EXHIBIT A.

Menomonee Valley Partners Land Use and Planning Committee
Recommended Use Table for East End Valley Zoning
Updated July 10, 2006

Menomonee Valley Land Use Plan Objectives:

A. Retain and strengthen viable and existing industries
B. Attract desirable and new industrial and business development
C. Promote compatible new mixed-use development in selected locations
D. Maintain and protect adjacent neighborhoods and business areas

The Land Use Plan recommends that the Menomonee Valley be upgraded and revitalized as an urban industrial and mixed-use district, providing sites for a wide range of land uses. Industrial uses will be emphasized in the central portion of the Valley. New industrial/business park development will be promoted on vacant land in the western portion. New commercial, residential, public and open space uses will be encouraged east of 6th Street.

IL (Light Industrial) Zoning General Description:

This district is intended to provide sites primarily for light industrial uses that utilize medium-sized buildings and do not have extensive outdoor storage areas or operations. This district includes both older industrial corridors (IL2) and modern industrial parks (IL1). While most buildings contain clean, light industrial uses, some commercial and office uses may also be included. This district contains heavier uses than the IO district and requires more extensive buffering from adjoining residential areas.

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

	IL1 / IL2		Additional Conditions/Notes
Residential Uses	Use Class	Recommended Change	
Single-family Dwelling	N		
Two-family Dwelling	N		
Multi-family Dwelling	N		
Attached Single-Family Dwelling	N		
Live-work Unit	N		
Mobile Home	N		
Watchman/Service Quarters	Y		
Family Day Care Home	N		
	IL1 / IL2		
Group Residential Uses	Use Class	Recommended Change	
Rooming House	N		
Convent, Rectory, or Monastery	N		
Dormitory	N		
Fraternity or Sorority	N		
Adult Family Home	N		
Foster Homes			
Foster Family Home	N		
Small Foster Home	N		
Group Home or Group Foster Home	N		
Shelter Care Facilities			
Family Shelter Care Facility	N		
Small Group Shelter Care Facility	N		
Large Group Shelter Care Facility	N		
Community Living Arrangement	N		
Transitional Living Facility	N		
	IL1 / IL2		
Educational Uses	Use Class	Recommended Change	
Day Care Center	S	S	The use shall be located in a building containing at least one other principal use listed as a permitted use herein.
School, Elementary or Secondary	N		
College	S		
School, Specialty or Personal Instruction	S		

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	IL1 / IL2		
Community-Serving Uses	Use Class	Recommended Change	
Library	N		
Cultural Institution	N		
Community Center	N		
Religious Assembly	N		
Cemetery or Other Place of Interment	N		
Public Safety Facility	Y	N	
Correctional Facility	N		
	IL1 / IL2		
Commercial and Office Uses	Use Class	Recommended Change	
General Office	Y		
Government Office	Y		
Bank or Other Financial Institution	S	N	
Currency Exchange, Payday Loan Agency, or Title Loan Agency	N		
Retail Establishment, General	N		
Garden Supply or Landscaping Center	Y	N	
Home Improvement Center	Y	N	
Secondhand Store	N		
Outdoor Merchandise Sales	N		
Artist Studio	Y		
Adult Retail Establishment	N		
	IL1 / IL2		
Health Care and Social Assistance Uses	Use Class	Recommended Change	
Medical Office	N		
Health Clinic	N		
Hospital	N		
Medical Research Laboratory	Y		
Medical Service Facility	S		
Social Service Facility	S		
Emergency Residential Shelter	N		
Nursing Home	N		
	IL1 / IL2		
General Service Uses	Use Class	Recommended Change	
Personal Service	N		
Business Service	S	S	The use shall be located in a building containing at least one other principal use listed as a permitted use herein.
Building Maintenance Service	Y	N	
Catering Service	Y		
Funeral Home	N		
Laundromat	N		
Dry Cleaning Establishment	N		
Furniture and Appliance Rental and Leasing	N		
Household Maintenance and Repair Service	Y	N	
Tool/Equipment Rental Facility	Y	N	
Animal Services			
Animal Hospital/Clinic	Y	N	
Animal Boarding Facility	Y	N	
Animal Grooming or Training Facility	Y	N	

