



PLAN COMMISSION REPORT

Proposal: Amended Site Plan & Architectural Plans – Multi-tenant Industrial Building

Description: Review amended site and architectural plans for a proposed multi-tenant speculative industrial building.

Applicant(s): John Schlueter, Frontline Commercial Real Estate

Address(es): 10000 S. Ridgeview Dr. (5th Aldermanic District)

Suggested Motion: That the Plan Commission approves the amended site and architectural plans for a proposed multi-tenant speculative industrial building to be located at 10000 S. Ridgeview Dr., with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the plans are revised to include locations for all mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
3. That all stormwater requirements are coordinated with the Engineering Department. Any additional reviews and/or permits that may be required as a result of stormwater improvements shall be obtained prior to issuance of any permits and commencement of work.
4. That all revised plans are submitted electronically to the Community Development Department prior to submitting of any permit applications.
5. That this approval by Plan Commission shall expire within twelve (12) months after the date of approval if a building permit has not been issued.

Owner(s): Ridgeview Drive, LLC

Tax Key(s): 926-9038-000

Lot Size(s): 26.1509 acres

Current Zoning District(s): M-1, Manufacturing

Overlay District(s): PUD

Wetlands: ☒ Yes ☐ No

Floodplain: ☐ Yes ☒ No

Comprehensive Business Park
Plan:

Background: As you may recall, site and architectural plans were approved for this site by the Plan Commission at the January 23, 2024 meeting. That approval was contingent upon the Applicant receiving approval from the Wisconsin Department of Natural Resources (WDNR) for the filling of several wetlands on the site. However, the WDNR did not approve the wetland filling as proposed. Consequently, the Applicant revised the site and architectural plans to comply with WDNR requirements and was given approval from Plan Commission for these revised plans at the February 11, 2025 meeting.

The approval was for a proposed 36-foot-tall, 417,344 square-foot, multi-tenant speculative industrial building to be located at 10000 S. Ridgeview Dr. The building was to include 28 recessed truck loading dock doors and two (2) at-grade overhead doors. Since that approval, the Applicant has revised their plans to accommodate a potential future tenant of the building and are seeking approval.

The Applicant's modifications to the plans include:

- Architectural modifications related to the bump-ins and bump-outs of four (4) exterior precast concrete wall panels located at the east and west corners of the south façade.
- An increase in the number of loading dock doors along the south façade, from 28 to 39.
- Relocation of the previously approved drive-in door on the south façade to the west end of the same façade, and addition of one (1) new drive-in door on the eastern portion.
- The relocation of the eastern dumpster enclosure approximately 100 feet to the east, positioning it near the corner of the building along the south façade.
- The addition of four (4) emergency exit doors per requirements of State of Wisconsin. They include two (2) additional doors on the north elevation and one (1) door on both the east and south elevations.

No other changes to the recently-approved plans are proposed at this time.

Review/Options/Alternatives: The Plan Commission has the discretion to either approve the plans as presented, approve them with specified conditions, or disapprove the proposal. In reviewing the request, the Commission will evaluate it in light of the City's Zoning Ordinance and any other relevant information.

The Plan Commission may only approve or approve with conditions if it is satisfied that the proposed project complies with all applicable provisions of the City's Zoning Ordinance, as well as with all adopted plans and policy documents. Any approval with conditions must specify the necessary actions to bring the application into compliance with the City's Zoning Ordinance and its adopted plans and policy documents.

The Plan Commission has the authority to modify any of the site plan review criteria outlined in Sec. 17.0804(g)(3)(a-j) of the City's Zoning Ordinance. However, such modifications require a 3/4 majority vote of the Commissioners present at the meeting and must include supplemental design elements or improvements to compensate for any modifications to the specific standards.

If the request is not approved, the Plan Commissioners are required to provide the relevant Code Sections upon which the denial is based. This will allow the applicant to revise and resubmit the proposal accordingly

Respectfully submitted & approved by:



Kristi Laine
Community Development Director

Prepared by:



Todd Roehl
Senior Planner

Attachments:

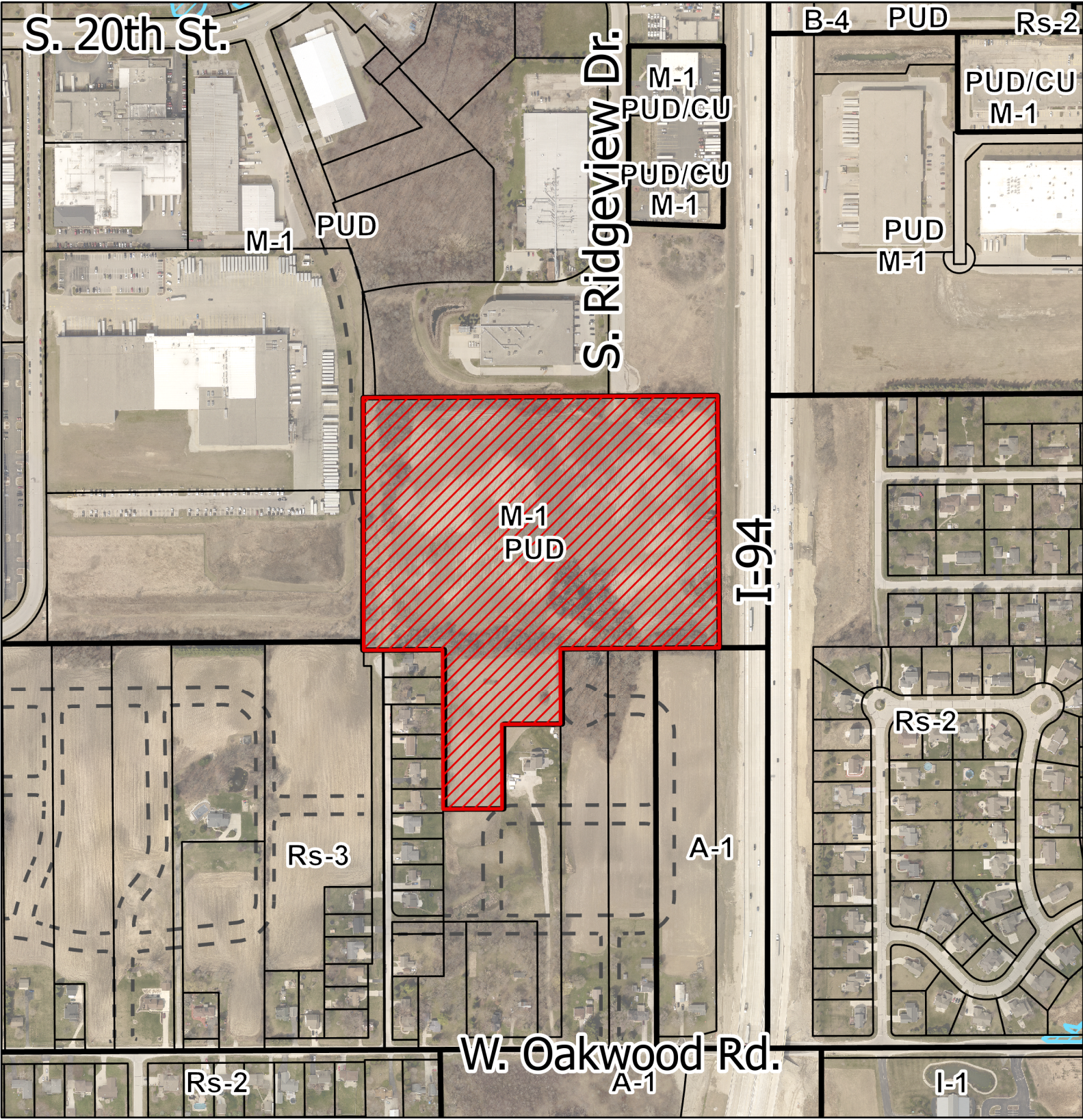
Location Map

Narrative (1 page)

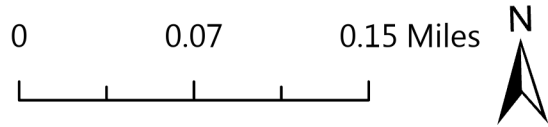
Architectural Plans with Changes (6 pages)

Location Map

10000 S. Ridgeview Dr.



This map is not a survey of the actual boundary of the property this map depicts



- Legend**

 - Zoning
 - Official Street Map
 - Parcels
 - OCGIS.GIS.FloodFringe2024
 - OCGIS.GIS.Floodway2024
- Lot
 - LOT 1
 - LOT 2
 - I0000 S. Ridgeview Dr.



June 26, 2025

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

RE: Site and Building Plan updates 10000 S. Ridgeview Drive (Tax Key 9269038000)

Dear Plan Commission Members,

On behalf of Frontline Commercial Real Estate, LLC and Ridgeview Drive, LLC (collectively, "Frontline"), we respectfully submit updated information regarding the Site and Building Plan Review for the property at 10000 S. Ridgeview Drive, Oak Creek.

The three other changes were made as follows:

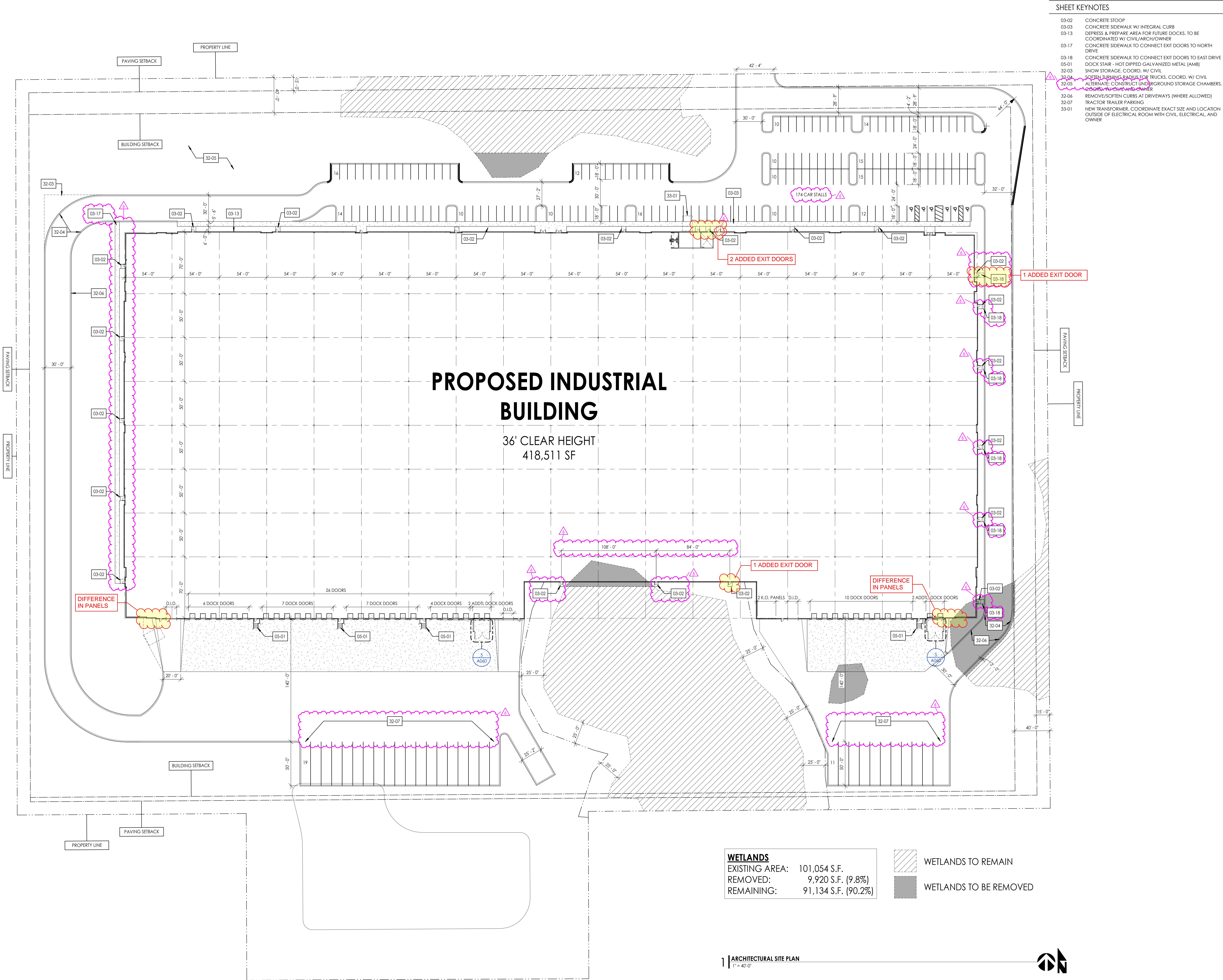
- 2 locations with modified precast layout
- Modify number of dock doors from 28 to 39 (Plan Commission approved 44 doors in January 2024)
- Eastern dumpster enclosure moved approximately 100' to the East, if possible, we would like flexibility to relocate garbage enclosures along the dock side of the building to meet Tenants needs. Please disregard "Potential Future Dumpster Area" shown off the docks on the Southwestern corner of the building.
- Relocate 1 drive in door and add 1 drive in door
- Emergency exit doors were added per State of Wisconsin building inspector
 - 2 on the North elevation
 - 1 on the East elevation
 - 1 on the South elevation

