

WILLOW RUN - MULTIFAMILY

W26506 GOLF ROAD, PEWAUKEE, WI 53072

PLAN COMMISSION SET

ISSUE DATE - DECEMBER 13, 2024

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ARCHITECT
 RINKA CHUNG ARCHITECTURE INC.
 756 N MILWAUKEE STREET
 SUITE 250
 MILWAUKEE, WI 53202
 (414) 431-8101

OWNER
 LAND BY LABEL DEVELOPMENT CO
 638 MILWAUKEE STREET
 DELAFIELD, WI 53018
 (262) 315-4627

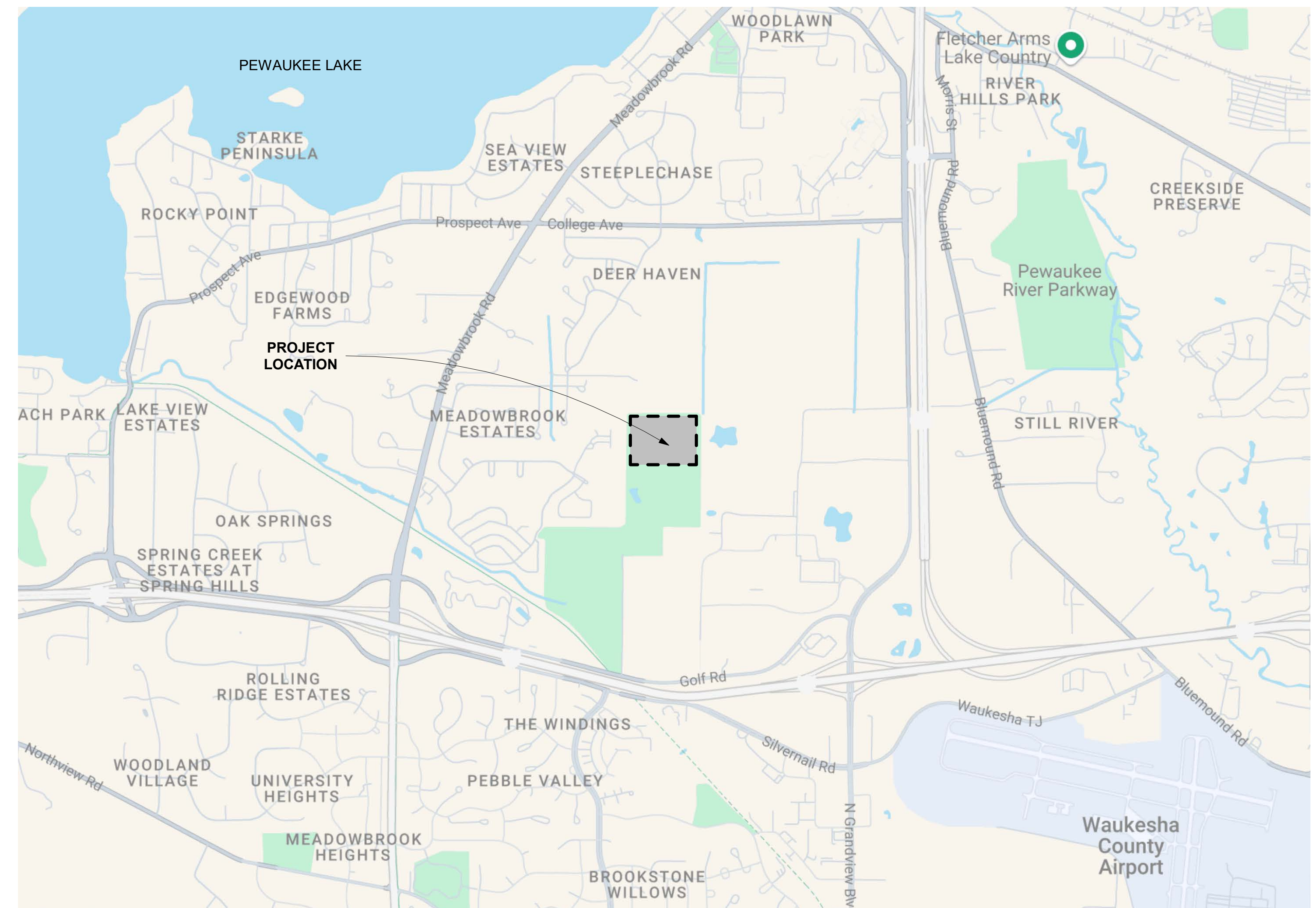
CIVIL / LANDSCAPING

- C0.1 CIVIL COVER SHEET
- C1.1 OVERALL SITE PLAN
- C1.1A OVERALL SITE PLAN - AREA A
- C1.1B OVERALL SITE PLAN - AREA B
- C1.1C OVERALL SITE PLAN - AREA C
- C1.1D OVERALL SITE PLAN - AREA D
- C1.1E OVERALL SITE PLAN - AREA E
- C1.1F OVERALL SITE PLAN - AREA F
- C1.2 OVERALL GRADING AND EROSION CONTROL PLAN
- C1.2A OVERALL GRADING AND EROSION CONTROL PLAN - AREA A
- C1.2B OVERALL GRADING AND EROSION CONTROL PLAN - AREA B
- C1.2C OVERALL GRADING AND EROSION CONTROL PLAN - AREA C
- C1.2D OVERALL GRADING AND EROSION CONTROL PLAN - AREA D
- C1.2E OVERALL GRADING AND EROSION CONTROL PLAN - AREA E
- C1.2F OVERALL GRADING AND EROSION CONTROL PLAN - AREA F
- C1.3 OVERALL UTILITY PLAN
- C1.3A OVERALL UTILITY PLAN - AREA A
- C1.3B OVERALL UTILITY PLAN - AREA B
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- C1.3F OVERALL UTILITY PLAN - AREA F
- C3.1 SITE PHOTOMETRIC PLAN
- C3.2 SITE ELECTRICAL DETAILS
- L1.1A LANDSCAPE AND RESTORATION DETAIL PLAN - AREA A
- L1.1B LANDSCAPE AND RESTORATION DETAIL PLAN - AREA B

CIVIL - LANDSCAPE ENGINEER & SITE LIGHTING
 EXCEL ENGINEERING
 100 CAMELOT DRIVE
 FOND DU LAC, WI 54935
 (920) 322-1661



CONCEPTUAL RENDERING



PROJECT LOCATION MAP

△ Revisions

ARCHITECTURAL
 COMMISSION
 WILLOW RUN -
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TITLE SHEET AND
 PROJECT
 INFORMATION

Sheet # **PC-00**



1 OVERALL SITE PLAN
 1" = 200'-0"

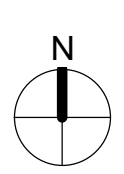
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OVERALL SITE
 PLAN

Sheet # **PC-01**





UNIT MATRIX

TOTAL UNIT COUNT: 283 UNITS
 23 UNIT BUILDING: 9
 19 UNIT BUILDING: 4

UNIT MIX:
 JR 1 BED: 36 (13%)
 1 BED: 104 (37%)
 2 BED: 117 (41%)
 3 BED: 26 (9%)

DESIRED MIX:
 JR 1 BED: 10%
 1 BED: 40%
 2 BED: 40%
 3 BED: 10%

PARKING COUNT:
 168 - DETACHED GARAGES
 243 - SURFACE STALLS
 117 - ATTACHED STALLS
TOTAL: 528

CLUBHOUSE: 20

△ Revisions

SITE PLAN - BUILDING LEGEND

GARDEN STYLE - 23 UNIT BUILDINGS

- 9 ATTACHED GARAGE STALLS
- 1-1/2 OFF-STREET PARKING SPACES PROVIDED FOR EACH 1 & 2 BEDROOM UNITS
21 X 1.5 = 31.5
- 2-1/2 OFF-STREET PARKING SPACES PROVIDED FOR EACH 3 OR MORE-BEDROOM UNITS
2 X 1.5 = 3

PARKING PROVIDED = 44 X 4 = 176
BUILDINGS A1, A3, A5, A7

GARDEN STYLE - 23 UNIT-MIRRORED BUILDINGS

- 9 ATTACHED GARAGE STALLS
- 1-1/2 OFF-STREET PARKING SPACES PROVIDED FOR EACH 1 & 2 BEDROOM UNITS
21 X 1.5 = 31.5
- 2-1/2 OFF-STREET PARKING SPACES PROVIDED FOR EACH 3 OR MORE-BEDROOM UNITS
2 X 1.5 = 3

PARKING PROVIDED = 44 X 5 = 220
BUILDINGS A2, A4, A6, A8, A9

GARDEN STYLE - 19 UNIT BUILDINGS

- 9 ATTACHED GARAGE STALLS
- 1-1/2 OFF-STREET PARKING SPACES PROVIDED FOR EACH 1 & 2 BEDROOM UNITS
17 X 1.5 = 25.5
- 2-1/2 OFF-STREET PARKING SPACES PROVIDED FOR EACH 3 OR MORE-BEDROOM UNITS
2 X 1.5 = 3

