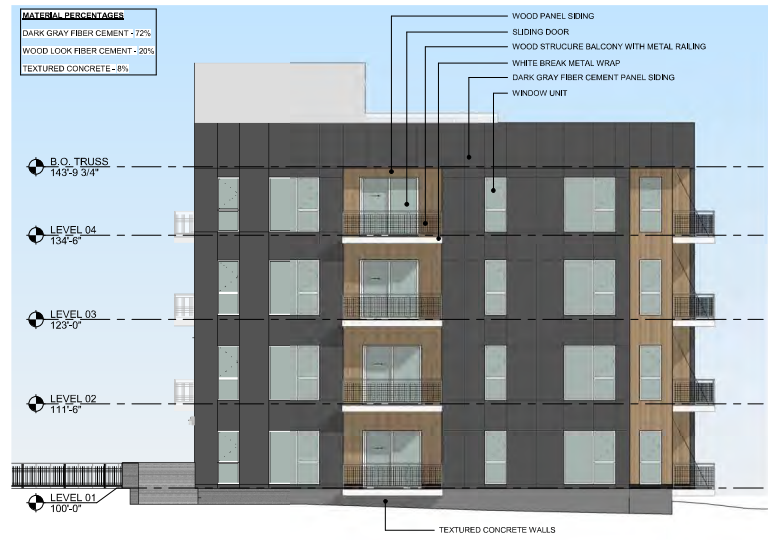
7 NORTH BLDG. - WEST ELEVATION  
1/8" = 1'-0"



6 NORTH BLDG. - SOUTH ELEVATION  
1/8" = 1'-0"



5 NORTH BLDG. - WEST ELEVATION  
1/8" = 1'-0"



4 NORTH BLDG. - SOUTH ELEVATION  
1/8" = 1'-0"



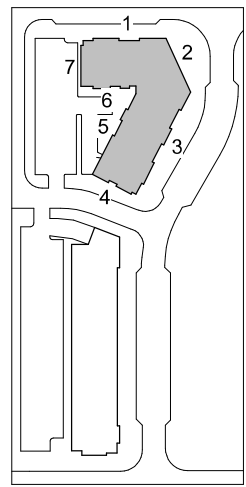
3 NORTH BLDG. - EAST ELEVATION  
1/8" = 1'-0"



2 NORTH BLDG. - NORTHEAST ELEVATION  
1/8" = 1'-0"

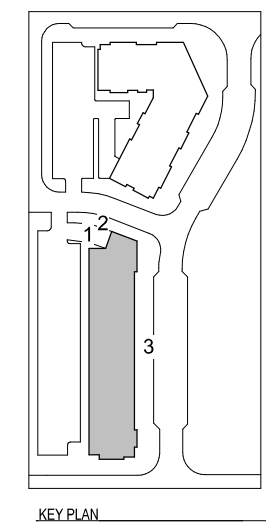
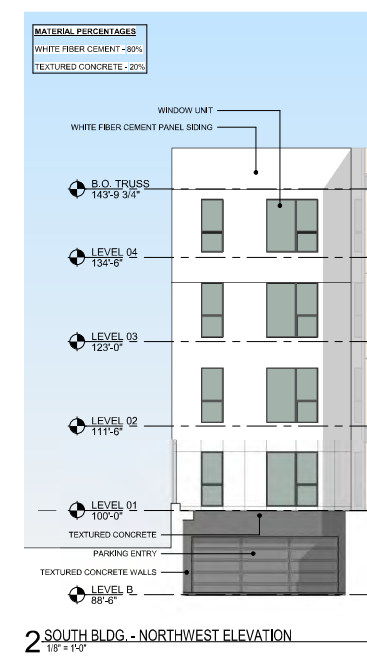


1 NORTH BLDG. - NORTH ELEVATION  
1/8" = 1'-0"



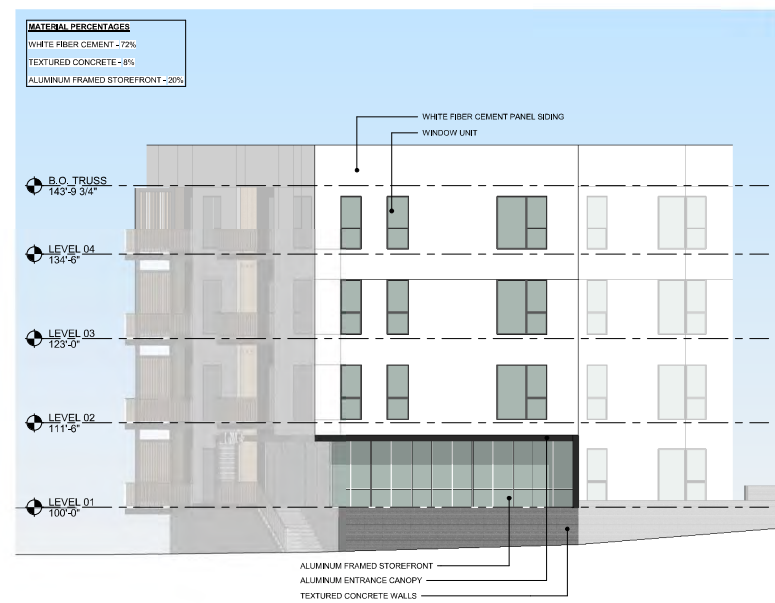
KEY PLAN



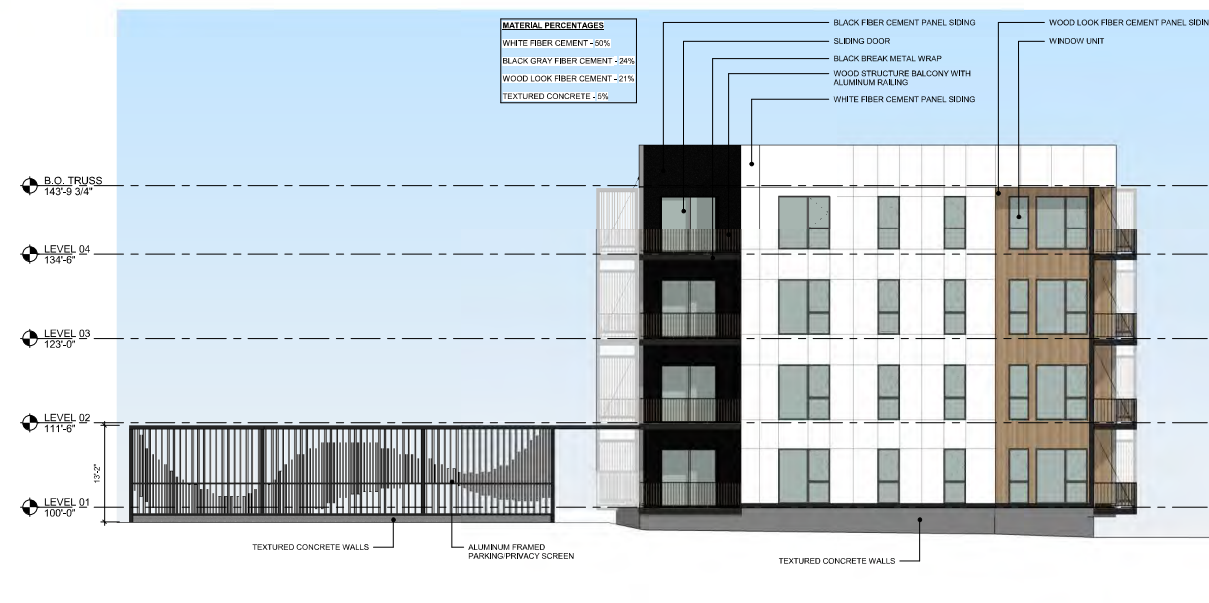




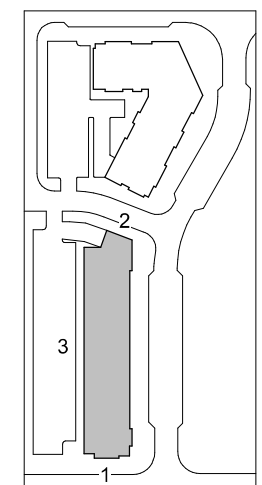
3 SOUTH BLDG. - WEST ELEVATION  
1/8" = 1'-0"



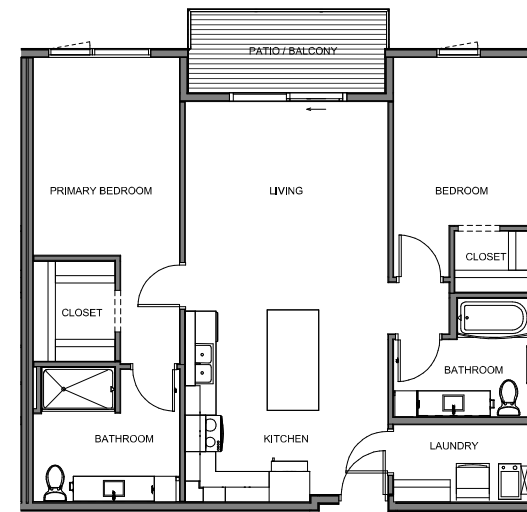
2 SOUTH BLDG. - NORTHEAST ELEVATION  
1/8" = 1'-0"



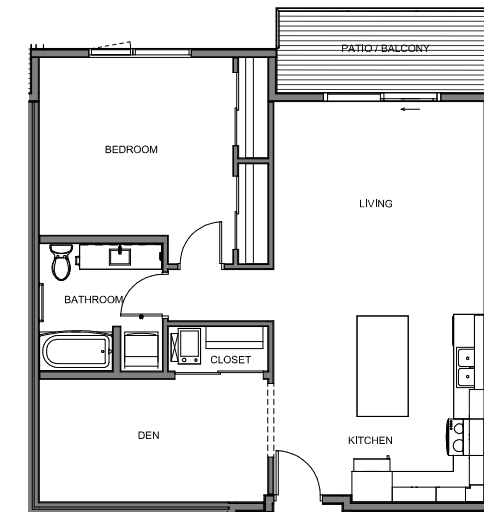
1 SOUTH BLDG. - SOUTH ELEVATION  
1/8" = 1'-0"



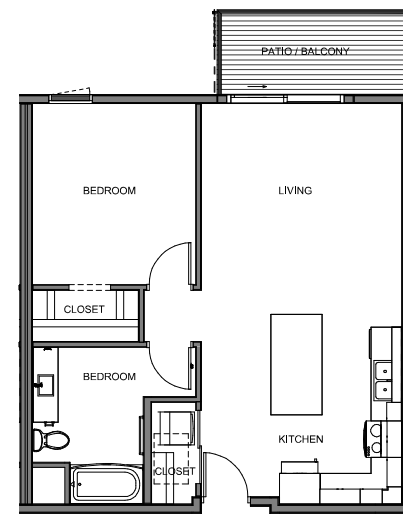
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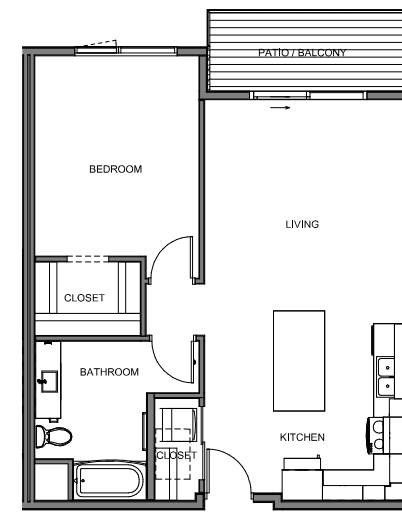
5 UNIT D4 - FLOOR PLAN  
1/4" = 1'-0"



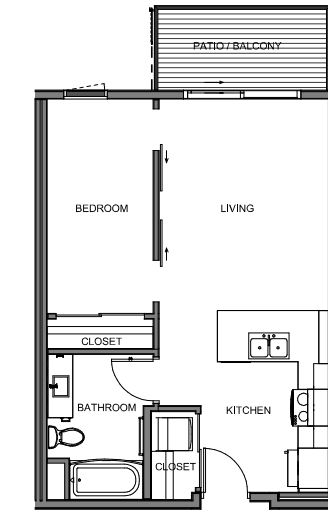
4 UNIT C1 - FLOOR PLAN  
1/4" = 1'-0"



3 UNIT B2 - FLOOR PLAN  
1/4" = 1'-0"



2 UNIT B1 - FLOOR PLAN  
1/4" = 1'-0"

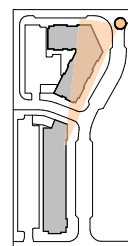


1 UNIT A1 - FLOOR PLAN  
1/4" = 1'-0"





NORTH BUILDING ENTRY RENDERING

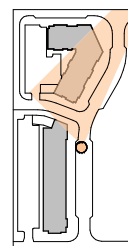


KEY PLAN





NORTH BUILDING SOUTH END RENDERING



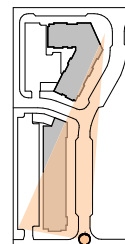
KEY PLAN





ALUMINUM BALCONY SCREEN DIVIDER (ALUMINUM SLAT INFILL)