Please feel free to contact me at (414) 769-7000 with any questions or for additional information.

Sincerely,

A handwritten signature in black ink that reads "John Schlueter". The signature is fluid and cursive, with the first name "John" being more prominent.

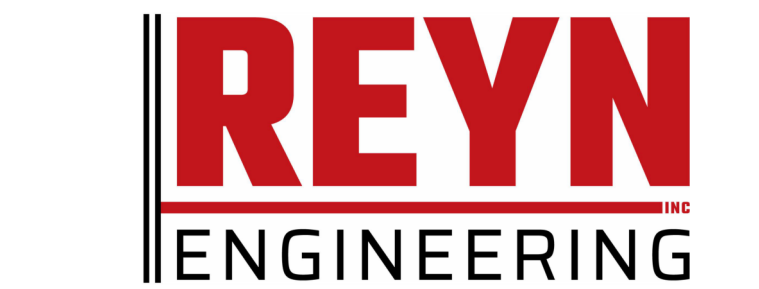
John Schlueter
President
Frontline Commercial Real Estate, LLC



SHEET KEYNOTES	
03-02	CONCRETE STOOP
03-03	CONCRETE SIDEWALK W/ INTEGRAL CURB
03-13	DEPRESS & PREPARE AREA FOR FUTURE DOCKS. TO BE COORDINATED W/ CIVIL/ARCH/OWNER
03-17	CONCRETE SIDEWALK TO CONNECT EXIT DOORS TO NORTH DRIVE
03-18	CONCRETE SIDEWALK TO CONNECT EXIT DOORS TO EAST DRIVE
05-01	DOCK STAIR - HOT DIPPED GALVANIZED METAL (AMB)
32-03	SNOW STORAGE. COORD. W/ CIVIL
32-04	SOFTEN/STRENGTHEN RADIUS FOR TRUCKS. COORD. W/ CIVIL
32-05	ALTERNATE: CONSTRUCT UNDERGROUND STORAGE CHAMBERS. COORD. W/ CIVIL AND OWNER
32-06	REMOVE/SOFTEN CURBS AT DRIVEWAYS (WHERE ALLOWED)
32-07	TRACTOR TRAILER PARKING
33-01	NEW TRANSFORMER. COORDINATE EXACT SIZE AND LOCATION OUTSIDE OF ELECTRICAL ROOM WITH CIVIL, ELECTRICAL AND OWNER



215 N. WATER STREET, SUITE 250
MILWAUKEE, WI 53202
414.277.9700
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PROJECT



FRONTLINE 10000
RIDGEVIEW DRIVE
10000 S RIDGEVIEW DR, OAK CREEK, WI
53154

OWNER

FRONTLINE
COMMERCIAL REAL
ESTATE, LLC
7265 S 1st St, Oak Creek, WI 53154

REVISIONS

NO.	DESCRIPTION	DATE
3	ELEVATION UPDATES & STRUCTURAL COORD.	04/02/2025
4	ELECT. ROOM DOOR	04/10/2025
6	PLAN REVIEW COMMENTS	06/06/2025

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	SJC
PROJECT NUMBER	240517
ISSUED FOR	FOR PERMIT
DATE	04/29/2025

SHEET
ARCHITECTURAL SITE PLAN

A050
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WETLANDS	
EXISTING AREA:	101,054 S.F.
REMOVED:	9,920 S.F. (9.8%)
REMAINING:	91,134 S.F. (90.2%)

