

CITY OF FRANKLIN
COMMON COUNCIL MEETING**
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA*
MONDAY, MARCH 31, 2014, 6:30 P.M.

- A. Call to Order and Roll Call
- B.
 - 1. Citizen Comment Period
 - 2. Announcements from Mayor Taylor of upcoming community events & news items:
 - a. Proclamation in recognition of the public service of Jeff Stone.
- C. Approval of Minutes
 - 1. Approval of regular meeting of March 18, 2014.
- D. Hearings
- E. Organizational Business
- F. Letters and Petitions
 - 1. City of Franklin Chief of Police Richard P. Oliva and the Franklin Police Department Plaque *In Grateful Appreciation for Your Steadfast Support of Public Safety* to Mayor Thomas M. Taylor.
 - 2. Wisconsin State Legislature *Citation of Congratulation, Commendation and Gratitude*, upon the joint motion of Senator Mary Lazich and Representative Ken Skowronski, to Mayor Thomas M. Taylor.
 - 3. State of Wisconsin Office of the Governor *Certificate of Commendation* from Governor Scott Walker honoring Mayor Thomas M. Taylor.
 - 4. United States House of Representatives *Certificate of Special Congressional Recognition* from United States Congressman Paul Ryan to Mayor Thomas M. Taylor.
- G. Reports and Recommendations
 - 1. Resolution imposing conditions and restrictions for the approval of a Special Use for an outdoor minor league professional baseball stadium use upon property located at 7900 West Crystal Ridge Drive (The Rock Sports Complex, LLC, applicant).
 - 2. Donation from Walmart Foundation in the amount of \$2,000 to the Police Department.
 - 3. Agreement for Mutual Assistance among Milwaukee County Fire Department to provide for potentially more rapid response times within areas of adjoining Communities in Milwaukee County.
 - 4. Report on the usage of salt, Geo-melt and overtime relative to the 2013/14 winter season and authorization to purchase salt from the 2013 reserve contract and request salt purchase for the 2014/15 season from the State contract.
 - 5. Request by Wisconsin Department of Transportation for the City to maintain the bike lane marking and signing relative to the reconstruction of S. 27th Street between W. College Avenue and W. Drexel Avenue.
 - 6. Amendment to the Emergency Notification System Service Agreement with Inspiron Logistics extending the term for 7 additional months at no added cost.

Franklin Common Council

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H Licenses and Permits

1. Miscellaneous Licenses.

I. Bills

1. Vouchers and Payroll approval.

J. Adjournment

*Supporting documentation and details of these agenda items are available at City Hall during normal business hours.

**Notice is given that a majority of the Forward Franklin Economic Development Commission and Plan Commission may attend this meeting to gather information about an agenda item over which the Forward Franklin Economic Development Commission and Plan Commission have decision-making responsibility. This may constitute a meeting of the Forward Franklin Economic Development Commission and Plan Commission per State ex rel. Badke v. Greendale Village Board, even though the Forward Franklin Economic Development Commission and Plan Commission will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:

April 1	Spring Election	7 a.m.-8 p.m.
April 3	Plan Commission	7:00 p.m.
April 15	Common Council	6:30 p.m.

B.2.a.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

A PROCLAMATION IN RECOGNITION OF
THE PUBLIC SERVICE OF JEFF STONE

WHEREAS, Jeff Stone recently completed nearly twenty years of service to the People as an elected public official, serving as a member of the City of Greenfield Common Council from 1994 – 1998, and thereafter serving as the Wisconsin State Assembly Representative for the 82nd District from his election in April, 1998 until October 14, 2013, upon his appointment from Governor Scott Walker to serve as the Public Service Commission of Wisconsin Water, Compliance, and Consumer Affairs Division Administrator; and

WHEREAS, Representative Stone and his State Office were always there when needed in furtherance of matters of substantial import for the health, safety and welfare of the Citizens of Franklin throughout the years, including coordinating State of Wisconsin legislation in conjunction with legislative actions of the City of Franklin Common Council upon subjects which had never been addressed before in the law, but were necessary in an ever-changing world, and consistently lent a helping hand to quality development projects, working for State assistance needed to secure such development with public improvements and State funding assistance, which he also worked for upon matters of protecting and preserving the natural environment lands in Franklin, one of the fastest growing cities in the State of Wisconsin during his tenure; and

WHEREAS, in addition to his elected offices, Representative Stone also served as a member of the State Legislature Health Committee; Election and Campaign Reform Committee; Jobs, Economy and Small Business Committee; Transportation Committee; Legislative Council Special Committee on Local Service Consolidation; Elections and Campaign Finance Reform Committee; Health and Healthcare Reform Committee; Joint Committee on Finance; Legislative Council Special Committee on Airport Authorities; as well as a member of the Wisconsin Center District Board; the University of Wisconsin Hospitals and Clinics Authority; and the Wisconsin Economic Development Corporation Board of Directors; and

WHEREAS, Representative Stone worked above and beyond the call of duty on behalf of the People he represented.

NOW, THEREFORE, BE IT PROCLAIMED, that I, Thomas M. Taylor, Mayor of the City of Franklin, Wisconsin, on behalf of all of the Citizens of Franklin, hereby recognize and commend the record of Jeff Stone, substantially evidencing his public service to the Citizens of the City of Franklin, and wish him well in his continued public service with the Public Service Commission of Wisconsin.

Presented to the City of Franklin Common Council this 31st Day of March, 2014.

Thomas M. Taylor, Mayor

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RES. NO. 2014-6971
TRANSFER OF
DEVELOPER'S RIGHTS
TO BLIND SQUIRREL
DEVELOPMENT, LLC

G.4. Alderman Schmidt moved to adopt Resolution No. 2014-6971, A RESOLUTION AUTHORIZING THE TRANSFER OF THE DEVELOPER'S RIGHTS AND OBLIGATIONS UNDER THE DEVELOPMENT AGREEMENT FOR FOUNTAINS OF FRANKLIN UPON ASSUMPTION THEREOF AND AMENDMENT THERETO BY BLIND SQUIRREL DEVELOPMENT, LLC (VERDURE PARK) (5600 WEST RAWSON AVENUE). Seconded by Alderman Mayer. All voted Aye; motion carried.

ORD. NO. 2014-2135
AMEND UDO (ZONING
MAP) FOR 7901 WEST
IMPERIAL DRIVE
(CREATIVE HOMES,
INC.)

G.5. Alderman Mayer moved to adopt Ordinance No. 2014-2135, AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE A CERTAIN PARCEL OF LAND FROM I-1 INSTITUTIONAL DISTRICT TO R-6 SUBURBAN SINGLE-FAMILY RESIDENCE DISTRICT (7901 WEST IMPERIAL DRIVE) (APPROXIMATELY 0.13 ACRES) (CREATIVE HOMES, INC., APPLICANT). Seconded by Alderman Dandrea. All voted Aye; motion carried.

PROPOSED DESIGN FOR
RECONSTRUCTION OF
SOUTH NORTH CAPE
ROAD

G.6. Alderman Taylor moved to direct staff to work with the staff of Milwaukee County to reconstruct S. North Cape Road as a rural roadway with no sidewalks, but to include a three foot wide paved shoulder along with a one foot wide gravel shoulder on each side, with an effort to save as many of the large vital selected species (primarily Oak and Hickory) as possible with the use of ditch enclosures (piping) and sections of curb and gutter. Seconded by Alderman Mayer.
Alderman Mayer, seconded by Alderman Schmidt, moved to suspend the regular order of business to allow Jim Lajsic to speak. Motion carried on a voice vote; Alderman Taylor voted No.
Alderman Wilhelm moved to return to the regular order of business. Seconded by Alderman Mayer. All voted Aye; motion carried.
Alderman Wilhelm moved to amend the motion to include flexibility for the City Engineer to look at slightly safer width on one side. Seconded by Alderman Dandrea. All voted Aye; motion carried.
On the vote for the main motion as amended all voted Aye; motion carried.
Alderman Taylor further moved to direct Dir. of Administration to write a letter to Franklin School Board requesting that a branch of the St. Martins Trail be created to run to Country Dale School if the School Board is willing to have such a path constructed on their land. Seconded by Alderman Dandrea. All voted Aye; motion carried.

CROSS-WALK ON
SOUTH 51ST STREET

G.7. Alderman Schmidt moved to authorize staff to construct a cross-walk on S. 51st Street south of W. Highland Drive. Seconded by Alderman Mayer. All voted Aye; motion carried.

RES. NO. 2014-6972
INSTALLATION,
MAINTENANCE OF
DUGOUTS FOR USE OF
SOFTBALL FIELDS AT
7979 WEST RYAN ROAD

G.8. Alderman Schmidt moved to adopt Resolution No. 2014-6972, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE A MEMORANDUM OF UNDERSTANDING FOR THE INSTALLATION AND MAINTENANCE OF DUGOUTS FOR AND THE USE OF THE SOFTBALL FIELDS LOCATED SOUTH OF THE CITY OF FRANKLIN DEPARTMENT OF PUBLIC WORKS FACILITY AT 7979 WEST RYAN ROAD. Seconded by Alderman Mayer. All voted Aye; motion carried.

RES. NO. 2014-6973
MOU FOR USE OF
SOFTBALL FIELDS
WITH FRANKLIN
FORCE, INC.

G.9. Alderman Schmidt moved to adopt Resolution No. 2014-6973, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE A MEMORANDUM OF UNDERSTANDING FOR THE 2014 USE OF THE SOFTBALL FIELDS LOCATED SOUTH OF THE CITY OF FRANKLIN DEPARTMENT OF PUBLIC WORKS FACILITY AT 7979 WEST RYAN ROAD WITH FRANKLIN FORCE, INCORPORATED. Seconded by Alderman Mayer. All voted Aye; motion carried.

REPAIR OF 2007
STERLING PLOW
TRUCK

G.10. Alderman Mayer moved to authorize use of \$21,194 of Contingency expenditure appropriations for the repair of a 2007 Sterling Plow Truck, to direct the Director of Finance to prepare a budget modification to allocate the expense to the Department of Public Works, and to authorize release of payment for the repair. Seconded by Alderman Dandrea. All voted Aye; motion carried.

RES. NO. 2014-6974
INTERGOVERNMENTAL
MOU – SOUTH 27TH
STREET
CORRIDOR

G.11. Alderman Taylor moved to adopt Resolution No. 2014-6974, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE AN INTERGOVERNMENTAL MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF FRANKLIN AND THE CITY OF OAK CREEK DOCUMENTING COST-SHARING PERTAINING TO THE DEVELOPMENT OF THE *SOUTH 27TH STREET CORRIDOR PLAN, A JOINT PROJECT, CITY OF FRANKLIN, CITY OF OAK CREEK*. Seconded by Alderman Dandrea.

At 7:48 p.m. Mayor Tom Taylor passed the gavel to Council President Steve Taylor, who then chaired the meeting. The gavel was returned to Mayor Tom Taylor at 7:50 p.m.

On roll call for the main motion, Aldermen Dandrea, Mayer, Taylor, and Schmidt voted Aye; Alderman Wilhelm abstained. Motion carried.

RES. NO. 2014-6975
REIMBURSEMENT OF
EXPENDITURES WITH
PROCEEDS OF
BORROWING

- G.12. Alderman Wilhelm moved to adopt Resolution No. 2014-6975, A RESOLUTION AUTHORIZING AN OFFICER TO DECLARE OFFICIAL INTENT IN RELATION TO REIMBURSEMENT OF EXPENDITURES WITH PROCEEDS OF A BORROWING, FOR FEDERAL INCOME TAX PURPOSES. Seconded by Alderman Dandrea. All voted Aye; motion carried.

Alderman Mayer vacated his seat at 8:01 p.m. and returned at 8:03 p.m.

At 8:01 p.m. Mayor Tom Taylor passed the gavel to Council President Steve Taylor, who then chaired the meeting. The gavel was returned to Mayor Tom Taylor at 8:05 p.m.

JANUARY 2014
MONTHLY FINANCIAL
REPORT

- G.13. Alderman Taylor moved to place the January 2014 monthly financial report on file. Seconded by Alderman Mayer. All voted Aye; motion carried.

CLOSED SESSION-
ENFORCEMENT OF
RAZE ORDERS
9745, 9661 AND 9821
WEST LOOMIS ROAD
(CITY OF FRANKLIN V.
LEGEND CREEK, LLC
AND PNC BANK)

- G.14. Alderman Taylor moved to enter closed session at 8:10 p.m. pursuant to §19.85(1)(g) to confer with the City Attorney's office, as legal counsel for the Common Council, who are rendering advice concerning strategy to be adopted by the Council with respect to litigation in which it is involved concerning the enforcement of the City's raze orders for the buildings located on 9745 W. Loomis Road (Tax Key No. 840-9997-002), 9661 W. Loomis Road (Tax Key No. 840-9997-003) and 9821 W. Loomis Road (Tax Key No. 840-9994-001), including but not limited to discussion of granting an extension to the time to answer the complaint for the defendants so as to discuss possible settlement options among the parties, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderman Dandrea. On roll call, all voted Aye; motion carried.

Upon reentering open session at 8:18 p.m., Alderman Dandrea moved to direct the City Attorney's Office to proceed in this matter as was discussed in closed session. Seconded by Alderman Schmidt. All voted Aye; motion carried.

CLOSED SESSION-
FRANKLIN BUSINESS
PARK POND RETROFIT
PROJECT

- G.15. Alderman Schmidt moved to enter closed session at 8:19 p.m. pursuant to Wis. Stat. § 19.85(1)(e), to deliberate the Franklin Business Park Pond Retrofit project dredged materials deposit and site location, and the investing of public funds and governmental actions in relation thereto, for competitive and bargaining reasons, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderman Dandrea. On roll call, all voted Aye; motion carried.

CLOSED SESSION-
CONTINUED

Upon reentering open session at 8:35 p.m., Alderman Mayer moved to approve the Escrow Agreement to Assure the Distribution of Tax Incremental District No. 2 Funds Amendment and to authorize the acceptance of a release as is set forth in the Common Council meeting agenda packet materials, a Release, Indemnity, Covenant Not to Sue and Covenant to Hold Harmless, in conjunction therewith. Seconded by Alderman Taylor. Upon unanimous Aye voice vote, motion carried.

MISCELLANEOUS
LICENSES

H.1. Alderman Taylor moved to grant the following licenses:
Combination Class B to Alley Katz Pub & Grill, LLC, 11430 W. Swiss St., Lorie Beth Knaack-Helm, Agent;
Operator License to Hall, Steve P., 6850 W. Kathleen Ct. #4 with warning letter from City Clerk; Lodge, Danielle Marie, 7634 S. Sanctuary Rd., and Priced, Brittany A., 1315 Sherman Ave., South Milw.;

Class B Beer to Bhagvati Enterprise LLC, d/ba: Indian Buffet, 7107 S. 76th St., Surjit Singh, Agent;
People Uniting for the Betterment of Life and Investment in the Community (PUBLIC) Grant to Franklin Police Citizen Academy Alum Association-Recognition and Appreciation Event of Law Enforcement Personnel and their families, fee waivers-park permits on 7/24/14 at Legend Park;
Combination Class A Change of Agent to Sam's Club East, 6705 S. 27th St., Aaron Michael Marshall, Agent;
Also moved to hold Operator License for Ramirez, Casey L., 8134 S. 58th St. and Strucel-Dzioba, Sandra L., 10115 W. Coldspring Rd. #B107, Greenfield, both subject to appearing before the License Committee. Seconded by Alderman Dandrea. All voted Aye; motion carried.

VOUCHERS AND
PAYROLL

I.1. Alderman Schmidt moved to approve net general checking account City vouchers in the range Nos. 151358 through 151547 in the amount of \$750,288.30 dated March 4, 2014 through March 13, 2014. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.

Alderman Schmidt moved to approve net payroll dated March 21, 2014 in the amount of \$324,926.34 and payroll deductions and City matching payments of \$361,943.50. Seconded by Alderman Mayer. On roll call, all voted Aye. Motion carried.

Alderman Dandrea moved to approve property tax settlements in the range of Nos. 13265 through Nos. 13269 in the amount of \$370.09 dated March 6, 2014 through March 12, 2014. Seconded by Alderman Mayer. On roll call, all voted Aye. Motion carried.

VOUCHERS AND
PAYROLL-CONTINUED

Alderman Dandrea moved to approve City voucher No. 151548 in the amount of \$3,120.00, dated March 18, 2014. Seconded by Alderman Mayer. On roll call, all voted Aye. Motion carried.

ADJOURNMENT

J. Alderman Taylor moved to adjourn the meeting at 8:39 p.m. Seconded by Alderman Schmidt. All voted Aye; motion carried.

<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">03/31/14</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR AN OUTDOOR MINOR LEAGUE PROFESSIONAL BASEBALL STADIUM USE UPON PROPERTY LOCATED AT 7900 WEST CRYSTAL RIDGE DRIVE (THE ROCK SPORTS COMPLEX, LLC, APPLICANT)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.1.</i></p>

At their meeting on March 20, 2014, the Plan Commission recommended approval of a resolution imposing conditions and restrictions for the approval of a Special Use for an outdoor minor league professional baseball stadium use upon property located at 7900 West Crystal Ridge Drive (The Rock Sports Complex, LLC, Applicant).

Public Hearing Summary

A public hearing was held on March 20, 2014, before the City of Franklin Plan Commission to receive public comment on a request by Mr. Michael Zimmerman for Special Use approval of The Rock Professional Baseball Stadium proposal. After an introduction by City staff, and a summary of the project by Mr. Zimmerman and his associates, 32 persons spoke on this matter. Of these, 22 persons spoke in support of the proposed project, and 10 persons spoke in opposition to, or with concerns about, the proposed project. Noted concerns included the possible noise, lights, traffic, and stormwater runoff associated with the proposed project, as well as its proximity to residential development, concerns about such a development being located on a former landfill, and possible negative impacts upon adjacent property values.

It can be noted that of the 22 persons that expressed support of the project, 11 indicated they lived in the City of Franklin. All 10 of the persons that expressed opposition to or concerns about the proposed project indicated they lived in the City of Franklin or the Village of Greendale.

It can also be noted that upon a request for a show of hands of all those in attendance at the public hearing (approximately 120 persons), approximately 80 persons indicated they were in support of the proposed project, while approximately 27 persons indicated they were in opposition to or had concerns about the proposed project.

Neighbor Concerns

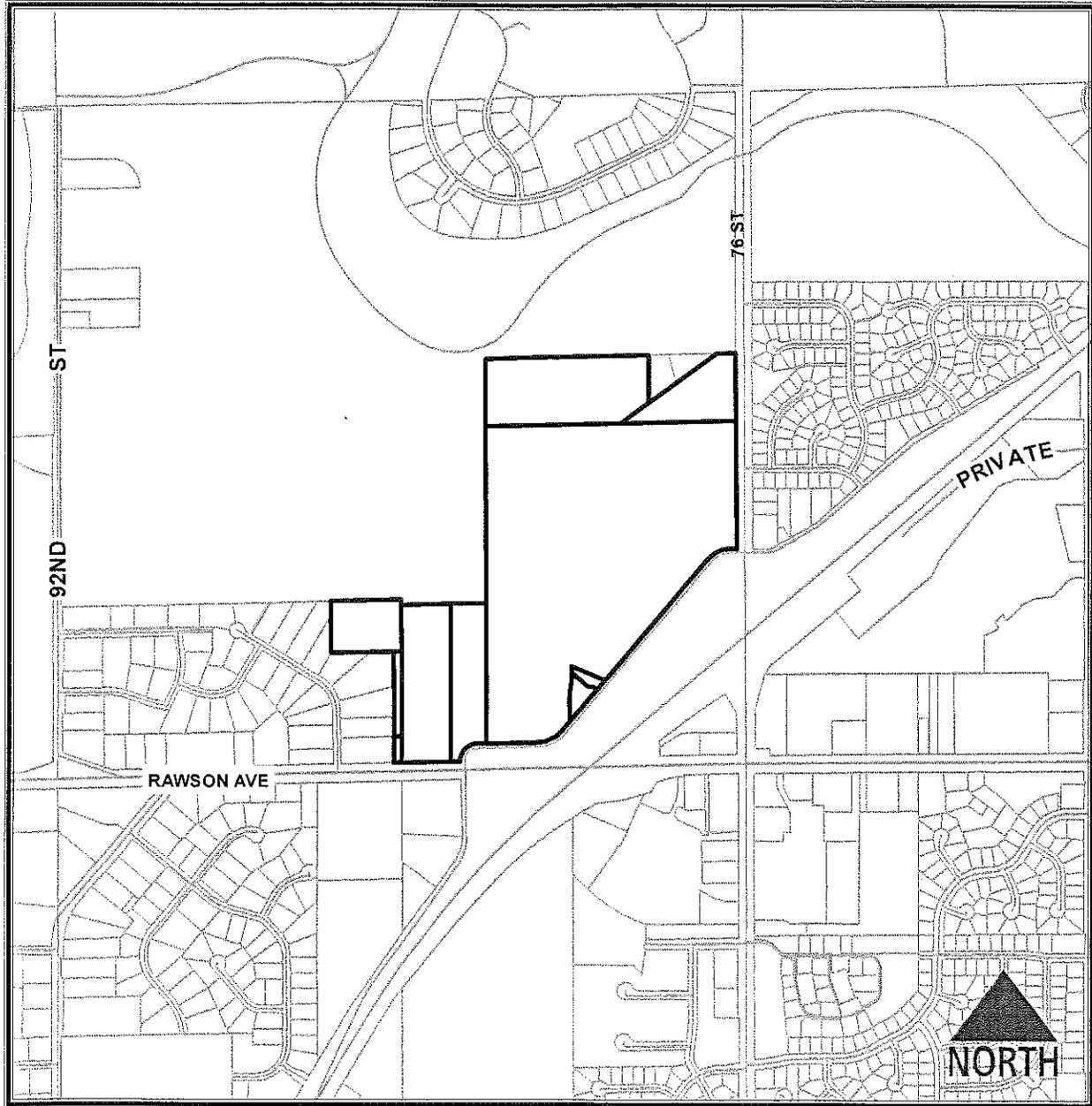
A letter dated March 20, 2014, was submitted to the Plan Commission at the March 20th public hearing by some residents of the Hawthorne Lane neighborhood located west of The Rock Sports Complex, identifying certain concerns they had with the stadium proposal. That letter, and Planning Department responses to those concerns, is provided in Attachment A.

COUNCIL ACTION REQUESTED

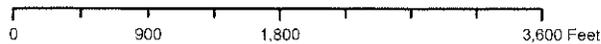
A motion to adopt Resolution No. 2014-_____, a resolution imposing conditions and restrictions for the approval of a Special Use for an outdoor minor league professional baseball stadium use upon property located at 7900 West Crystal Ridge Drive (The Rock Sports Complex, LLC, Applicant).