PARKING PROVIDED = 38 X 3 = 114
BUILDINGS B1, B2, B3, B4

PARKING COUNT MEETS ORDINANCE NO. 22-08 (17.0416G)

DETACHED GARAGE BUILDINGS - 16 & 8 STALL

- (4) G1-A = 64
- (1) G1-B = 8
- (2) G1-B' = 16

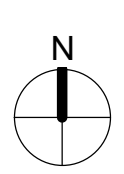
88 TOTAL

DETACHED GARAGE BUILDINGS - 20 & 10 STALL

- (3) G2-A = 60 STALLS
- (1) G2-B = 10 STALLS
- (1) G2-B' = 10 STALLS

80 TOTAL

1 SITE PLAN - PLAN COMMISSION
 1" = 60'-0"



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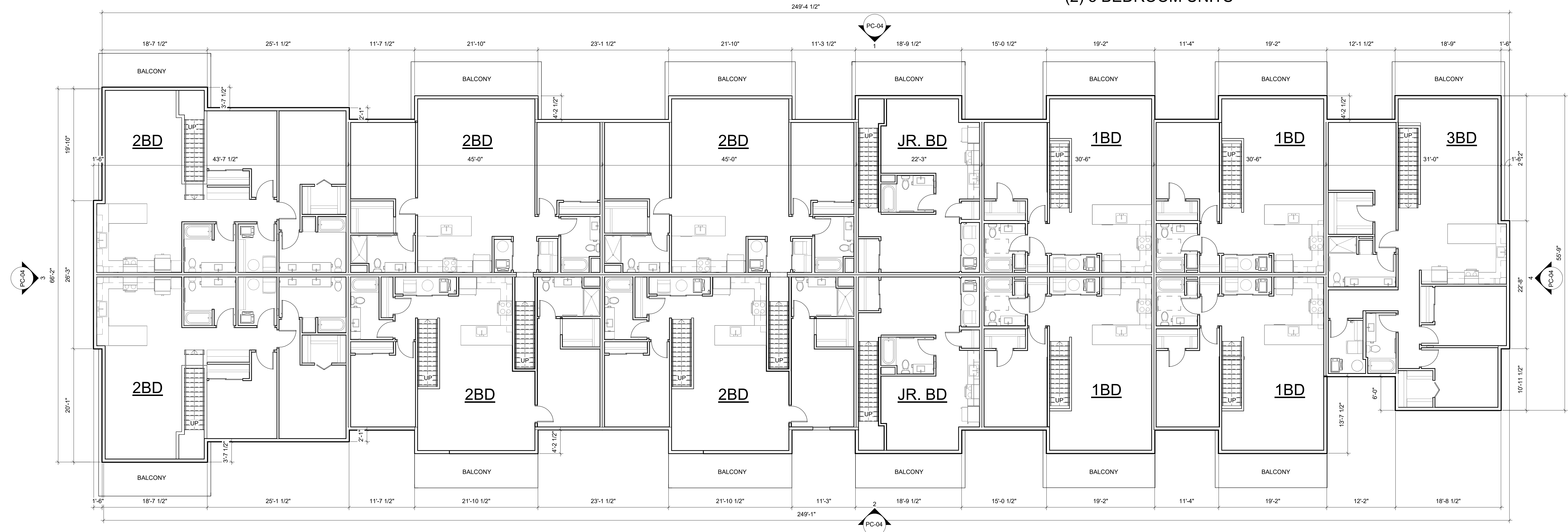
ARCHITECTURAL
 SITE PLAN

Sheet # **PC-02**

GARDEN STYLE 23 UNIT:
 (9) ATTACHED GARAGE STALLS
 (4) JUNIOR BEDROOM UNITS
 (8) 1 BEDROOM UNITS
 (9) 2 BEDROOM UNITS
 (2) 3 BEDROOM UNITS

GENERAL NOTES: FLOOR PLANS

1. DIMENSIONS TAKEN FROM OUTSIDE FACE OF EXTERIOR SHEATHING.



2 GS 23 - LEVEL 2 FLOOR PLAN
 1/8" = 1'-0"



1 GS 23 - LEVEL 1 FLOOR PLAN
 1/8" = 1'-0"

△ Revisions






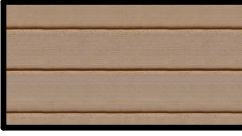

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GARDEN STYLE 23 FLOOR PLANS

Sheet # **PC-03**

EXTERIOR MATERIALS

	VERTICAL SIDING		WOOD FRAMING
	SMOOTH PANEL SIDING		VERTICAL SIDING
	SMOOTH PANEL SIDING		HORIZONTAL LAP SIDING
	ASPHALT SHINGLES		



4 SIDE ELEVATION



3 SIDE ELEVATION



2 BACK ELEVATION



1 FRONT ELEVATION

23 UNIT ELEVATIONS

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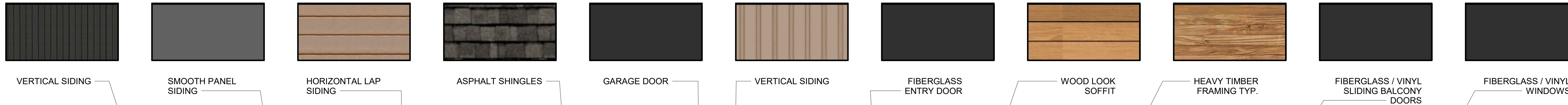
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GARDEN STYLE 23
 EXTERIOR
 ELEVATIONS

Sheet # **PC-04**

ILLUSTRATED PRODUCTS BELOW ARE FOR REFERENCE ONLY. PRODUCTS TO MEET DESIGN INTENT OR APPROPRIATE SUBSTITUTE.



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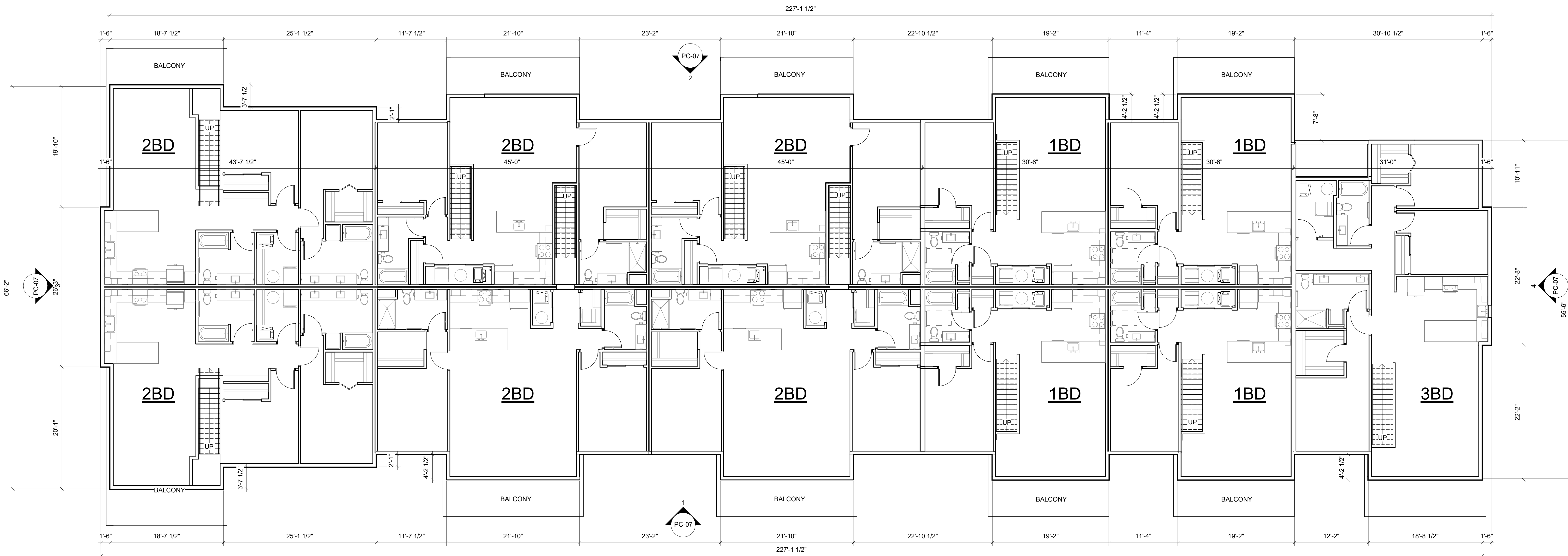
GARDEN STYLE 23
 PERSPECTIVE

Sheet # **PC-05**

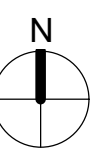
GARDEN STYLE 19 UNIT:
 (9) ATTACHED GARAGE STALLS
 (8) 1 BEDROOM UNITS
 (9) 2 BEDROOM UNITS
 (2) 3 BEDROOM UNITS

GENERAL NOTES: FLOOR PLANS

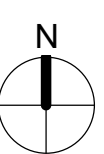
1. DIMENSIONS TAKEN FROM OUTSIDE FACE OF EXTERIOR SHEATHING.