SOUTH BUILDING GATEWAY RENDERING

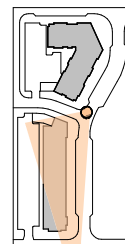


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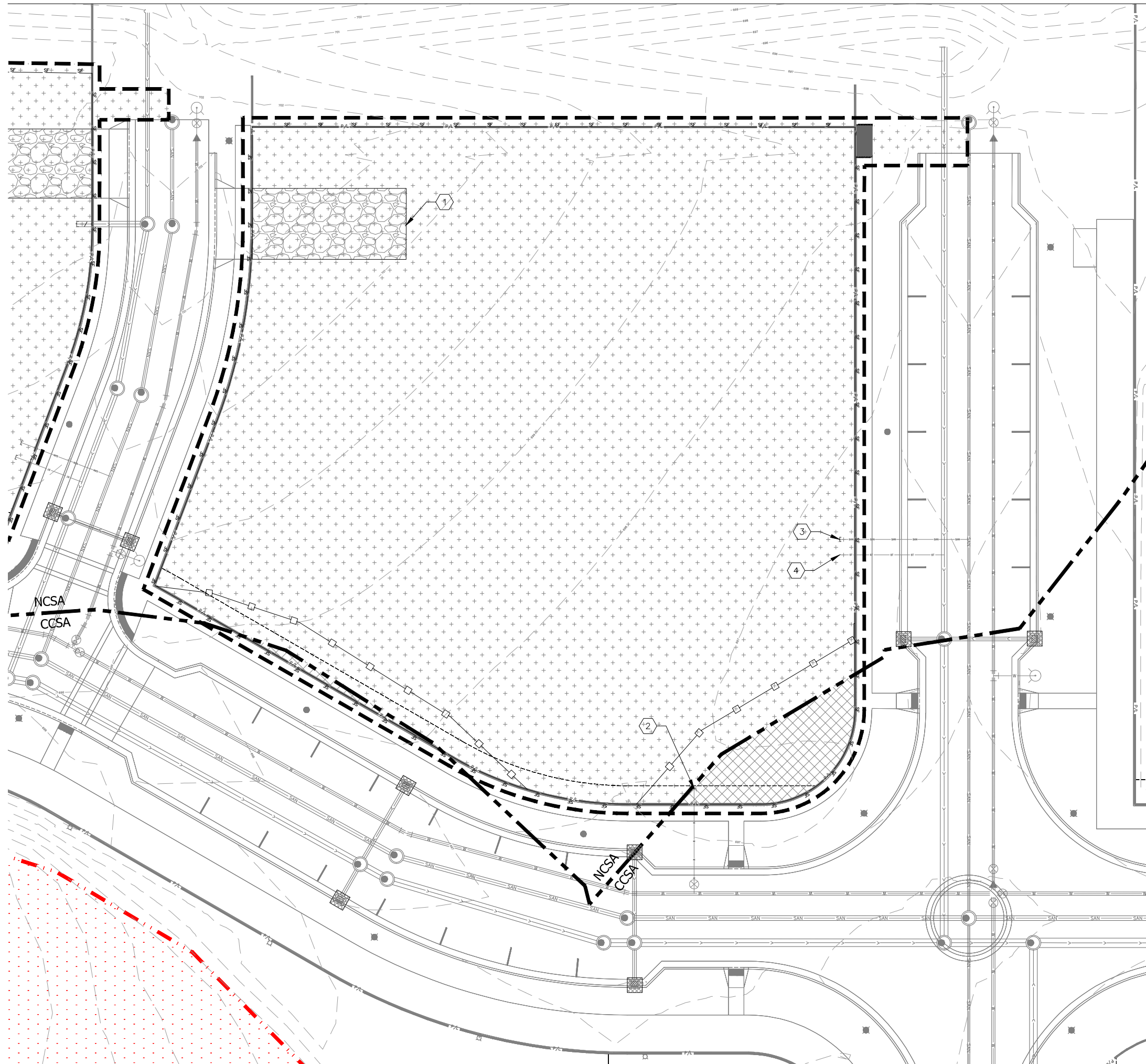


SOUTH BUILDING ENTRY RENDERING



KEY PLAN





Scale: 0 5 10 20  
 Scale: 1" = 10'

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**DEMOLITION + EROSION CONTROL NOTES**

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNERS, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDM, STATE OR LOCAL PLUMBING, MECH, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THE UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.
8. INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES.
9. INSTALL INLET PROTECTION ON ALL PROPOSED INLETS AFTER THEY HAVE BEEN CONSTRUCTED.
10. INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND NOTES PERTAIN SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.
11. AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

**KEY INDEX**

- TOPSOIL & VEGETATION TO BE REMOVED & STOCKPILED ON THE SAME PROPERTY. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT. COORDINATE EXISTING CONDITIONS WITH SITE INFRASTRUCTURE CONTRACTOR.
- CONCRETE PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFF-SITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CLEAN SOIL COVER TO BE REMOVED & STOCKPILED ON SITE. CONTRACTOR SHALL STRIP EXISTING CAP TO APPROXIMATELY 4" ABOVE BOTTOM OF CAP. CLEAN SOIL COVER THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT. COORDINATE EXISTING CONDITIONS WITH SITE INFRASTRUCTURE CONTRACTOR.
- EXISTING ORANGE CONSTRUCTION FENCE PER SITE INFRASTRUCTURE CONTRACTOR. CONTRACTOR TO COORDINATE ANY FENCE ADJUSTMENTS WITH SITE INFRASTRUCTURE CONTRACTOR. IF FENCE IS REMOVED CONTRACTOR TO INSTALL NEW FENCE IN SAME LOCATION.
- NEW FILTER FABRIC FENCE
- SANITARY FULL DEPTH
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED BY THE INFRASTRUCTURE CONTRACTOR. IF REMOVED CONTRACTOR TO INSTALL NEW INLET PROTECTION.
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
- WATER LATERAL TO REMAIN. SCOPE OF WORK BY SITE INFRASTRUCTURE CONTRACTOR. COORDINATE WITH SITE INFRASTRUCTURE CONTRACTOR. IF ADDITIONAL WORK IS NECESSARY.
- SANITARY LATERAL TO REMAIN. SCOPE OF WORK BY SITE INFRASTRUCTURE CONTRACTOR. COORDINATE WITH SITE INFRASTRUCTURE CONTRACTOR. IF ADDITIONAL WORK IS NECESSARY.
- STONE SEWER LATERAL TO REMAIN. SCOPE OF WORK BY SITE INFRASTRUCTURE CONTRACTOR. COORDINATE WITH SITE INFRASTRUCTURE CONTRACTOR. IF ADDITIONAL WORK IS NECESSARY.

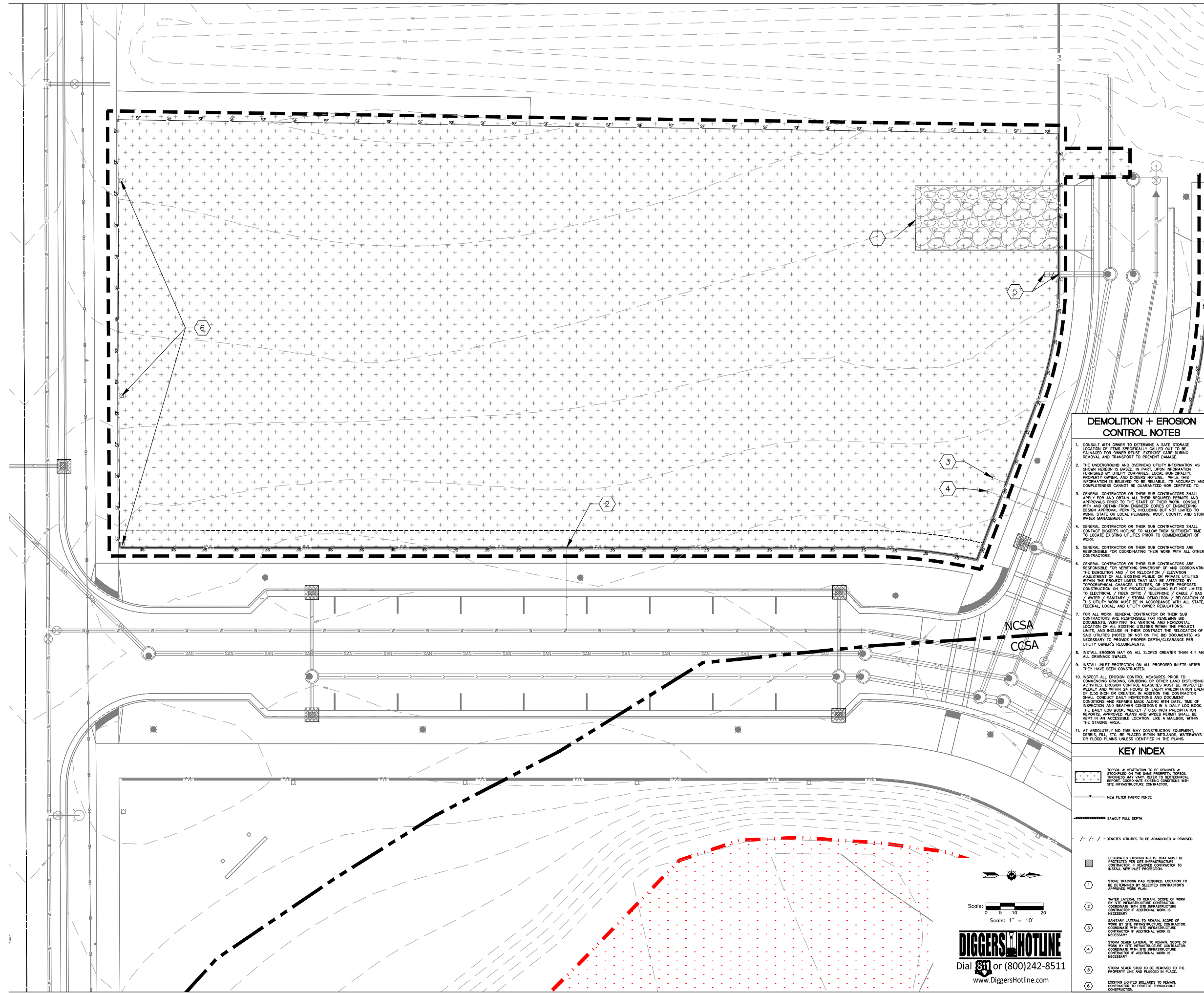
△ Revisions

PLAN COMMISSION  
 LAKESHORE COMMONS MULTI-FAMILY PARCEL A8

PARCEL A8  
 OAK CREEK WI 53134  
 Date Issued: 03/14/23  
 RINKA project #: 220110  
 Sheet Title  
 SITE DEMOLITION PLAN - NORTH BUILDING  
 Sheet # C101A

NOT FOR CONSTRUCTION





**DEMOLITION + EROSION CONTROL NOTES**

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7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVISIONS BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (QUOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNERS REQUIREMENTS.
8. INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES.
9. INSTALL INLET PROTECTION ON ALL PROPOSED INLETS AFTER THEY HAVE BEEN CONSTRUCTED.
10. INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION, THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.
11. AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLANS UNLESS IDENTIFIED IN THE PLANS.

**KEY INDEX**

- TOPSOIL & VEGETATION TO BE REMOVED & STOCKPILED ON THE SAME PROPERTY. TOPSOIL STOCKPILE TO BE IDENTIFIED IN THE GEOTECHNICAL REPORT. COORDINATE EXISTING CONDITIONS WITH SITE INFRASTRUCTURE CONTRACTOR.
- NEW FILTER FABRIC FENCE
- SAWTOOTH FULL DEPTH
- / --- / --- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED PER SITE INFRASTRUCTURE CONTRACTOR. IF REMOVED CONTRACTOR TO INSTALL NEW INLET PROTECTION.
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
- WATER LATERAL TO REMAIN. SCOPE OF WORK BY SITE INFRASTRUCTURE CONTRACTOR. COORDINATE WITH SITE INFRASTRUCTURE CONTRACTOR IF ADDITIONAL WORK IS NECESSARY.
- SANITARY LATERAL TO REMAIN. SCOPE OF WORK BY SITE INFRASTRUCTURE CONTRACTOR. COORDINATE WITH SITE INFRASTRUCTURE CONTRACTOR IF ADDITIONAL WORK IS NECESSARY.
- STORM SEWER LATERAL TO REMAIN. SCOPE OF WORK BY SITE INFRASTRUCTURE CONTRACTOR. COORDINATE WITH SITE INFRASTRUCTURE CONTRACTOR IF ADDITIONAL WORK IS NECESSARY.
- STORM SEWER STUB TO BE REMOVED TO THE PROPERTY LINE AND PLUGGED IN PLACE.
- EXISTING LIGHTED BOLLARDS TO REMAIN. CONTRACTOR TO PROTECT WETLANDS.

Scale: 1" = 10'

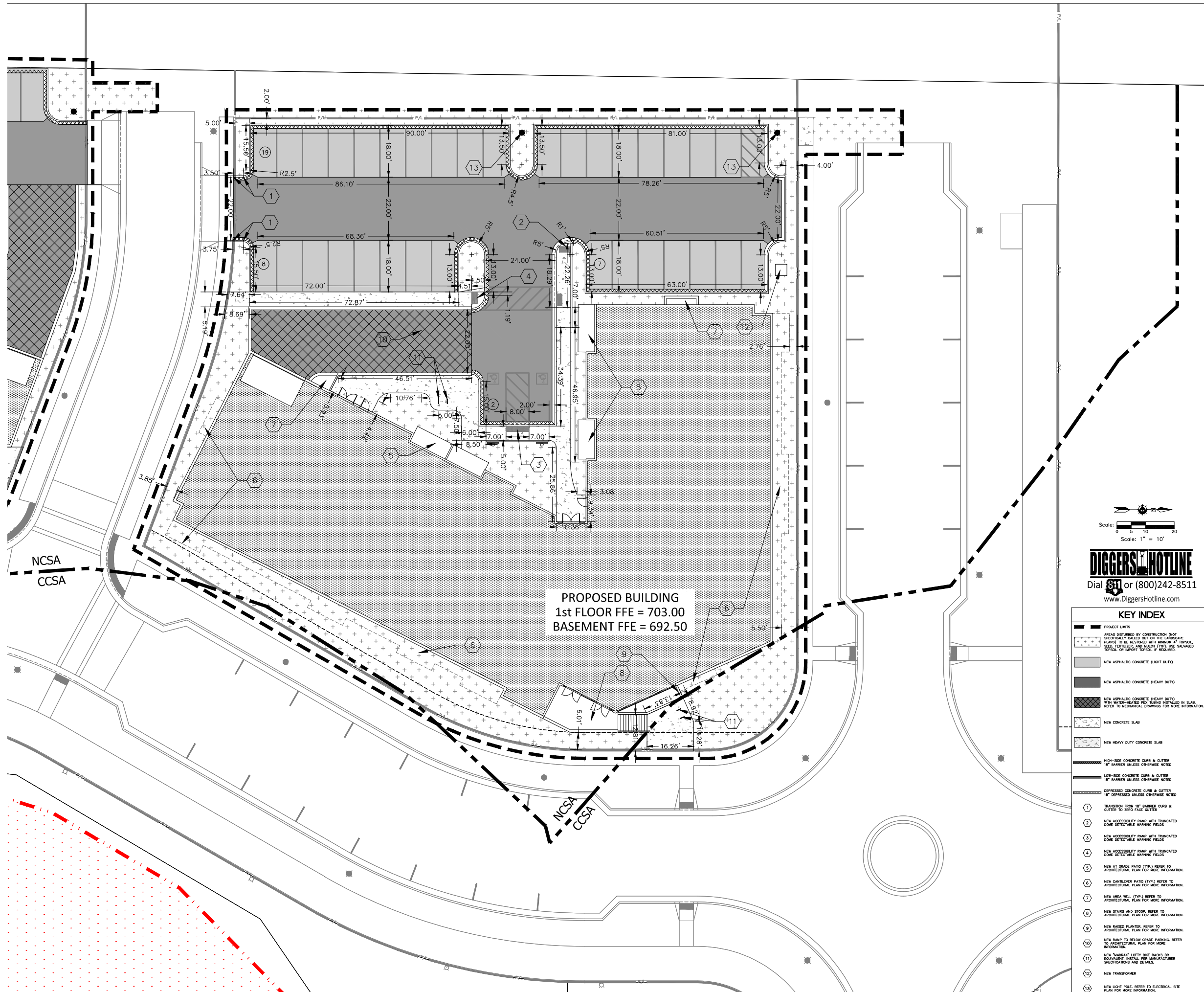
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 www.DiggersHotline.com

