

City of Verona Plan Commission August 11, 2016
PD Process Step 4: Precise Implementation Plan
VeloCity: Mixed Use Development
142 Paoli St.
Presented by DDD Development, LLC (3D)

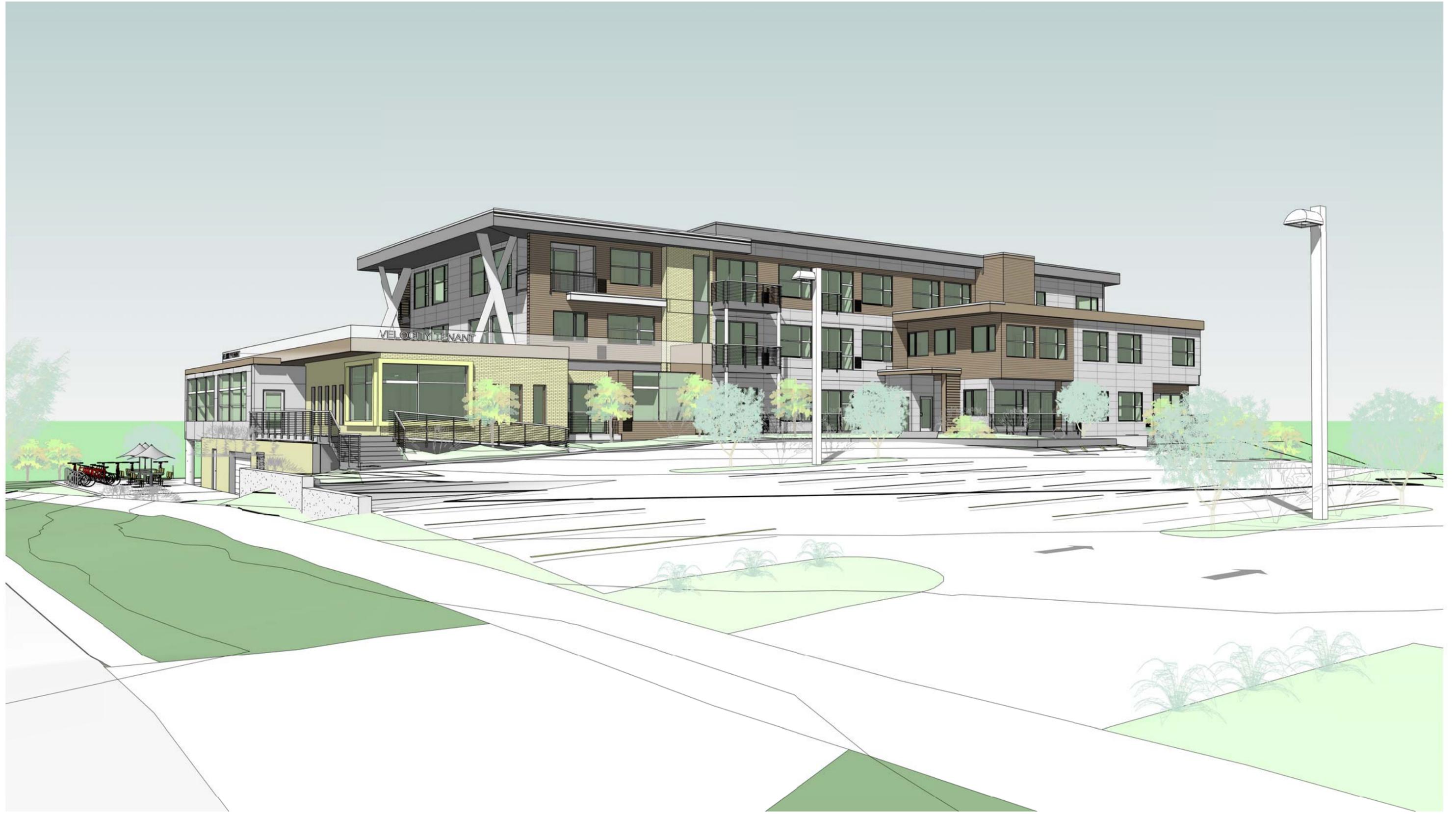
Design Progression Update

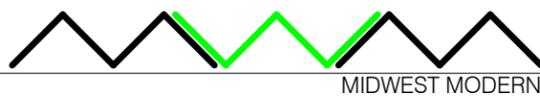
As a result of working through the design process with the civil engineering consultant, and landscape architect the building was moved 10' further away from the bike trail toward Paoli Street to work with the existing soil conditions and grades. In an effort to keep the same generous setback from the neighbor at 138 Paoli Street (and setback that was approved as part of the GDP) the 2-story mass that abuts the setback has been shortened 10' to keep the same setback from the neighbor at 138 Paoli Street. This also allows the addition of a bio retention basin and planting area between the building and the bike trail. The (4) 2-bedroom units that were in the 2-story mass were revised to become (2) 2-story 3 bedroom/ 2 ½ bath units to offer another unit type for the market. Additionally, the commercial space was reduced in size to 3,005 SF. (2) 2-bedroom units were added in part of the previous commercial space to keep the number of units the same within the overall smaller building footprint. A future addition of up to 615 SF of commercial on the lower level at the bike trail is still being considered as a place for a seasonal trailside amenity. Parking for the commercial space is being sized for the 3,005 SF space with (11) required stalls in addition to shared surface parking with the residential parking requirements.

