

# 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

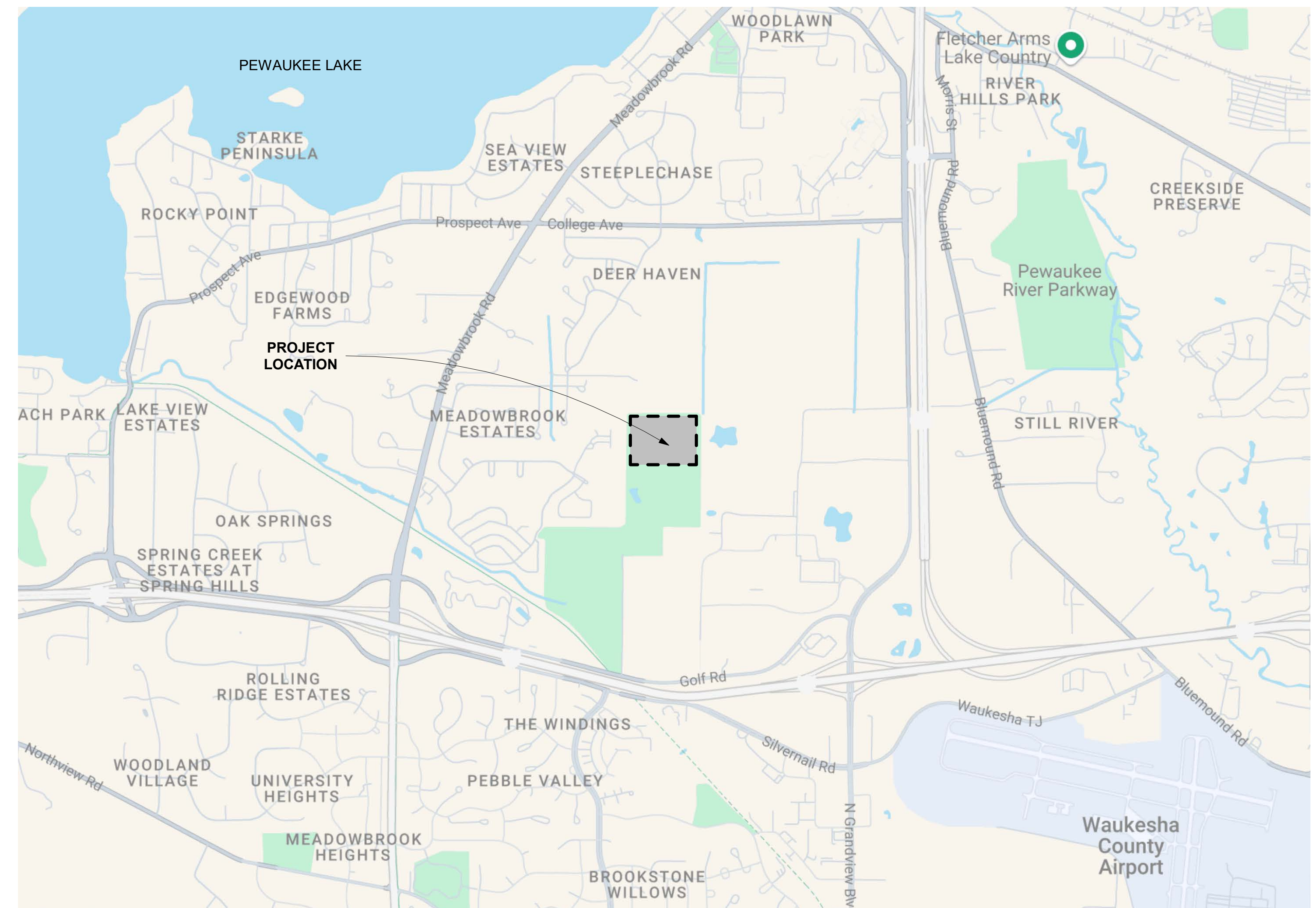
### CIVIL / LANDSCAPING

- 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
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- C1.3 OVERALL UTILITY PLAN
- C1.3A OVERALL UTILITY PLAN - AREA A
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- 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

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TITLE SHEET AND  
 PROJECT  
 INFORMATION

Sheet # **PC-00**





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

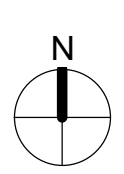
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OVERALL SITE  
 PLAN

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

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**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

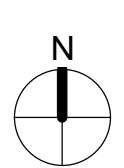
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ARCHITECTURAL  
 SITE PLAN

Sheet # **PC-02**

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

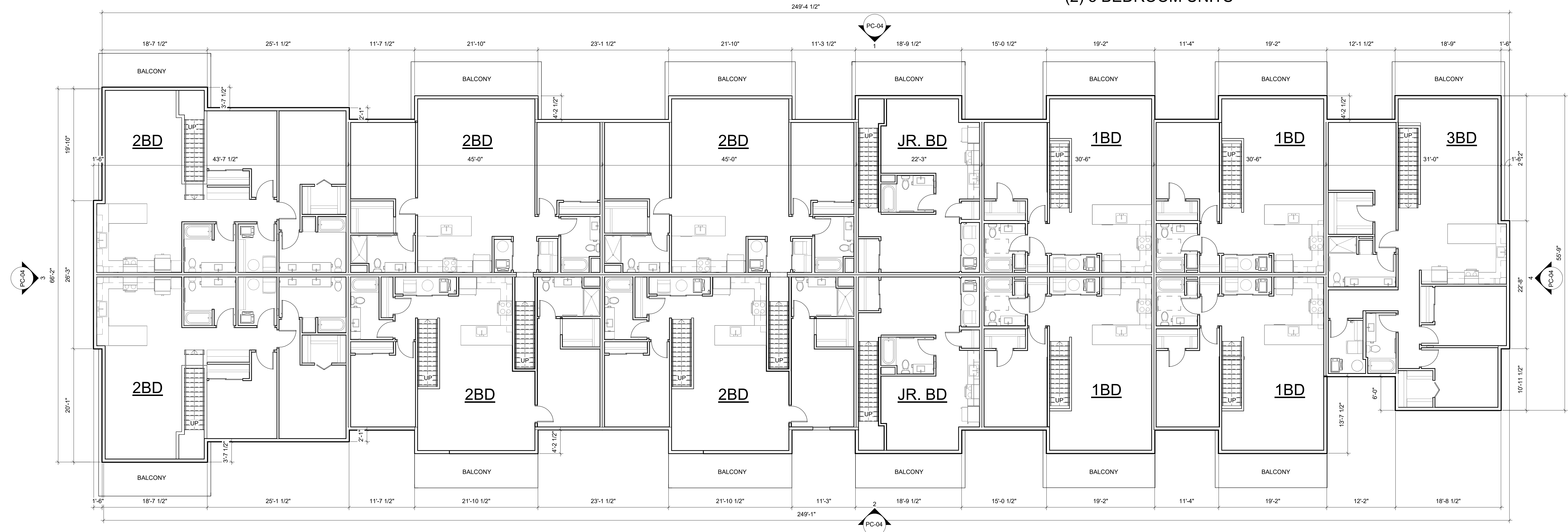




**GARDEN STYLE 23 UNIT:**  
 (9) ATTACHED GARAGE STALLS  
 (4) JUNIOR BEDROOM UNITS  
 (8) 1 BEDROOM UNITS  
 (9) 2 BEDROOM UNITS  
 (2) 3 BEDROOM UNITS

**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"

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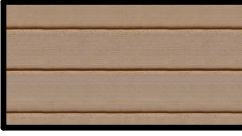

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GARDEN STYLE 23  
 FLOOR PLANS

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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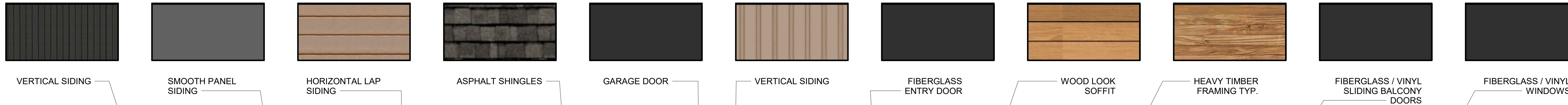
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GARDEN STYLE 23  
 EXTERIOR  
 ELEVATIONS

