

## Lakeshore Commons A8 Apartments & North Townhomes

DATE: 4/5/2023  
TO: Kari Papelbon, Senior Planner, City of Oak Creek  
PROJECT: A8 Apartments & North Townhomes, Oak Creek, WI  
PROJECT NO.: 220110 & 220849  
RE: Responses to City Plan Commission Comments

### City Comments

#### North Townhomes

1. Provide color variations between the townhome buildings, break up the garage elevation so that is not one dark mass.  
***RINKA Response: Different palettes have been created for buildings 5 & 6 and buildings 7 & 8. Buildings 5 & 6 have "snowscape white" board and batten on the main front face, while buildings 7 & 8 have a "desert dunes" board and batten on the main front face. On the back side of all the townhomes we've re-introduced the lap siding from the front entries on along the garages. This helps to lighten the overall façade, and also adds an additional texture element.***
2. Two (2) private hydrants will be required along the townhomes alley.  
***Kapur Response: Two private hydrants have been added to the plans. Locations include between buildings 5 and 6 as well as between 7 and 8 along the alley.***
3. Please provide a snow storage plan and details for the retaining walls between garages.  
***Kapur Response: Snow storage locations have been added to the plans.***
4. Update the plans for all dimensions (alley width appears to be missing).  
***Kapur Response: Alley dimensions have been added to the plans.***
5. Please update the landscape plans with heights of plants at installation and maturity.  
***Kapur Response: The landscape schedule has been updated to include height of plantings at installation. Maturity heights were included in previous submittal.***
6. Grading plans will require revision (more details forthcoming from Engineering). Plans will need to adjust valves, curb stops, manholes for the new grades.  
***Kapur Response: Structure adjustment elevations will be shown on final plans. Please provide additional details from City Engineering when available.***

#### A8 Apartments

1. What is the material for the A8 rooftop access?  
***RINKA Response: Accessible floor: Composite wood look deck with adjustable pedestal system, finish to match wood look fiber cement panel. Walls at roof deck are either dark gray fiber cement or wood look fiber cement panel, see elevations for further information.***

2. What are the unit sizes for the apartments?  
**RINKA Response: Sheet PC-01 & PC-02 lists every unit square footage now.**
3. Provide landscaping in front of, reduce the height of, and move the proposed screen wall on the south back.  
**RINKA Response: Screen shifted further back and reduced height by 2'-0"+. refer to sheet PC-11 for further information.**  
**Kapur Response: Additional landscape has been included in the plans for the new screen wall locations.**
4. Provide details for all screen walls.  
**RINKA Response: Refer to sheet PC-11 for further information on screed dividers/walls.**
5. Please update the landscape plans with heights of plants at installation and maturity.  
**Kapur Response: The landscape schedule has been updated to include height of plantings at installation. Maturity heights were included in previous submittal.**
6. It appears that the elevations and renderings for the A8 buildings do not match. Recommend additional features on the south elevation as this is a major entrance to the development.  
**RINKA Response: Please specify which elevations aren't matching the renderings. RINKA addressing additional features on south elevation with additional rendering located on 7/PC-11, to better illustrate the entry experience into the development.**
7. Signs will not be included in the Plan Commission's review – they will be noted as placeholders.  
**RINKA Response: Noted.**

BY: Katie Monachos  
RINKA

\*\*\* END OF RESPONSES \*\*\*

**UPDATED 4-6-23**



# **LAKESHORE COMMONS A8 APARTMENTS PLAN COMMISSION PROPOSAL**

F STREET DEVELOPMENT  
RINKA+  
APRIL 5TH, 2023



A8.1 NORTH  
9401 S. BREAKWATER BLVD.