2 GS 19 - LEVEL 2 FLOOR PLAN
 1/8" = 1'-0"



1 GS 19 - LEVEL 1 FLOOR PLAN
 1/8" = 1'-0"



△ Revisions






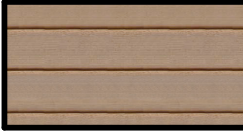

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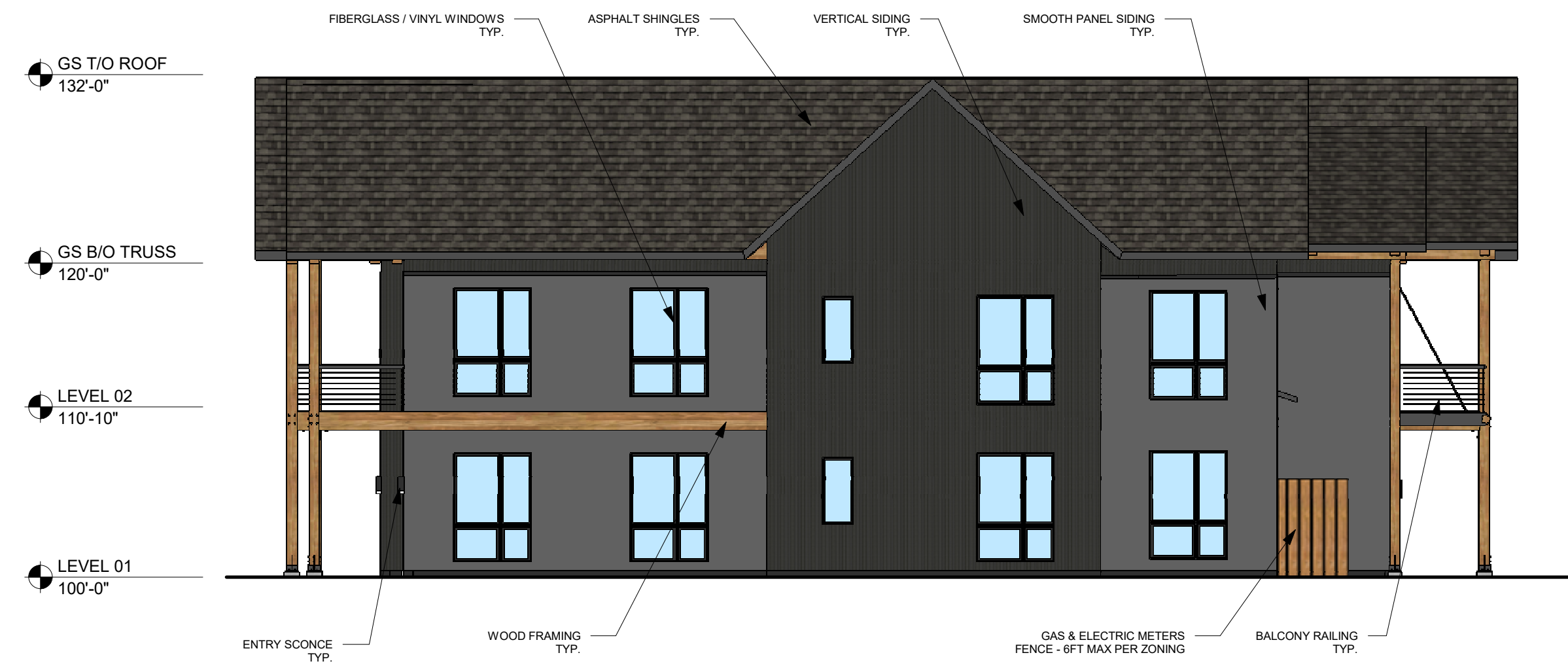
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GARDEN STYLE 19
 FLOOR PLANS

Sheet # **PC-06**

EXTERIOR MATERIALS

	VERTICAL SIDING		WOOD FRAMING
	SMOOTH PANEL SIDING		VERTICAL SIDING
	SMOOTH PANEL SIDING		HORIZONTAL LAP SIDING
	ASPHALT SHINGLES		



4 SIDE ELEVATION



3 SIDE ELEVATION



2 BACK ELEVATION



1 FRONT ELEVATION

19 UNIT ELEVATIONS

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GARDEN STYLE 19
 EXTERIOR
 ELEVATIONS

Sheet # **PC-07**

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- FIBERGLASS / VINYL SLIDING BALCONY DOORS
- FIBERGLASS / VINYL WINDOWS
- HEAVY TIMBER FRAMING TYP.
- WOOD LOOK SOFFIT
- VERTICAL SIDING
- HORIZONTAL LAP SIDING
- ASPHALT SHINGLES
- FIBERGLASS ENTRY DOOR
- VERTICAL SIDING
- SMOOTH PANEL SIDING



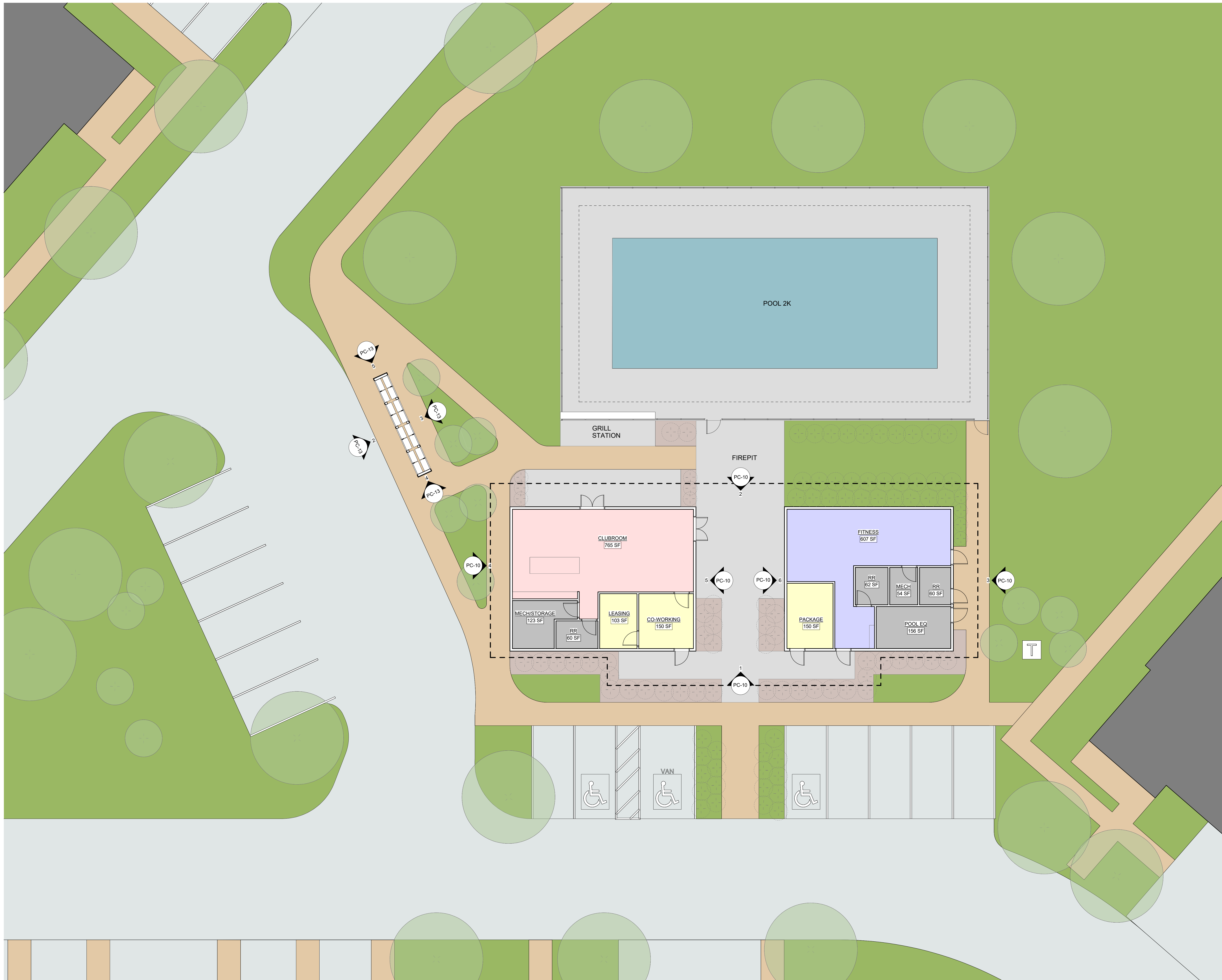
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GARDEN STYLE 19
PERSPECTIVE

Sheet # **PC-08**



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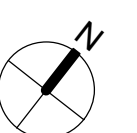
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CLUBHOUSE -
 FLOOR PLAN

