

24.06.070 SP-RP, Research Park District

- A. Purpose. The SP-RP district is primarily intended to accommodate a broad range of office, professional, research related uses, and certain specialized manufacturing operations of a non-nuisance type in an office park setting along with multi-unit housing, retail, and service uses in order to implement the Research Park Master Plan. Development within the SP-RP district is subject to all applicable codes, covenants, and restrictions. ~~establish and regulate uses in conjunction with the authority of the Milwaukee Regional Innovation Center, Inc., formerly known as the Milwaukee County Research Park Corporation, consisting of research and development facilities, certain specialized manufacturing operations of a non-nuisance type, offices and professional support activities and services and prototype business incubators; all to be located in an aesthetic environment conducive to innovative and technological advancement and new job formation. Development within the research park must be in general conformance with the approved master plan for the site and must respect protective covenants established to promote a quality environment.~~
- B. ~~Permitted Uses.~~ Principal uses are allowed in the SP-RP district in accordance with the use table of Section 24.07.030. The following uses are permitted as of right in the SP-RP district:
- ~~1. Automatic temperature controls~~
 - ~~2. Biological products~~
 - ~~3. Business and laboratory incubators~~
 - ~~4. Business and management consulting services~~
 - ~~5. Computer programming services~~
 - ~~6. Dental laboratory services~~
 - ~~7. Commercial testing laboratories~~
 - ~~8. Drugs, chemical and allied products~~
 - ~~9. Data processing~~
 - ~~10. Educational and scientific research services~~
 - ~~11. Educational services~~
 - ~~12. Electrical machinery, equipment and supplies~~
 - ~~13. Electrical transmission and distribution equipment~~
 - ~~14. Electric and steam and chilled water generation plants and related facilities~~
 - ~~15. Electrometallurgical products~~
 - ~~16. Electronic components and accessories~~
 - ~~17. Electronic control equipment~~
 - ~~18. Engineering and architectural services~~
 - ~~19. Engineering, laboratory and scientific and research instruments and associated equipment~~
 - ~~20. Exhibition halls~~
 - ~~21. Facilities management services~~
 - ~~22. Fabricated metal products~~
 - ~~23. Finance, insurance and real estate services~~

24. ~~Food and kindred products~~
25. ~~Forestry activities and related services~~
26. ~~Horticultural services~~
27. ~~Hotels and motels~~
28. ~~Industrial inorganic and organic chemicals~~
29. ~~Instruments for measuring, controlling and indicating physical characteristics~~
30. ~~Mechanical measuring and controlling instruments (except automatic temperature controls)~~
31. ~~Medical and health services~~
32. ~~Medical laboratory services~~
33. ~~Medical research, technology and development~~
34. ~~Medical scientific research facilities~~
35. ~~Medicinal chemicals and botanical products~~
36. ~~Miscellaneous plastic products~~
37. ~~Mixed Use Building, Vertical~~
38. ~~Multi Unit Buildings, 5-12 units~~
39. ~~Multi Unit Buildings, 13+ units~~
40. ~~Motion picture production~~
41. ~~Office buildings~~
42. ~~Office computing and accounting machines~~
43. ~~Optical instruments and lenses~~
44. ~~Orthopedic, prosthetic and surgical appliances~~
45. ~~Pharmaceutical preparations~~
46. ~~Photographic equipment supplies~~
47. ~~Plastics materials and synthetic resins, synthetic rubber, synthetic and other manmade fibers~~
48. ~~Printing and publishing~~
49. ~~Professional, scientific and controlling instruments~~
50. ~~Research, development and testing services~~
51. ~~Resources production and extraction~~
52. ~~Stenographic services and other duplicating and mailing services~~
53. ~~Surgical, medical and dental instruments~~
54. ~~Technical training facilities~~
55. ~~X ray apparatus and tubes: medical, industrial, research and control~~

C. Lot and Building Standards. The lot and building standards of the following table apply to all principal and accessory uses allowed in the SP-RP district, except as otherwise expressly stated in this zoning ordinance. General exceptions to these standards and rules for measuring compliance can be found in Section 24.18.030.