The Rock Sports Complex 7900 W. Crystal Ridge Drive



Planning Department
(414) 425-4024



2013 Aerial Photo

This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

RESOLUTION NO. 2014-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR AN OUTDOOR MINOR LEAGUE PROFESSIONAL BASEBALL STADIUM USE UPON PROPERTY LOCATED AT 7900 WEST CRYSTAL RIDGE DRIVE (THE ROCK SPORTS COMPLEX, LLC, APPLICANT)

WHEREAS, The Rock Sports Complex, LLC, having petitioned the City of Franklin for the approval of a Special Use under Standard Industrial Classification Title No. 7941 "Professional Sports Clubs and Promoters" in Planned Development District No. 37 (The Rock Sports Complex) pursuant to Section 15-3.0442C.2.a. of the City of Franklin Unified Development Ordinance, within Planned Development District No. 37 (The Rock Sports Complex) and FW Floodway District, to allow for construction and operation of an outdoor minor league professional baseball stadium at The Rock Sports Complex, which proposed use is intended to provide for a professional baseball stadium with armchair seating for approximately 3,000 attendees and grass berm seating for approximately 2,000, private suite development, stadium club, ancillary entertainment and amusements areas potentially including, but not limited to a playground area, picnic areas, mechanical rides, petting zoo, pony ride, water walkers, dunk tanks, carnival games, hospitality tents, concessions and mobile food and beverage stations, and attendant stadium events, such as music concerts, movies, theater in the park and live shows, youth gatherings and fireworks, such proposed stadium use to be located south of the ski hill upon property located at 7900 West Crystal Ridge Drive, bearing Tax Key Nos. 708-8996-000, 708-8999-000, 744-8980-001, 744-8985-001, 744-8985-002, 744-8988-000, 744-8989-000, 745-0029-000, 745-8998-000 and 745-8999-004, more particularly described as follows:

TKN 708-8996-000: COM ON S LI 948.50 FT W OF SE COR OF NE 4 5 21 TH N 60D 4M E 261.64 FT N 3D 51M 30S E 378 FT N 87D 16M W 1253.97 FT TH S 4D 3M 8S W 519.29 FT TH E TO BEG 14.63 ACS;

TKN 708-8999-000: COM SE COR OF NE 4 5 21 TH N 519.25 FT W 204 FT SWLY TO A PT IN S LI OF SD QUAR SEC WH PT IS 948.50 FT W OF SE COR TH E ALG SD S LI TO BEG EXC E 60 FT FOR ST CONT 6.709 ACS;

TKN 744-8980-001: SE 4 5 21 N OF NWLY LI OF LOOMIS RD EXC W HALF OF W HALF OF SD QUAR & EXC COM CL OLD LOOMIS RD 406.47 FT NE OF S LI OF SD QUAR TH NLY 244.20 FT NLY 174.78 FT N 52.21 FT SE 311.87 FT TH SWLY ALG CL OF SD RD TO BEG & EXC E 60 FT FOR RD CONT 81.478 ACS;

TKN 744-8985-001: CERTIFIED SURVEY MAP NO 3931 SE 4 5 21 PARCEL 1 EXC PART CONVEYED FOR HIGHWAY 7.14 ACS;

TKN 744-8985-002: CERTIFIED SURVEY MAP NO 3931 SE 4 5 21

THE ROCK SPORTS COMPLEX, LLC – SPECIAL USE
RESOLUTION NO. 2014-_____

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OUTLOT 1 EXC PART CONVEYED FOR HIGHWAY 10.76 ACS;
TKN 744-8988-000: COM CEN LI OLD LOOMIS RD 406.47 FT NE OF S
LI OF SE 4 5 21 TH NLY 244.20 FT NLY 174.78 FT SE 109.36 FT SE 43.87
FT SE 21.11 FT SE 28.09 FT SE 62.90 FT TH SW ALG CEN LOOMIS RD
TO BEG CONT 1.126 ACS;
TKN 744-8989-000: COM 1915.13 FT S OF NE COR OF W HALF SE 4 5 21
TH SELY TO CEN LI OF OLD LOOMIS RD NE ALG CEN LI OF SD RD
104 FT NW 311.87 FT TH S 52.21 FT TO BEG CONT 0.482 ACS;
TKN 745-0029-000: WHITNALL VIEW ADDN NO 1 BLK 1 OUTLOT 1
0.9 ACS;
TKN 745-8998-000: N 400 FT OF E 544.50 FT OF S HALF OF SW 4 5 21
CONT 5 ACS;
TKN 745-8999-004: CERTIFIED SURVEY MAP NO 3107 SW 4 5 21
OUTLOT 1 EXC PART CONVEYED FOR HIGHWAY 0.28 ACS; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 20th day of March, 2014, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of The Rock Sports Complex, LLC, for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by The

THE ROCK SPORTS COMPLEX, LLC – SPECIAL USE
RESOLUTION NO. 2014-_____

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Rock Sports Complex, LLC, successors and assigns, as an outdoor minor league professional baseball stadium use, which shall be developed in substantial compliance with, and operated and maintained by The Rock Sports Complex, LLC, pursuant to those plans City file-stamped March 12, 2014 and annexed hereto and incorporated herein as Exhibit A.

2. The Rock Sports Complex, LLC, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for The Rock Sports Complex outdoor minor league professional baseball stadium, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon The Rock Sports Complex, LLC outdoor minor league professional baseball stadium use for the property located at 7900 West Crystal Ridge Drive: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. The applicant shall obtain required approvals and permits from the Wisconsin Department of Natural Resources prior to issuance of a fill/soils disturbing permit, and obtain any applicable final approvals prior to the issuance of a Building Permit.
5. The applicant shall obtain required approvals from Milwaukee County prior to issuance of a fill/soils disturbing permit, and obtain any applicable final approvals prior to the issuance of a Building Permit.
6. The applicant shall obtain Milwaukee County approval for the new access to Crystal Ridge Drive, prior to the issuance of a Building Permit.
7. The applicant shall obtain Milwaukee County reconstruction of Crystal Ridge Drive with the addition of a sidewalk along the north side of the street and shoulders large enough to accommodate overflow parking, within one year from the date of adoption of this Resolution, or return to the Plan Commission to establish an alternative date for completion.

THE ROCK SPORTS COMPLEX, LLC – SPECIAL USE
RESOLUTION NO. 2014-_____

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8. The applicant shall obtain all necessary governmental permits required for food service and alcohol sales associated with the proposed baseball stadium prior to providing such service and sales.
9. The applicant shall submit a Traffic Impact Analysis to the Engineering Department for review and approval by Staff, prior to the issuance of a Building Permit.
10. The applicant shall submit architectural elevations for the two buildings located on the north end of the proposed soccer field, to the Department of City Development to be reviewed and approved by staff prior to the issuance of a Building Permit.
11. The access drive located north of the stadium, connecting the ski chalet parking lot to the small parking lot northwest of the stadium, shall be constructed only if necessary for emergency access purposes, if so determined by the Franklin Fire Department in writing. If so needed, the access drive shall be sized and located such that bike paths or trails could be located in this area in the future.
12. The applicant shall submit a revised Site Plan and revised Landscape Plan for staff review and approval prior to issuance of a Building Permit for the following sidewalks or other appropriate type of paths: to be extended from the ballpark emergency exits (located on the south and west sides of the stadium) to the nearest parking lot, sidewalk or path; to be extended along the entire southern side of the stadium in order to connect the main stadium entrance to the outfield stadium entrance as well as to the parking lots and access drives between those two areas; that at least one sidewalk or trail be extended into the interior of both the large parking lot southwest of the stadium and the parking lot southeast of the stadium; and to be extended along at least one side of each of the access roads that connect to Crystal Ridge Drive, prior to the issuance of a Building Permit.
13. The applicant shall obtain approval of a Planned Development District Ordinance Amendment for the revision to the athletic field lighting curfew, hours of operation for the baseball stadium and events such as fireworks and concerts, building height, and signage requirements, prior to the issuance of a Building Permit.

THE ROCK SPORTS COMPLEX, LLC – SPECIAL USE
RESOLUTION NO. 2014-_____

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14. The applicant shall either identify and reserve areas for overflow parking which fully meet the UDO parking ratios and standards, or submit a Parking Study for PDD No. 37 addressing both the parking needs of the stadium as well as the entire Sports Complex, to the Department of City Development for review and approval by Staff prior to the issuance of a Building Permit.
15. The applicant shall submit a revised Site Plan for Phase 2, which depicts two (2) additional accessible parking spaces adjacent to the soccer field, to the Department of City Development for review and approval by Staff, prior to the issuance of a Building Permit.
16. The applicant shall submit a revised 30' Landscape Bufferyard Easement to consist of a 8' high landscaped berm and Landscape Plan and Grading Plan accordingly, for approval prior to the issuance of a fill/soils disturbing permit.
17. The applicant shall submit a Snow Storage Plan for Phase 2 in accordance with Section 15-5.0210 of the Unified Development Ordinance to the Department of City Development for review and approval prior to the issuance of a Building Permit.
18. The exterior boundary of the wetland buffer shall be identified and protected through the placement of both orange construction fence and erosion control fence (and properly maintained at all times) prior to any land disturbing activities in this area.
19. The stadium lights and ball field 7 & 8 lights in Phase 2 shall be shielded with visors to control light spill and glare, prior to the issuance of an Occupancy Permit.
20. The applicant shall submit a Final Lighting Plan, which meets the lighting regulations set forth in Division 15-5.0400 of the Unified Development Ordinance, to the Department of City Development for review and approval by staff prior to the issuance of a Building Permit.
21. The applicant shall submit materials sample boards and more detailed elevations for all proposed buildings, including the dumpster enclosures, (i.e. specific materials and colors), for Plan Commission approval, prior to the issuance of a Building Permit.

THE ROCK SPORTS COMPLEX, LLC – SPECIAL USE
RESOLUTION NO. 2014-_____

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22. The applicant shall submit a Stormwater Management Plan, which meets the stormwater requirements set forth in Division 15-8.0600 of the Unified Development Ordinance, for review and approval by the Engineering Department prior to the issuance of a fill/soils disturbing permit.
23. A Development Agreement shall be entered into for the furnishing, construction and installation of any required stormwater management improvements and of any required public infrastructure improvements, by the developer and the City prior to the issuance of a Building Permit.
24. The enumerated proposed accessory uses in the Application submission letter dated February 25, 2014 include: a playground area, picnic areas, mechanical rides, petting zoo, pony rides, water walkers, dunk tanks, carnival games, hospitality tents, concessions and mobile food and beverage stations, miniature golf and golf-related activities such as driving and putting, rock climbing wall; miscellaneous sporting events, such as futsal, zorb, paintball, laser tag, dodgeball, kickball, billiards, ping pong and foosball; promotional events involving pets, costumes, prize giveaways, raffles and auctions; and attendant stadium events, such as movies, theater in the park and live shows and youth gatherings. All such uses which are not specifically depicted upon the plans referenced in paragraph 1. above, shall first be submitted to the Department of City Development in a written form providing all of the information regarding such use as would otherwise be required for a zoning compliance application, for the review and written approval of the Department upon its consideration of the standards set forth in §15-3.0701 of the Unified Development Ordinance as they pertain to such use location, physical layout and operation. All additional future proposed ancillary and accessory uses which are not specifically enumerated in the aforementioned Application submission letter, shall first be submitted to the Department of City Development in a written form providing all of the information regarding such use as would otherwise be required for a zoning compliance application, for the review and written approval of the Department upon its consideration of the standards set forth in §15-3.0701 of the Unified Development Ordinance as they pertain to such use location, physical layout and operation and as to whether such proposed use(s) is reasonably determined to be ancillary and accessory to the overall intent of the Special Use approval granted hereunder.

BE IT FURTHER RESOLVED, that in the event The Rock Sports Complex, LLC, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day

THE ROCK SPORTS COMPLEX, LLC – SPECIAL USE
RESOLUTION NO. 2014-_____

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notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use.

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2014.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2014.

APPROVED:

Thomas M. Taylor, Mayor

THE ROCK SPORTS COMPLEX, LLC – SPECIAL USE
RESOLUTION NO. 2014-_____

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ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

MAR 20 2014

Date: March 20, 2014

City Development

To: City of Franklin Plan Commission and Task Force on Rock Sports Complex

From: Residents of Homes adjacent to West Side of Rock Sports Complex

Subject: Proposed Outdoor Professional Baseball Stadium/Potential Entertainment Venue

The proposal to construct and operate an outdoor baseball stadium and potential entertainment venue on Milwaukee County's former landfill site is an exciting idea for many of the people of Franklin and surrounding areas. There are many fans excited about spending time there with their friends and families in sports related activities and entertainment. That appears to be a worthwhile goal, as is making a higher and better use of a former landfill site.

As residents of the homes immediately West of the planned development and those most likely to be affected by the proposed professional baseball stadium and potential entertainment venue, our interest is that as plans are discussed and developed, that there be sensitivity to our concerns as the residents of the homes that most likely will be affected by the proposed construction and operation of a baseball stadium and possible future venue for music concerts and other recreation and entertainment activities on the Milwaukee County's former landfill site. While we have been assured by the developer and by City Officials that there will be sensitivity to our concerns as neighbors and that any plans adopted will include provisions to minimize the impact on the use and enjoyment of our homes, (and we thank them for that commitment), we want to express some of our present concerns so that we may know how they will be addressed.

We built or bought our homes in a peaceful area of Franklin to enjoy the peace and quiet of our homes and properties without the disturbances and concerns that often accompany a professional baseball stadium or live music concert venue. First and foremost, we want to continue to be able have the use and enjoyment of our homes and properties without undue interference from the proposed construction and operation of a sports and entertainment complex so close to our homes.

To assist in consideration of our concerns, we would like to list and describe some of our concerns with the proposed modification of the special use permit for phase 2 of the Rock Sports Complex, seeking a special use permit what would allow construction and operation of a professional baseball stadium and potential entertainment venue, in place of the baseball diamonds that have been approved for phase 2 at the Rock Sports Complex.

Our concerns include the following:

1. **Proximity:** proposed location for a professional baseball stadium and potential live music entertainment venue so close to our homes in a peaceful and quiet neighborhood
2. **Sufficient Buffer zone:** to provide sufficient space between residences and sports and entertainment activities. Will planned earth berm and landscaping compensate for lack of sufficient distance between residential use and sports and entertainment use?
3. **Ongoing Noise:** noise from 4th of July concerts only last a few days and then they are gone; noise from proposed professional baseball stadium and potential entertainment venue would not end all summer.
4. **Hours of Operation:** What limits will be required and how will they be enforced?
5. **Lighting:** while light may be directed at the baseball field, light will likely flood the surrounding areas and light up neighboring residences for long periods of time.
6. **Traffic:** With plans for seating 5,000 people in addition to persons using the existing baseball diamonds, BMX track and other facilities, will the Wisconsin Department of Transportation be involved in managing traffic planning?
7. **Parking:** will cars park on our street rather than in parking lots and will fans be walking through our yards to the baseball stadium?
8. **Tailgate Parties:** Will fans arrive early to party and cause disturbances?
9. **Police, Fire & Paramedic Services:** Will Franklin taxpayers be providing the cost of providing such services without revenue to recover costs, increasing our tax bills?
10. **Enforcement of Regulations:** Assuming that terms are set for granting the proposed special use, who will enforce them and what will be the procedure for a complaint?
11. **Property Values:** Will property values be increased or diminished? Developer asserts that property values of surrounding properties will increase, but will they? Business properties may increase in value, while residential properties may decrease.
12. **Expansion of Activities:** music concerts, outdoor movies, mechanical rides, and others?
13. **Drainage of rainwater and Location of Planned Earth Berm on Phase 3 site (western-most approximately 9 acres of former landfill site, not currently approved for a special use permit, and dropped from current plans by developer):** the current plan to build an earth berm along the south side of this site will apparently block the natural runoff and drainage of rain water towards Root River from residential property adjacent to the site. The lowest drainage path on the east and lowest part of this site will apparently be blocked by the planned earth berm along the entire south side of this site. This will apparently serve as a water dam and which may result in flooding the lowest part of the adjacent residential property where a WE Energies electrical transformer is located (along the center of the south edge of the site) which may be at risk of being flooded by the earth berm on the current plan. Will this create a risk of electrical shock or loss of electrical service?

14. **Safety concerns:** Is there a risk of methane gas being forced out from the combined weight of the construction of a stadium for large numbers of people and vehicles on a former landfill site? May it migrate into our homes? That has happened in the past without all the weight which will be added to the top of the site, and remedial action was taken. Will future steps be needed and managed by the Wisconsin Department of Natural Resources?

We will appreciate consideration of our concerns and plans that minimize the interruption of the use and enjoyment of our homes.

Thank you for your consideration.

Respectfully,



Dale Kirner
8630 West Hawthorne Lane
Franklin WI 53132

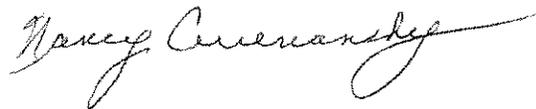


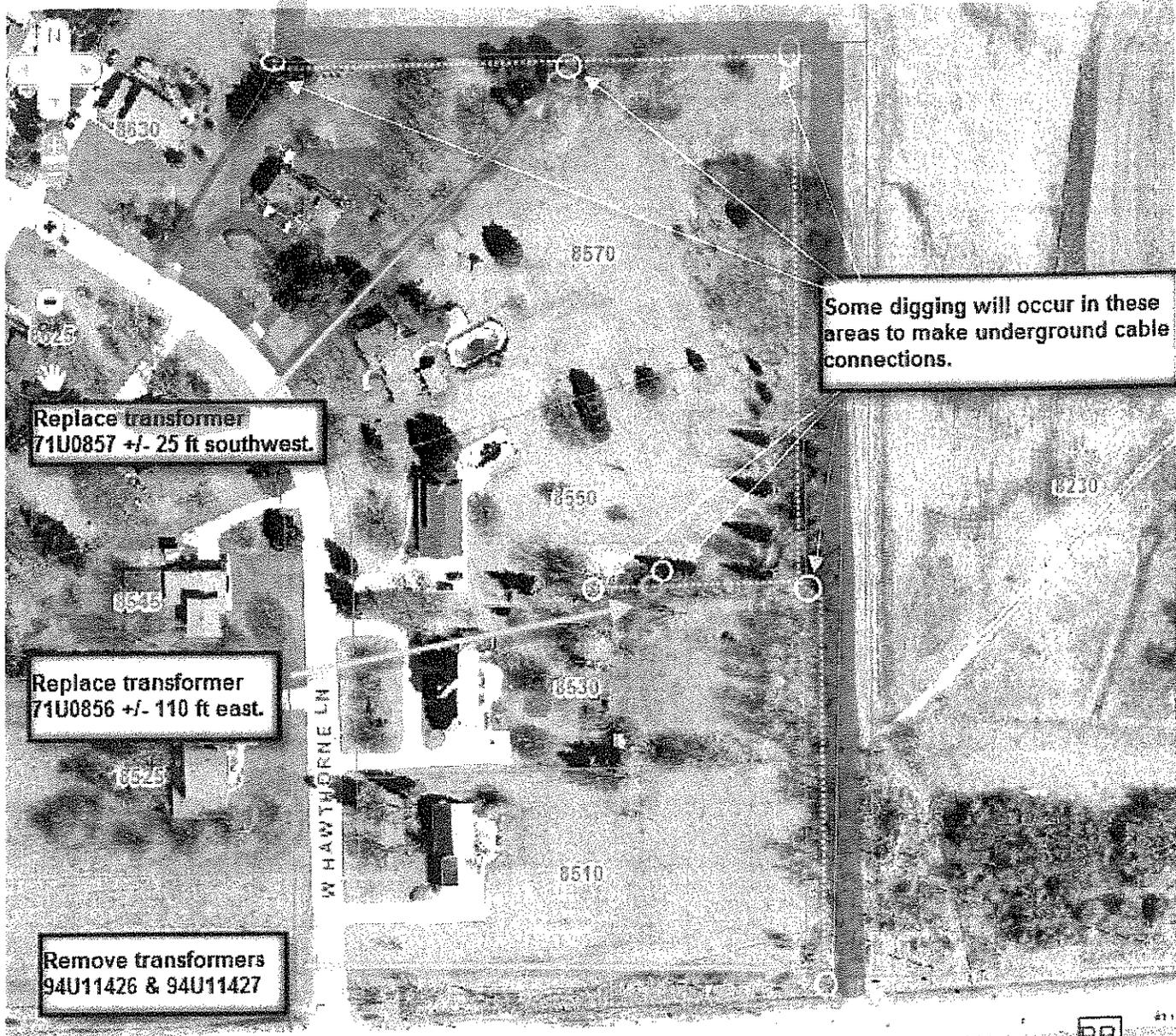
Bob and Naomi Knoll
8610 West Hawthorne Lane
Franklin, WI 53132

Bill and Jill Mierow
8570 West Hawthorne Lane
Franklin, WI 53132



James and Nancy Cervenansky
8530 West Hawthorne Lane
Franklin, WI 53132





Some digging will occur in these areas to make underground cable connections.

Replace transformer
71U0857 +/- 25 ft southwest.

Replace transformer
71U0856 +/- 110 ft east.

Remove transformers
94U11426 & 94U11427

HAWTHORNE LN

W RAWSON AVE

BB

211



MEMORANDUM: FROM PLANNING DEPARTMENT

DATE: March 26, 2014
TO: City of Franklin Common Council
FROM: City of Franklin Planning Department
SUBJECT: Response to concerns raised by neighbors in regard to the baseball stadium proposal at The Rock Sports Complex

Provided below are responses by the City of Franklin Planning Department to concerns raised by residents in the Hawthorne Lane neighborhood (located immediately west of The Rock Sports Complex) in a letter dated March 20, 2014, in regard to the baseball stadium proposal. A copy of that letter is also attached.

#1. Proximity. The zoning for the subject property (Planned Development District No. 37) requires a minimum building setback of 20 feet from the side property lines (the same as required in the City's P-1 Park zoning district). The proposed baseball stadium is located approximately 550 feet from the side property line and approximately 900 feet from the nearest homes (located on Hawthorne Lane). It can be noted that both the Franklin High School and the Milwaukee County Sports Complex football fields (and associated ballfield lights and bleachers) are located approximately 500 feet from the nearest homes. In regard to outdoor music, it can be noted that a restaurant located on S. 27th Street in Franklin has live outdoor music a couple of times each year which is located approximately 350 feet from the nearest homes.

#2. Sufficient Buffer Zone. The City's regulations require, and the plans proposed by the applicant provide, a 30 foot wide landscaped bufferyard between The Rock Sports Complex and adjacent residential development. The Plan Commission recommends that the 30 foot bufferyard include an 8 foot high landscaped berm. Based upon past experience, staff envisions that the landscaped berm will block most of the noise and lights from the adjacent parking lots. It is envisioned that the location, design, and orientation of the stadium and its lights and sound system, more so than the landscaped bufferyard and berm, will help to minimize the impacts of the stadium's lights and noise upon adjacent properties.

#3. Ongoing Noise. The City's noise regulations (which include noise level limits but do not limit how often or what time of year noise can occur), will apply to the proposed stadium and its associated events unless otherwise determined by the Common Council. In this regard, it can be noted that the applicant has requested approval of concerts and fireworks in the stadium, which will require separate review by the Plan Commission and approval by the Common Council. This review may include consideration of changes to allowable noise levels. The Police Department notes that although there have been complaints about excessive noise at The Rock Sports Complex, there have been no verified violations of the City's

noise level regulations. The Police Department envisions that ballgames at the stadium should be able to comply with the City's noise regulations, but that events such as concerts and fireworks should be subject to further review.

#4. Hours of Operation. The currently approved hours of operation for The Rock Sports Complex are: 7am to 10:30pm for the ballfields and ballfield lights (plus such additional time as needed for extra innings, clean-up, and maintenance of the lights); and 7am to 2am for the umbrella bar. The applicant has requested a half hour extension of the hours of operation (from 10:30pm to 11pm) for the ballfields and their lighting as well as for the stadium. This will require separate review by the Plan Commission and approval by the Common Council. See #10 for information on enforcement.

#5. Lighting. City regulations allow recreational facilities such as The Rock Sports Complex to be exempted from the City's lighting standards subject to site plan review by the Plan Commission. As recommended by the Plan Commission, the stadium and ballfield lights will have shields to minimize light spillage and will have hours of operation as previously noted. In addition, the Plan Commission recommends that a revised Lighting Plan be prepared to provide more details about the lighting and to address cumulative lighting impacts.

#6. Traffic. The Plan Commission recommends that a Traffic Impact Analysis be prepared which will identify any needed road improvements due to the proposed stadium. This study will include all nearby roads and those agencies responsible for their operations, including the Wisconsin Department of Transportation.

#7. Parking. In the plans as proposed by the applicant, all necessary parking is to be provided on the property of The Rock Sports Complex and is not envisioned to occur on neighborhood streets. The Plan Commission recommends that a detailed Parking Plan be prepared to confirm that the proper amount of parking is being provided on The Rock Sports Complex property or that other acceptable arrangements are made. Pursuant to current City practice, should excessive parking occur on neighborhood streets, the residents may request that the City implement parking restrictions for those areas. Fans walking through private property would be deemed trespassing, and any such violations would be enforced by the Police Department.

#8. Tailgate Parties. In the plans as proposed by the applicant and as recommended for approval by the Plan Commission, tailgating is anticipated within the southwestern-most parking lot. While no details were provided about the number of tailgaters or the times tailgating would be allowed, staff can note that the previously mentioned 30 foot wide bufferyard with 8 foot high landscaped berm is envisioned to block most of the sights and sounds from this activity.

#9. Police, Fire & Paramedic Services. Police, fire, and rescue services will be provided to The Rock Sports Complex and the proposed stadium pursuant to the City's rules and regulations. Further information on this topic should be obtained by contacting the Police and Fire Departments directly.

#10. Enforcement of Regulations. The City will enforce its terms set forth in the Special Use. This will typically be done by the Police Department, Planning Department, and/or City Attorney's Office acting in response to citizen complaints (for emergency situations, the Police Department should be contacted directly). The City's official complaint process (for non-emergency issues) is initiated by filling out the Complaint Form located on the City's website at <http://www.franklinwi.gov/Home/ResourcesDocuments/OnlineForms/ComplaintForm.htm>.

#11. Property Values. Planning Department staff is currently researching this matter.

#12. Expansion of Activities. As recommended by the Plan Commission, accessory uses of the stadium and adjacent grounds as proposed by the applicant, as well as other possible accessory uses commonly considered compatible with recreational uses, would be considered permitted uses subject to staff review and approval. However, as previously noted, concerts and fireworks would require further review and approval by the Plan Commission and the Common Council. Furthermore, motorized recreational vehicles and other prohibited activities as currently set forth in Planned Development District No. 37 would continue to be prohibited at The Rock Sports Complex and the proposed stadium.

