



## Legislation Details

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<b>File #:</b>	Res.15-0324	<b>Version:</b>	A	<b>Name:</b>	Consideration of a Use Supplement for a FLEX Development at 1620 Racine Street
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Passed
<b>File created:</b>	6/20/2017	<b>In control:</b>		<b>In control:</b>	City Attorney's Office
<b>On agenda:</b>	8/18/2015	<b>Final action:</b>		<b>Final action:</b>	8/18/2015
<b>Title:</b>	Consideration of a Use Supplement for a FLEX Development at 1620 Racine Street				

### COMMENTS

See ZOrd. 003-15 and Item 15-00688. The following is presented as the Use Supplement for the FLEX development for 1620 Racine Street:

(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-2 Community Shopping District are permissible by right or by conditional use permit, except as otherwise specified in "b." below.

b. Prohibited uses shall include:

1. Dwelling units.
2. Taverns and cocktail lounges.
3. Community living arrangements having the capacity to serve eight or fewer persons, excluding staff or live in family.
4. Family day care home.
5. Group day care center, when operated within an existing educational institution, recreation and social facility, or religious institution.
6. Community living arrangements having a capacity of nine or more, excluding staff or live in family
7. Group day care centers.
8. Boardinghouses, lodging houses, and rooming houses.
9. Educational services.
10. Schools: music, dance, and business.
11. Schools: commercial or business machine, but not trade or vocational schools.
12. Pet shops.
13. Funeral establishments, including accessory crematories.
14. Packaged alcohol beverage stores.
15. Bus stations and terminals.
16. Hotels and motels.
17. Recreation buildings and community centers.
18. Adult entertainment uses.
19. Pawnbroker businesses.
20. Convenient cash businesses.

c. That the following use be allowed as Permitted:

1. Indoor aquaculture and greenhouses.

d. That all applicable permits shall be obtained from the Building Inspection Department.

e. That the following flex uses are permitted as conditional use permit by Ordinance No. ZOrd. 003-15 in addition to those permitted in the B-2 Community Shopping District and amended herein:

1. Light assembly and manufacturing.
2. Mini warehouses and self-storage.
3. Indoor contractor storage and contractor offices.

- 4. Packaging.
- 5. Automobile sales.
- 6. Indoor automobile salvage and recycling.
  
- f. That business establishments may be retail, wholesale, or service establishments.
  
- g. That all aspects of the flex uses and other uses shall be contained on site inside enclosed areas, with the exception of auto sales which may take place outdoors within the property boundary.
  
- h. That by authorization and/or petitioning the property owner or their authorized agent for the actions, restrictions and privileges implemented, imposed and afforded by this resolution and ZOrd. 003-15, owners and representatives recognize that lack of implementation of the impetus project being the subject of item 15-00688 within 48 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.
  
- i. 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.
  
- j. 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.
  
- k. That all applicable codes and ordinances be complied with and required permits acquired.
  
- l. 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.
  
- m. That this flex development is subject to Plan Commission review for compliance

Fiscal Note: N/A

**Sponsors:** Dennis Wisner

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
8/18/2015	A	Common Council	Adopted	