

PARKING CALCULATION TABLE PER BUILDING																
BUILDING	1 BED UNITS	SPACES / UNIT	REQ'D SPACES	2 BED UNITS	SPACES / UNIT	REQ'D SPACES	3 BED UNITS	SPACES / UNIT	REQ'D SPACES	TOTAL REQ'D	UNDERGROUND FULL-SIZE	UNDERGROUND COMPACT	GARAGE	SURFACE	STREET	TOTAL PROVIDED
A1-APARTMENT	24	1.5	36	20	2	40	0	2.5	0	76	43	2	0	31	17	93
A2-APARTMENT	24	1.5	36	20	2	40	0	2.5	0	76	43	2	0	16	20	81
A3-APARTMENT	24	1.5	36	20	2	40	0	2.5	0	76	43	2	0	31	0	76
A4-APARTMENT	24	1.5	36	20	2	40	0	2.5	0	76	43	2	0	43	0	88
B-TOWNHOME	0	1.5	0	0	2	0	10	2.5	25	25	0	0	20	8	0	28
C1-STACKED FLATS	0	1.5	0	4	2	8	4	2.5	10	18	0	0	16	8	0	32
C2-STACKED FLATS	0	1.5	0	4	2	8	4	2.5	10	18	0	0	16	3	0	27
C3-STACKED FLATS	0	1.5	0	3	2	6	3	2.5	7.5	13.5	0	0	12	4	3	19
C4-STACKED FLATS	0	1.5	0	3	2	6	3	2.5	7.5	13.5	0	0	12	19	0	31
C5-STACKED FLATS	0	1.5	0	2	2	4	2	2.5	5	9	0	0	8	10	0	18
TOTALS	96		144	90		192	26		65	401	172	8	84	173	56	493

EXISTING SITE DATA (LOT 1-WEST OF ROW [NO WETLAND])

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	10.85	472,709	
BUILDING FLOOR AREA	0.04	1,560	0.3%
PAVEMENT (ASP. & CONC.)	0.08	3,474	0.7%
TOTAL IMPERVIOUS	0.12	5,034	1.1%
LANDSCAPE/ OPEN SPACE	10.74	467,675	98.9%

PROPOSED SITE DATA (LOT 1-WEST OF ROW [NO WETLAND])

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	10.85	472,709	
BUILDING FLOOR AREA	2.15	93,681	19.8%
PAVEMENT (ASP. & CONC.)	3.19	139,066	29.4%
TOTAL IMPERVIOUS	5.34	232,747	49.2%
LANDSCAPE/ OPEN SPACE	5.51	239,962	50.8%

EXISTING SITE DATA (LOT 1-EAST OF ROW [NO WETLAND])

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	5.48	238,768	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.07	3,216	1.3%
TOTAL IMPERVIOUS	0.07	3,216	1.3%
LANDSCAPE/ OPEN SPACE	5.41	235,552	98.7%

PROPOSED SITE DATA (LOT 1-EAST OF ROW [NO WETLAND])

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	5.48	238,768	
BUILDING FLOOR AREA	0.64	27,993	11.7%
PAVEMENT (ASP. & CONC.)	1.14	49,631	20.8%
TOTAL IMPERVIOUS	1.78	77,624	32.5%
LANDSCAPE/ OPEN SPACE	3.70	161,144	67.5%

SITE INFORMATION:

LEGAL DESCRIPTION: Part of Lots 1 & 3, CSM No. 7769, and Parcel 1, CSM No. 4431, Being Part of the SE 1/4 & SW 1/4 of the NW 1/4, Section 18, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin

PROPERTY AREA: AREA = 1,071,388 S.F. (24.596 ACRES).
 LOT 1 (WEST OF ROW) = 750,409 S.F. (17.227 ACRES).
 LOT 2 (EAST OF ROW) = 282,357 S.F. (6.023 ACRES).
 WETLAND AREA WEST OF ROW = 277,700 S.F. (6.375 ACRES).
 WETLAND AREA EAST OF ROW = 23,589 S.F. (0.542 ACRES).
 RIGHT OF WAY AREA: 58,622 S.F. (1.346 AC)

