

# Application for Review

Date Submitted

Address (If no address, location):80	99 and 831 Silvernail Road	
pplicant information: Name: Paul Grzeszczak, AIA	Owner informati Name:	tion: Nelson Williams
Company Name: Briohn Design Group, LLC	Company Name:	: Briohn Ventures 24, LLC
Address: 3885 N. Brookfield Road, Sui	te 200 Address:	3885 N. Brookfield Road, Suite 200
Brookfield, WI 53045		Brookfield, WI 53045
Phone: 262. <b>79</b> 0.0500	Phone:	262.790.0500
of which must be in COLOR) and 8	3 reduced copies unless waived by the	·
	FOF REVIEW petition along with fee. Original must be	FEE \$350 (see separate applications)
□ Certified Survey Map		\$150 + \$50/lot
Plat Review - Plat Reviews are held u You must also submit 4 to the County	ntil next meeting. 9 copies must be submitted. and 2 to State. (Check appropriate	
** Site Plan & Arch. Review - Architectural changes do not need pre	eliminary review. (Check appropriat	
** Conditional Use with Site Plan	(Check appropriate	te box) prelim.: \$300 + \$15/1000 sq.ft. or res. uni final: \$200 + \$10/1000 sq.ft. or res. unit
□ Conditional Use (No Site Plan)		\$200
□ ** Airport Hangar Review		\$300
☐ Home Industry (Attach info sheet.)		\$100
☐ House Move		\$150
□ Street Vacation		\$150
Other (specify):		\$100
□ ** PUD Review		\$400 added to S.P.A.R. fee
□ PUD Amendment		\$100
☐ Annexations and/or Attachments -	Original must be submitted to City Clerk.	No Fee
Resubmittal		\$150
** Please attach to this form a Rev	iew Checklist if it involves an architectu	·
DEADLINE FOR THE SUB	<u>MITTAL IS THE TUESDAY THE WEEK B</u>	SEFORE THE MEETING BY 4:00 P.M.
DEADLINE FOR THE SUB	MITTAL IS THE TUESDAY THE WEEK E	SEFORE THE MEETING BY 4:00 P.M.

## Project Statement for Proposed Oberlin Filter Headquarters, 809 - 831 Silvernail Road, City of Waukesha

# Submission for City of Waukesha Plan Commission Preliminary Plan Review, dated 03/25/2014

Oberlin Filter has been operating in the City of Waukesha for over 50 years. It is a family business that is now in the third generation of ownership. They currently have 75 full time employees, with almost half being residents of the City of Waukesha. Oberlin Filter has been growing steadily over the years, and has reached full capacity at the building and site they currently own and occupy on Pilot Court in the City of Waukesha.

This proposal is for two parcels along Silvernail Road, just north of the Waukesha Airport, that could be combined to support a new headquarters location. Briohn Ventures 24, LLC currently has these parcels under control with the intent of selling them to and developing them for Oberlin Filter. It is Oberlin Filter's intent to design and build a new corporate headquarters and move their operations there. The first phase of the project would consist of approximately 92,340 square feet. A future phase two addition would add approximately 56,000 square feet to the north end of the building, and would also result in additional full time employees. Currently proposed parking areas indicate 136 stalls associated with Phase 1, and 71 additional stalls in Phase 2.

The sites currently comprise approximately 1.3 acres and 8.59 acres, respectively. Upon initiation of the project, the sites will be combined into a single CSM. Current zoning is T-1 Temporary District, and applications for rezoning of both of these sites to M-1 Light Manufacturing District have been submitted along with this Plan Review submission. The City of Waukesha Department of Community Development has indicated that they also prefer this zoning classification for these sites and that it is in line with the current Land Use Plan.

The building exterior is being proposed as precast concrete wall panels with bands of accent color or texture. A considerable amount of glazing is proposed at the two-level office zone to the south, and a pattern of clerestory glazing will be spread around the manufacturing areas of the building, providing visual interest in the exterior design, and natural light within the workspaces.



