

Exhibit A REED STREET DIZ Recommended Use Table

IM (Industrial-Mixed) Zoning Description:

IM zoning is intended to provide for the orderly conversion of certain older industrial and warehousing areas with multi-story buildings to residential, commercial or uses for which the buildings, at the present time, may be better suited. These areas have an urban character. Buildings were typically built without setbacks or yards and often with little or no off-street parking. (from City of Milwaukee Zoning Code)

Permitted Use	Y
Limited Use	L
Special Use	S
Prohibited Use	N

Residential Uses	IM District	Reed Street Yards	Development Incentive Zone Limited Use Standard	Existing Limited Use by IM Zoning District
Single-family Dwelling	Y	N		
Two-family Dwelling	Y	N		
Multi-family Dwelling	Y	Y		
Attached Single-Family Dwelling	Y	N		
Live-work Unit	Y	Y		
Mobile Home	Y	N		
Watchman/Service Quarters	N	N		
Family Day Care Home	Y	N		
Group Residential Uses	IM District	Reed Street Yards	Development Incentive Zone Limited Use Standard	Existing Limited Use by IM Zoning District
Rooming House	S	N		
Convent, Rectory, or Monastery	Y	N		
Dormitory	S	S		
Fraternity or Sorority	S	S		
Adult Family Home	L	N		
Foster Homes				
Foster Family Home	Y	N		
Small Foster Home	L	N		
Group Home or Group Foster Home	L	N		
Shelter Care Facilities				
Family Shelter Care Facility	Y	N		
Small Group Shelter Care Facility	L	N		
Large Group Shelter Care Facility	S	N		
Community Living Arrangement	L	N		
Transitional Living Facility	S	N		
Educational Uses	IM District	Reed Street Yards	Development Incentive Zone Limited Use Standard	Existing Limited Use by IM Zoning District
Day Care Center	L	L	Must be located in a building with another primary use, in lieu of IM standard	The use is located in a building containing an elementary or secondary school, college, library or cultural institution as a principal use.
School, Elementary or Secondary	Y	Y		
College	S	Y		
School, Specialty or Personal Instruction	S	S		
Community-Serving Uses	IM District	Reed Street Yards	Development Incentive Zone Limited Use Standard	Existing Limited Use by IM Zoning District
Library	Y	Y		
Cultural Institution	L	L	Per IM requirements	Sec. 295-801-2.e. Cultural Institution. e-1. The use shall be located on an arterial or collector street. e-2. The area of the site shall be at least 10,000 square feet.
Community Center	S	S		
Religious Assembly	S	S		
Cemetery or Other Place of Interment	N	N		
Public Safety Facility	Y	Y		
Correctional Facility	N	N		
Commercial and Office Uses	IM District	Reed Street Yards	Development Incentive Zone Limited Use Standard	Existing Limited Use by IM Zoning District
General Office	Y	Y		
Government Office	Y	Y		

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Bank or Other Financial Institution	Y	Y		
Currency Exchange, Payday Loan Agency, or Title Loan Agency	S	N		
Installment Loan Agency	S	N		
Retail Establishment, General	Y	L	Must be located in a building with another primary use other than retail and must be located on the first floor of the building.	None
Garden Supply or Landscaping Center	Y	N		
Home Improvement Center	Y	N		
Secondhand Store	S	N		
Outdoor Merchandise Sales	L	N		
Artist Studio	Y	Y		
Adult Retail Establishment	S	N		
Health Care and Social Assistance Uses	IM District	Reed Street Yards	Development Incentive Zone Limited Use Standard	Existing Limited Use by IM Zoning District
Medical Office	S	S		
Health Clinic	S	S		
Hospital	N	N		
Medical Research Laboratory	Y	Y		
Medical Service Facility	N	N		
Social Service Facility	S	S		
Emergency Residential Shelter	N	N		
Nursing Home	N	N		
General Service Uses	IM District	Reed Street Yards	Development Incentive Zone Limited Use Standard	Existing Limited Use by IM Zoning District
Personal Service	Y	Y		
Business Service	Y	Y		
Building Maintenance Service	S	S		
Catering Service	Y	Y		
Funeral Home	N	N		
Laundromat	Y	N		
Dry Cleaning Establishment	Y	Y		
Furniture and Appliance Rental and Leasing	Y	N		
Household Maintenance and Repair Service	Y	N		
Tool/Equipment Rental Facility	Y	N		
Animal Services				
Animal Hospital/Clinic	L	N		
Animal Boarding Facility	L	N		
Animal Grooming or Training Facility	L	N		
Motor Vehicle Uses	IM District	Reed Street Yards	Development Incentive Zone Limited Use Standard	Existing Limited Use by IM Zoning District
Light Motor Vehicle				
Sales Facility	S	N		
Rental Facility	S	S		
Repair Facility	S	N		
Body Shop	S	N		
Outdoor Storage	S	N		
Wholesale Facility	Y	N		
Heavy Motor Vehicle				
Sales Facility	S	N		
Rental Facility	S	N		
Repair Facility	S	N		
Body Shop	S	N		
Outdoor Storage	S	N		
General Motor Vehicle				
Filling Station	S	N		
Car Wash	S	N		
Drive-through Facility	S	S		
Parking				
Parking Lot, Principal Use	L	L	See Development Incentive Zone standards item 2.b. in lieu of IM standard.	The width of the paved parking area shall not exceed 60 feet as measured from side lot line to side lot line. The parking lot shall not be immediately adjacent to another premises containing a parking lot as a principal use.

