

A USE SUPPLEMENT FOR THE PROPERTY AT 2219 WASHINGTON AVENUE 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 O/I Office Institutional 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. Community living arrangements.
- c. That the following flex uses are permitted as conditional use permit by Ordinance No. ZOrd.0001-16 in addition to those permitted in the O/I Office Institutional District and amended herein:
  1. Commercial catering, event and banquet facilities.
  2. Overnight lodging for patrons and guest of an event or banquet facility, all being on the same property.
- d. 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.0001-16, owner and owner's representative recognize that lack of implementation of the catering, event and banquet facility being the subject of item 0206-16 within 24 months of approval shall constitute noncompliance with the City of Racine Municipal Code, Sections 114-146 through 114-160 and shall be subject to revocation under Section 114-156.
- e. 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.
- f. 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.
- g. That all applicable codes and ordinances be complied with and required permits acquired.
- h. 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.
- i. That this flex development is subject to Plan Commission review for compliance with listed conditions.