#13. Drainage. City regulations require submittal of a Stormwater Management Plan by the applicant, for review and possible approval by the Engineering Department. This plan (and associated Grading/Drainage Plan) must include consideration of potential drainage and runoff related impacts upon the landfill, adjacent lands, the proposed berm, and existing and proposed utilities such as any electrical transformers.

#14. Safety Concerns. The Plan Commission recommends that approval of the proposed stadium project also be obtained from the Wisconsin Department of Natural Resources (DNR). DNR staff has confirmed that they have met with the applicant, have received preliminary plans and have started their review, and that such review will include consideration of the methane gas collection system and the weight of the proposed stadium on the landfill. DNR staff has indicated that a decision will not be made on this matter until they receive additional information and final plans for their review.



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of March 20, 2014

Special Use

RECOMMENDATION: City Development Staff recommends approval of the Special Use, subject to the conditions of approval in attached draft resolution.

Project Name:	Minor League Baseball Stadium Special Use
Project Address:	7900 West Crystal Ridge Drive
Applicant:	The Rock Sports Complex, LLC
Property Owner:	Milwaukee County
Current Zoning:	Planned Development District No. 37
2025 Comprehensive Plan:	Mixed Use and Areas of Natural Resource Features
Use of Surrounding Properties:	Root River Parkway (Village of Greendale) to the north, Loomis Road (State Highway 36) to the south, single-family residential to the east, and single-family residential and vacant land zoned commercial to the west.
Applicant's Action Requested:	Recommendation to the Common Council for approval of the proposed Special Use.

Please note:

- Staff recommendations are underlined, in italics and are included in the draft ordinance.
- Staff suggestions are only underlined and are not included in the draft ordinance.
- Due to the lack of detail in some of the applicant's submittal materials and desired review time-frame and phasing, staff review of this project has been limited to that portion of the project referred to as Phase 2. Separate review and approval by the City will be required for all other phases of this project.

BACKGROUND & INTRODUCTION:

On August 30, 2012, the Common Council adopted Ordinance No. 2012-2089, to create Section 15-3.0442 of the Franklin Unified Development Ordinance establishing Planned Development District No. 37 (The Rock Sports Complex) and to rezone property from A-1 Agricultural District, R-2 Estate Single-Family Residence District and FW Floodway District to Planned Development District No. 37 and FW Floodway District.

On March 19, 2013, the Common Council adopted the Standards, Findings and Decision of the City of Franklin Common Council upon the application of the Rock Sports Complex, LLC for a Special Exception to certain natural resource provisions of the City of Franklin Unified Development Ordinance. Specifically, the filling of four wetlands with 0.76 total affected acres,

four wetland buffers with 1.8 total affected acres, four wetland setbacks with 1.46 total affected acres and exemption from the City's mitigation requirements to allow re-grading of the Milwaukee County Landfill cap to prevent ponding and improve drainage.

On March 5, 2013, the Common Council adopted Ordinance No. 2013-2101, to amend Section 15-3.0442 of the Franklin Unified Development Ordinance Planned Development District No. 37 (The Rock Sports Complex) to provide for the "Umbrella Bar/restaurant" in lieu of the "Restaurant" and "restaurant/bar" previously approved.

On November 5, 2013, the Greendale Village Board of Trustees conditionally approved a Special Use Permit for the Rock Sports Complex, LLC for skiing, snowboarding, snow tubing, cross country skiing, gravity biking, mountain biking at the Rock Sports Complex 7900 W. Crystal Ridge Drive.

On January 30, 2014, at a Special Common Council meeting, Mr. Michael Zimmerman of Zimmerman Ventures presented a concept review for a proposed professional baseball stadium at the Rock Sports Complex located at 7900 West Crystal Ridge Drive. The project narrative stated full development of the proposed stadium is estimated to cost \$7 – 11 million. Mr. Zimmerman is requesting the City of Franklin become a, "Strategic Partner" in this venture. The Common Council assigned the Rock Professional Baseball Stadium Development Proposal Franklin Task Force to review the financing of this proposal. The Task Force met on February 25, 2014, March 12, 2014 and is scheduled to meet again on March 24, 2014.

On February 25, 2014, The Rock Sports Complex, LLC, submitted a Special Use application for the construction and operation of an outdoor minor league professional baseball stadium and ancillary uses within the originally identified Phase II portion of The Rock Sports Complex development located at 7900 West Crystal Ridge Drive.

On March 13, 2013, from 6:30 p.m. to 8:30 p.m. Zimmerman Ventures hosted a casual open house at The Rock Sports Complex to allow the community to learn more about the proposed stadium project. During the week of March 24, 2014, Zimmerman Ventures plans to host a formal open house at The Rock Sports Complex for nearby residents and elected officials from the various governmental entities involved in the project. As the subject property extends into the Village of Greendale (although it appears no active facilities are proposed within that area), staff suggests the applicant obtain the Village's support of this project as well.

PROJECT DESCRIPTION & ANALYSIS:

The Rock Sports Complex, LLC, has submitted an application for a Special Use under Standard Industrial Classification Title No. 7941 "Professional Sports Clubs and Promoters" in Planned Development District No. 37 (The Rock Sports Complex) pursuant to Section 15-3.0442C.2.a. of the City of Franklin Unified Development Ordinance, to allow for construction and operation of an outdoor minor league professional baseball stadium at The Rock Sports Complex. The proposed use is intended to provide for a professional baseball stadium with a maximum capacity of 3,458 persons (including armchair seating for approximately 2,160 persons, grass berm seating for approximately 500 persons, private suite seating for 48 persons, bar area seating for

250 persons, and an overflow/standing area for approximately 500 persons), ancillary entertainment and amusements areas potentially including, but not limited to a playground area, picnic areas, mechanical rides, petting zoo, pony ride, water walkers, dunk tanks, carnival games, hospitality tents, concessions and mobile food and beverage stations, and attendant stadium events, such as music concerts, movies, theater in the park and live shows, youth gatherings and fireworks.

According to the applicant, the baseball franchise will be a member in the Frontier League, which is a professional independent baseball organization based in Sauget, Illinois. The fourteen existing Frontier League teams are located throughout the Midwest and are not affiliated with either Major or Minor League baseball. The applicant has provided a Market Feasibility Study prepared by C.H. Johnson Consulting, Inc. of Chicago, Illinois, which quantifies the total economic and fiscal impact the proposed stadium will have on the local community.

Site Plan:

The applicant has submitted a Site Plan, which depicts Phase 2 for The Rock Sports Complex. The Rock Sports Complex is located within an existing Milwaukee County Regional Park formerly known as Crystal Ridge. This site is a former Milwaukee County landfill and as such, any proposed development at Crystal Ridge requires the approval of the Wisconsin Department of Natural Resources (WDNR). Staff has not yet received any documentation from the WDNR granting approval for The Rock Sports Complex. Therefore, staff recommends the applicant obtain required approvals and permits from the Wisconsin Department of Natural Resources prior to issuance of a fill/soils disturbing permit, and obtain any applicable final approvals prior to issuance of a Building Permit

As the subject property is owned by Milwaukee County, staff recommends the applicant obtain required approvals from Milwaukee County prior to issuance of a fill/soils disturbing permit, and obtain any applicable final approvals prior to issuance of a Building Permit.

The project narrative includes a Phasing and Proposed Construction Schedule with the goal of opening the proposed ballpark for the 2015 season (May 2015). The applicant plans to submit a site work/foundations package including: site grading, playing field surface, field drainage system, concrete seating bowl, grade level footing and retaining walls, site utilities and stormwater, etc. by the end of April, 2014. The applicant anticipates site construction for the first package to begin in mid May 2014 and last approximately three months. Next, the applicant plans to submit an architectural/engineering package containing: individual buildings (architectural, mechanical, electrical, plumbing, structural), life safety plans + code analysis and signage and graphics by the end of July 2014. The applicant anticipates construction for the second package to begin mid August 2014. Finally, the applicant proposes construction completion by May 2015.

Site improvements associated with Phase 2 include a minor league baseball stadium, two (2) baseball/softball fields with a concession stand building, an exhibition soccer field with a locker room facility, a whiffle ball field/family park and off-street parking to serve the aforementioned uses. Phase 2 also includes two (2) added points of ingress/egress to Crystal Ridge Drive. One is located just north of where Crystal Ridge Drive intersects with West Rawson Avenue. The other is located between ball field No. 8 and the parking lot adjacent to the bike motocross track. Staff

recommends the applicant obtain Milwaukee County approval for the new access to Crystal Ridge Drive. Staff would note that the overall condition of the pavement along Crystal Ridge Drive is extremely poor. Furthermore, the roadway was not designed with large enough shoulders to allow safe and efficient vehicle parking or to accommodate safe pedestrian and/or bicycle access. Therefore, Staff recommends Milwaukee County reconstruct Crystal Ridge Drive with the addition of a sidewalk along the north side of the street and shoulders large enough to accommodate overflow parking, prior to any occupancy of the baseball stadium.

The baseball stadium has been designed with the playing field at ground level and the concrete seating bowl and stadium buildings built up around it and covered by a 14-foot berm. A concrete concourse encircles the stadium at the top of the berm. The concourse is enclosed by an ornamental fence interspersed with 8' brick pilasters. The Architectural Drawings indicate portions of certain stadium buildings measure approximately 43 feet in height. PDD No. 37 has a height limit of 2.0 stories/35 feet. Therefore, Staff recommends the applicant submit for and receive approval of a Planned Development District Amendment to revise the building height for the baseball stadium, prior to issuance of a Building Permit for those affected structures.

The ballfield will be synthetic turf with a 310' left field, 400' center field and 325' right field. The stadium will have a home plate main entrance, ticket counters, retail store, 2,160 arm chair seats, grass berm seating for 500, premium suites with 24 seats, party suites with 24 seats, VIP lobbies, overflow/standing room for 500, restrooms, ten (10) fixed concession points of sale, umbrella bar/group seating area with 250 seats and kids play area (right field), right field entrance, bull pens (center field), emergency vehicle access (left field), central cooking kitchen (left field), first aid room, press box, scoreboard production room, public address equipment and a score board/video board. Staff recommends the applicant obtain approval from the City Clerk's Office and Health Department for any permits or approvals required for food service and alcohol sales associated with the proposed baseball stadium.

According to Staff's calculations, the stadium will have a maximum capacity of approximately 3,458 people for ballgames (and possibly more during concerts or other large events when some additional seating may be provided inside the playing field), as well as the possibility of other events occurring at The Rock Sports Complex at the same time as the stadium is in use. Therefore, baseball games and other stadium activities will generate a significant amount of traffic. Staff recommends the applicant submit a Traffic Impact Analysis to the Engineering Department for review and approval by Staff, prior to issuance of a Building Permit.

The two (2) "Little League"/softball fields in Phase 2, mirror the two (2) existing fields on the other side of the main access drive to the Rock Sports Complex within Phase 1. The proposed "Little League" fields would be enclosed by a six (6) foot chain-link fence. Each "Little League" field includes dugouts, bullpens, bleachers, and foul poles. Between the two diamonds is a concession stand, which also includes restrooms. A concrete walkway will connect Phase 2 to Phase 1 directly north of these fields.

West of the baseball stadium, the applicant is proposing an exhibition soccer field. The soccer field is proposed to be constructed at ground level and surrounded on two sides by a grass berm, which could be used as a seating area for spectators. The Site Plan indicates two buildings on the north end of the proposed soccer field. One of these buildings is labeled as a locker room facility

on Sheet A050 of the Architectural Drawings. However, the other building is unlabeled. Staff recommends the applicant submit architectural elevations for the two buildings located on the north end of the proposed soccer field, to the Department of City Development to be reviewed and approved by staff prior to issuance of a Building Permit.

Access and Pedestrian Amenities:

It can be noted that a very limited pedestrian system has been identified and that discrepancies exist between the Landscape Plan and the Site Plan in regard to the access and pedestrian system adjacent to the stadium. Because of the nature of the sports complex and its activities, and the applicant's intent to utilize existing parking lots towards the parking needs of the stadium, staff recommends that these discrepancies be resolved and that the pedestrian system be enhanced as noted below.

Staff recommends that the access drive located north of the stadium, connecting the ski chalet parking lot to the small parking lot northwest of the stadium, be constructed only if necessary for emergency access purposes. Staff further recommends that if so needed, that the access drive be sized and located such that bike paths or trails could be located in this area in the future.

Staff recommends that the Site Plan and Landscape Plan be revised for staff review and approval prior to issuance of a Building Permit for the following sidewalks or other appropriate type of paths: to be extended from the ballpark emergency exits (located on the south and west sides of the stadium) to the nearest parking lot, sidewalk or path; to be extended along the entire southern side of the stadium in order to connect the main stadium entrance to the outfield stadium entrance as well as to the parking lots and access drives between those two areas; that at least one sidewalk or trail be extended into the interior of both the large parking lot southwest of the stadium and the parking lot southeast of the stadium; and to be extended along at least one side of each of the access roads that connect to Crystal Ridge Drive.

Hours of Operation:

The applicant's proposed hours of operation for the baseball stadium are as follows:

Baseball Stadium: 7AM – 11:00PM

Baseball Stadium athletic field lighting curfew: The baseball stadium athletic field lights shall be shut off by 11:00 p.m. (except for extra inning baseball games, clean up and maintenance.

Stadium Bar/Mini-Restaurant: 7AM – 2:00AM

PDD No. 37 limits the operation of athletic fields and concession stands from 7:00 a.m. to 10:30p.m. Similarly, PDD No. 37 has an athletic field lighting curfew, whereby all athletic field lights shall be shut off by 10:30 p.m. In addition, the Sports Park Maintenance and Operations Services Agreement between Milwaukee County and the Rock Sports Complex, LLC requires all field lighting at the Sports Park to be turned off and all use of the Sports Park fields and batting cages to conclude by 10:30 p.m. every night. However, in the project narrative the applicant claims hours of operation for the stadium will need to be 7:00 a.m. to 11:00 p.m. and therefore stadium lights will be shut off by 11:00 p.m. In addition, the project narrative states, "there will be occasions where the lights must be permitted to remain on past 11:00 p.m. for extra inning games, clean up and maintenance." Staff recommends the applicant submit for and receive approval of a Planned Development District Amendment for the revision to the athletic field

lighting curfew and hours of operation for the baseball stadium, prior to exceeding the currently approved hours of operation. Furthermore, Staff suggests the applicant work with Milwaukee County to amend the hours of operation in their Sports Park Maintenance and Operations Services Agreement as necessary.

Parking:

The UDO requires the proposed stadium, playing fields and bike motocross track in Phase 2 to provide 1,204 off-street parking spaces. The existing ski lodge, snowboarding, tubing, mountain biking and gravity biking uses included in Phase 2 are required to provide 87 off-street parking spaces.

The applicant is proposing 760 new off-street parking spaces for Phase 2, which includes sixteen (16) off-street handicap accessible parking spaces. The applicant is also proposing 4 (four) off-street parking spaces for team busses. The existing parking lot adjacent to the ski lodge provides 145 off-street parking spaces and five (5) handicap accessible parking spaces.

Therefore, the total amount of UDO required off-street parking in Phase 2 is 1,291 spaces, while the total amount of proposed parking for Phase 2 is 905 spaces (which includes the 145 existing spaces adjacent to the ski lodge). The total amount of UDO required handicap accessible spaces is 23, while the applicant is only proposing 21. Staff recommends the applicant submit a revised Site Plan depicting two (2) additional handicap accessible parking spaces in the parking lot adjacent to the soccer field, pursuant to Table 15-5.0202(I)(1), to the Department of City Development for review and approval, prior to issuance of a Building Permit.

The applicant's proposal represents 386 fewer parking spaces, or an approximately 30% reduction from the required 1,291 off-street parking spaces. The parking reduction for the proposed Phase 2 development exceeds 25% of the Standard Parking Ratio, but may be approved by the Common Council as part of the proposed special use request pursuant to Section 15-5.0203(A) of the City of Franklin Unified Development Ordinance. In support of its parking reduction, the applicant is also proposing to share parking between the Phase 1 and Phase 2 uses. The Common Council may approve the proposed shared parking pursuant to Section 15-5.0203.

However, Staff anticipates a potential for parking conflicts from the proposed shared parking. First, the majority of uses in both phases are warm weather uses, so inevitably events are going to overlap. The applicant has also indicated an interest in scheduling overlapping events when and where possible. Furthermore, the applicant has previously indicated the potential for additional facilities on The Rock Sports Complex remaining undeveloped lands, such as an indoor baseball/soccer practice facility, additional play fields, etc. These would create additional parking demands as well as eliminate potential areas for overflow parking if such areas were ever needed in the future. The applicant has not demonstrated to Staff's satisfaction that the overall parking within the PDD can handle the demand generated by overlapping events. In addition, the applicant is proposing to host events such as concerts and fireworks at the stadium, where the baseball field would be used as additional seating space. The parking demand for such events has not been calculated, but would likely be greater than an average baseball game at the stadium. For these reasons, Staff recommends the applicant either identify and reserve areas for overflow parking which fully meet the UDO parking ratios and standards for staff review and

approval prior to a Building Permit, or submit a Parking Study for PDD No. 37 addressing these issues and concerns and the overall parking needs of The Rock Sports Complex to the Department of City Development for review and approval by Staff, prior to issuance of a Building Permit.

Please note that should the approved amount of parking change, appropriate changes will also need to be made to the Landscape Plan in regard to the amount of required landscaping.

Landscaping and Landscape Surface Ratio:

The proposed 905 off-street parking spaces are subject to the minimum required five (5) plant units of each planting type (Canopy/Shade, Decorative, Evergreens, and Shrubs). The applicant is proposing 216 canopy trees, 178 evergreens, 183 ornamental trees, and 284 shrubs. In addition to the above-mentioned plantings, the applicant is also proposing 392 grass plantings. Overall, the applicant is proposing 1,253 plantings for Phase 2 of the Rock Sports Complex development.

Planned Development District No. 37 has a minimum Landscape Surface Ratio (LSR) of 0.50. The applicant has indicated the Rock Sports Complex will provide an LSR of 0.90 for the whole site, which meets the above requirement.

The applicant is not proposing to irrigate the landscaping due to concerns with its location on a landfill. However, it can be noted that the existing ballfields are irrigated. Therefore, staff would suggest that the landscaping be irrigated.

Staff recommends that the 30' Landscape Buffervard Easement consist of an 8' high landscaped berm and that the Landscape Plan and Grading Plan be revised accordingly prior to issuance of a fill/soils disturbing permit.

Snow Storage Plan:

The applicant has not submitted a Snow Storage Plan for the proposed development. Therefore, Staff recommends the applicant submit a Snow Storage Plan for Phase 2 in accordance with Section 15-5.0210 of the Unified Development Ordinance to the Department of City Development for review and approval by Staff prior to issuance of a building permit.

Natural Resource Protection Plan:

The applicant has submitted a Natural Resource Protection Plan (NRPP) for Phase 2 of the proposed Rock Sports Complex development. The NRPP indicates there are 104,882 square feet (2.408 acres) of Mature Woodland, 3,298 square feet (0.076 acres) of Wetland (Area D), and 10,019 square feet (0.23 acres) of Wetland Buffer as defined by the Unified Development Ordinance present within the limits of Phase 2. The applicant is proposing to impact approximately 0.72 acres of Mature Woodland for development of a parking lot and drive lane in Phase II. The 0.72 acres represents exactly 30 percent of the Mature Woodland, which is the maximum amount of impact allowed to maintain the required 70 percent protection standard. All of the other previously mentioned natural resource features will be 100 percent preserved. However, due to the proximity of the proposed access drive adjacent to the wetland and wetland buffer, staff recommends that the exterior boundary of the wetland buffer be identified and

protected through the placement of both orange construction fence and erosion control fence (and properly maintained at all times) prior to any land disturbing activities in this area.

The NRPP also acknowledges 5,276 square feet (0.12 acres) of Mature Woodland and 25,012 square feet (0.57 acres) of Young Woodland located immediately south/southwest of the Phase 2 limits. Staff would note that development or disturbance outside the Phase 2 limits in this location (such as for the previously envisioned indoor baseball/soccer practice facility), would require submittal of a revised NRPP and likely approval of a Natural Resource Special Exception.

Lighting:

The applicant's Preliminary Lighting Plan indicates eight (8) light poles to illuminate the proposed baseball stadium with Musco Lighting's *Light-Structure Green* luminaires. According to the project narrative, these light poles will be 112-feet tall. The Preliminary Lighting Plan also provides a cut sheet for aluminum spill and glare light control visors designed specifically for the *Light-Structure Green* luminaires. The applicant also submitted cut sheets for metal halide luminaires for parking lot lighting, wall pack lighting for the baseball stadium and pole details and a photometric data test report for ball fields 7 & 8.

Ball fields 7 & 8 will have seven (7) light poles each 60-feet tall, but the plans do not indicate whether or not these lights will be shielded. Therefore, Staff recommends the stadium lights and ball field 7 & 8 lights in Phase 2 be shielded with visors to control light spill and glare. While the preliminary Lighting Plan included a photometric data test report for the stadium's lights, it does not take into consideration the cumulative impacts of the parking lot lighting and the lights for ball fields 7 & 8. Staff recommends the applicant submit a Final Lighting Plan, which meets the lighting regulations set forth in Division 15-5.0400 of the Unified Development Ordinance, to the Department of City Development for review and approval by staff prior to issuance of a Building Permit.

Noise:

Staff is concerned about the lack of detailed information, the possible noise levels associated with, and the potential hours of, the proposed fireworks and concert events. Staff recommends that any noise related issues be addressed along with the envisioned PDD amendment for changes to the hours of operation.

Architecture:

The proposed stadium was designed by Architect Jonathan O'Neil Cole, founding principal of Pendulum Studio of Kansas City Missouri. According to the project narrative, the architectural goal for the development is to construct all buildings to have architectural elements that resemble the nostalgic 1920's baseball stadiums, making for a distinct classic look. As the proposed stadium is to be built on top of a former landfill, the applicant's architect gave careful consideration to materials and construction methods, taking settlement and movement into consideration (e.g. wood framing).

The applicant's architectural elevations lack a detailed list of building materials. From the preliminary information provided, it appears materials for the proposed stadium include: metal standing seam roofs, hardy board siding, masonry, brick pilasters, and decorative fencing and railings. Also, it appears ball fields 7 & 8 will be developed similarly to ball fields 5 & 6 located in Phase 1, although details of these fields have not yet been provided. Staff recommends that a materials sample board be provided for the Plan Commission meeting. Staff recommends that more detailed elevations for all proposed buildings, including the dumpster enclosures, (i.e. specific materials and colors) be provided for staff review and approval prior to issuance of a Building Permit. Staff would suggest that a fourth building material be used as an architectural accent/theme on most of the proposed buildings.

Stormwater Management:

The applicant has not yet submitted a Stormwater Management Plan. Staff recommends the applicant submit a Stormwater Management Plan, which meets the stormwater requirements set forth in Division 15-8.0600 of the Unified Development Ordinance, for review and approval by the Engineering Department prior to issuance of a fill/soils disturbing permit. Staff recommends that a Development Agreement, as may be approved by the Common Council upon the recommendation of the City Engineer and as secured by a letter of credit in form as approved by the City Attorney, shall be provided for the furnishing, construction and installation of any required stormwater management improvements and shall be entered into and executed by the developer prior to the issuance of a Building Permit.

Signage:

The applicant has depicted signs on the building elevations for the proposed stadium. Please note all signage is subject to review and approval by the Architectural Review Board and issuance of a Sign Permit from the Building Inspection Department. All signage shown on the plans including in the applicant's submittal are shown for reference only. Approval of the requested special use does not provide approval of any signage as depicted in the plans submitted by the applicant.

In addition, the project narrative references amending the PDD for signage. The applicant has expressed to Staff this could entail branding of the stadium and its various components, as well as corporate sponsorships to be displayed among other places on the exteriors of buildings, walls and fences. Therefore, Staff recommends the applicant submit and receive approval of a Planned Development District Amendment for an amendment to the signage requirements for PDD No. 37, prior to issuance of any permits for such signage.

Public Infrastructure and Utilities:

It appears from the applicant's materials that the proposed Sanitary Sewers and Water Mains will be private facilities and will not connect to the City's public sewer or water systems. However, if it determined that any portions of these facilities would be under public ownership, or would connect to the City's systems, easements would be required for those pertinent water main and sanitary sewer lines.

Although not identified in the applicant's plans at this time, should any changes to existing public infrastructure or new public infrastructure be required by the development of this project, such as public road improvements as recommended by the requested Traffic Impact Analysis, a Developers Agreement and Letter of Credit would be required. Staff recommends that a Development Agreement, as may be approved by the Common Council upon the recommendation of the City Engineer and as secured by a letter of credit in form as approved by the City Attorney, shall be provided for the furnishing, construction and installation of any required public infrastructure improvements and shall be entered into and executed by the developer prior to the issuance of a Building Permit.

