



**CITY OF WAUKESHA
PLAN COMMISSION**

Application for Review

Date Submitted _____

Name of Project: Oberlin Filter Headquarters

Address (if no address, location): 809 and 831 Silvernail Road

Applicant information:

Name: Paul Grzeszczak, AIA
 Company Name: Briohn Design Group, LLC
 Address: 3885 N. Brookfield Road, Suite 200
 Brookfield, WI 53045
 Phone: 262.790.0500

Owner information:

Name: Nelson Williams
 Company Name: Briohn Ventures 24, LLC
 Address: 3885 N. Brookfield Road, Suite 200
 Brookfield, WI 53045
 Phone: 262.790.0500

IMPORTANT: A digital copy must be submitted with this application (CAD and/or PDF) along with 7 full-size (one of which must be in COLOR) and 8 reduced copies unless waived by the department.

| <u>TYPE OF REVIEW</u> | <u>FEE</u> |
|--|---|
| <input type="checkbox"/> Rezoning: Attach <u>COPY</u> of rezoning petition <u>along with fee</u> . Original must be submitted to City Clerk. | \$350 (see separate applications) |
| <input type="checkbox"/> Certified Survey Map | \$150 + \$50/lot |
| <input type="checkbox"/> Plat Review - Plat Reviews are held until next meeting. 9 copies must be submitted. You must also submit 4 to the County and 2 to State. (Check appropriate box) | <input type="checkbox"/> prelim.: \$500 + \$10/lot <input type="checkbox"/> final: \$300 + \$10/lot |
| <input checked="" type="checkbox"/> ** Site Plan & Arch. Review - Architectural changes do not need preliminary review. (Check appropriate box) | <input checked="" type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit |
| <input type="checkbox"/> ** Conditional Use with Site Plan (Check appropriate box) | <input type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit |
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| <input type="checkbox"/> House Move | \$150 |
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| <input type="checkbox"/> ** PUD Review | \$400 added to S.P.A.R. fee |
| <input type="checkbox"/> PUD Amendment | \$100 |
| <input type="checkbox"/> Annexations and/or Attachments - Original must be submitted to City Clerk. | No Fee |
| <input type="checkbox"/> Resubmittal | \$150 |

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DEADLINE FOR THE SUBMITTAL IS THE TUESDAY THE WEEK BEFORE THE MEETING BY 4:00 P.M.

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Amount Due: _____ Check #: _____ Amount Paid: _____ Rec'd By: _____

Rev. 04/2006

**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.



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Applicant Information:

Name: _____
 Company Name: Briohn Ventures 24, LLC
 Address: 3885 N. Brookfield Road, Suite 200
Brookfield, WI 53045
 Phone: 262-790-0500

Owner Information:

Name: Patrick J & Ann M Lyddane
 Company Name: _____
 Address: N34 W22155 Capitol Drive
Pewaukee, WI 53072
 Phone: 414-271-6100 Dave Hazenfield, Broker

IMPORTANT: A digital copy must be submitted with this application (CAD and/or PDF) along with 7 full-size (one of which must be in COLOR) and 8 reduced copies unless waived by the department.

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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:

PT NW¼ SEC 27 T7N R19E COM N¼ COR SEC; S0 07'W365.30'; S89 58'W 176.54'; N007'W 283.69'; N65 03'30 E 194.52' TO BEG EXCEPT R1887/1213 1.301 AC R1842/1555

The reasons for this rezoning petition are:

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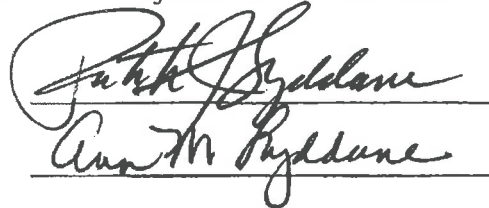
Briohn Building Corporation and Oberlin Filter are working together to design and build a new manufacturing facility and corporate headquarters on a combined site that includes 809 and 831 Silvernail Road, just north of the Waukesha County Airport (Crites Field) in the City of Waukesha. Per this plan, 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):



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



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Name: _____
 Company Name: Oberlin Ventures 24, LLC
 Address: 3885 N. Brookfield Road, Suite 200
Brookfield, WI 53045
 Phone: 262-790-0500

Owner Information:

Name: Mildred Taroff Revocable Trust, dtd 01/28/2002, as amended
 Company Name: _____
 Address: S20 W27387 Fenway Drive North
Waukesha, WI 53188
 Phone: 414-271-8100 Dave Hazenfeld, Broker

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Legal Description:

PT NW¼ SEC 27 T7N R19E COM PNT N-S ¼ LI S0 07'E 365.30' FROM N¼ 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 NW¼ 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 Silvermail 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.

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Signature of Owner(s):

Diane M Carlson *Trustee*

Owner's Name (printed):

Mildred Tardif Revocable *

Address of Owner:

S20 W27387 Fenway Drive North

Waukesha, WI 53188

Phone Number of Owner:

414-271-6100 Dave Hazenfield, Broker