△ Revisions

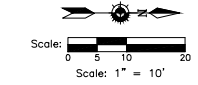
NOT FOR CONSTRUCTION

PLAN COMMISSION  
 LAKESHORE COMMONS MULTI-FAMILY PARCEL A8

PARCEL A8  
 OAK CREEK WI 53134  
 Date Issued: 03/14/23  
 RINKA project #: 220110  
 Sheet Title  
 SITE DEMOLITION PLAN - SOUTH BUILDING  
 Sheet # C101B



PROPOSED BUILDING  
 1st FLOOR FFE = 703.00  
 BASEMENT FFE = 692.50



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 Dial 811 or (800)242-8511  
 www.DiggersHotline.com

KEY INDEX	
	PROJECT LIMITS
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	NEW ASPHALTIC CONCRETE (LIGHT DUTY)
	NEW ASPHALTIC CONCRETE (HEAVY DUTY)
	NEW ASPHALTIC CONCRETE (HEAVY DUTY) WITH WEDGE-HEATED REINFORCING BARS INSTALLED IN SLAB. REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION.
	NEW CONCRETE SLAB
	NEW HEAVY DUTY CONCRETE SLAB
	HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED
	LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED
	DEPRESSED CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED
	TRANSITION FROM 18" BARRIER CURB & GUTTER TO ZERO FACE GUTTER
	NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
	NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
	NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
	NEW AT GRADE PATIO (TYP.) REFER TO ARCHITECTURAL PLAN FOR MORE INFORMATION.
	NEW CANTILEVER PATIO (TYP.) REFER TO ARCHITECTURAL PLAN FOR MORE INFORMATION.
	NEW AREA WELL (TYP.) REFER TO ARCHITECTURAL PLAN FOR MORE INFORMATION.
	NEW STAIRS AND STOPS. REFER TO ARCHITECTURAL PLAN FOR MORE INFORMATION.
	NEW RAISED PLANTER. REFER TO ARCHITECTURAL PLAN FOR MORE INFORMATION.
	NEW RAMP TO BELOW GRADE PARKING. REFER TO ARCHITECTURAL PLAN FOR MORE INFORMATION.
	NEW "MAGNAX" LOFTY BIKE BRACKS OR EQUIPMENT INSTALL PER MANUFACTURER SPECIFICATIONS AND DETAILS.
	NEW TRANSFORMER
	NEW LIGHT POLE. REFER TO ELECTRICAL SITE PLAN FOR MORE INFORMATION.

△ Revisions

PLAN COMMISSION  
 LAKESHORE COMMONS  
 MULTI-FAMILY  
 PARCEL A8

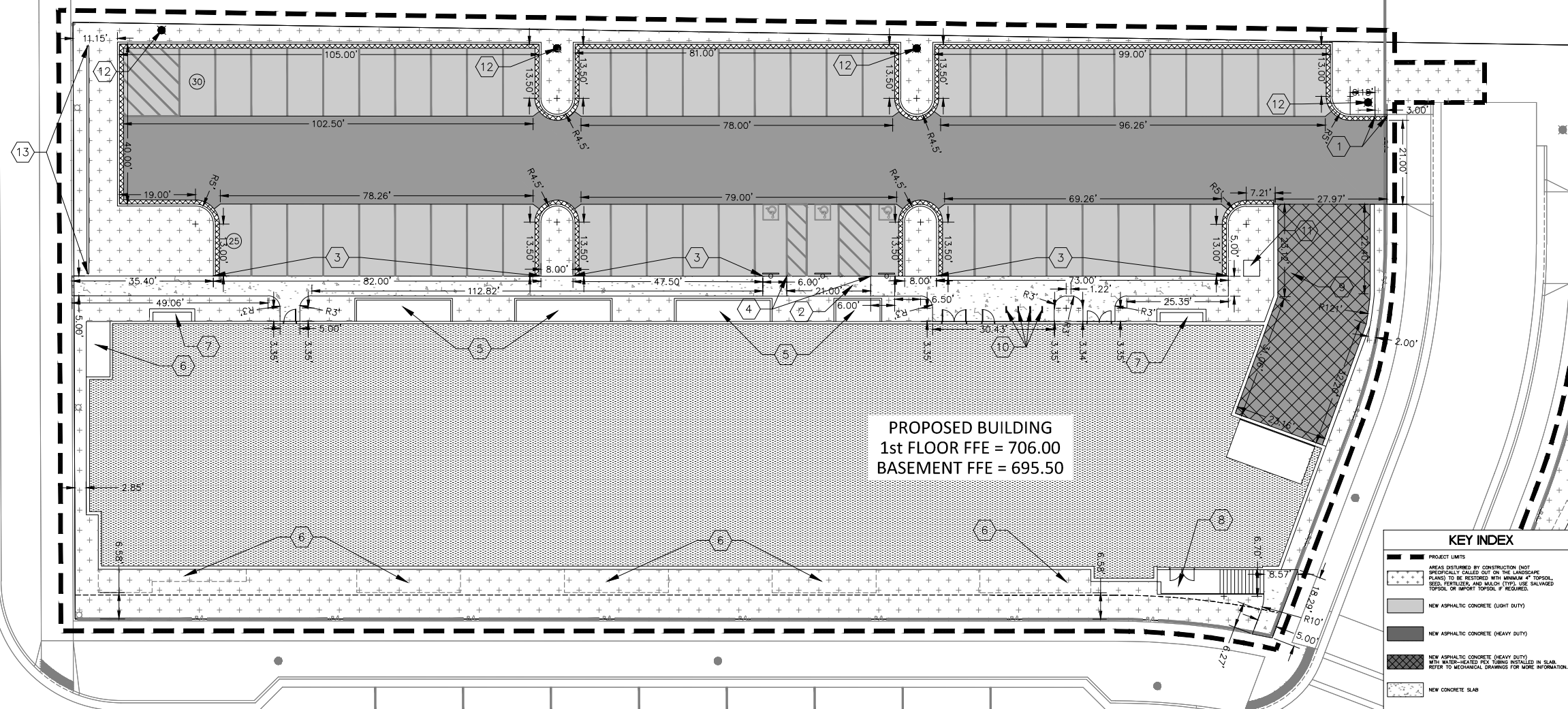
PARCEL A8  
 OAK CREEK W/53134  
 Date Issued: 03/14/23  
 ORINKA project #: 220110  
 Sheet Title

SITE LAYOUT  
 PLAN - NORTH  
 BUILDING

Sheet # C102A

NOT FOR CONSTRUCTION





PROPOSED BUILDING  
 1st FLOOR FFE = 706.00  
 BASEMENT FFE = 695.50

KEY INDEX	
	PROJECT LIMITS
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP.) USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	NEW ASPHALTIC CONCRETE (LIGHT DUTY)
	NEW ASPHALTIC CONCRETE (HEAVY DUTY)
	NEW ASPHALTIC CONCRETE (HEAVY DUTY) WITH WARM-HEATED FLEX TUBING INSTALLED IN SLAB. REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION.
	NEW CONCRETE SLAB
	NEW HEAVY DUTY CONCRETE SLAB
	HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED
	LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED
	DEPRESSED CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED
	3" TRANSITION FROM 18" BARRIER CURB & GUTTER TO ZERO FACE GUTTER
	NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
	INTEGRAL CURB
	CONCRETE SIDEWALK WITH DEPRESSED INTEGRAL CURB
	NEW AT GRADE PATIO (TYP.) REFER TO ARCHITECTURAL PLAN FOR MORE INFORMATION.
	NEW CANTILEVER PATIO (TYP.) REFER TO ARCHITECTURAL PLAN FOR MORE INFORMATION.
	NEW AREA WELL (TYP.) REFER TO ARCHITECTURAL PLAN FOR MORE INFORMATION.
	NEW STAIRS AND STOPS. REFER TO ARCHITECTURAL PLAN FOR MORE INFORMATION.
	NEW RAMP TO BELOW GRADE PARKING. REFER TO ARCHITECTURAL PLAN FOR MORE INFORMATION.
	NEW "MAGRAK" LOFTY BIKE RACKS OR EQUIVALENT. INSTALL PER MANUFACTURER SPECIFICATIONS AND DETAILS.
	NEW TRANSFORMER
	NEW LIGHT POLE. REFER TO ELECTRICAL SITE PLAN FOR MORE INFORMATION.
	DECORATIVE PRIVACY FENCE. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.

Scale: 1" = 10'

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△ Revisions

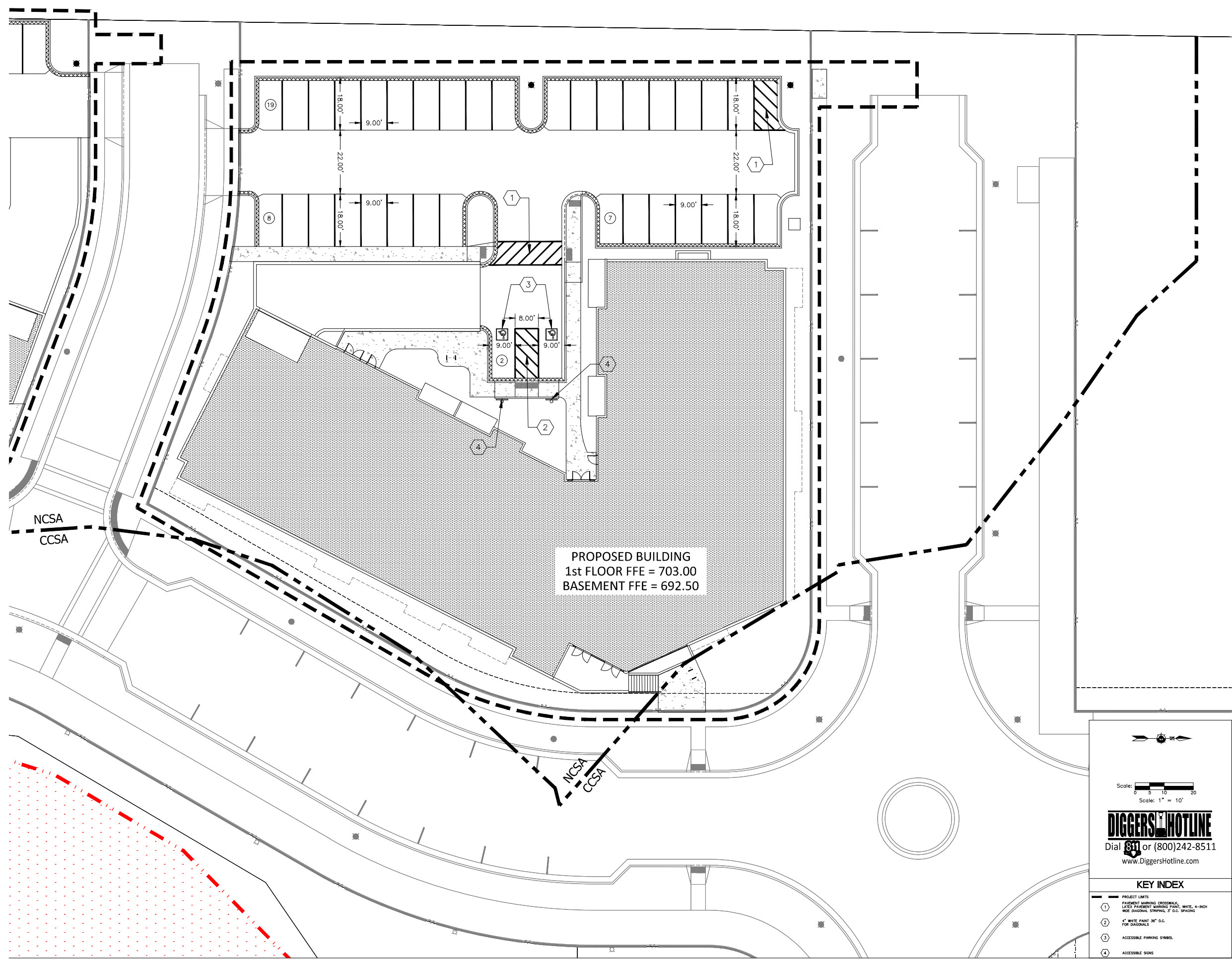
PLAN COMMISSION  
 LAKESHORE COMMONS MULTI-FAMILY PARCEL A8

PARCEL A8  
 DAK CREEK WI S3134  
 Date Issued: 03/14/23  
 RINKA project #: 220110  
 Sheet Title  
 SITE LAYOUT PLAN - SOUTH BUILDING