# Application for Review

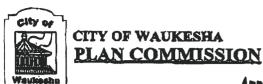
Date Submitted

ddress (If no address, location): 809 Slivemai	ROAU	
pplicant information: lame:	Owner Information: Name: Patrick J & Ann M Ly	yddane
ompany Name: Briohn Ventures 24, LLC	Company Name:	
ddress;	Address:	al Debug
3885 N. Brookfield Road, Suite 200 Brookfield, WI 53045	N34 W22155 Capito Pewaukee, WI 5307	
hone: 262-790-0500	Phone: 414-271-6100 Dave	
IMPORTANT: A digital copy must be subnof which must be in COLOR) and 8 reduce		
TYPE OF RE	VIEW	<u>Fee</u>
Rezoning: Attach <u>COPY</u> of rezoning petition a submitted to City Clerk	ong with fee. Original must be \$3	350
☐ Certified Survey Map	\$1	150 + \$50/lot
Plat Review - Plat Reviews are held until next r You must also submit 4 b the County and 2 to		□prelim.: \$500 + \$10/lot □final: \$300 + \$10/lot
** Site Plan & Arch. Review -		prelim: \$300 + \$15/1000 sq.ft. or res. unit
Architectural changes do not need preliminary  ** Conditional Use with Site Plan	(Check engagists hav)	<u>nfinal: \$200 + \$10/1000 sq.ft or res. unit</u> prelim.: \$300 + \$15/1000 sq.ft. or res. unit  final: \$200 + \$10/1000 sq.ft. or res. unit
□ Conditional Use (No Site Plan)		200
** Airport Hangar Review		300
Home Industry (Attach info sheet.)		100
House Move	\$1	150
Street Vacation	\$1	150
Other (specify):	\$1	100
** PUD Review	\$4	400 added to S.P.A.R. fee
D PUD Amendment	\$1	100
Annexations and/or Attachments - Original m	nust be submitted to City Clerk No	o Fee
Resubmittal	\$1	150
** Please attach to this form a Review Che	ecklist if it involves an architectural and/ IS THE TUESDAY THE WEEK BEFORE INTERNAL USE ONLY	
		22
Amount Due: Check #: _	Amount Paid:	Rec'd By:

### PETITION FOR AM ENDING

## THE CITY OF WAUKESHA'S ZONING ORDINANCE

		area involved, humbly petition the
Common Council of the	e City of Waukesha to rezone th	e following described property from
T-1	to	M-1
Legal <u>Description:</u> PT <b>NW¼ SEC 27 T7N R</b> 283.69'; N65 03'30 E 19	19E COM N¼ COR SEC; S0 07 4.52' TO BEG EXCEPT R1887/	''W365.30'; S89 58'W 176.54'; N007'W '1213 1.301 AC R1842/1555
The reasons for this rezonin The reasons for this rezon		
manufacturing facility a Silvernail Road, just non Per this plan, the petitio	nd corporate headquarters on a th of the Waukesha County Air ner (current land owner) has ac	rorking together to design and build a new a combined site that includes 809 and 831 rport (Crites Field) in the City of Waukeshale cepted an offer to purchase this parcel from d develop the properties for Oberlin Filter.
• ,	entures 24, LLC. If this curren	of this land only if the pending land sale is t land sale is terminated, there will no longer
They had been designate related Zoning Ordinand division of land shall occlassification". It is the pand of Briohn Ventures their permanent zoning.	ed as T-1 Temporary District ze e Chapter 22.23 indicates that cur until the Common Council preference of the City of Wauke 24, LLC, to place these sites in A recent project on an adjacent	a, they had been part of the City of Pewaukeen oning since this time of annexation, and the on these T-1 sites "no expansion of use or has rezoned the land to a permanent zoning sha Department of Community Development, M-1 Light Manufacturing District zoning for site caused it to be re-zoned to M-1 from T-1, her supports the uses found in the M-1 Light
•	tion is being submitted in tander from these two current parcels.	n with the adjacent site. It is the intention of
	Signature of Owner(s):	and Pyddane
	Owner's Name (printed):	Patrick J & Ann M Lyddane
	Address of Owner:	N34 W22155 Capitol Drive
		Pewaukee, WI 53072
	Phone Number of Owner:	414-271-6100 Dave Hazenfield, Broker