Sheet # **PC-04**



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GARDEN STYLE 23  
PERSPECTIVE

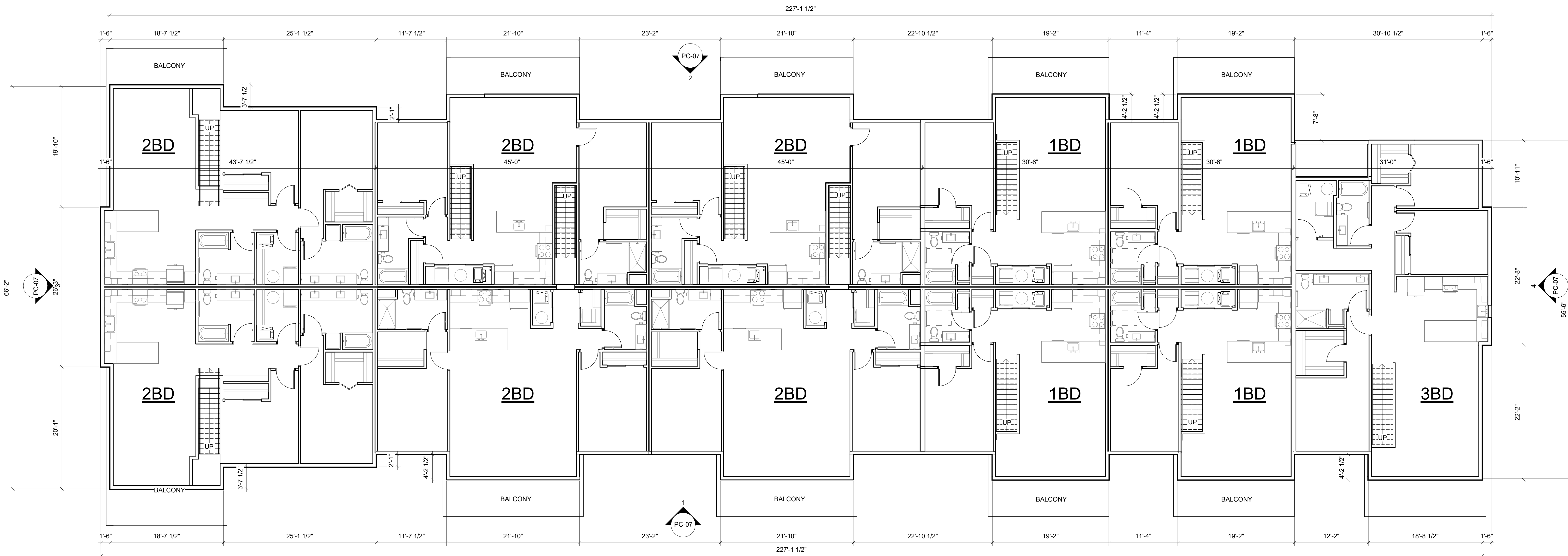
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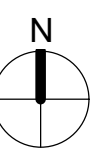
**GARDEN STYLE 19 UNIT:  
 (9) ATTACHED GARAGE STALLS  
 (8) 1 BEDROOM UNITS  
 (9) 2 BEDROOM UNITS  
 (2) 3 BEDROOM UNITS**

**GENERAL NOTES: FLOOR PLANS**

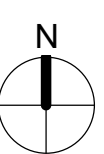
1. DIMENSIONS TAKEN FROM OUTSIDE FACE OF EXTERIOR SHEATHING.



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



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



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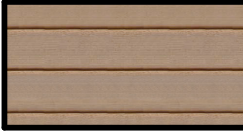

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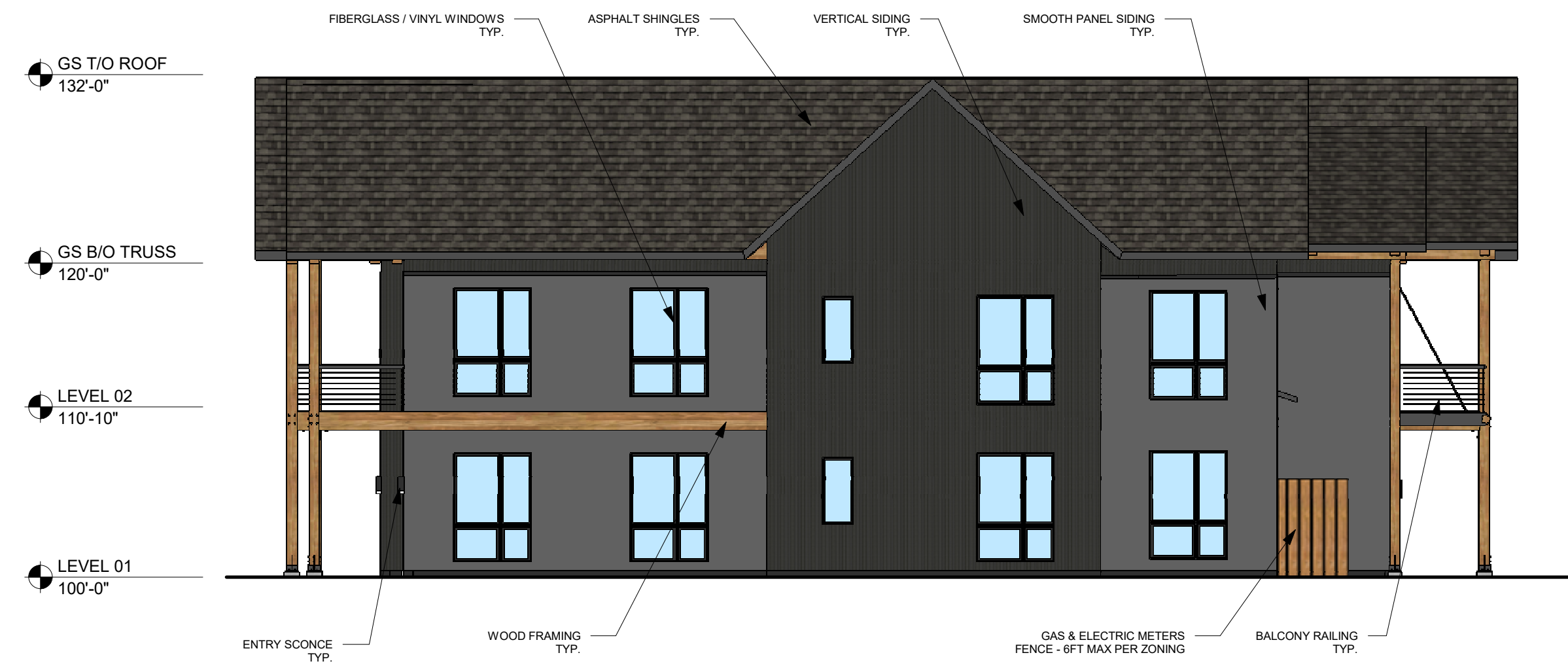
**GARDEN STYLE 19  
 FLOOR PLANS**