Comprehensive Master Plan Consistency:

Consistent with, as defined by Wisconsin State Statute; means "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan."

The City of Franklin 2025 Comprehensive Master Plan (CMP) identifies this property as Mixed Use, with Areas of Natural Resources within the northern portion of the subject area. The surrounding future land uses are Commercial and Residential. The proposed stadium development is consistent with the CMP.

The Rock Sports Complex proposal is consistent with the following principles set forth within the Comprehensive Master Plan, including but not limited to:

- The following Land use Principles,
 - Enhance the quality of life for present and future generations by providing economic growth through the highest quality of residential, recreational, and business development in Southeastern Wisconsin.
- Utility and Community Facilities Principle
 - Provide City residents access to parks, open space, and a wide range of recreational programs and facilities that help to promote an active and healthy lifestyle.

STAFF RECOMMENDATION:

City Development Staff recommends approval of the Special Use for Planned Development District No. 37 (The Rock Sports Complex), subject to the conditions of approval set forth in the attached resolution.

Please note that the following staff suggestions are not included in the attached resolution, but if so desired to be added, would need a specific motion to that affect.

1. Staff suggests the applicant work with Milwaukee County to amend the hours of operation in their Sports Park Maintenance and Operations Services Agreement as necessary.
2. Staff suggests the applicant obtain the Village of Greendale's support of this project.
3. Staff suggests that the landscaping be irrigated.

RESPONSES TO STAFF COMMENTS

Please find below our initial responses to the Franklin City Development Staff comments submitted to The Rock Sports Complex, LLC on March 6, 2014 with respect to the Special Use Application Submitted by The Rock Sports Complex on February 25, 2014. The property is covered by Section 15-3.0442 of the Franklin Unified Development Ordinance creating Planned Development District No. 37.

Unified Development Ordinance (UDO) Requirements

Site Plan

1. Please indicate the name of project, i.e. business name, the owner's and/or developer's name and address, the architect and/or engineer's name and address, the date of Site Plan submittal with all dates of revision and the site size in square feet and acres on the Site Plan per Section 15-7.0103 of the UDO.

Response: Zimmerman Ventures, LLC, sole owner of The Rock Sports Complex, LLC, is developing the minor league baseball stadium. Zimmerman Venture's address is 4600 W Loomis Road, Milwaukee, WI 53220. We submitted preliminary plans on February 25, 2014 and a Site Plan (along with, among other things, a Landscape Plan and Architectural Drawings) on March 12, 2014 and dates of revision, site size and acreage have been added where applicable. The Architect is Jonathan O'Neil Cole, founding principal, Pendulum Studio, 1617 Main St # 300, Kansas City, MO 64108. The Landscape Architect is Tom Earl, Owner, S99W12707, Loomis Dr, Muskego, WI 53150. The Civil Engineer is Evan P. Nickodem, Vice President/Division Manager, McClure Engineering, 5417 N. 118th Court, Milwaukee, WI 53225.
2. Please indicate the existing and proposed topography (grades) (2' intervals) on the Site Plan per Section 15-7.0103-F of the UDO.

Response: Please see the attached grading plan.
3. Please provide soils data as required by Section 15-7.0103-G of the UDO.

Response: Historical soils data is not applicable to this site due to it being a landfill. More appropriate information to reference would be the landfill cap details (see forthcoming storm water management plan).
4. Please illustrate off-street parking spaces, loading, ingress and egress and driveway locations of adjoining properties per Section 15-7.0103-H of the UDO.

Response: Parking stalls and drives for Phase I are depicted on Sheet C100.
5. Please show the type, size and location of all structures and signs according to Section 15-7.0103-I of the UDO.

Response: Please refer to the revised Architectural Drawings, the Site Plan and the Landscape Plans. Please see comments below with respect to signage.
6. Please indicate the building height for both principal and accessory buildings, expressed in both feet and stories, on the Site Plan per Section 15-7.0103-J of the UDO. Please note

that PDD No. 37 has a building height limit of 35'. Also see Staff Recommendations Comment #82.

Response: Please refer to the Architectural Drawings. We ask that staff provide guidance on if the height limit measurement will be measured from the stadium concourse level.

7. Please label all existing and proposed street names and indicate the width of all right-of-ways and label "ROW" on the Site Plan per Section 15-7.0103 of the UDO.

Response: All street names and right-of-ways have been labeled.

8. Please indicate building and yard setbacks on the Site Plan in tabular form per Section 15-7.0103-M of the UDO. The property is zoned Planned Development District No. 37 and has the following setbacks:

- a. Front Yard: 50 feet
- b. Rear Yard: 50 feet
- c. Side Yard: 20 feet
- d. Corner Side Yard: 50 feet

Response: Please see attached Site Plan.

9. Please locate a north arrow on the Site Plan as required by Section 15-7.0103-N of the UDO.

Response: Arrow has been added.

10. Please indicate on the Site Plan all existing and proposed sanitary sewers, storm sewers, water mains, fire hydrants, gas and leachate collection system and landfill vents per Section 15-7.0103-O of the UDO.

Response: Please see the attached Site Plan.

11. Please submit a storm water management plan per Section 15-7.0103-P of the UDO.

Response: A storm water management plan is currently under development and is forthcoming.

12. Please submit site intensity and capacity calculations as required by Section 15-7.0103-S of the UDO. Attached please find the site intensity and capacity calculation worksheets.

Response: Please see site intensity and capacity calculations attached.

13. Please illustrate on the site plan all proposed and existing pedestrian sidewalks and walkways per Section 15-7.0103-T of the UDO. Pursuant to the Common Council motion at its January 30, 2014 meeting to "...look into possibilities of connections and possible use connections between the proposed development and the West Rawson Avenue corridor", please identify any anticipated connections between The Rock Sports Complex and the Rawson Avenue and 76th Street areas. This may include but not be limited to additional sidewalks, paths, pedestrian crosswalks, way-finding signage, etc. within the sports complex, along Crystal Ridge Road, Rawson Avenue, and 76th Street.

Response: Please see the attached Landscape Plan.

14. Please provide a graphic outline of any planned development staging or phasing per Section 15-7.0103-U of the UDO. Please label the location all development phasing on the Site Plan and Master Plan.

Response: Please see the attached Site Plan.

15. Please show all existing and proposed easements and their locations on the site plan per Section 15-7.0103-X of the UDO. This includes natural resource protection and mitigation area easements, landscape easements, access easements, utility easements, and all other easements. Also, please see comment #24.

Response: Easements have been shown on the Site Plan.

16. Please provide copies of any letters of review or permits granted by federal, State, or County regulatory agencies having jurisdiction over highway access per Section 15-7.0103-Y of the UDO. Specifically, please provide written approval from Milwaukee County for the proposed access from Phase II to West Crystal Ridge Drive.

Response: Copies of letters will be provided as and when available.

17. Please provide a market analysis and financial plan per Section 15-7.0103 of the UDO. If this information is to be included in the report to the Ad Hoc Committee, then please indicate that and provide a copy of the report when available.

Response: We will provide a copy of the market report when available. We anticipate a preliminary draft of such report to be available on or about March 12, 2014.

18. Please submit a traffic impact analysis per Section 15-7.0103-DD of the UDO.

Response: A traffic impact analysis has been commissioned and the resulting report will be provided when available.

Natural Resource Protection Plan

Response: With respect to the following comments (Nos. 19-22), please see the attached NRPP.

19. Please submit a Natural Resource Protection Plan as required by Section 15-7.0103-Q of the Unified Development Ordinance (UDO). The NRPP you provided is from The Rock Sports Complex, LLC's 2013 Natural Resource Special Exception and has not been updated to reflect the proposed natural resource impacts associated with the development of Phase II.
20. Please graphically and numerically depict those natural resource features that will be disturbed and those that will be preserved per Section 15-7.0201-J of the UDO.
21. Per Section 15-7.0201-K of the UDO, please provide a graphic illustration and notes relating those natural resource features, which will actually be preserved in perpetuity using a conservation easement.
22. Please fill out, sign and return the attached Natural Resource Protection Plan Consultant Information form with your re-submittal.

Landscape Plan

23. Please note all applicable revision dates and the total land area encompassed by the site on the Landscape Plan per Section 15-7.0301 of the UDO.

Response: The Landscape Plan has been updated to reflect this comment.

24. Please indicate all landscape bufferyard easements and natural resource mitigation areas graphically per Section 15-7.0301-F of the UDO. According to Section 15-5.0302(C) of the UDO, when development abuts or is across a street from a residential zoning or use, bufferyard requirements shall apply. Please provide a 30' Landscape Bufferyard Easement between the proposed exterior drive lane along the west side of the development and the adjacent single-family residences. Please see Section 15-5.0302 of the UDO for bufferyard requirements.

Response: Please see Site Plan. We anticipate complying with the Ordinance. Currently, we show a bufferyard meeting UDO requirements.

25. Please provide the location, extent, type and size of all existing trees and natural resource features. If any existing vegetation or other natural resource features are to be demolished or mitigated, please clearly delineate on the landscape plan.

Response: Please see Landscape Plan and Site Plan.

26. Please submit a natural resource mitigation plan per Section 15-7.0301-I of the UDO, if such mitigation is anticipated or required.

Response: There will be no impacts to natural resources beyond what is allowed per the UDO and therefore no mitigation plan is required or proposed.

27. Please provide information regarding maintenance of the proposed landscape as required by Section 15-7.0301-J of the UDO. Please note the UDO requires plant materials which do not survive an establishment period of two (2) year after installation to be replaced within six (6) months of a plant's demise.

Response: Please see the attached Landscape Plan.

28. Please provide calculations on the Landscape Plan which indicate the Landscape Surface Ratio percentage for the development. According to Section 15-11.0103 of the UDO, Landscape Surface Ratio is defined as, "The ratio derived by dividing the area of landscaped surface by the base site area". Please provide this calculation for all phases of development.

Response: Please see the attached Landscape Plan.

29. Please provide an irrigation plan which indicates the location of a permanent on-site, outdoor water supply (underground or drip irrigation, hose bibs, etc.) that provides complete coverage to all new living landscaped areas efficiently while avoiding irrigation of adjacent parking areas and access drives, sidewalks, buildings, and public streets, per Section 15-5.0303(D) of the UDO. If hose bibs are used, they must be located within one hundred (100) feet of any landscaped area.

Response: Our landscape architect has advised against irrigation on this site with respect to this development.

30. According to Table 15-5.0302 of the UDO, commercial, office, institutional and similar uses (like The Rock) are required to provide a minimum of 1 plant unit per 5 parking spaces provided. Based on the proposed total of 836 parking spaces you would be required to provide 168 units of each planting type. The proposed Landscape Plan is short 59 shade trees, 45 ornamental trees, 80 evergreens and 10 shrubs.

Response: Please see the attached Landscape Plan.

31. Please provide four (4) different species for the evergreen tree and shrub planting types per Section 15-5.0302(F) of the UDO. You are currently proposing 2 species of evergreen and one type of shrub.

Response: Please see the attached Landscape Plan.

32. The number of proposed Ulmus 'Patriot' (Patriot Elm) exceeds 35% of the species planted within the shade tree planning type, which is not allowed per Section 15-5.0302(F)(1) of the UDO.

Response: Please see the attached Landscape Plan.

33. Please provide a minimum of ten (10) Gleditsia triacanthos inermis (Thornless Honeylocust) per Section 15-5.0302(F) of the UDO.

Response: Please see the attached Landscape Plan.

34. The number of proposed *Amelanchier laevis* (Smooth Serviceberry) exceeds 35% of the species planted within the ornamental tree planting type, which is not allowed per Section 15-5.0302(F)(1) of the UDO.

Response: Please see the attached Landscape Plan.

35. Please provide a minimum of ten (10) *Betula nigra* (River Birch) per Section 15-5.0302(F) of the UDO.

Response: Please see the attached Landscape Plan.

36. The number of proposed *Picea glauca* 'Densata' (Black Hills Spruce) exceeds 35% of the species planted within the evergreen tree planting type, which is not allowed per Section 15-5.0302(F)(1) of the UDO.

Response: Please see the attached Landscape Plan.

Staff Recommendations and Suggestions

Site Plan

1. Staff recommends breaking down Phase II into several "Enhanced Site Plans" with a 1" = 40' or smaller scale, as was provided for Phase I.

Response: Please see the attached Site Plan.

2. Staff recommends establishing a 30' vision triangle on the site plan at the intersection of the drive aisle for the proposed 361 stall parking lot (No. 18) and Crystal Ridge Drive.

Response: Please see the attached Site Plan.

3. Please depict the power lines located south of the proposed indoor dome (No. 19) on the Site Plan. If these power lines are located within an easement, then please depict the boundaries of the easement.

Response: The revised Site Plan does not include the dome, but the dome and other amenities are anticipated as part of Phase III development. The power lines are noted on the Site Plan.

4. Staff recommends removal of one of the proposed soccer fields (No. 16) in the Northwest corner of the development. A second field crowds this area of the site. Furthermore, it was the preference of neighbors at the 2012 neighborhood meeting at the Franklin Public Library to have one field in this location with an east/west orientation. This would also allow more room for the required 30' Landscape Bufferyard Easement.

Response: This has been removed.

5. Please provide dimensions for each of the proposed athletic fields to help staff understand how the area for each athletic field was calculated. Also, please explain what age group of players each field is designed to accommodate.

Response: Please see the attached Site Plan.

6. Will the proposed softball fields (No. 23) have grass berm seating, dugouts, backstops, bleachers and batting cages like the fields in Phase I?

Response: No with respect to burm seating and batting cages. Yes with respect to dugouts, backstops, and bleachers.

7. Is the grass observation berm (No. 28) only for observing the exhibition soccer field?

Response: Yes.

8. The concourse area for the baseball stadium (covered and uncovered portions) should be made wider to accommodate fans, concessions, ancillary events, amusements and emergency access.

Response: The concourse area, as currently shown on the Architectural Drawings, is consistent with best practices for minor league baseball stadiums.

9. Please identify the decorative fence/wall depicted on the computer rendering of the stadium on the site plan. This feature in association with bollards and or turn styles will be important to restrict access to the site for security and safety purposes.

Response: Please see attached Architectural Plans.

10. Is the northwest corner of the stadium (No. 10) the only location for emergency access to the baseball stadium? Staff recommends having multiple emergency access locations strategically located on each end of the stadium.

Response: For emergency vehicles, the entrance will be located in the northwest corner as indicated. Emergency responders may enter the stadium on foot from multiple locations.

11. Please verify the correct amount of seats in and associated with the stadium. The information provided in the Site Plan conflicts with the information in the Project Narrative.

Response: Please see the seating manifest included with the Architectural Drawings.

Landscape Plan

Response: With respect to the comments below (Nos. 12-15) please see the attached Architectural Drawings, Site Plan and Landscape Plan.

12. The Landscape Plan currently provides more site details than the Site Plan. The Site Plan, Landscape Plan, and Master Plan should all be consistent. Please include the details from the Landscape Plan on the Site Plan and please provide an updated Master Plan as well (update the Master Plan submitted with Phase I of the Rock Sports Complex development).
13. Please change the name of the 30' Landscape Easement to 30' Landscape Bufferyard Easement and add the following note to the face of the Landscape Plan, "Landscape Bufferyard Easement: This strip is reserved for the planting of trees and shrubs; the building of structures hereon is prohibited."
14. Staff recommends the required 30' Landscape Bufferyard Easement consist of a landscaped berm and suggests it also incorporate a decorative wall or fence.
15. Please differentiate the site boundary line from other lines on the Landscape Plan and call it out in the legend.

Parking

16. Please indicate the number and size of parking stalls on site plan. The UDO requires that parking stalls are at least 9 feet wide and 180 square feet in area.

Response: Please see the attached Site Plan.

17. Please label drive aisle widths on the site plan. The UDO requires a minimum drive aisle width of twenty-five (25) feet for double row and aisle 90 degree angle spaces per Table 15-5.0204 of the UDO.

Response: Please see the attached Site Plan.

18. Section 15-5.0203 of the UDO sets forth requirements for off-street parking and queuing. Per this section, the following parking ratios are required for your proposed uses:

Response: We believe these parking ratios are met. Please see the attached Site Plan. We plan to utilize all parking on the site and provide pedestrian walkways between Phase I and Phase II areas. Our parking calculations include (appx.) 770 spaces included in this phase of the development plus 426 existing parking spaces (lodge, ball fields, umbrella bar). The total number of parking spaces (including this development) on the site will be (appx.) 1,196.

- Stadium: 0.33 spaces per seat
- Playing Fields: 1 space per 4,000 square feet of outdoor playfield area, plus 1 space per acre of passive recreation area.
- Recreation Center: 5 spaces per 1,000 square feet of Gross Floor area, plus 6 queuing spaces. Please note this standard is being applied to the proposed indoor dome use.
- BMX Bike Track: 1 space per 3 persons based on maximum capacity of the facility. Please note this standard is being applied to the BMX bike track use. According to Section 15-5.0203 of the UDO, the parking requirements for a use deemed similar may be used. Staff deems the above listed skateboard park use to be similar to the BMX bike track and recommends the above noted requirement be applied.
- Assembly Room: Where not seated, 0.25 spaces per person, based on permitted capacity. Please note this standard is being applied to the ski lodge use.
- Resort: 1 space per 3 patrons. Please note this standard is being applied to the skiing, snowboarding, tubing and mountain biking/gravity biking uses. According to Section 15-5.0203 of the UDO, the parking requirements for a use deemed similar may be used. Staff deems the above listed resort use to be similar to skiing, snowboarding, tubing and mountain biking/gravity biking and recommends the resort requirement be applied.

19. Please provide an estimated number of patrons who ski, snowboard, and/or tube at The Rock on a given day during the winter season and those that mountain bike/gravity bike on a given day during the summer season. These numbers will be used to apply the resort parking standard listed above.

Response: We estimate that on busy days the snow park has approximately 260 visitors and the bike park has approximately 137 visitors.

20. Please provide the appropriate number of handicap accessible parking stalls to comply with the Americans with Disabilities Act (ADA) guidelines for buildings and facilities as documented in the Federal Register, Vol. 56, No. 144, July 26, 1991, as amended, required by Section 15-2.0103(A)(6) and Table 15-5.0202(I)(1). Please depict these spaces on the Site Plan and Landscape Plan.

Response: Please see the attached Site Plan.

21. Please note concrete curb and gutter for off-street parking areas shall be installed a minimum of ten (10) feet from a property line (as measured from the back of curb) so as to prevent the parked vehicles from extending over any lot lines. Specifically, this

required setback does not appear to be met along the northern property line for the service/staff parking lot (No. 13).

Response: Please see the attached Site Plan.

22. Is the drive aisle extending south between the softball fields and the BMX bike track proposed to connect to Crystal Ridge Drive? Based on your current plans this is not clear. If not, then staff recommends this drive aisle end at the driveway to the BMX bike track parking lot.

Response: Please see the attached Site Plan.

23. Staff recommends a landscape island between all parking lots and exterior drive lanes. Similarly, sidewalks should be separated from the drive aisles by a landscaped terrace or by widening the proposed sidewalk.

Response: Comment reflected in the attached Site Plan.

24. Staff recommends moving the external drive lane away from the west property line, which abuts single-family residences. Please note a 30' Landscape Bufferyard Easement is required along the western property boundary, which necessitates redesigning the layout of parking lot (No. 18) and the drive lane connecting it with parking lot to the north (No. 15).

Response: Comment reflected in the attached Site Plan.

25. The parking lot for the ski lodge (No. 26) was not included in Phase I. Staff recommends including the lodge, its parking lot and associated landscaping within Phase II. This will be a benefit to the baseball stadium, as you currently do not account for this parking lot in your Parking Table.

Response: Phase I lot will be included in Phase II parking plan.

26. Staff recommends connecting the parking lot for the ski lodge (No. 26) to the stadium parking lot to the south (No. 25), if the landscape surface ratio for the development is still being met. This will allow much needed parking spaces for the baseball stadium to be more easily accessible to patrons.

Response: We will take this comment into consideration and plan to provide a sidewalk as suggested.

27. As you have appropriately included parking within Phase I as overflow parking for Phase II, Staff recommends identifying a pedestrian connection between Phase I and II on the Site Plan, Landscape Plan and Master Plan.

Response: Please see responses included elsewhere.

28. Please identify parking for team busses on site.

Response: The Site Plan has been updated.

29. Please revise the required parking figure for the baseball stadium in your Parking Table to 0.33 per Seat, which is the UDO requirement for a stadium. Your Parking Table currently identifies 3.3 spaces per 1 Seat.

Response: Please see the attached Site Plan.

30. Staff recommends adding additional parking to the site and/or considering a parking bank on site should a future need for parking arise. If additional parking is to be provided off-site, this needs to be clearly identified, formal arrangements initiated (including shuttle service), and all of this information provided along with the Special Use submittal.

Response: Please see the attached Site Plan.

31. Will the Rock Sports Complex, LLC be charging patrons for parking at stadium events? There is a potential for spill over parking to occur on neighboring local roadways if all

parking cannot be accommodated on-site or if there is a fee associated with on-site parking and drivers look for a free parking option.

Response: We are considering a small parking charge.

32. Staff recommends that at a minimum, the amount of parking to be provided onsite be based upon the maximum seating capacity of the stadium. This should typically provide sufficient parking when other events at The Rock Sports Complex overlap the times games are being played within the stadium. Please note however, that UDO Section 15-5.0203B. does allow for parking reductions under certain conditions.

Response: We believe the revised Site Plan and Project Narrative address this comment.

33. Will tailgating be allowed in parking lots at the Rock Sports Complex? If so, then please redesign the pertinent portions of the parking lots to provide larger drive aisles, areas for used charcoal receptacles, recycling receptacles and trash receptacles, etc.

Response: We do plan on allowing tailgating. The Site Plan has been updated to reflect the addition of areas for charcoal, recycling and trash receptacles. Please see the attached Site Plan with respect to parking space and lot size.

Lighting

Response: For the following comments (nos. 34-43, including the following staff suggestions) please note the following general comments

- (i) In compliance with the "minimum" Frontier League standards the proposed stadium has been designed with lighting levels of 50 foot candle in the infield and 70 foot candle in the outfield. A photometric analysis of the impact of the proposed lighting levels has been provided to the site property lines independent of code required parking lot lighting. Enclosed with our submittal please find our lighting manufacturer's standard cut sheets for field lighting poles, pole bases, and luminaries that includes options for directional light shielding as required.
- (ii) In an effort to conduct our business as good neighbor to adjacent property owners we have prepared a summary of our stadium lighting operations guidelines that is consistent with what is currently being used in similar ballparks across the nation:
 - a. Field lighting shall not operate beyond 11pm (unless special provisions are approved on a case-by-case basis) and subject to the Project Narrative.
 - b. Field lighting poles (8) shall be electrically circuited in banks of two. This provision will allow the operator to shut down all lights with exception to a specific section required for cleaning, maintenance and service.

- c. All field lighting shall be appropriately aimed toward the field of play. This provision shall reduce the impact of field lighting on adjacent property owners.
 - d. Field lighting system shall be serviced annually to ensure compliance with the provision stated in this operations plan.
- (iii) Along the west boundary of the site and planned development there currently exists a significant vegetation buffer. In addition, our Site Plan shows a bufferyard meeting UDO requirements.
34. Please note that Section 15-5.0203 of the UDO states the following:
 Ball diamonds, playing fields, golf driving ranges, tennis courts and similar outdoor recreational facilities have unique requirements for nighttime visibility and generally have limited hours of operation. These uses may be exempted from the exterior lighting standards of the Division if the applicant can satisfy the Plan Commission, upon Site Plan Review, that the following requirements are met:
- A. **Site Plan.** The Site Plan must meet all other requirements of this Division and Ordinance; and
 - B. **Exterior Light Sources.** Any exterior light sources shall not exceed the maximum permitted post height of sixty (60) feet; and
 - C. **Shielded Luminaires.** *If the luminaire is shielded in either its orientation or by a landscaped bufferyard to prevent light and glare spill-over to adjacent residential property(s) or residential zoning districts, then the luminaire may exceed a total cut-off angle of ninety (90) degrees.* The maximum permitted illumination at the interior bufferyard line of all required bufferyards shall not exceed two (2) footcandles; and
 - D. **Lighting Plan Required.** A Lighting Plan meeting the requirements of Section 15-5.0402 of this Division shall be submitted to the Plan Commission for review and approval.
35. Please submit a catalogue page or cut sheet for all proposed luminaires (including the mounting method) per Section 15-5.0402 (1) of the UDO.
36. Please submit a photometric data test report of the proposed luminaires graphically showing the lighting distribution at all angles vertically and horizontally around the luminaire per Section 15-5.0402 (2) of the UDO.
37. Please submit plot plan, drawn to a recognized engineering or architectural scale, indicating the location of the luminaire(s) proposed, mounting and/or installation height in feet, the overall illumination levels (in footcandles) and uniformities on the site, and the illumination levels (in footcandles) at the property lines. This may be accomplished by means of an isolux curve or computer printout projecting the illumination levels.
38. Please include all proposed parking lot lighting and any exterior stadium lighting (i.e. wall pack lighting above entryways, etc.) in a revised Lighting Plan. The Lighting Plan should indicate the location, type, and illumination level (in footcandles) of all outdoor lighting proposed to illuminate the site.
- Response: Please see the attached Site Plan and Landscape Plan. This lighting will be similar to what exists in the lodge parking lot currently.**
39. Please provide details of all light poles and light pole bases.
- Response: Please see manufacturer's cut sheet.**

40. Staff recommends a the proposed baseball stadium lighting be subject to the existing lighting curfew of 11:00 p.m., whereby all field lights would be shut off by 11:00 p.m.

