



BRIOHN BUILDING
CORPORATION

DESIGN / BUILD
CONSTRUCTION

ARCHITECTURAL
DESIGN

DEVELOPMENT

PROPERTY
MANAGEMENT

Tuesday, August 16, 2022

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

Via: Email (kpapelbon@oakcreekwi.org)

RE: 13th 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. 10th Street, Oak Creek, WI 53154
- Tax Key Number: 7649075000
- Current Zoning:
- Property Owner: Bast Holdings; 6970 S. 6th Street, Oak Creek, WI 53154
- Existing Use of Property: Riteway Bus, vacant
- Property Address: 7300 S. 13th 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 13th Street in the City of Oak Creek.

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

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

EXHIBIT A

Depiction of Lots 1, 2 and 3 to be finalized per CSM, and zoning compliance data table.
1 of 2

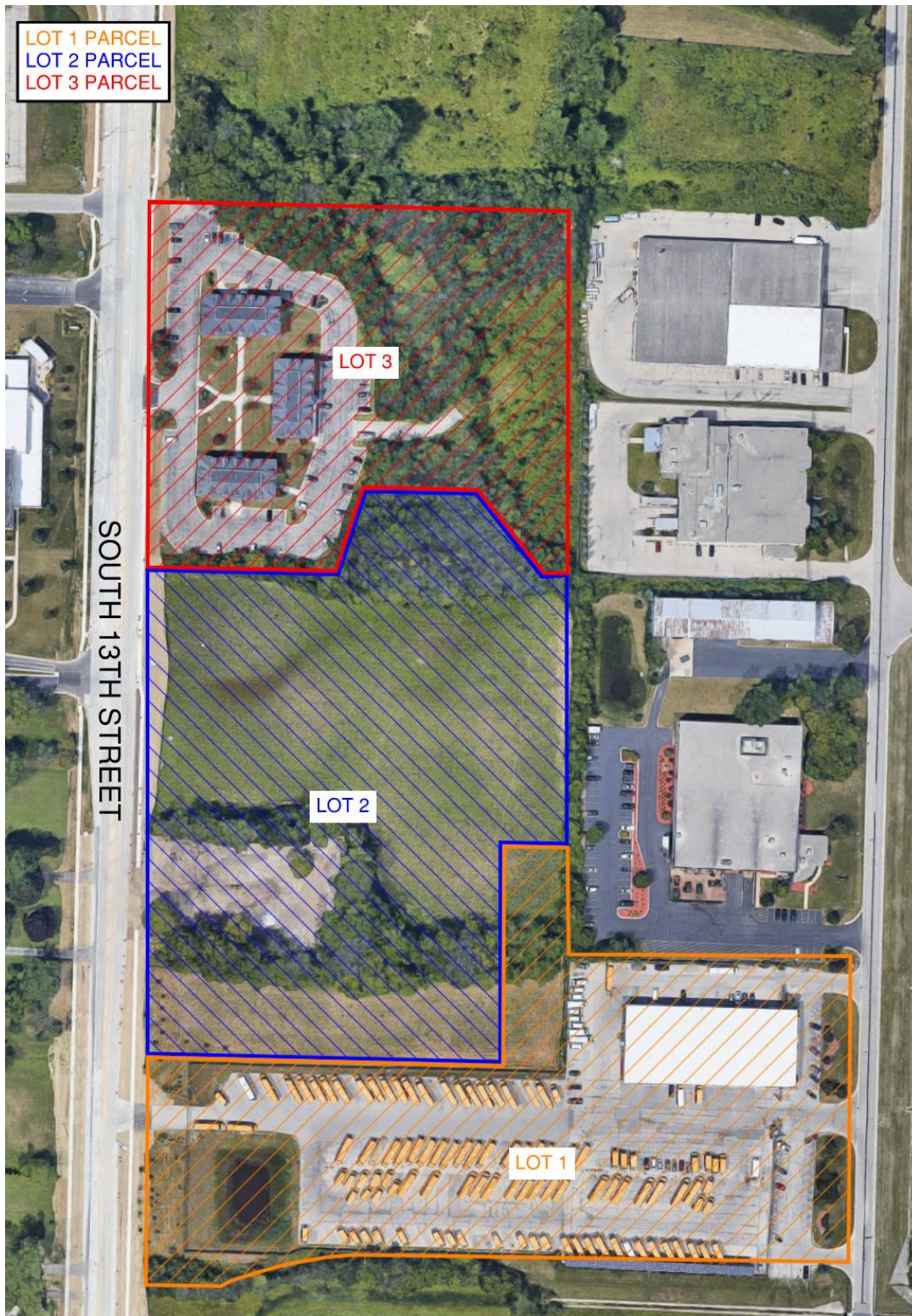


EXHIBIT A

Depiction of Lots 1, 2 and 3 to be finalized per CSM, and zoning compliance data table.
2 of 2

	M1 CODE	LOT 1	LOT 2	LOT 3
Area SF	1 AC	7.35 AC	8.35 AC	5.67 AC
Pervious Area	70.0%	70.0%	70.0%	32.9%
Open Space	30.0%	30.0%	30.0%	67.1%
Setback – Front	40'	-	105' min	-
Setback – Side/Rear	20'	-	43.9' min	-
Setback – Parking	30'	-	30' min	-
Setback – Landscape	15'	-	15' min	-
Parking	89 stalls	-	133 stalls	-
Driveway Approach	30' min	-	30'	-
Building Height	55'	-	33.5' T.O. Panel	-

EXHIBIT B

Support letters from Lots 1 and 3
1 of 3

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REAL ESTATE: DEVELOPERS ♦ BUILDERS ♦ PROPERTY MANAGEMENT ♦ SALES

8575 W. Forest Home Ave. #160
Greenfield, WI 53228

July 26, 2022

Community Development – City of Oak Creek
8040 South 6th Street
Oak Creek, WI 53154

RE: 13th Street Industrial Development

To Whom It May Concern:

I am writing this letter on behalf of Corporate Square LLC, who currently owns the adjacent office buildings to the north of the proposed development located east of S. 13th Street and South of W. Rawson Avenue.