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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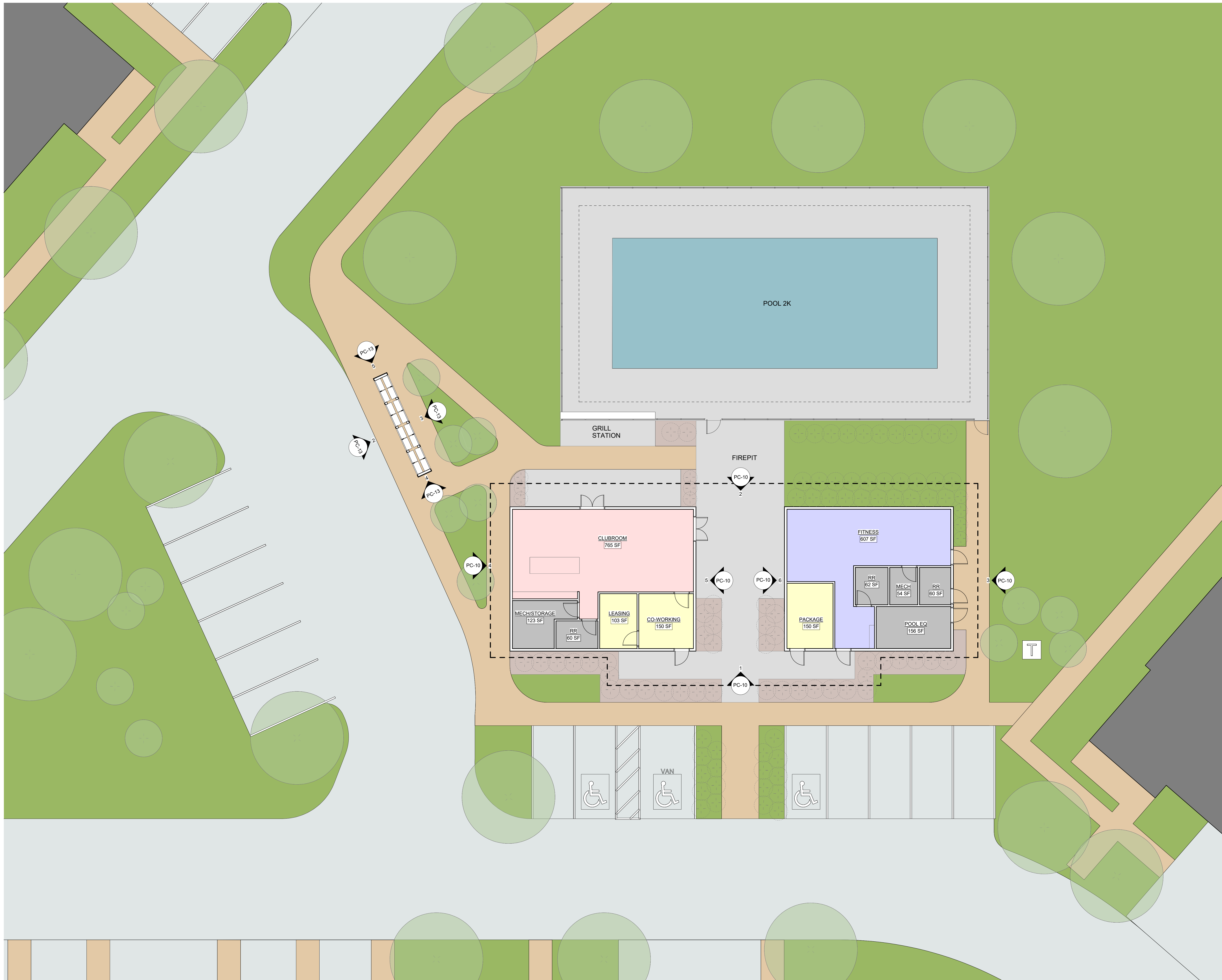
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GARDEN STYLE 19  
PERSPECTIVE

Sheet # **PC-08**





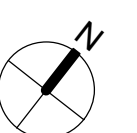
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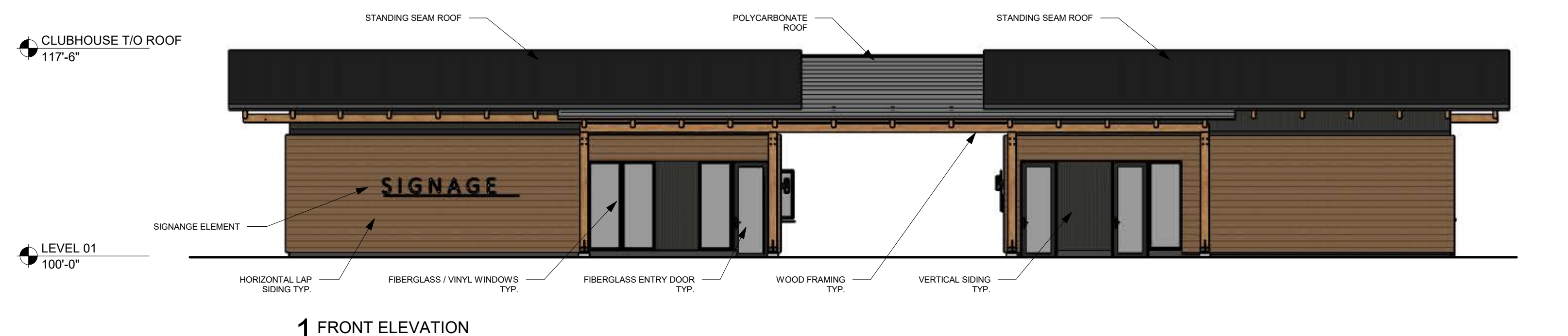
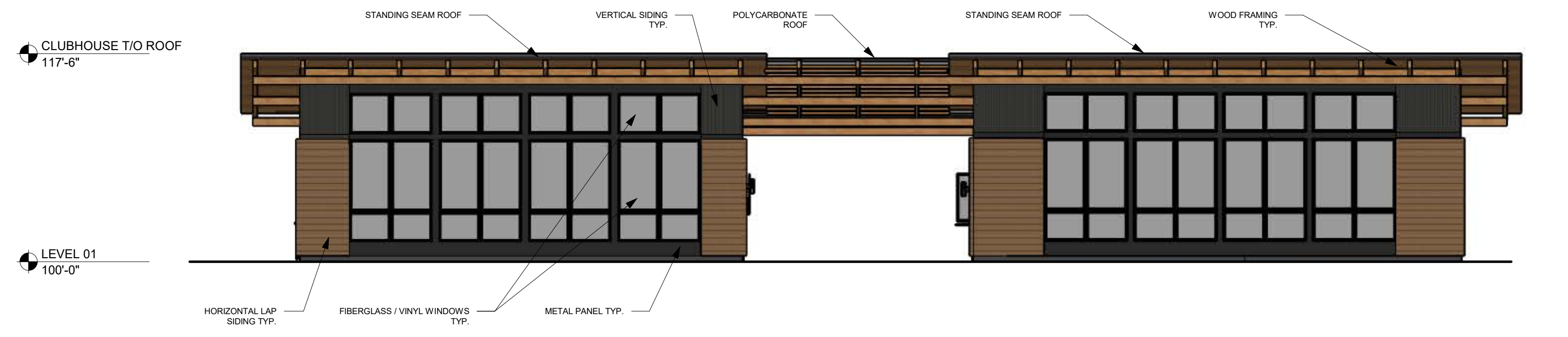
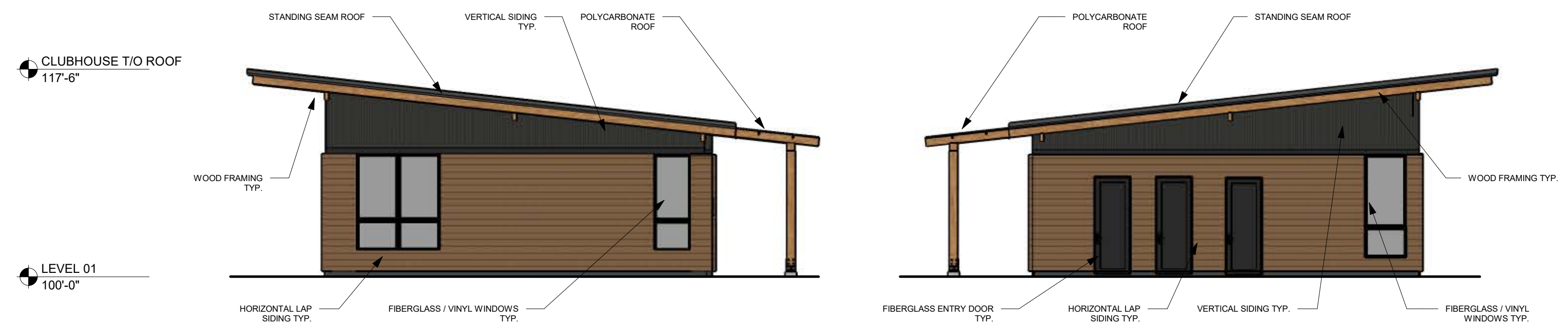
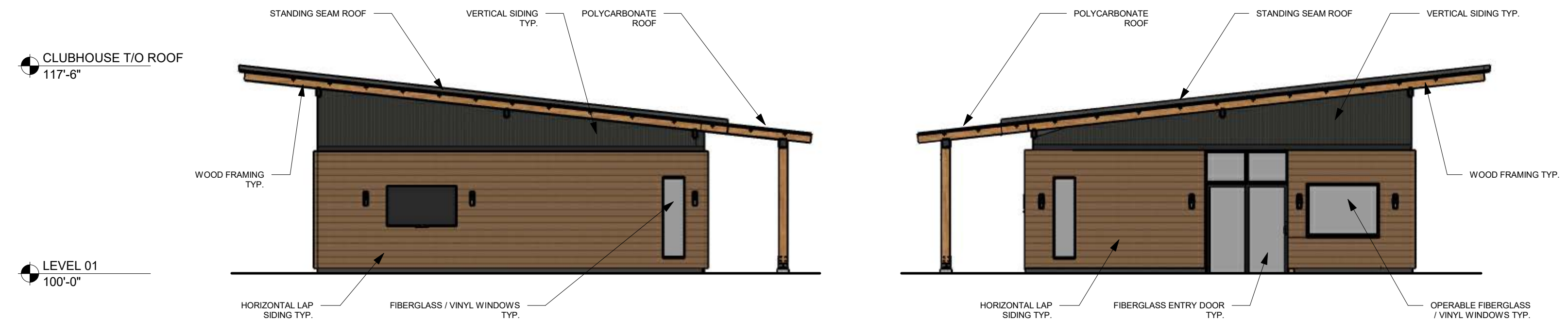
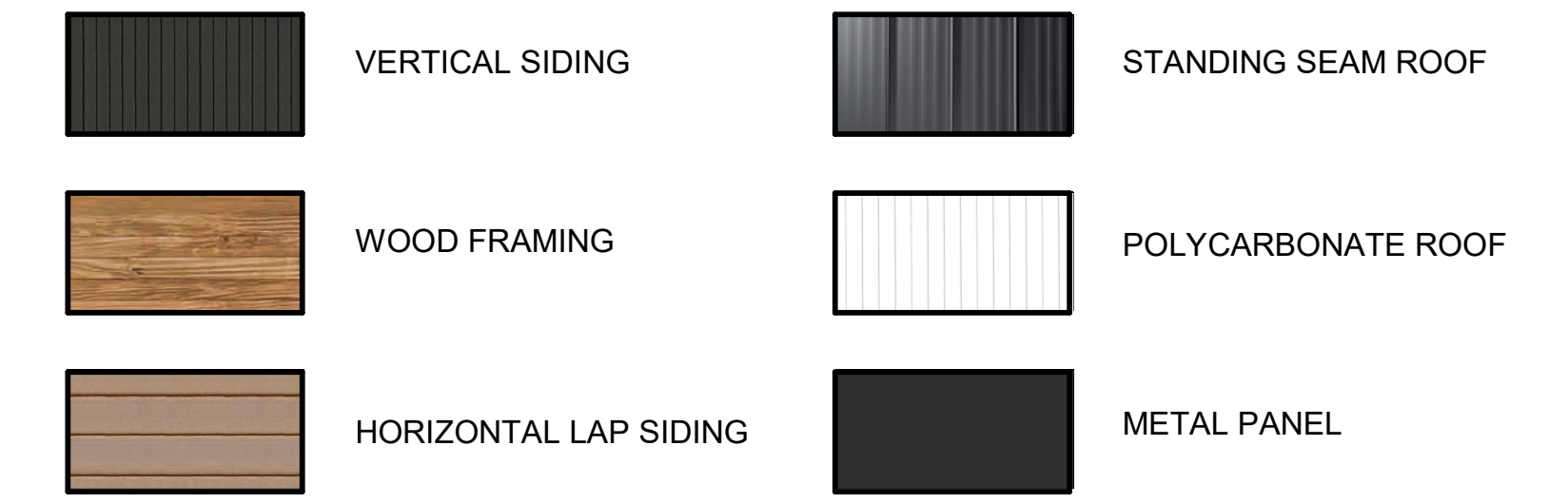
CLUBHOUSE -  
 FLOOR PLAN

