



## PLAN COMMISSION REPORT

**Proposal:** Zoning Text Amendment – Research and Development (R & D) uses in B-4, General Business; Lm-1, Light Manufacturing; and M-1, Manufacturing zoning districts.

**Description:** Review a proposal for amendments to Table 17.0304(c) and Section 17.1018 of Chapter 17 – Zoning and Sign Ordinance related to research and development uses.

**Applicant(s):** Kristen Parks, St. John Properties and City of Oak Creek

**Address(es):** N/A

**Suggested Motion:** That the Plan Commission recommends to the Common Council that Table 17.0304(c) and Section 17.1018 of Chapter 17 – Zoning and Sign Ordinance of the Municipal Code be amended as proposed after a public hearing.

**Owner(s):** N/A

**Tax Key(s):** N/A

**Lot Size(s):** N/A

**Current Zoning District(s):**

**Overlay District(s):**

**Wetlands:**  Yes  No **Floodplain:**  Yes  No

**Comprehensive Plan:** N/A

### Background:

At the March 14, 2023 meeting, Microbial Discovery Group and St. John Properties provided information during a non-binding discussion of a potential agricultural research and development use on the property at 140 E. Rawson Ave. Following direction from the Plan Commission, staff are proposing the following definition for Research and Development Facility for consideration as Conditional Uses in the B-4, General Business; Lm-1, Light Manufacturing; and M-1, Manufacturing districts:

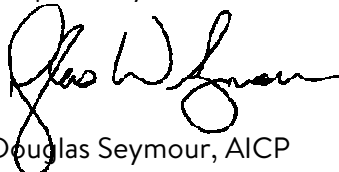
*The conduct of research and development, testing, assembly, repair, and controlled production of nontoxic products or commodities in various fields of science, such as, but not limited to: chemistry, biotechnology, pharmaceuticals, medical instrumentation or supplies, communications and information technology, electronics and instrumentation, computer hardware and software, transportation, education, and engineering. Facilities in this use category do not involve the mass manufacture, mass fabrication, mass processing, or mass sale of products. Excludes the use of animal husbandry (including dogs, poultry, or monkeys) and heavy equipment (such as construction equipment) use in said research, development, testing, assembly, repair, and controlled production.*

If the Plan Commission determines that the proposed amendments to the Zoning Code as presented are acceptable, a motion recommending Common Council approval has been provided for consideration.

**Options/Alternatives:** The Plan Commission has the discretion to approve or disapprove of the proposed updates to Chapter 17. Approval would include recommendation of adoption by the Common Council at a public hearing. Disapproval would delay the consideration for adoption and require additional meetings to discuss revisions to address concerns.

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Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Senior Planner

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Attachments:

Draft Table 17.0304(c) (4 pages)

Table 17.0304(c)  
Permitted and Conditional Uses, Nonresidential Districts

Use	Additional Regulation	A-1	DTS	B-2	B-3	B-4	B-6	Lm-1	M-1	I-1	P-1
<b>Agricultural Uses</b>											
Agritourism Related Uses		C									
Aquaculture		P									
Garden Plots for Rent		P								C	
General Farm Structures		P									
General Farming		P									
Keeping and Raising of Domestic Stock, Commercial	17.0402(a)	P									
Plant Nursery / Greenhouse		P		C	C	C		C	C		C
Solar Energy Collection System, Farm		P							C		
<b>Residential Uses</b>											
Dwelling, Multifamily Above Ground Floor			P	C		P	P				
Dwelling, Single-Family Attached											
Dwelling, Single-Family Detached	17.0403(e)	P									
<b>Recreational Uses</b>											
Art Gallery / Museum			P	C		P	P			C	
Boat Mooring and Rental / Marina											C
Campground		C									C
Family Entertainment Center / Indoor Commercial Amusement / Fun Center							C				
Golf Course											C
Golf Course, Miniature						C	C				C
Health, Athletic, or Recreation Facility, Indoor			C	C	C	P	P	C	C	P	C
Health, Athletic, or Recreation Facility, Outdoor						C	C		C	P	C
Parks and Playgrounds, Private		C	C	C	C	C	C			C	C
Parks and Playgrounds, Public		P	P	P	P	P	P			P	P
Shooting / Archery Range, Indoor						P	P	C	C		
Shooting / Archery Range, Outdoor						C	C				
<b>Retail Uses</b>											
Adult Entertainment	17.0405(a)								P		
General Retail, less than 50,000 sq ft			P	C		P	P				
General Retail, 50,000 sq ft - 100,000 sq ft			P			P	P				
General Retail, more than 100,000 sq ft			C			C	P				
Grocery Store			C	C		P	P				
Multitenant Shopping Center			P	C		P	P				
Neighborhood Retail	17.0405(d)			P							
Outlot Retail Building	17.0405(e)		P			P	P				

