

File No. 250521. A substitute ordinance relating to the change in zoning from Industrial Light, IL2, to Downtown – Mixed Activity, C9G, to allow a mixed-use development on the property located at 1414 North Vel R. Phillips Avenue, on the east side of North Vel R. Phillips Avenue, north of West Vliet Street, in the 6th Aldermanic District.



File No. 250521. Context.



Aerial view

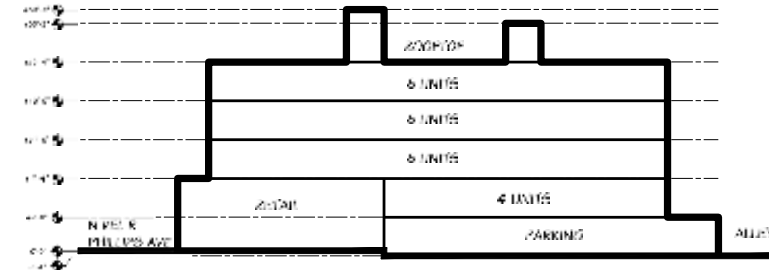
File No. 250521. Consistency with Comprehensive Plan.



Downtown Area Plan

- Adopted in 2023.
- Plan recommends increasing the supply of housing in the Downtown area, and encourages new residential development on underutilized land throughout Downtown – including the Haymarket District.
- Plan identifies the redevelopment of the Haymarket District as a catalytic project with an emphasis on high and medium-density residential development.
- Plan specifically calls for rezoning industrial properties in the Haymarket District to allow for a wider mix of uses.
- **The proposal is consistent with the Plan recommendations.**

1414-1420 N. VEL R PHILLIPS AVE. MILWAUKEE, WI 53212



SECTION DIAGRAM

SITE DATA

LOT AREA = 11766 SQ FT (142' X 142')

PROPOSED READING • OUR SHARED ACTIVITY

ALLOWABLE USES = MULTI-FAMILY, OFFICES & LIMITED RETAIL

$$\text{ALLOWABLE BUILDING AREA} = 5X \text{ LOT AREA } (5X,200) + 5X \text{ SURFACE OF PUBLIC OPEN AREA } (2,688) + (15,940) = 75,048 \text{ SQ'}$$

PROVED BY L. NG AND A. S. = 2. 2. 2. 2.

REGULAR DETACHES = FRONT: 0, SIDE: 0, REAR: 0

REGULATED MIN/MAX HEIGHT = 28" MIN. / NO MAX.

Received 12 June 2003; accepted 10 July 2003

Abstract: The purpose of this study was to determine the effect of a 12-week resistance training program on the muscle strength and power of young adults. The study was a randomized controlled trial. The participants were divided into two groups: the control group and the intervention group. The control group performed no resistance training, while the intervention group performed a 12-week resistance training program. The primary outcome was the change in muscle strength and power. The secondary outcome was the change in body composition. The results showed that the intervention group had a significant increase in muscle strength and power compared to the control group. There was no significant change in body composition. The findings suggest that a 12-week resistance training program can improve muscle strength and power in young adults.

Submitted: 11 May 2016; Accepted: 12 July 2016

PROVIDED # OF PARKING SPACES [COVERED PARKING @ GRADE] = N

DRAWING LIST

1. 下列叙述中，正确的是
 A. 一个数除以0，得0
 B. 一个数除以0，得无穷大
 C. 一个数除以0，得无穷小
 D. 一个数除以0，得无意义

APPLICABLE CODES

Z00 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
Z00 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
Z00 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS
Z00 INTERNATIONAL ENERGY CONSERVATION CODE W/ AMENDMENTS
Z00 NATIONAL ELECTRICAL CODE W/ AMENDMENTS
<http://www.fairfaxva.gov/Code%20Books>
Z00 800-887-7832/887-7833 PLUMBING CODE

MAEMAR P.C.