The net result on the unit mix from the above changes results in the same number of units at 29, and the same number of bedrooms at 38, but the mix is being proposed at (2) 3 bedroom, 2 1/2 bath units (5) 2 bedroom units, and (22) 1 bedroom units from (9) 2 bedroom units and (20) 1 bedroom units. The number of units with balconies has been reduced by 1 unit; however there is now more greenspace on the property as a result of the decrease in overall building footprint. The number of parking stalls for the residential units does not change as a result of the new unit mix.

Sincerely,
Kyle Dumbleton & Bill Dresser
DDD Development, LLC

END





MIDWEST MODERN

VELOCITY MIXED USE
142 PAOLI STREET, VERONA, WISCONSIN, 53593

V2 VIEW FROM BIKE TRAIL

DDD DEVELOPMENT, LLC
STEP 4 PIP SUBMITTAL

08.11.2016



UNIT MATRIX 1-STORY UNITS

Level	Room Number	Room Name	Area	BEDS	BATHS
1ST FLOOR	103	1 BEDROOM	784 SF	1	1
1ST FLOOR	104	1 BEDROOM	791 SF	1	1
1ST FLOOR	109	1 BEDROOM	836 SF	1	1
1ST FLOOR	106	1 BEDROOM	762 SF	1	1
1ST FLOOR	102	1 BEDROOM	790 SF	1	1
1ST FLOOR	101	1 BEDROOM	720 SF	1	1
1ST FLOOR	128	1-BEDROOM W/ DEN	915 SF	1	1
1ST FLOOR	129	1-BEDROOM	691 SF	1	1
1: 8			6288 SF		
1ST FLOOR	105	2 BR 2 BATH	1064 SF	2	2
2: 1			1064 SF		
1ST FLOOR: 9			7352 SF		
2ND FLOOR	40	1 BEDROOM	720 SF	1	1
2ND FLOOR	201	1 BEDROOM	791 SF	1	1
2ND FLOOR	202	1 BEDROOM	784 SF	1	1
2ND FLOOR	204	1 BEDROOM	762 SF	1	1
2ND FLOOR	200	1 BEDROOM	790 SF	1	1
2ND FLOOR	113	1 BEDROOM	691 SF	1	1
2ND FLOOR	114	1 BEDROOM	707 SF	1	1
1: 7			5244 SF		
2ND FLOOR	207	2 BR 2 BATH	1185 SF	2	2
2ND FLOOR	203	2 BR 2 BATH	1064 SF	2	2
2: 2			2249 SF		
2ND FLOOR: 9			7493 SF		
3RD FLOOR	310	1 BEDROOM	641 SF	1	1
3RD FLOOR	309	1 BEDROOM	694 SF	1	1
3RD FLOOR	301	1 BEDROOM	834 SF	1	1
3RD FLOOR	302	1 BEDROOM	841 SF	1	1
3RD FLOOR	304	1 BR/ W/ DEN	763 SF	1	1
3RD FLOOR	308	1 BEDROOM	720 SF	1	1
3RD FLOOR	300	1 BEDROOM	843 SF	1	1
1: 7			5336 SF		
3RD FLOOR	303	2 BR 2 BATH	1118 SF	2	2
3RD FLOOR	306	2 BR 2 BATH	1137 SF	2	2
2: 2			2255 SF		
3RD FLOOR: 9			7591 SF		
Grand total: 27			22437 SF		

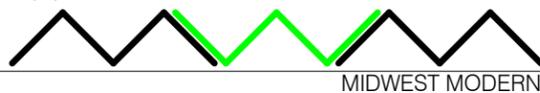
AREAS ARE USEABLE SF, RENTABLE SF IS LARGER

UNIT MATRIX 2-STORY UNITS

Level	Room Number	Room Name	Area	BEDS	BATHS
1ST FLOOR	107	3 BR 2.5 BATH LOWER LEVEL	628 SF	0	.5
2ND FLOOR	107	3 BR 2.5 BATH UPPER LEVEL	732 SF	2	2
107: 2			1360 SF		
1ST FLOOR	108	3 BR 2.5 BATH LOWER LEVEL	612 SF	0	.5
2ND FLOOR	108	3 BR 2.5 BATH UPPER LEVEL	741 SF	2	2
108: 2			1353 SF		

PROPOSED UNIT MIX:
 (5) 2 BEDROOM UNITS
 (22) 1 BEDROOM UNITS
(2) 2-STORY 3 BEDROOM UNITS
 (38) TOTAL BEDROOMS

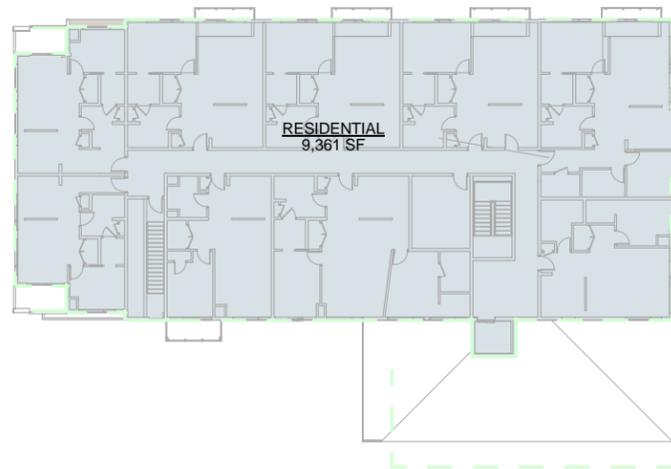
PREVIOUS SUBMITTAL:
 (9) 2 BEDROOM UNITS
(20) 1 BEDROOM UNITS
 (38) TOTAL BEDROOMS