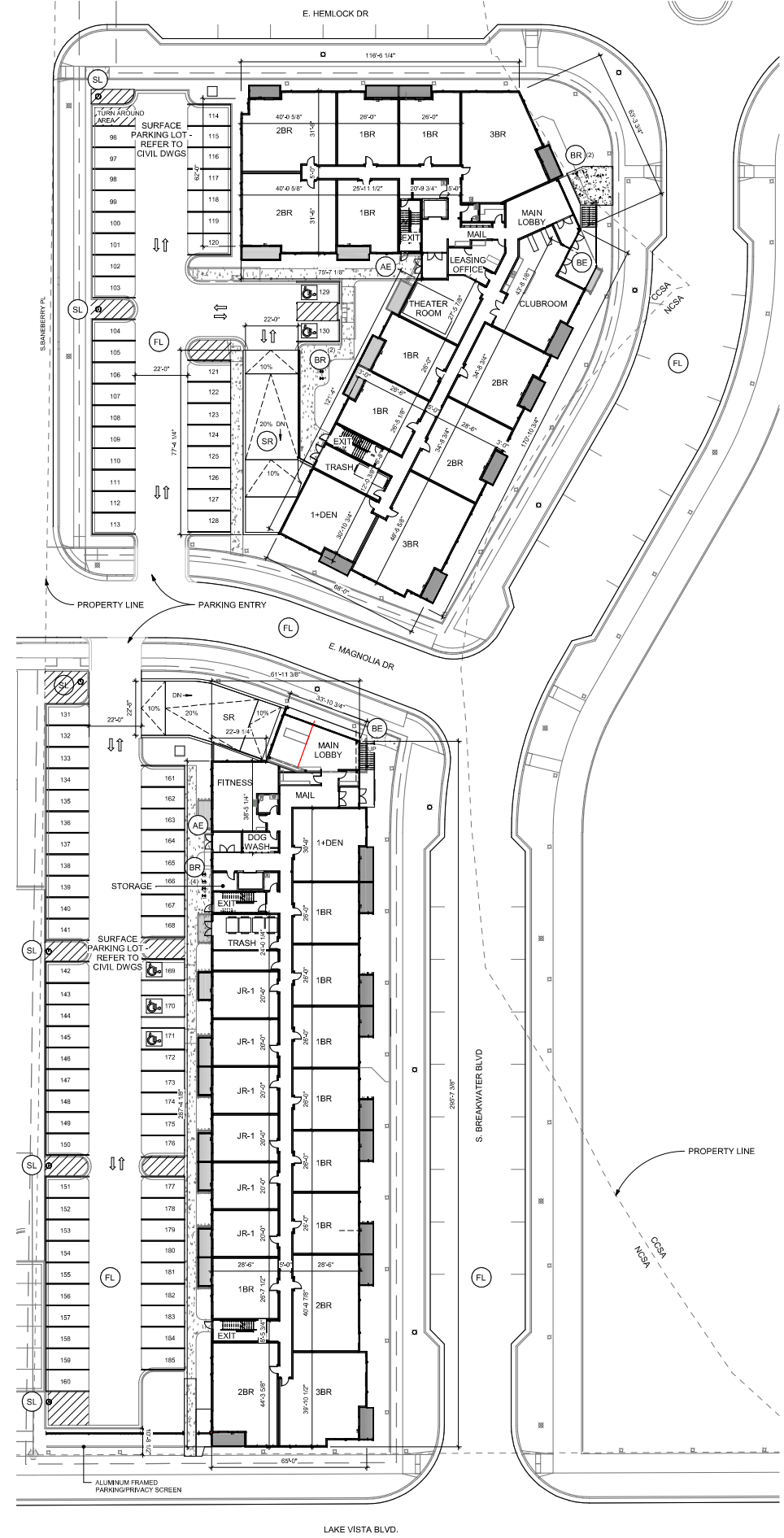
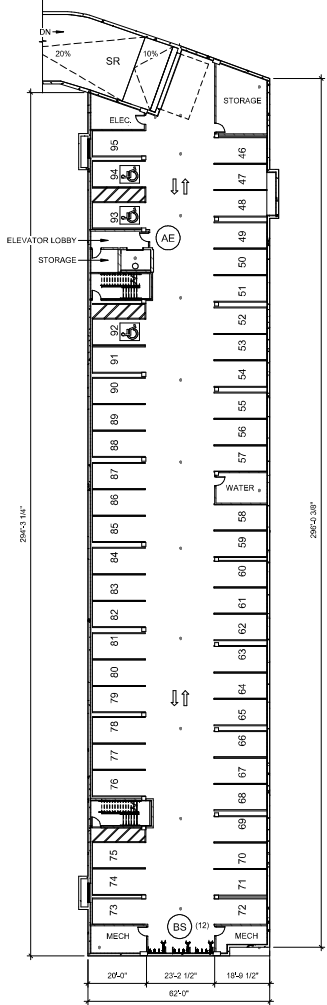
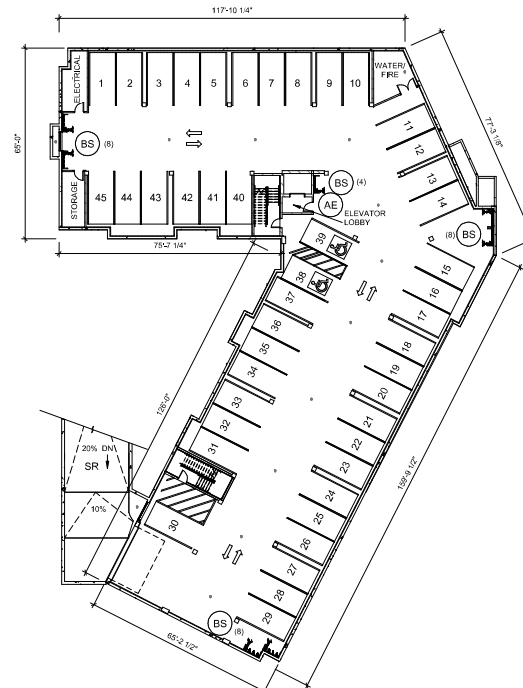
A7.3 SOUTH  
9437 S. BREAKWATER BLVD.

