



**BRIOHN**

**BUILDING  
CORPORATION**

Tuesday, August 16, 2022

City of Oak Creek – Community Development Department  
c/o Kari Papelbon  
8040 S. 6<sup>th</sup> Street  
Oak Creek, WI 53154

Via: Email (kpapelbon@oakcreekwi.org)

RE: 13<sup>th</sup> Street Industrial Building Proposal

Dear Ms. Papelbon:

Briohn Land Development, LLC (the “Developer”) is pursuing a land acquisition of approximately 8.35 acres (363,570 SF) for the development and construction of a 133,500 square foot industrial facility. The facility is designed to accommodate a variety of users, both single- and multi-tenant.

Introduction

As outlined below, the overall proposal achieves the spirit, policy and intent of the Land Division and Platting Code.

- Lot 2 meets or exceeds the M1 zoning ordinance bulk regulations
- Lots 1, 2, and 3 each meet or exceed the required 30% greenspace
- Lot 3 retains the ability to develop additional office space
- The proposal does not require any zoning variances
- Creates additional employment opportunities

Property Information

- Property Address: 7433 S. 10<sup>th</sup> Street, Oak Creek, WI 53154
- Tax Key Number: 7649075000
- Current Zoning:
- Property Owner: Bast Holdings; 6970 S. 6<sup>th</sup> Street, Oak Creek, WI 53154
- Existing Use of Property: Riteway Bus, vacant
- Property Address: 7300 S. 13<sup>th</sup> Street, Oak Creek, WI 53154
- Tax Key Number 7649011000
- Property Owner: Corporate Square LLC, Stone Fox Investment LLC, C/O Ener-Con Prop LLC;
- Existing Use of Property: office buildings

Location

Southeast quadrant of Rawson Avenue and South 13<sup>th</sup> Street in the City of Oak Creek.

**DESIGN / BUILD  
CONSTRUCTION**

**ARCHITECTURAL  
DESIGN**

**DEVELOPMENT**

**PROPERTY  
MANAGEMENT**

The proposed location requires a land division of two lots as described below:

Tax Key Number 7649075000: acquire the northern 8.34 acres

Tax Key Number 7649011000: acquire 23,000 SF as indicated on plan

#### Zoning Compliance

Tax Key Number 7649075000 is currently zoned M-1 CU. No change to zoning is requested, however, the Developer is requesting an amendment to CUP Ord. #2762 as approved by Common Council on 04/21/2015. The amendment is to remove the proposed 8.34 acres from the existing conditions.

Tax Key Number 7649011000 is currently zoned B3. A rezone to M1 is requested.

#### Proposed Use

The proposed use will be permitted within M1 zoning. The Developer is prepared to actively market the building to potential tenants seeking newly constructed space in the Manufacturing District. The building was thoughtfully designed to accommodate multiple users (ability to incorporate demising walls at approximately 25,000SF minimum) or remain whole for a single tenant.

#### Plan and Hours of Operation

The Plan and Hours of Operation will be determined once tenants are identified, however, these will follow typical business hours from approximately 7:00am – 7:00pm Monday through Friday, with the possibility of limited hours on Saturday and Sunday. Tenants will not be

#### Description of Interior and Exterior Modifications

Exterior materials are planned to be insulated precast concrete wall panel and shall be insulated with a painted finish. The proposal includes three (light, medium, dark) complementary colors. The exterior building and parking lot will be adequately lit to provide pedestrian safety.

Interior modifications will be detailed as tenants are identified and. All future buildouts will be thoughtfully planned with high-quality finish materials.

#### Site Plan Data

Land Size: 7.82ac + 0.53ac = 8.35 ac (363,570 SF)

Lot Coverage / Green Space: 70.0% / 30.0 %

Building Size: 133,500 SF

Vehicle Parking: 133 total stalls | 6 ADA compliant

Trailer Parking: 0

Loading Docks: 16

Overhead Doors: 4

Outside storage is not proposed and all dumpster locations are adequately screened.

**Conclusion**

The Developer worked closely with Oak Creek Staff to achieve a site plan and building elevation which is code-compliant and complementary to the surrounding area. Additionally, support letters were obtained from parcel owners with a vested interest (Exhibit B).

We look forward to working with the City of Oak Creek on this proposed development. Please do not hesitate to contact me with any questions.

Thank you,

Caitlin LaJoie  
Director of Land Development  
262-790-0500 | [clajoie@briohn.com](mailto:clajoie@briohn.com)

cc: Dom Ferrante, Joe Jursenas, Kyle, Roadt, Riz Iskandarsjach