Response: Please see the Project Narrative.

41. Staff recommends all ball field lights be designed with shielded luminaires. Please provide a catalogue page or cut sheet for the shields to be used.

Response: Please see overall comment above.

42. Are the lighting levels in the preliminary Lighting Plan for luminaires with or without shields?

Response: All of Musco's lights are internally shielded for glare.

43. Staff recommends all ballfield light poles be limited to 70 feet in height.

Response: The light pole height must comply with league rules in accordance with the plans submitted.

Staff suggests the following:

- a. That luminaires on ball field poles with multiple cross-arms have a black exterior finish.
- b. That all ball field luminaires be shielded and/or located so glare is not visible from beyond the property lines.
- c. That sports field poles be set-back a minimum of 50 feet from any residential property line or right-of-way.
- d. An automatic time-clock or other programmable control is used to turn off all non-security lighting when the facility is not in use during overnight hours.

Architectural

44. Please provide full sized (24" x 36"), colored, architectural elevations for the stadium and additional buildings.

Response: Please see attached Architectural Drawings.

45. Please include in the architectural elevations any roof top or ground mechanical equipment, so Staff can appropriately evaluate the proposed locations and aesthetics to ensure they are in compliance with Section 15-3.0803.E.

Response: Please see attached Architectural Drawings.

46. Please provide a material sample board.

Response: Work is in progress and we will provide when a sample board is complete.

47. Please provide a table, which defines all of the material types for the proposed stadium and additional buildings. This could be included on the architectural elevations or as a separate attachment.

Response: Please see attached Architectural Drawings.

48. Please provide floor plans for the proposed stadium and additional building(s) to allow Staff to better analyze the exterior architectural design. Specifically, staff has the following questions:

Response: Please see attached Architectural Drawings.

- Where will the outfield picnic deck be located?
- Where will the beer garden/picnic area be located?
- If picnic tables will be utilized for seating, then how many people will each table seat?
- Where will the stadium club be located?

- Where will the rock wall be located?
- Where will the miniature golf and golf-related activities be located?
- Where will the proposed amusements be located?
- Where will the gift shop, customer service counter and first aid services be located?

Snow Storage Plan

49. Please provide a Snow Storage Plan in accordance with Section 15-5.0210 of the UDO.

Response: The proposed construction of a baseball stadium will have its primary uses from April through October of the calendar year. For any winter snow removal necessary to accommodate stadium parking, we anticipate that the surrounding undeveloped areas on the site will be sufficient for site storage.

Pedestrian Plan

50. Please provide pedestrian rest areas with benches, trash receptacles and pedestrian scale lighting along walkways and sidewalks within the development. Also, please provide cut-sheets and/or catalogue pages for these pedestrian amenities.

Response: Please see the attached Landscape Plan.

51. Please provide bicycle racks and trash receptacles near each cluster of playing fields on the site and near the existing and proposed buildings on the site. Please provide cut sheets or catalogue pages for these site amenities.

Response: Please see the attached Landscape Plan.

52. Staff recommends providing a pedestrian connection (sidewalks and/or trails) between Phase I and Phase II.

Response: We will add walkways where practicable in coordination with Staff.

53. Please provide a pedestrian connection between the stadium's outfield main entry (No. 1) and the ski lodge's parking lot (No. 26).

Response: We will add walkways where practicable in coordination with Staff.

54. Stadium parking lot No. 18 should have a pedestrian pathway through it to connect to the stadium.

Response: We will add walkways where practicable in coordination with Staff.

55. Staff recommends the addition of a sidewalk along Crystal Ridge Drive connecting to the exiting sidewalks along South 76th Street (CTH U) and West Rawson Avenue (CTH BB).

Response: We believe a potential walkway to West Rawson Avenue (CTH BB) is appropriate. We will add walkways where practicable in coordination with Staff.

56. The proposed development impacts the existing Alpha Trail/Crystal Ridge Mountain Bike Trail System as identified on the Milwaukee County Parks website. Staff suggests that this be incorporated into the Site Plan at this time.

Response: We understand the recommendation and will coordinate with Milwaukee County and include on future plans if possible.

Sign Plan

Response: The following is applicable to comments (Nos. 57-59). Sign locations will be highlighted on 3D images in the Architectural Drawings.

57. At this time, any proposed signage would be subject to review and approval by City of Franklin Architectural Review Board and issuance of a Sign Permit by the City of Franklin Building Inspection Department. Please contact the Building Inspection Department at 414-425-0084 for the approval process and any required applications, if signage is proposed.
58. If any signage is shown on the revised plan submittal, including monument signs shown on the site and landscape plans and wall signs illustrated on the building elevations, then staff recommends adding a note which reads, "Signs are shown for reference only and require separate review and approval by the Architectural Review Board and issuance of a Sign Permit by the Building Inspection Department".
59. Staff recommends advertising be limited to the inside of the baseball stadiums walls and/or fences.

Dumpster Plan

60. Please illustrate on the site plan and provide details for storage of trash dumpsters and garbage receptacles. Trash facilities must provide sight-proof fencing (wood or masonry) and landscaping to totally obstruct vision into the garbage storage area. Section 15-3.0803(I) of the UDO defines the detailed standards for trash dumpsters and garbage receptacles. If no dumpsters are required, please indicate and explain in a revised project narrative or supplemental letter how garbage will be taken care of on your site.

Response: Please see attached Site Plan.

Project Narrative

61. Please clearly list the improvements associated with each phase of development in the project narrative.

Response: We would appreciate more clarity from staff with respect to this comment.

62. Please state in the project narrative whether or not a neighborhood meeting was held for the proposed plans. Staff recommends working with District 2 Alderman, Daniel M. Mayer, to schedule a neighborhood meeting to present the proposed development plans with neighbors and gather feedback. This meeting should take place prior to the scheduled public hearing at the March 20, 2014 Plan Commission meeting and should include representatives of the Village of Greendale.

Response: Please see revised Project Narrative.

63. The project narrative lists, "auctions" as a proposed ancillary event appurtenant to the operation of a professional league baseball stadium. Please elaborate on what types of auctions are being proposed

Response: Please see revised Project Narrative.

64. The project narrative lists, "lock-ins" as a proposed ancillary event appurtenant to the operation of a professional league baseball stadium. Would "lock-ins" involve youth spending the night at the baseball stadium? If so, then where would the youth sleep?

Response: Please see revised Project Narrative.

65. Please explain what the stadium club is and whether or not it entails any seating. If this is a seating area, then please identify how many seats this area will provide.

Response: The stadium will not have a stadium club but will have premium seating.

66. Hospitality tents are referenced in the project narrative. What are these and where will they be located?

Response: This has been removed from the Project Narrative.

67. Please specify what the hours of operation will be for the stadium and any special events (e.g. concerts, fireworks, youth lock-ins, etc.). Please note staff may recommend specific closing times, etc.

Response: Please see the revised Project Narrative.

68. Please provide more information about proposed concerts and fireworks.

Response: Please see the revised Project Narrative.

69. How many people will the proposed baseball stadium employ? Please specify between game day operational staff and front office personnel. Also, how many players and coaches will be associated with the baseball team?

70. Please explain why the economic multipliers of 2.5, 4.0 and 7.0 were chosen.

Response: For comments Nos. 70-72, please refer to the study mentioned in the response to comment no. 17 above.

71. Specifically, what studies suggest that \$34.00 per attendee are created (i.e. meals, shopping, gas, etc.) from visitors (fans) coming to the local area for baseball games. Please be specific and site references.

72. Has Zimmerman Ventures requested financial assistance from Milwaukee County for the proposed stadium development?

Response: We have asked County for financial assistance. Our analysis is that this possibility is unlikely.

73. Staff recommends that paramedic and security coverage be provided at all stadium events. Please address these measures in a revised project narrative.

Response: The Rock Sports Complex, LLC currently has a relationship with Wheaton Franciscan Health Care to provide athletic trainer(s) and medical personal and we envision an extension of that relationship. We plan to work in conjunction with the Franklin Police and Fire Departments to ensure our security plan is appropriate.

Other

74. Please provide a response to the Special Use Standards outlined in Section 15-3.0701 of the UDO.

Response: We have included responses in the submittal as of March 12, 2014.

75. Please reconcile existing discrepancies between the proposed Site Plan, Landscape Plan, Renderings and/or other plans. All of these plans should be consistent.

Response: We have addressed all known discrepancies in the revised plans submitted as of March 12, 2014.

76. Please provide an updated Master Plan for the entire Planned Development District as was initially provided for the creation of the PDD.

Response: Please see the attached Site Plan.

77. Please note a liquor license will be required to serve alcohol at the proposed stadium.
Response: Yes, the site currently has a liquor license and we will work with City staff to ensure proper liquor licensing.
78. Staff recommends West Crystal Ridge Drive be reconstructed simultaneously with the stadium project. This is especially important if The Rock envisions visitors parking along the shoulders of Crystal Ridge Drive, as a reconstruction would allow it to be designed with this in mind. Staff suggests that this reconstruction also consider any future plans for additional development or redevelopment in the vicinity.
Response: It is our understanding that Crystal Ridge is a County Road owned by the State.
79. Please provide copies of any approvals obtained from the Wisconsin Department of Natural Resources and Milwaukee County with your Plan Commission submittal. If no approvals have yet been provided by the time of your Plan Commission submittal, then please provide an update of the status of your approval process with each governmental entity.
Response: We are in regular contact with both the State DNR and Milwaukee County and will provide copies of approvals, as applicable, when they become available.
80. Have you worked with the Village of Greendale on the Planning aspects of the proposed baseball stadium project?
Response: We plan to keep Village officials informed of the development and solicit their comments. Village officials will be invited to the open house the week of March 24, 2014.
81. Staff suggests the proposed baseball stadium development be served by municipal sanitary sewer and water, and that the design of these facilities take into account future extensions to adjacent lands.
Response: Please see the attached plans with respect to municipal utilities and sewer. We do not anticipate the development will use municipal water.
82. The project narrative states the maximum building height will need to be increased to 50 feet. The maximum allowable building height in PDD No. 37 is 2.0 stories/35 feet. Therefore, Staff recommends the applicant apply for a minor PDD Amendment to amend the maximum allowable building height.
Response: If necessary, we plan to apply for a minor PDD Amendment with respect to, perhaps among other things, maximum building height, signage and lighting and opening hours.
83. Staff recommends that reorientation of the stadium and field to the south be studied, along with a revised and more detailed noise study.
Response: Stadium orientation cannot be altered due to minor league baseball standards.

In addition, the public address system proposed for this project is substantially different from what was once standard in outdoor public assembly facilities (i.e. ballparks, stadiums, etc.). In the past public address systems consisted of a point source (a cluster of speakers mounted on a pole in the outfield). This system produced significant noise pollution because the amplified sound was being projected as a multi-directional processed signal.

In addition, this style of system produced significant reverberation time (T60), or delay of up to two seconds from real time.

The public address system proposed for this project utilizes technology to reduce significantly, if not eliminate audible DB or noise pollution that may disturb adjacent property owners. The following design guidelines ensure that we accomplish our goal of minimal sustained DB levels:

1. The proposed ballpark has been designed so that a grass berm (14'-0" tall) surrounds the field of play. Therefore 75% of patrons seating in the seating bowl are below the grass berm thus directing crowd noise toward the field versus vertically and out toward adjacent properties. The structures that surround the perimeter of the stadium at the top of the concourse will provide additional deterrents for sound escaping the ballpark.

2. All speakers incorporated in our design are individual amplified and distributed throughout the ballpark. Our speaker cabinets are aimed directly into the crowd and designed to get the loudspeaker closer to the listener's ear. In doing so we don't have to drive the loudspeaker as much as a point source system would.

Engineering Staff Comments

Response: We believe the following comments (Nos. 84-94) are addressed elsewhere in these responses and/or in the plans submitted along with these responses.

84. The Engineering staff recommends that a Traffic Impact Analysis be completed by the developer and submitted to City staff for review prior to the approval of this application.
85. The developer's engineer shall provide for staff review a revised storm water management plan.
86. Are there sufficient proposed parking spaces to accommodate this stadium? Consider the number employees and attendees at a given event or multiple events. Will an overflow parking area be needed?
87. Considering that this facility is presently on a well as a water source, is there sufficient capacity to handle the need for water to accommodate an adequate fire suppression system? Will City water need to be extended to this site?
88. The developer's engineer shall show that there is sufficient depth and capacity of the Municipal sanitary sewer to accommodate the rest rooms for all planned facilities.
89. City records do not have compaction reports on file for past years of fill placement at this site. Staff would recommend testing for bearing capacity at stadium site at a minimum.
90. The developer's engineer will need to submit a revised grading plan for the areas changed from the original site grading plan submittal.
91. The site grading plan shall include an eight foot high landscaped berm to be designed and constructed along the westerly property lines. The berm will be needed to block vehicle headlight intrusion from the parking areas as well as suppression of noise from the adjacent playing fields. The lots to the west are single family residential.

Response: Along the west boundary of the site and planned development there currently exists a significant vegetation buffer. In addition, our Site Plan shows a bufferyard meeting UDO requirements.

92. The parking lots should include pedestrian walk through lanes and sidewalks that are ADA compliant and cross walk markings at locations servicing the parking areas to the playing fields and facilities.
93. Driveways and parking lots are to be contained by commercial designed concrete curb and gutter.
94. The developer shall receive a letter of conditional approval from Milwaukee County for changes to the driveway connection to W. Rawson Ave. A copy to be submitted to City Planning Department for distribution.

Police Department Staff Comments

Response: We believe the following comments (Nos. 96-97) are addressed elsewhere in these responses and/or in the plans submitted along with these responses.

95. Police Department concerns would be in the area of lighting, noise and traffic. During 2013 the majority of complaints from citizens had to do with noise. The information packet shows that the Rock is looking into the lighting and sound issues. How soon will the Rock address this with the neighbors?
96. There is no mention of traffic study or if traffic control signals may be needed on Rawson at Crystal Ridge. On game days, cars arriving are somewhat staggered, but when the game is over everyone is leaving at about the same time creating traffic congestion. However, this could be addressed at the Friday afternoon meeting.
97. Under the Extraordinary entertainment and amusement event ordinance #121-9 D (1) does the maximum seating capacity refer only to physical chairs or does that include grass berm seating which the Rock indicates they will have?

Fire Department Staff Comments

Response: We believe the following comments (Nos. 98-103) are addressed elsewhere in these responses and/or in the plans submitted along with these responses.

98. The Fire Department will require a 6" diameter water main extending from the existing well pump house (at the southeast corner of the ski hill) to a hydrant to be located in the vicinity of the access road that connects Parking (#18 on the site plan) to the Remote Parking area (#20 on the site plan).
99. Any enclosed structure larger than 3000 square feet will require a fire sprinkler system meeting NFPA 13 requirements.
100. If tailgating is to be permitted, containers for proper disposal of hot ashes must be provided.
101. Extinguishers must be installed per NFPA 10.
Response: For the sake of clarity, we agree.
102. Knox Boxes (2) will be required.
Response: For the sake of clarity, we agree.
103. A kitchen hood system will be required for any indoor grilling.
Response: For the sake of clarity, we agree.

March 12, 2014

Zimmerman Ventures

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City of Franklin
Department of Planning
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Re: Revised Special Use Permit Application

Please accept the following Special Use Permit Application by Zimmerman Ventures, LLC - the developer – for the City of Franklin’s review of The Rock Sports Complex located at 7900 West Crystal Ridge Drive. The Rock Sports Complex is currently zoned and developed to be a state of the art, multi-use, sports and entertainment complex located in the heart of Franklin Wisconsin. The property is covered by Section 15-3.0442 of the Franklin Unified Development Ordinance creating Planned Development District No. 37.

Revisions Note: Please consider this as a revised version of the Special Use Permit Application Project Narrative (and attached plans) submitted on February 25, 2014.

Project Description

Zimmerman Ventures is proposing to bring an independent minor league professional baseball franchise and develop a minor league professional baseball stadium to The Rock Sports Complex (aka “The Rock”) located at the current Crystal Ridge property, a 147 acre property owned by Milwaukee County Parks and Recreation. The Rock currently holds a long-term operations agreement for the entire property.

Aside from The Milwaukee Brewers and MLB affiliate teams, this new franchise will be the only other professional independent minor league baseball team in Wisconsin, providing significant economic development to the city of Franklin and Milwaukee County.

This proposed development is being designed as community driven model, meaning, it is centered on giving back to the communities it serves. Strategic relationships with Milwaukee County and the City of Franklin are core to The Rocks values and mission.

We are proposing to start construction in spring of 2014 so we can be operational come spring of 2015 for opening day. Time is of the

essence and we are working diligently to achieve the county and city planning and approval requirements in order to begin construction this coming spring. Unfortunately, any delays preventing operations in 2015 puts this project "at risk".

Michael Zimmerman, a local Franklin resident and business owner has personally invested over \$10.5M into The Rock Sports Complex and he is hopeful that the City of Franklin will participate in helping finance this new development to further make this project a unique destination point and "jewel" for the City of Franklin. As part of the concept review, Michael will present other financing options used across the country to help finance a stadium as a baseline for discussions and research.

Special Use Amendment

The Rock Sports Complex currently holds a number of uses for all of its current activities within the current "Planned Development District" but we will require a minor amendment for a Stadium.

Site Requirements

1. 7.5 to 9 acres for the facility itself.
2. 10-20 acres for parking. Shared parking can reduce requirements.
3. Availability of utilities.
4. Compliance to natural resource requirements on landfill.

Stadium Characteristics

1. Built to standards as established by the Frontier League.
2. 1,800 armchair stadium seats.
3. Grass berm seating for 500.
4. Premium Suites: 2 (12 seats in each).
5. Party Suites: 2 (12 seats in each).
6. Umbrella Bar Group Seating: 250 + 40 foot double sided bar.
7. Overflow / Standing Room: 500.
8. Kid's fun zone + playground.
9. Bullpen perch: 160 linear feet of drink rail above the right field bullpens for fans to watch pitchers warm up.
10. Field dimensions: LF 310, CF 400, RF 325.
11. Retail Store: 500 SF.
12. Fixed Concession Points of Sale: 10 (cash registers).
13. Vendor Carts: 4.
14. Bricks/Mortar probable cost: \$7.0 - \$11.0 million.

Operational Requirements

1. Infrastructure improvements: Crystal Ridge Drive, traffic lights, parking access, etc.
2. Direction signage on nearby roadways.
3. Minimum noise restrictions for possible concerts and fireworks.
4. 10-12 months lead-time from project approval to opening day.

Costs and Funding Considerations

We estimate that a \$7M to \$11M investment will need to be made to develop the stadium.

Ideally, the City of Franklin can become a “strategic partner” in this venture, which will assure the positive economic impact to the surrounding areas.

Architectural Goals

We are constructing all buildings to have architectural elements that resemble the nostalgic 1920's baseball stadiums, making for a distinct and classic look. Given the DNR issues, we are proposing to use material and construct our buildings that take settlement and movement into consideration (e.g. wood framing).

Lighting

We plan on constructing light poles sufficient to light the stadium, used only when activities are scheduled. Furthermore, our new lighting plan will be less than what was originally planned and approved for the softball quad.

Landscaping

Our landscape plan is to use plants and trees only approved by the DNR, given the landfill requirements.

Site Signage

We are proposing stadium specific signage for each entry-way off of Crystal Ridge Road (Rawson and 76th), the main entrance.

Off Site Improvements

Yet to be determined, more info to follow.

Natural Resources

The Rock plans on working with the DNR to insure compliance with city ordinance.

Neighborhood Concerns

At this point there have been no neighborhood concerns raised. Having said that, we anticipate questions to be raised about field lighting and noise levels, both of which should not be significant given that the advanced technology we will be using for field lighting, the proximity of our activities to homes or business, and the hours of operation we will be holding. We will hold an open house for nearby residents in an attempt to educate these potentially concerned neighbors. We estimate that there are approximately 15 homeowners directly impacted by this development.

On Thursday March 13, 2014 (from 6:30 p.m. to 8:30 p.m.), the developer is hosting an informal open house at The Rock Sports Complex, located at 7900 Crystal Ridge Drive. This open house is meant for the community to learn more about the project described herein and we do not envision formal invitations to public officials. In addition, we are working with Alderman Mayer's office to schedule a more formal open house for sometime in the week of March 24, 2014 and we will inform Franklin officials and staff along with Milwaukee County officials and the Village of Greendale officials when this meeting date and time are set.

Construction

Schedule/Staging

In compliance with Frontier League Facility Standards, our development team is working with the goal of opening the proposed ballpark for the 2015 season (May 2015). This effort will require a fast-tracked approach to design and construction that will require multiple permit/bid packages. The following is our list of milestones, consistent with similar ballpark projects that have successfully been completed within a similar time frame:

1. Site work/Foundations Package - Submit end of April 2014. Items included in this package:
 - a. site grading
 - b. playing field surface
 - c. field drainage system
 - d. concrete seating bowl
 - e. grade level footing and retaining walls
 - f. site utilities, storm water, etc.

2. Site Construction Begin - Mid May 2014. Duration of this package: 3 months

3. Balance Architectural/Engineering work Submitted for permit - End of July 2014. Items included in this package:
 - a. Individual buildings - architectural, mechanical, electrical, plumbing, structural
 - b. life safety plans + code analysis
 - c. signage and graphics
4. Begin balance of work construction - Mid August 2014
5. Construction Complete - May 2015

Special Uses

This Application requests permanent special use permitting for the property that is covered by Section 15-3.0442 of the City of Franklin Unified Development Ordinance; Planned Development District No. 37.

We envision a family-centered entertainment venue featuring our local baseball team and including in the concourse and surrounding areas rides, games, a play area, an expo center and concession stations.

This application seeks a special use permit to construct a baseball stadium on the subject property and add the following activities as permitted uses in Planned Development District No. 37:

- a. Professional league baseball
- b. Ancillary events appurtenant to the operation of a professional league baseball team and the operation of a professional league baseball stadium, such as promotional events involving the following:
 - a. Pets
 - b. Costumes
 - c. Prize giveaways
 - d. Raffles
 - e. Auctions for merchandise
- c. Movies
- d. Kids play area
- e. Miniature golf and golf-related activities such as driving and putting
- f. Rock climbing wall

- g. Miscellaneous sporting events, such as:
 - a. Futsal
 - b. Zorb
 - c. Paintball
 - d. Laser tag
 - e. Dodgeball
 - f. Kickball
 - g. Billiards
 - h. Ping pong
 - i. Foosball
- h. Picnic areas and tailgating
- i. Amusements such as mechanical rides, petting zoo, pony rides, water walkers, dunk tanks and carnival games
- j. Trade and business expositions, exhibitions, promotions and advertisings, which such expositions, exhibitions, promotions and advertisings will be located in designated areas and take place as part of the overall experience during baseball games and other permitted events
- k. Television and radio broadcast filming
- l. Concessions and mobile food and beverage stations
- m. Collegiate baseball
- n. Ice hockey
- o. In addition, this application seeks a special use to add the following activities as permitted uses in Planned Development District No. 37, subject to staff review, and Common Council approval, of specific case-by-case plan details:
 - a. Concerts
 - b. Lock-ins for youth camps and youth groups
 - c. Fireworks
 - d. Trade and business expositions, exhibitions, promotions and advertisings, which such expositions, exhibitions, promotions and advertisings to take place as stand-alone events separate from baseball games / other permitted events
- p. The operation of a stadium for the above uses (in addition to all uses already permitted in Planned Development District No. 37).

Stadium Design and Operation

As discussed in detail elsewhere in this submittal and application, Zimmerman Ventures is planning to develop a baseball stadium, designed to applicable league standards.

As described in the attachments hereto, the maximum building height will need to be increased to 50 feet from the field level.

The needs of a professional baseball team are different in some respects from men's and women's league teams that play on the other athletic fields located at The Rock's site. As described in Section 15-3.0442(E)(6)(a)-(b), the hours of operation for the stadium will need to be changed to 7:00 a.m. to 11:00 p.m. and the stadium field lights shall be shut off by 11:00 p.m. In addition, there will be occasions where the lights must be permitted to remain on past 11:00 p.m. for extra inning games, clean up and maintenance. The stadium may contain a bar or "mini" restaurant similar to the Umbrella Bar currently located at The Rock Sports Complex, we anticipate hours of operation from 7:00 a.m. until 2:00 a.m. for this facility in accordance with Section 15-3.0442(E)(6)(c).