NOT FOR CONSTRUCTION

Sheet # C102B





PROPOSED BUILDING  
 1st FLOOR FFE = 703.00  
 BASEMENT FFE = 692.50

NCSA  
 CCSA

NCSA  
 CCSA

Scale: 0 5 10 20  
 Scale: 1" = 10'

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**KEY INDEX**

- ① PROJECT LIMITS
- ② PAVEMENT MARKING CROSSBALK, LATEX PAVEMENT MARKING PAINT, WHITE, 4-INCH WIDE DIAGONAL STRIPING, 7' O.C. SPACING
- ③ 4" WHITE PAINT 36" O.C. FOR DIAGONALS
- ④ ACCESSIBLE PARKING SYMBOL
- ⑤ ACCESSIBLE SIGNS

△ Revisions

PLAN  
 COMMISSION

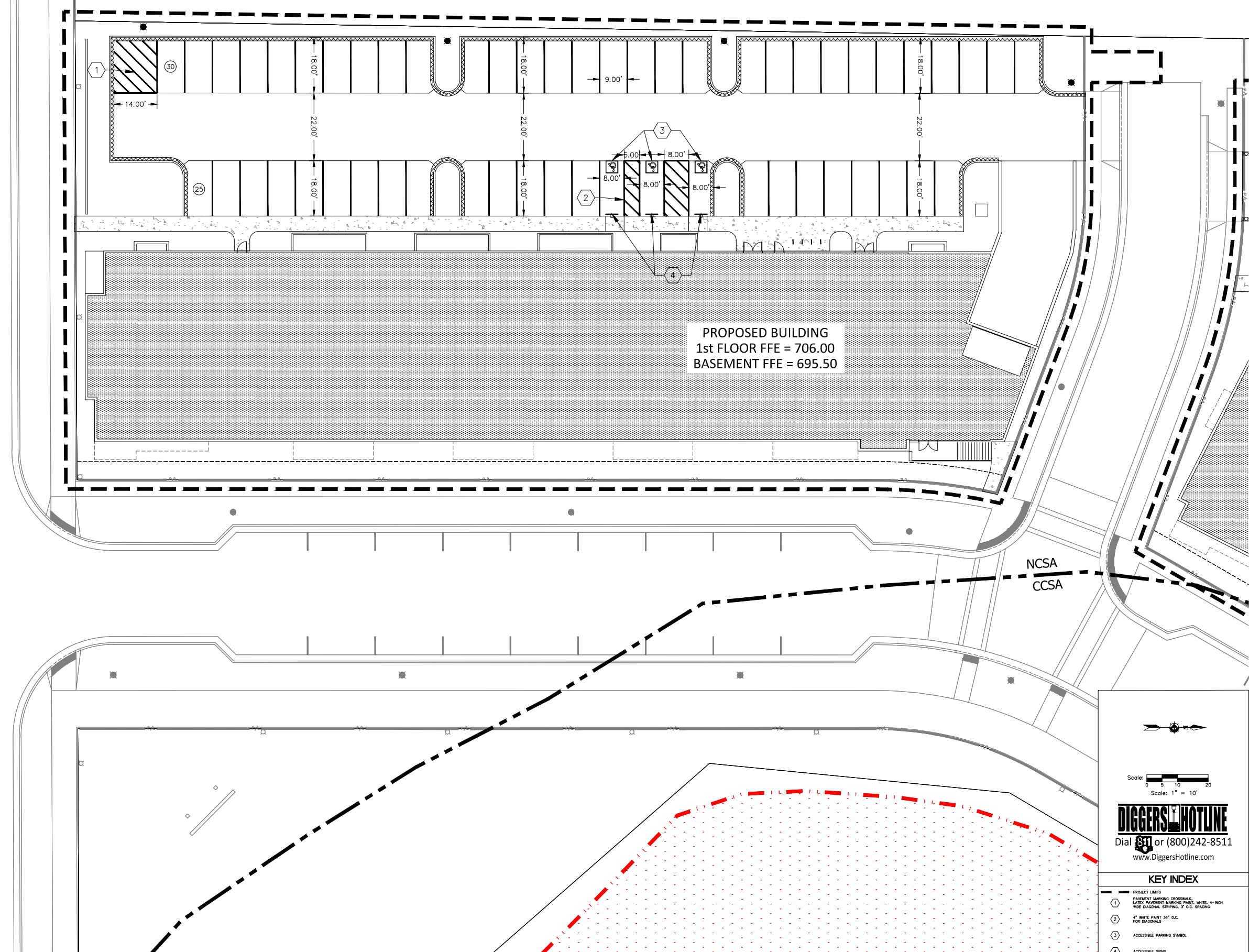
LAKESHORE  
 COMMONS  
 MULTI-FAMILY  
 PARCEL A8


PARCEL A8  
 OAK CREEK WI 53134  
 Date Issued: 03/14/23  
 RINKA project #: 220110  
 Sheet Title

SITE SIGNAGE &  
 TRAFFIC CONTROL  
 PLAN - NORTH  
 BUILDING

Sheet # **C103A**

NOT FOR CONSTRUCTION



  
 Scale: 0 5 10 20  
 Scale: 1" = 10'

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**KEY INDEX**

1	PROJECT LIMITS
2	PAVEMENT MARKING CROSSBALK, LATEX PAVEMENT MARKING PAINT, WHITE, 4-INCH WIDE DIAGONAL STRIPING, 7' O.C. SPACING
3	4" WHITE PAINT 36" O.C. FOR DIAGONALS
4	ACCESSIBLE PARKING SYMBOL
5	ACCESSIBLE SIGNS

△ Revisions

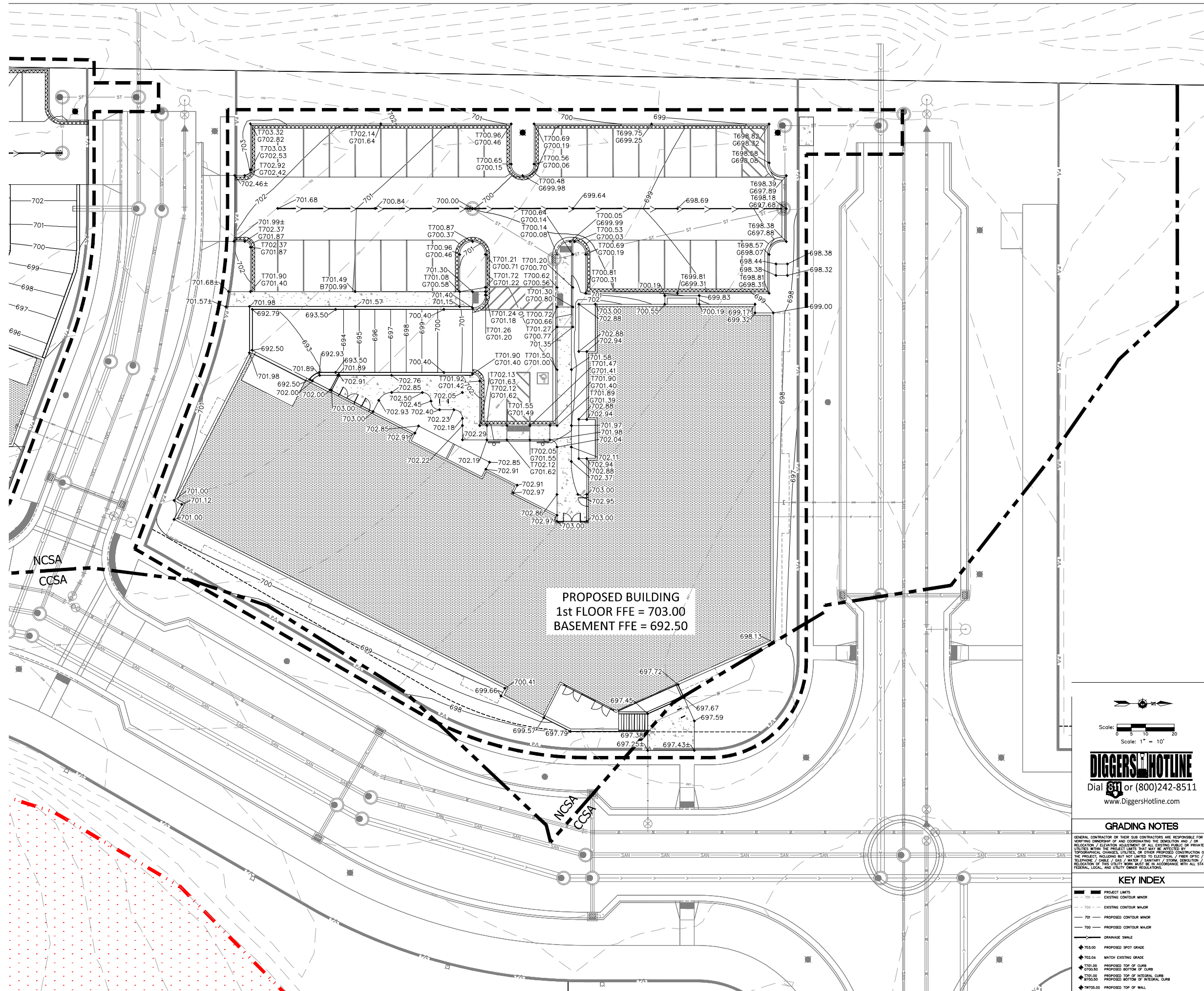
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 COMMISSION  
 LAKESHORE  
 COMMONS  
 MULTI-FAMILY  
 PARCEL A8

PARCEL A8  
 OAK CREEK WI 53134  
 Date Issued: 03/14/23  
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 SITE SIGNAGE &  
 TRAFFIC CONTROL  
 PLAN - SOUTH  
 BUILDING  
 Sheet #

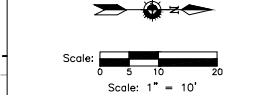
NOT FOR CONSTRUCTION

**C103B**





PROPOSED BUILDING  
 1st FLOOR FFE = 703.00  
 BASEMENT FFE = 692.50



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**KEY INDEX**

—	PROJECT LIMITS
---	EXISTING CONTOUR MINOR
---	EXISTING CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
---	PROPOSED CONTOUR MAJOR
---	DRAINAGE SWALE
◆	PROPOSED SPOT GRADE
◆	MATCH EXISTING GRADE
◆	PROPOSED TOP OF CURB
◆	PROPOSED BOTTOM OF CURB
◆	PROPOSED TOP OF INTERNAL CURB
◆	PROPOSED BOTTOM OF INTERNAL CURB
◆	PROPOSED TOP OF WALL

△ Revisions

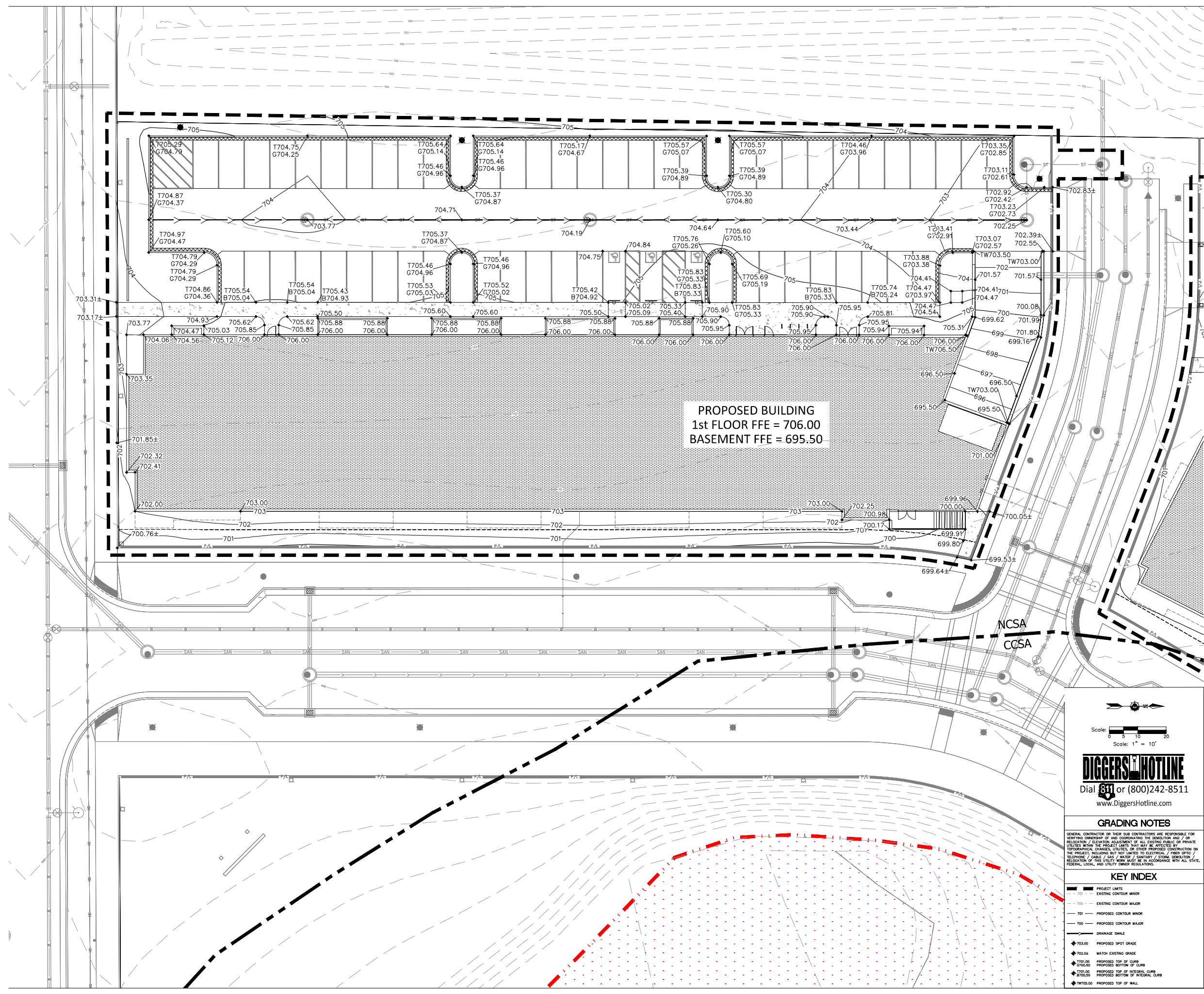
PLAN COMMISSION  
 LAKESHORE COMMONS MULTI-FAMILY PARCEL A8

PARCEL A8  
 DAK CREEK WI 53134  
 Date Issued: 03/14/23  
 RINKA project #: 220110  
 Sheet Title  
 SITE GRADING PLAN - NORTH BUILDING

