

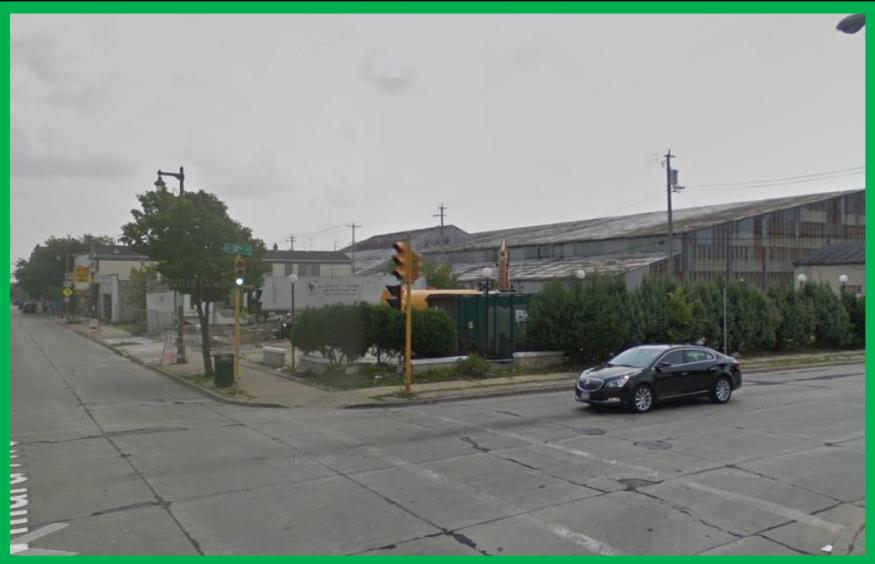
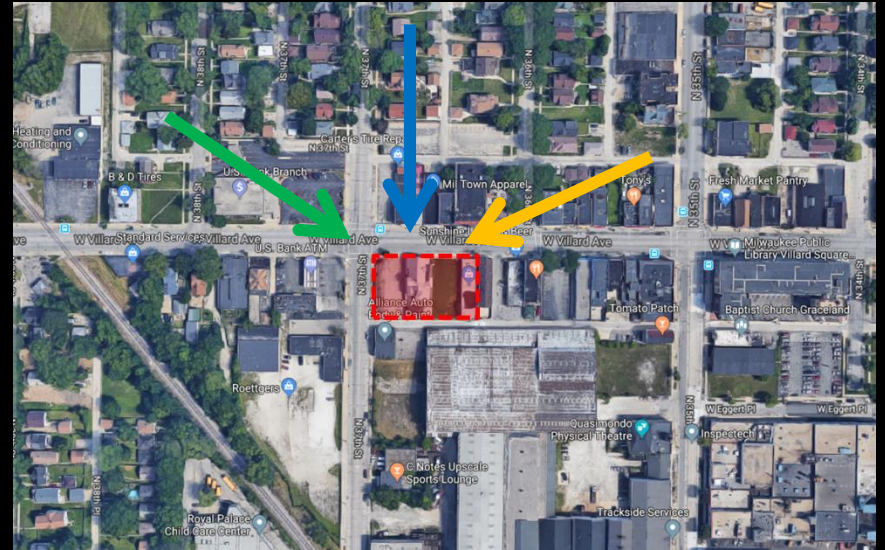
File No. 181488. Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as 3600@Villard to change the previously approved, enclosed parking to surface parking for a mixed-use development at 3611, 3615, 3619, 3621 and 3633 West Villard Avenue, located on the south side of West Villard Avenue, east of North 37th Street, in the 1<sup>st</sup> Aldermanic District.



