

A USE SUPPLEMENT FOR THE PROPERTIES AT 512,712,800,820,900 AND 1010 WATER STREET AS FOLLOWS:

(Note: Part of the flex rezoning request requires the development of a Use Supplement, which outlines other uses that may be allowed or prohibited under the FLEX zoning overlay.)

- a. That all uses listed in the underlying B-4 Central Business District are permissible by right or by conditional use permit, except as otherwise specified in "b." below.
- b. Prohibited uses shall include all those uses as follows:
 1. Apartment hotels.
 2. Boarding, lodging or rooming houses.
 3. Community living arrangements.
 4. Adult entertainment.
 5. Motor vehicle repair: major, minor, auto-body.
 6. Motor vehicle wholesale.
 7. Recycling drop-off site.
 8. Charitable meal establishment.
 9. Convenient-cash business.
 10. Building, construction and demolition contractor yards and storage facilities.
 11. The following uses are prohibited as permitted uses by right, and shall only be permitted by conditional use permit:
 - i. Machinery Sales.
 - ii. Recording Studios.
- b. That the following flex uses are permitted as conditional use permit by Ordinance No. ZOrd.0002-16 in addition to those permitted in the B-4 Central Business District and amended herein:
 1. Machinery sales.
 2. Recording Studios.
 3. Bakeries.
 4. Greenhouses.
 5. Aquaculture, aquaponics, hydroponics, and other indoor food cultivation.
 6. Laboratories: research and testing.
 7. Light assembly and fabrication.
 8. Medical appliance manufacturing.
 9. Printing and publishing
 10. Distilleries (subject to all applicable state and federal regulations)
 11. Skilled artisan workshops for hand-craft activities such as blacksmithing, baking, woodworking (furniture), cheese making, glass blowing, weaving, pottery and others artisans of similar scale and character.
- c. That by the authorization and/or petitioning by the property owner or their authorized agent for the actions, restrictions and privileges implemented, imposed and afforded by this resolution and ZOrd.0002-16, owner and

owner's representatives, and assignees recognize that lack of project commencement within 24 months of approval shall constitute noncompliance with the City of Racine Municipal Code, Sections 114-146 through 114-160 and may be subject to revocation under Section 114-156.

- d. That the Chief Building Inspector or Director of City Development may impose additional conditions on a single or 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.
- e. 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 the Flex Development Overlay District.
- f. That all applicable codes and ordinances be complied with and required permits acquired.
- g. 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.
- h. That this flex development is subject to Plan Commission review for compliance with listed conditions.