NOT FOR CONSTRUCTION

Sheet # **C104A**





**PROPOSED BUILDING**  
 1st FLOOR FFE = 706.00  
 BASEMENT FFE = 695.50

Scale: 0 5 10 20  
 Scale: 1" = 10'

**DIGGERSHOTLINE**  
 Dial 811 or (800)242-8511  
 www.DiggersHotline.com

**GRADING NOTES**  
 GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE LOCATION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT. INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM CONDUIT / OR RELOCATION OF THE UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

**KEY INDEX**

---	PROJECT LIMITS
- - -	EXISTING CONTOUR MINOR
- - -	EXISTING CONTOUR MAJOR
- - -	PROPOSED CONTOUR MINOR
- - -	PROPOSED CONTOUR MAJOR
- - -	DRAINAGE SWALE
◆	PROPOSED SPOT GRADE
◆	MATCH EXISTING GRADE
◆	PROPOSED TOP OF CURB
◆	PROPOSED BOTTOM OF CURB
◆	PROPOSED TOP OF INTERNAL CURB
◆	PROPOSED BOTTOM OF INTERNAL CURB
◆	PROPOSED TOP OF WALL

△ Revisions

PLAN COMMISSION  
 LAKESHORE COMMONS MULTI-FAMILY PARCEL A8

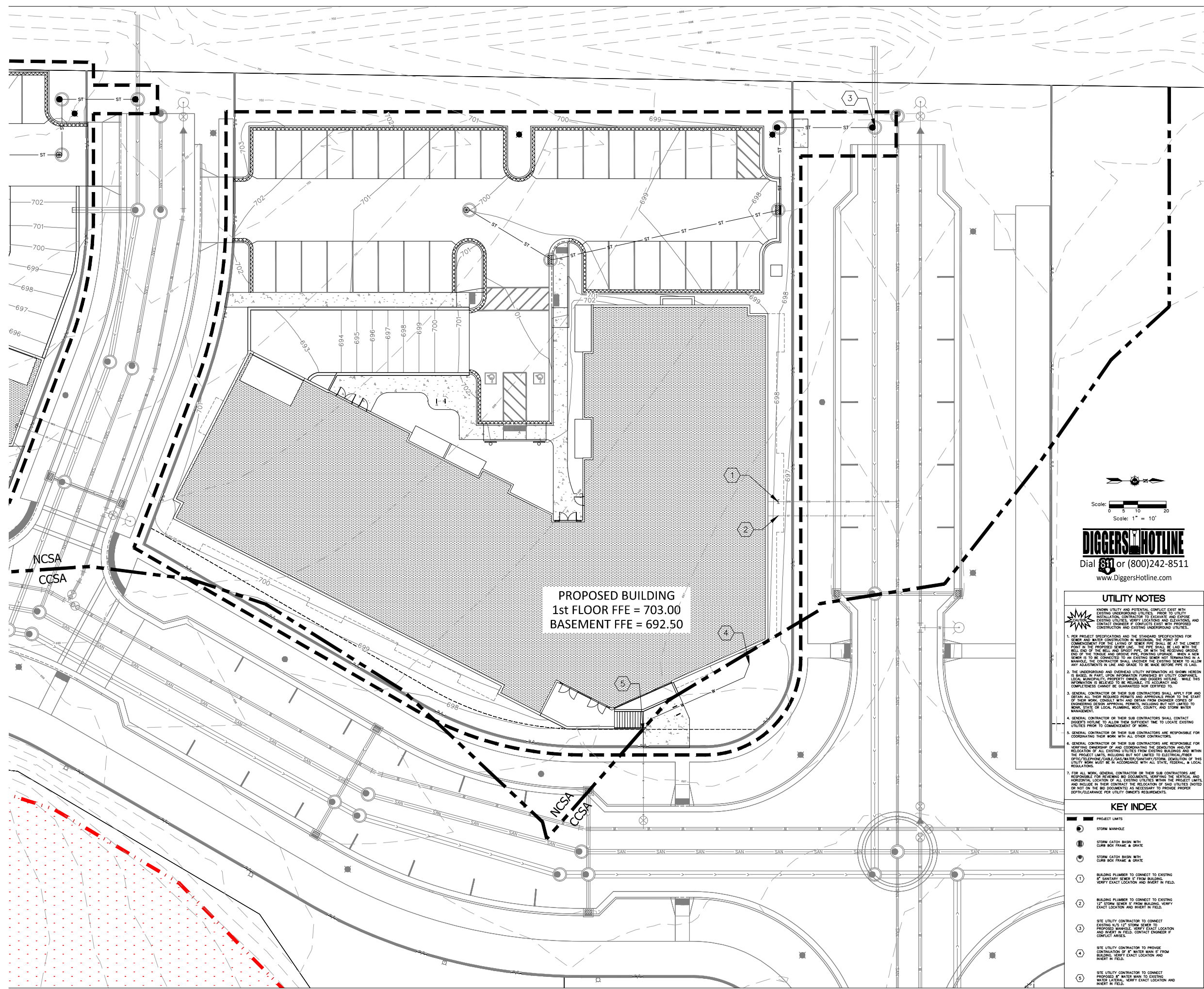
PARCEL A8  
 DAK CREEK WI 53134  
 Date Issued: 03/14/23  
 RINKA project #: 220110  
 Sheet Title

**SITE GRADING PLAN - SOUTH BUILDING**

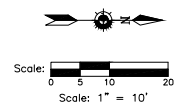
Sheet # **C104B**

NOT FOR CONSTRUCTION





**PROPOSED BUILDING**  
 1st FLOOR FFE = 703.00  
 BASEMENT FFE = 692.50



**DIGGERS HOTLINE**  
 Dial 811 or (800)242-8511  
 www.DiggersHotline.com

**UTILITY NOTES**

1. FOR PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE 12" STORM SEWER SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAD WITH THE HILL END OF THE TONGUE AND GROOVE PIPE, POINTING UPWARD. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAD.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED IN PART UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER, OWNER, ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WORK, STATE OR LOCAL PLUMBING, HOIST, COUNTY AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING DIMENSIONS OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL, FIBER OPTIC, TELEPHONE, CABLE, GAS, WATER, SANITARY, POTABLE, DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

**KEY INDEX**

- PROJECT LIMITS
- STORM MANHOLE
- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
- BUILDING PLUMBER TO CONNECT TO EXISTING 12" STORM SEWER IF FROM BUILDING. VERIFY EXACT LOCATION AND INVERT IN FIELD.
- BUILDING PLUMBER TO CONNECT TO EXISTING 12" STORM SEWER IF FROM BUILDING. VERIFY EXACT LOCATION AND INVERT IN FIELD.
- SITE UTILITY CONTRACTOR TO CONNECT EXISTING 12" STORM SEWER TO PROPOSED MANHOLE. VERIFY EXACT LOCATION AND INVERT IN FIELD. CONTACT ENGINEER IF CONFLICT ARISES.
- SITE UTILITY CONTRACTOR TO PROVIDE CONTRIBUTION OF 8" WATER MAIN TO EXISTING WATER MAIN. VERIFY EXACT LOCATION AND INVERT IN FIELD.
- SITE UTILITY CONTRACTOR TO CONNECT PROPOSED 8" WATER MAIN TO EXISTING WATER MAIN. VERIFY EXACT LOCATION AND INVERT IN FIELD.

△ Revisions

PLAN COMMISSION  
 LAKESHORE COMMONS  
 MULTI-FAMILY PARCEL A8

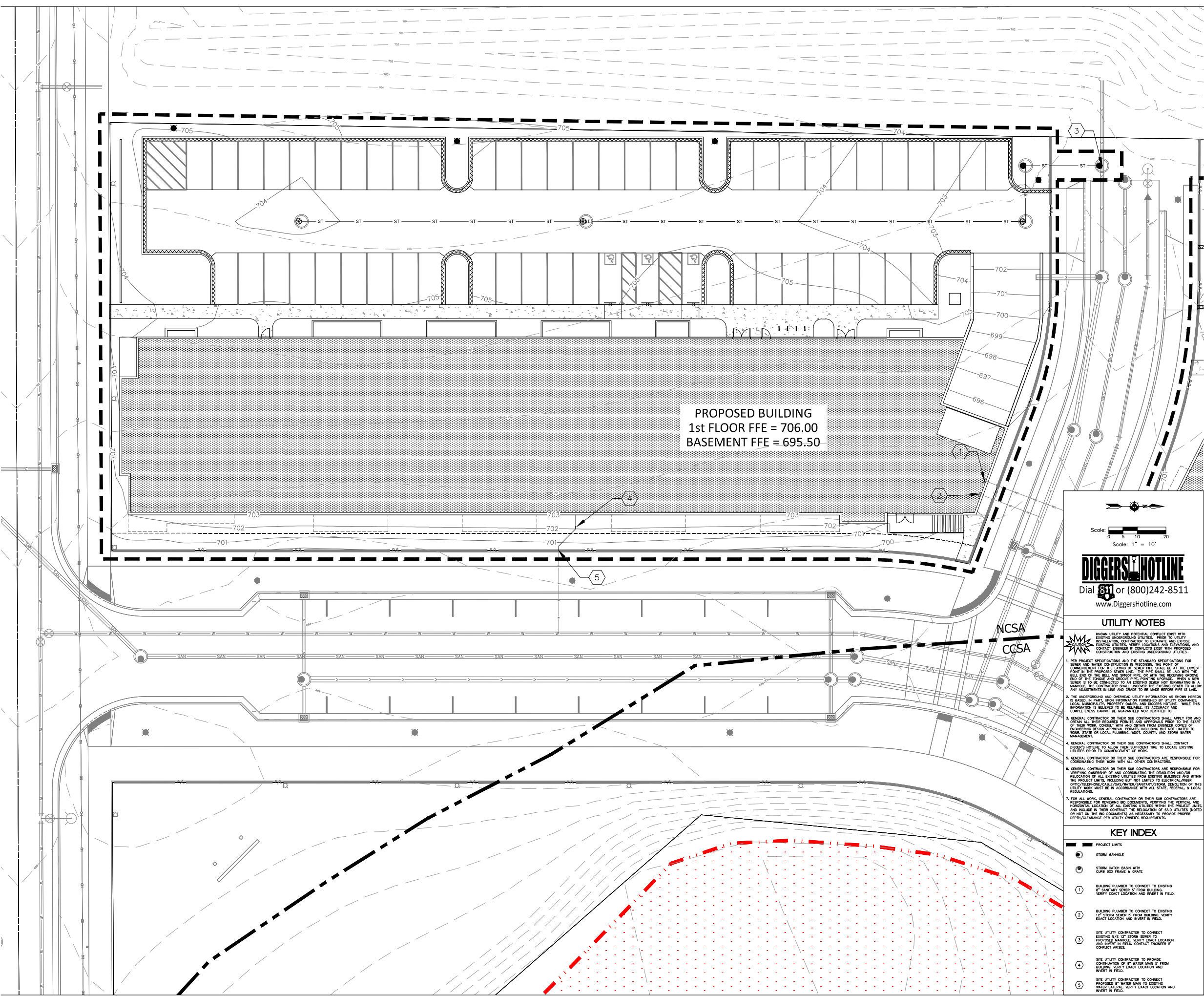
PARCEL A8  
 ONE CREEK W/153134  
 Date Issued: 03/14/23  
 ORINKA project #: 220110

SITE UTILITY PLAN - NORTH BUILDING

Sheet # C105A

NOT FOR CONSTRUCTION





PROPOSED BUILDING  
 1st FLOOR FFE = 706.00  
 BASEMENT FFE = 695.50

Scale: 0 5 10 20  
 Scale: 1" = 10'

**DIGGERS HOTLINE**  
 Dial 811 or (800)242-8511  
 www.DiggersHotline.com

**UTILITY NOTES**

KNOW UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXAMINE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER. CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT OF THE PROPOSED SEWER LINE. THE PIPE SHALL BE Laid WITH THE BELL END OF THE BELL AND SHOULD PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPWARD. MANHOLE TO NEW MANHOLE TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, CONWATER SHALL LOCATE THE EXISTING SEWER TO BE Laid.

2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS INCLUDING, BUT NOT LIMITED TO, WORK, STATE OR LOCAL PLUMBING, MDP, COUNTY, AND STORM WATER MANAGEMENT.

4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.

5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.

6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL, FIBER OPTIC/TELEPHONE/CABLE, GAS, RADIUM/SANITARY/STORM. DEMOLITION OF THIS WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.

7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING ALL DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDING IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE FOR UTILITY OWNER'S REQUIREMENTS.

**KEY INDEX**

- PROJECT LIMITS
- STORM MANHOLE
- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
- BUILDING PLUMBER TO CONNECT TO EXISTING 8" SANITARY SEWER S FROM BUILDING. VERIFY EXACT LOCATION AND INVERT IN FIELD.
- BUILDING PLUMBER TO CONNECT TO EXISTING 12" STORM SEWER S FROM BUILDING. VERIFY EXACT LOCATION AND INVERT IN FIELD.
- SITE UTILITY CONTRACTOR TO CONNECT EXISTING 12" STORM SEWER TO PROPOSED MANHOLE. VERIFY EXACT LOCATION AND INVERT IN FIELD. CONTACT ENGINEER IF CONFLICT ARISES.
- SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 8" WATER MAIN S FROM BUILDING. VERIFY EXACT LOCATION AND INVERT IN FIELD.
- SITE UTILITY CONTRACTOR TO CONNECT PROPOSED 8" WATER MAIN TO EXISTING WATER LATERAL. VERIFY EXACT LOCATION AND INVERT IN FIELD.