MIDWEST MODERN

VELOCITY MIXED USE

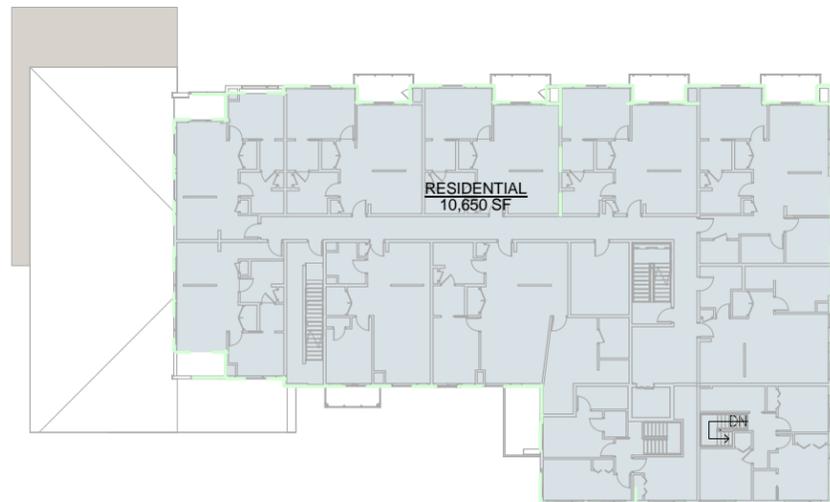
142 PAOLI STREET, VERONA, WISCONSIN, 53593



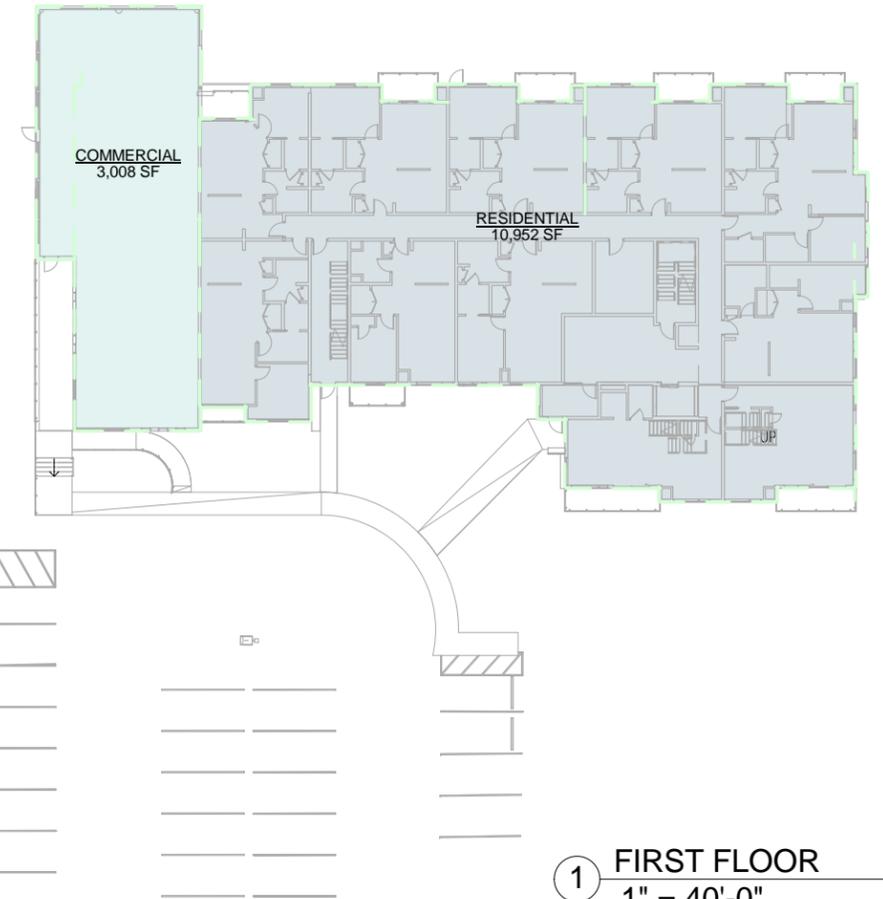
3 3RD FLOOR
1" = 40'-0"

AREA SCHEDULE (GROSS) BY TYPE

	Area	Level	Perimeter
COMMERCIAL	3,008 SF	1ST FLOOR	335'
COMMERCIAL: 1	3,008 SF		
PARKING	12,490 SF	PARKING	553'
PARKING: 1	12,490 SF		
RESIDENTIAL	10,952 SF	1ST FLOOR	599'
RESIDENTIAL	10,650 SF	2ND FLOOR	545'
RESIDENTIAL	9,361 SF	3RD FLOOR	456'
RESIDENTIAL: 3	30,963 SF		
Grand total: 5	46,461 SF		