As described in the revised plans submitted as part of this narrative, the lighting polls will need to be 112 feet.

What We Will Bring to the Community – Our Mission Statement

1. Our major goal is to provide clean, wholesome, affordable family entertainment, not only to the residents where the ballpark is located, but to the neighboring communities as well.
2. We will create a clean and safe atmosphere at the ballpark by providing quality management of the baseball facility including, high levels of service in the areas of food service, hospitality, stadium maintenance, and overall customer relations.
3. Our operations will complement the baseball stadium to provide the community with a source of pride, not only through our baseball games, but also through other community events held at the stadium.
4. The entire organization, (executives, staff and players), will endeavor to become an integral part of the community, by getting involved with local groups, school and park district programs. We will also make ourselves available for public appearances, events and endorsements of causes for the public good.

5. Our business practices and dealings with our employees, customers, community officials, and all other business relationships will be done at the highest ethical standards.

OTHER APPROVALS

We have rights to operate on the subject property pursuant to that certain Sports Park Maintenance and Operations Services Agreement entered into by and between Milwaukee County, Wisconsin, a political subdivision of the State of Wisconsin, as represented through its Department of Parks, Recreation and Culture, and The Rock Sports Complex, LLC. We have been in regular discussions with the County and the County's attorneys and the County is supportive of the proposed development and those discussions have gone well.

We have had a concept review with the Wisconsin Department of Natural Resources and the preliminary feedback was that the concept was feasible.

To the extent necessary, we plan to apply for a minor PDD Amendment with respect to, perhaps among other things, maximum building height, signage and lighting and opening hours.

We will provide copies all necessary approvals to the city as such approvals are received.

GENERAL STANDARDS

The proposed development will be in compliance with applicable standards except as modifications are requested in this application and attachments and except where such standards do not apply.

COMMUNITY IMPACT

We believe the community stands to benefit tremendously from having a professional Independent Minor League baseball team. Johnson Consulting, a firm that specializes in convention, sports, entertainment and real estate planning has done an economic feasibility study that we will provide when it becomes available.

Economic Impact

Team payroll (predicated on the League salary cap)	\$140,000
Visiting teams, scouts and umpires (per diem, hotels, etc.)	75,000
Salaries of front office personnel	435,000
Employment for game day operations	150,000
Additional operating budget (administrative, team, marketing, other game day expenses, etc.)	<u>1,700,000</u>
TOTAL	\$2,500,00
Economic multiplier of 2.5	\$6,250,000
Economic multiplier of 4.0	\$10,000,000
Economic multiplier of 7.0	\$17,500,000

These numbers do *not* include any additional dollars created from visitors, (fans), coming to the local area for the game, ie; meals, shopping, gas, etc. Studies suggest that in Minor League Baseball this averages about \$34.00 per attendee. Therefore, using our projected attendance figures, an additional \$5,100,000 will be spent in the area.¹

COMMUNITY BENEFITS

Although some will debate the exact amount of economic benefits that a new Minor League professional baseball team, playing in a newly constructed stadium, will bring to the community, few will dispute that this form of family entertainment creates other important community benefits. Some of these "quality of life" benefits that the residents will enjoy are:

- Additional, inexpensive family entertainment.
- Enhancement of civic pride and the quality of life.
- Enhancement of the recruiting tools to lure businesses and individuals to the area.
- Regional and national exposure from game reports, highlights, and articles.

¹ We will provide our report from Johnson Consulting when available. The information in this section has been sourced from Mid-America Sports, Inc.

- The opportunity to see future, and past, major league stars.
- A new venue for other community events.
- Coaches and players “close enough to touch” become an integral part of the community and make themselves available to participate in community functions.
- Games provide another source of charitable contributions and sponsor of fund raising activities.

DIVISION 15-3.0700

SPECIAL USE STANDARDS AND REGULATIONS

SECTION 15-3.0701

GENERAL STANDARDS FOR SPECIAL USES

A. ***General Standards.*** No special use permit shall be recommended or granted pursuant to this Ordinance unless the applicant shall establish the following:

1. **Ordinance and Comprehensive Master Plan Purposes and Intent.** The proposed use and development will be in harmony with the general and specific purposes for which this Ordinance was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.

Response: The proposed development is in harmony with the current zoning district and the Comprehensive Master Plan.

2. **No Undue Adverse Impact.** The proposed use and development will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood.

Response: The proposed development will not adversely affect the surrounding property. Layout, use and building design is in line with the character of the area, and public health and safety.

3. **No Interference with Surrounding Development.** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.

Response: The proposed development layout and use will not dominate the location or cause since it is a similar use to the existing baseball park. The surrounding properties have been developed for many years.

4. **Adequate Public Facilities.** The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities or the applicant will provide adequately for such facilities.

Response: Public roads and utilities (water/sanitary) are in place and are adequate to handle the additional needs of the proposed development.

5. **No Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate

measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response: A traffic impact analysis is currently underway. The results of this study will be provided to the City as soon as it is available.

6. **No Destruction of Significant Features.** The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Response: The existing site is a closed landfill, therefore, there are no known significant features on the site.

7. **Compliance with Standards.** The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the Plan Commission. The proposed use and development shall comply with all additional standards imposed on it by the particular provision of this Division and Ordinance authorizing such use.

Response: The development will comply with all known applicable standards and regulations, except as specifically set forth in the Special Use Application.

- B. **Special Standards for Specified Special Uses.** When the zoning district regulations authorize a special use in a particular zoning district and that special use is indicated as having special standards, as set forth in Section 15-3.0702 and 15-3.0703 of this Division, a Special Use Permit for such use in such zoning district shall not be recommended or granted unless the applicant shall establish compliance with all such special standards.

- C. **Considerations.** In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Common Council shall consider the following:

1. **Public Benefit.** Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Response: The development is taking place on top of a closed landfill. When complete, this development will offer the community a minor league baseball team and a state-of-the-art baseball stadium with other amenities that will enhance the local area as well as the community as a whole.

2. **Alternative Locations.** Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that

may be more appropriate than the proposed site.

Response: We do not believe there are suitable alternative locations in Franklin.

3. **Mitigation of Adverse Impacts.** Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Response: There are several residences located west of this facility in the Hawthorn Estates subdivision. The site plan and landscape plan provide in excess of the minimum buffer yard between the property line and the nearest driveway. There is an existing vegetative buffer that will be maintained with this development and enhanced to provide additional screening for the neighboring property.

4. **Establishment of Precedent of Incompatible Uses in the Surrounding Area.** Whether the use will establish a precedent of, or encourage, more intensive or incompatible uses in the surrounding area.

Response: This does not appear to be a relevant concern.

7900 West Crystal Ridge Drive, bearing tax key nos. 708-8996-000, 708-8999-000, 744-8980-001, 744-8985-001, 744-8985-002, 744-8988-000, 744-8989-000, 745-0029-000, 745-8998-000 and 745-8999-004, and is more particularly described below; and

§15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for the property described below be changed from A-1 Agricultural District, R-2 Estate Single-Family Residence District and FW Floodway District to Planned Development District No. 37 (The Rock Sports Complex) as is created under SECTION 2 of this Ordinance and FW Floodway District:

TKN 708-8996-000: COM ON S LI 948.50 FT W OF SE COR OF NE 4 5 21 TH N 60D 4M E 261.64 FT N 3D 51M 30S E 378 FT N 87D 16M W 1253.97 FT TH S 4D 3M 8S W 519.29 FT TH E TO BEG 14.63 ACS;

TKN 708-8999-000: COM SE COR OF NE 4 5 21 TH N 519.25 FT W 204 FT SWLY TO A PT IN S LI OF SD QUAR SEC WH PT IS 948.50 FT W OF SE COR TH E ALG SD S LI TO BEG EXC E 60 FT FOR ST CONT 6.709 ACS;

TKN 744-8980-001: SE 4 5 21 N OF NWLY LI OF LOOMIS RD EXC W HALF OF W HALF OF SD QUAR & EXC COM CL OLD LOOMIS RD 406.47 FT NE OF S LI OF SD QUAR TH NLY 244.20 FT NLY 174.78 FT N 52.21 FT SE 311.87 FT TH SWLY ALG CL OF SD RD TO BEG & EXC E 60 FT FOR RD CONT 81.478 ACS;

TKN 744-8985-001: CERTIFIED SURVEY MAP NO 3931 SE 4 5 21 PARCEL 1 EXC PART CONVEYED FOR HIGHWAY 7.14 ACS;

TKN 744-8985-002: CERTIFIED SURVEY MAP NO 3931 SE 4 5 21 OUTLOT 1 EXC PART CONVEYED FOR HIGHWAY 10.76 ACS;

TKN 744-8988-000: COM CEN LI OLD LOOMIS RD 406.47 FT NE OF S LI OF SE 4 5 21 TH NLY 244.20 FT NLY 174.78 FT SE 109.36 FT SE 43.87 FT SE 21.11 FT SE 28.09 FT SE 62.90 FT TH SW ALG CEN LOOMIS RD TO BEG CONT 1.126 ACS;

TKN 744-8989-000: COM 1915.13 FT S OF NE COR OF W HALF SE 4 5 21 TH SELY TO CEN LI OF OLD LOOMIS RD NE ALG CEN LI OF SD RD 104 FT NW 311.87 FT TH S 52.21 FT TO BEG CONT 0.482 ACS;

TKN 745-0029-000: WHITNALL VIEW ADDN NO 1 BLK 1 OUTLOT 1 0.9 ACS;

TKN 745-8998-000: N 400 FT OF E 544.50 FT OF S HALF OF SW 4 5 21 CONT 5 ACS;

TKN 745-8999-004: CERTIFIED SURVEY MAP NO 3107 SW 4 5 21 OUTLOT 1 EXC PART CONVEYED FOR HIGHWAY 0.28 ACS.



FEATURES & SPECIFICATIONS

INTENDED USE — Use for parking lots, streets and surrounding areas.

CONSTRUCTION — Heavy gauge die-formed aluminum housing is fabricated using robotic continuous seam-weld process for weather-tight integrity. Integral structural support plate for mounting arm and electrical components ensures rigidity and strength. Hinged aluminum door frame incorporates stainless steel hardware. Continuous silicone gasketing surrounds lens for weather-tight seal. Optional tool-less hardware is available to maximize installation and maintenance ease.

Lens: Thermal shock resistant tempered glass lens. Choice of contoured drop lens or flat lens is available in standard product. Standard finish is dark bronze corrosion resistant electrostatically applied powder paint. Optional linear embossed accent reveals are available.

OPTICS — Most flat lens configurations meet full-cutoff criteria. See www.lithonia.com for details. Vertical-lamp reflectors are 1-piece spun and formed anodized aluminum. Specialized distributions available for either drop lens or flat lens. Reflectors are independently designed to optimize light output for the lens type. Horizontal-lamp reflectors also available.

ELECTRICAL — All electrical components are mounted to a heavy-gauge plate to maximize heat dissipation and ensure structural integrity for optimal component life. Ballast: Constant wattage autotransformer. Metal Halide: Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for 175-400W (SCWA option) for US shipments only. CSA, NOM or INTL required for probe start shipments outside of the US. Pulse-start ballast (SCWA) required for 200W, 320W, 350W, 450W, 750W, 775W or 875W. Ballast is 100% factory-tested.

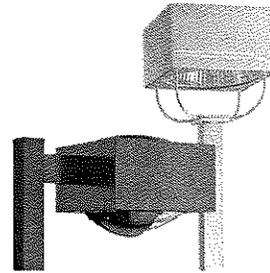
Socket: Mogul-base porcelain socket with copper alloy, nickel-plated screw shell and center contact. Vertically-oriented for types SYM, ASY, and VFA distributions. Horizontal position-oriented for types R2, R3 and R4. UL listed 1500W-600V, 4kV pulse rated. Reflectors are rotatable and interchangeable.

INSTALLATION — Extruded aluminum arm with integral splice compartment. Standard arm is 9" in length. Aluminum fitter for 4" to 6" OD poles.

LISTINGS — UL Listed to US and Canadian safety standards (see Options). NOM Certified (see options). UL listed for 25°C ambient and wet locations. Optical chamber IP65 rated.

Note: Specifications subject to change without notice.

Catalog Number	KVF2 400M ASYFL (EHS)
Notes	"EHS" ONLY TYPE: CS
Type	A / B / CS



Specifications

Square: 21-1/2 (54.6)
 Flat lens height: 14 (35.5)
 Drop lens height: 17 (43.2)
Arm mount
 EPA: 2.8 ft² (0.25 m²), incl. arm
 *Weight: 53 lbs (24 kg)
 *Weight as configured in example below.

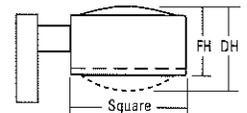
Post top
 EPA: 2.8 ft² (0.25 m²)
 Weight: +2 lbs to *
 Overall Height: 22-3/4 (57.8)

Dimensions in inches (centimeters) unless otherwise specified.

Square Area Lighting

KVF2

METAL HALIDE: 175-1000W
 HIGH PRESSURE SODIUM: 250-1000W
 20" to 40" Mounting



Mounting Option	Drilling Template
SPxx, RPxx	5
WBxx	6
WWxx	7

ORDERING INFORMATION For shortest lead times, configure products using **bolded options**.

Example: KVF2 400M SYMDL TB SCWA SP09 LPI

KVF2	400M	ASYFL					
Series	Wattage	Distribution	Voltage	Ballast	Mounting		
KVF2	Metal halide 175M ¹ 200M ² 250M ³ 320M ² 350M ^{1,2} 400M³ 450M ^{1,2} 750M ²	775M ^{2,4} 875M ^{2,4} 1000M³ High pressure sodium ⁵ 250S 400S 750S 1000S ⁷	Vertical lamp: ⁸ SYM ___ Symmetric square ASY ___ Asymmetric VFA Vertical forward throw automotive Horizontal lamp: ⁴ R2 ___ Type II R3 ___ Type III	120 208 ¹⁰ 240 ¹⁶ 277 347 480 ¹⁰ TB ¹¹ 23050HZ ¹²	(blank) Magnetic ballast CWI Constant wattage isolated Pulse Start SCWA Super CWA ballast Note: For shipments to U.S. territories, SCWA must be specified to comply with EISA.	Type SP ___ Square pole RP ___ Round pole WB ___ Wall bracket WW ___ Wood pole or wall bracket PT ___ Post top; opentop pole	Size ¹³ 06 6" arm 09 9" arm 12 12" arm 4 4" OD 4.5 4.5" OD 5 5" OD 6 6" OD

EHS			Finish ¹⁹	Lamp (required)
Options Shipped installed in fixture SF Single fuse 120, 277, 347V ¹⁴ DF Double fuse 208, 240, 480V ¹⁴ KW1 KiloWatch® 120V control relay ^{14, 15} KW4 KiloWatch® 277V control relay ^{14, 15} PER NEMA twist-lock receptacle only (photocontrol not included) QRS Quartz restrrike system ¹⁶ QRSTD QRS time delay ^{12, 16} EA Embossed accent	EHS External houseside shield (matches fixture finish) ^{17, 18, 19} EHSB External houseside shield black (painted black to maximize light control) ^{17, 19} CSA Listed and labeled to comply with Canadian Standards NOM NOM certified ¹² INTL Available for 175M probe start shipping outside the U.S. REGC1 California Title 20 effective 1/1/2010	Shipped separately¹⁷ VG Vandal guard ^{18, 19} PE1 NEMA twist-lock PE (120, 208, 240V) PE3 NEMA twist-lock PE (347V) PE4 NEMA twist-lock PE (480V) PE7 NEMA twist-lock PE (277V) SC Shorting cap	(blank) Dark bronze DBL Black DGC Charcoal gray DMB Medium bronze DNA Natural aluminum DWH White CR Corrosion resistant	LPI Lamp included L/LP Less lamp

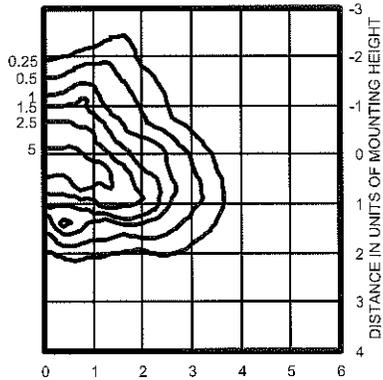
Accessories: Tenon Mounting Slipfitter ²¹ Order as separate catalog number.							
Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°	
2-3/8 (6.0)	T20-190	T20-280	T20-290	T20-320	T20-390	T20-490	
2-7/8 (7.3)	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490	
4 (10.2)	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490	

- Notes**
- These wattages do not comply with California Title 20 regulations.
 - Must be ordered with SCWA.
 - These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance. 250M REGC1 is not available in 347 or 480V.
 - Only available with 277V, 347V or 480V.
 - Use reduced jacketed lamp.
 - Not available with SCWA.
 - Available in ASYDL, SYMDL or VFADL. Standard ED25 lamp.
 - For drop lens, specify DL. For flat lens, specify FL. Example: SYMDL or R2FL.
 - Not available with 750M, 775M, 875M, 1000W or post top.
 - Must specify CWI for use in Canada.
 - Optional multi-tap ballast (120, 208, 240, 277V; 120, 277, 347V in Canada).
 - Consult factory for available wattages.
 - 12" arm required when two or more luminaires are oriented on a 90° drilling pattern.
 - Not available with TB. Must specify voltage.
 - Available in vertical lamp orientation only for 200-400M SCWA. Any orientation on 250S or 400S only.
 - Maximum allowable wattage lamp included.
 - May be ordered as an accessory.
 - Specify finish when ordered as an accessory.
 - Prefix with KVF2 when ordering as an accessory. Order as KVF2EHSFL U for high-performance reflectors.
 - See www.lithonia.com/archcolors for additional color options.
 - Arm mount only.

KVF2 Arm-Mounted Area Lighting

KVF2 250M SR2FL TEST NO: LTL11250P

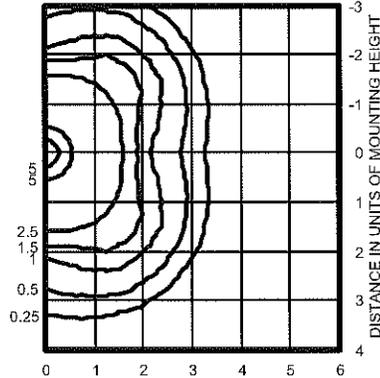
ISOILLUMINANCE PLOT (Footcandle)



250W pulse start metal halide lamp, rated 22500 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KVF2 400M SYMFL TEST NO: LTL9432P

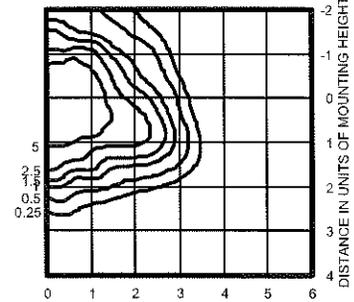
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 42000 lumens. Footcandle values based on 20' mounting height.
Classification: Type IV, Short, Full Cutoff

KVF2 400S R3FL TEST NO: LTL11324

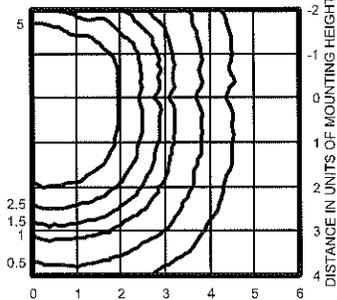
ISOILLUMINANCE PLOT (Footcandle)



400W lamp, rated 50000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Medium, Full Cutoff

KVF2 1000M ASYDL TEST NO: LTL11381

ISOILLUMINANCE PLOT (Footcandle)



1000W lamp, rated 110000 lumens. Footcandle values based on 20' mounting height.
Classification: Type IV, Short, Cutoff

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

25 ft= 0.64

30 ft= 0.45

40 ft= 0.25

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction factor}$$

Notes

- 1 Photometric data for other distributions can be accessed from the Lithonia Lighting Web site (www.lithonia.com)
- 2 For electrical characteristics, consult outdoor technical data specification sheets on www.lithonia.com.
- 3 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.

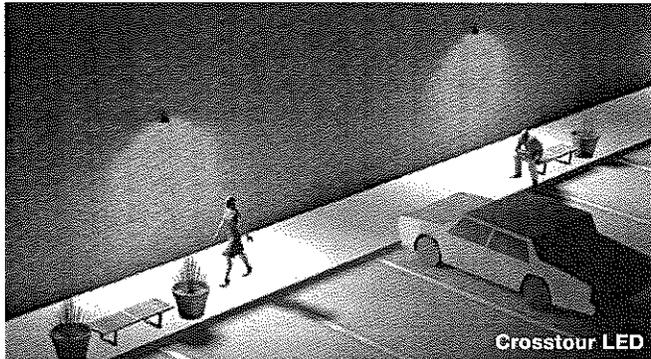
Energy Savings

Catalog Number	XTOR2A / XTOR3A
Notes	
Type	D / E

Uniform Illumination

The patent pending LED light engine is optimized for energy-efficient performance. With effective thermal management, precise positioning of the LED package assembly and a highly reflective anodized aluminum reflector, Crosstour LED Wall Pack provides uniform illumination, enhanced safety and a comfortable visual experience.

LED & Metal Halide Light Distribution Comparison



NOTE: Typical mounting heights are 8'-12' (10W model) and 8'-25' (20W and 30W models). Simulation rendering using AGI32 software.

Reduced Energy Consumption

Operating and maintenance costs of a lighting system are dramatically impacted by the specified lamp source and electrical system. Total system input watts and fixture operating life should be the driving considerations when addressing energy consumption and total cost of ownership. Energy savings increase when energy consumption is reduced and maintenance intervals are extended.

Annualized Energy Savings / Cost Comparison

Fixture	Hours / Years	Life (Hrs.)	Watts	Cost / Year at .10 kWh*	Relamp / Fixture*	Total Energy Cost / Fixture	Savings per Fixture	% Savings
10W Crosstour LED Wall Pack	9 / 3285	50000	13W	\$4.27	\$0	\$4.27	\$63.57	95%
70W Metal Halide Wall Pack		12000	90W	\$29.57	\$58.28	\$67.85		
20W Crosstour LED Wall Pack	9 / 3285	50000	20W	\$6.57	\$0	\$6.57	\$139.88	95%
160W Metal Halide Wall Pack		7500	190W	\$62.42	\$84.03	\$146.45		
30W Crosstour LED Wall Pack	9 / 3285	50000	30W	\$9.86	\$0	\$9.86	163.91	94%
175W Metal Halide Wall Pack		6000	210W	\$68.99	\$104.78	\$173.77		

NOTE: * Cost = (Watts x 10 Hours Per Day x 365 Days per Year) / 1000 = Daily Kilowatt hour (kWh). kWh x .10 cents/kWh = Cost/year at .10 kWh. Relamp is once per every 2.5 years.

Energy Savings / Equivalency / Cross Reference Guide

Crosstour Series	Replacement Scale	HID Equivalency	Lamp System	HID Wattage	HID Rated Average Life (hrs)	Crosstour LED Wattage ²	Crosstour LED Life (hrs) ³	Energy Savings
XTOR1A	35W - 100W HID 32W CFL	Up to 70W MH	36W High Pressure Sodium	46	16,000	13W	50,000	72%
			50W Pulse Start Metal Halide	62	10,000			79%
			70W Pulse Start Metal Halide	95	12,000			86%
			32W Compact Fluorescent	36	16,000			64%
XTOR2A	100W - 175W HID 57W CFL	Up to 150W MH	100W Pulse Start Metal Halide	115	9,000	19W	50,000	83%
			150W Pulse Start Metal Halide	190	7,500			90%
			57W Compact Fluorescent	61	12,000			69%
XTOR3A	150W - 200W HID (2) 32W CFL	Up to 175W MH	175W Probe Start Metal Halide	210	7,500	30W	50,000	86%
			(2) 32W Compact Fluorescent	68	16,000			56%

NOTE: 1 Nominal lumens prior to optical and configuration losses based on 5000K CCT at 25°C ambient, 1A - 720 Lumens, 2A - 1360 Lumens, 3A - 2240 Lumens.
2 LED Wattage varies by Crosstour configuration and Kelvin CCT Color. 3 Hours of life based on 70% lumen maintenance.