△ Revisions

PLAN COMMISSION  
 LAKESHORE COMMONS MULTI-FAMILY PARCEL A8

PARCEL A8  
 ONE CREEK WI 53134  
 Date Issued: 03/14/23  
 ORINKA project #: 220110  
 Sheet Title

SITE UTILITY PLAN - SOUTH BUILDING

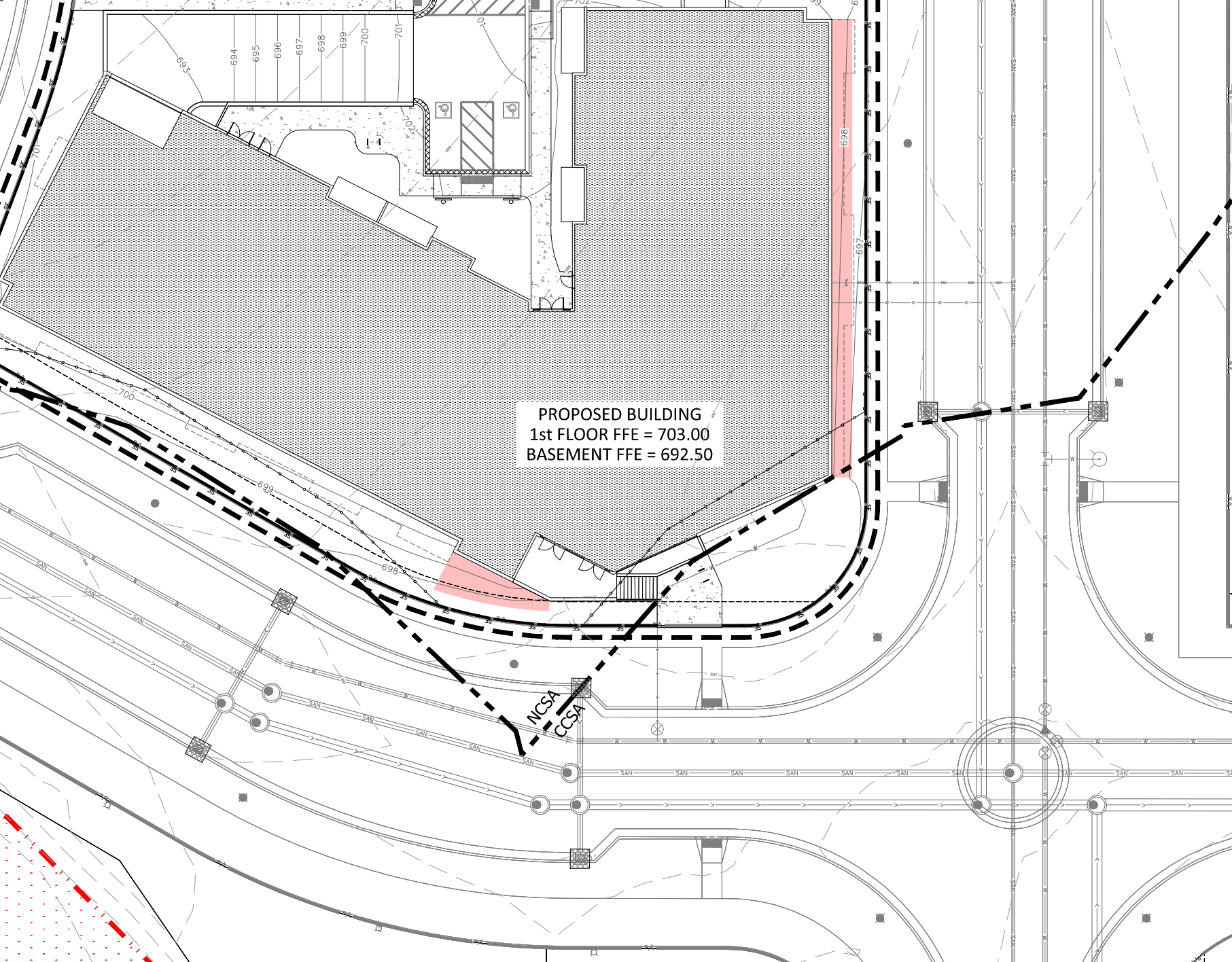
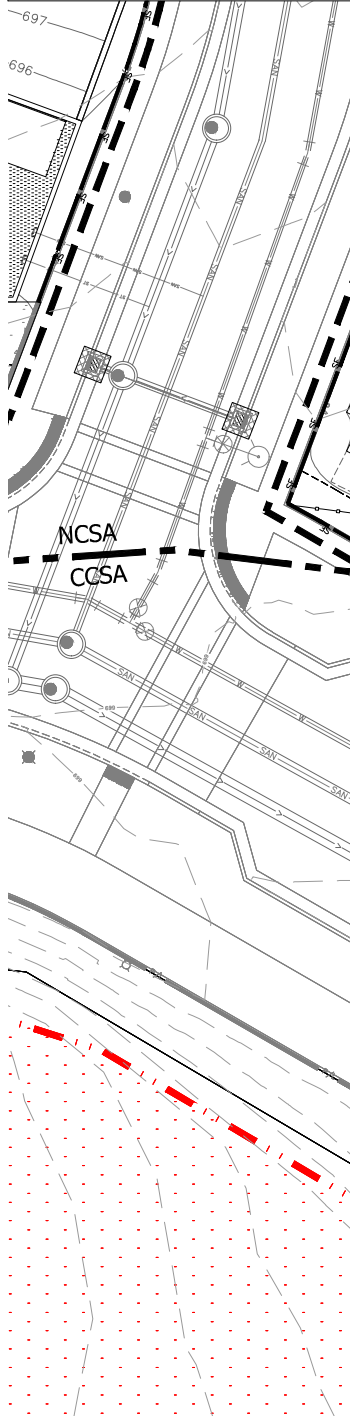
Sheet # C105B

NOT FOR CONSTRUCTION



**GENERAL NOTES**

1. THE CONTRACTOR SHALL PLACE AN ORANGE FABRIC BARRIER LAYER ON TOP OF THE EXISTING CAP PRIOR TO ANY STOCKPILING ACTIVITY COMMENCES. PLACEMENT OF THIS ORANGE BARRIER SHALL BE SURVEYED IN THREE DIMENSIONS, AND WRITTEN AND PHOTOGRAPHIC DOCUMENTATION PROVIDED BY DEP IN THE FIELD, USING VISUAL METHODS IN ADDITION TO THE SURVEY DOCUMENTATION.
2. AT THE NCSA AND CCSA BOUNDARY DEPICTED ON THE PLANS, THE CONTRACTOR SHALL VERIFY THAT ORANGE CONSTRUCTION FENCING HAS BEEN INSTALLED ON THE NCSA/CCSA BOUNDARY AS PERFORMED DURING PHASE 1 INFRASTRUCTURE CONSTRUCTION. CONTRACTOR SHALL INSTALL NEW FENCE IN AREAS WHERE THE EXISTING FENCE IS DAMAGED OR MISSING. EXCAVATION SHALL BEGIN WITHIN THE CCSA AND BROUGHT TO ROUGH GRADE. THE CONTRACTOR SHALL THEN BEGIN EXCAVATION ON THE NCSA. AT NO TIME DURING CONSTRUCTION, CONTAMINATED SOIL FROM THE CCSA AREA SHALL BE MIXED/PUSHED INTO THE NCSA AREA. CONTRACTOR SHALL COORDINATE EARTHWORK ACTIVITIES AT OR NEAR THE NCSA/CCSA BOUNDARY WITH THE ONSITE DEP.
3. MEASURES TO ENSURE PROPER SEPARATION AND HANDLING OF MATERIAL SHALL BE OBSERVED BY VISUAL INSPECTION IN THE FIELD TO AN EXTERNAL PERSON WHO DOES NOT HAVE ACCESS TO SURVEY OR GPS, AND INCLUDE DOCUMENTATION MEASURES THAT WILL:
  - A. THE CONSTRUCTION WILL NOT VIOLATE THE VPLE BY ENLARGING THE AREA OF CONTAMINATION (EG. THE IMPACTED MATERIAL CANNOT BE PUSHED OR DEPOSITED OVER THE BOUNDARY INTO THE CLEAN MATERIAL.)
  - B. OBSERVATION AND WRITTEN/PHOTO DOCUMENTATION BY A CERTIFIED DEP IS MAINTAINED AND PROVIDED SO THAT THE CLEAN MATERIAL REMAINS CERTIFIED AND DOCUMENTED AS CLEAN, IN A MANNER THAT ENSURES THIS MATERIAL CAN BE BOTH USED IN THE FUTURE AS CLEAN FILL AND STOCKPILED ABOVE THE EXISTING CAP AS "CLEAN", WHICH IS REQUIRED FOR CONTINUED COMPLIANCE WITH THE VPLE REQUIREMENTS, ESPECIALLY FOR ANY USE OR STOCKPILE ON THE PHASE 2.5 CAP.
4. ALL IMPORTED FILL SHALL BE EVALUATED WITH RESPECT TO ORIGIN AND POTENTIAL SOURCES OF CONTAMINATION AND TESTED IN ACCORDANCE WITH NR 718, BY THE DEVELOPER'S DEP PER THE SMP, BMP, AND FROM THE CITY OF OAK CREEK DEP WILL REVIEW THE SAMPLING AND PROPOSED IMPORT AND WILL SUBMIT TO WDMR FOR APPROVAL OF SOIL IMPORT. NO SOIL WILL BE TRANSPORTED TO OR PLACED ON THE SITE WITHOUT PRIOR APPROVAL BY WDMR.
5. THE CONTRACTOR SHALL USE CHAIN OF CUSTODY TICKETS FOR IMPORTS OF ANY MATERIALS THAT WILL BE USED ON THE SITE.
6. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL WORK SHALL COMPLY WITH FCM AND VPLE REQUIREMENTS, AS WELL AS ALL OTHER RELEVANT STATE, LOCAL, OR FEDERAL REGULATIONS.
7. CONTRACTOR TO HAUL ALL EXCESS NCSA TOPSOIL AND CLEAN SOIL TO TEMPORARY PHASE 1 INFRASTRUCTURE STOCKPILES LOCATED NEAR E. IRONWOOD DRIVE ON PHASE 2.5.



PROPOSED BUILDING  
1st FLOOR FFE = 703.00  
BASEMENT FFE = 692.50

TEMPORARY  
TOPSOIL STOCKPILE  
(IF REQUIRED)  
SLOPE 3:1 MAX.

Scale: 0 5 10 20  
Scale: 1" = 10'

**DIGGERSHOTLINE**  
Dial 811 or (800)242-8511  
www.DiggersHotline.com

**EROSION NOTES**

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND SLOPE FORMS SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS ADVISED IN THE PLANS.

**POINTS OF CONTACT**

LAND OWNER:  
P.L.S. HERR DEVELOPMENT GROUP  
214 N. 8TH STREET, SUITE 200  
MILWAUKEE, WI 53211  
414-474-5749

PROJECT ENGINEER:  
RYAN BRESCHACH, P.E.  
KAPUR & ASSOCIATES, INC.  
400 W. REGAN AVENUE, SUITE 400  
MILWAUKEE, WI 53202  
(414) 758-6535

CONSTRUCTION MANAGER:  
TBD

**KEY INDEX**

- PROJECT LIMITS
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
- USE CLASS I, TYPE A FROM WDMR PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
- USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS II, TYPE A MAY BE USED FOR THE SIDE SLOPES OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 3 FEET VERTICALLY.
- EXISTING ORANGE CONSTRUCTION FENCE FOR INFRASTRUCTURE CONTRACTOR. CONTRACTOR TO COORDINATE ANY FENCE ADJUSTMENTS WITH SITE INFRASTRUCTURE CONTRACTOR. IF FENCE IS REMOVED CONTRACTOR TO INSTALL NEW FENCE IN SIMILAR LOCATION.
- FILTER FABRIC FENCE
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED.

NOT FOR CONSTRUCTION



**GENERAL NOTES**

1. CONTRACTOR TO HAUL ALL EXCESS NCSA TOPSOIL AND CLEAN SOIL TO TEMPORARY PHASE 1 INFRASTRUCTURE STOCKPILES LOCATED NEAR E. IRONWOOD DRIVE ON PHASE 2, 5.

TEMPORARY  
TOPSOIL STOCKPILE  
(IF REQUIRED)  
SLOPE 3:1 MAX.

PROPOSED BUILDING  
1st FLOOR FFE = 706.00  
BASEMENT FFE = 695.50

Scale: 0 5 10 20  
Scale: 1" = 10'

**DIGGERSHOTLINE**  
Dial 811 or (800)242-8511  
www.DiggersHotline.com

**EROSION NOTES**

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE. ALONG WITH DATE, THE RESULTS OF THE INSPECTIONS AND REPAIRS CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND SPREAD SHEETS SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS ADVISED IN THE PLANS.

**POINTS OF CONTACT**

LAND OWNER:  
P.L.S. HERR DEVELOPMENT GROUP  
241 W. 3RD STREET, SUITE 200  
MILWAUKEE, WI 53212  
414-474-5749

PROJECT ENGINEER:  
RYAN BRESCHACH, P.E.  
KAPUR & ASSOCIATES, INC.  
400 W. IRONWOOD AVENUE, SUITE 400  
MILWAUKEE, WI 53202  
414-224-4535

CONSTRUCTION MANAGER:  
TBD

**KEY INDEX**

- PROJECT LIMITS
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
- USE CLASS I, TYPE A FROM WISDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
- USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED ON THE BOTTOM OF THE SWALE SLOPES IN DRAINAGE SWALES EXCEEDING 3 FEET VERTICALLY.
- EXISTING ORANGE CONSTRUCTION FENCE FOR SITE INFRASTRUCTURE CONTRACTOR TO COORDINATE ANY FENCE ADJUSTMENTS WITH SITE INFRASTRUCTURE CONTRACTOR. IF FENCE IS REMOVED CONTRACTOR TO INSTALL NEW FENCE IN SIMILAR LOCATION.
- FILTER FABRIC FENCE
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED.