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
- PC-11 SCREEN DIVIDERS



**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

**NORTH BUILDING UNIT MATRIX**

UNIT TYPE	BEDROOMS	BATHROOMS	# OF UNITS	Unit SF
B1	1	1	22	772
B1A	1	1	1	772
C1	1	1	3	938
C2	1	1	1	849
D1	3	2	4	1261
D2	2	2	1	1263
DOA	2	2	1	1283
D3	2	2	2	1054
D4	2	2	6	1054
D5	2	2	3	1108
E1	3	2	4	1444
E2	2	2	3	1500
E3	3	2	4	1679
Grand total			57	

**SOUTH BUILDING UNIT MATRIX**

UNIT TYPE	BEDROOMS	BATHROOMS	# OF UNITS	Unit SF
A1	1	1	21	669
A1A	1	1	1	569
B2	1	1	27	740
B2A	1	1	1	740
C1	1	1	1	626
C1	1	1	3	138
C3	1	1	1	838
D1	2	2	2	1102
D2	2	2	4	1197
D3	2	2	4	1163
D4	2	2	4	1162
E4	3	2	3	1347
E5	3	2	4	1318
Grand total			75	



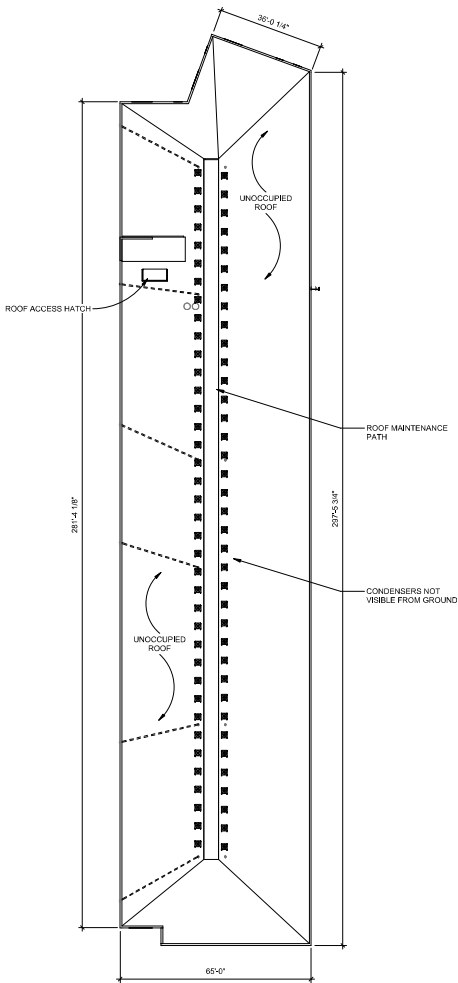
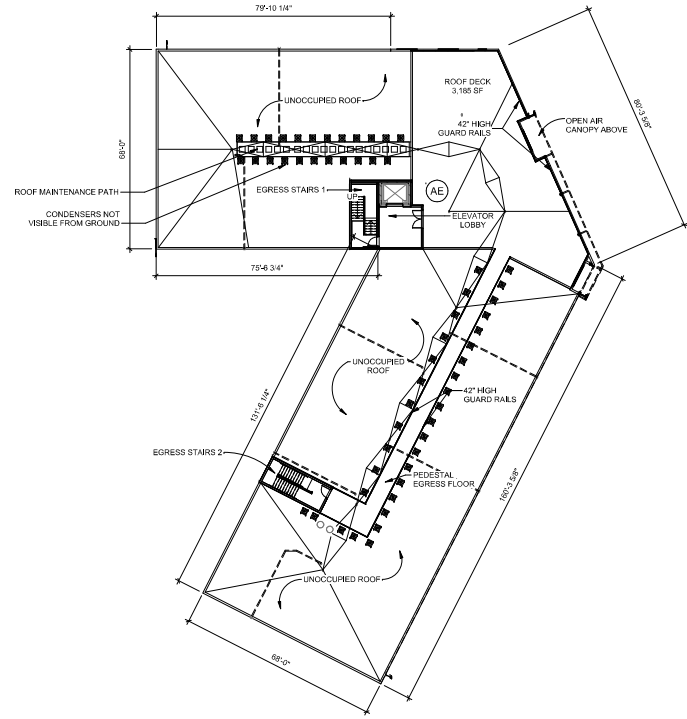
1134 N. 7TH STREET  
MILWAUKEE, WI 53233  
796 North Milwaukee Street, Suite 200  
Milwaukee, Wisconsin 53202  
414.471.9101