Ordering Information

Sample Number: XTOR2A-N-WT-PC1

Series	LED Kelvin Color ³	Housing Color	Options (Specify Voltage) ⁴	Accessories (Order Separately) ⁵
XTOR1A =Small Door, 10W ¹ XTOR2A =Small Door, 20W XTOR3A =Large Door, 30W ²	___=Bright White (Standard), 5000K N =Neutral Warm White, 3500K	___=Carbon Bronze (Standard) WT =Summit White	PC1 =120V Photocontrol PC2 =277V Photocontrol (208-277V)	WG/XTOR =Wire Guard

Stock Ordering Information

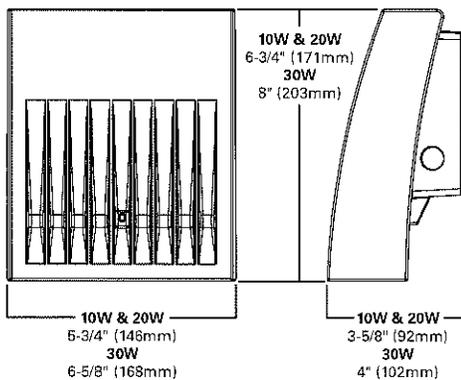
10W Series	20W Series	30W Series
XTOR1A =10W, 5000K, Carbon Bronze XTOR1A-WT =10W, 5000K, Summit White XTOR1A-PC1 =10W, 5000K, Carbon Bronze, 120V PC	XTOR2A =20W, 5000K, Carbon Bronze XTOR2A-N =20W, 3500K, Carbon Bronze XTOR2A-WT =20W, 5000K, Summit White XTOR2A-PC1 =20W, 5000K, Carbon Bronze, 120V PC	XTOR3A =30W, 5000K, Carbon Bronze XTOR3A-N =30W, 3500K, Carbon Bronze XTOR3A-WT =30W, 5000K, Summit White XTOR3A-PC1 =30W, 5000K, Carbon Bronze, 120V PC

Quick Ship Ordering Information (Five-Days)

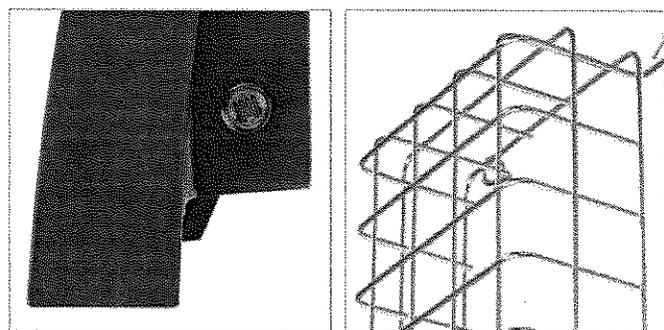
10W Series	20W Series	30W Series
XTOR1A-WT-PC1 =10W, 5000K, Summit White, 120V PC	XTOR2A-PC2 =20W, 5000K, Carbon Bronze, 277V PC XTOR2A-WT-PC1 =20W, 5000K, Summit White, 120V PC XTOR2A-WT-PC2 =20W, 5000K, Summit White, 277V PC XTOR2A-N-WT =20W, 3500K, Summit White XTOR2A-N-PC1 =20W, 3500K, Carbon Bronze, 120V PC XTOR2A-N-PC2 =20W, 3500K, Carbon Bronze, 277V PC XTOR2A-N-WT-PC1 =20W, 3500K, Summit White, 120V PC XTOR2A-N-WT-PC2 =20W, 3500K, Summit White, 277V PC	XTOR3A-PC2 =30W, 5000K, Carbon Bronze, 277V PC XTOR3A-WT-PC1 =30W, 5000K, Summit White, 120V PC XTOR3A-WT-PC2 =30W, 5000K, Summit White, 277V PC XTOR3A-N-WT =30W, 3500K, Summit White XTOR3A-N-PC1 =30W, 3500K, Carbon Bronze, 120V PC XTOR3A-N-PC2 =30W, 3500K, Carbon Bronze, 277V PC XTOR3A-N-WT-PC1 =30W, 3500K, Summit White, 120V PC XTOR3A-N-WT-PC2 =30W, 3500K, Summit White, 277V PC

NOTES: 1 120V only. XTOR1A not available in 3500K. 2 DesignLights™ Consortium qualified for wall mount applications (down mount only). Consult DesignLights™ Consortium website for other applications. 3 PC2 only available in 20W and 30W models. 4 PC1 and PC2 photocontrols are factory installed. PC2 not available on XTOR1A models. 5 Order WG/XTOR wire guard separately. 6 Specifications and dimensions subject to change without notice. Consult your Cooper Lighting Representative or visit our website at www.cooperlighting.com for available options, accessories and ordering information.

Dimensions



Options & Accessories



Photocontrol (PC1 or PC2)

Wire Guard (WG/XTOR)

Additional Information

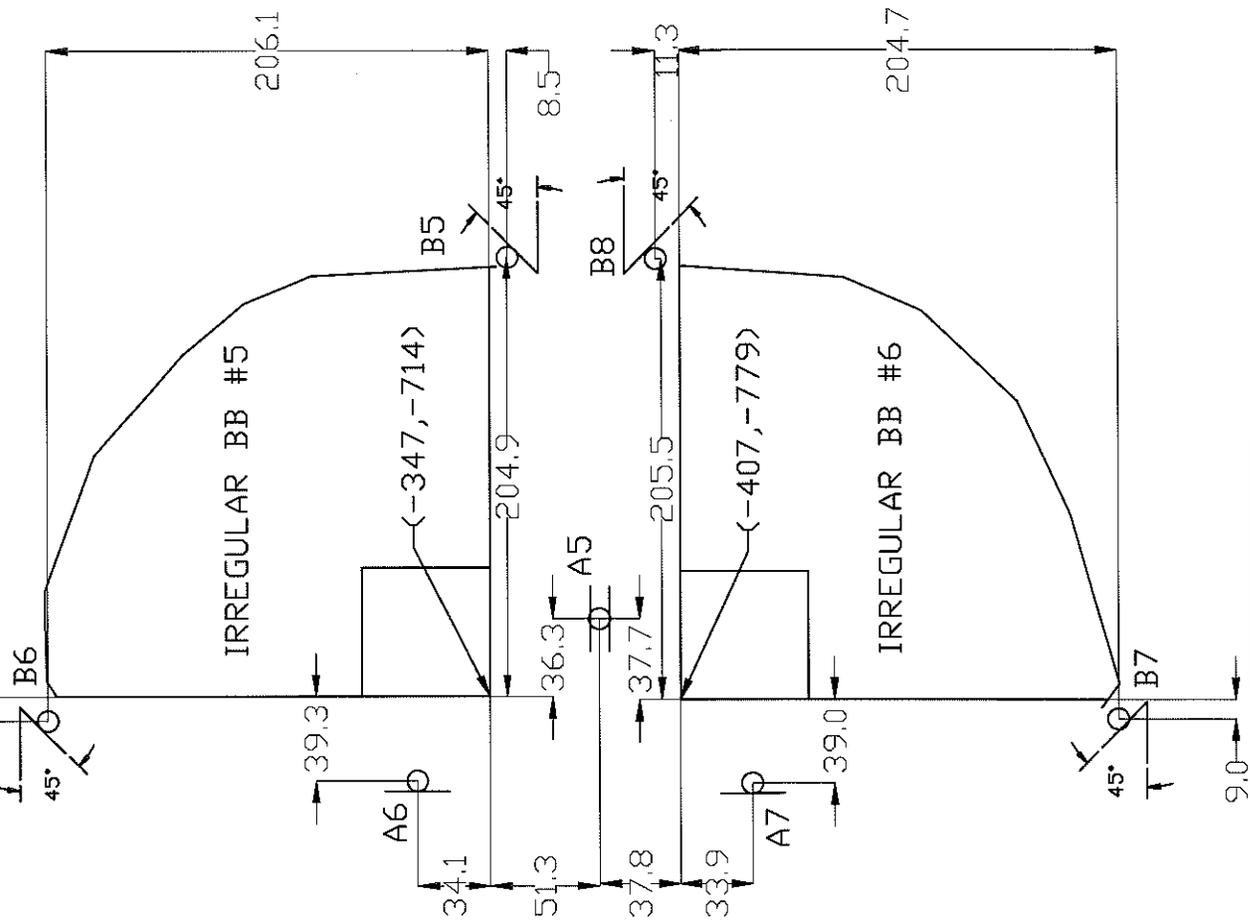
Compliances	Technical Data (Electronic Driver)	Shipping Data (Approximate Net Weight)
UL and cUL Wet Location Listed IP66 Ingress Protection Rated LM79 / LM80 Compliant DLC Qualified Models	ARRA Compliant ADA Compliant RoHS Compliant	40°C Ambient Temperature Rating External Supply Wiring 90°C Minimum: -40 / -30°C Minimum Temperature 120V or 120-277V, 50/60 Hz
		10W and 20W - 3.7 lbs. (1.7 kgs.) 30W - 5.2 lbs. (2.36 kgs.)



Scan this QR Code to learn more about Crosstour LED Wall Pack Luminaire.



ALL CROSSARMS ARE PARALLEL TO FOUL LINES
UNLESS OTHERWISE NOTED

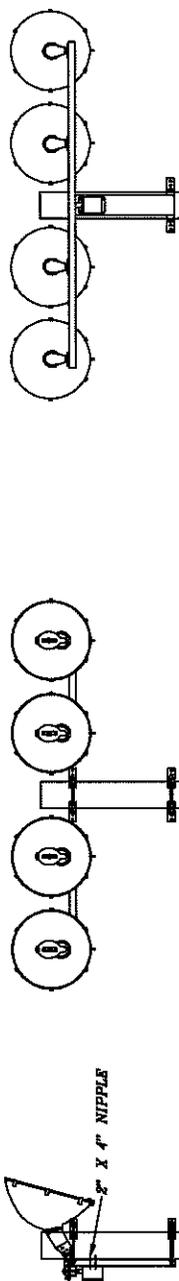


GUARANTEE IS BASED ON PROPER
INSTALLATION, MINIMUM INPUT
VOLTAGES, MOUNTING HEIGHT
± 1/2" ± 5 FEET, AND POLES PLACED
WITHIN 4 FEET OF SPECIFIED
LOCATIONS.

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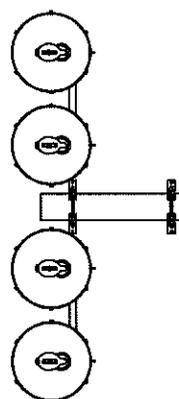
Qualite® SPORTS LIGHTING, LLC
PROPERTY/LEAD 560
250 INDUSTRIAL DRIVE
HILLSDALE, MI 49242
P.O. BOX 765
FAX: 877/325-1704
800/333-0714
WWW.QUALITE.COM
QL-15513D105-1A

POLE LOCATION INSTRUCTIONS
THE ROCK, FRANKLIN, WI
ACT SCALE=60 2/08/13 2 OF 2

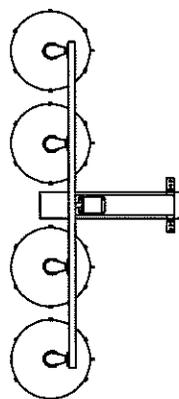


2" X 4" NIPPLE

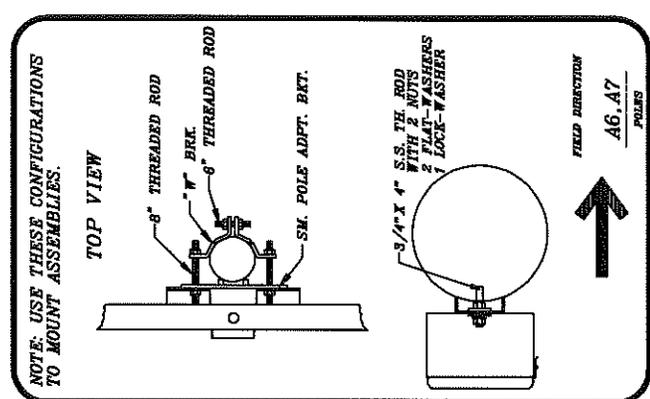
SIDE VIEW



FRONT VIEW



BACK VIEW



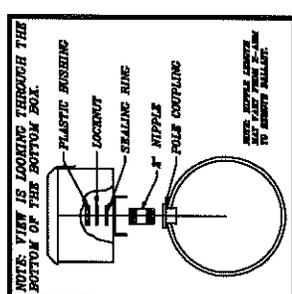
NOTE: USE THESE CONFIGURATIONS TO MOUNT ASSEMBLIES.

TOP VIEW

FIELD DIRECTION
 A6, A7
 POLES

IRREGULAR BB #1-#6 FIELDS LIGHTING
 THE ROCK, FRANKLIN, WI
 POLES A6 & A7

HARDWARE LIST		
HARDWARE DESCRIPTION	HWD. POLE QTY.	TOTAL
8" THREADED ROD	4	8
6" THREADED ROD	2	4
1" BRACKET	4	8
5/8" GALV. NUT	12	24
5/8" GALV. L/WASHER	12	24
3/4" X 4" S.S. TH. ROD	2	4
3/4" LOCK-WASHER	2	4
3/4" FLAT-WASHER	4	8
3/4" S.S. NUT	4	8
SM. POLE ADPT. BKT.	2	4
2" X 4" NIPPLE PKG	1	2
2" NIPPLE PKC.	1	2



NOTE: VIEW IS LOOKING THROUGH THE BOTTOM OF THE BOTTOM BOL.

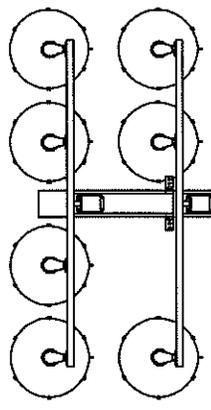
NOTE: NIPPLE LOCKS MUST HAVE THE SAME ID NUMBER AS THE NIPPLE.

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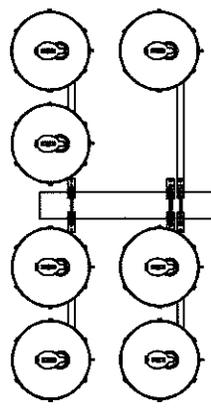
Qualite® SPORTS LIGHTING, LLC.
 250 INDUSTRIAL DRIVE P.O. BOX 765
 HILLSDALE, MI 49242 FAX: 517/439-1194
 PHONE: 517/439-1581 800/933-9741
 FRANKLIN, WI

HARDWARE INSTRUCTIONS

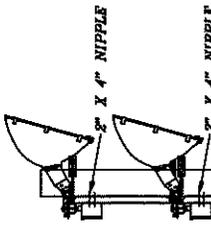
AKT 2/08/13 15513D200 1 OF 10



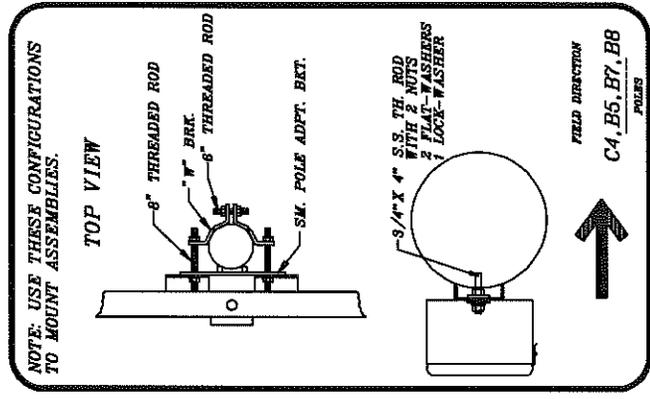
FRONT VIEW



SIDE VIEW



BACK VIEW



NOTE: USE THESE CONFIGURATIONS TO MOUNT ASSEMBLIES.

TOP VIEW

FIELD DIRECTION
C4, B5, B7, B8
POLES

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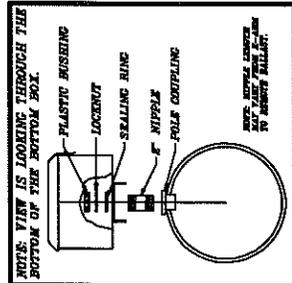
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FRANKLIN, WI

HARDWARE INSTRUCTIONS
AKT 2/08/13 15513D203 4 OF 10

IRREGULAR BB #1-#6 FIELDS LIGHTING
THE ROCK, FRANKLIN, WI
POLES C4, B6, B7 & B8

HARDWARE LIST

HARDWARE DESCRIPTION	HWD. QTY.	POLE QTY.	TOTAL
8" THREADED ROD	8	4	32
6" THREADED ROD	4	4	16
"W" BRACKET	8	4	32
5/8" GALV. NUT	24	4	96
5/8" GALV. L/WASHER	24	4	96
3/4" X 4" S.S. TH. ROD	4	4	16
3/4" LOCK-WASHER	4	4	16
3/4" FLAT-WASHER	8	4	32
3/4" S.S. NUT	8	4	32
SM. POLE ADPT. BKT.	4	4	16
2" X 4" NIPPLE PKG.	2	4	8
2" NIPPLE PKG.	2	4	8

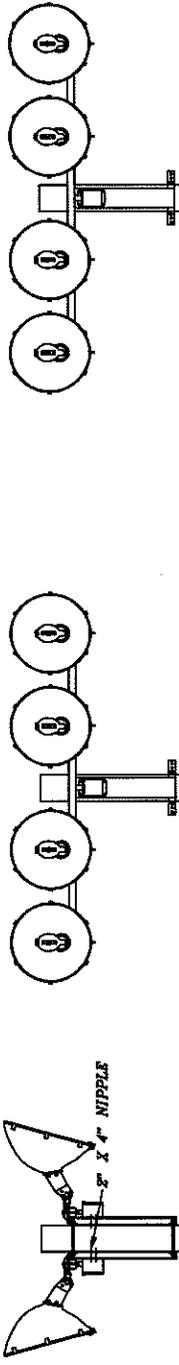


NOTE: VIEW IS LOOKING THROUGH THE BOTTOM OF THE BOTTOM BOX.

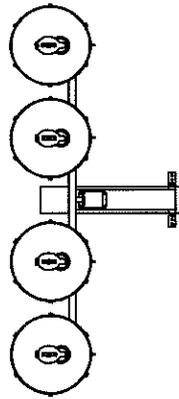
SINGLE POINT TERMINATION

2" NIPPLE

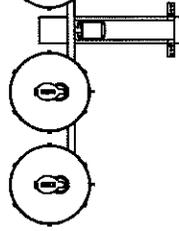
2" NIPPLE



SIDE VIEW



FRONT VIEW

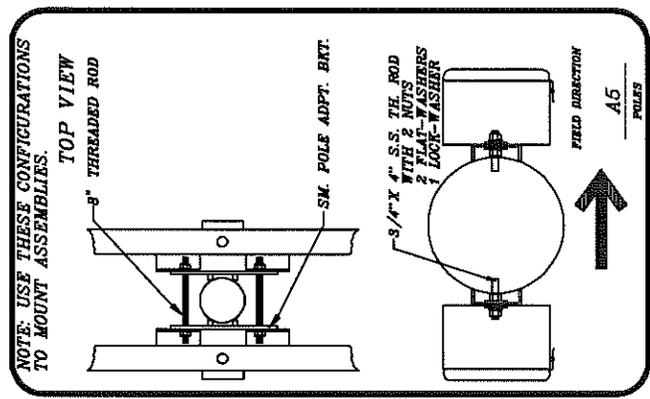


BACK VIEW

IRREGULAR BB #1-#6, FIELDS LIGHTING
 THE ROCK, FRANKLIN, WI
 POLE A5 - BB #5 & BB #6

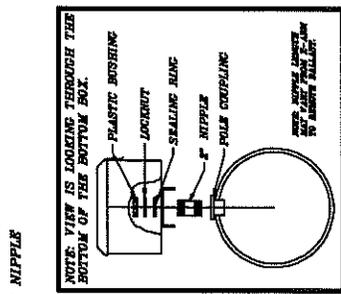
HARDWARE LIST

HARDWARE DESCRIPTION	HWD. QTY.	POLE QTY.	TOTAL
8" THREADED ROD	4	1	4
5/8" GALV. NUT	8	1	8
5/8" GALV. L/WASHER	8	1	8
3/4" X 4" S.S. TH. ROD	4	1	4
3/4" LOCK-WASHER	4	1	4
3/4" FLAT-WASHER	8	1	8
3/4" S.S. NUT	8	1	8
SM. POLE ADPT. BKT.	4	1	4
2" X 4" NIPPLE PKG.	2	1	2
2" NIPPLE PKG.	2	1	2



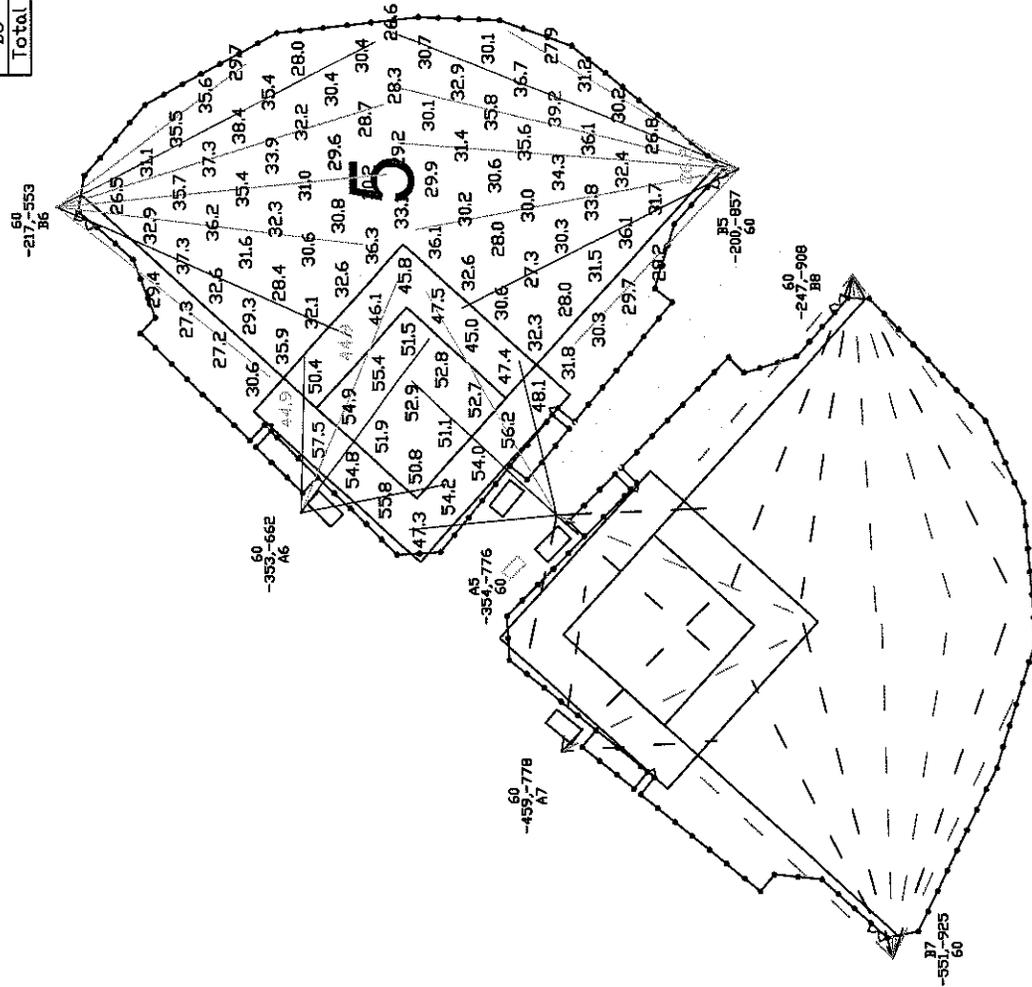
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 PHONE: 517/489-1581 800/938-9741
 FRANKLIN, WI
 HARDWARE INSTRUCTIONS
 AKT 2/08/18 15513D204 5 OF 10



CONTINUOUS LIGHT LEVEL

DASHED LINE = FIXTURES TURNED OFF



GUARANTEED FOR THE RATED LIFE OF THE LAMP WITHIN +/-10% OF LIGHT LEVEL INDICATED. BASED ON PROPER INSTALLATION VOLTAGE +/-5%. POLE PLACEMENT AND MOUNTING HEIGHT WITHIN 3 FEET OF SPECIFIED LOCATION AND HEIGHT. ALL FIXTURES MUST COMPLY WITH CURRENT IESNA STANDARDS.