# File No. 181488. Site Context Photos



View from West Villard Avenue looking south-west



View from N. 37th St and W. Villard looking south-east



View from West Villard Avenue looking south

File No. 181488. Exhibits



View Southwest from W. Villard Avenue and N. 37th Street



View East on W. Villard Avenue



View Northeast from N. 37th Street



View West from N. 37th Street



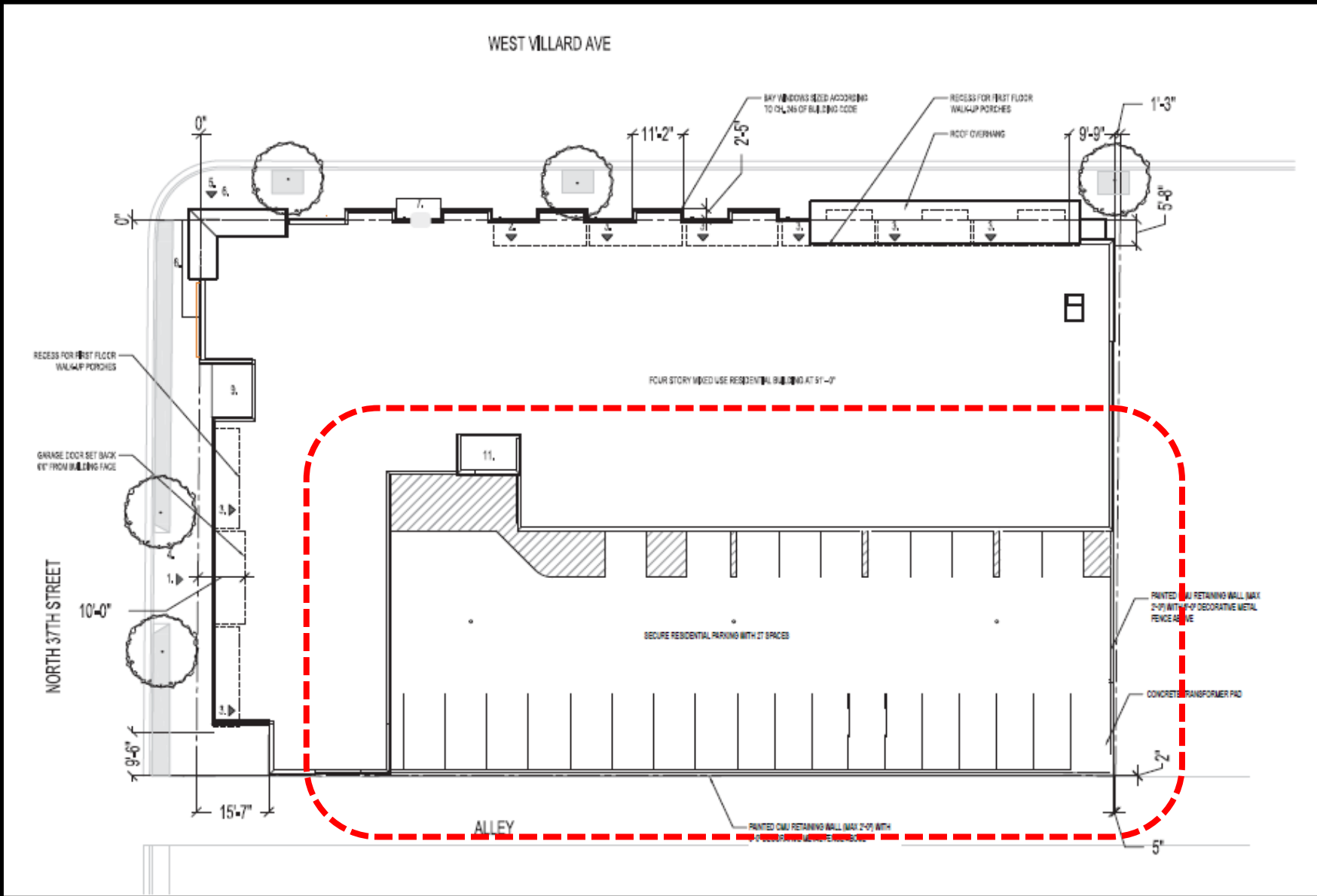
View of 3621 W. Villard Avenue



View of 3605-3611 W. Villard Avenue



File No. 181488. Modified Site Plan.



# File No. 181488. Existing Civil Plan.

## GENERAL NOTES:

1. ALL CURB RADI ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PROJECT WORK LIMIT, UNLESS STATED OTHERWISE.
2. CONTRACTOR TO ENSURE THAT ALL EXTERIOR CONCRETE SLABS ARE BROOM FINISHED.
3. REFER TO LANDSCAPE PLANS FOR RESTORATION IN LANDSCAPED AREAS.

## BUILDING AREA:

FIRST FLOOR AREA = 21,938 S.F.  
 BUILDING HEIGHT:  
 RETAIL SPACE = 47 FEET  
 TOWNHOMES = 46 FEET  
 PARKING GARAGE = 20 FEET

## PARKING DATA:

TOTAL PARKING SPACES = 26  
 HANDICAP ACCESSIBLE PARKING SPACES = 2

## SITE DATA:

TOTAL AREA OF LOT = 23,778 S.F. = 0.546 ACRES  
 TOTAL DISTURBED AREA = 27,113 S.F. = 0.622 ACRES  
 IMPERVIOUS AREA BEFORE CONSTRUCTION = 18,921 S.F. = 0.435 ACRES  
 IMPERVIOUS AFTER CONSTRUCTION = 26,530 S.F. = 0.609 ACRES  
 INCREASE IN IMPERVIOUS AREA = 7,599 S.F. = 0.174 ACRES