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Parking Lot, Interim Use	L	L	See Development Incentive Zone standards item 2.b. in lieu of IM standard.	The width of the paved parking area shall not exceed 60 feet as measured from side lot line to side lot line. The parking lot shall not be immediately adjacent to another premises containing a parking lot as a principal use.
Parking Lot, Accessory Use	L	L	See Development Incentive Zone standards item 2.b. in lieu of IM standard.	The parking lot shall not be located between the street façade of a principal building and a street lot line.
Parking Structure, Principal Use	L	L	See Development Incentive Zone standards item 2.d.8 in lieu of IM standard.	At least 50% of the street frontage of the street-level area shall be devoted to any other use or uses listed as permitted in the district or approved by the board.
Parking Structure, Accessory Use	L	L	See Development Incentive Zone standards item 2.d.8 in lieu of IM standard.	At least 50% of the street frontage of the street-level area shall be devoted to any other use or uses listed as permitted in the district or approved by the board.
Heavy Motor Vehicle Parking Lot, Principal Use	L	N		
Heavy Motor Vehicle Parking Lot, Accessory Use	Y	N		
Accommodation and Food Service Uses	IM District	Reed Street Yards	Development Incentive Zone Limited Use Standard	Existing Limited Use by IM Zoning District
Bed and Breakfast	Y	Y		
Hotel, Commercial	Y	Y		
Hotel, Residential	Y	Y		
Tavern	Y	Y		
Assembly Hall	S	S		
Restaurant, Sit-down	Y	Y		
Restaurant, Fast-food / Carry-out	L	L	Must be located in a building with another primary use in lieu of IM standard.	The use shall be located in a building containing at least one other principal use listed as a permitted use in the zoning district in which it is located. The use shall be located on an arterial or collector street.
Entertainment and Recreation Uses	IM District	Reed Street Yards	Development Incentive Zone Limited Use Standard	Existing Limited Use by IM Zoning District
Park or Playground	S	S		
Festival Grounds	N	N		
Recreation Facility, Indoor	Y	Y		
Recreation Facility, Outdoor	S	S		
Health Club	Y	Y		
Sports Facility	S	S		
Gaming Facility	N	N		
Theater	Y	Y		
Convention and Exposition Center	S	S		
Marina	Y	Y		
Outdoor Racing Facility	N	N		
Adult Entertainment Establishment	N	N		
Storage, Recycling, and Wholesale Trade Uses	IM District	Reed Street Yards	Development Incentive Zone Limited Use Standard	Existing Limited Use by IM Zoning District
Recycling Collection Facility	S	N		
Mixed-waste Processing Facility	S	N		
Material Reclamation Facility	N	N		
Salvage Operation, Indoor	L	N		
Salvage Operation, Outdoor	S	N		
Wholesale and Distribution Facility, Indoor	Y	L	Must be located on Parcel B and must be associated with another permitted industrial or office use.	None
Wholesale and Distribution Facility, Outdoor	S	S		
Storage Facilities				
Indoor	Y	S		

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Outdoor	S	N		
Hazardous Materials	N	N		
Transportation Uses	IM District	Reed Street Yards	Development Incentive Zone Limited Use Standard	Existing Limited Use by IM Zoning District
Ambulance Service	S	N		
Ground Transportation Service	S	N		
Passenger Terminal	Y	Y		
Helicopter Landing Facility	S	S		
Airport	N	N		
Ship Terminal or Docking Facility	N	N		
Truck Freight Terminal	S	N		
Railroad Switching, Classification Yard, or Freight Terminal	Y	N		
Industrial Uses	IM District	Reed Street Yards	Development Incentive Zone Limited Use Standard	Existing Limited Use by IM Zoning District
Manufacturing, Light	Y	Y		
Manufacturing, Heavy	S	S		
Manufacturing, Intense	N	N		
Research and Development	Y	Y		
Processing or Recycling of Mined Materials	N	N		
Contractor's Shop	Y	N		
Contractor's Yard	Y	N		
Agricultural Uses	IM District	Reed Street Yards	Development Incentive Zone Limited Use Standard	Existing Limited Use by IM Zoning District
Plant Nursery or Greenhouse	Y	Y		
Raising of Crops or Livestock	Y	Y		
Utility and Public Service Uses	IM District	Reed Street Yards	Development Incentive Zone Limited Use Standard	Existing Limited Use by IM Zoning District
Broadcasting or Recording Studio	Y	Y		
Transmission Tower	L	L	Per IM requirements	Sec. 295-801-2.cc. Transmission Tower. cc-1. The tower shall comply with the applicable provisions of s. 295-413. cc-2. The height of the tower shall not exceed 85 feet. A tower exceeding 85 feet may be permitted as a special use.
Water Treatment Plant	Y	Y		
Sewage Treatment Plant	N	N		
Power Generation Plant	N	N		
Substation/Distribution Equipment, Indoor	S	S		
Substation/Distribution Equipment, Outdoor	L	L	Per IM requirements	Sec. 295-801-2.dd. Substation/Distribution Equipment, Outdoor. dd-1. All structures associated with the use shall be screened with type "G" landscaping, as described in s. 295-405. dd-2. No structure associated with the use shall be located within 25 feet of a street lot line.
Temporary Uses	IM District	Reed Street Yards	Development Incentive Zone Limited Use Standard	Existing Limited Use by IM Zoning District
Seasonal Market	L	L	Per IM requirements	See Sec. 295-801-2.ee. Seasonal Market.
Temporary Real Estate Sales Office	L	L	Per IM requirements	See Sec. 295-801-2. ff. Temporary Real Estate Sales Office.
Concrete Batch Plant, Temporary	L	L	Per IM requirements	See Sec. 295-801-2. gg. Temporary Concrete/Batch Plant.
Live Entertainment Special Event	L	L	Per IM requirements	See Sec. 295-801-2. hh. Live Entertainment Special Event.