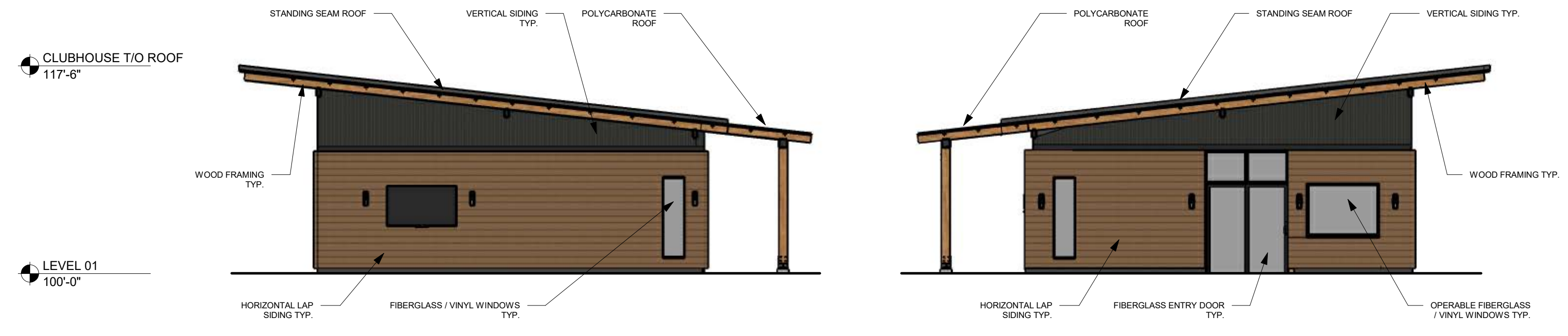
Sheet # **PC-09**

1 CLUBHOUSE FLOOR PLAN
 1/8" = 1'-0"



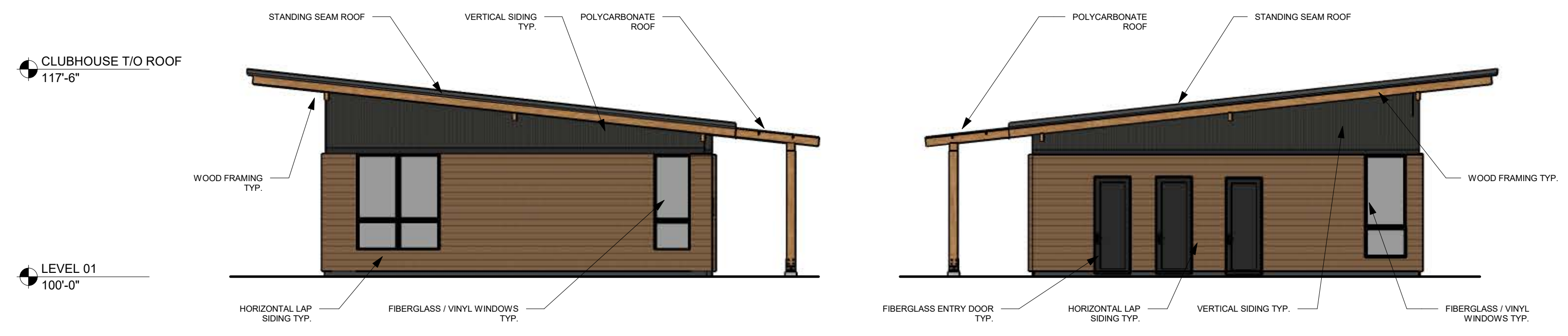
EXTERIOR MATERIALS

	VERTICAL SIDING		STANDING SEAM ROOF
	WOOD FRAMING		POLYCARBONATE ROOF
	HORIZONTAL LAP SIDING		METAL PANEL



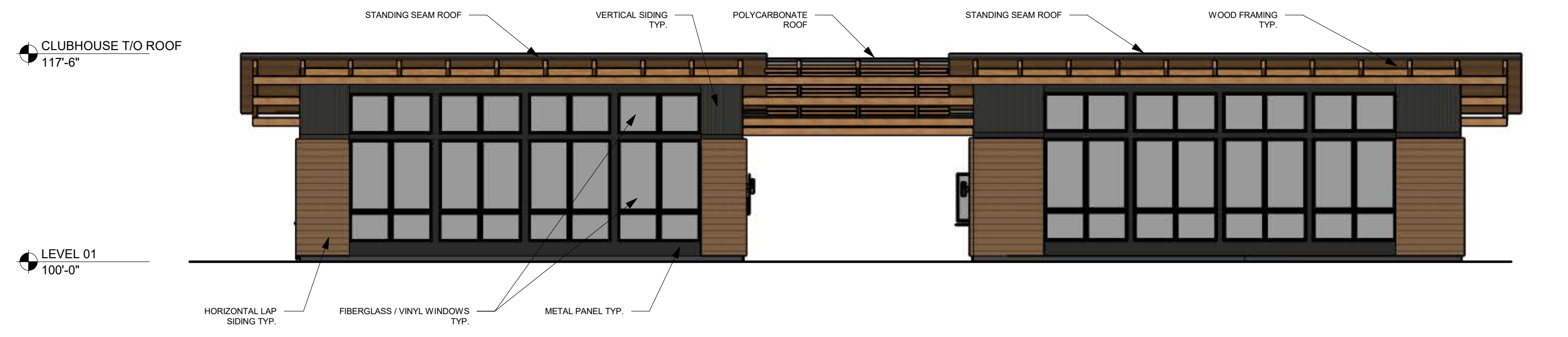
6 COURTYARD ELEVATION

5 COURTYARD ELEVATION

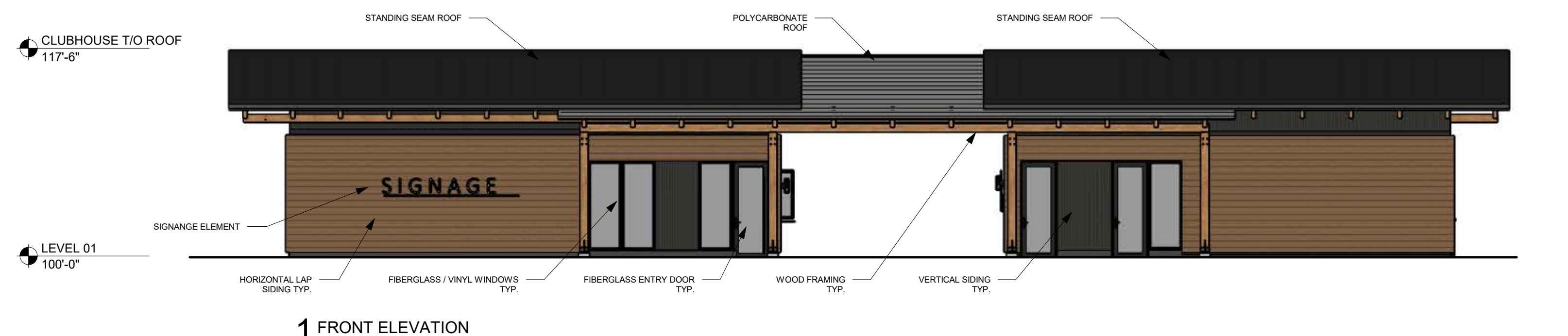


4 SIDE ELEVATION

3 SIDE ELEVATION



2 BACK ELEVATION



1 FRONT ELEVATION

CLUBHOUSE ELEVATIONS

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CLUBHOUSE -
 ELEVATIONS
 Sheet # **PC-10**