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



ARCHITECTURAL SITE PLAN  
1" = 20'-0"





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



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

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Grand total			57	

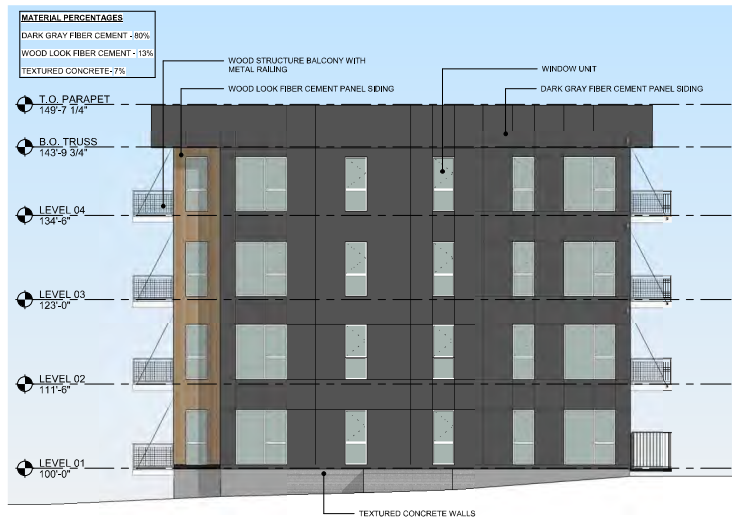
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MILWAUKEE, WI 53233

736 North Milwaukee Street, Suite 200  
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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"



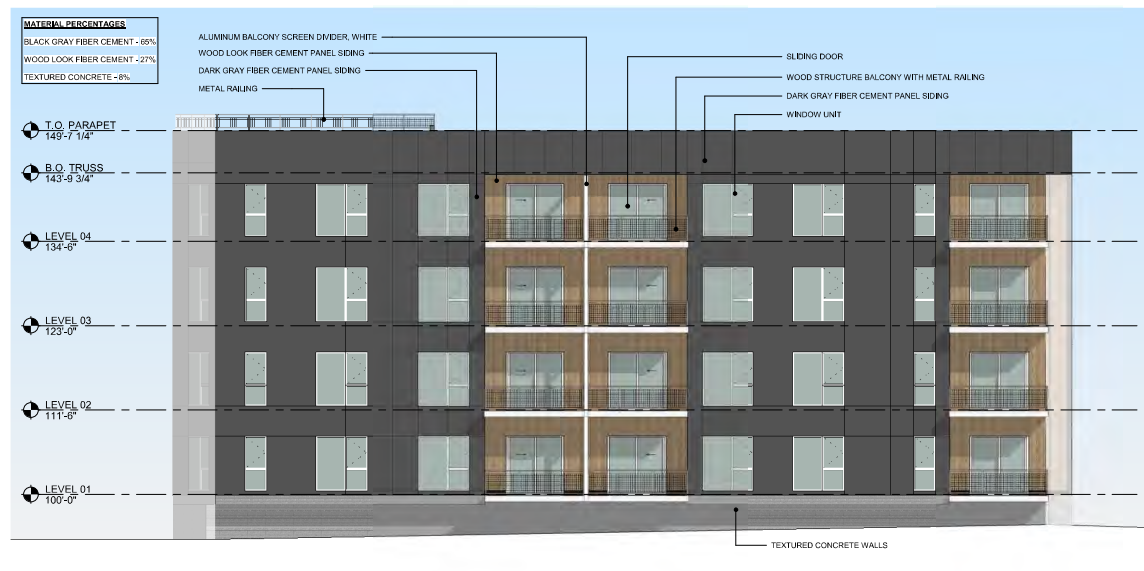
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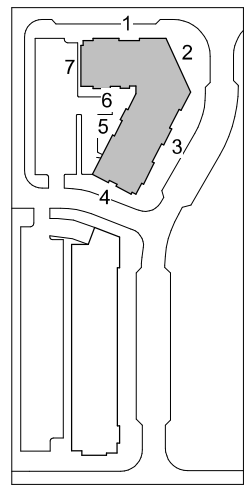
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1/8" = 1'-0"



