

**BALLPARK  
COMMONS**  
FRANKLIN, WI



Revision: 3, L17  
VANDEWALLE & ASSOCIATES, INC.  
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STATUS UPDATE  
MARCH 6, 2017



**1951  
AERIAL  
PHOTO**



**1967 AERIAL  
PHOTO**



# BALLPARK COMMONS

## MASTERPLAN DATA

As of: March 6, 2017 (In Progress - Subject To Change)



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### NORTH OF RAWSON ROAD

BUILDING MARK	HEIGHT	USE	INTENSITY/DENSITY				PARKING					NOTES
			CAPACITY	SPORTS AREA	COMMERCIAL AREA	UNITS	COVERED	SURFACE	PARALLEL	TOTAL	RATIO	
S1		Baseball Stadium	4,000	-	-	-	-	841	134	975	0.24 per patron	
S2	3 Levels	Golf Facility	-	40,000	-	-	-	120	-	120	3.00 per 1,000 s.f.	Footprint based on 'Big Shots - Peoria' (Modified)
S3	1 Story-50'	Indoor Training	-	52,000	-	-	-	156	-	156	3.00 per 1,000 s.f.	Modified GBR Baseball Footprint
C1	3 Stories	Office/Retail			36,000			88	20	108	3.00 per 1,000 s.f.	6,000 s.f. Ground Floor Retail
C2	1 Story	Retail/Office			5,500			17	5	22	4.00 per 1,000 s.f.	
C3	1 Story	Retail/Restaurant			4,500			18	-	18	4.00 per 1,000 s.f.	
C4	1 Story	Retail/Restaurant			6,000			21	3	24	4.00 per 1,000 s.f.	
C5	1 Story	Retail/Restaurant			10,000			100	-	100	10.00 per 1,000 s.f.	Up to 2 Restaurants?
C6	1 Story	Retail/Restaurant			10,000			95	-	95	9.50 per 1,000 s.f.	Up to 2 Restaurants?
M1	4 Stories	Commercial/Retail	-	-	5,000	-	-	20	-	20	4.00 per 1,000 s.f.	Retail + 8 Units on Ground Floor
		Apartments	-	-	-	53	45	39	-	84	1.58 per Unit	15 units on 2nd, 3rd, & 4th floors
M2	4 Stories	Commercial/Retail	-	-	5,000	-	-	20	-	20	4.00 per 1,000 s.f.	Retail + 8 Units on Ground Floor
		Apartments	-	-	-	53	45	39	-	84	1.58 per Unit	15 units on 2nd, 3rd, & 4th floors
<b>TOTALS</b>			<b>4,000</b>	<b>92,000</b>	<b>82,000</b>	<b>106</b>	<b>90</b>	<b>1,574</b>	<b>162</b>	<b>1,826</b>	<b>See Above</b>	

### SOUTH OF RAWSON ROAD

BUILDING MARK	HEIGHT	USE	INTENSITY/DENSITY				PARKING					NOTES
			CAPACITY	SPORTS AREA	COMMERCIAL AREA	UNITS	COVERED	SURFACE	PARALLEL	TOTAL	RATIO	
C7	4-5 Stories	Hotel	100	-	-	-	-	115	-	115	1.15 per patron	
C8	1-3 Stories	Commercial/Retail	-	-	23,000	-	-	92	-	92	4.00 per 1,000 s.f.	
C9	1-3 Stories	Commercial/Retail	-	-	23,000	-	-	92	-	92	4.00 per 1,000 s.f.	
A1	3 Stories	Apartments	-	-	-	44	44	27	-	71	1.61 per Unit	See Detailed Information
A2	3 Stories	Apartments	-	-	-	44	44	27	-	71	1.61 per Unit	See Detailed Information
B1	3 Stories	Apartments	-	-	-	53	53	32	-	85	1.60 per Unit	See Detailed Information
B2	3 Stories	Apartments	-	-	-	53	53	32	-	85	1.60 per Unit	See Detailed Information
B3	3 Stories	Apartments	-	-	-	53	53	32	-	85	1.60 per Unit	See Detailed Information
B4	3 Stories	Apartments	-	-	-	53	53	32	-	85	1.60 per Unit	See Detailed Information
<b>TOTALS</b>			<b>100</b>	<b>-</b>	<b>46,000</b>	<b>300</b>	<b>300</b>	<b>481</b>	<b>-</b>	<b>781</b>	<b>See Above</b>	



