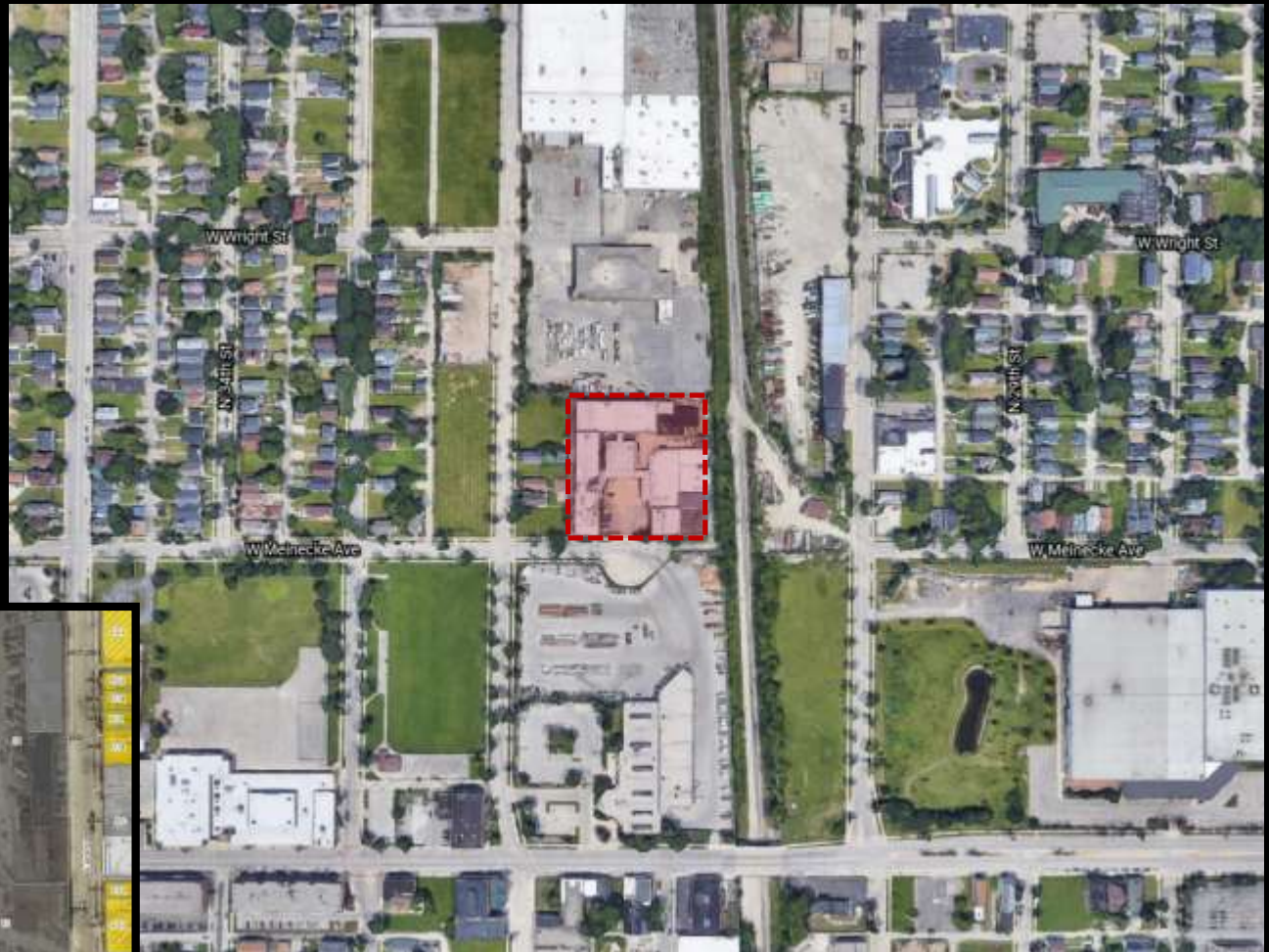


File No. 210715. A substitute ordinance relating to the change in zoning from Industrial Heavy, IH, to Industrial Mixed, IM, to allow residential and other uses on the sites located at 3040 56, 3100 3112 and 3112 R West Meinecke Avenue, on the north side of West Meinecke Avenue, east of North 32nd Street, in the 15th Aldermanic District.



File No. 210715. Site Context Photos.