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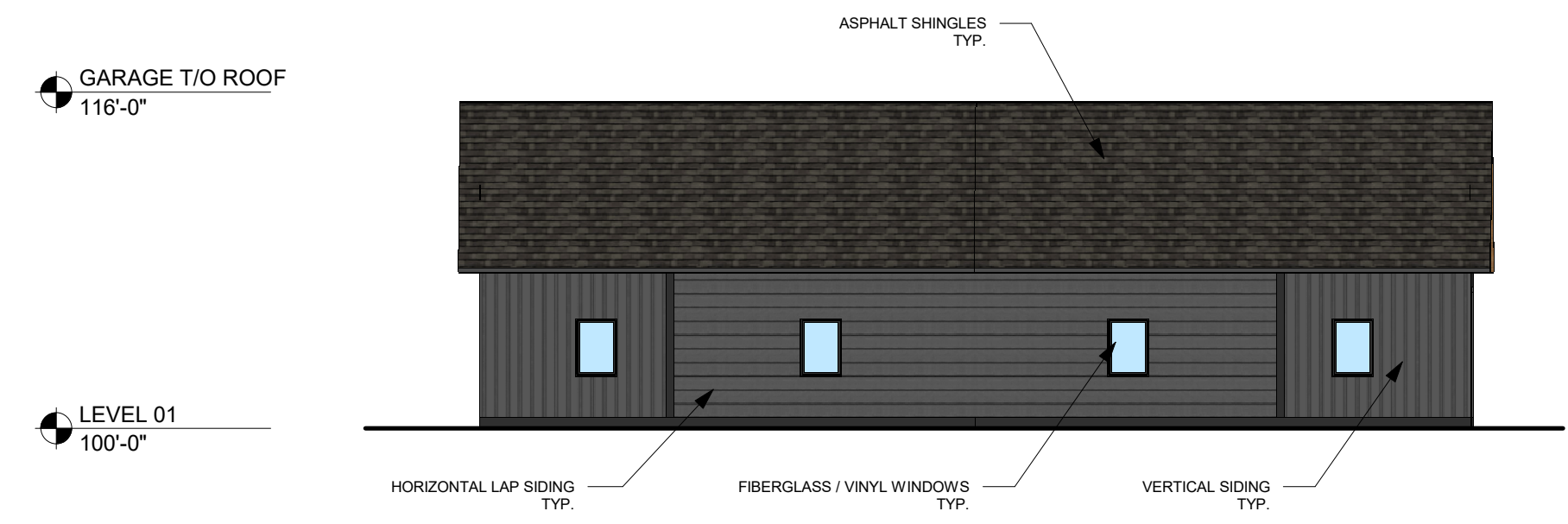
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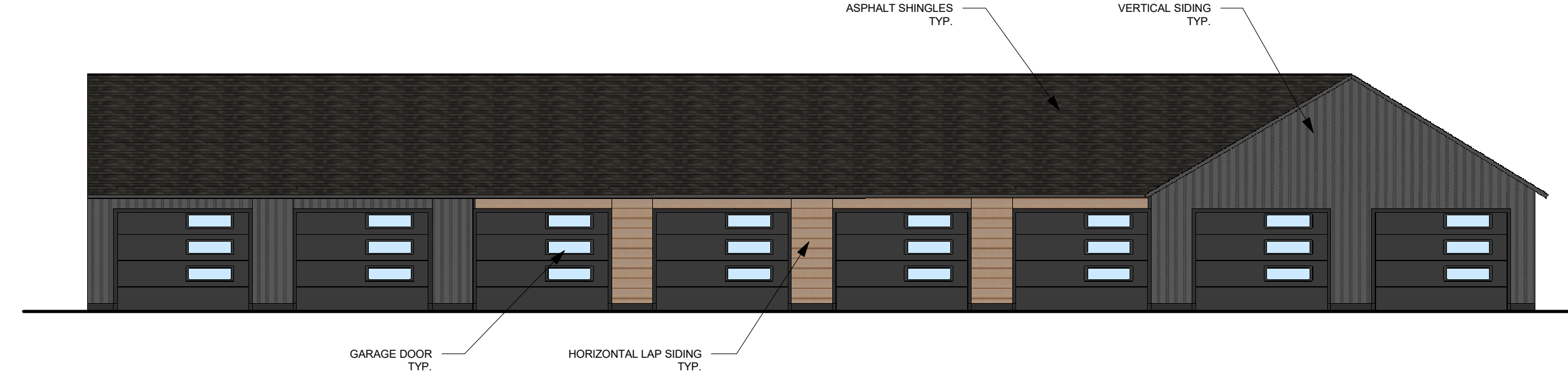
CLUBHOUSE
PERSPECTIVE

