



September 27, 2022
Community Development
City of Oak Creek
8040 S. 6th Street
Oak Creek, WI 53154

Comprehensive Plan Amendment & Site Plan Amendment

Overview

St John Properties, Inc. on behalf of East Rawson Ave LLC is applying for a Comprehensive Plan Amendment to their property located at 140 E. Rawson Ave. The requested amendment is due to the large number of conditional use permits requested at the current Buildings B & C completed in 2020/2021. As St John Properties prepares for the construction of the 3rd Building, Building A, it is clear amending the comprehensive plan prior to construction of Building A. Along with the Comprehensive Plan changes to better suit those tenants St John Properties is requesting a review of Building A's Elevations, Site Plan and Floor plans.

Comprehensive Plan Amendment

The property currently has a comprehensive plan as Industrial. Over the years the market has shifted since original planning to current tenants looking for smaller flex space have gone from traditional light manufacturing to commercial use. These tenants typically service the surrounding community and are locally owned. It seems this trend of commercial based businesses interested in this area and building style will continue moving forward with Building A.

Tenant Plan

Currently most of the tenants in Building B & C are operating under a Conditional Use permit, while only three tenants are operating without conditional use permits. Moving forward with the Commercial Land Use will not be an issue in leasing the available spaces. It seems that the Commercial user will continue to follow the trend for Flex Spaces.



Elevations (2205110_OC-Rawson_BldgA_Ext_Elevs_09-26-22)

The front of the building facing Howell Ave will have a more appropriate look for Retail/Office users. There will be more embellishments added to give each tenant a specific distinction of their space and increase visibility from Howell as well as when the patrons are at the building. The front of the building will have more glass from the ground up to the awning, more prominent signage and lighting along with a mixture of different materials that are cohesive to a retail/office space.

Site Plans (605 Site Plan 06.22.22)

To better accommodate the traffic at the property, a right turn-in entrance has been added on the far east-end entering the property, reducing the traffic at the cross section on E. Rawson. Building A setbacks have an additional 26-foot setback on the South end of the building to meet requirements of the frontage road setbacks. The parking lot between Building A and B has been shortened to 120' wide to allow for more in parking lot of the west end of Building A. Since the buildings will be following the commercial use plans, a wider parking lot between the two buildings is no longer needed.

Floor Plans (2205110_OC-Rawson_Floor_Plan_09-26-22)

The goal with the Floor plans changes was to stay close to the original square footage of the building plans. To account for the reduced length of the building, suites 1 and 14 are 40'x96', Suites 2,3, 12 and 13 are 32'x 96' and the remaining Suites are 32'x100'. Each unit could be expanded into the adjacent suite to accommodate a Tenant that needs a larger space.

Thank you,

A handwritten signature in blue ink that reads 'Kristen Parks'.

Kristen Parks

Director of Development

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