	WETLANDS TO REMAIN
	WETLANDS TO BE REMOVED

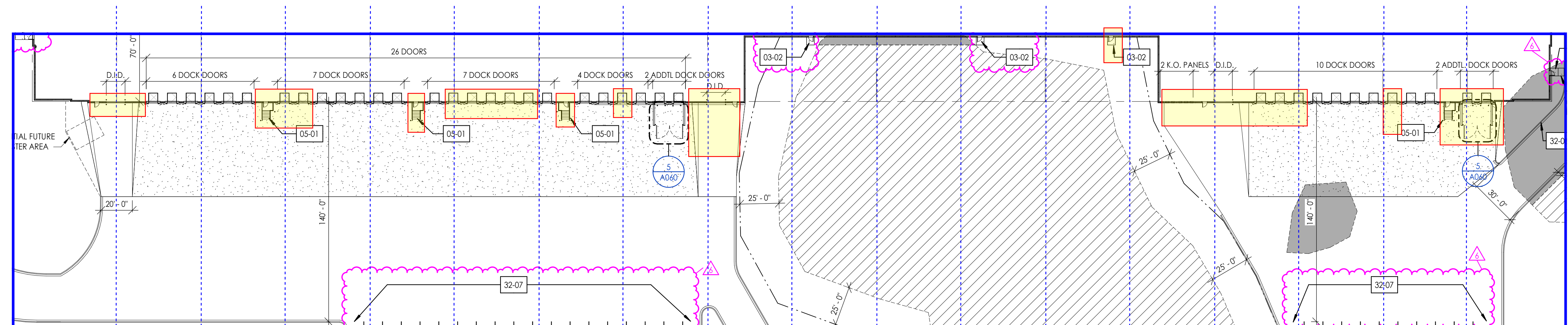
1 | ARCHITECTURAL SITE PLAN
1" = 40'-0"



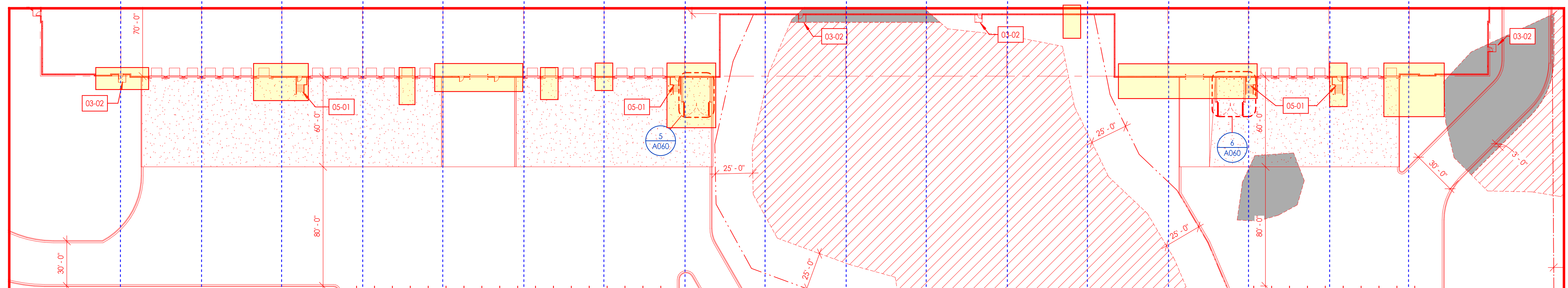
DRIVE IN DOOR (SOUTH ELEVATION) COMPARISON

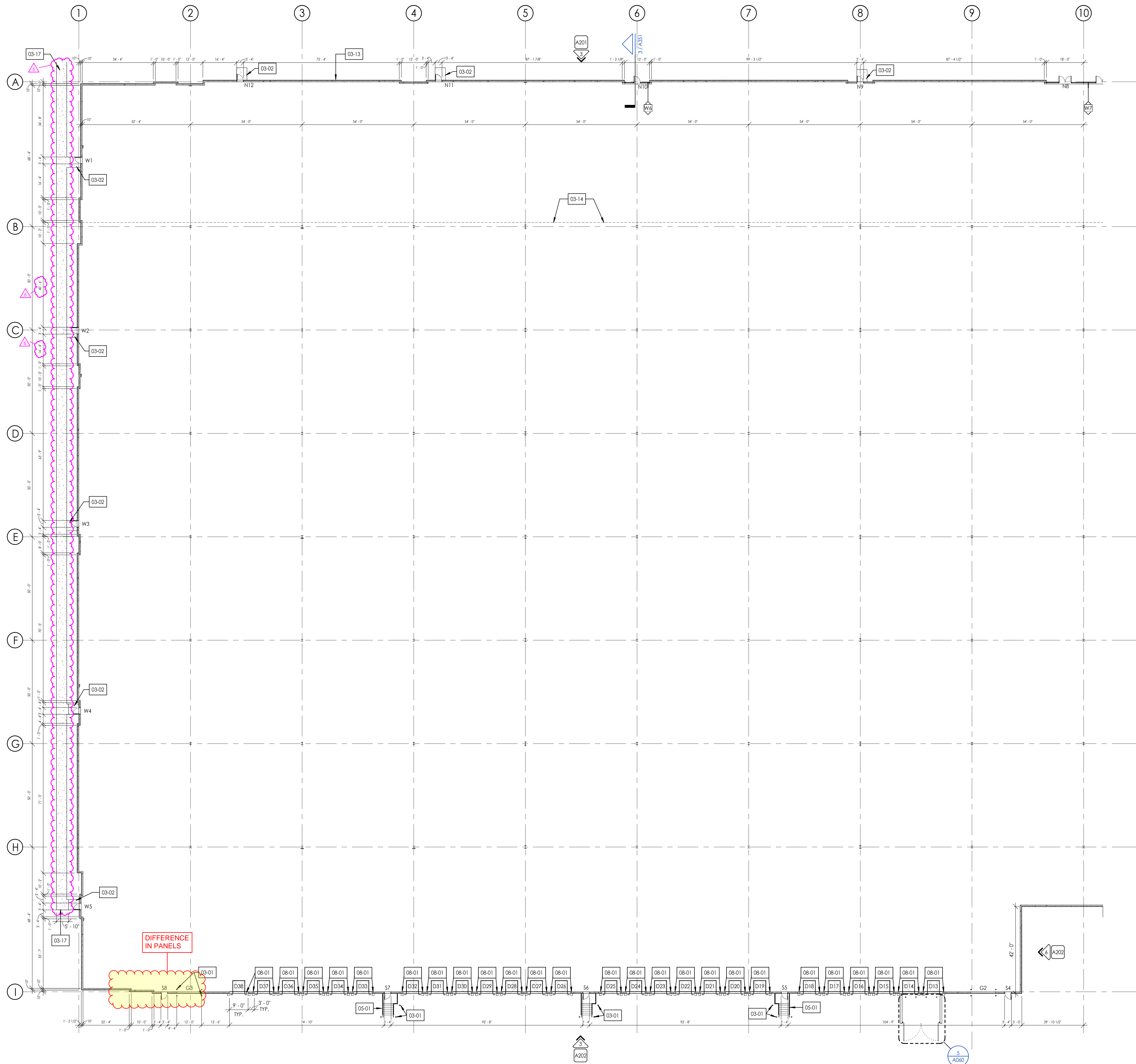
(Yellow highlighted boxes are placed on both views
where any change has occurred)