ADAPTMENTS & DETAIL
1414-1420 N. WELLS CHILDS AVE. MILWAUKEE, WI 53233

TITLE SHEET

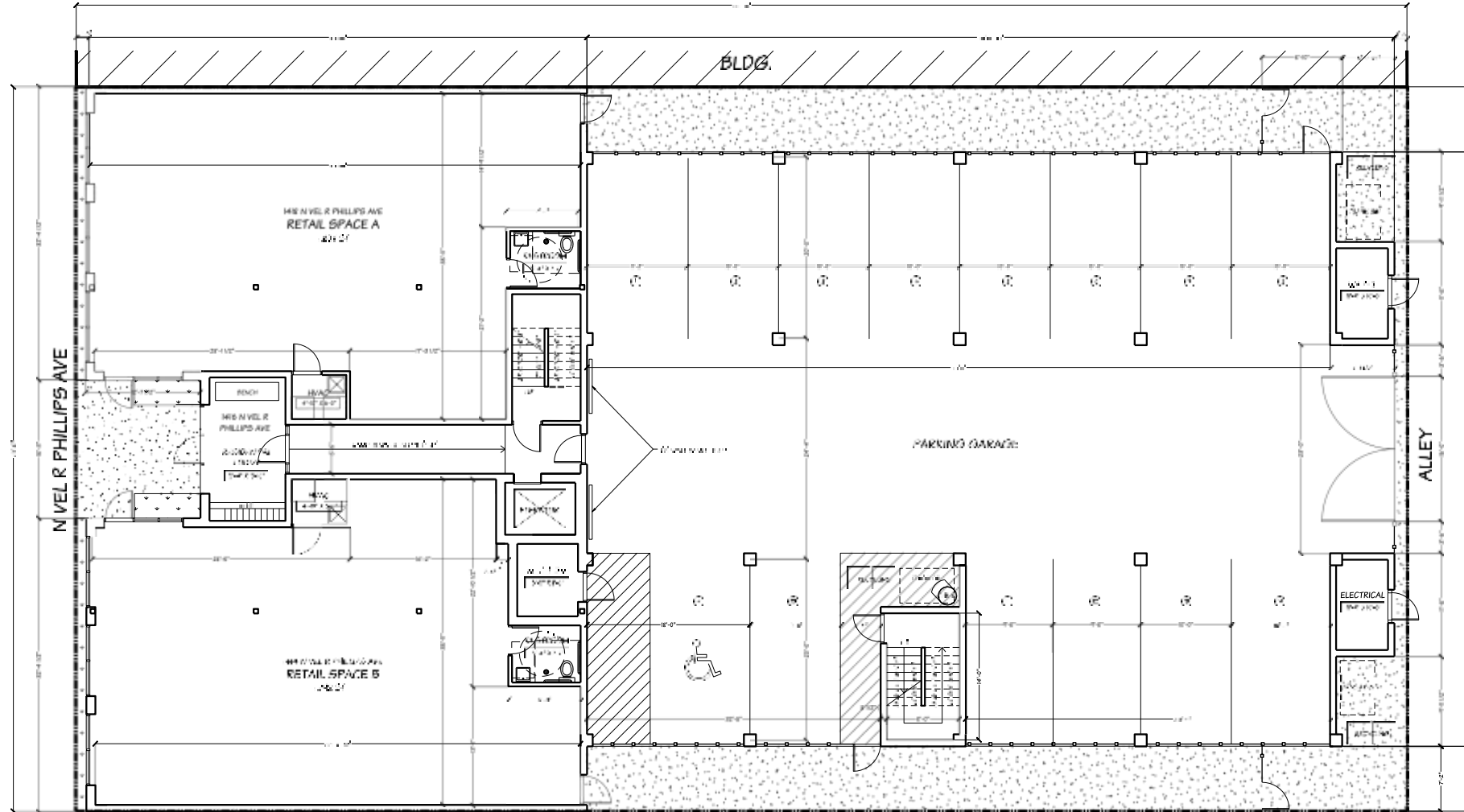
1

CONCEPTUAL - FOR ZONING PRESENTATION ONLY



1ST FLOOR PLAN

DATE: 10/14/2014



PARKING LOT

CONCEPTUAL - FOR ZONING PRESENTATION ONLY

ADAPTIVE RETAIL

1414-1420 N. VEL R PHILLIPS AVE. MILWAUKEE, WI 53212

MAEMAR P.C.