View from West Meinecke Ave looking northeast

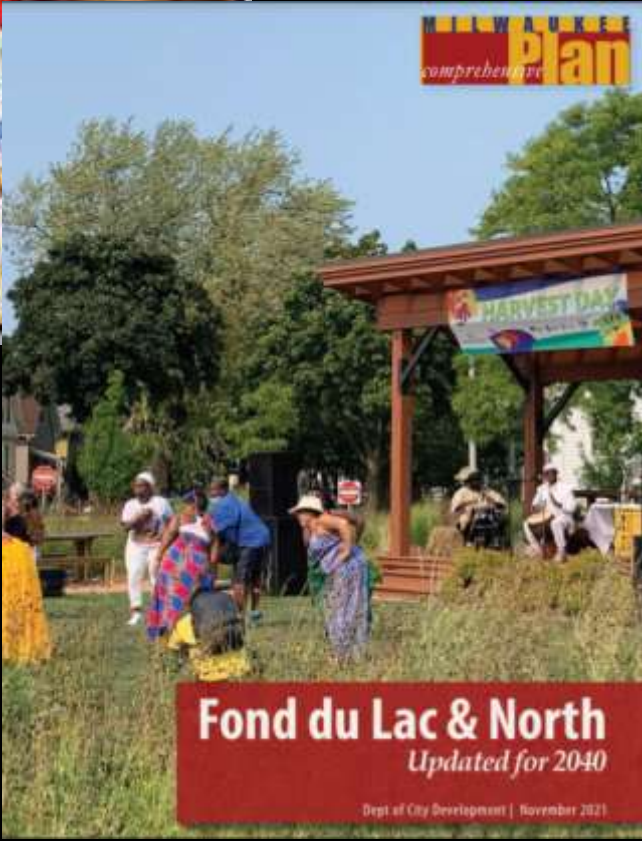
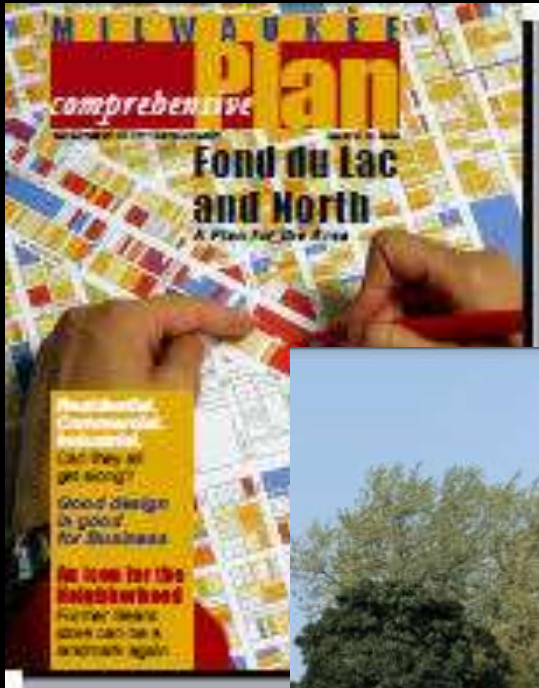