CURRENT SUBMISSION (DSPS APPROVED)
ARCH SITE PLAN
6/30/2025



Plans Approved by Plan Commission
2/11/2025





SHEET KEYNOTES

- 03-01 CONCRETE FILLED PIPE BOLLARD - SHOP-PRIMED W/ 'YELLOW PLASTIC SLEEVE
- 03-02 CONCRETE STOOP
- 03-13 DEPRESS & PREPARE AREA FOR FUTURE DOCKS. TO BE COORDINATED W/ CIVIL/ARCH/OWNER
- 03-14 ALTERNATE: ONLY POUR CONCRETE SLAB ALONG THE NORTHMOST BAY, EXCLUDING THE REST OF THE BUILDING. TBD BY OWNER
- 03-17 CONCRETE SIDEWALK TO CONNECT EXIT DOORS TO NORTH DRIVE
- 05-01 DOCK STAIR - HOT DIPPED GALVANIZED METAL (AM8)
- 08-01 Z GUARDS AT DOCK DOORS



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ENGINEERING

JSD

PROJECT



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ESTATE, LLC

7265 S 1st St, Oak Creek, WI 53154

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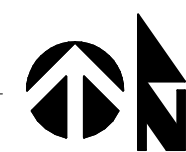
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PROJECT MANAGER	SJC
PROJECT NUMBER	240517
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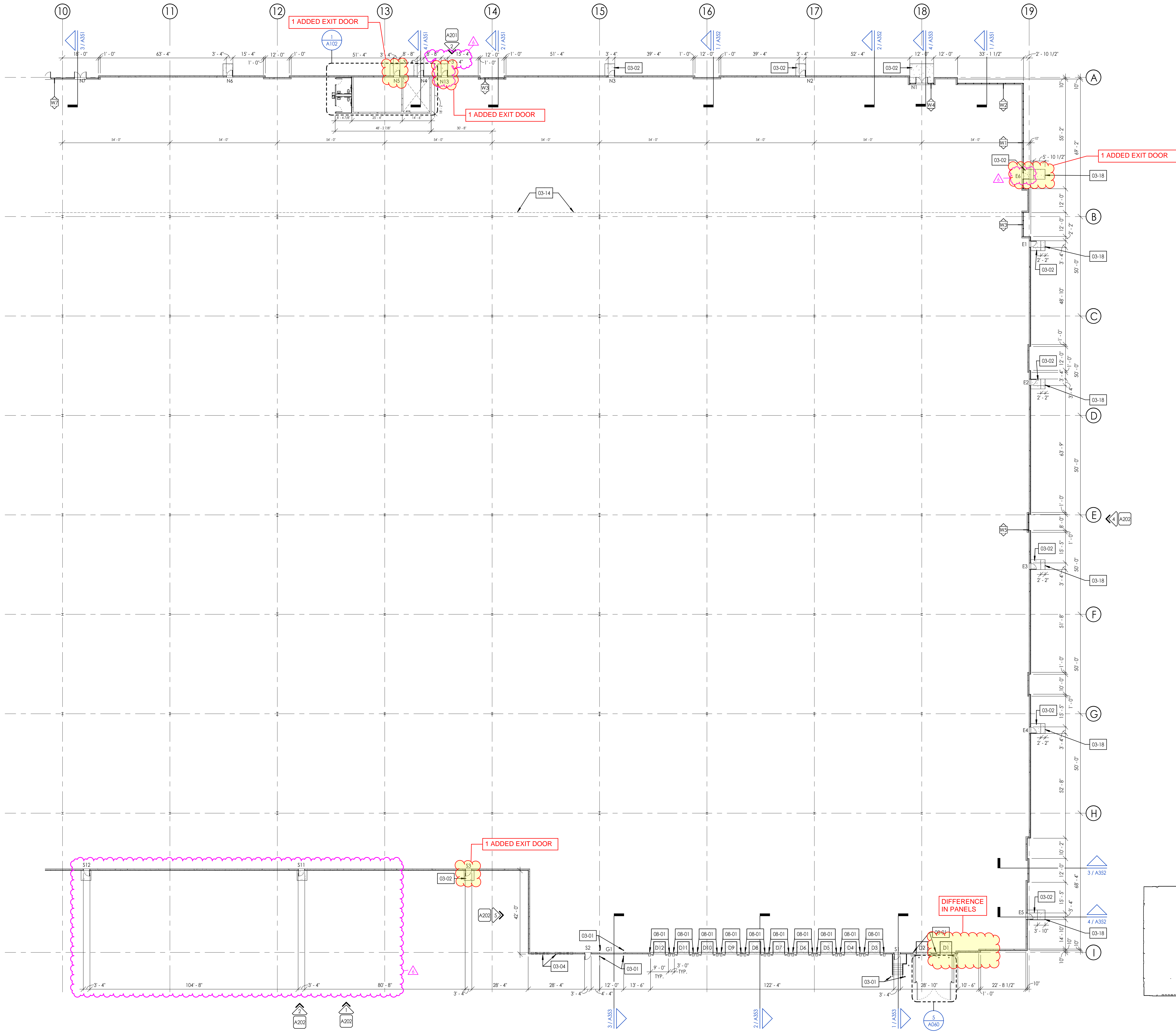
SHEET

CONSTRUCTION PLAN 'A'