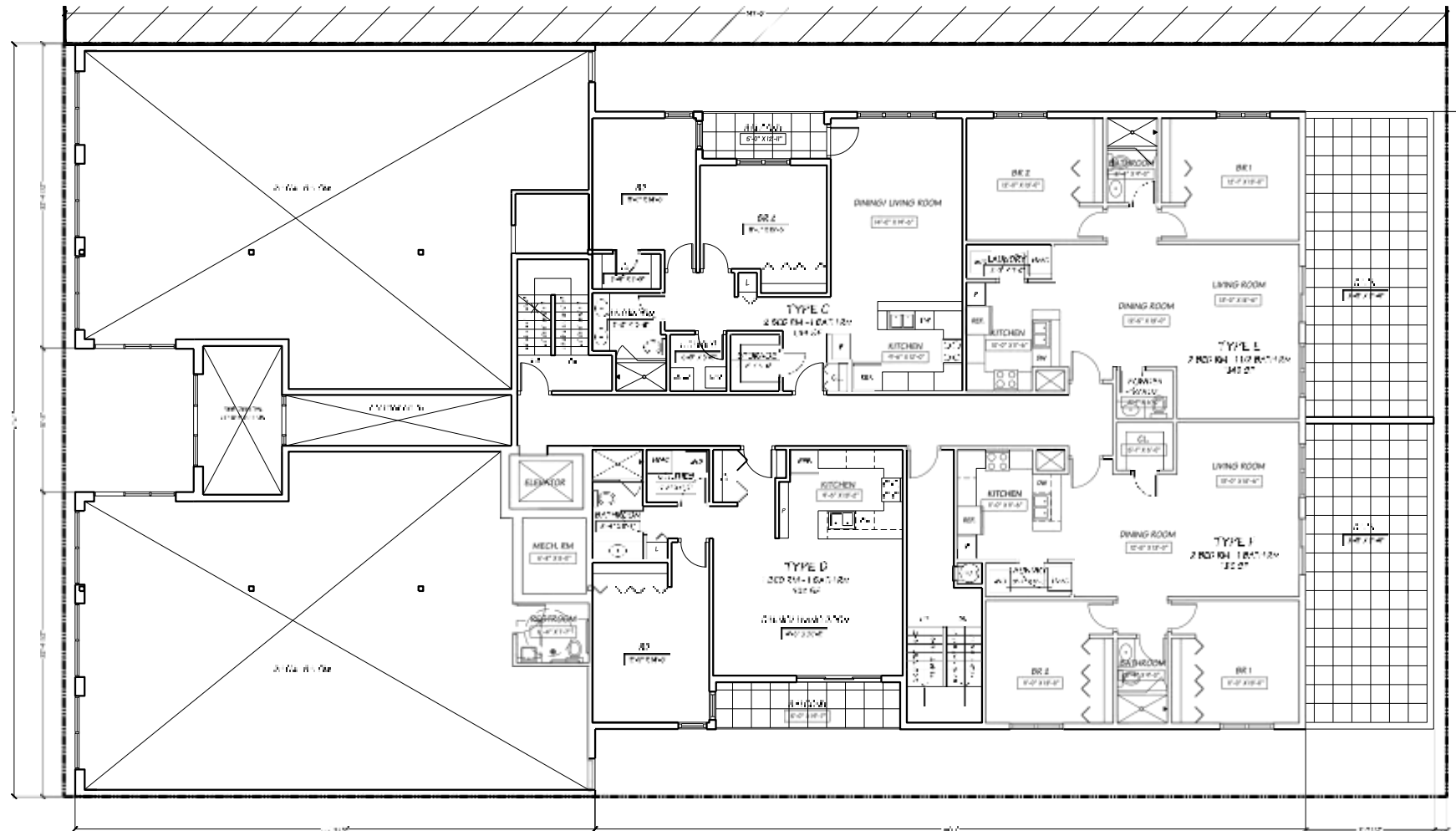
MAEMAR P.C. is a professional engineering firm located at 1414-1420 N. Vel R Phillips Ave., Milwaukee, WI 53212. The firm is a member of the Wisconsin Professional Engineers Association.