## GREEN SPACE:

LOT AREA = 23,778 S.F.  
 GREEN SPACE = 190 S.F.  
 1% GREEN SPACE

PARCEL ADDRESS  
 3611-3633 W. VILLARD AVENUE  
 MILWAUKEE, WI 53209

## ZONING:

CURRENT: XX

PROPOSED: XX

## SETBACK:

PROPOSED SETBACK: 4 FT

## LEGEND

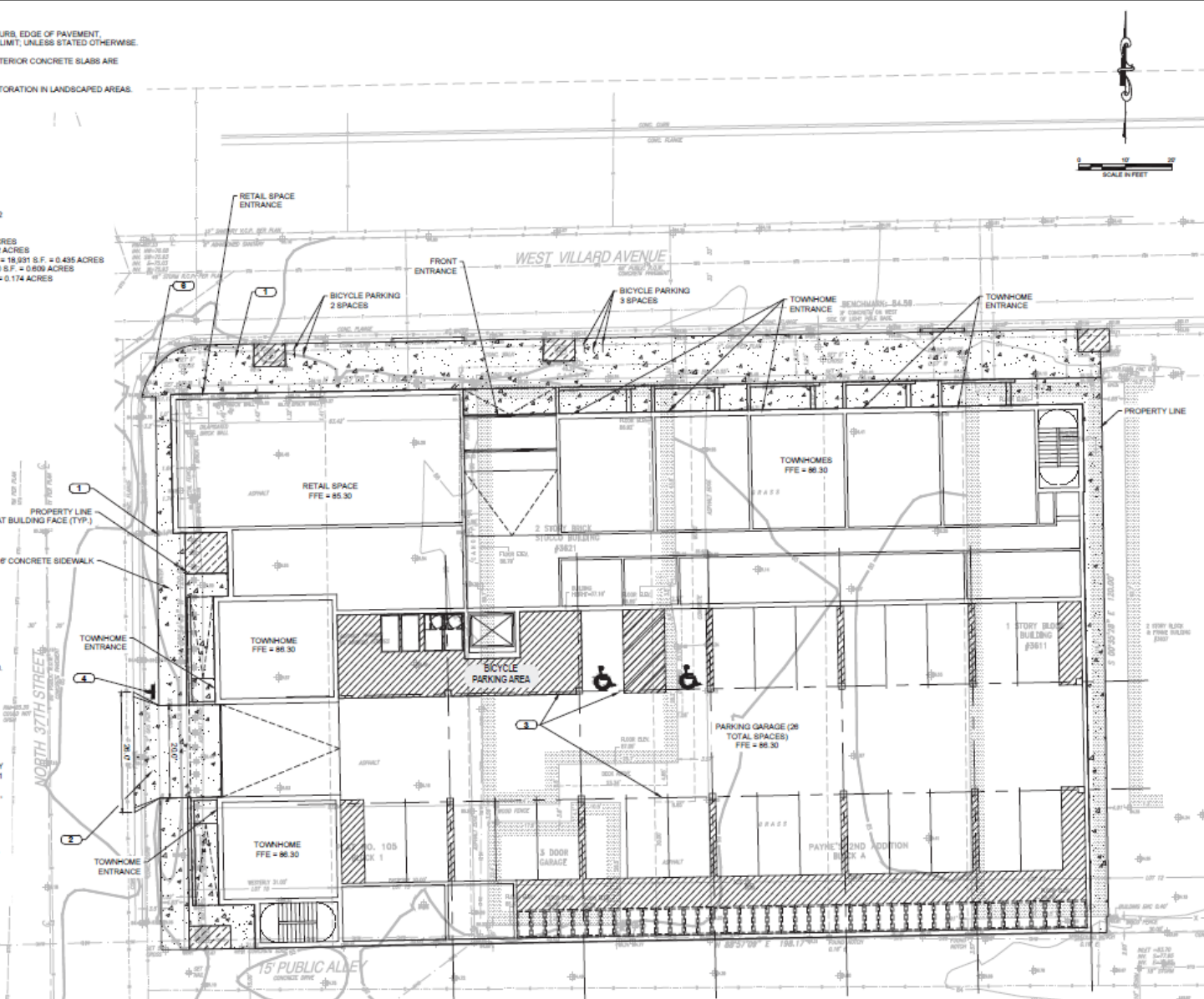
	CONCRETE
	LANDSCAPING

## GENERAL NOTES:

1. ALL CURB RADI ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PROJECT WORK LIMIT, UNLESS STATED OTHERWISE.
2. CONTRACTOR TO ENSURE THAT ALL CONCRETE SLABS ARE BROOM FINISHED.
3. REFER TO LANDSCAPE PLANS FOR RESTORATION IN LANDSCAPED AREAS.

## PLAN NOTES:

1. 5" CONCRETE SIDEWALK, SEE DETAIL 1, SHEET C501.
2. 7" THICK CONCRETE SLABS AT DRIVEWAY APPROACHES, SEE DETAIL 8, SHEET C501.
3. PAVEMENT MARKING 4-INCH WHITE, TYP., SEE DETAIL 4, SHEET C501.
4. R1-1 STOP SIGN SIZE 6, TUBULAR STEEL POST, SEE DETAIL 2 & 3, SHEET C502.
5. 24" CONCRETE CURB AND GUTTER, TYP., SEE DETAIL 3, SHEET C501.
6. CURB RAMPS, SEE DETAIL 1, SHEET C502.