A101A

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SHEET KEYNOTES

- 03-01 CONCRETE FILLED PIPE BOLLARD - SHOP-PRIMED W/ YELLOW PLASTIC SLEEVE
- 03-02 CONCRETE STOOP
- 03-04 FUTURE PRECAST KNOCKOUT FOR 9X10 DOOR, CONFIRM SIZE W/ OWNER
- 03-14 ALTERNATE: ONLY POUR CONCRETE SLAB ALONG THE NORTHMOST BAY, EXCLUDING THE REST OF THE BUILDING. TBD BY OWNER
- 03-18 CONCRETE SIDEWALK TO CONNECT EXIT DOORS TO EAST DRIVE
- 08-01 Z GUARDS AT DOCK DOORS



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SHEET

CONSTRUCTION PLAN 'B'

A101B

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SHEET KEYNOTES

- 03-08 10" INSULATED PRECAST WALL PANEL FIELD COLOR (EPT1)
03-09 10" INSULATED PRECAST WALL PANEL ENTRANCE/BAND COLOR (EPT2)
03-10 10" INSULATED PRECAST WALL PANEL ACCENT BAND COLOR (EPT3)
03-11 10" INSULATED PRECAST WALL PANEL ACCENT BAND COLOR (EPT4)
03-12 HORIZONTAL AND VERTICAL PRECAST REVEALS
03-16 PANEL AT GRIDLINE 'E' TO EXTEND TO MID HEIGHT
05-02 PREFINISHED METAL COPING (AM1)
05-03 PREFINISHED METAL COPING (AM2)
05-04 PREFINISHED METAL COPING (AM10)
05-05 PREFINISHED METAL COPING (AM11)
05-06 PREFINISHED METAL WALL PANEL (AM3)
05-11 ALUMINUM WRAPPED CANOPY (AM3)
08-02 INSULATED STEEL DOOR & FRAME (EPT2)
08-03 ALUMINUM STOREFRONT WINDOW SYSTEM (AM3, GL1, GL1T)
08-04 ALUMINUM STOREFRONT DOOR SYSTEM WITH FULL GLASS (AM4, GL1T)
08-06 INSULATED STEEL DOOR & FRAME (EPT4)



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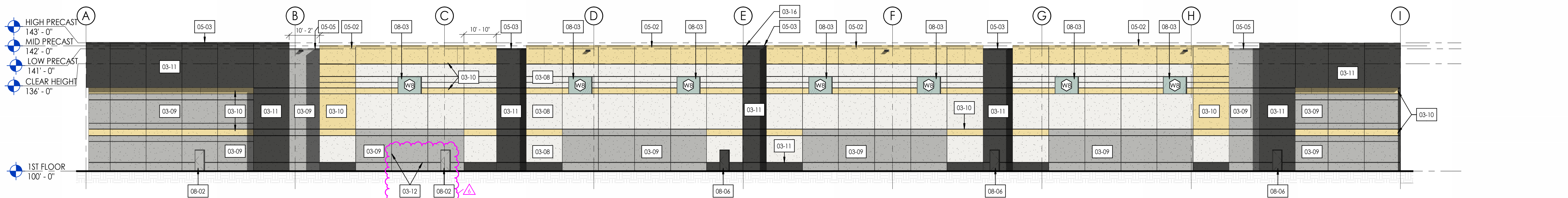
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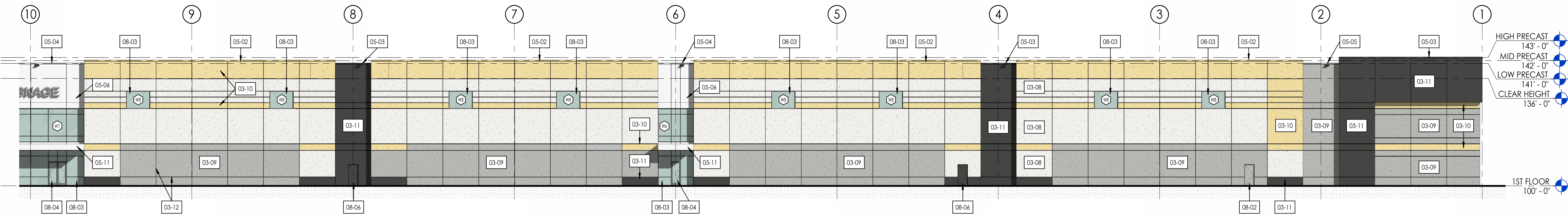
BUILDING ELEVATIONS

A201

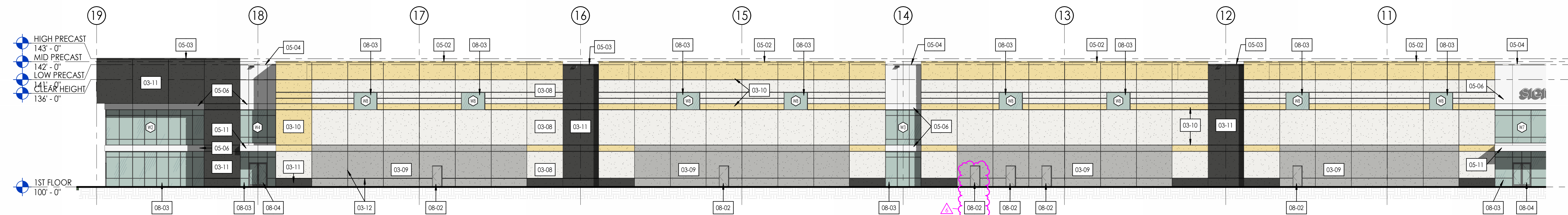
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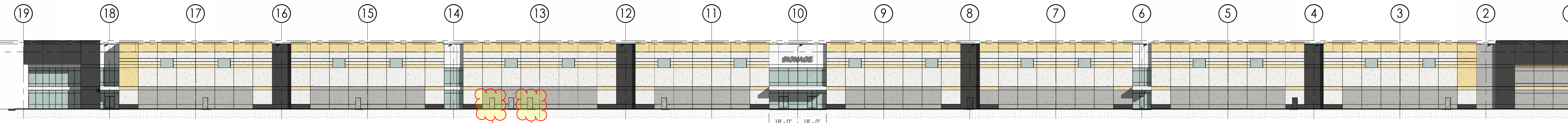
4 | ELEVATION - WEST
1/16" = 1'-0"