Sheet # **PC-09**





**EXTERIOR MATERIALS**



CLUBHOUSE ELEVATIONS

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 WILLOW RUN - MULTIFAMILY

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CLUBHOUSE - ELEVATIONS  
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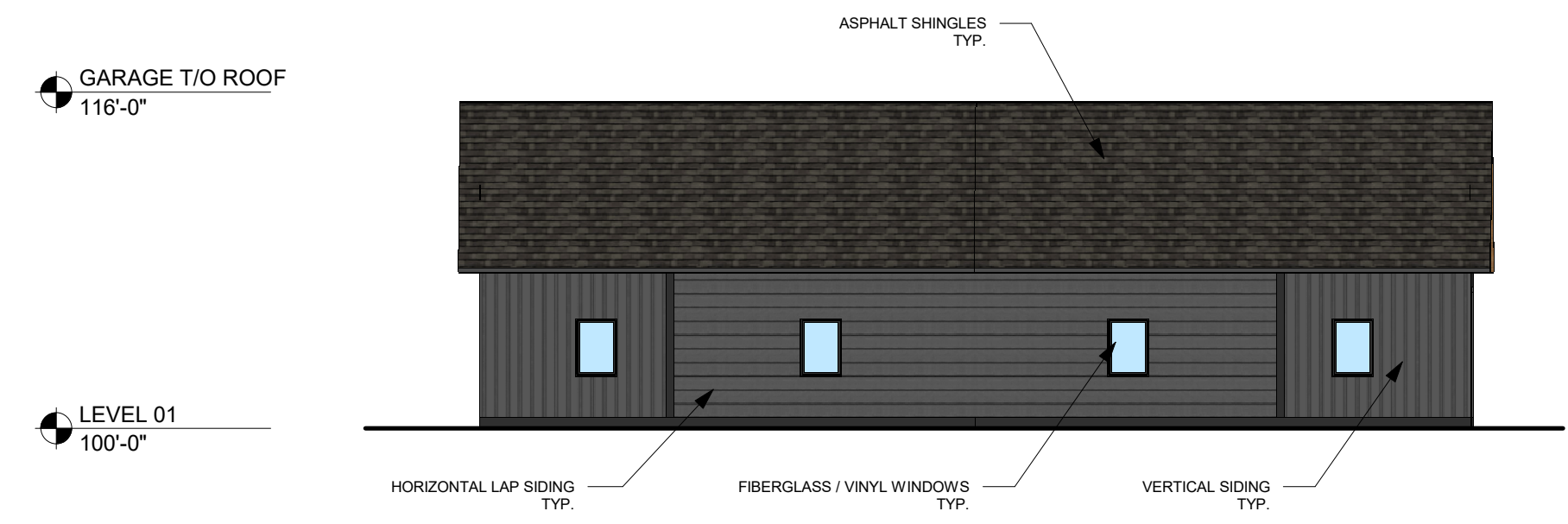
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CLUBHOUSE  
PERSPECTIVE