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SOUTH 76TH STREET

WEST LOOMIS ROAD

AWSON AVENUE

# BALLPARK COMMONS

FRANKLIN, WI

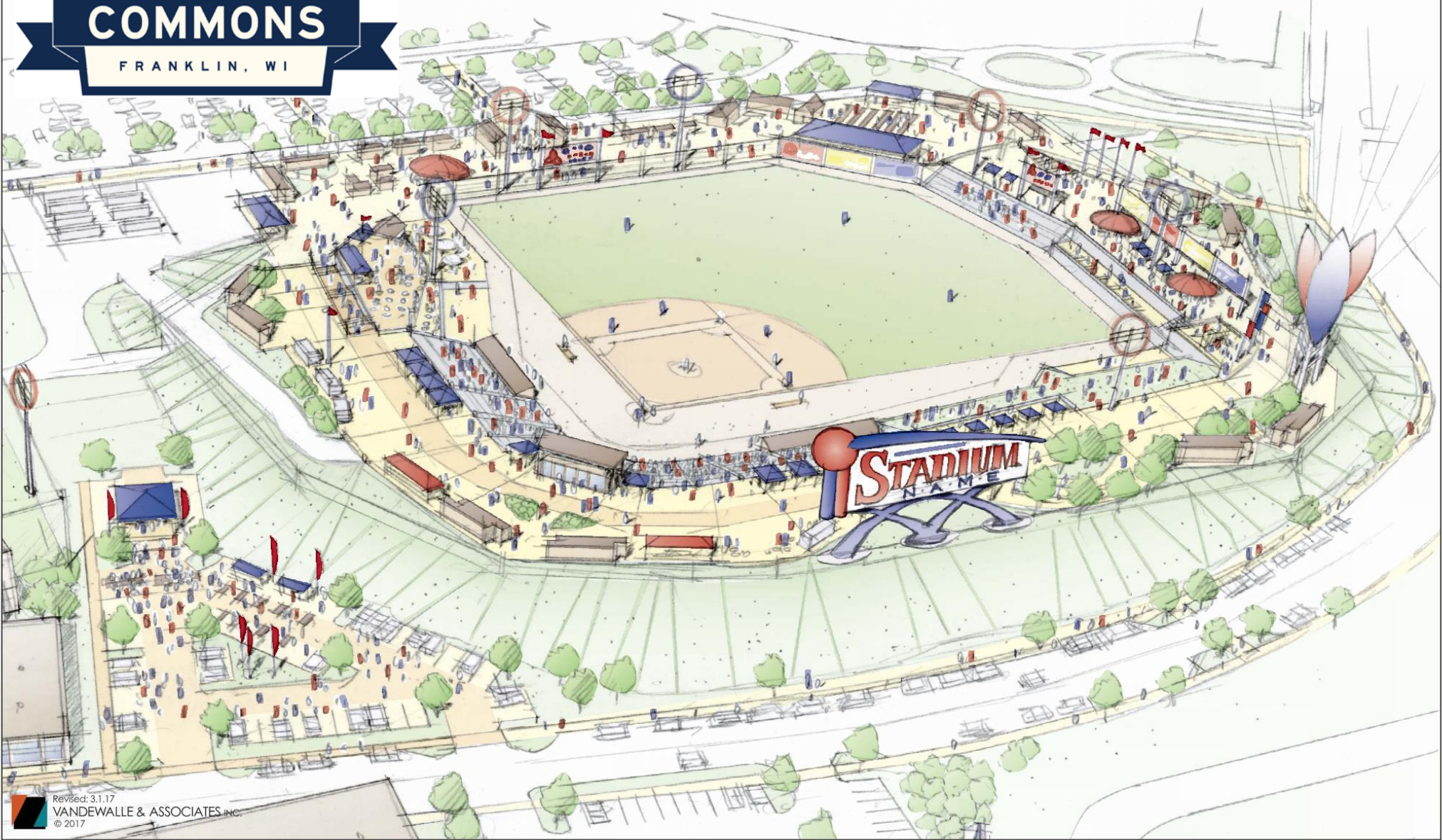


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# BALLPARK COMMONS

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# COMMERCIAL & ENTERTAINMENT DISTRICT CHARACTER

## “MODERN INDUSTRIAL” INSPIRED

### MAIN CHARACTERISTICS:

- SIMPLE FORMS & BUILDING MASSING
- ‘RAW’ MATERIALS – MASONRY, CONCRETE, METAL, WOOD
- RICH, DEEP, NATURAL COLOR PALLETTE
- CONSISTANT FORMS & MATERIALS IN INDIVIDUAL BUILDINGS
  - NOT IDENTICAL BUILDINGS



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**BALLPARK COMMONS**  
FRANKLIN, WI