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



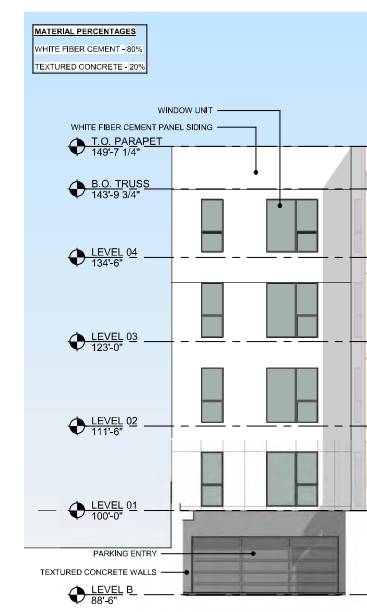
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1/8" = 1'-0"



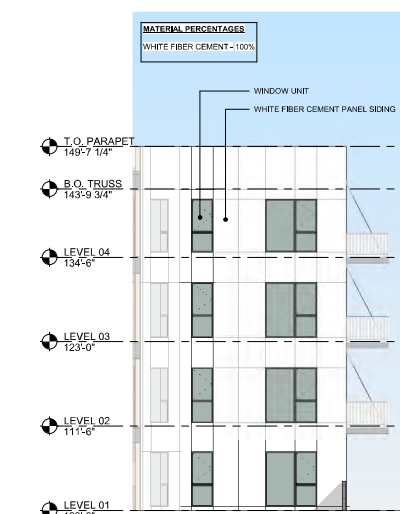
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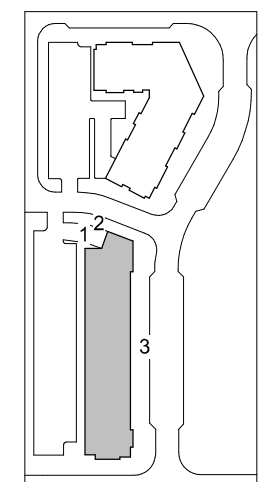
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1/8" = 1'-0"