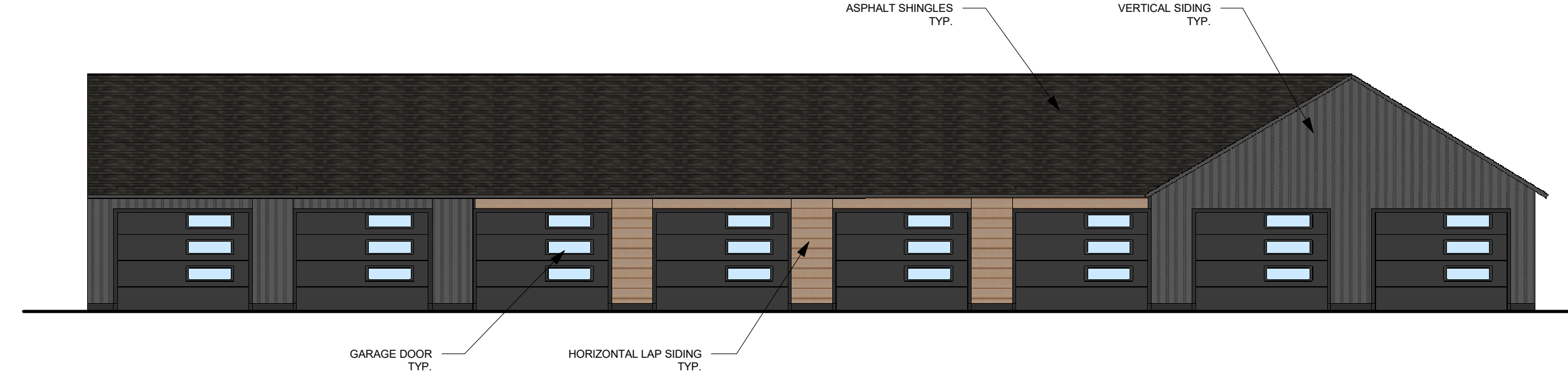
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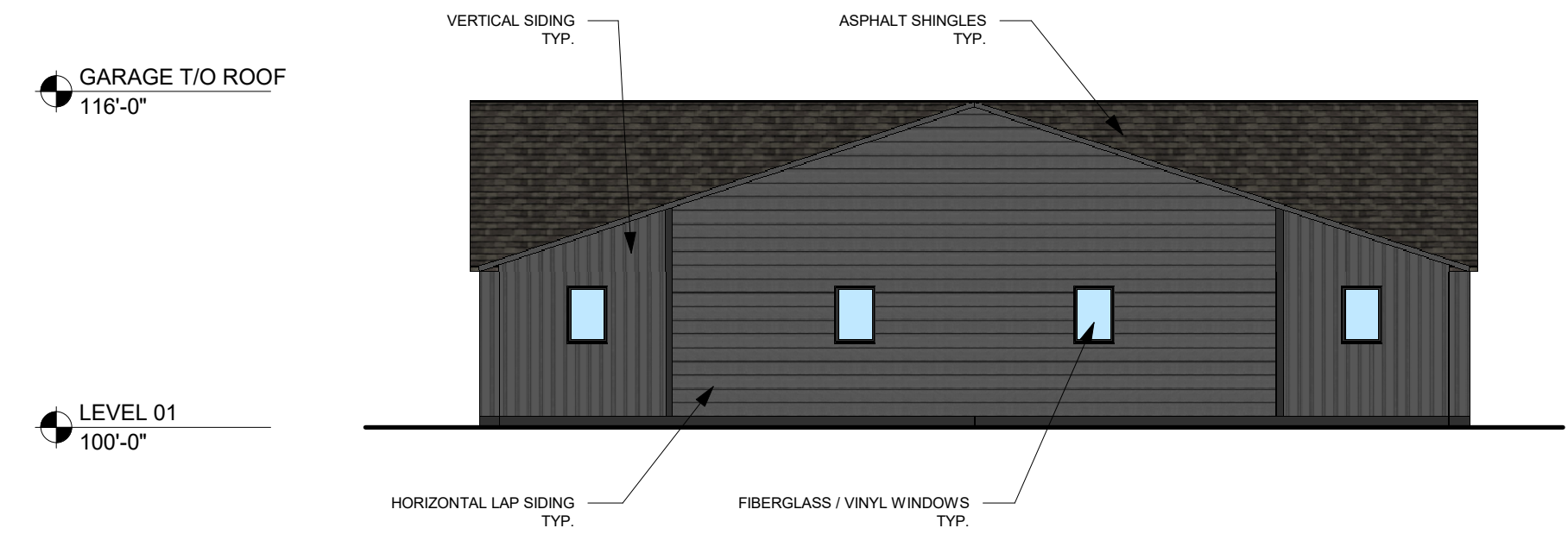
**EXTERIOR MATERIALS**



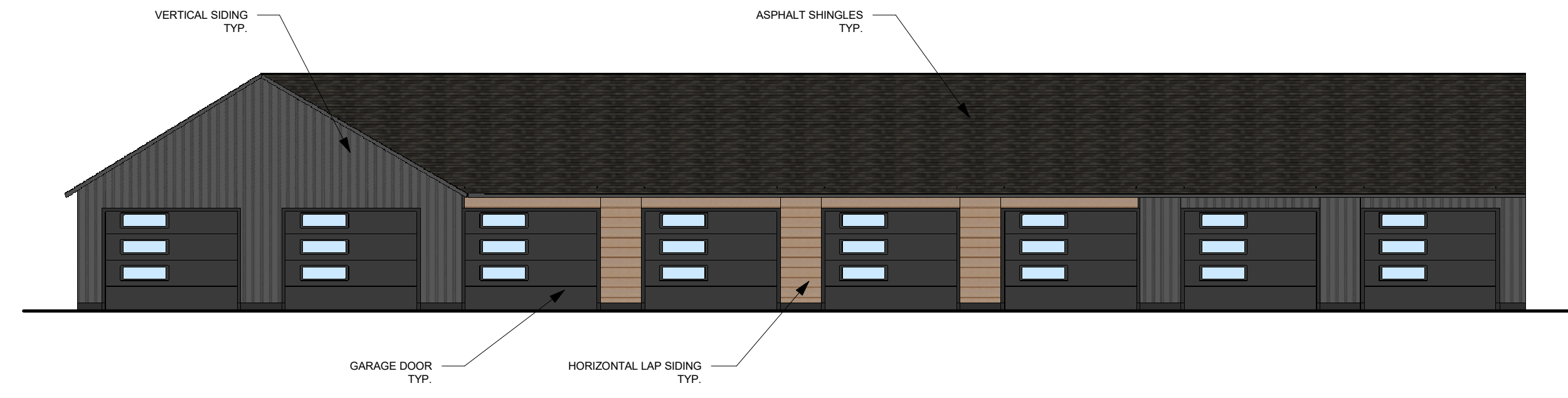
**4 SIDE ELEVATION**



**3 BACK ELEVATION**

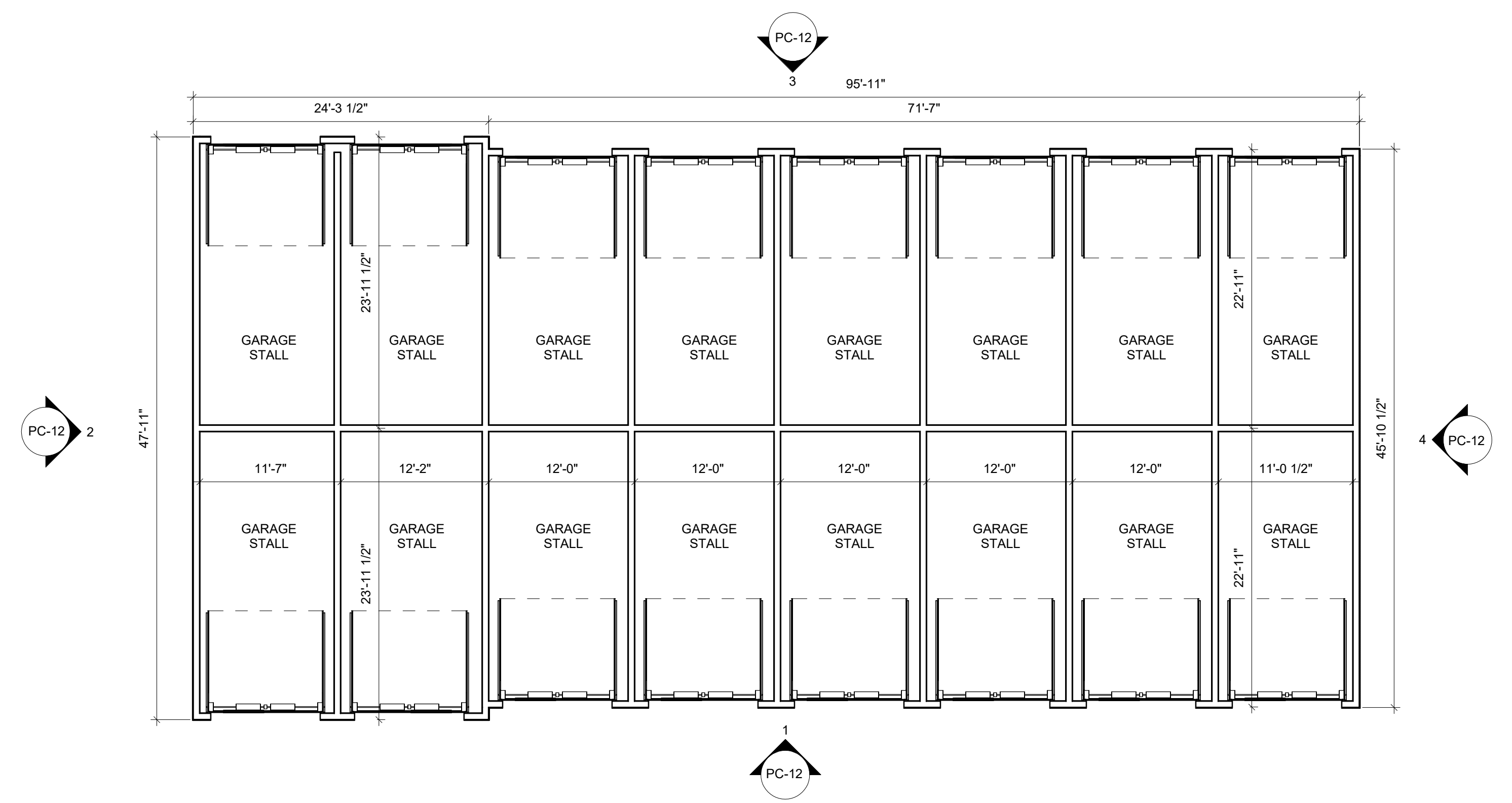


**2 SIDE ELEVATION**



**1 FRONT ELEVATION**

**DETACHED GARAGE ELEVATIONS**



**16 STALL DETACHED GARAGE**

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**WILLOW RUN - MULTIFAMILY**