1ST FLOOR PLAN

10/14/2014



MAEMAR P.C.
1414-1420 N. VEL R PHILLIPS AVE.
MILWAUKEE, WI 53212
TEL: 414.224.1234
FAX: 414.224.1235
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2ND FLOOR PLAN

1414-1420 N. VFL

TOTAL APARTMENT UNITS = 16

TYPE A = 8
2 BDR RM - 2 BATH RM
1242 SF

TYPE B = 8
2 BDR RM - 2 1/2 BATH RM
1202 SF

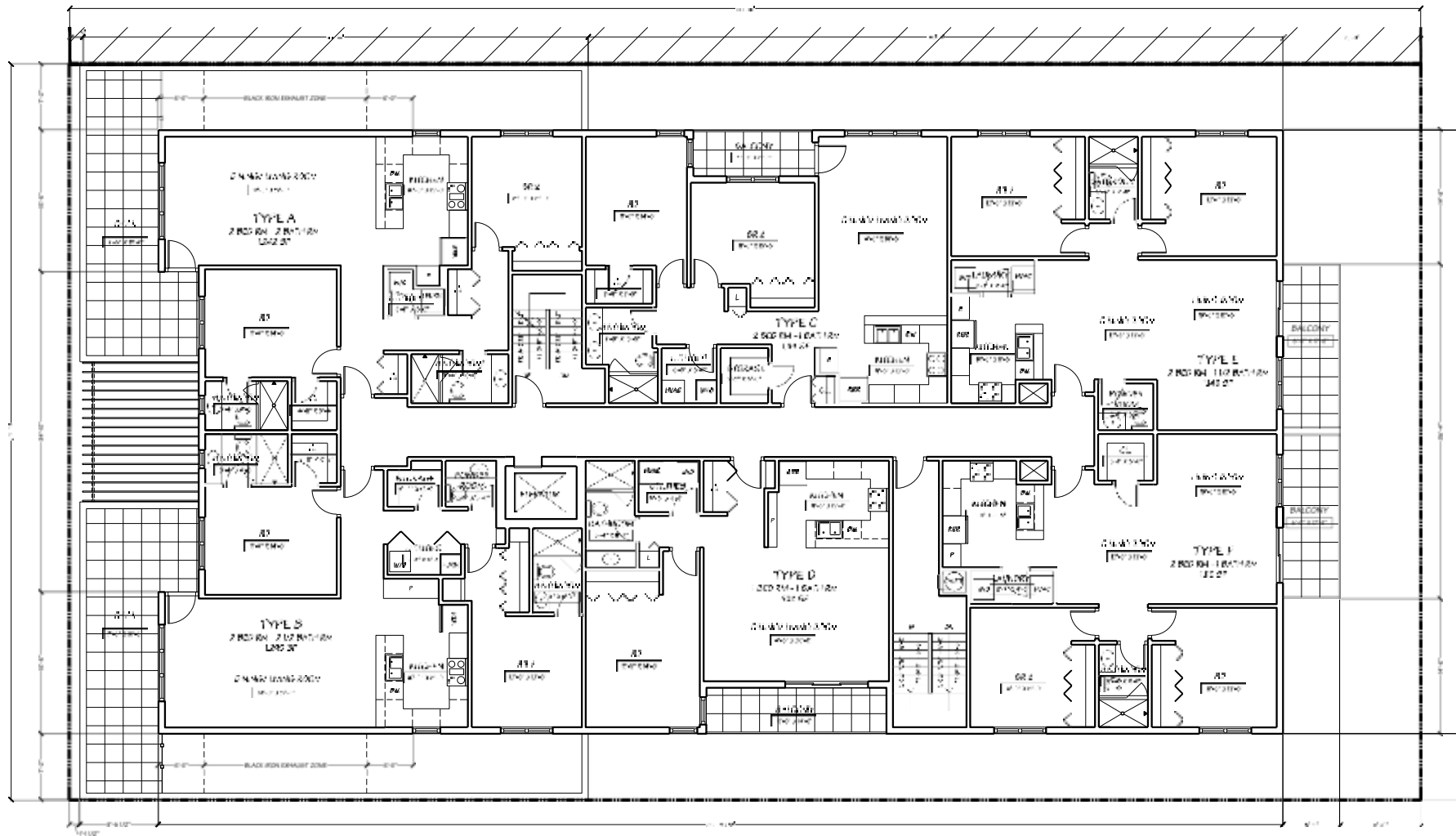
TYPE C = 4
2 BDR RM - 1 BATH RM
124 SF

TYPE D = 4
2 BDR RM - 1 1/2 BATH RM
1402 SF

TYPE E = 4