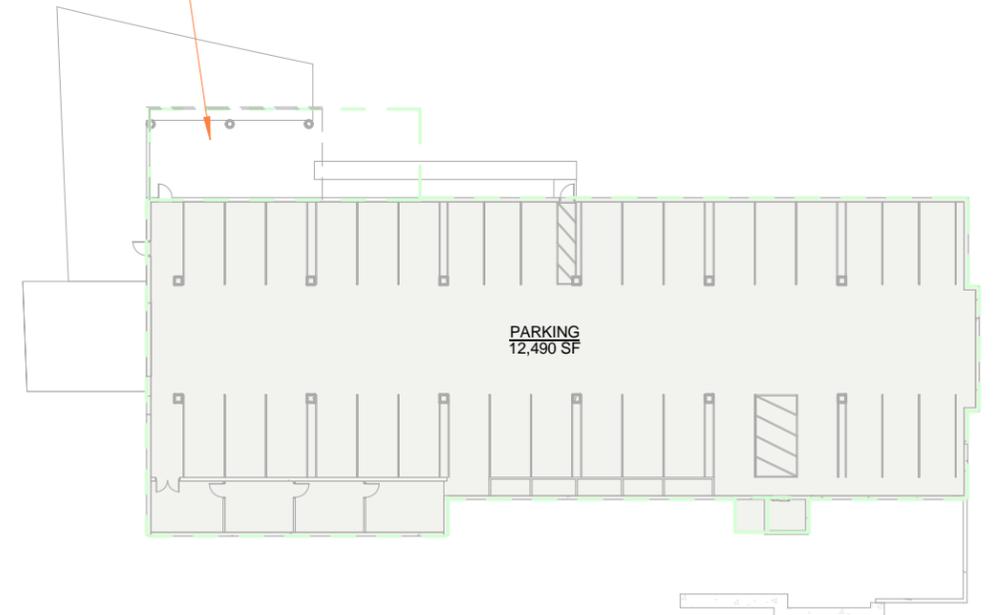


2 2ND FLOOR
1" = 40'-0"



1 FIRST FLOOR
1" = 40'-0"

FUTURE COMMERCIAL SPACE
615 SF



4 LOWER FLOOR
PARKING AND COMMERCIAL
1" = 40'-0"

AREAS AND UNIT MATRIX

1" = 40'-0"