Sheet # **PC-11**

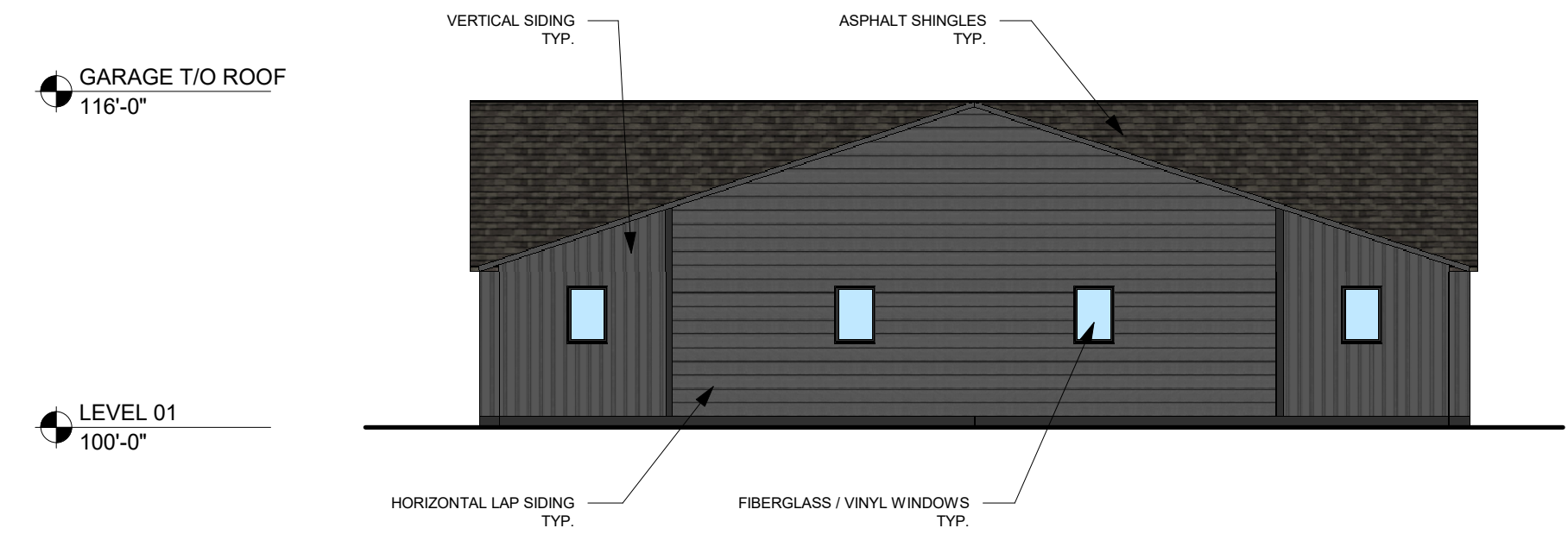
EXTERIOR MATERIALS



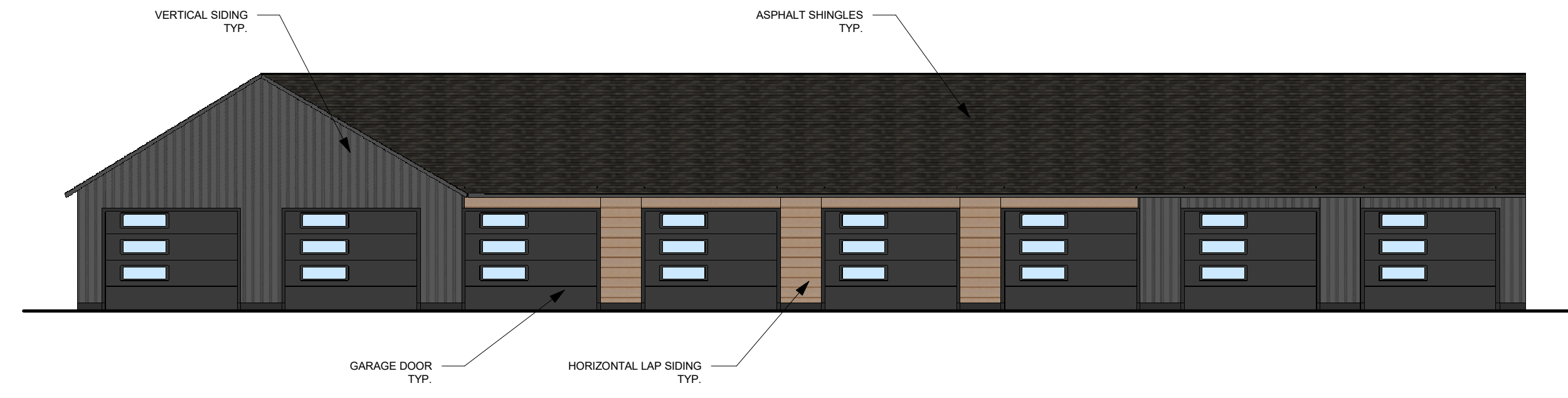
4 SIDE ELEVATION



3 BACK ELEVATION

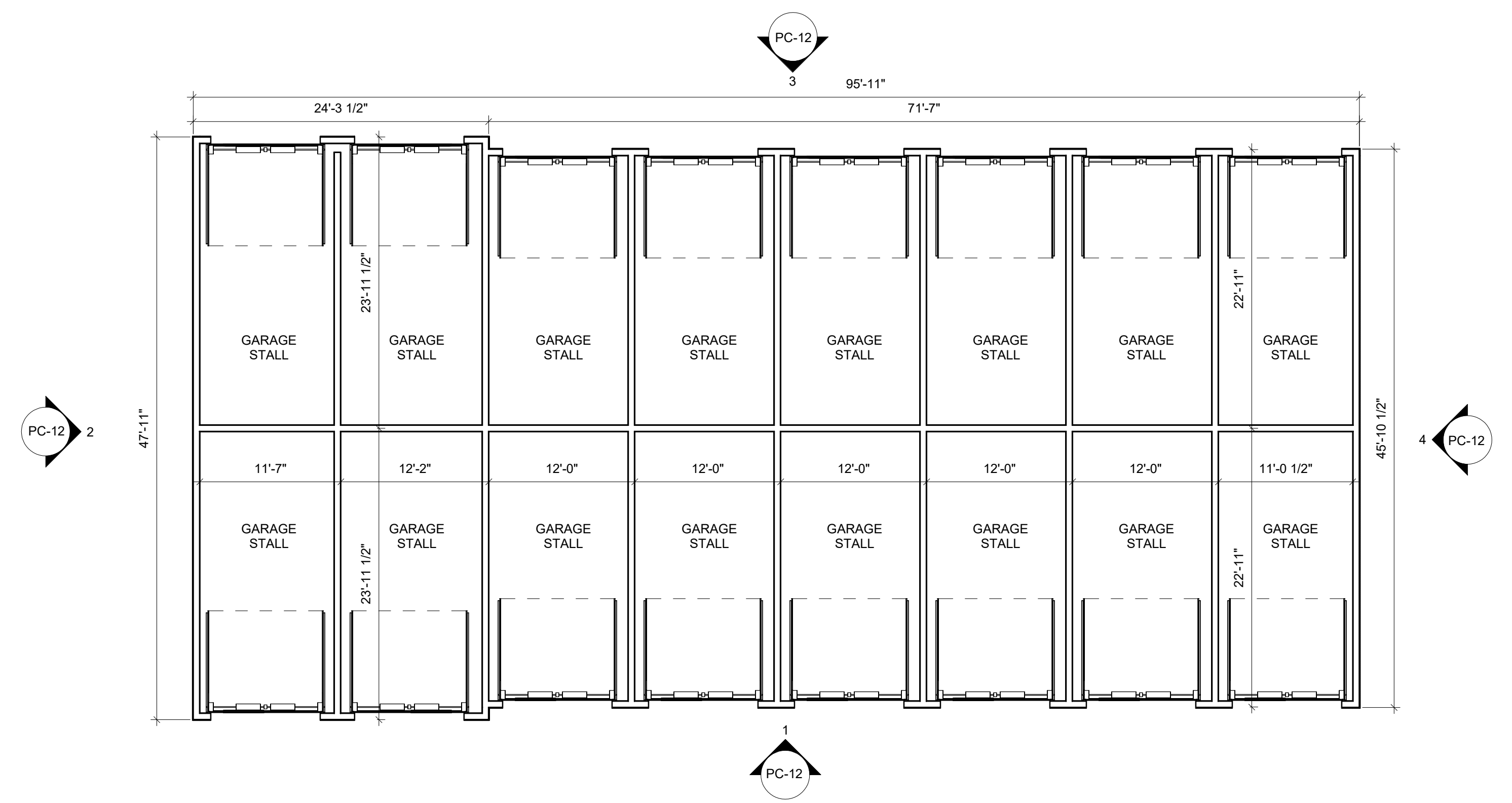


2 SIDE ELEVATION



1 FRONT ELEVATION

DETACHED GARAGE ELEVATIONS



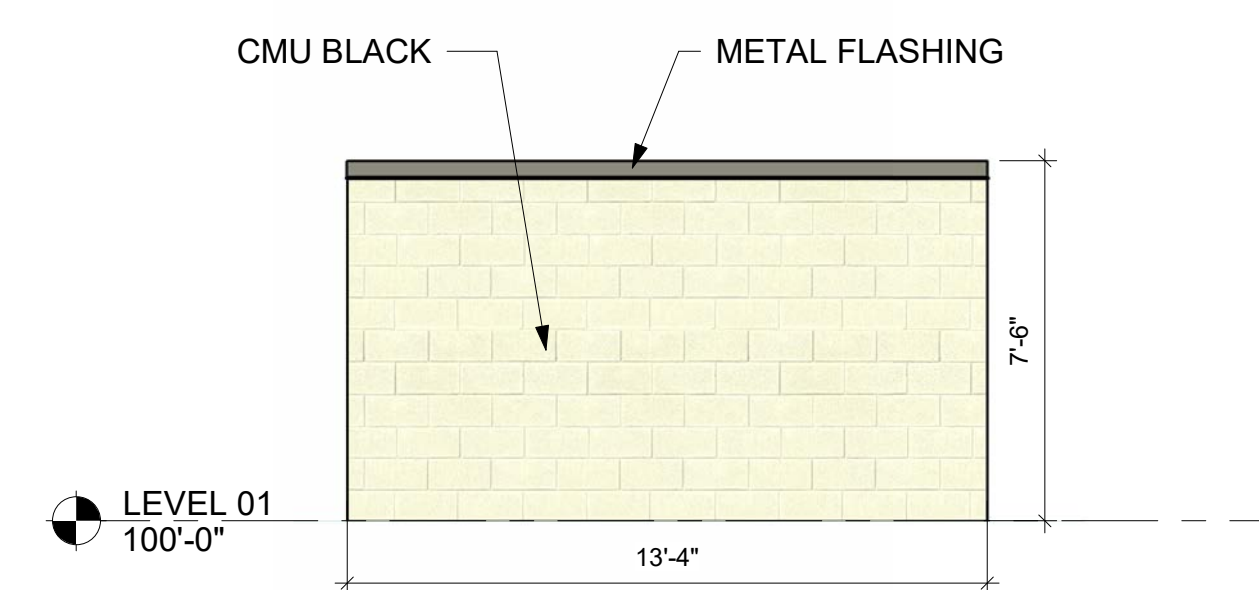
16 STALL DETACHED GARAGE

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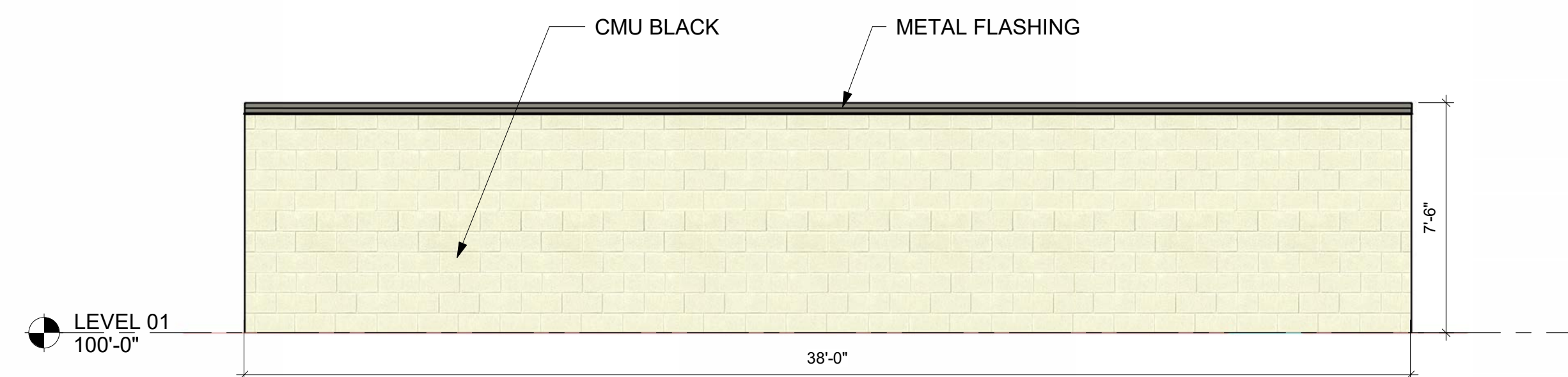
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WILLOW RUN - MULTIFAMILY

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DETACHED GARAGE - G1 & G2 PLANS & ELEVATIONS