Over the past two months, we have had many thoughtful conversations with Briohn Land Development and believe this project is beneficial to the community of Oak Creek. The proposed plan does not negatively impact Corporate Square and still allows for future growth. The sale of the wetlands will not limit our ability to add another building in the future per City requirements.

Corporate Square LLC has agreed to enter into a Purchase Sales Agreement with Briohn Land Development for the sale of approximately 0.528 acres of adjacent land in support of their proposed development.

Corporate Square LLC is pleased to support this project and is actively work with Briohn Buidling Corporation to ensure the project is successful. We are requesting the City of Oak Creek's approval of the proposed CSM.

Should you have any questions, please contact me directly.

Thank you,

Alicia Hurst Alexander, President
Ener-Con Companies, Inc.
ahurst@ener-con.com



Joshua D. Smith, Chief Financial Officer
Bast Holdings, LLC
6970 S. 6th Street
Oak Creek, WI 53154

July 26, 2022

Community Development – City of Oak Creek
8040 South 6th Street
Oak Creek, WI 53154

RE: 13th Street Industrial Development

To Whom It May Concern:

I am writing this letter on behalf of Bast Holdings in support of the proposed industrial development located east of S. 13th Street and south of W. Rawson Avenue. Bast Holdings owns Riteway Bus Service, Inc., the adjacent operation to the south of the proposed development. Briohn Land Development is under contract with Bast Holdings to purchase the property as identified in the proposed CSM. Over the past two months, we have had many thoughtful conversations with Briohn Land Development and believe this project is beneficial to the community of Oak Creek. The concept plan does not negatively impact our current business.

Bast Holdings is pleased to support this project and actively work with Briohn Land Development to ensure the project is successful. We are requesting Oak Creek's approval of the proposed CSM.

Should you have any questions, please contact me directly.

Thank you,

A handwritten signature in blue ink, appearing to read "JD Smith", is written over a faint, light blue circular stamp.

Joshua D. Smith
Chief Financial Officer
Joshua.smith@goriteway.com