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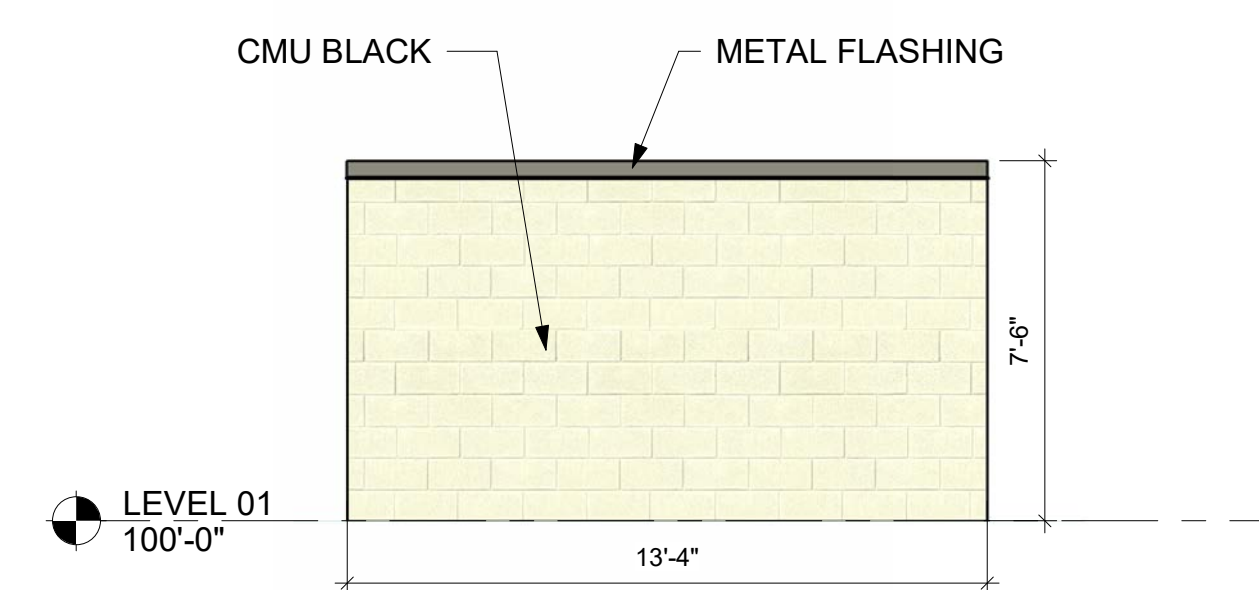
RINKA project #: 23070  
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**DETACHED GARAGE - G1 & G2 PLANS & ELEVATIONS**

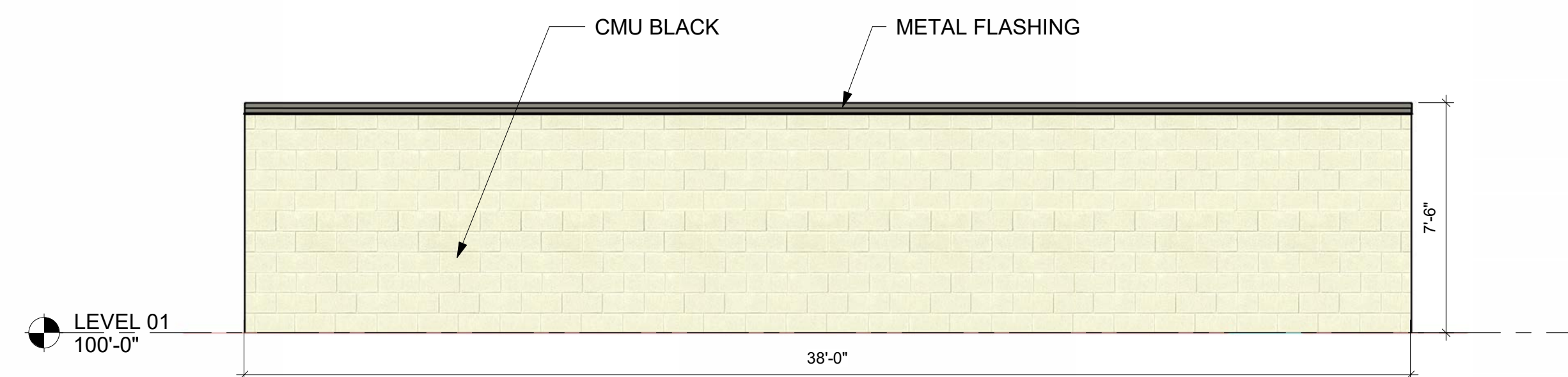
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**PC-12**