3 | ELEVATION - NORTH 'A'
1/16" = 1'-0"



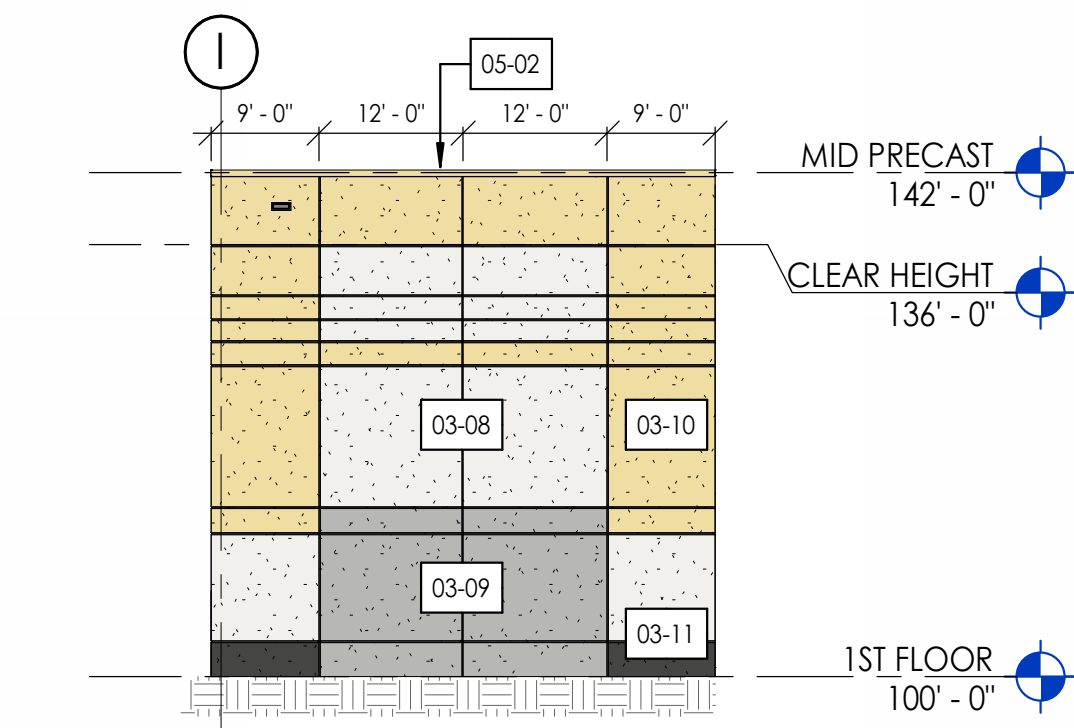
2 | ELEVATION - NORTH 'B'
1/16" = 1'-0"



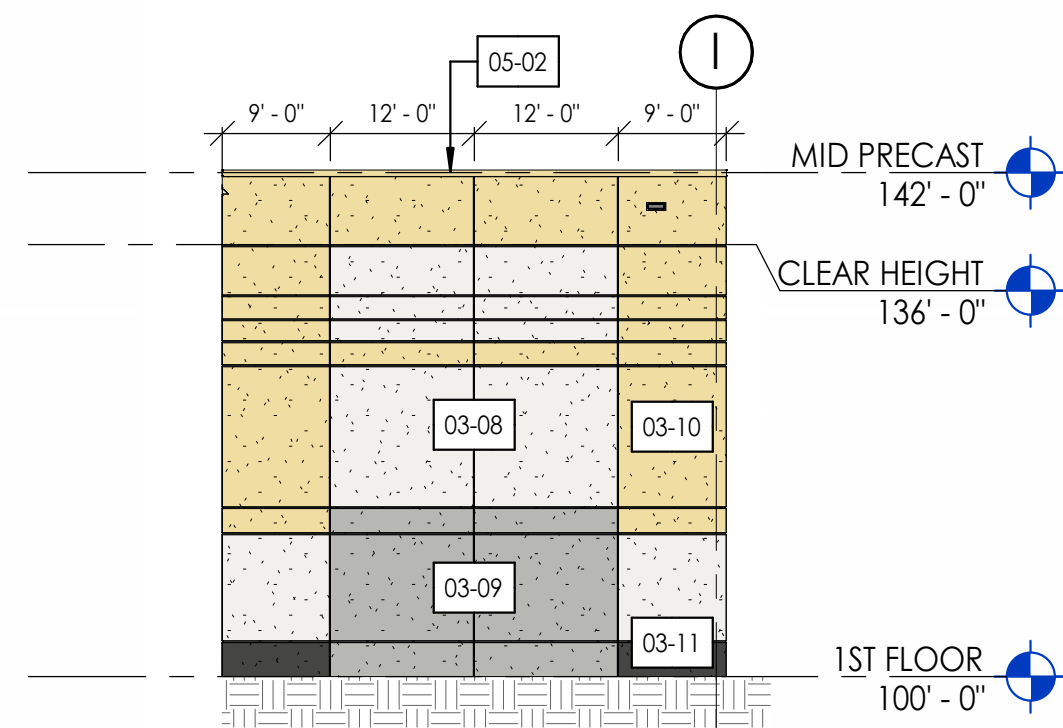
1 | ELEVATION - NORTH OVERALL
1" = 30'-0"