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



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

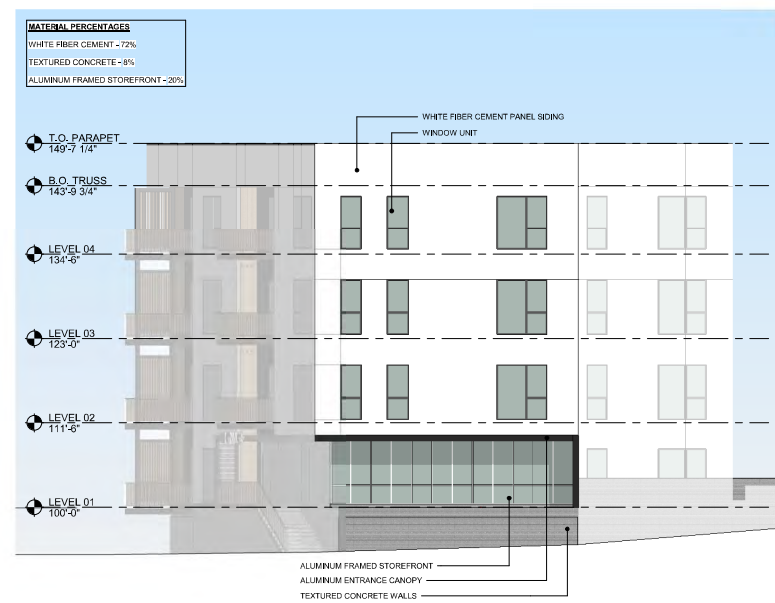


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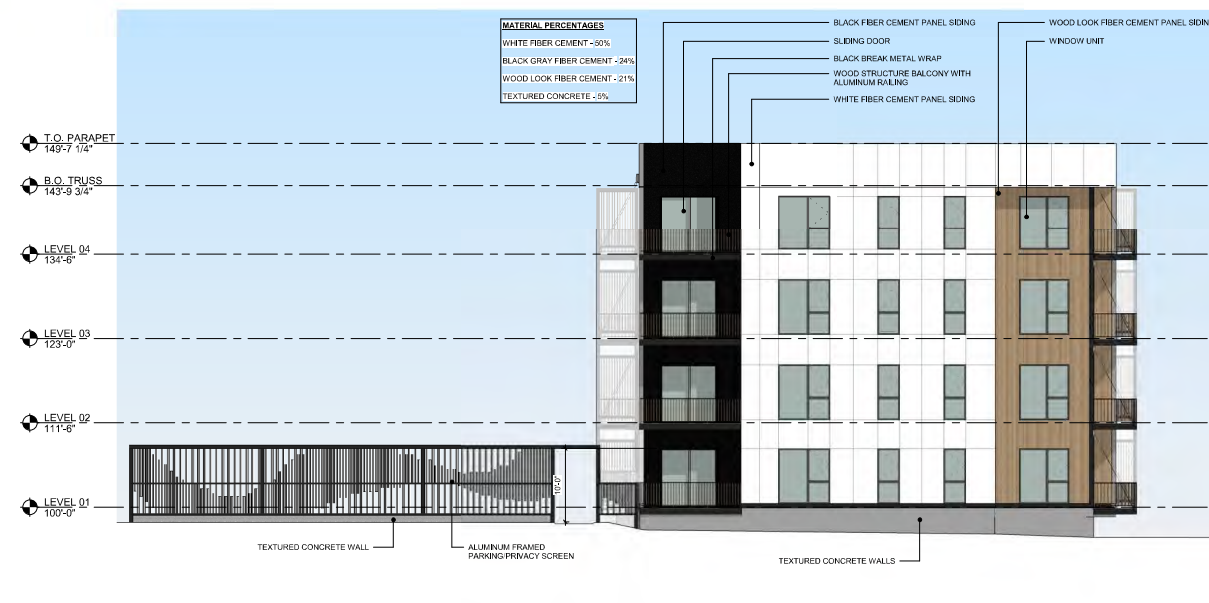




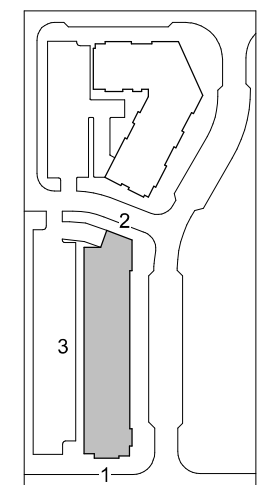