**S2 GOLF FACILITY**  
(3-LEVEL)

**S3**  
INDOOR SPORTS FACILITY  
52,000 S.F.

**C3**  
RETAIL  
1.5K

**C4**  
RETAIL  
6K

**C2**  
RETAIL  
5.5K

**C1**  
3-STORY MIXED-USE  
6,000 S.F. RETAIL  
30,000 S.F. OFFICE

57 SPACES 44 for C1  
32 for retail

53 SPA

LARGE IDENTITY SIGN

MODIFIED  
MEDIAN

SIGNALLED  
INTERSECTION

T-IN,  
T-OUT



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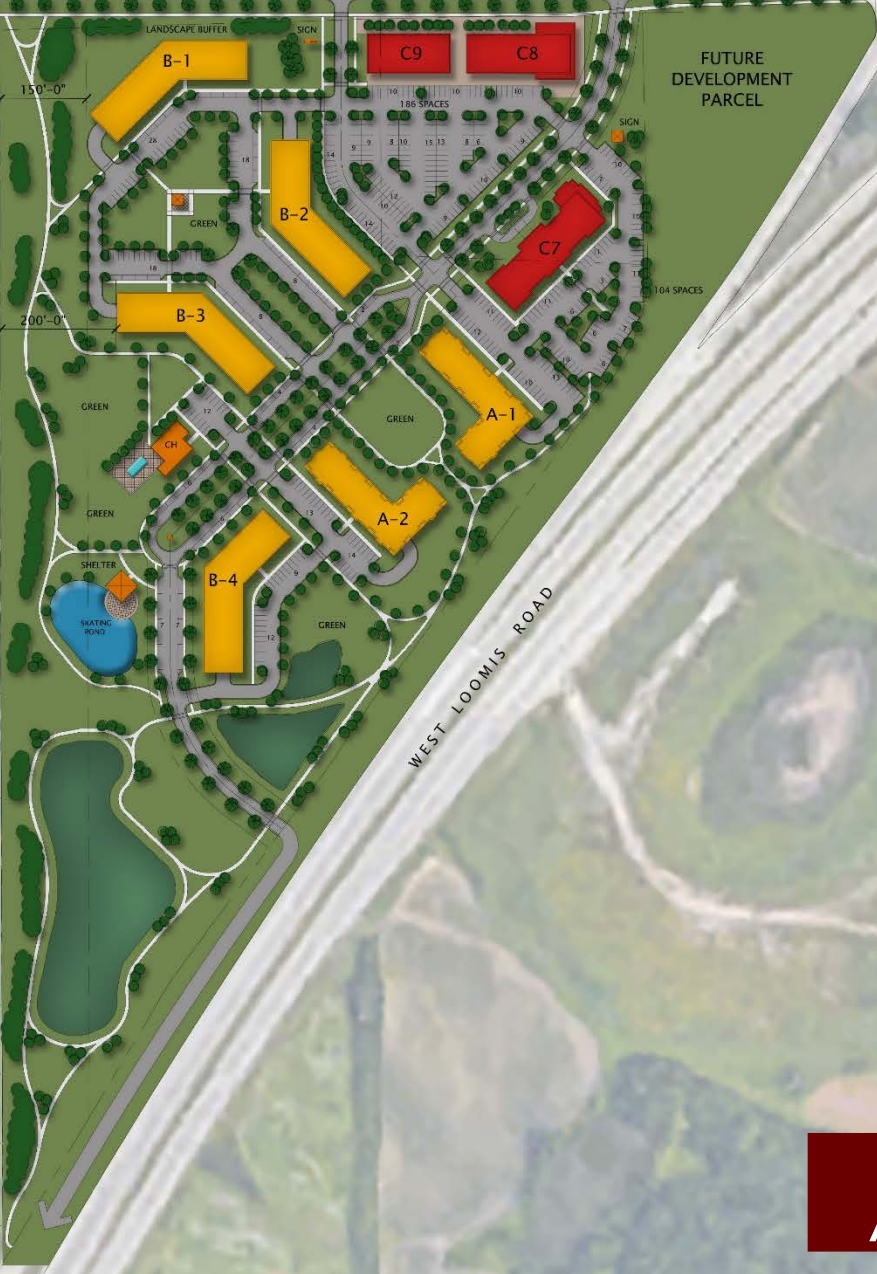


# BALLPARK COMMONS

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WEST RAWSON AVENUE

150' WIDE GREEN SPACE & LANDSCAPE BUFFER



WEST LOOMIS ROAD

FUTURE DEVELOPMENT PARCEL



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# POTENTIAL MULTI-FAMILY DISTRICT CHARACTER

## MAIN CHARACTERISTICS:

- SIMPLE FORMS & BUILDING MASSING WITH FLAT ROOFS
- MATERIALS – MASONRY, FIBER CEMENT PANEL & SIDING
- RICH, DEEP, NATURAL COLOR PALLETTE
- CONSISTANT FORMS & MATERIALS IN INDIVIDUAL BUILDINGS
  - RELATES TO COMMERCIAL ENTERTAINMENT DISTRICT



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# POTENTIAL MIXED-USE DISTRICT CHARACTER

## MAIN CHARACTERISTICS:

- SIMPLE FORMS & BUILDING MASSING WITH FLAT ROOFS
- MATERIALS – MASONRY, FIBER CEMENT PANEL & SIDING
- RICH, DEEP, NATURAL COLOR PALLETTE
- CONSISTANT FORMS & MATERIALS IN INDIVIDUAL BUILDINGS
  - RELATES TO COMMERCIAL ENTERTAINMENT DISTRICT



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