View from West Meinecke Ave looking north



Aerial view looking northwest

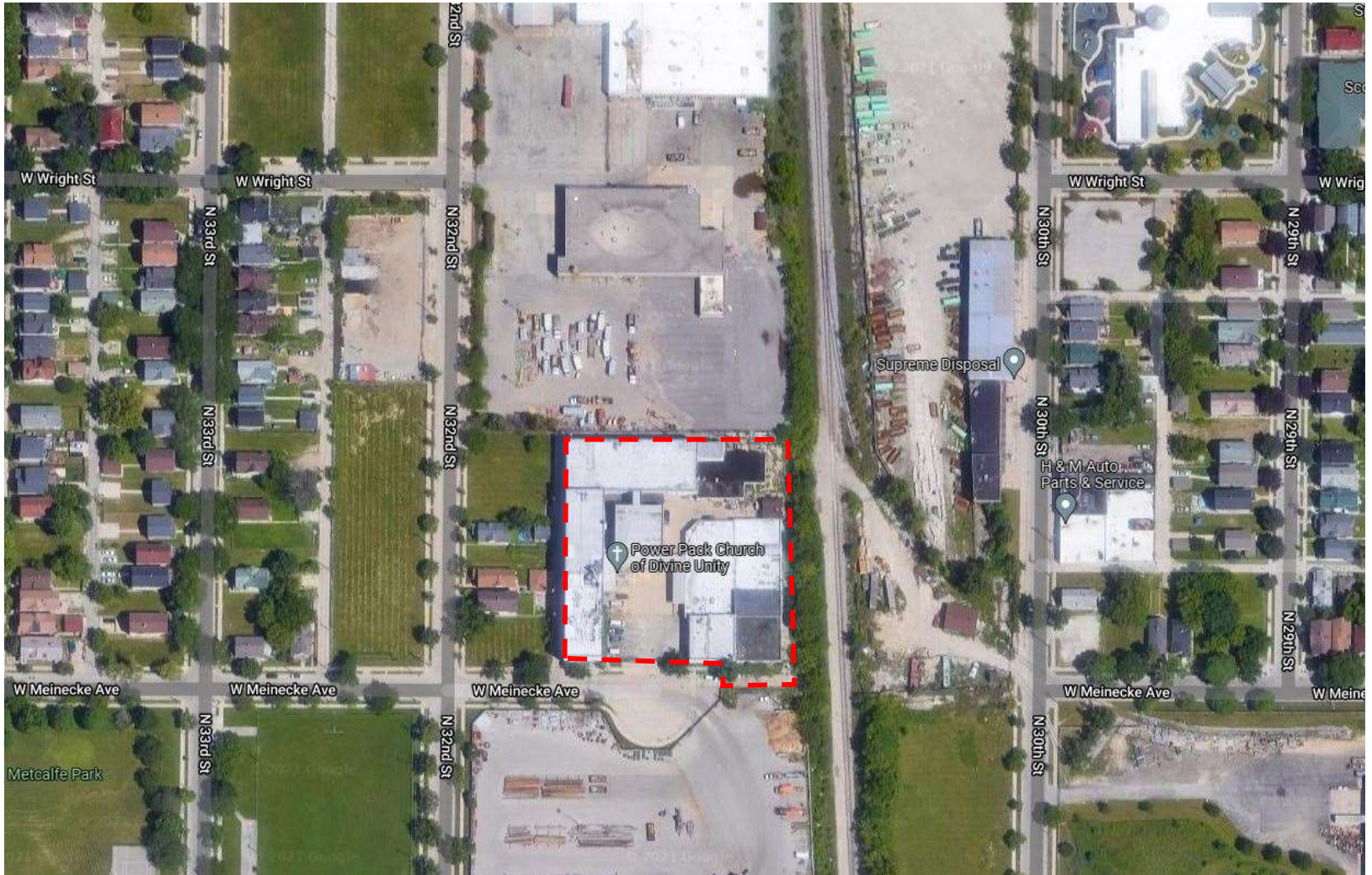
File No. 210712. Consistency with Area Plan.



Fond du Lac and North Area Plan

- Adopted in November of 2021
- The Area Plan reiterates the importance of historic buildings and supports the reuse of former industrial building for new uses.
- Recommends supporting new housing development for diverse incomes
- Encourages the restoration and reuse of the Historic Perlick building for housing and/or makerspace
- **The proposed zoning map change from IH to IM is consistent with the area plan and advances the implementation of several plan recommendations.**

