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OCT 17 2023

CITY OF OAK CREEK

October 10, 2023

Plan Commission
City of Oak Creek
8040 S 6th Street
Oak Creek, WI 53154

RE: 10000 Ridgeview Drive
Site & Building Plan Review

Dear Members of the Plan Commission:

Frontline Commercial Real Estate, LLC ("Frontline") respectfully submits the following information as it relates to the Site and Building Plan Review for the property located at 10000 Ridgeview Drive and the northern 3.5 acres of 1850 W Oakwood Rd. in Oak Creek, WI (Tax Key Numbers 9269977001, 9269978001, 9269979000, 9269036000).

Details of proposal, plan and hours of operation:

The proposed use for the building includes manufacturer (one (1) to two (2) tenants of this nature), as well as an expansion plan for a fabric related business currently located within the City of Oak Creek.

The fabric business will primarily operate during the hours of 7 a.m. to 5:30 p.m., Monday through Friday. Limited work will occur during the hours of 5:30 p.m. to 7 a.m., Monday through Friday. Limited work will also occur on Saturday and Sunday.

Frequency of deliveries to site:

Thirty-five (35) anticipated deliveries to the site per day.

Fabric business: fifteen (15) deliveries per day

Manufacturer: twenty (20) deliveries per day

Number of employees (total and per shift):

The fabric business shall employ approximately forty-five (45) employees.

7 a.m. to 5:30 p.m.: forty (40) employees

All other hours: five (5) employees

The food distributor shall employ approximately twenty-two (22) employees.

First shift: Twenty-five (20) employees

All other hours: two (2) employees

Description of any interior/exterior modifications or additions to be made to property:

Frontline is proposing the new construction of an approximately 427,680 SF building. The proposed building features thirty-two foot (32') clear height, masonry and glass construction.

Outside storage (dumpsters, trucks, materials for sale, etc.):

The development shall include employee parking (automobiles), licensed trucks for delivery, and screened dumpster(s).

Number of parking stalls:

The development will include approximately 182 car parking spaces and 15 trailer parking spaces.

Additional Information:

The proposed manufacturing processes shall be clean, silent operations.

Thank you for considering our request. Should you have any questions or require any additional information, please contact me directly at (414) 769-7000. Thank you.

Sincerely,



John Schlueter

President

Frontline Commercial Real Estate, LLC

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