DDD DEVELOPMENT, LLC

STEP 4 PIP SUBMITTAL

08.11.2016



134 PAOLI ST
56967 SF

136 PAOLI ST
38236 SF

142 PAOLI ST
71140 SF

138 PAOLI ST
13429 SF

(35) SURFACE PARKING STALLS
(35) UNDERGROUND PARKING STALLS
(70) TOTAL STALLS

PROPOSED UNIT MIX:
(5) 2 BEDROOM UNITS
(22) 1 BEDROOM UNITS
(2) 2-STORY 3 BEDROOM UNITS
(38) TOTAL BEDROOMS

PREVIOUS SUBMITTAL:
(9) 2 BEDROOM UNITS
(20) 1 BEDROOM UNITS
(38) TOTAL BEDROOMS

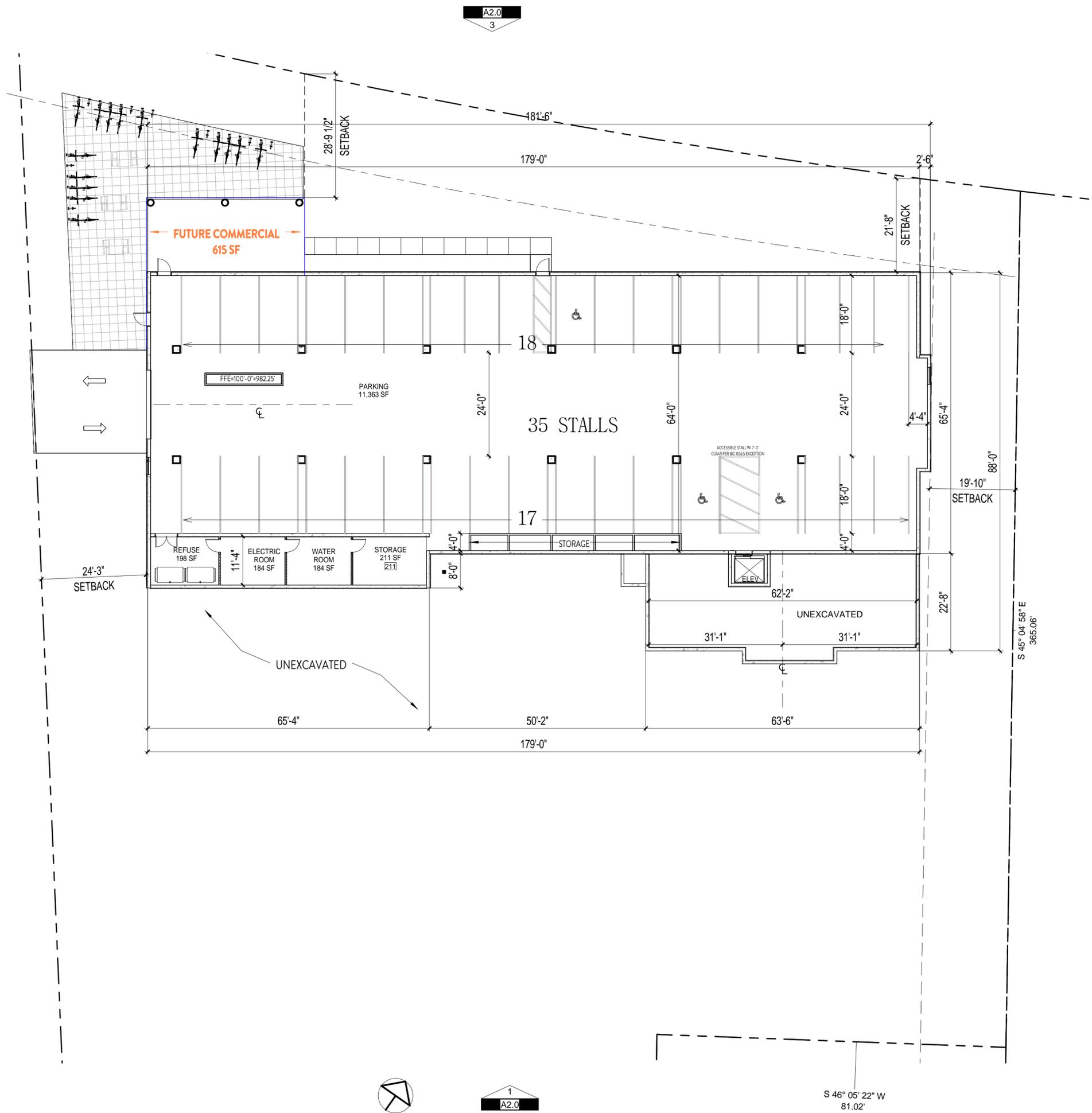
GRADING AND LANDSCAPE ARE APPROXIMATE:
SEE CIVIL AND LANDSCAPE DRAWINGS



DDD DEVELOPMENT, LLC
VELOCITY MIXED USE
142 PAOLI STREET, VERONA, WISCONSIN, 53593

No.	Description	Date
	PLAN COMMISSION STEP 3 GDP SUBMITTAL	05.13.2016
	PLAN COMMISSION STEP 4 PIP SUBMITTAL	08.11.2016

ARCHITECTURAL SITE PLAN
Project number 16-005
Date 8-11-2016
Scale 1" = 40' 0"
AS100



A2.0
2

A2.0
3

A2.0
4



1
A2.0

S 46° 05' 22" W
81.02'

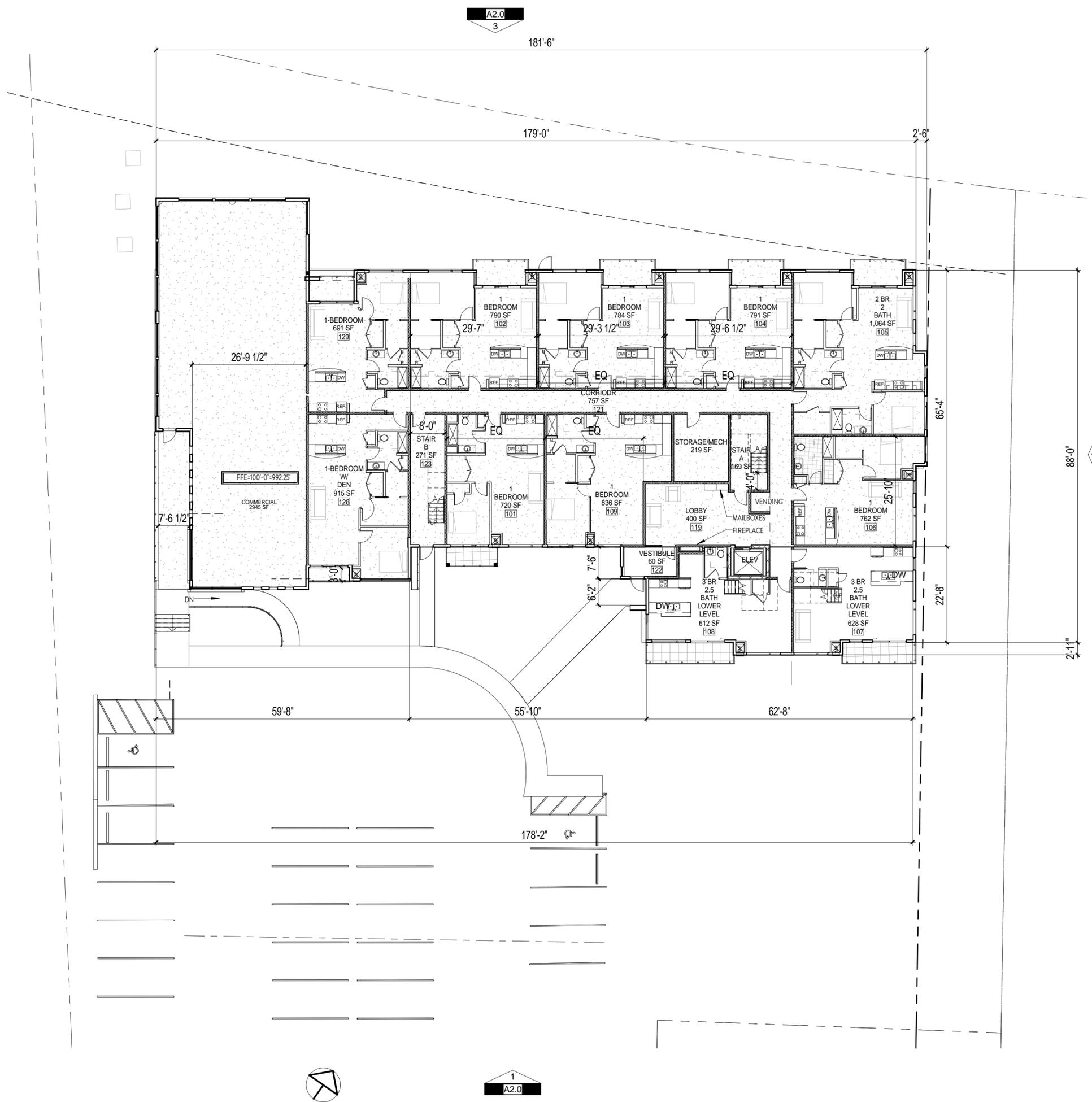


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VELOCITY MIXED USE
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No.	Description	Date
	PLAN COMMISSION STEP 3 GDP SUBMITTAL	05.13.2016
	PLAN COMMISSION STEP 4 PIP SUBMITTAL	08.11.2016