1 ADDED EXIT DOOR

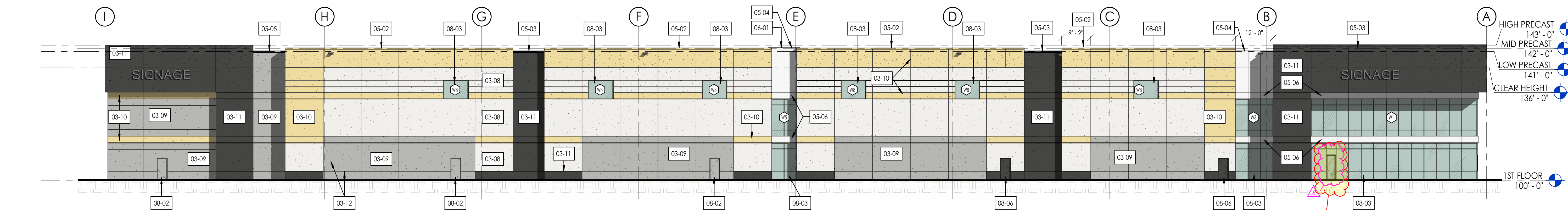
1 ADDED EXIT DOOR



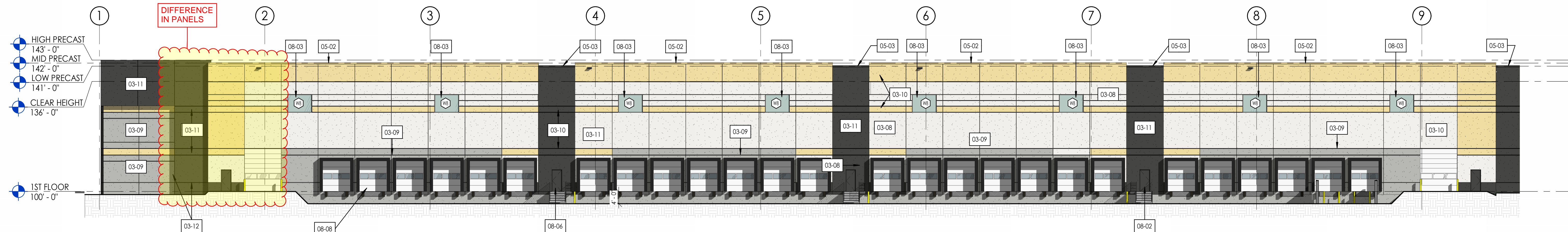
6 | ELEVATION - SOUTHWEST RETURN WALL
1/16" = 1'-0"



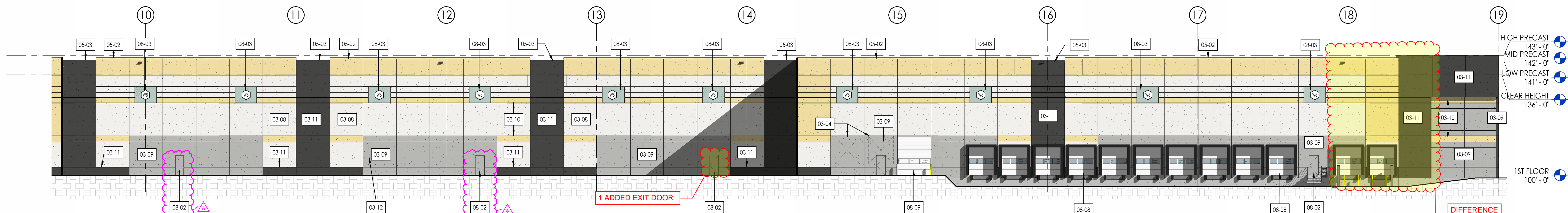
5 | ELEVATION - SOUTHEAST RETURN WALL
1/16" = 1'-0"



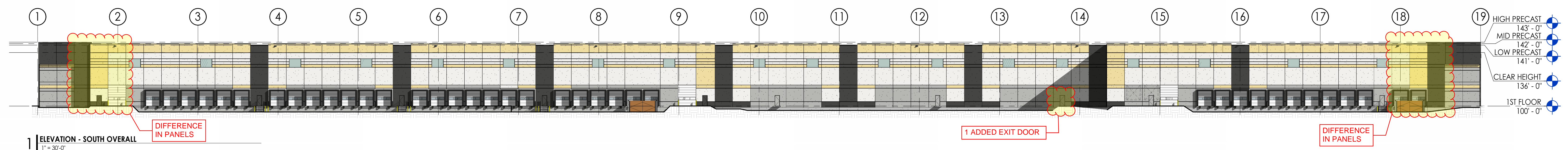
4 | ELEVATION - EAST
1/16" = 1'-0"



3 | ELEVATION - SOUTH 'A'
1/16" = 1'-0"



2 | ELEVATION - SOUTH 'B'
1/16" = 1'-0"



1 | ELEVATION - SOUTH OVERALL
1" = 30'-0"

SHEET KEYNOTES

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- 03-09 10" INSULATED PRECAST WALL PANEL ENTRANCE/BAND COLOR (EPT2)
- 03-10 10" INSULATED PRECAST WALL PANEL ACCENT BAND COLOR (EPT3)
- 03-11 10" INSULATED PRECAST WALL PANEL ACCENT COLOR (EPT4)
- 03-12 HORIZONTAL AND VERTICAL PRECAST REVEALS
- 05-02 PREFINISHED METAL COPING (AM1)
- 05-03 PREFINISHED METAL COPING (AM2)
- 05-04 PREFINISHED METAL COPING (AM10)
- 05-05 PREFINISHED METAL COPING (AM11)
- 05-06 PREFINISHED METAL WALL PANEL (AM3)
- 06-01 PANEL AT GRIDLINE 'E' TO EXTEND TO MID HEIGHT
- 06-02 INSULATED STEEL DOOR & FRAME (EPT2)
- 08-03 ALUMINUM STOREFRONT WINDOW SYSTEM (AM3, GL1, GL11)
- 08-06 INSULATED STEEL DOOR & FRAME (EPT4)
- 08-08 INSULATED OVERHEAD DOCK DOOR W/ DOCK SEAL
- 08-09 INSULATED OVERHEAD DRIVE-IN DOOR



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BUILDING ELEVATIONS

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