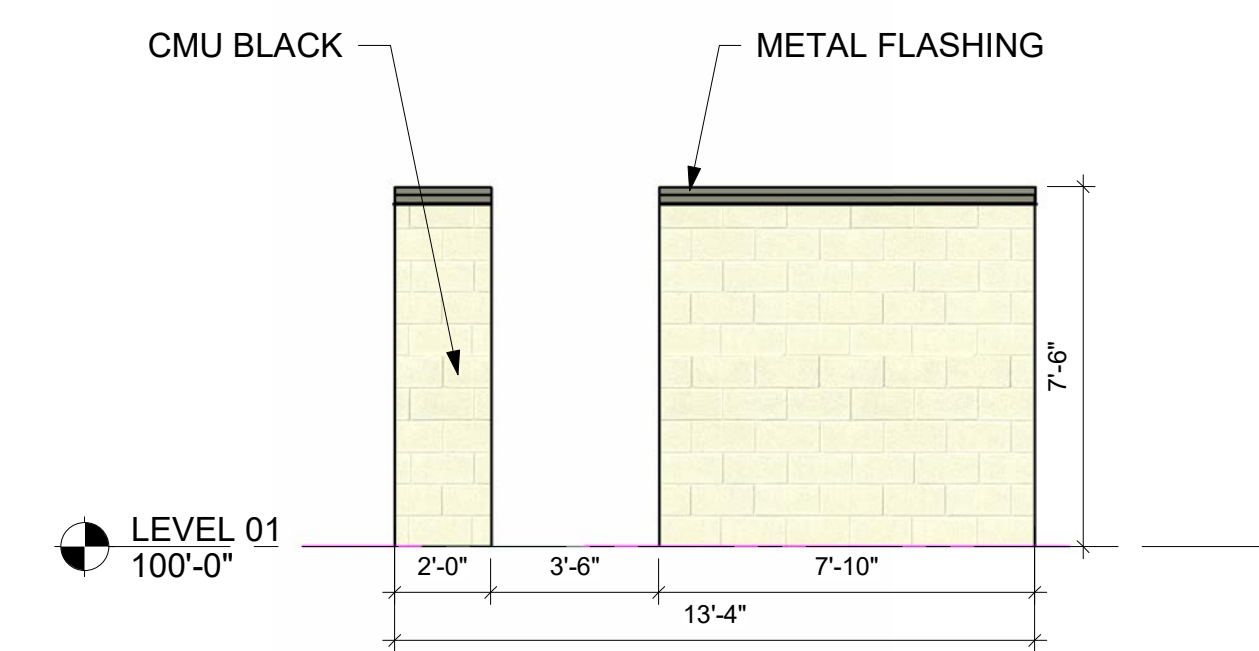




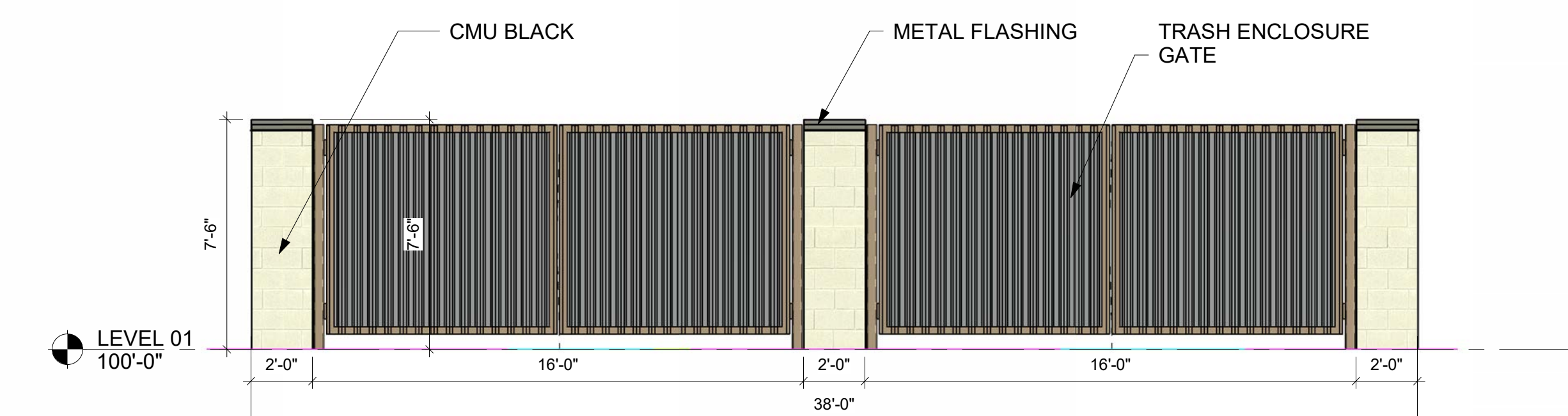
**10 TRASH ENCLOSURE ELEVATION 4**  
 1/4" = 1'-0"



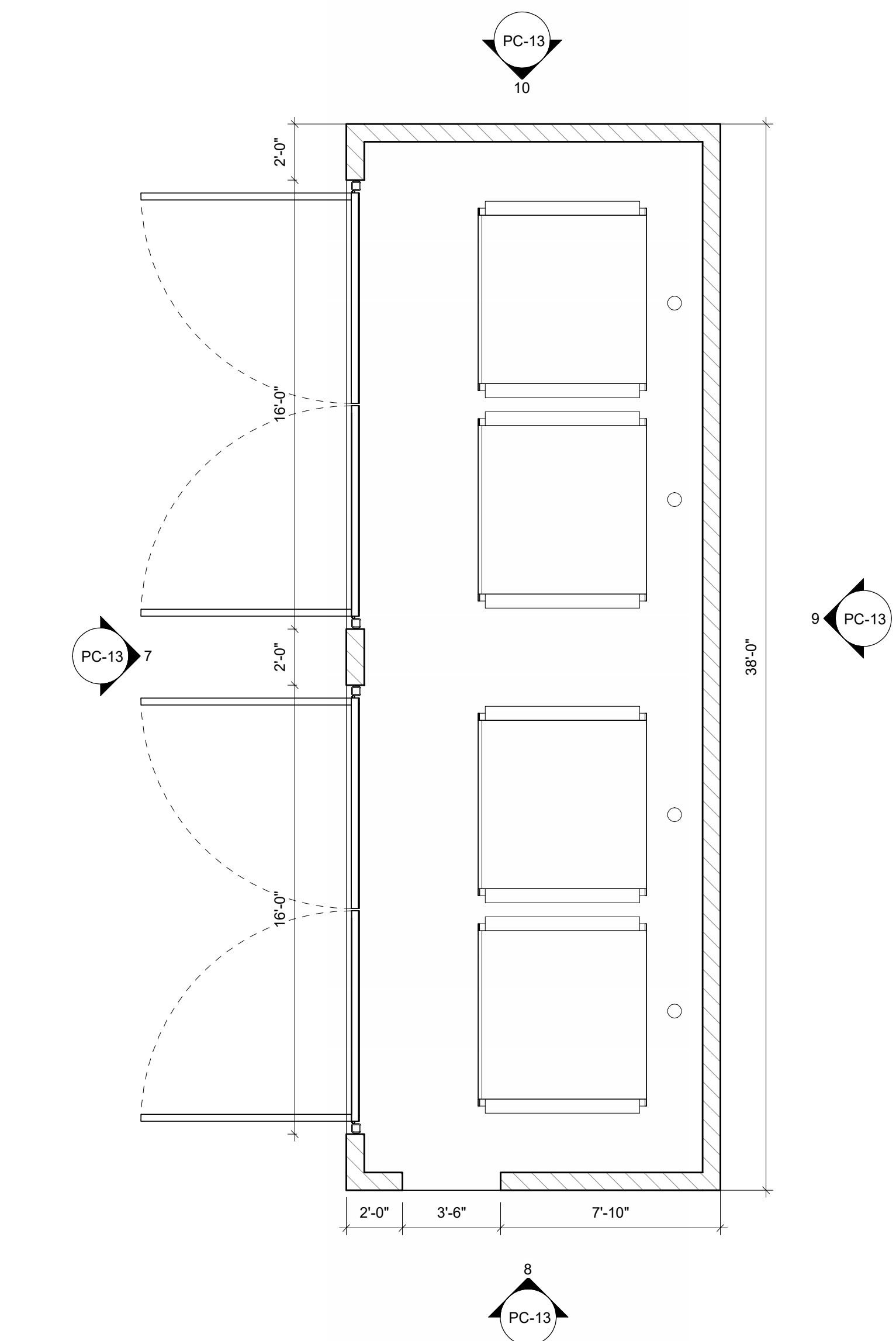
**9 TRASH ENCLOSURE ELEVATION 3**  
 1/4" = 1'-0"



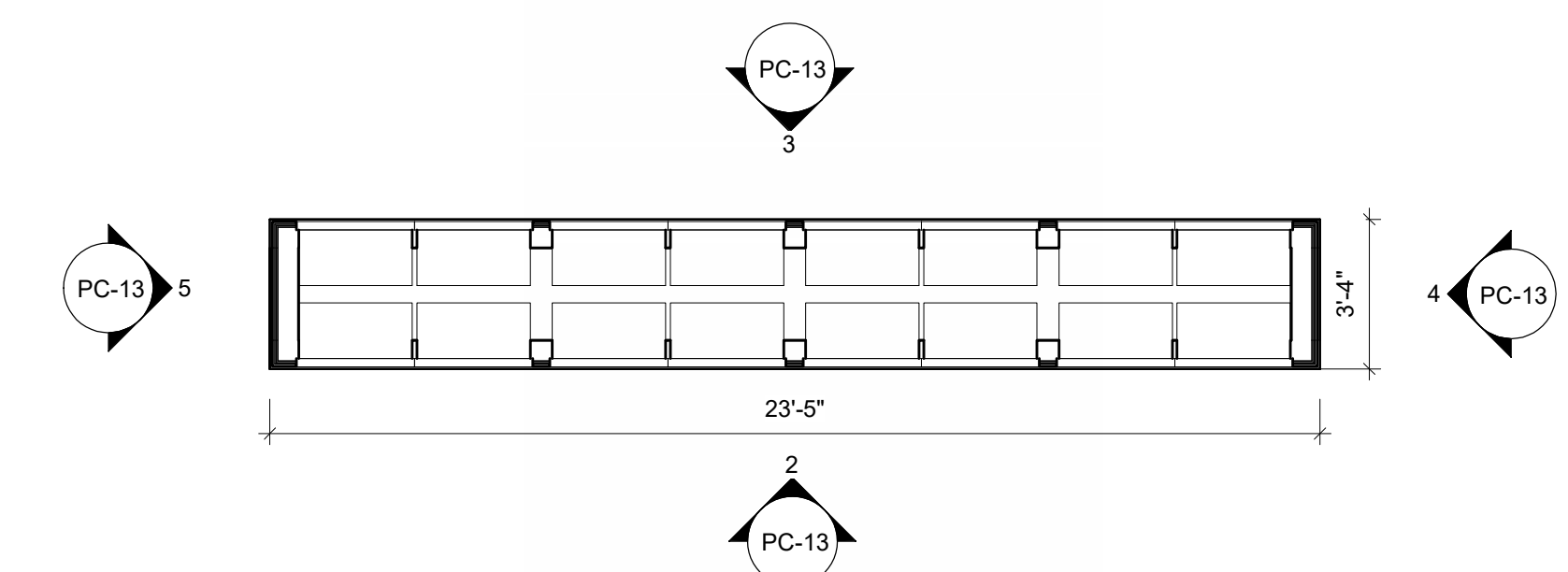
**8 TRASH ENCLOSURE ELEVATION 2**  
 1/4" = 1'-0"