# File No. 181488. Modified Civil Plan.

## GENERAL NOTES:

1. ALL CURB RACKS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PROJECT WORK UNLESS OTHERWISE STATED OTHERWISE.
2. CONTRACTOR TO ENSURE THAT ALL EXTERIOR CONCRETE SLABS ARE BROOM FINISHED.
3. REFER TO LANDSCAPE PLANS FOR RESTORATION IN LANDSCAPED AREAS.

## PLAN NOTES:

1. 8" CONCRETE SIDEWALK, SEE DETAIL 1, SHEET C501.
2. 7" THICK CONCRETE SLABS AT DRIVEWAY APPROACHES, SEE DETAIL 5, SHEET C501.
3. PAVEMENT MARKING 4-INCH WHITE, TYP., SEE DETAIL 2, SHEET C501.
4. 1/4" STOP SIGN SIZE 6, TUBULAR STEEL POST, SEE DETAIL 2 & 3, SHEET C502.
5. 31" CONCRETE CURB AND GUTTER, TYP., SEE DETAIL 4, SHEET C501.
6. CURB RAMPS, SEE DETAIL 1, SHEET C502.
7. BICYCLE RACKS, SEE DETAIL 3, SHEET C501.
8. WALL-MOUNTED ADA ACCESSIBLE PARKING SIGNS, SEE DETAIL 4, SHEET C502.
9. SEE ARCHITECTURAL PLANS FOR WALL, WALL ELEVATION, RAILING & STAIR DETAILS, SEE SHEET C503 FOR TOP & BOTTOM GRADES OF STAIRS.
10. SEE ARCHITECTURAL PLANS FOR RAMP DETAILS, WALL ELEVATIONS AND RAILING, SEE SHEET C503 FOR RAMP TOP & BOTTOM GRADES.
11. DECORATIVE METAL FENCE AND RETAINING WALL, SEE STRUCTURAL & ARCHITECTURAL PLANS FOR DETAILS.
12. CONCRETE PAD FOR TRANSFORMER, SEE DETAIL 6, SHEET C501. CONTRACTOR TO COORDINATE TRANSFORMER PAD DESIGN, LOCATION AND CONSTRUCTION WITH WE ENERGIES.

## BUILDING AREA:

FIRST FLOOR AREA = 11380 S.F.  
 BUILDING HEIGHT: 47 FEET  
 TOWNHOMES = 48 FEET

## PARKING DATA:

TOTAL PARKING SPACES = 27  
 ADA ACCESSIBLE PARKING SPACES = 2

## SITE DATA:

TOTAL AREA OF LOT = 23,778 S.F. = 0.546 ACRES  
 TOTAL DISTURBED AREA = 27,412 S.F. = 0.628 ACRES  
 IMPERVIOUS AREA BEFORE CONSTRUCTION = 18,931 S.F. = 0.435 ACRES  
 IMPERVIOUS AFTER CONSTRUCTION = 27,415 S.F. = 0.628 ACRES  
 INCREASE IN IMPERVIOUS AREA = 8,484 S.F. = 0.193 ACRES