PARKING FLOOR PLAN	
Project number	16-005
Date	8-11-2016
Scale	1/16" = 1'-0"

A1.0

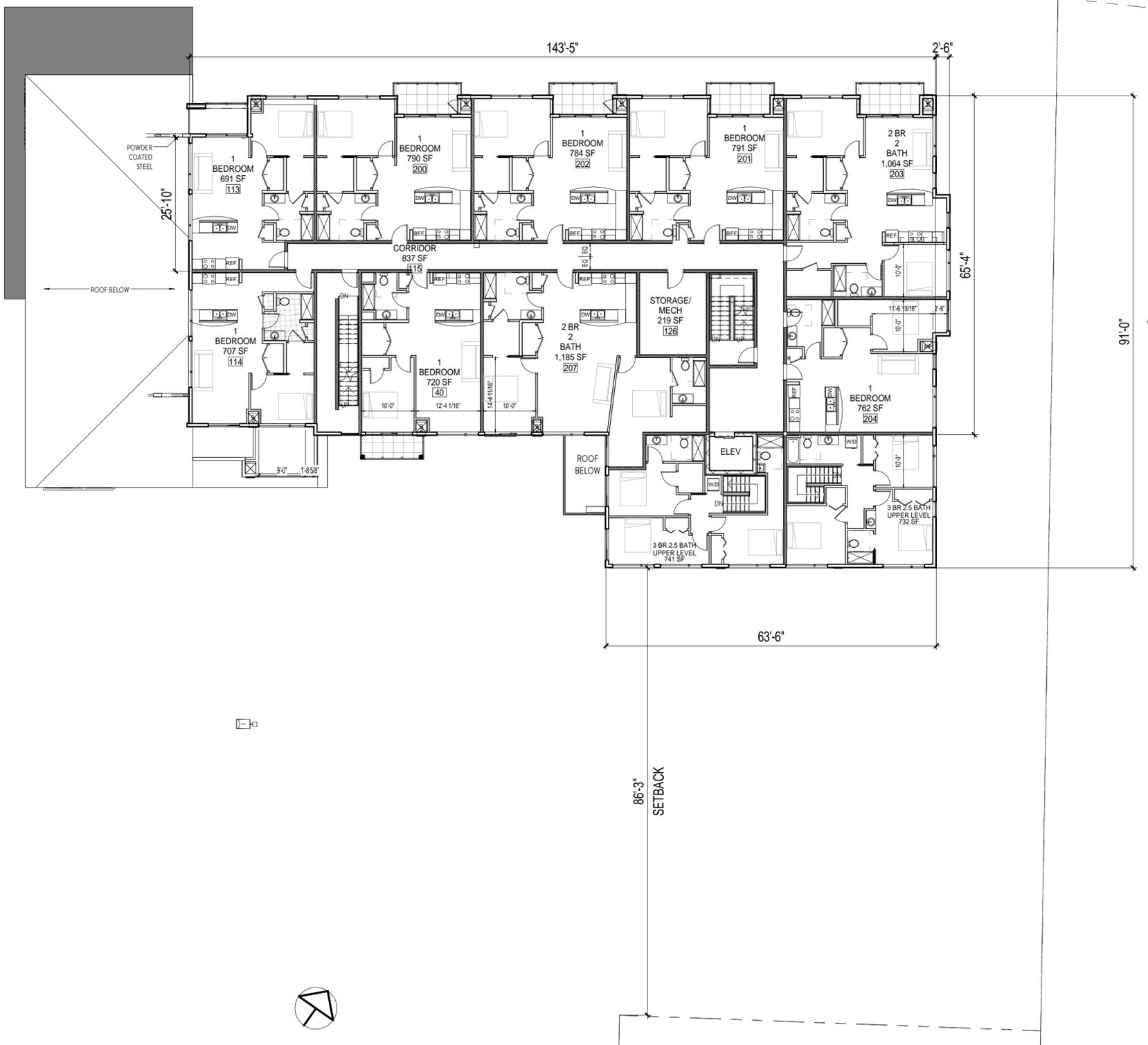


DDD DEVELOPMENT, LLC
 VELOCITY MIXED USE
 142 PAOLI STREET, VERONA, WISCONSIN, 53593

No.	Description	Date
	PLAN COMMISSION STEP 3 GDP SUBMITTAL	05.13.2016
	PLAN COMMISSION STEP 4 PIP SUBMITTAL	08.11.2016

FIRST FLOOR PLAN	
Project number	16-005
Date	8-11-2016
Scale	1/16" = 1'-0"