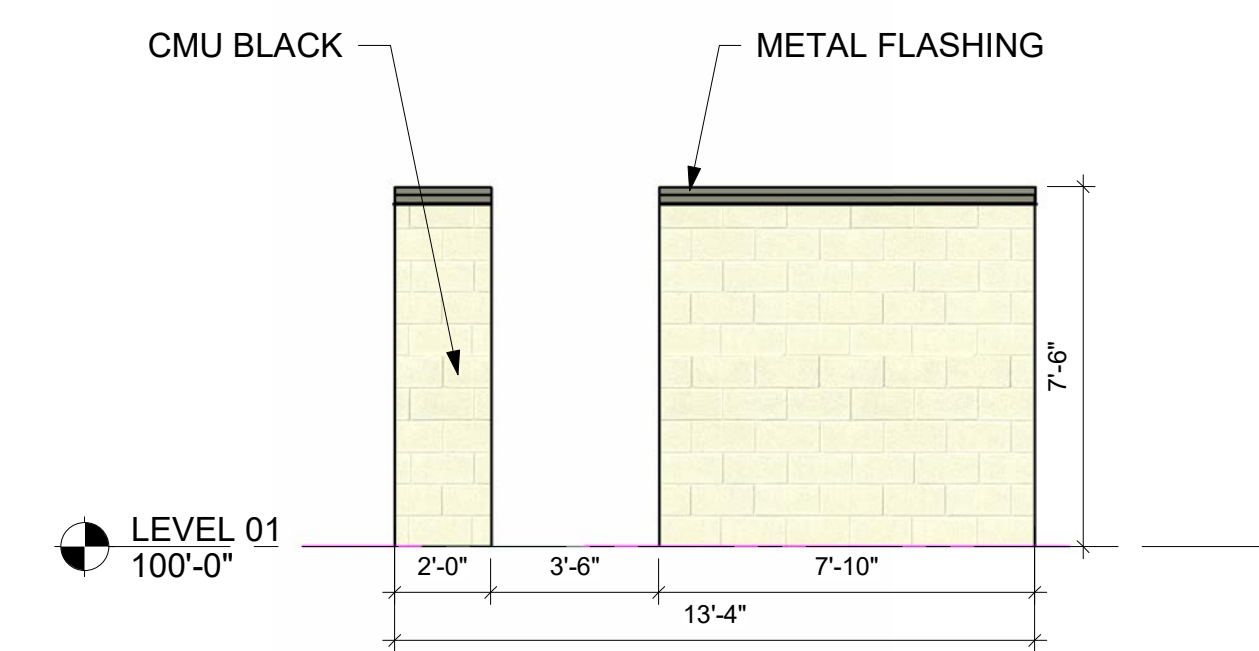
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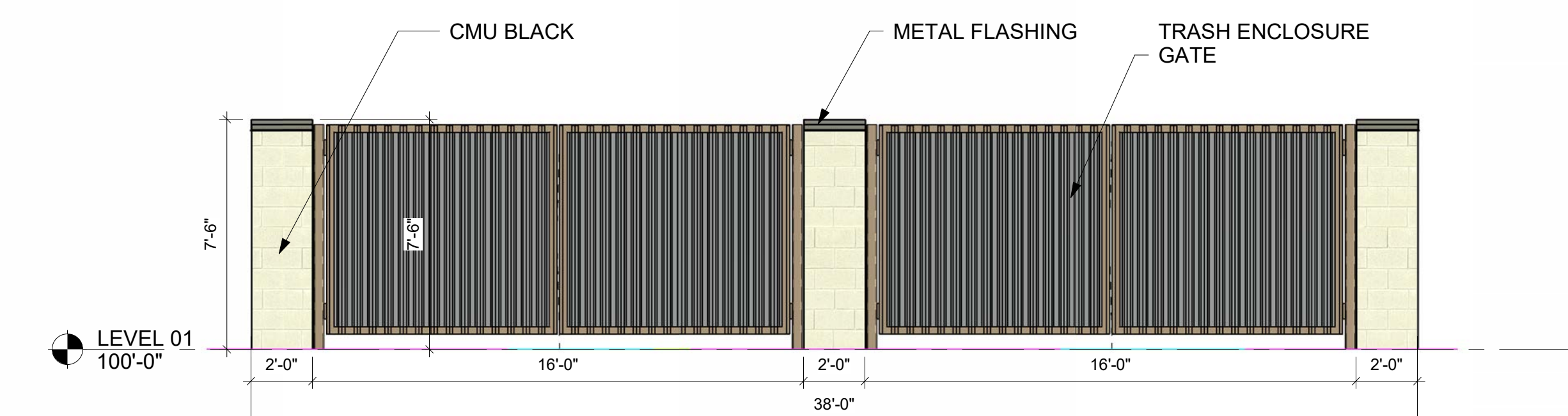
10 TRASH ENCLOSURE ELEVATION 4
 1/4" = 1'-0"



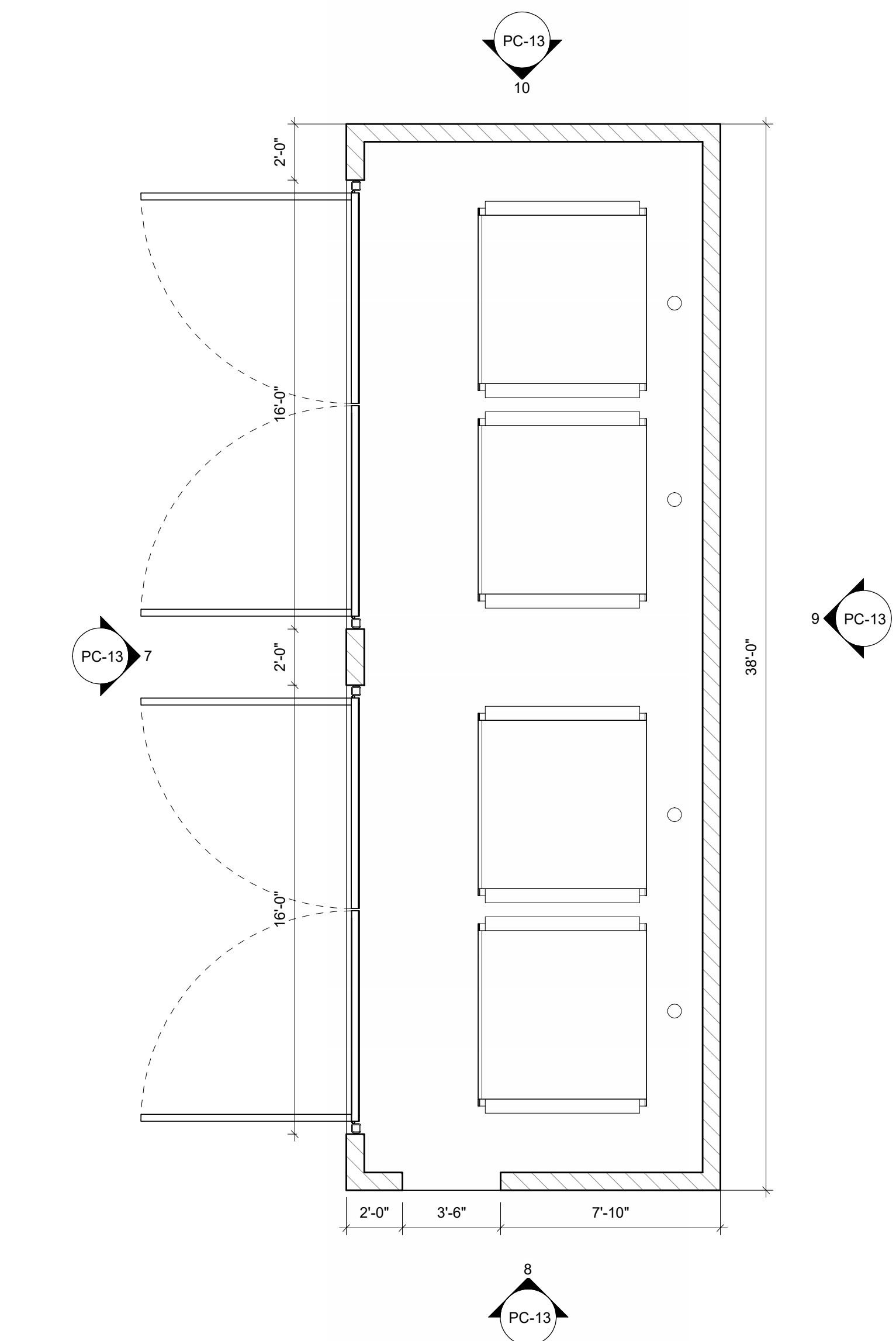
9 TRASH ENCLOSURE ELEVATION 3
 1/4" = 1'-0"



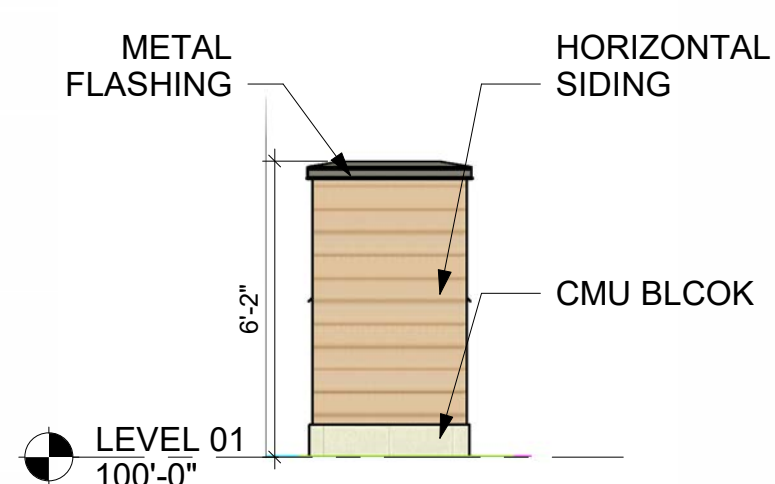
8 TRASH ENCLOSURE ELEVATION 2
 1/4" = 1'-0"