## GREEN SPACE:

LOT AREA = 23,778 S.F.  
 GREEN SPACE ON LOT = 127 S.F.  
 0.5% GREEN SPACE

## PARCEL ADDRESS:

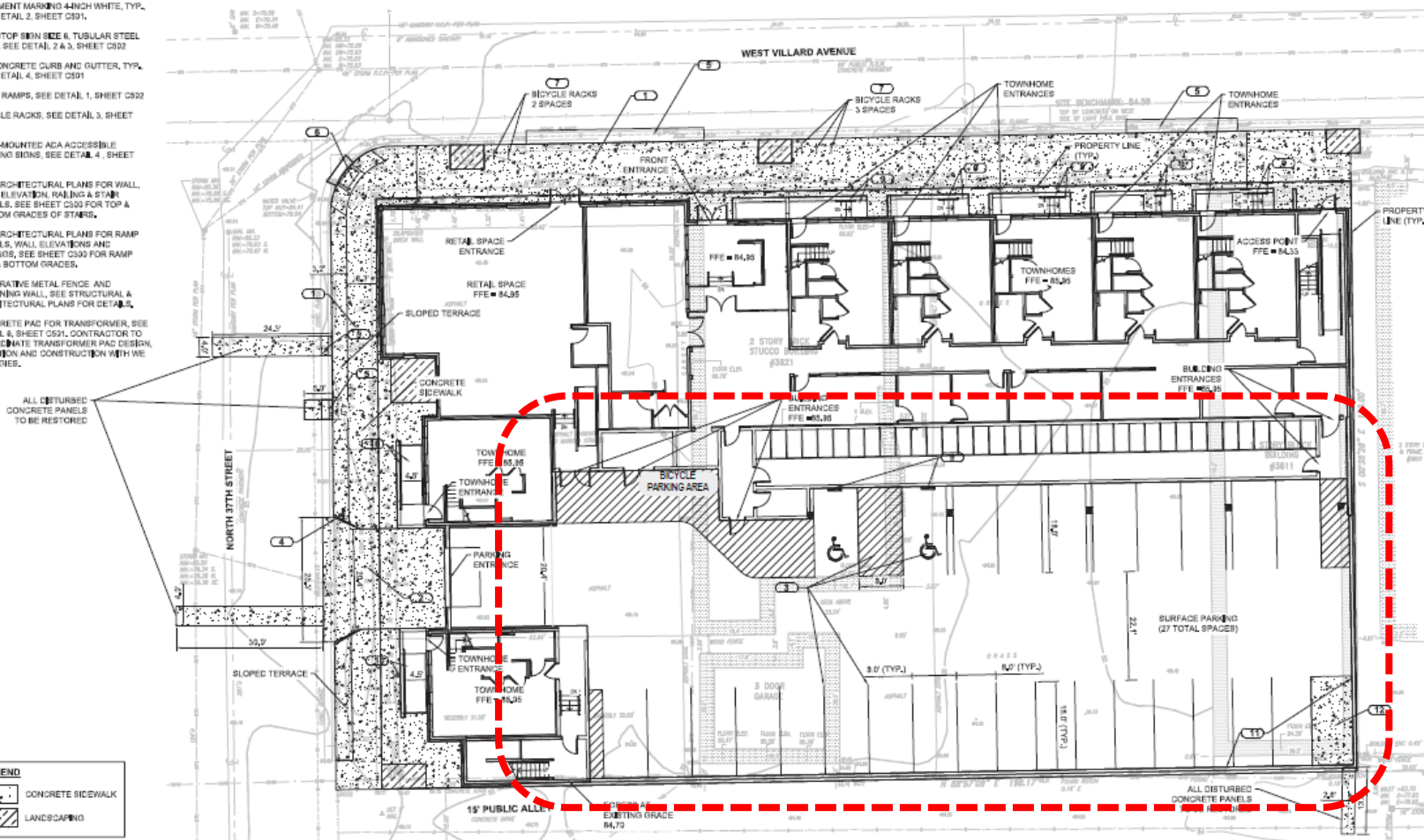
3174033 YALVILLARD AVENUE  
 MILWAUKEE, WI 53209