Perlick Historic Lofts







Intersection of W Meinecke Ave. and 32nd St. - looking northeast



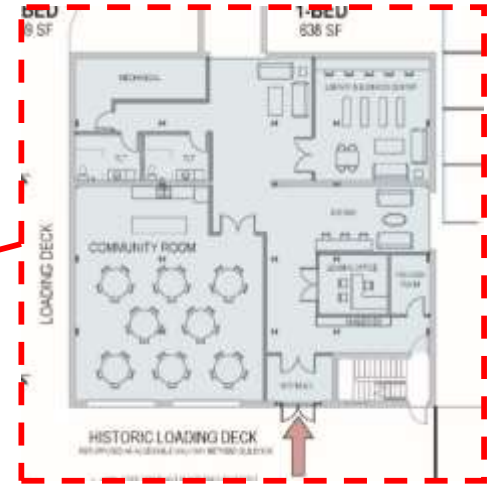
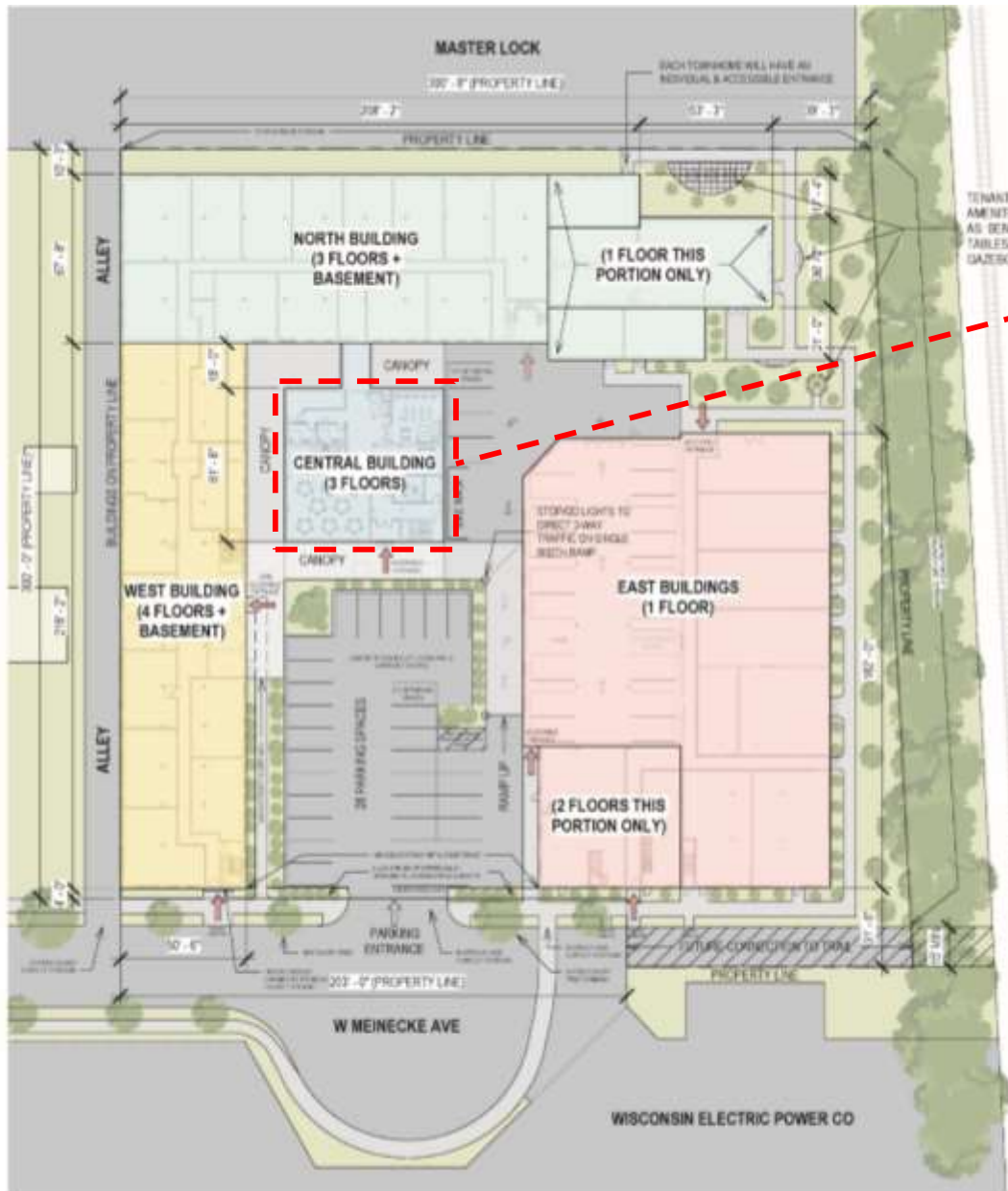
W Meinecke Ave. - looking northeast



W Meinecke Ave. – looking northwest



W Meinecke Ave. – looking north





NOTE: BASEMENT LEVEL USED FOR TENANT STORAGE, SINK STORAGE, GENERAL BUILDING STORAGE & MEP SPACE.

	UNIT MIXTURE				TOTALS
	LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 04	
STUDIO					
1-BED	20 UNITS	20 UNITS	20 UNITS	9 UNITS	69 UNITS
2-BED	8 UNITS	0 UNITS	0 UNITS	2 UNITS	10 UNITS
3-BED TH	10 UNITS	0 UNITS			10 UNITS
TOTALS	38 UNITS	20 UNITS	20 UNITS	11 UNITS	89 UNITS
PARKING	30 SPACES				30 SPACES
BLDG GSF	23,330 SF	12,000 SF	20,000 SF	11,200 SF	66,530 SF
PARK GSF	7,700 SF				7,700 SF

LEVEL BASEMENT - WEST BUILDING
SCALE: 3/4" = 1'-0"



PROJECT ADDRESS
390 - 17TH AVENUE NW
BURBANK, WISCONSIN



NOTE: UNIT LAYOUTS SHOWING SCHEMATIC ONLY. DETAILS, CODE COMPLIANT & DIMENSIONED UNIT FLOOR PLANS WILL BE SUBMITTED IN THE FUTURE WITH CONSTRUCTION DOCUMENTS.