△ Revisions

PLAN  
COMMISSION

LAKESHORE  
COMMONS  
MULTI-FAMILY  
PARCEL A8

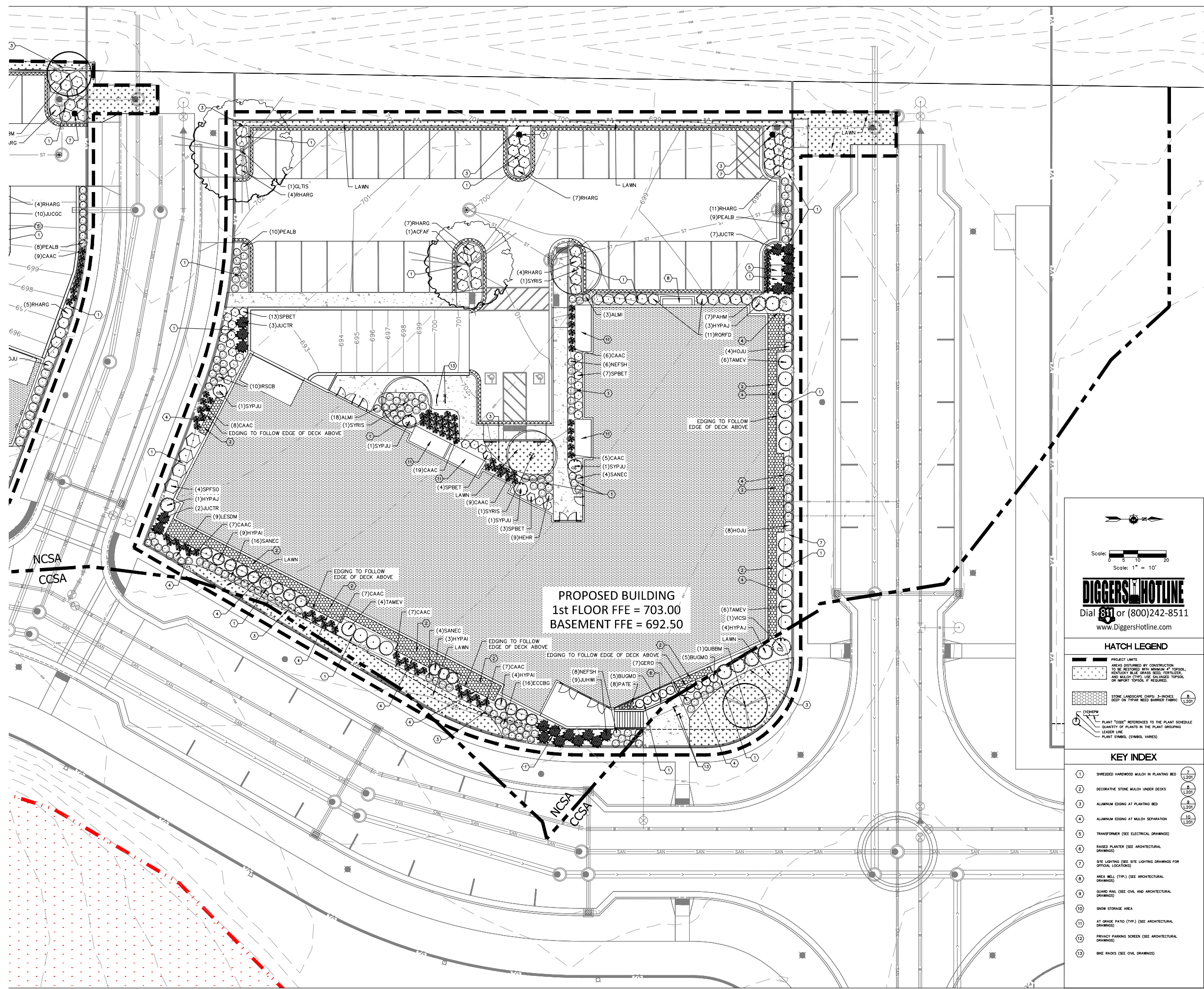
PARCEL A8  
OAK CREEK WI 53134  
Date Issued: 03/14/23  
RINKA project #: 220110  
Sheet Title

**SITE EROSION  
CONTROL PLAN  
- SOUTH  
BUILDING**

Sheet # **C106B**

NOT FOR CONSTRUCTION





**PROPOSED BUILDING**  
 1st FLOOR FFE = 703.00  
 BASEMENT FFE = 692.50

Scale: 0 5 10 20  
 Scale: 1" = 10'

**DIGGERS HOTLINE**  
 Dial 811 or (800)242-8511  
 www.DiggersHotline.com

**HATCH LEGEND**

- PROJECT LIMITS
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SILVAGE TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- STONE LANDSCAPE CHIPS, 3-INCHES DEEP ON TOP OF WEED BARRIER FABRIC.
- PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE. QUANTITY OF PLANTS IN THE PLANT GROUPING. LEADER LINE. PLANT SYMBOL (SYMBOL VARIES).

**KEY INDEX**

1	SPRINKLED HARDWOOD MULCH IN PLANTING BED	7	TRANSFORMER (SEE ELECTRICAL DRAWINGS)
2	DECORATIVE STONE MULCH UNDER DECKS	8	RAISED PLANTER (SEE ARCHITECTURAL DRAWINGS)
3	ALUMINUM EDGING AT PLANTING BED	9	SITE LIGHTING (SEE SITE LIGHTING DRAWINGS FOR OFFICIAL LOCATIONS)
4	ALUMINUM EDGING AT MULCH SEPARATION	10	AREA WELL (TYP.) (SEE ARCHITECTURAL DRAWINGS)
5	TRANSFORMER (SEE ELECTRICAL DRAWINGS)	11	GUARD RAIL (SEE CIVIL AND ARCHITECTURAL DRAWINGS)
6	RAISED PLANTER (SEE ARCHITECTURAL DRAWINGS)	12	SNOW STORAGE AREA
7	TRANSFORMER (SEE ELECTRICAL DRAWINGS)	13	AT GRADE PATIO (TYP.) (SEE ARCHITECTURAL DRAWINGS)
8	RAISED PLANTER (SEE ARCHITECTURAL DRAWINGS)	14	PRIVACY FENCING SCREEN (SEE ARCHITECTURAL DRAWINGS)
9	SITE LIGHTING (SEE SITE LIGHTING DRAWINGS FOR OFFICIAL LOCATIONS)	15	BKE RACKS (SEE CIVIL DRAWINGS)
10	AREA WELL (TYP.) (SEE ARCHITECTURAL DRAWINGS)		
11	GUARD RAIL (SEE CIVIL AND ARCHITECTURAL DRAWINGS)		
12	SNOW STORAGE AREA		
13	AT GRADE PATIO (TYP.) (SEE ARCHITECTURAL DRAWINGS)		
14	PRIVACY FENCING SCREEN (SEE ARCHITECTURAL DRAWINGS)		
15	BKE RACKS (SEE CIVIL DRAWINGS)		

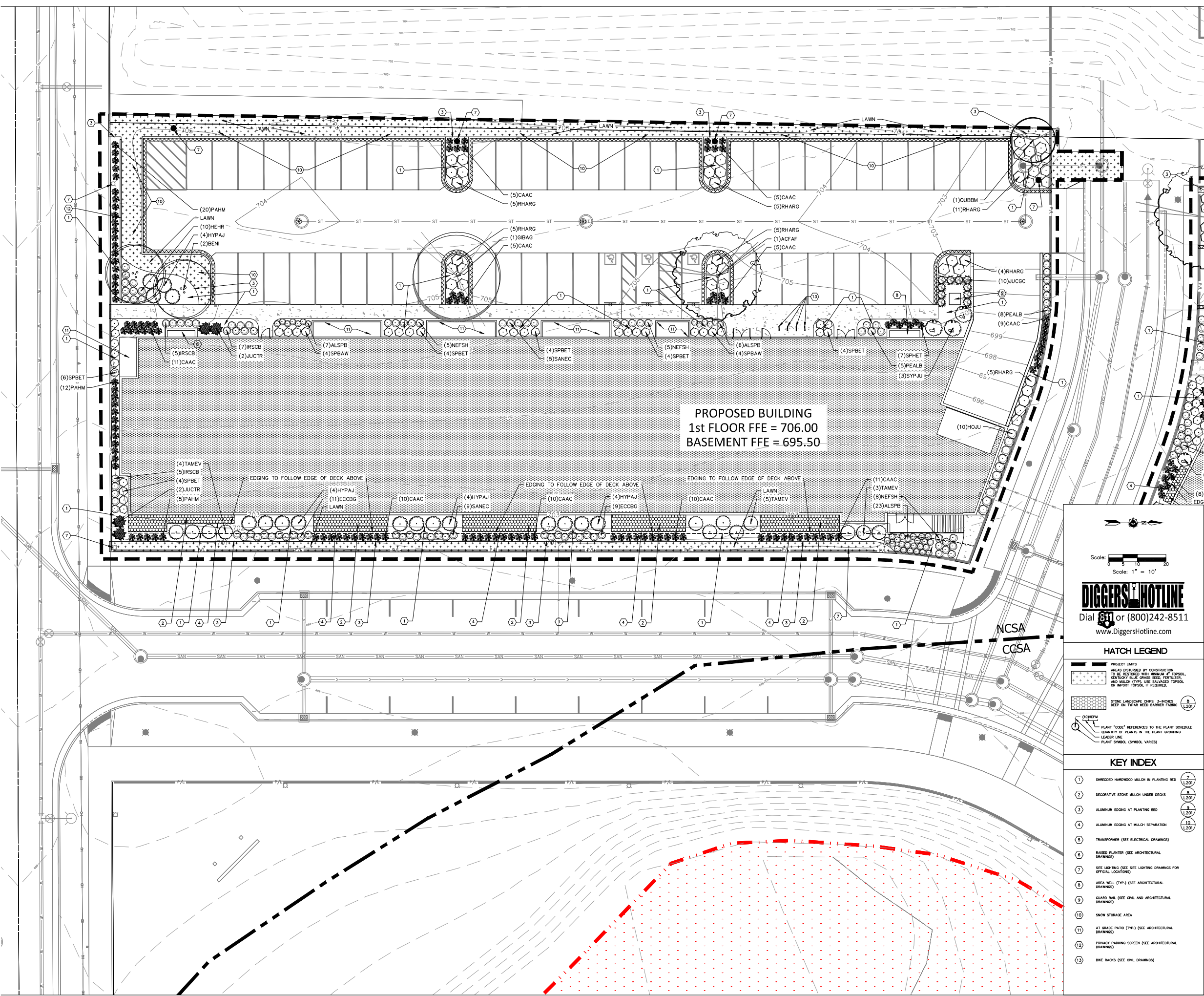
NOT FOR CONSTRUCTION

△ Revisions

**PLAN COMMISSION**  
**LAKESHORE COMMONS MULTI-FAMILY PARCEL A8**

PARCEL A8  
 OAK CREEK WI 53134  
 Date Issued: 03/14/23  
 RINKA project #: 220110  
 Sheet Title  
**SITE LANDSCAPE PLAN - NORTH BUILDING**  
 Sheet # **L101A**





**PROPOSED BUILDING**  
 1st FLOOR FFE = 706.00  
 BASEMENT FFE = 695.50

Scale: 1" = 10'

**DIGGERS HOTLINE**  
 Dial 811 or (800)242-8511  
 www.DiggersHotline.com

**HATCH LEGEND**

	PROJECT LIMITS
	AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH (1YR). USE SLOPED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	STONE LANDSCAPE CHIPS, 3-INCHES DEEP ON TOP OF WEED BARRIER FABRIC
	PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE. QUANTITY OF PLANTS IN THE PLANT GROUPING. LEADER LINE. PLANT SYMBOL. (SYMBOL VARIES)

**KEY INDEX**

1	SPRDED HARDWOOD MULCH IN PLANTING BED	7	TRANSFORMER (SEE ELECTRICAL DRAWINGS)
2	DECORATIVE STONE MULCH UNDER DECKS	8	RAISED PLANTER (SEE ARCHITECTURAL DRAWINGS)
3	ALUMINUM EDGING AT PLANTING BED	9	SITE LIGHTING (SEE SITE LIGHTING DRAWINGS FOR OFFICIAL LOCATIONS)
4	ALUMINUM EDGING AT MULCH SEPARATION	10	AREA WELL (1YR.) (SEE ARCHITECTURAL DRAWINGS)
5	TRANSFORMER (SEE ELECTRICAL DRAWINGS)	11	GUARD RAIL (SEE CIVIL AND ARCHITECTURAL DRAWINGS)
6	RAISED PLANTER (SEE ARCHITECTURAL DRAWINGS)	12	SNOW STORAGE AREA
7	SITE LIGHTING (SEE SITE LIGHTING DRAWINGS FOR OFFICIAL LOCATIONS)	13	AT GRADE PATIO (1YR.) (SEE ARCHITECTURAL DRAWINGS)
8	RAISED PLANTER (SEE ARCHITECTURAL DRAWINGS)	14	PRIVACY FENCING SCREEN (SEE ARCHITECTURAL DRAWINGS)
9	SITE LIGHTING (SEE SITE LIGHTING DRAWINGS FOR OFFICIAL LOCATIONS)	15	BKE RACKS (SEE CIVIL DRAWINGS)
10	AREA WELL (1YR.) (SEE ARCHITECTURAL DRAWINGS)		
11	GUARD RAIL (SEE CIVIL AND ARCHITECTURAL DRAWINGS)		
12	SNOW STORAGE AREA		
13	AT GRADE PATIO (1YR.) (SEE ARCHITECTURAL DRAWINGS)		
14	PRIVACY FENCING SCREEN (SEE ARCHITECTURAL DRAWINGS)		
15	BKE RACKS (SEE CIVIL DRAWINGS)		

△ Revisions

**PLAN COMMISSION**  
**LAKE SHORE COMMONS MULTI-FAMILY PARCEL A8**

PARCEL A8  
 OAK CREEK WI 53134  
 Date Issued: 03/14/23  
 RINKA project #: 220110

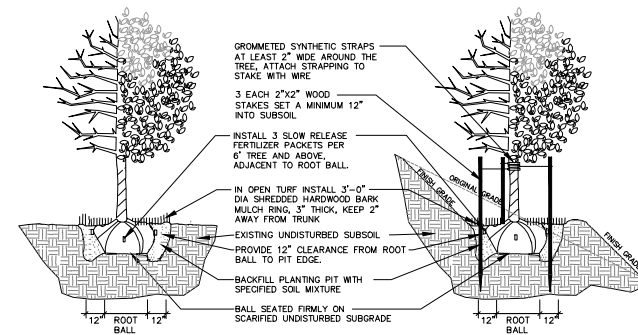
**SITE LANDSCAPE PLAN - SOUTH BUILDING**

Sheet #

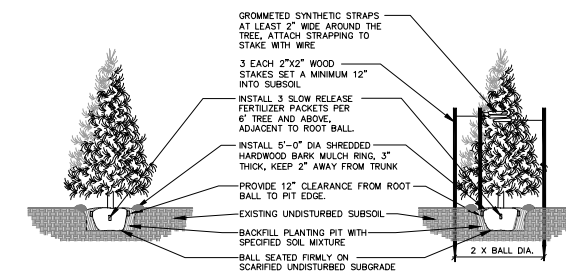
NOT FOR CONSTRUCTION

L101B





3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE  
N.T.S.