## ZONING:

CURRENT: PD  
 PROPOSED: PD

## SETBACK:

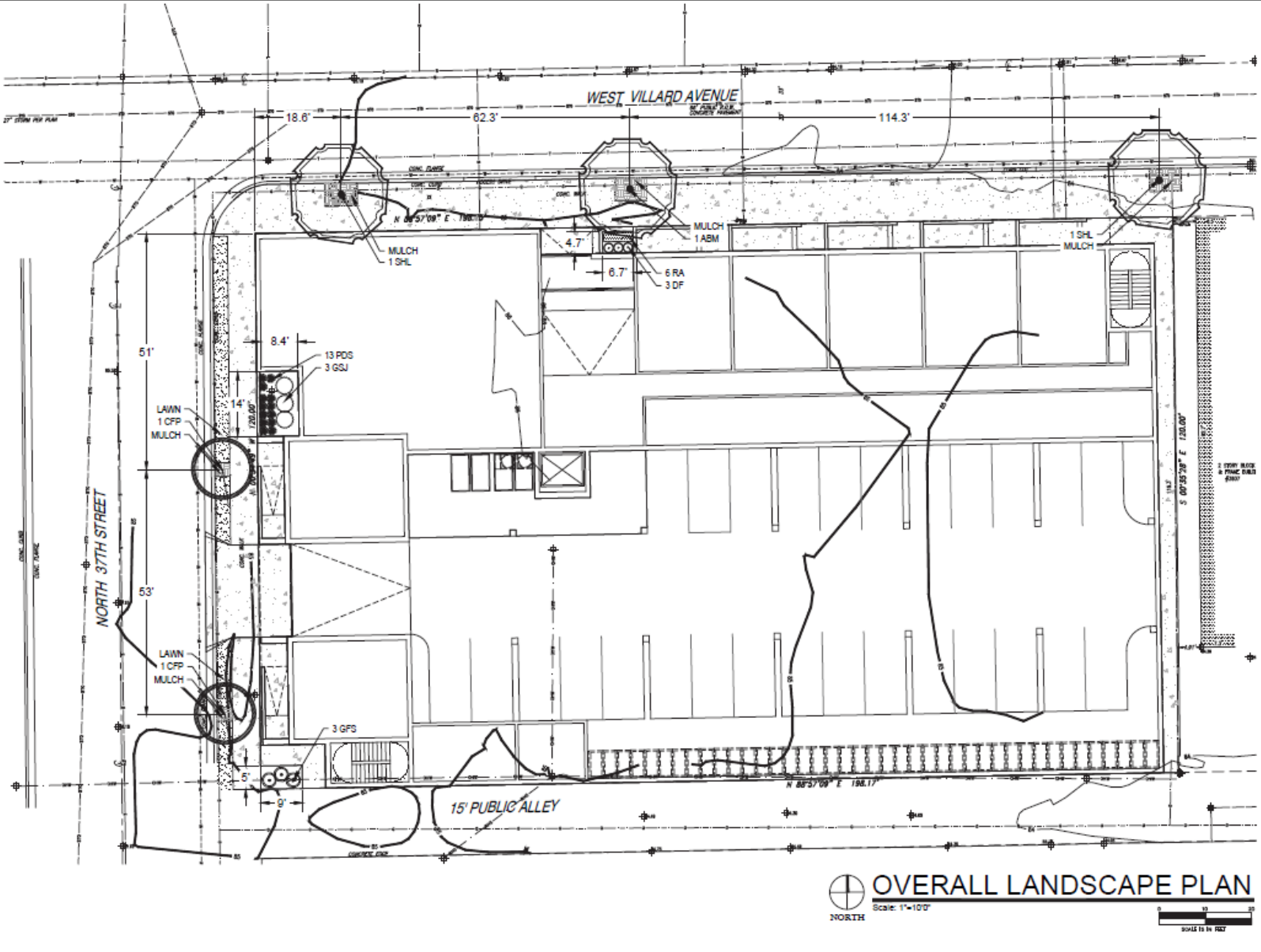
PROPOSED SETBACK: 0 FT



**LEGEND**