LEVEL 01 - WEST BUILDINGS
SCALE: 3/4" = 1'-0"



PROJECT ADDRESS
390 - 17TH AVENUE NW
BURBANK, WISCONSIN

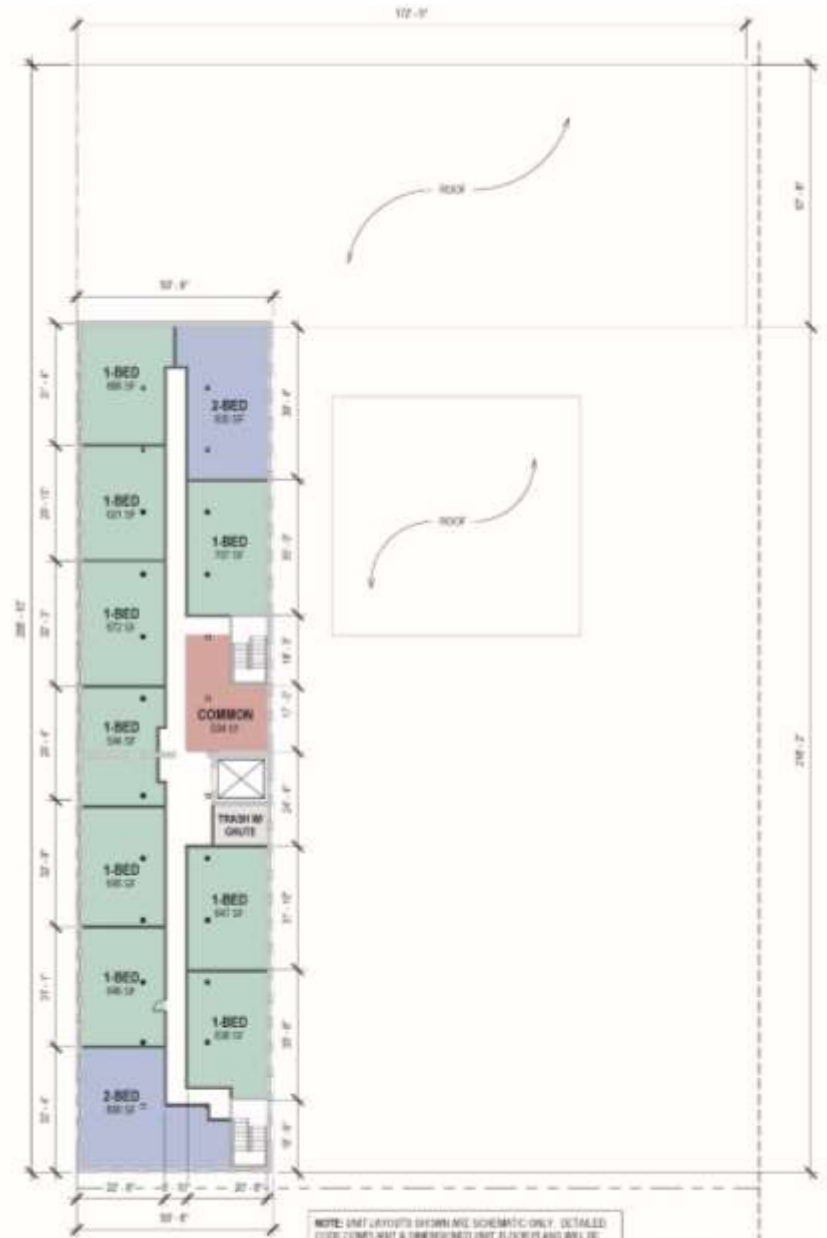


LEVEL 02 & 03 - WEST BUILDINGS
SCALE: 1/4" = 1'-0"

NOTE: UNIT LAYOUTS SHOWN ARE SCHEMATIC ONLY. DETAILED CODE COMPLIANT & DIMENSIONED UNIT FLOOR PLANS WILL BE SUBMITTED IN THE FUTURE WITH CONSTRUCTION DOCUMENTS.



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MURRAY, KY 40377



LEVEL 04 - WEST BUILDINGS
SCALE: 1/4" = 1'-0"

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