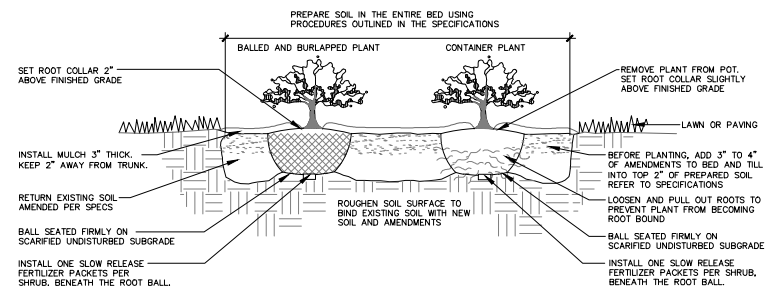


4 EVERGREEN TREE PLANTING & STAKING  
N.T.S.

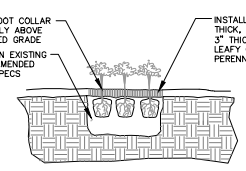
Code	Quantities	Common Name	Quantity	Seeding	Install Size	Notes/Specs
<b>Plant Schedule</b>						
<b>Canopy Trees: (Install in accordance with detail 3L201)</b>						
01001	1	Red Maple	1	Per Plan	3\"/>	

1 LANDSCAPE SCHEDULE  
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

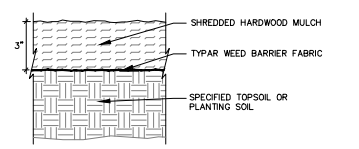
- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE."
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MULLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN, REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ADJUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDING AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURGLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE. ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- STONE CHIP AREA UNDER DECKS AND BUILDING OVERHANGS TO BE 3-INCHES DEEP OVER WEED FABRIC WITH ALUMINUM EDGING. CONTRACTOR TO INSTALL MAINTENANCE STRIP 2- FEET WIDE ALONG BUILDING EDGE, WHERE INDICATED ON SITE LANDSCAPE PLAN.
- STONE CHIP TO BE 3/4-INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246-9000 EMAIL: INFO@HALQUISTSTONE.COM.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.
- INSTALLATION OR REMOVAL OF PLANTINGS ON SITE REQUIRE THE PRESENCE OF A QUALIFIED ENVIRONMENTAL PROFESSIONAL (QEP) THAT MEETS THE REQUIREMENTS OF WISCONSIN ADMINISTRATIVE CODE NR 712 AND THE SITE'S VPL AND CURRENT APPROVED POST-CLOSURE MODIFICATION REQUEST.
- ALL EXCAVATION FOR PLANTINGS SHOULD BE NO DEEPER THAN 21 INCHES TO AVOID PENETRATION THROUGH THE CLEAN SOIL COVER.
- IF THE CLEAN SOIL COVER IS FULLY PENETRATED AND IMPACTED SOIL ENCOUNTERED, THE INSTALLER SHALL PLACE THE IMPACTED SOIL ON AN IMPERMEABLE SURFACE OR CONTAINER AND COVER WITH PLASTIC SUCH THAT THE SOIL CAN BE CONTAINED ON SITE UNTIL MANAGED PROPERLY. THE INSTALLER SHALL CONSULT WITH THE ON-SITE QEP FOR FURTHER GUIDANCE ON THE PROPER DISPOSAL OF IMPACT SOIL.
- IN THE CASE OF REPLACEMENT OF A TREE OR SHRUB: ANY DISTURBANCE OF THE CAP MUST BE APPROVED IN WRITING BY WISCONSIN PRIOR TO DISTURBANCE. CERTAIN ACTIVITIES MAY REQUIRE A WDR APPROVED POST CLOSURE MODIFICATION SUBMITTAL FOR ANY LANDSCAPE ACTIVITIES. A QUALIFIED ENVIRONMENTAL PROFESSIONAL FAMILIAR WITH THE VPL REQUIREMENTS SHALL BE CONSULTED PRIOR TO COMMENCEMENT OF CAP DISTURBANCE. EXCAVATE AROUND THE ROOTS DOWN TO 21 INCHES MAXIMUM AND CUT ROOTS TO ALLOW FOR REMOVAL OF THE TREE OR SHRUB WITHOUT PULLING UP ROOTS THAT MIGHT BE GROWING INTO THE IMPACTED SOIL. IF STUMP GRINDING SHOULD OCCUR, DO NOT DISTURB SOIL DEEPER THAN 21 INCHES TO AVOID PENETRATION THROUGH THE CLEAN SOIL COVER. PLANT REPLACEMENT IN KIND FOLLOWING INITIAL PLANTING METHODS THAT AVOID DISTURBANCE OF SOIL DEEPER THAN 21 INCHES. IN SOME CASES WHERE A MATURE TREE/SHRUB WAS REMOVED AND AN EXTENSIVE ROOT SYSTEM REMAINS, PLANTING OF REPLACEMENT TREE/SHRUB SHOULD BE LOCATED SLIGHTLY ADJACENT ALLOWING PROPER GROWTH FOR NEW ROOT.



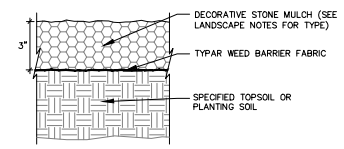
5 DECIDUOUS & EVERGREEN SHRUB PLANTING  
N.T.S.



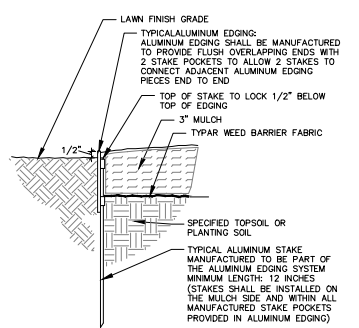
6 PERENNIAL PLANTING  
N.T.S.



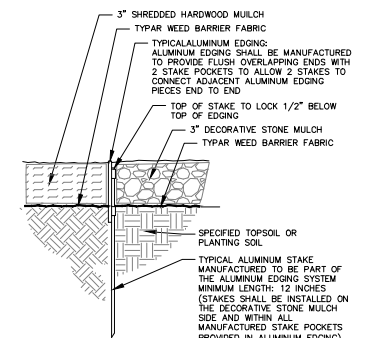
7 SHREDDED HARDWOOD MULCH SECTION  
N.T.S.



8 DECORATIVE STONE MULCH SECTION  
N.T.S.



9 ALUMINUM EDGING AT PLANTING BED SECTION  
N.T.S.



10 ALUMINUM EDGING AT MULCH SEPARATION SECTION  
N.T.S.

Item	Description	Quantity	Unit	Notes
<b>LANDSCAPE CALCULATIONS</b>				
<b>Landscape Calculations - Existing Conditions - Landscape Calculations Requirements</b>				
1	Area of Existing Conditions			
2	Area of Proposed Plantings			
3	Area of Existing Conditions - Area of Proposed Plantings			
<b>Working Lot Landscape - Proposed Conditions - Landscape Calculations Requirements</b>				
4	Area of Proposed Plantings			
5	Area of Existing Conditions - Area of Proposed Plantings			

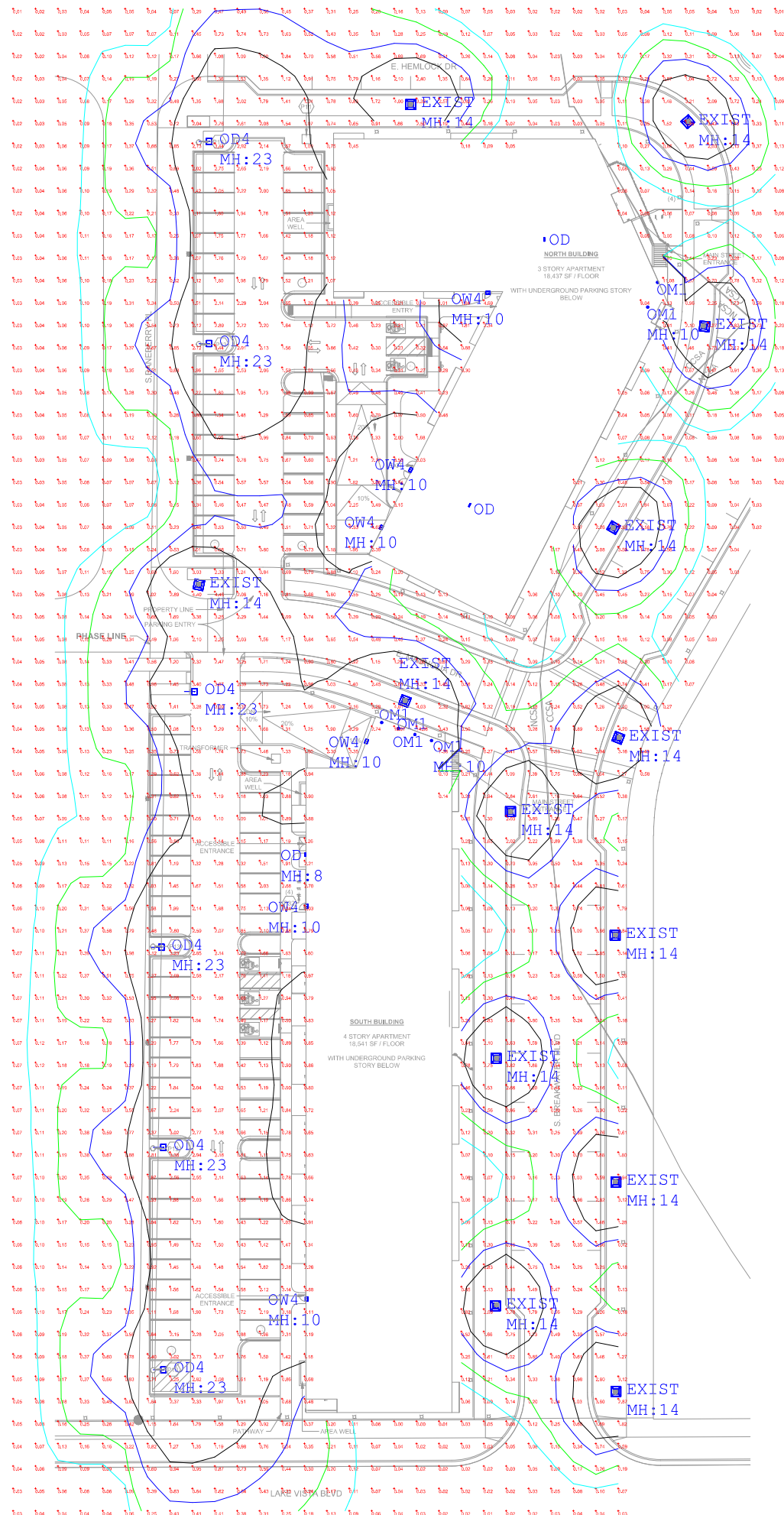
1A LANDSCAPE CALCULATIONS  
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

2 LANDSCAPE NOTES  
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

Revisions

PLAN COMMISSION  
LAKESHORE COMMONS MULTI-FAMILY PARCEL A8  
PARCEL A8  
OAK CREEK WI 53134  
Date Issued: 03/14/23  
RNKA project #: 220110  
Sheet Title  
SITE LANDSCAPE DETAILS  
Sheet #

NOT FOR CONSTRUCTION



Luminaire Schedule						
QTY	TYPE	MFR	PART NUMBER	LLF	Lum. Watts	Total Watts
13	EXIST	EXISTING	EXISTING - SUPPLIED BY CITY	0.950	60	780
3	OD	Kuzco	AT6606-BK	0.950	14.2	42.6
6	OD4	Lithonia	DSX1 LED P4 xxK T4M MVOLT SPA (finish) + 20' SSS POLE + 3' BASE	0.950	125	750
6	OM1	Lithonia	LDN4 ALO2 SWW1 L04/AR LD MVOLT (driver)	0.950	17.5	105
6	OW4	Lithonia	WDGE2 LED P3 40K 80CRI T4M	0.950	32.1375	192.825

Calculation Summary					
AREA	AVG	MAX	MIN	AVG/MIN	MAX/MIN
Parking Lot, North	1.33	3.5	0.2	6.65	17.50
Parking Lot, South	1.72	3.4	0.6	2.87	5.67



#	DATE	COMMENTS

DRAWN BY: JS  
 DATE: 3 / 14 / 2023  
 SCALE: 1" = 30'-0"

LAKESHORE COMMONS  
 OAK CREEK, WI  
 SITE LIGHTING CALCULATIONS  
 A8 APARTMENTS