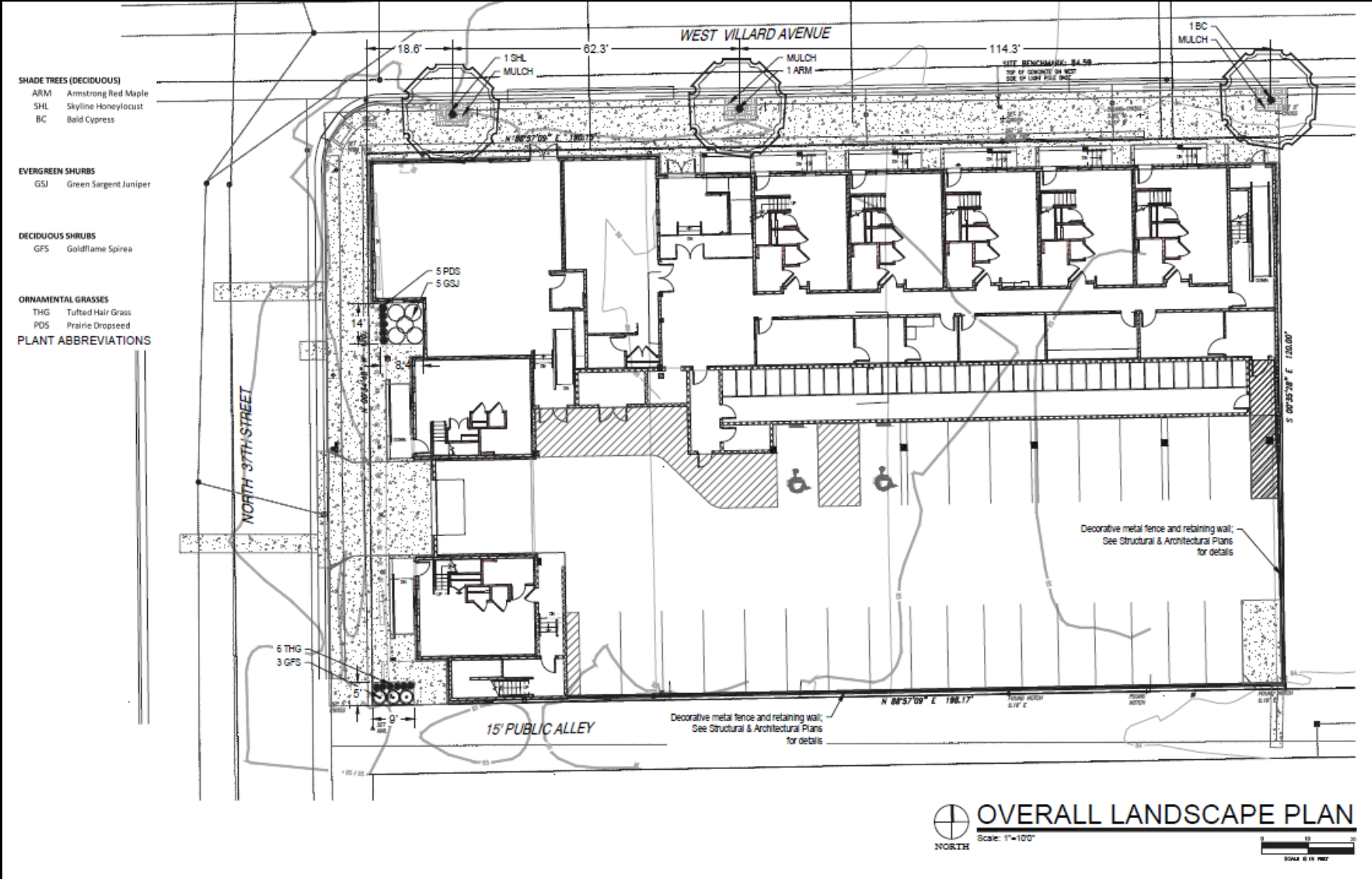
- CONCRETE SIDEWALK
- LANDSCAPING

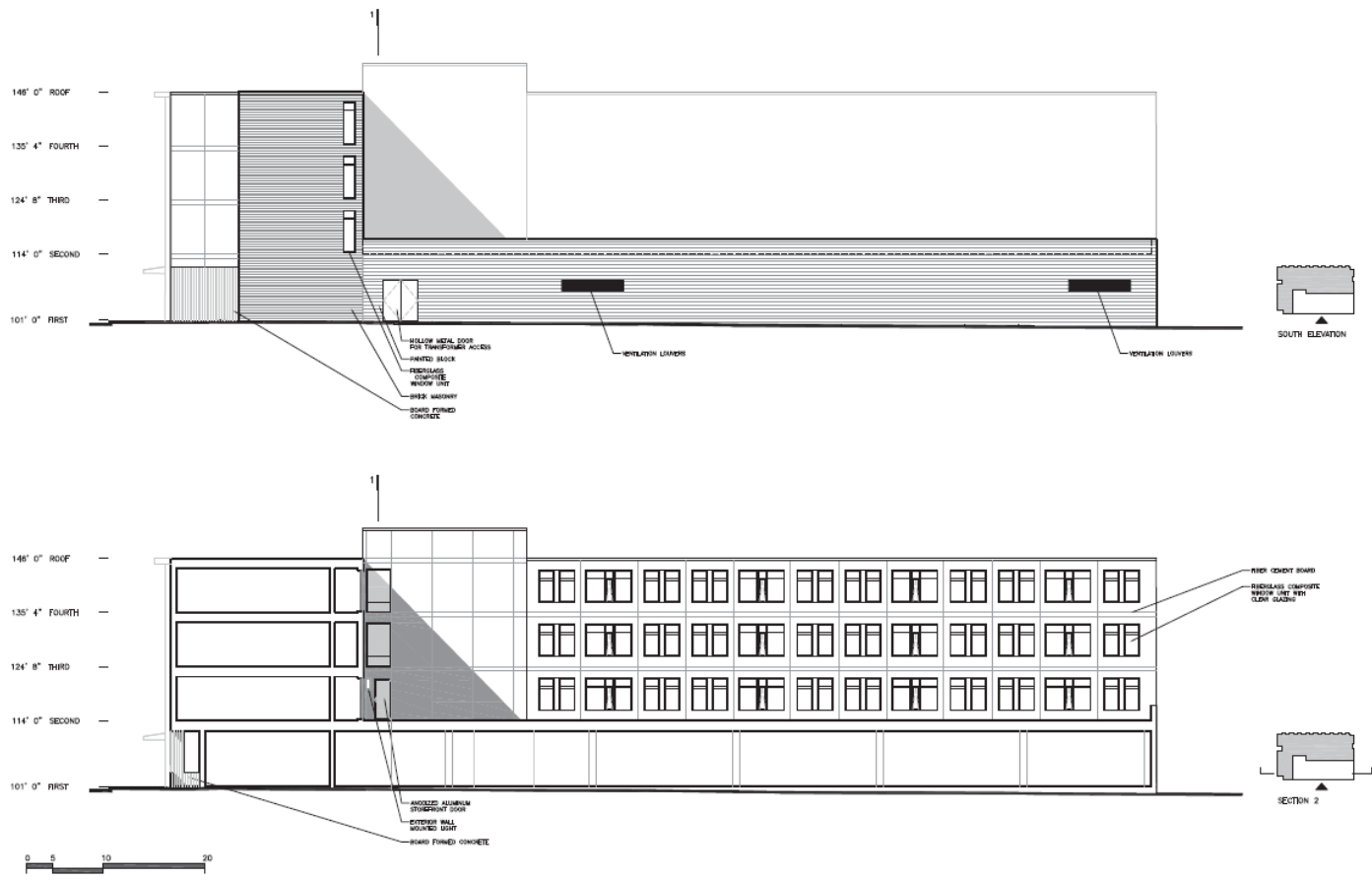
File No. 181488. Existing Landscape Plan.