## Application for Review

Data Submitted

Ada	ress (ff no address, location): 831 Slivemail Road	<del></del>		
pplicant Information: Name:		Owner information: Name: Mikired Tardif Ren	vocable Trust, dtd 01/28/2002, as amend	
Comp	eny Name: Briokn Ventures 24, LLC	Company Name;		
ddre	<b>98</b>	Address:		
3885 N. Brookfield Road, Sulte 200 Brookfield, WI 53045		S20 W27387 Fernway Orive North Weutkesha, WI 53168		
Phose: 262-790-0500		Phone: 414-271-8100 Dave Hazenfield, Broker		
	PORTANT: A digital copy must be submitted with which must be in COLOR) and 8 reduced copies un			
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2	Rezoning: Attach <u>COPY</u> of rezoning polition <u>along with fee</u> submitted to City Clerk	Original must be	\$350	
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	Plat Review - Plat Reviews are held until next meeting. 9 or You must also submit 4 to the County and 2 to State.	optes must be submitted. (Check appropriate box)	□prelim.: \$500 + \$10/lot □final: \$300 + \$10/lot	
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_	Architectural changes do not need preliminary review.  Conditional Use with Site Plan	(Check appropriate box) (Check appropriate box)	minul: \$200 + \$10/1000 sq.ft, or res, unit mprelim: \$300 + \$15/1000 sq.ft, or res, unit minul: \$200 + \$10/1000 sq.ft, or res, unit	
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	Resubmittal		\$150	
<b>11</b>	Please attach to this form a Review Checklist if it is  DEADLINE FOR THE SUBMITTAL IS THE TU	esday the week befor	•	
	D. D.	ITERNAL USE ONLY		
Am	nount Due: Check #:	Amount Pald; 🔼	Rec'd By;	

Rev. 04/2006

#### PETITION FOR AM ENDING

#### THE CITY OF WAUKESHA'S ZONING ORDINANCE

We, the undersigned, being owners of all or part of the area involved, humbly petition the Common Council of the City of Waukesha to rezone the following described property from

	T-1	to	M-1	
Legal Description	n:			
PT NW4 SEC 2	7 T7N RISE COM PI	NT N-S 1/4 LI 80 07'E 36	5,30' FROM N'/ COR S	BC; S0 07'B 1105.10';

PT NW4 SEC 27 17N R19E COM PNT N-S & LI 80 07'E 365,30' FROM NA COR SEC; S0 07'E 1105,10'; N78 27'W 419.5'; N0 07'W 1195.64'; N65 03.5'E 258.05'; S0 07'E 283,69'; N89 53'E 176.54' TO BEG EXCEPT PT NW4 SEC 27 T7N R19E COM CTR SEC 27; N0 07'W 1175.6' TO BEG; N78 27'W 419.60'; N0 07'W 217.97'; N83 43'E 413.50'; S0 07'E 347.25' TO BEG 8.59 AC DOC NO 3367785

The reasons for this rezoning petition are:

Briohn Building Corporation and Oberlin Filter are working together to design and build a new manufacturing facility and corporate headquarters on a combined site that includes 809 and 831 Silvernail Road, just north of the Waukesha County Airport (Crites Field) in the City of Waukesha. Per this plan, the petitioner (current land owner) has accepted an offer to purchase this parcel from Briohn Ventures 24, LLC, the entity that will purchase and develop the properties for Oberlin Filter.

The petitioner (current land owner) desires re-zoning of this land only if the pending land sale is completed with Briohn Ventures 24, LLC. If this current land sale is terminated, there will no longer be an immediate need to proceed with re-zoning.

Prior to these sites becoming part of the City of Waukesha, they had been part of the City of Pewaukee. They had been designated as T-1 Temporary District zoning since this time of annexation, and the related Zoning Ordinance Chapter 22.23 indicates that on these T-1 sites "no expansion of use or division of land shall occur until the Common Council has rezoned the land to a permanent zoning classification". It is the preference of the City of Waukesha Department of Community Development, and of Briohn Ventures 24, LLC, to place these sites in M-1 Light Manufacturing District zoning for their permanent zoning. A recent project on an adjacent site caused it to be re-zoned to M-1 from T-1, which is additional precedent. The Land Use Plan further supports the uses found in the M-1 Light Manufacturing District.

Please note that this petition is being submitted in tandem with the adjacent site. It is the intention of this project to create a lot from these two current parcels.

Signature of Owner(s):

Mildred Tardif Revocable \*

Address of Owner:

S20 W27387 Fenway Drive North

Waukesha, WI 53188

Phone Number of Owner:

414-271-6100 Dave Hazenfield, Broker