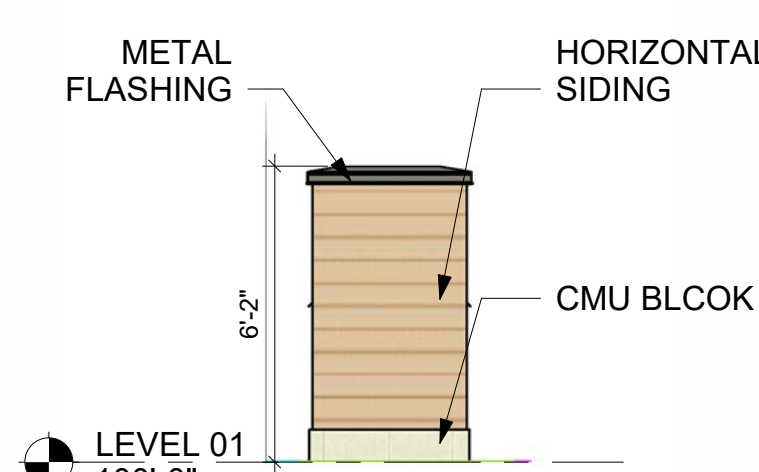
**7 TRASH ENCLOSURE ELEVATION 1**  
 1/4" = 1'-0"



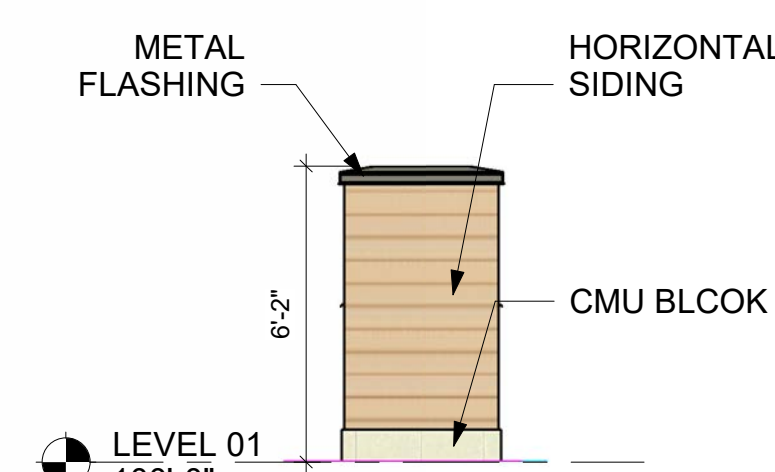
**6 TRASH ENCLOSURE**  
 1/4" = 1'-0"



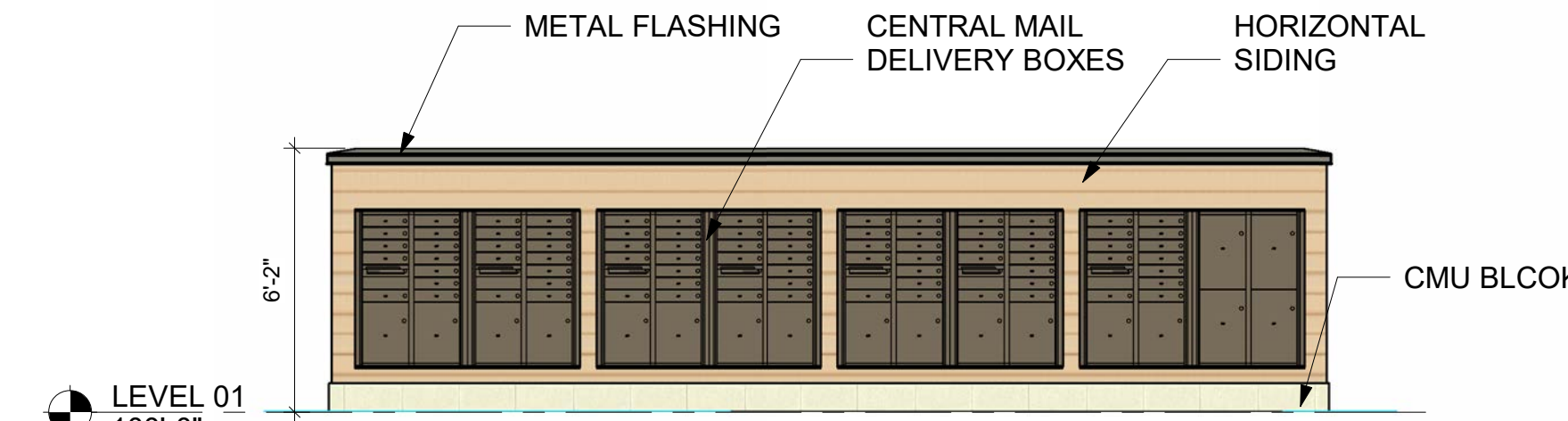
**1 MAIL KIOSK**  
 1/4" = 1'-0"



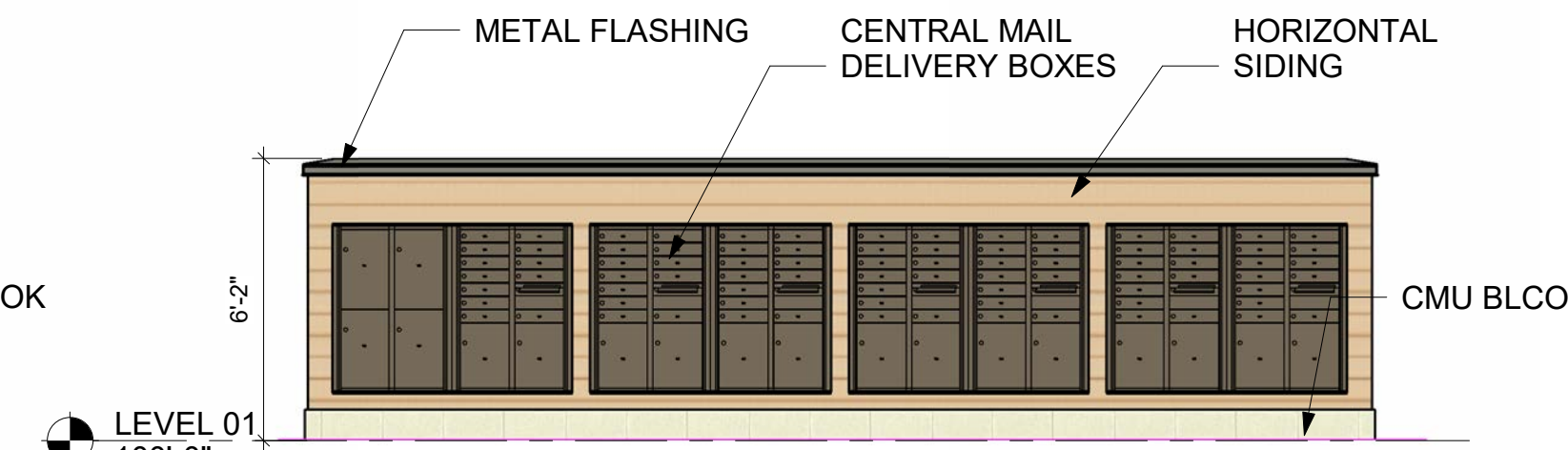
**5 MAIL KIOSK ELEVATION 4**  
 1/4" = 1'-0"



**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"

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MAIL KIOSK, TRASH  
 ENCLOSURE -  
 PLANS &  
 ELEVATIONS

Sheet # **PC-13**