2 BDR RM - 1 1/2 BATH RM
1402 SF

TYPE F = 4
2 BDR RM - 1 BATH RM
1202 SF

CONCEPTUAL - FOR ZONING PRESENTATION ONLY



TOTAL APARTMENT UNITS = 16

TYPE A = 3
2 BDR RM - 2 BATH RM
1442 SF

TYPE B = 3
2 BDR RM - 2 1/2 BATH RM
1442 SF

TYPE C = 4
2 BDR RM - 1 BATH RM
124 SF

TYPE D = 4
2 BDR RM - 1 1/2 BATH RM
1401 SF

TYPE E = 4
2 BDR RM - 1 1/2 BATH RM
1402 SF

TYPE F = 4
2 BDR RM - 1 BATH RM
122 SF

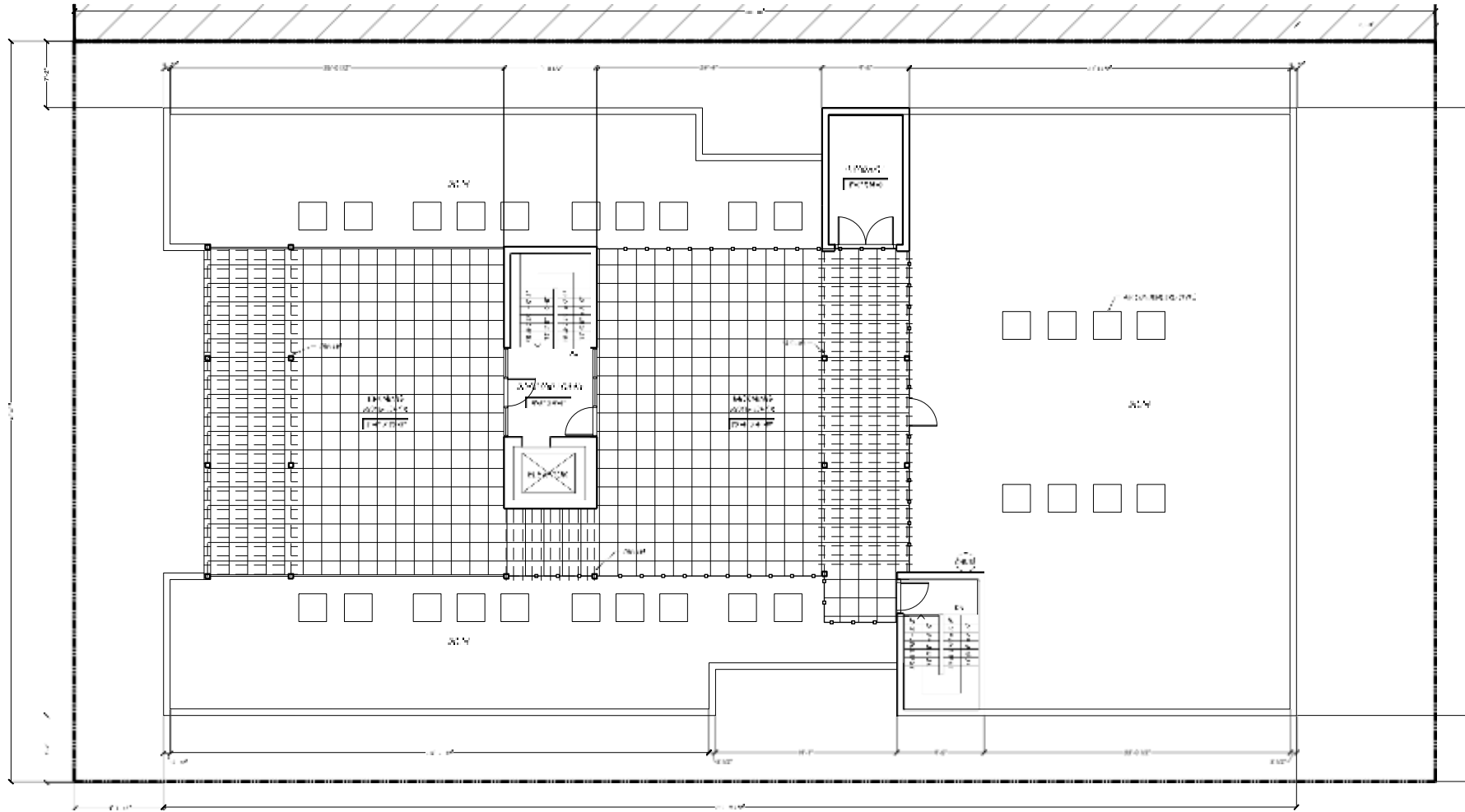
CONCEPTUAL - FOR ZONING PRESENTATION ONLY