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Permitted and Conditional Uses, Nonresidential Districts

Use	Additional Regulation	A-1	DTS	B-2	B-3	B-4	B-6	Lm-1	M-1	I-1	P-1
Wholesale						C	P				
<i>Service Uses</i>											
Animal Training / Therapy						C		C	C		
Animal Daycare / Recreation						C		C	C		
Bank / Financial Institution			P	C	P	P	P				
Funeral Parlor with Cremation Services						C			C		
Funeral Parlor without Cremation Services						P					
Day Care Center			P	C	P	P	P			C	
General Service			P	C	P	P	P				
Kennel / Boarding Facility / Shelter	17.0406(a)					C		C	C		
Neighborhood Service	17.0406(b)			P	C						
Private Emergency Service						C		C	C		
Self Service Laundry / Dry Cleaner						P	P				
Tattoo, Body Piercing, and Body Art Studios				C		C					
Veterinary Clinic / Animal Hospital	17.0406(c)					C		C	C		
<i>Lodging Uses</i>											
Hotel			P			P	P				
Hotel, Extended Stay			C			C	C				
Motel			C			C	C				
<i>Eating and Drinking Uses</i>											
Drinking Establishment			C			C	C				
Café	17.0408(a)		P	P	P	P	P				
Mobile Retail Food Establishment / Food Truck Park	17.0408(b)		P	P	P	P	P				
Microbrewery / Winery / Distillery			P			P	P	C	P		
Restaurant, Delivery / Carry Out Only			P	C		P	P				
Restaurant, Fast Casual			P	C		P	P				
Restaurant, Sit Down			P	C		P	P				
Tasting Room, Brewery, Winery, Distillery			P			P	P	P	P		
<i>Vehicle Related Uses</i>											
Autobody / Automotive Mechanical Repair						C	C	C	C		
Car Wash						C	C				
Electric Vehicle Charging Stations			P	P	P	P	P	P	P		
Equipment Sales and Rental	17.0414(l)	C						C	C		
Fuel Sales	17.0409(a)					C	C				
Fueling Plaza	17.0409(a)					C	C				
Service Station						C	C				