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1/8" = 1'-0"



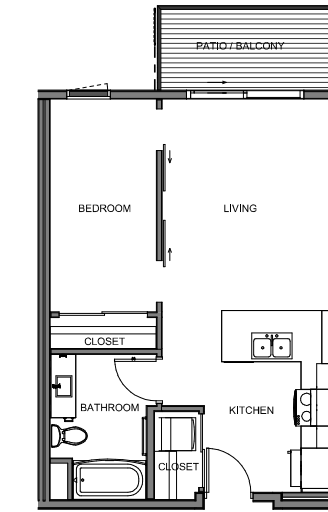
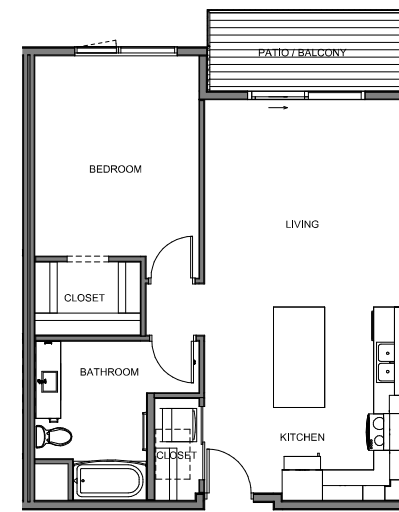
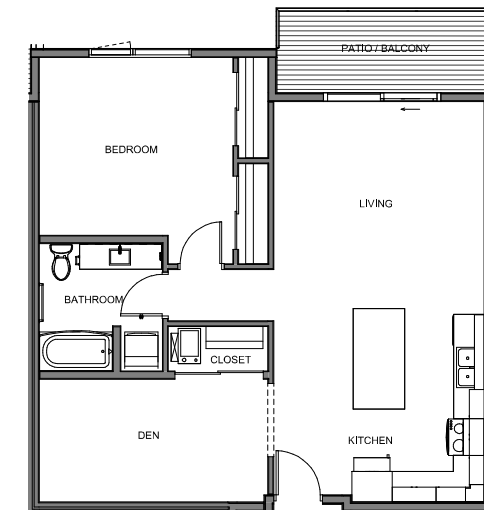
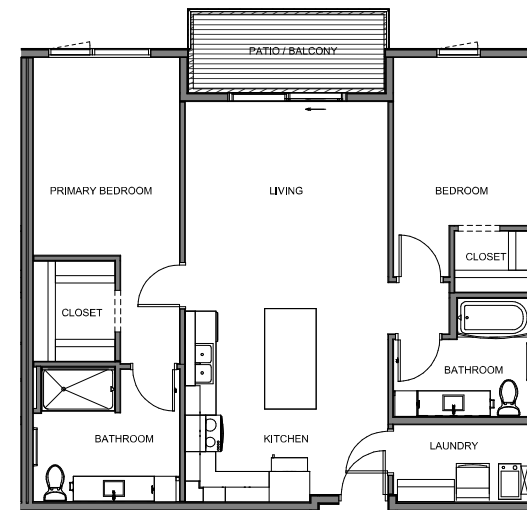
2 SOUTH BLDG. - NORTHEAST ELEVATION  
1/8" = 1'-0"