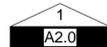
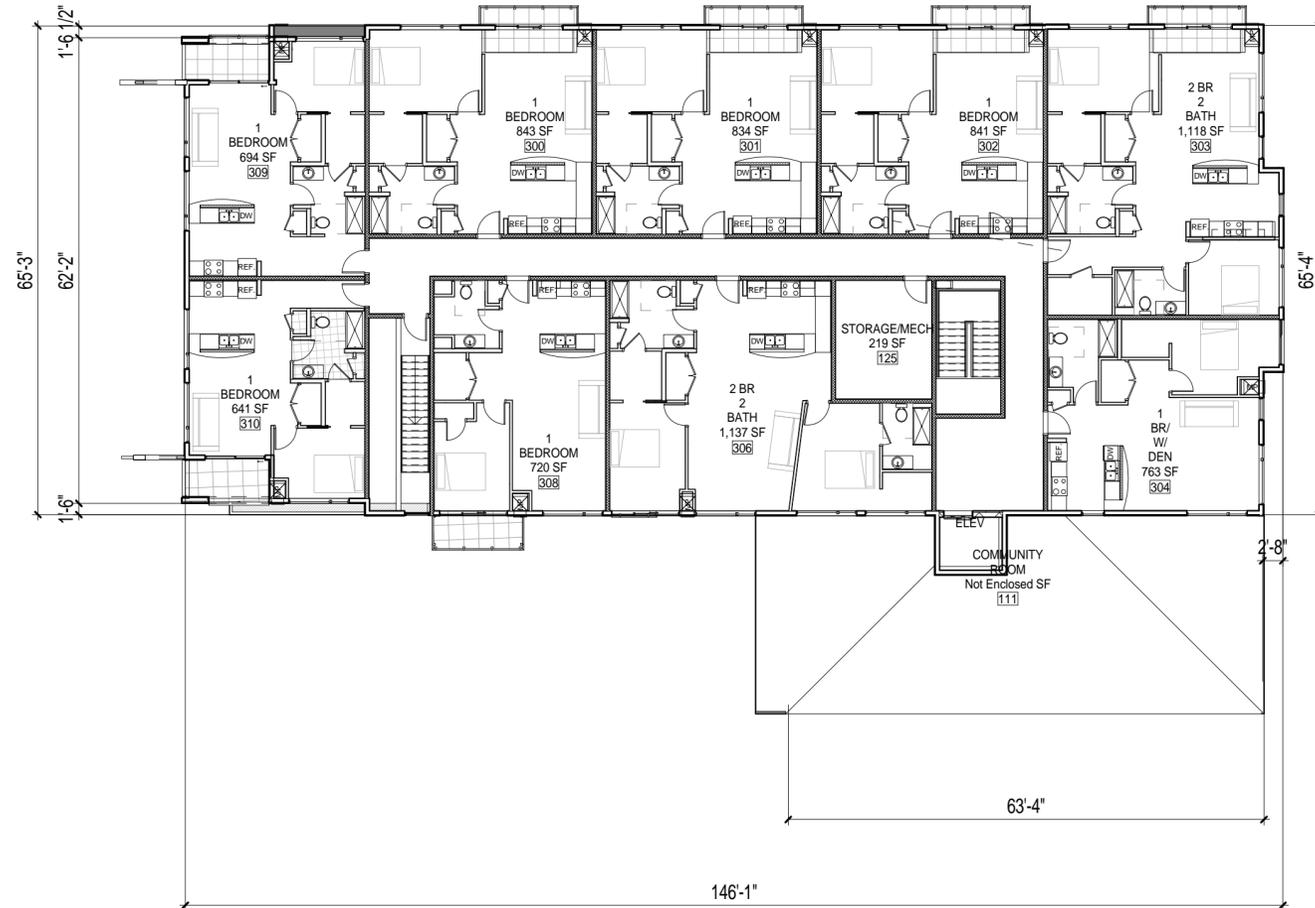
A1.1



DDD DEVELOPMENT, LLC
 VELOCITY MIXED USE
 142 PAOLI STREET, VERONA, WISCONSIN, 53593

No.	Description	Date
	PLAN COMMISSION STEP 3 GDP SUBMITTAL	05.13.2016
	PLAN COMMISSION STEP 4 PIP SUBMITTAL	08.11.2016

SECOND FLOOR PLAN	
Project number	16-005
Date	8-11-2016
Scale	1/16" = 1'-0"



DDD DEVELOPMENT, LLC
 VELOCITY MIXED USE
 142 PAOLI STREET, VERONA, WISCONSIN, 53593

No.	Description	Date
	PLAN COMMISSION STEP 3 GDP SUBMITTAL	05.13.2016
	PLAN COMMISSION STEP 4 PIP SUBMITTAL	08.11.2016

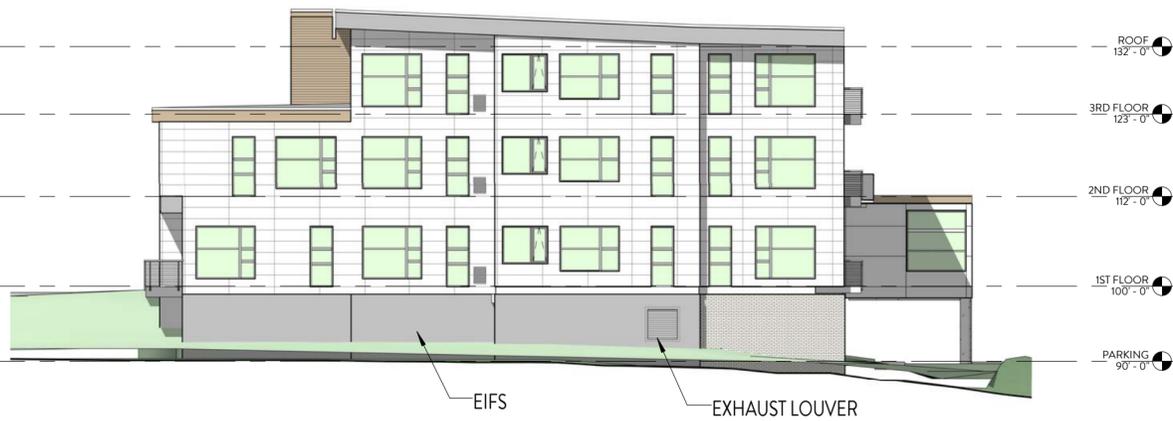
THIRD FLOOR PLAN

Project number 16-005
 Date 8-11-2016
 Scale 1/16" = 1'-0"