MAEMAR P.C.

APARTMENTS & DETAIL
1414-1420 N. VFL & PHILLIPS AVE. MILWAUKEE, WI 53212

3RD FLOOR PLAN

APC



ROOFTOP PLAN

(Scale: 1/8" = 1'-0")

TOTAL APARTMENT UNITS = 16

TYPE A = 8 2 BDR RM - 2 BATH RM 1242 SF	TYPE B = 8 2 BDR RM - 2 1/2 BATH RM 1202 SF	TYPE C = 4 2 BDR RM - 1 BATH RM 124 SF
TYPE D = 4 2 BDR RM - 1 BATH RM 1202 SF	TYPE E = 4 2 BDR RM - 1 1/2 BATH RM 1402 SF	TYPE F = 4 2 BDR RM - 1 BATH RM 1202 SF

CONCEPTUAL - FOR ZONING PRESENTATION ONLY

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APARTMENTS & DETAIL
1414-1420 N. VFL & PHILLIPS AVE. MILWAUKEE, WI 53212

PROJECT NO. 100-100-0000
DATE: 10/1/2020
DRAWN BY: J. J. J.

SCALE: 1/8" = 1'-0"

DATE: 10/1/2020



BIRD'S EYE VIEW FROM SW



STREET VIEW FROM SW



ALLEY VIEW FROM SE



ALLEY VIEW FROM NE

RENDERINGS

02/24/2024

CONCEPTUAL - FOR ZONING PRESENTATION ONLY

<p>MAEMAR P.C. 1000 W. WISCONSIN AVENUE, SUITE 200 MILWAUKEE, WI 53233 TEL: 414.224.1234 FAX: 414.224.1235 WWW.MAEMARPC.COM</p>		<p>PROJECT NO. 2024-001 DATE: 02/24/2024 DRAWN BY: J. J. J. J. CHECKED BY: J. J. J. J. APPROVED BY: J. J. J. J.</p>	
<p>APARTMENTS & RETAIL 1414-1420 N. VFL & PHILLIPS AVE. MILWAUKEE, WI 53212</p>			
<p>RENDERINGS</p>		<p>SCALE: 1" = 10'-0"</p>	