EXISTING ZONING: A-1 & B-4
 PROPOSED ZONING: Rm-1 PUD
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL
 AREA OF SITE DISTURBANCE: +/- 17.00 ACRES

SETBACKS: BUILDING: FRONT = 30'
 SIDE = 10'
 REAR = 25'
 TO SF DISTRICT (NORTH) = 50'
 PAVEMENT: FRONT = 25'
 SIDE = 15'
 REAR = 15'

MAXIMUM PROPOSED BUILDING HEIGHT: 56' FROM LOWER LEVEL OF THE A UNITS. (MAX. HEIGHT ALLOWED: 50') - PUD DEPARTURE REQUESTED

PARKING REQUIRED: 1-1/2 SPACES PER EFFICIENCY & ONE-BEDROOM UNIT
 96 UNITS (144 SPACES REQ.)
 2 SPACES PER TWO-BEDROOM UNIT
 96 UNITS (192 SPACES REQ.)
 2-1/2 SPACES PER THREE-BEDROOM UNIT
 26 UNITS (65 SPACES REQ.)
 TOTAL SPACES REQUIRED: 401 SPACES

PARKING PROVIDED: 493 PRIVATE SPACES (172 9'X18' SPACES BELOW A UNITS & 8 COMPACT SPACES, 84 GARAGE SPACES, 173 SURFACE SPACES, 56 STREET PARKING) (11 H.C. ACCESSIBLE) + 31 PUBLIC STREET PARKING & 4 DEDICATED MAIL PICKUP SPACES

HANDICAP STALLS REQUIRED: 9, HANDICAP STALLS PROVIDED: 12

BUILDING OCCUPANCY CLASSIFICATION = A UNIT-R2 PROTECTED W/ S2 FOR LOWER LEVEL PARKING
 B & C UNITS=R2 PROTECTED, CLUBHOUSE=B PROTECTED
 CLASS OF BUILDING CONSTRUCTION = 5A (A UNITS)& 5B FOR B UNITS,C UNITS, & CLUBHOUSE

MAXIMUM LOT COVERAGE - BUILDING ONLY: THE SUM TOTAL OF THE FLOOR AREA ON ALL HABITABLE FLOORS OF THE PRINCIPAL BUILDING AND ALL ACCESSORY BUILDINGS SHALL NOT EXCEED 50% OF THE LOT AREA
 ALLOWED: 535,694 SF (50%)
 PROVIDED: 314,556 SF (29.4%)

EXISTING SITE DATA (TOTAL)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	24.60	1,071,388	
BUILDING FLOOR AREA	0.04	1,560	0.1%
PAVEMENT (ASP. & CONC.)	0.15	6,690	0.6%
TOTAL IMPERVIOUS	0.19	8,250	0.8%
LANDSCAPE/ OPEN SPACE	24.41	1,063,138	99.2%

PROPOSED SITE DATA (TOTAL)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	24.60	1,071,388	
BUILDING FLOOR AREA	2.79	121,674	11.4%
PAVEMENT (ASP. & CONC.)	5.08	221,167	20.6%
TOTAL IMPERVIOUS	7.87	342,841	32.0%
LANDSCAPE/ OPEN SPACE	16.73	728,547	68.0%

SPECIFICATION NOTE:

SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

PAVEMENT HATCH KEY:

- STANDARD ASPHALT
- HEAVY DUTY ASPHALT
- PUBLIC ROADWAY ASPHALT
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE

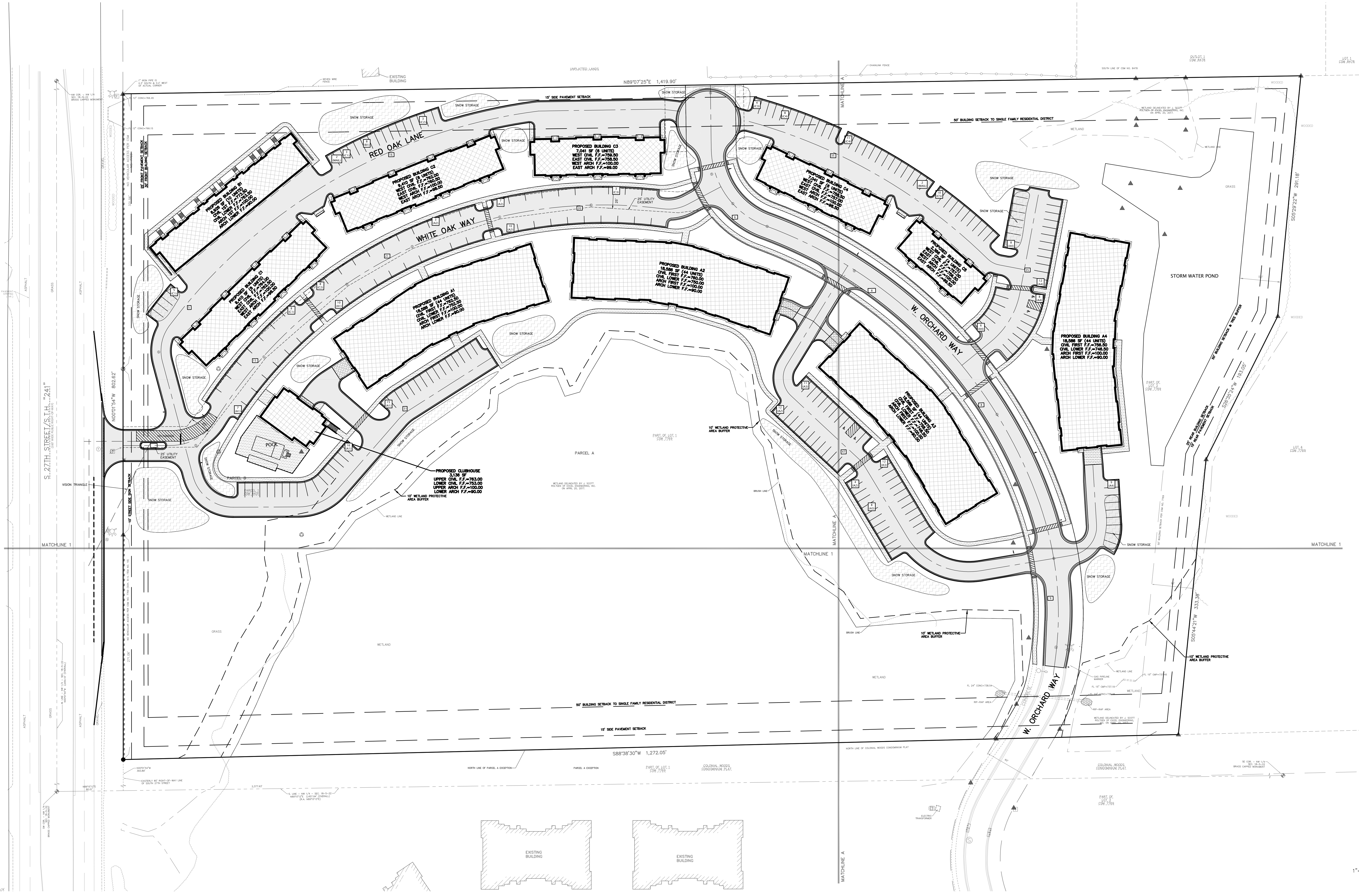
CURB & GUTTER MARKING KEY:

- INVERTED CURB & GUTTER
- SHEDDING CURB & GUTTER

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PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
THE OAKS AT 8100
 S. 27TH STREET • OAK CREEK, WI 53154



PROFESSIONAL SEAL

PRELIMINARY DATES
 FEB. 23, 2021
 APR. 26, 2021
 JUN. 8, 2021
 JUL. 6, 2021

NOT FOR CONSTRUCTION

JOB NUMBER
 1927520

SHEET NUMBER
C1.1A

