

That a use supplement be adopted by a resolution of the Common Council in association with a Flex Development Overlay District at 1760 State Street, subject to the following conditions:

- a. That the uses listed in the underlying I-1 Restricted 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. Machinery repair, when conducted entirely indoors;
 7. Carpentry and metal working, when conducted entirely indoors;
 8. Studios or workspaces for artist, sculptor, wood worker, musician(s), photographer, furniture making, composer or other like similar artisans or artists; and
 9. Accessory uses to any use permitted by right or conditional use through Ordinance No. ZOrd.0001-20.

- b. That the following flex use(s) are permitted as permitted use(s) by right by Ordinance No. ZOrd.0001-20 and in addition to those permitted by right in the I-1 Restricted Industrial District, identified in “a” 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 Planning, Heritage, and Design Commission shall review the design for its appropriateness;
 3. Restaurants (dine in or takeout-carryout), bars/taverns;
 4. Dwelling units above the ground floor;
 5. Brewery, distillery, or winery with tasting room or restaurant;
 6. Bakery (retail or wholesale).

- c. That the following flex uses may be permitted as a conditional use permit by Ordinance No. ZOrd.0001-20:
 1. Mix of uses as authorized herein;
 2. Residential dwelling units on ground floor;
 3. Brewery, distillery, or winery without tasting room or restaurant;
 4. Any new building or structure on the site;
 5. 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 6:00 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 eastern lot line and a five (5) foot bufferyard to the south, adjacent to any parking area; said

yards 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. Chain-link or barbed wire fencing shall not be used on the site if developed with residential uses.
 4. Vehicular Access onto State Street shall be prohibited.
 5. Outdoor storage shall be prohibited on the site unless entirely screened.
 6. Signage for the site is limited to 150 square feet in total and shall be externally illuminated; Department of City Development shall review proposed signage to the goals and objectives of the State Street Corridor, which this property is in close proximity to, prior to the issuance of any necessary permits.
 7. Parking minimums shall be required at the rate of 75% of what the zoning ordinance requires.
 8. Required loading areas for residential uses shall be reduced to one standard parking space of 10 feet wide by 19 feet in length and signed accordingly as "loading and unloading only."
 9. Residential density shall not exceed 60 dwelling units per acre.
- 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 zone 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 Planning, Heritage, and Design Commission and no major changes be made without the approval of the Common Council.
- l. That this flex development is subject to Planning, Heritage, and Design Commission review for compliance with the listed conditions.