A1.3



③ NORTH ELEVATION
1/16" = 1'-0"



④ EAST ELEVATION
1/16" = 1'-0"



② WEST ELEVATION
1/16" = 1'-0"



① SOUTH ELEVATION
1/16" = 1'-0"



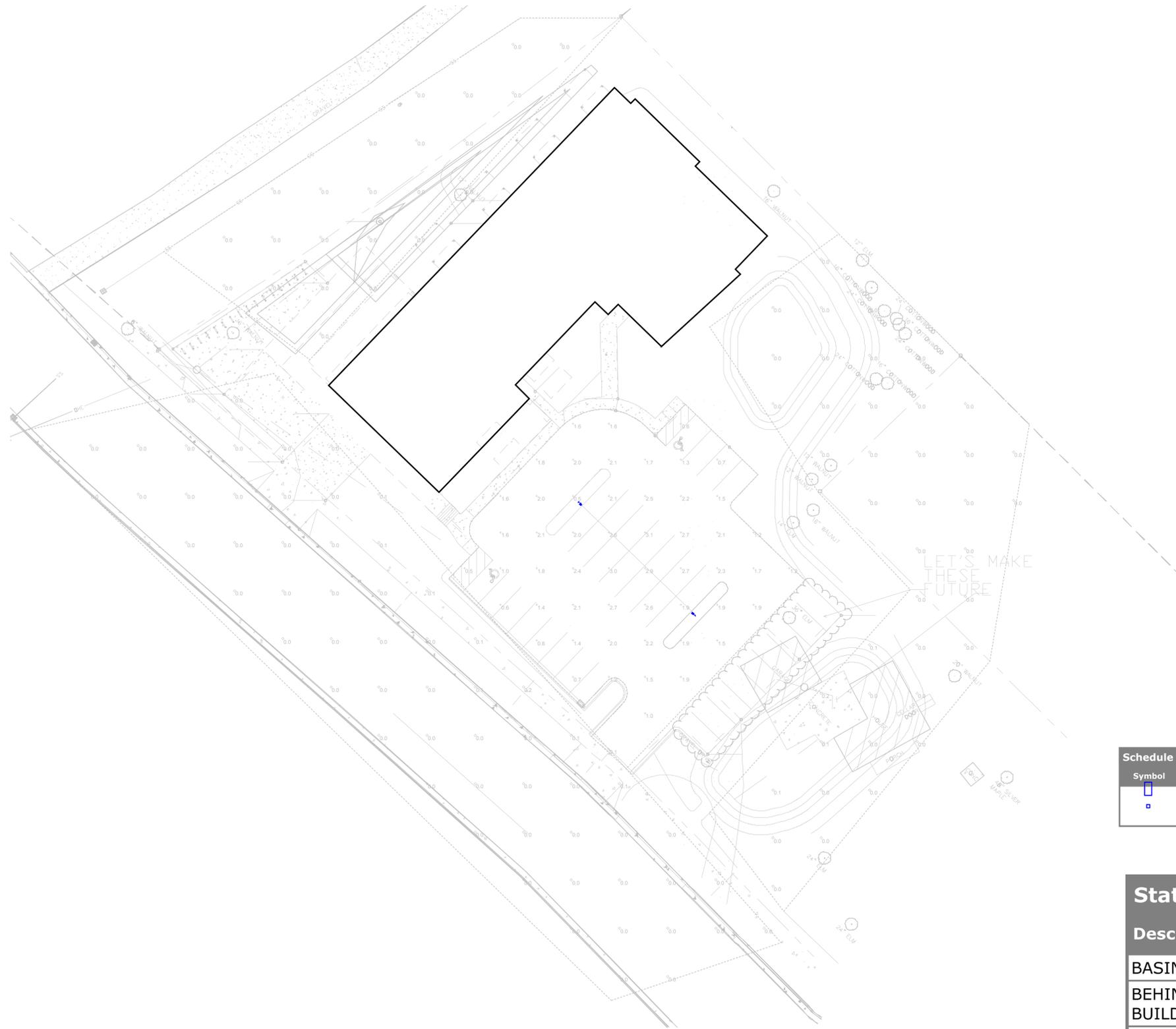
DDD DEVELOPMENT, LLC
VELOCITY MIXED USE
142 PAOLI STREET, VERONA, WISCONSIN, 53593

No.	Description	Date
	PLAN COMMISSION STEP 3 GDP SUBMITTAL	05.13.2016
	PLAN COMMISSION STEP 4 PIP SUBMITTAL	08.11.2016

ELEVATIONS

Project number 16-005
Date 8-11-2016
Scale 1/16" = 1'-0"

A2.0



Plan View
Scale - 1" = 25'

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	2	Lithonia Lighting	DSX1 LED SHOEBOX W/20' POLE ON 2' BASE	LED	1	15845	0.95	138

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BASIN AREA	◇	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
BEHIND BUILDING	◇	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.7 fc	3.1 fc	0.1 fc	31.0:1	17.0:1
STREET SIDE	◇	0.0 fc	0.2 fc	0.0 fc	N/A	N/A