Table 17.0304(c)  
Permitted and Conditional Uses, Nonresidential Districts

Use	Additional Regulation	A-1	DTS	B-2	B-3	B-4	B-6	Lm-1	M-1	I-1	P-1
Vehicle Sales and Rental	17.0414(l)					C	C	C	C		
<b>Office Uses</b>											
Office, General				C	P	P	P	P	P		
Office, Above Ground Floor			P		P	P	P				
Office, Medical / Dental			P		P	P	P				
<b>Industrial Uses</b>											
Brewery / Winery / Distillery								P	P		
Contractor's Shop / Office									C		
Contractor's Yard	17.0414(m)								C		
Laboratory								P	P		
Manufacturing, Artisan	17.0411(a)		C			C	C	P	P		
Manufacturing, Heavy									C		
Manufacturing, Light								P	P		
Motor Freight Terminal									C		
<b>Research and Development Facility</b>						<b>C</b>		<b>C</b>	<b>C</b>		
Self Storage								C	P		
Warehouse, Distribution, Less than 200,000 sq ft									P		
Warehouse, Distribution, 200,000 sq ft or Greater									C		
Warehouse, Storage, Less than 200,000 sq ft									P		
Warehouse, Storage, 200,000 sq ft or Greater									C		
<b>Medical Uses</b>											
Hospital			C		C	C	C		C	P	
Acute Care Center			C		C	C	C		C	P	
Medical Diagnostic Facility/Laboratory				C		P	P				
<b>Public / Institutional Uses</b>											
College / University							P	P	P	P	
Essential Service		P	P	P	P	P	P	P	P	P	P
Governmental Use, Indoor		P	P	P	P	P	P	P	P	P	P
Governmental Use, Outdoor		C	C	C	C	C	C	C	C	C	C
Place of Assembly				P		P	P	P	C	P	P
Religious Institution		P								P	P
School, Private		C								C	C
School, Public		P								P	P
Vocational / Employment Training		C					P	P	P	P	
Utility, Minor		P	P	P	P	P	P	P	P	P	P
Utility, Major		C	C	C	C	C	C	C	C	C	C

**Table 17.0304(c)**  
**Permitted and Conditional Uses, Nonresidential Districts**

Use	Additional Regulation	A-1	DTS	B-2	B-3	B-4	B-6	Lm-1	M-1	I-1	P-1
Telecommunications Towers	17.0413(a)	C	C	C	C	C	C	C	C	C	C
<i>Accessory Uses</i>											
Accessory, Building	17.0414(a)	P	P	P	P	P	P	P	P	P	P
Accessory, Retail	17.0414(c)							C	C		
Accessory, Structure	17.0414(d)	P	P	P	P	P	P	P	P	P	P
Donation Drop Box	17.0414(f)									P	
Drive Through	17.0414(g)					C	C				
Home Occupation	17.0414(h)	P	P	P		P	P				
Outdoor Activity / Operation, Permanent	17.0414(j)					C		C	C	C	
Outdoor Dining	17.0414(k)		P	P		P	P				
Outdoor Display / Sale of Merchandise, Permanent	17.0414(l)				C	C					
Outdoor Storage, Permanent	17.0414(m)					C		C	C	C	C
Roadside Stand	17.0414(n)	P									
Solar Energy Collection System, Canopy	17.0414(o)		P			P	P	P	P	P	P
Solar Energy Collection System, Ground Mounted	17.0414(p)	P	P	P	P	P	P	P	P	P	P
Solar Energy Collection System, Roof Mounted	17.0414(q)	P	P	P	P	P	P	P	P	P	P
Truck and Trailer Parking	17.0505							C	C		
<i>Temporary Uses</i>											
Carnival		T	T	T		T		T	T	T	T
Circus / Animal Show		T	T	T		T		T	T	T	T
Seasonal Sales	17.0415(b)		T	T		T		T	T		
Construction Related		T	T	T	T	T	T	T	T	T	T
Farmers Market			T	T		T	T	T	T	T	T
Flea Market											
Mobile Retail Food Establishment / Food Truck	17.0415(c)		T	T	T	T	T	T	T	T	T
Outdoor Activity / Operation, Temporary			T	T	T	T		T	T	T	
Outdoor Display / Sale of Merchandise, Temporary	17.0415(d)		T	T		T		T	T	T	
Truck and Trailer Parking								T	T		

**Proposed Sec. 17.1018(f), Definition of Research and Development Facility**

The conduct of research and development, testing, assembly, repair, and controlled production of nontoxic products or commodities in various fields of science, such as, but not limited to: chemistry, biotechnology, pharmaceuticals, medical instrumentation or supplies, communications and information technology, electronics and instrumentation, computer hardware and software, transportation, education, and engineering. Facilities in this use category do not involve the mass manufacture, mass fabrication, mass processing, or mass sale of products. Excludes the use of animal husbandry (including dogs, poultry, or monkeys) and heavy equipment (such as construction equipment) use in said research, development, testing, assembly, repair, and controlled production.