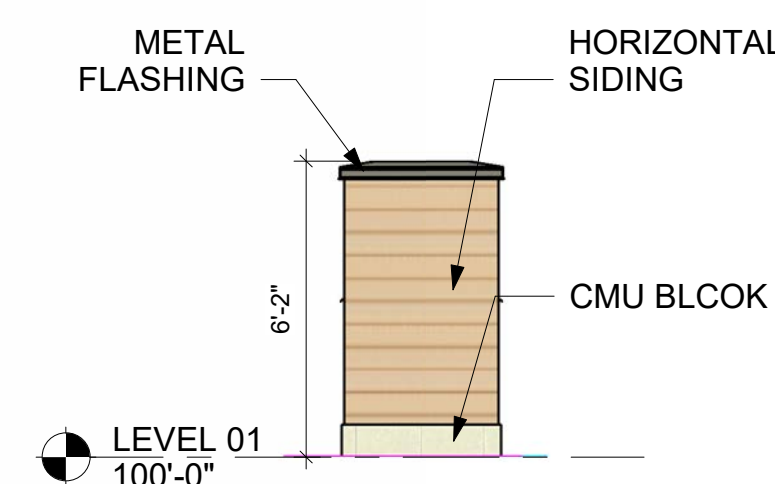
7 TRASH ENCLOSURE ELEVATION 1
 1/4" = 1'-0"



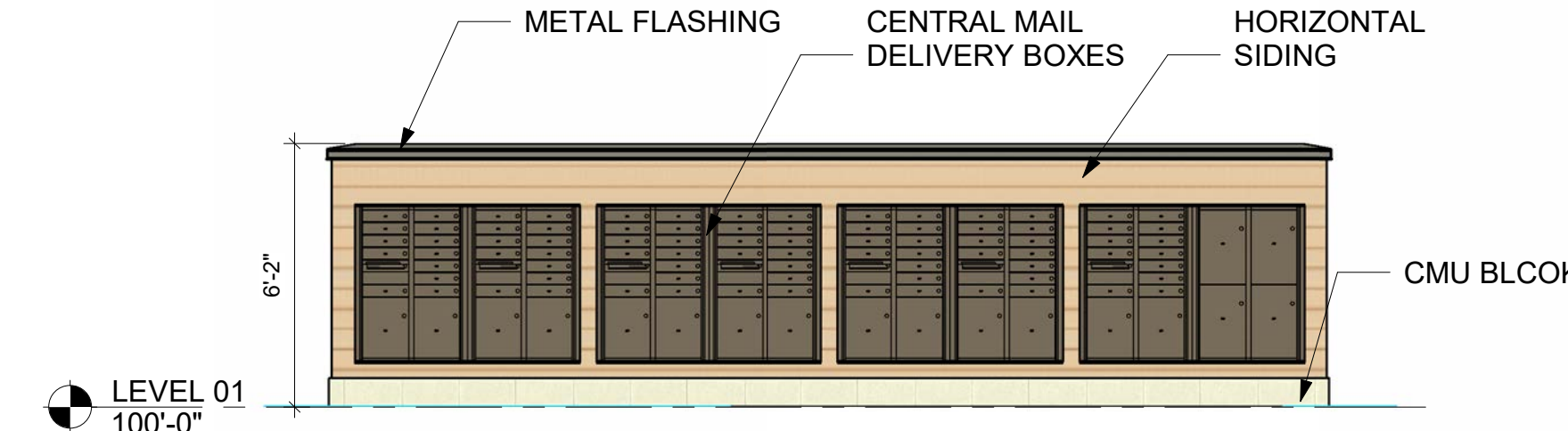
6 TRASH ENCLOSURE
 1/4" = 1'-0"



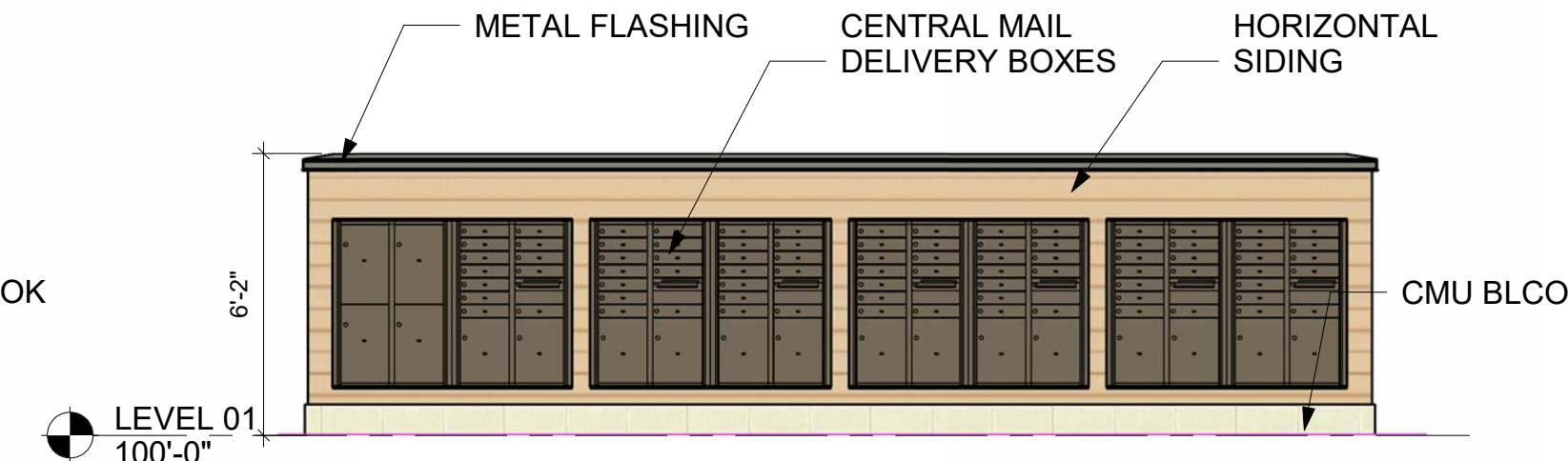
5 MAIL KIOSK ELEVATION 4
 1/4" = 1'-0"



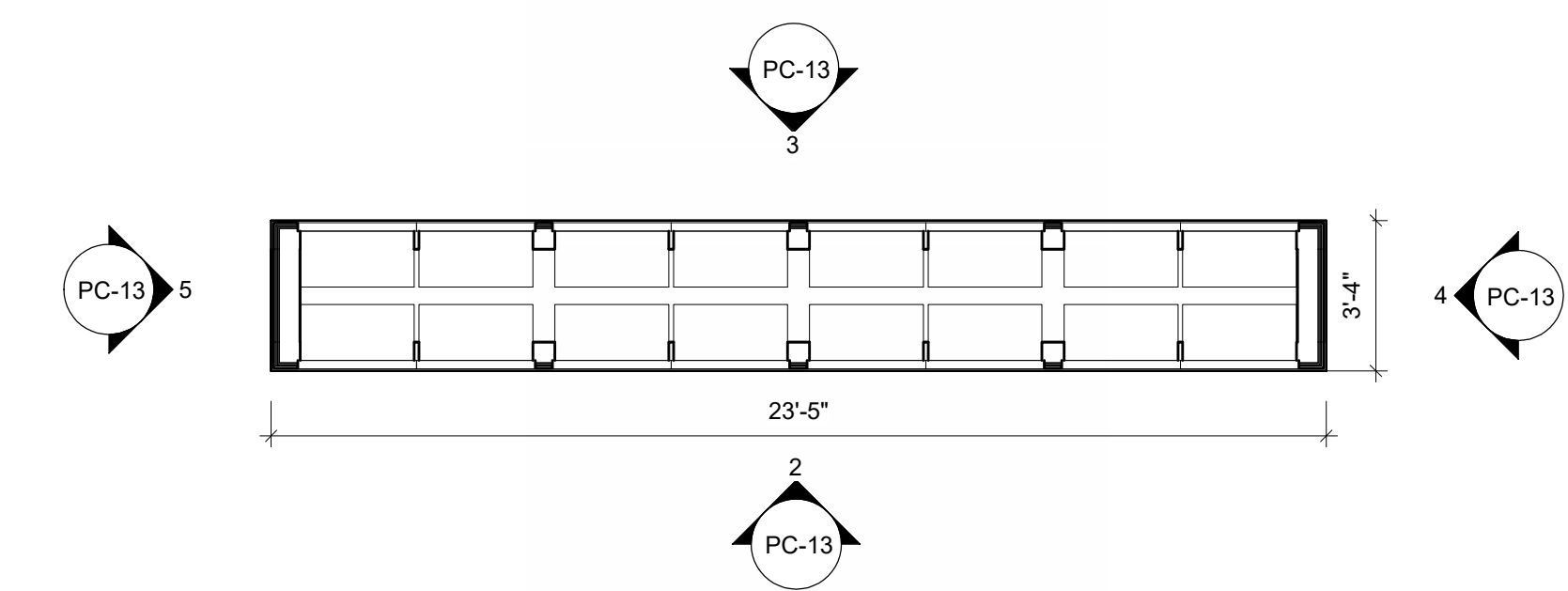
4 MAIL KIOSK ELEVATION 3
 1/4" = 1'-0"



3 MAIL KIOSK ELEVATION 2
 1/4" = 1'-0"



2 MAIL KIOSK ELEVATION 1
 1/4" = 1'-0"



1 MAIL KIOSK
 1/4" = 1'-0"

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MAIL KIOSK, TRASH
 ENCLOSURE -
 PLANS &
 ELEVATIONS

Sheet #

PC-13