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

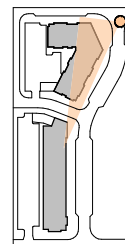


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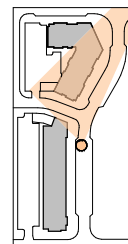


NORTH BUILDING ENTRY RENDERING





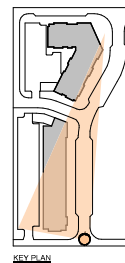
NORTH BUILDING SOUTH END RENDERING



KEY PLAN

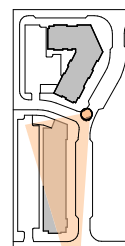


SOUTH BUILDING GATEWAY RENDERING

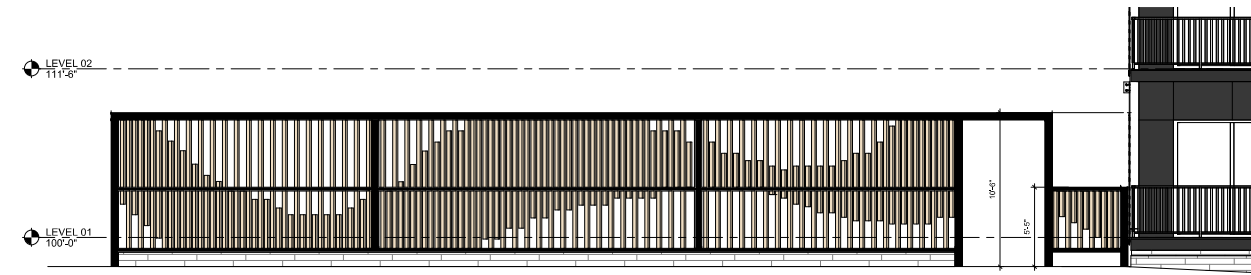




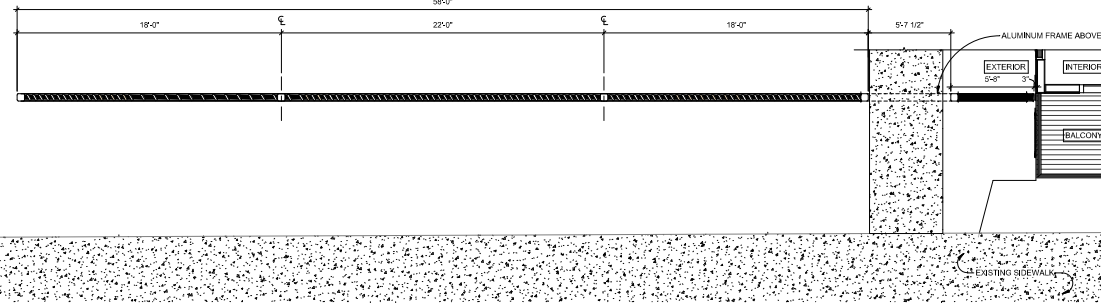
SOUTH BUILDING ENTRY RENDERING



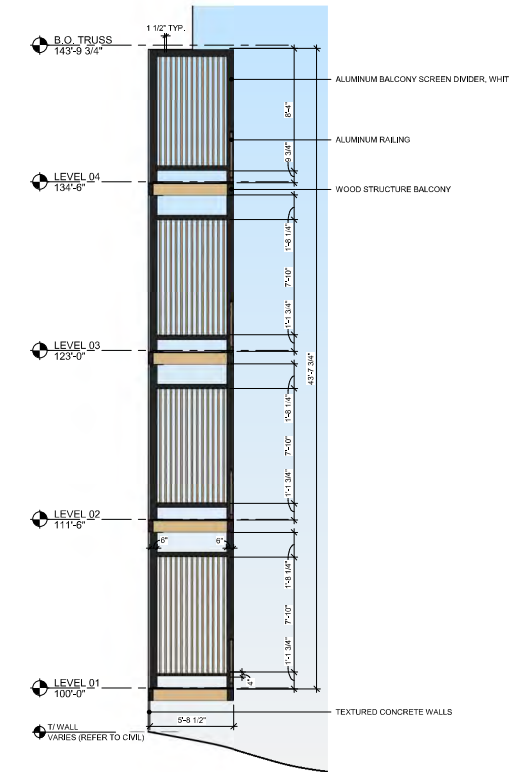
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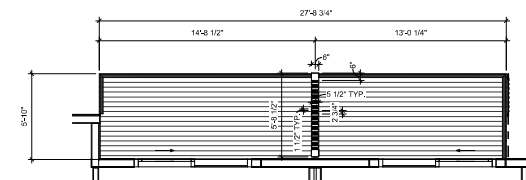
9 SOUTH BUILDING PARKING SCREEN ELEVATION  
1/4" = 1'-0"



8 SOUTH BUILDING PARKING SCREEN PLAN  
1/4" = 1'-0"



6 BALCONY SCREEN DIVIDER - ELEVATION - SOUTH BUILDING  
1/4" = 1'-0"



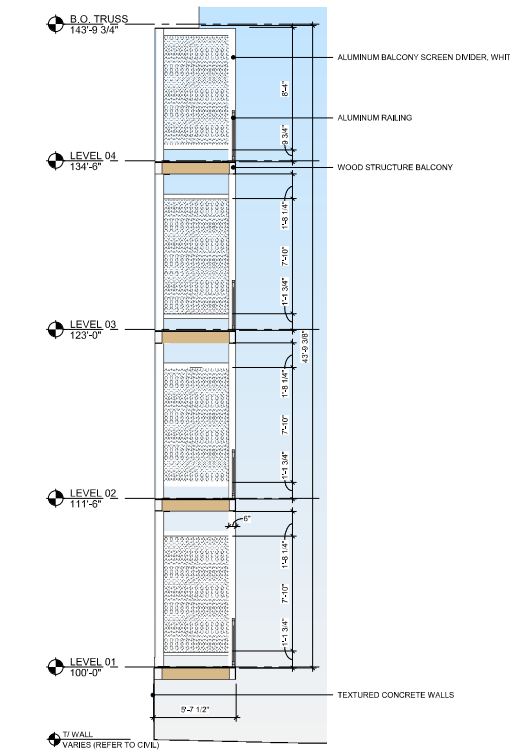
5 ENLARGED BALCONY PLAN - SOUTH BUILDING  
1/4" = 1'-0"



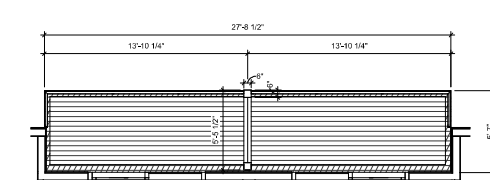
4 BALCONY SCREEN DIVIDER - PERSPECTIVE - SOUTH BUILDING  
1/2" = 1'-0"



7 PARKING SCREEN - PERSPECTIVE - SOUTH BUILDING  
3/8" = 1'-0"



3 BALCONY SCREEN DIVIDER - ELEVATION - NORTH BUILDING  
1/4" = 1'-0"



2 ENLARGED BALCONY PLAN - NORTH BUILDING  
1/4" = 1'-0"



1 BALCONY SCREEN DIVIDER - PERSPECTIVE - NORTH BUILDING  
1/2" = 1'-0"