

STAFF REPORT WEST ALLIS PLAN COMMISSION Wednesday, August 24, 2022 6:00 PM City Hall – Room 128

Watch: https://www.youtube.com/user/westalliscitychannel

- 4A. Conditional Use Permit for XLock Biosciences, a proposed Research Laboratory, to be located at 662 S. 94 Pl.
- 4B. Site, Landscaping, and Architectural Plans for XLock Biosciences, a proposed Research Laboratory, to be located at 662 S. 94 Pl., submitted by Brian Volkman, d/b/a XLock Biosciences. (Tax Key No. 416-0012-003)

Overview and Zoning

XLock Biosciences is a biopharmaceutical research and development company that is proposing to relocate its research laboratory from the Medical College of Wisconsin to its existing office located at 662 S. 94 Pl. The company is researching proteins that can be used as anti-inflammatories to alleviate symptoms of common health issues like psoriasis.

Laboratory activities include the cultivation of bacteria engineered to produce specific proteins. The bacteria used is a widely used lab strain that poses no health risk and is easily disposed water after treatment with bleach or other sterilization. Less than 100 grams of purified proteins will be stored on site. None of XLock's research production, or office activities produce noise, fumes, or other waste/disturbances that would be perceptible to neighbors or passerby.

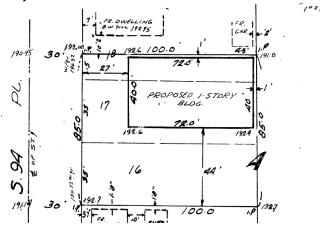
Hours of Operation Monday - Friday: 8am - 5pm



The lot is zoned C-3. The proposed laboratory changes the classification from a permitted use (Neighborhood Service) to a Conditional Use (Research Laboratory) in the C-3 district. A public hearing is scheduled for Tuesday, September 6th.

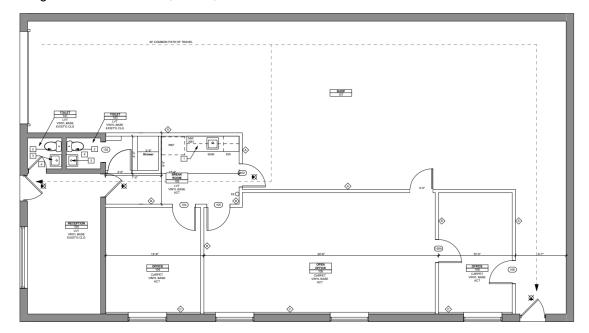
Site Plan

No changes are proposed to the site. The following survey was created in 1963 and remains in place today.



Floor Plan

Minor changes are proposed to convert 500 sq. ft. of office space to laboratory space. Changes include new sinks, drains, and electrical outlets.



Recommendation: Recommend approval of the Site, Landscaping, and Architectural Plans for XLock Biosciences, a proposed Research Laboratory, to be located at 662 S. 94 Pl., submitted by Brian Volkman, d/b/a XLock Biosciences. (Tax Key No. 416-0012-003) subject to the following conditions:

(Item 1 is required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council approval of the Conditional Use Permit.