<u>Lot and Building Standards</u>	<u>SP-RP</u>
<u>Minimum Lot Area (square feet) – only applies to parcel with navigable waterway</u>	<u>[1]</u>
<u>Minimum Lot Width (feet) – only applies to parcel with navigable waterway</u>	<u>[1]</u>
<u>Minimum Setbacks (feet)</u>	
<u>From property line on Mayfair Road, Watertown Plank Road and Wisconsin Avenue</u>	<u>10</u>
<u>From property line at highway 45</u>	<u>50</u>
<u>From shared property line within the park</u>	<u>3</u>
<u>From property line of internal streets</u>	<u>10</u>
<u>From navigable waterway ordinary high water mark</u>	<u>[1]</u>
<u>Maximum Height (feet)</u>	
<u>Principal Buildings</u>	<u>No max.</u>
<u>Principal Buildings – within 300' of the Wisconsin Avenue property line</u>	<u>100</u>
<u>Accessory Buildings</u>	<u>50</u>
<u>Accessory Buildings – within 300' of the Wisconsin Avenue property line</u>	<u>30</u>
<u>Maximum Building Coverage (% of lot area)</u>	<u>No max.</u>

[1] Must follow regulations established in Chapter NR 115 Wisconsin Statutes.

C. Conditional Uses. The following uses may be allowed in the SP-RP district if reviewed and approved in accordance with the conditional use permit procedures of Section 24.16.040. Such uses must be accessory to allowed principal uses in each building and may not exceed 30% of the building's gross floor area.

1. Banking services and related functions
2. Barber services
3. Beauty services
4. Day care centers
5. Eating places
6. Groceries
7. Heliport landing/takeoff pads
8. Laundry and dry cleaning pickup stations only
9. Office supplies and equipment
10. Off-street parking
11. Recreation or fitness centers
12. Telephone relay towers (microwave)

~~13. Television transmitting stations and relay towers~~

~~14. Water storage~~

~~D. Additional Conditional Uses. In addition to those conditional uses authorized under subsection C above, the following uses may be allowed in the SP-RP District if reviewed and approved in accordance with the conditional use permit procedures of Section 24.16.040, except they may be free-standing conditional uses and not accessory to any allowed principal uses:~~

- ~~1. Buildings in which any of the commercial uses listed in B and C, above, occupy the ground floor.~~
- ~~2. Eating places with indoor seating capacity in which sales of prepared foods, meals and non-alcoholic beverages constitute at least 50% of the establishment's gross income and which do not include drive-through or drive-in facilities.~~

~~E. Minimum Ground Floor Area. The minimum ground floor area is 8,000 square feet, unless a smaller area is approved by the common council on the final plan.~~

~~F. Maximum Lot Coverage. Buildings may not cover more than 50% of the gross site area.~~

~~G. Lot Area. Lots must have a minimum area of one acre.~~

~~H. Lot Width. Lots must have a minimum width of 100 feet.~~

~~I. Setbacks. Minimum building setbacks are as follows:~~

- ~~1. From property line on Mayfair Road, Watertown Plank Road and Wisconsin Avenue: 50 feet~~
- ~~2. From property line at highway 45: 100 feet~~
- ~~3. From shared property line within the park: 25 feet~~
- ~~4. From curblines of internal streets other than main street: 40 feet~~
- ~~5. From curblines of main street: 25 feet~~
- ~~6. From creek and water feature: 60 feet~~

~~J. Height. Within 300 feet of the curblines of Mayfair Road and Wisconsin Avenue, building heights may not exceed 100 feet. Other areas of the park have no set maximum height limit.~~

~~K. Design Review. Design review is the responsibility of a special board authorized for this purpose. Design review must occur before final plan review by the common council.~~

~~L. Final Plan Review. Final plan review must be conducted by the common council. Changes and amendments to approved developments prior to or during construction must be reviewed and approved as follows:~~

- ~~1. Changes in the approved final development plan must be reviewed by the special board authorized as a project review board and returned to the common council if 40% or more of the members present consider the change to be a variance to the approved plan and/or that it does not meet the intent of conditions and restrictions placed on the approved plan.~~

~~2.1. Minor changes in the location, siting and height of buildings and structures may be authorized by the development director.~~