

That a use supplement be adopted by a resolution of the Common Council in association with a Flex Development Overlay District at 1442 North Memorial Drive, subject to the following conditions:

- a. That the uses listed in the underlying I-2 General Industrial District listed below, are permissible by right:
 1. Banks and credit unions;
 2. Research and testing laboratories;
 3. Warehousing and storage facilities;
 4. Wearing apparel manufacture;
 5. Office building or uses;
 6. Studios or workspaces for artist, sculptor, wood worker, photographer, furniture making, composer or other like similar artisans or artists; and
 7. Accessory uses to any use permitted by right or conditional use through Ordinance No. ZOrd.0004-19.

- b. That the following flex use(s) are permitted as permitted use(s) by right by Ordinance No. ZOrd.0004-19 in addition to those permitted by right in the I-2 General Industrial District, identified in b of this ordinance:
 1. Waiver of yard requirements;
 2. Telecommunications facilities that have all antennas and related infrastructure concealed from view. Subordinate equipment is to be completely contained within buildings. If screening is not possible then the City Plan Commission shall review the design for its appropriateness;
 3. Park or playground (private);
 4. Pottery and ceramics manufacture;
 5. Restaurants (dine in or takeout-carryout), bars/taverns;
 6. Recreation buildings, community centers, meeting halls or assembly uses with a capacity of less than 200 persons;
 7. Dwelling units above the ground floor;
 8. Brewery, distillery, or winery with tasting room or restaurant;
 9. Bakery (retail or wholesale);
 10. Retail sales of consumer goods for use in households;
 11. Electrical, plumbing, heating and air conditioning showrooms, including limited storage and shop area;
 12. Daycare facility for children or adults;
 13. Tattoo, piercing and other body art uses;
 14. Household animal day care, grooming and boarding;
 15. Clinic, dentist, optometrist, or other out-patient consumer care facility;
 16. Indoor greenhouses, aquaculture, hydroponics or similar uses.

- c. That the following flex uses may be permitted as a conditional use permit by Ordinance No. ZOrd.0004-19:
 1. Mix of uses as authorized herein;

2. Garages for the storage and repair of automobiles;
3. Residential dwelling units on ground floor;
4. Brewery, distillery, or winery without tasting room or restaurant;
5. Any new building or structure on the site;
6. Wholesale businesses;
7. Recreation buildings, community centers, meeting halls or assembly uses with a capacity of more than 201 persons;
8. Automobile Service Station;
9. Hotel or Motel;
10. Contractor Shops and Yards;
11. Automobile sales;
12. Car wash;
13. Trade schools;
14. Enclosed animal kennel;
15. Small engine repair shops.

- d. All uses on the site shall comply with the following development standards:
 1. Hours of operation of uses classified by the Zoning Ordinance as “Industrial” shall be between 8:00 AM and 8:00 PM on all days. Other use classifications shall adhere to the City Noise Ordinance. All uses, regardless of use classification, shall be conducted indoors.
 2. A bufferyard of 10 feet shall be required along the western lot line and shall not be built upon, have items stored in, or parked on. The bufferyard shall be landscaped with plantings which are determined by the Wisconsin Department of Natural Resources to be Non-invasive.
 3. A privacy fence of eight (8) feet shall be installed along the western property boundary. A chain link fence with slats will not accomplish this. All other fencing on the site shall be decorative in nature and not use barbed wire.
 4. Outdoor storage shall be confined to areas which are completely screened from public view and be no more than eight (8) feet in total height and limited to one area of 10,000 square feet on the site.
 5. Signage for the site is limited to 250 square feet in total; Department of City Development shall review proposed signage to the goals and objectives of the Racine Steel Castings industrial area prior to the issuance of any necessary permits.
 6. Parking shall be required at the rate of 75% of what the zoning ordinance requires.
- e. That all aspects of the flex uses and all other uses shall be contained on site.
- f. Unless mentioned herein, development shall generally conform to the standards set forth in the B-2 district.
- g. That all applicable permits are obtained from the Building Inspection Department.

- h. That the Chief Building inspector or Director of City Development may impose additional conditions on a single or a group of flex uses to mitigate potential negative impacts on the subject or surrounding properties. Decisions in this regard may be appealed by the affected operator(s) to the Plan Commission who will forward a recommendation to the Common Council.
- i. That upon consultation between the Chief Building Inspector and Director of City Development, additional uses not listed in this resolution may be permitted if found to comply with the spirit and intent of this flex development and the Flex Development Overlay District
- j. That all applicable codes and ordinances be complied with and required permits acquired.
- k. That no minor changes be made from the conditions of this flex development without the approval of the Plan Commission and no major changes be made without the approval of the Common Council.
- l. That this flex development is subject to Plan Commission review for compliance with the listed conditions.