File No. 181488. Modified Landscape Plan.



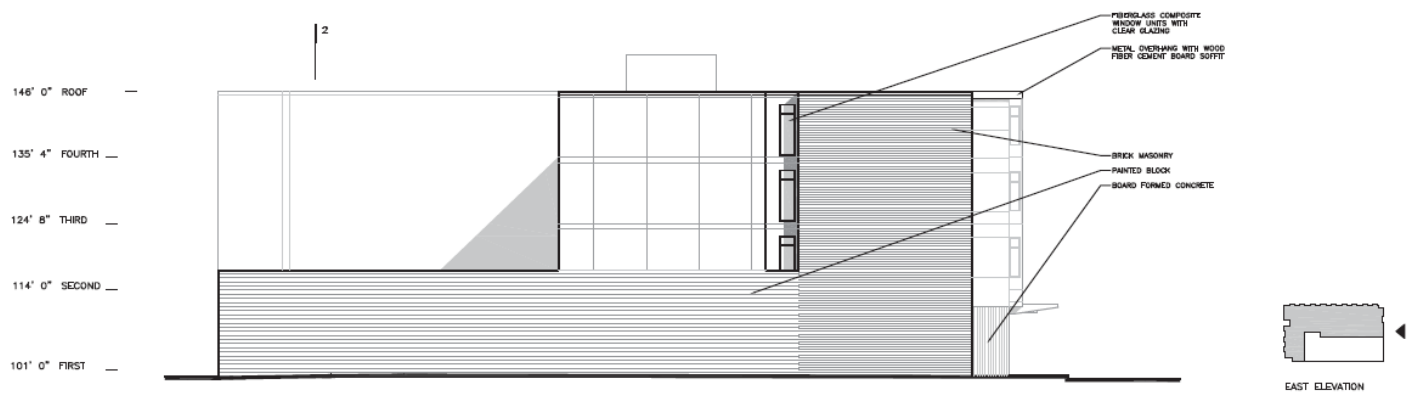


# File No. 181488. Modified South Elevation.

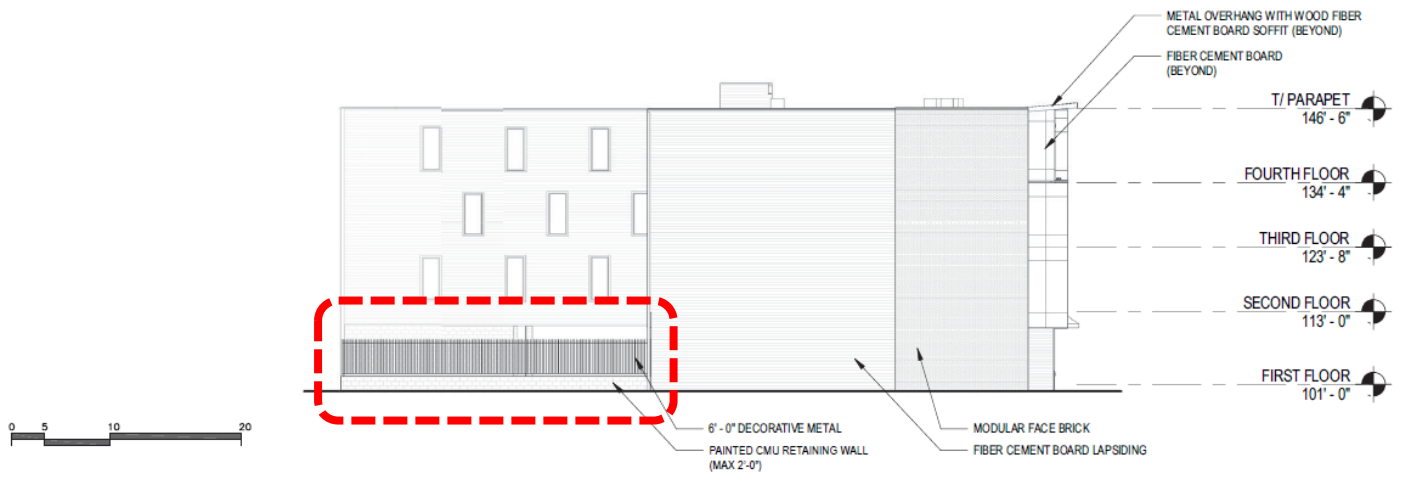
Architectural : Building Elevations - Modification #181488



Architectural: Building Elevations + Sections Existing #160597



Architectural: Building Elevations + Sections Modification #181488





AGAPE

Retail

ALLIANCE  
AUTO BODY



3600  
Villard

Retail