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	IL1 / IL2		
Motor Vehicle Uses	**Use Class**	**Recommended Change**	
Light Motor Vehicle			
Sales Facility	S	N	
Rental Facility	S	N	
Repair Facility	S	N	
Body Shop	S	N	
Outdoor Storage	Y	N	
Wholesale Facility	Y	N	
Heavy Motor Vehicle			
Sales Facility	Y	N	
Rental Facility	Y	N	
Repair Facility	L	N	
Body Shop	L	N	
Outdoor Storage	S	N	
General Motor Vehicle			
Filling Station	S	N	
Car Wash	S	N	
Drive-through Facility	S	N	
Parking			
Parking Lot, Principal Use	Y	N	
Parking Lot, Accessory Use	Y		
Parking Structure, Principal Use	Y	N	
Parking Structure, Accessory Use	Y		
Heavy Motor Vehicle Parking Lot, Principal Use	L	N	
Heavy Motor Vehicle Parking Lot, Accessory Use	Y		
	IL1 / IL2		
Accommodation and Food Service Uses	**Use Class**	**Recommended Change**	
Bed and Breakfast	N		
Hotel, Commercial	N		
Hotel, Residential	N		
Tavern	L	L	The use shall be located in a building containing at least one other principal use listed as a permitted use herein.
Assembly Hall	S	N	
Restaurant, Sit-down	L	L	The use shall be located in a building containing at least one other principal use listed as a permitted use herein.
Restaurant, Fast-food / Carry-out	L	L	The use shall be located in a building containing at least one other principal use listed as a permitted use herein.
	IL1 / IL2		
Entertainment and Recreation Uses	**Use Class**	**Recommended Change**	
Park or Playground	S		
Festival Grounds	N		
Recreation Facility, Indoor	S		
Recreation Facility, Outdoor	N		
Health Club	L	L	The use shall be located in a building containing at least one other principal use listed as a permitted use herein.
Sports Facility	S		
Gaming Facility	S		
Theater	N		
Convention and Exposition Center	N		
Marina	Y	S	
Outdoor Racing Facility	N		
Adult Entertainment Establishment	N		

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	IL1 / IL2		
Storage, Recycling, and Wholesale Trade Uses	Use Class	Recommended Change	
Recycling Collection Facility	Y	N	
Mixed-waste Processing Facility	L	N	
Material Reclamation Facility	N		
Salvage Operation, Indoor	L	N	
Salvage Operation, Outdoor	S	N	
Wholesale and Distribution Facility, Indoor	Y	L	Distribution center must be associated with and integral to other on site corporate functions.
Wholesale and Distribution Facility, Outdoor	Y	N	
Storage Facilities			
Indoor	Y	N	
Outdoor	Y	N	
Hazardous Materials	N		
	IL1 / IL2		
Transportation Uses	Use Class	Recommended Change	
Ambulance Service	Y	N	
Ground Transportation Service	Y	N	
Passenger Terminal	Y	N	
Helicopter Landing Facility	S	N	
Airport	Y	N	
Ship Terminal or Docking Facility	Y	L	The use shall be located as part of a facility containing at least one other principal use listed as a permitted use herein.
Truck Freight Terminal	S		
Railroad Switching, Classification Yard, or Freight Terminal	Y	N	
	IL1 / IL2		
Industrial Uses	Use Class	Recommended Change	
Manufacturing, Light	Y		
Manufacturing, Heavy	S		
Manufacturing, Intense	N		
Research and Development	Y		
Processing or Recycling of Mined Materials	N		
Contractor's Shop	Y	N	
Contractor's Yard	Y	N	
	IL1 / IL2		
Agricultural Uses	Use Class	Recommended Change	
Plant Nursery or Greenhouse	Y	N	
Raising of Crops or Livestock	Y	N	
	IL1 / IL2		
Utility and Public Service Uses	Use Class	Recommended Change	
Broadcasting or Recording Studio	S		
Transmission Tower	L		
Water Treatment Plant	Y	N	
Sewage Treatment Plant	Y	N	
Power Generation Plant	S		
Substation/Distribution Equipment, Indoor	Y	N	
Substation/Distribution Equipment, Outdoor	Y	N	
	IL1 / IL2		
Temporary Uses	Use Class	Recommended Change	
Seasonal Market	L		
Temporary Real Estate Sales Office	L		
Concrete Batch Plant, Temporary	L		
Live Entertainment Special Event	L		