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Pole	x-loc	y-loc	height	2	4X3	4X4	4X4D	Total	kw	EPA
A5	-354	-776	60ft	2	2	6	4-4	14.1	14.1	12.54
A6	-353	-662	60ft	1	1	3	4	7.1	7.1	11.12
A7	-459	-778	60ft	1	1	3	4	7.1	7.1	11.09
B5	-200	-857	60ft	1	1	4	7	12.4	12.4	23.26
B6	-217	-553	60ft	1	1	5	7	12.4	12.4	23.27
B7	-551	-925	60ft	1	1	4	2	12.4	12.4	23.6
B8	-247	-908	60ft	1	1	4	2	12.4	12.4	23.27
Total				4	4-1	17	15-3	44	77.7	

- 2 PRO SERIES 1650W
- 4X4D PRO SERIES 1650W
- 4X4 PRO SERIES 1650W
- 4X3 PRO SERIES 1650W

Irregular Baseball #5
103 points (25 infield, 78 outfield) at z=3, sp 20ft by 20ft
HORIZONTAL FOOTCANDLES

	Infield	Outfield
Average	31.7	51.0
Maximum	39.2	57.5
Minimum	26.2	44.9
AvgMin	1.21	1.13
MaxMin	1.50	1.28
Coef Var	0.10	0.08
UnifGrad	1.32	1.28
Utilance	0.15	0.08

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REVISED (LAST DATE) 01-15-2011 - JA

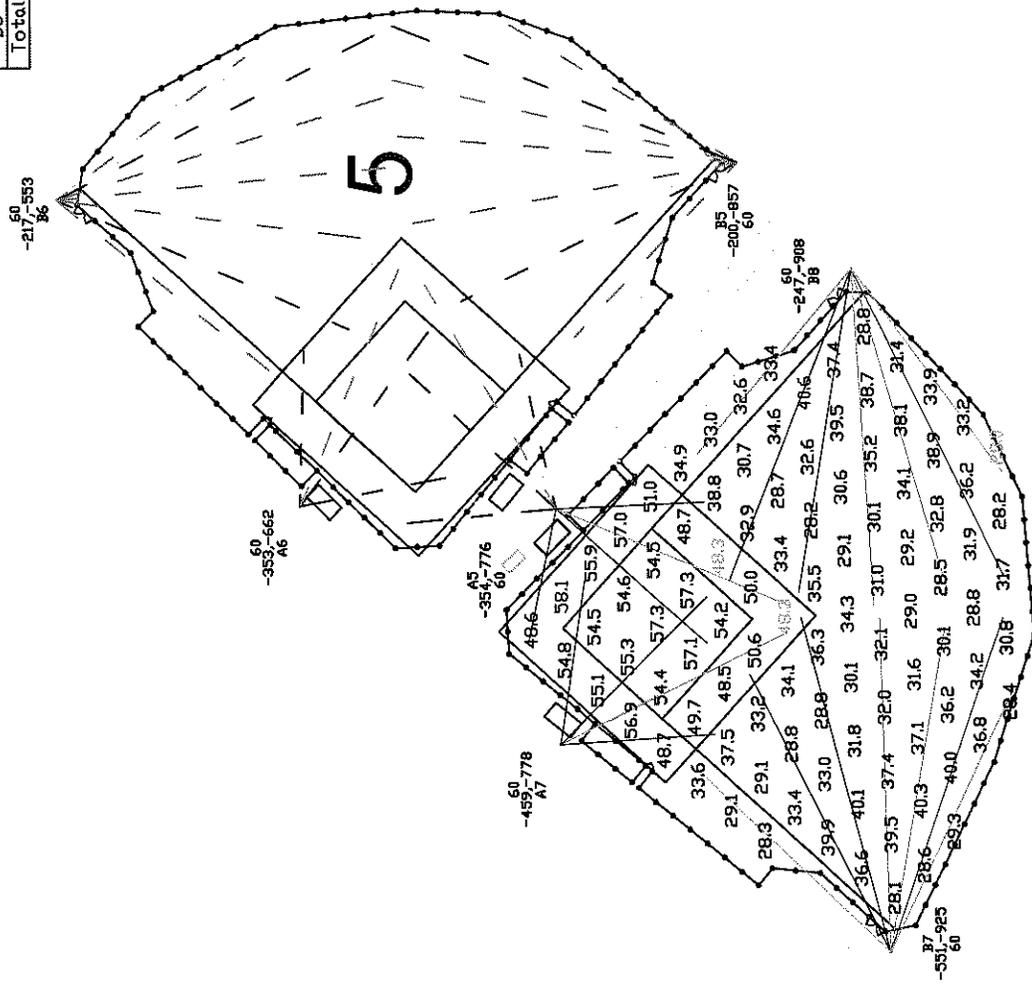
BASEBALL FIELD LIGHTING
 THE ROCK, FRANKLIN, WI

TT SCALE=1 01-30-13 6 OF 7

INDIVIDUAL POINTS MAY VARY FROM PREDICTIONS. UNIFORMITIES GUARANTEED TO MEET THE IESNA'S RECOMMENDATIONS (UNLESS SHOWN HIGHER DUE TO DESIGN CRITERIA).

CONTINUOUS LIGHT LEVEL

DASHED LINE = FIXTURES TURNED OFF



Pole	x-loc	y-loc	height	2	4X3	4X4	4X4D	Total	kw	EPA
A5	-354	-776	60ft				6	4-4	14.1	12.54
A6	-353	-662	60ft	1			3	4	7.1	11.12
A7	-459	-778	60ft	1			3	4	7.1	11.09
B5	-200	-857	60ft	1		4	1	7	12.4	23.26
B6	-217	-553	60ft	1		5	1	7	12.4	23.27
B7	-551	-925	60ft	1		4	2	7	12.4	23.6
B8	-247	-908	60ft	1		4	2	7	12.4	23.27
Total				4	4-1	17	15-3	44	77.7	

- 2 PRD SERIES 1650W
- 4X4D PRD SERIES 1650W
- 4X4 PRD SERIES 1650W
- 4X3 PRD SERIES 1650W

Irregular Baseball #6
 99 points (25 infield, 74 outfield) at z=3, sp 20ft by 20ft
 HORIZONTAL FOOTCANDLES

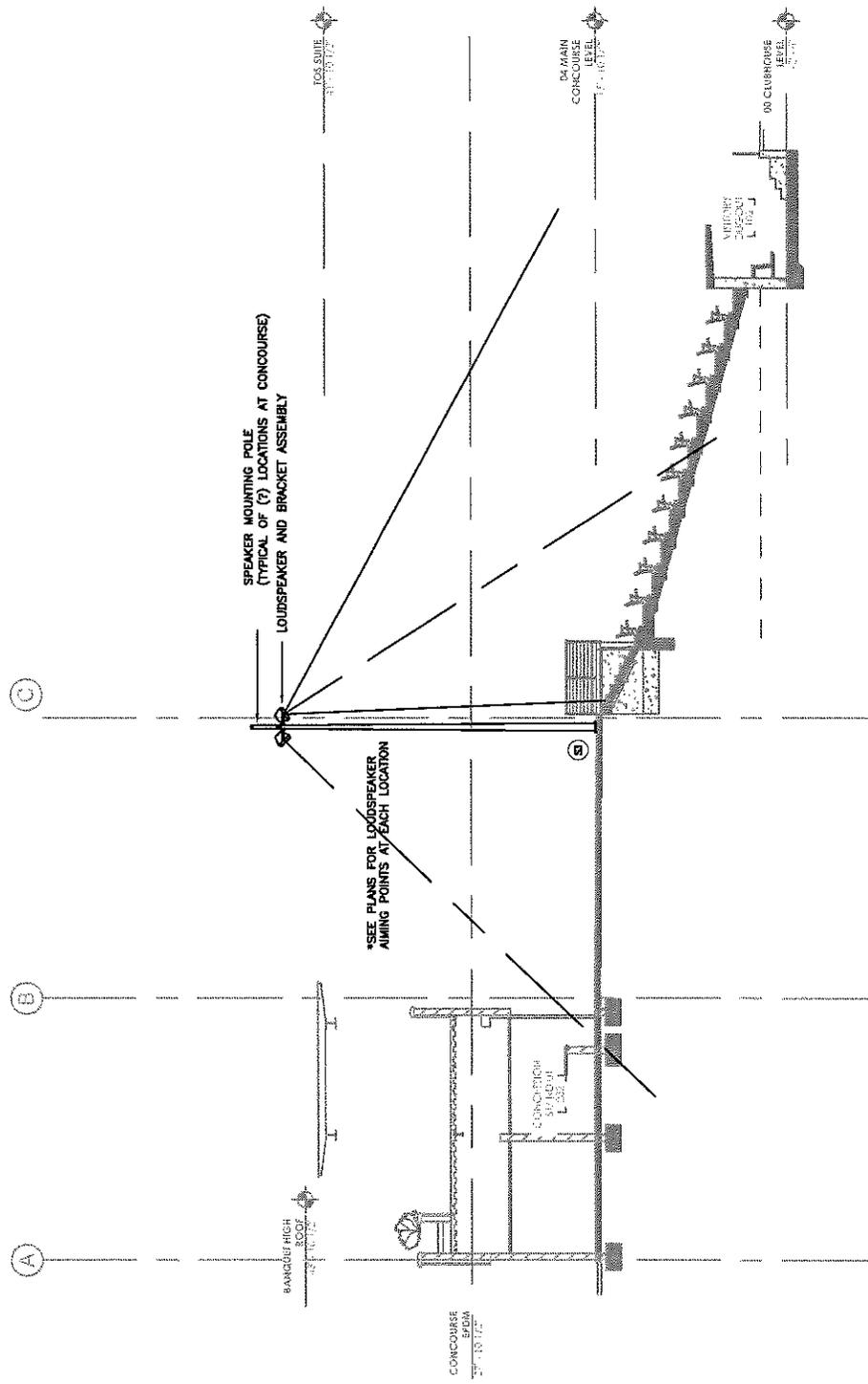
	Infield	Outfield
Average	33.2	53.2
Maximum	40.6	58.1
Minimum	28.0	48.3
AvGMin	1.18	1.10
MaxMin	1.45	1.20
Coef Var	0.11	0.06
UnifGrad	1.38	1.20
Utilance	0.14	0.08

GUARANTEED FOR THE RATED LIFE OF THE LAMP WITHIN +/-10% OF LIGHT LEVEL INDICATED. BASED ON PROPER INSTALLATION, VOLTAGE +/-5% POLE PLACEMENT AND MOUNTING HEIGHT WITHIN 3 FEET OF THE RATED HEIGHT AND WIND LOADS TO COMPLY WITH CURRENT ASBESTO STANDARDS

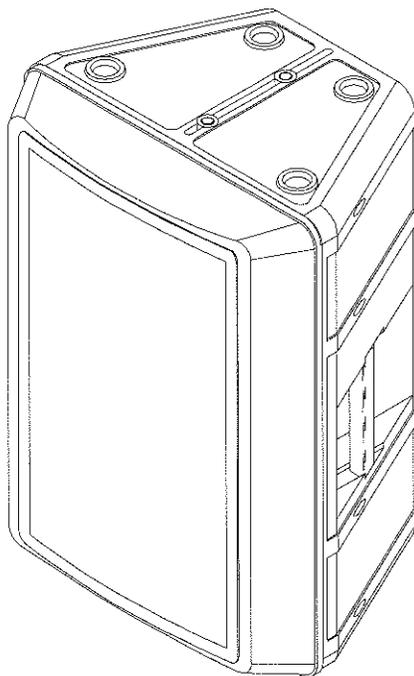
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 WWW.QUALITE.COM

REVISED (LAST DATE) 01-30-13
 BASEBALL FIELD LIGHTING
 THE ROCK, FRANKLIN, WI
 SCALE=1 7 OF 7



<p>PROJECT: BAKERSFIELD BLAZE</p> <p>PROJ. NO.</p>	 <p>Technical Design Group 195 MONTYKALE LANE BUSA, TEXAS 78610 512-422-5156 JOHN@TDS-TEXAS.COM</p>	<p>REFERENCE SHEET: EV4.01</p> <p>DRAWING TITLE: LOUDSPEAKER ORIENTATION</p>	<p>SK #:AV-SK1</p> <p>ISSUED: △ 03-12-14</p>
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S_x 300PI S_x 300PIX 300-Watt Two-Way Weather-Resistant Speaker Systems

- Ring-Mode Decoupling (RMD™) for increased intelligibility
- Lightweight Structural-foam enclosure
- Stand mountable and arrayable
- High efficiency (99 dB, 1 W/1 m)
- High power handling (Sx300PI: 300-watts continuous, 1,200-watts short term)
- Powder-coated, full-face stainless-steel grill with foam backing
- Four molded-in attachment points (metric M8 x 1.25) for secure suspension
- 100-watt transformer option (Sx300PIX)
- Available in white

Description

The Sx300PI and Sx300PIX are continuations of the popular the Sx-series offering the added value of weather-resistant cabinets. The Electro-Voice Sx300PI is a 300-watt, 12-inch, two-way, high-efficiency, constant-directivity speaker system for permanent installation. Through the extensive use of computer-aided design and modeling, Electro-Voice engineers have developed a state-of-the-art professional loudspeaker system for permanent installation where weather resistance is needed. The Sx300PIX is the same as the Sx300PI with the addition of an AT100 transformer.

The high-frequency section of the Sx300PI utilizes a molded-in, 65° x 65° constant-directivity horn. This unique pattern contributes to high intelligibility. Vocals sound natural, yet "cut through" in reverberant, noisy rooms. In addition, the coverage pattern is unusually uniform over its range of operation. Sound quality off axis is very consistent, even at 45° off axis (a 90° total coverage angle), well beyond the rated coverage angle. The horn's unique, Varipath™ throat geometry* helps direct driver output to the corners of the room, points of coverage not described in the usual specifications of horizontal and vertical coverage angles, and parts of the audience that typically do

not receive the strongest coverage.

One of the many other unique features of the Sx300PI is the cabinet. Constructed of high-impact polypropylene structural foam, it provides a stiff and extremely durable enclosure. Molded into the cabinet are an integral carrying handle and a stand socket for mounting on 1 $\frac{3}{8}$ -inch stands such as the Electro-Voice 100BK. Rubber feet attached to the bottom of the cabinet and mating sockets molded into the top provide a means of stacking systems. The trapezoidal-shaped cabinet in combination with the uniform, 65° x 65° directivity characteristics, make the Sx300PI ideal for use alone or in arrays.

The Sx300PI's high-frequency horn is driven by the Electro-Voice DH2010A one-inch-throat, wide bandwidth, titanium-diaphragm driver. The DH2010A uses a unique, convex-drive Time Path™ phasing plug structure (U.S. Patent #4,525,604) for smooth and extended high-frequency performance. The voice coil is coupled to the diaphragm with EV's exclusive Resonant Drive™ technology. This increases and smooths the high-frequency response and reduces the amount of internal equalization required for flat frequency response. Driver output extends to 25,000 Hz. A self-resetting, high-frequency protection circuit, EV's PRO™ circuit, is included with the Sx300PI to prevent accidental overdrive and improve system reliability. If the input power

to the high-frequency driver exceeds the nominal rating, the protection circuit is activated and reduces the power delivered to the driver by 6 dB. The system will remain in this mode of operation until the input power is reduced to a safe level.

The bass section of the Sx300PI is designed using Thiele-Small parameters for efficient performance to below 80 Hz. The woofer is a DL12Sx 12-inch unit featuring beryllium copper lead wires, a low-mass, edge-wound voice coil and high-temperature materials. The part of the magnetic structure adjacent to the coil is insulated using the exclusive EV PROTEF™ process (U.S. Patent #4,547,632). The system combines professional-quality components, arranged in a time-coherent vertical array, with an unusually durable Thiele-Small-aligned vented enclosure. The result is clear and articulate, high-quality sound.

Ring-Mode Decoupling (RMD™)

The Sx300PI controls both acoustical and mechanical ring modes to provide dramatically increased intelligibility, using techniques learned from the development of the Electro-Voice X-array™ concert speakers. There is much less coloration of the sound from resonating sources, leaving only the intended sound to be heard by the audience.

* Patent pending

Sx300PI and Sx300PIX 300-Watt Two-Way Weather-Resistant Speaker Systems

Frequency Response

The combination of a 12-inch woofer, wide bandwidth high-frequency driver and an equalized crossover results in the wide and smooth overall response shown in Figure 1. This response was measured at 10 feet, using a 4-volt input in an anechoic chamber, and was measured using a swept sine-wave input. No external equalization was used. Figure 1 has been averaged and corrected for 1 watt at 1 meter.

Port Covers

The four ports surrounding the woofer may be "sealed" in order to add further weather protection to the system. Optional port covers may be used in situations where increased weather resistance is needed. This will aid in the prevention of any moisture that may protrude through the foam-backed grill under extreme weather conditions to accumulate inside the enclosure. The optional port cover "kit" is supplied along with instructions with each system. However, once the aid of the port covers are installed, a difference of frequency response will change as shown in Figure 2.

Constant-Directivity Speaker System

The crossover frequency and speaker component geometries have been selected so that the directional characteristics of the woofer and constant-directivity horn match at the crossover frequency to create a special system type—the constant-directivity system. Response within the 65° rated coverage angle is uniform, which means dependable audience coverage without "hot spots" or dead zones at certain frequencies. The 65° dispersion characteristic also helps avoid early reflections from nearby floor or sidewall surfaces which could degrade performance. The controlled directivity of the high- and low-frequency transducers also eliminates response irregularities caused by diffraction off nearby enclosure edges and, in combination with an essentially flat on-axis frequency response, produces a total acoustic power output that is uniform with frequency.

Directivity

A unique feature of the Sx300PI is the constant-directivity dispersion provided by the 65° x 65° horn. The polar response of the system at selected one-third-octave band-

widths is shown in Figure 2. These polar responses were measured in an anechoic environment at 10 feet using one-third-octave pink-noise inputs. The frequencies selected are fully representative of the polar response of the system. Beamwidth of the system utilizing the complete one-third-octave polar data is shown in Figure 4. R_q and directivity index (D_i) are plotted in Figure 5.

Suspending Sx300PI Enclosures

WARNING: Suspending any object is potentially dangerous and should only be attempted by individuals who have a thorough knowledge of the techniques and regulations of rigging objects overhead. Electro-Voice strongly recommends that the Sx300PI be suspended taking into account all current national, federal, state and local regulations. It is the responsibility of the installer to ensure the Sx300PI is safely installed in accordance with all such regulations. If the Sx300PI is suspended, Electro-Voice strongly recommends that the system be inspected at least once a year. If any sign of weakness or damage is detected, remedial action should be taken immediately.

When mounting the Sx300PI in a location where a weather-resistant system is required, a minimum of a five-degree down angle is recommended. (See Figure 9.) This will aid in the prevention of any moisture protruding through the foam-backed grille. A manual entitled *Suspending System 200™ Loudspeakers* is included with every Sx300PI system. It gives a summary of the suspension kits available and an idea of how each kit is used. A brief overview, which illustrates some approaches for single and multiple suspension, is given here for the benefit of the system designer. Please refer to individual suspension kit engineering data sheets for full details and safety information. The first approach is to suspend an **individual** Sx300PI enclosure. The four metric M8 x 1.25 inserts (see Figure 6) which are built into the enclosure allow the system to be suspended using eyebolts (Mb100 Accessory Kit). Typically it will be necessary to attach two cables to the top eyebolt and "pull up" on the rear. The Mb200 bracket (see Figure 8) encompasses the top and bottom of the enclosure and has additional features to make suspending the Sx300PI easier and more flexible. Electro-Voice recommends the use of the Mb200 in all but the

simplest situations. The Mb200 has supplementary holes to allow the Sx300PI to be attached to a wall or ceiling and aimed at an audience.

The Mb200 Installation Kit also allows the use of OmniMount® Series 100 mounting hardware by providing three-hole-pattern groups compatible with these support systems. When OmniMount® Series 100 mounting hardware is specified, the Mb200 Installation Kit must first be attached to the speaker enclosure.

The second approach is to suspend **multiple** Sx300PI enclosures. The Sx300PI enclosure is not designed to suspend multiple enclosures from itself. If an "array" is required, then multiple Mb200's must be used. Arrays may be constructed vertically by "daisy chaining" two Mb200's from each other. The Mb300 array bracket allows the easy and secure construction of horizontal arrays, using Mb200's to support the enclosure.

Power-Handling Capacity

To our knowledge, Electro-Voice was the first U.S. manufacturer to develop and publish a power test closely related to real-life conditions. First, we use a random-noise input signal because it contains many frequencies simultaneously, just like real voice or instrument program. Second, our signal contains more energy at extremely high and low frequencies than typical actual program, adding an extra measure of reliability. Third, the test signal includes not only the overall "long term average" or "continuous" level—which our ears interpret as loudness—but also short-duration peaks which are many times higher than the average, just like actual program. The long-term average level stresses the speaker thermally (heat). The instantaneous peaks test mechanical reliability (cone and diaphragm excursion). Note that the sine-wave test signals sometimes used have a much less demanding peak value relative to their average level. In actual use, long-term average levels exist from several seconds on up, but we apply the long-term average for several hours, adding another extra measure of reliability.

Specifically, the Sx300PI is designed to withstand the power test described in the ANSI/EIA RS-426-A 1980. The EIA test spectrum is applied for eight hours. To obtain the spectrum, the output of a white-noise generator (white noise is a particular type

Sx300PI and Sx300PIX 300-Watt Two-Way Weather-Resistant Speaker Systems

of random noise with equal energy per bandwidth in Hz) is fed to a shaping filter with 6-dB-per-octave slopes below 40 Hz and above 318 Hz. When measured with the usual constant-percentage bandwidth analyzer (one-third-octave), this shaping filter produces a spectrum whose 3-dB-down points are at 100 Hz and 1,200 Hz with a 3-dB-per-octave slope above 1,200 Hz. This shaped signal is sent to the power amplifier with the continuous power set at 300 watts into the 7.1-ohm EIA equivalent impedance (46.2 volts true rms). Amplifier clipping sets instantaneous peaks at 6 dB above the continuous power, or 1,200-watts peak (92.5 volts peak). This procedure provides a rigorous test of both thermal and mechanical failure modes.

Amplifier Power Recommendations

As noted in the Power-Handling Capacity section above, the Sx300PI has a random-noise power capacity of 300-watts long term (1,200-watts peak) (nontransformer) per ANSI/EIA RS-426-A 1980. The following guidelines will help relate this number to an appropriate power amplifier output rating.

1. To use the Sx300PI to full capacity, skilled experts in sound system installation and operation will obtain the best results if the power amplifier is 2.0 to 4.0 times the long-term average noise-power rating of the speaker system. For the Sx300PI this is 600 to 1,200 watts (nontransformer).

The caution cannot be made strongly enough, however, that this arrangement is only for experts or for those who can discipline themselves against "pushing" the system for ever-higher sound levels and who can avoid "accidents" such as catastrophic feedback or dropped microphones.

2. A more conservative, "normal" amplifier size, which will produce audible results nearly equal to those of the "expert" recommendation, is 1.0 to 1.4 times the long-term average noise-power rating of the speaker. For the Sx300PI, this is 300 to 420 watts (nontransformer).
3. To be very conservative, one can use an amplifier rated at 0.5 to 0.7 times the long-term average noise-power rating of the loudspeaker. For the Sx300PI this is 150 to 210 watts (nontransformer).

Request P.A. Bible Addition No. Two ("Power Handling Capacity") for more background on these recommendations.

Sx300PI Connections

The Sx300PI is equipped with two Neutrik Speakon® NL4MP connectors.

In continued high-power applications, Electro-Voice recommends the use of the Speakon connector. The Speakon NL4MP will mate to a NL4FC Speakon connector, which is a 4-pin connector. Figure 7 shows typical wiring configurations using banana plugs. Cable connections for the Sx300PI should be made to the I+ and I- terminals only. Cable connections for the Sx300PIX should be made as shown in Figure 9, depending on the given input voltage and the desired output wattage. Cables utilizing the Speakon NL4FC are available from your local dealer or from the companies listed below:

Pro Co Sound, Inc.

135 E. Kalamazoo Ave.
Kalamazoo, MI 49007
616/388-9675

Whirlwind Music Distributors, Inc.

P.O. Box 1075
Rochester, NY 14603
716/663-8820

Neutrik USA, Inc.

195-S3 Lehigh Ave.
Lakewood, NJ 08701
908/901-9488

It is recommended that after making the proper connection with the Speakon connector to the input on the enclosure, a bead of sealant should be applied around the connection to assure a watertight seal.

Weather-Resistant Mounting

When mounting the Sx300 PI in a location where a weather-resistant system is required a minimum of a five-degree down angle is recommended. (See figure 9.) This will help prevent any moisture from wicking through the foam and mesh-backed grille and accumulating inside the enclosure under extreme weather conditions.

Architects' and Engineers' Specifications

The loudspeaker shall consist of a 305-mm

(12-inch) low-frequency transducer in a trapezoidal-shaped enclosure; a high-frequency compression driver with a pure titanium diaphragm coupled to a 65° x 65° constant-directivity horn molded into the front baffle of the enclosure; and a passive crossover-equalizer network with protection for the high-frequency driver. The loudspeaker shall meet the following performance criteria: frequency response of 80 to 25,000 Hz, -3 dB; power handling of 300-watts long term and 1,200-watts short term (nontransformer), with a shaped random-noise input per ANSI/EIA RS-426-A 1980; sensitivity of 99 dB SPL at 1 meter with a 1-watt, 300- to 2,000-Hz pink-noise input; 6-dB-down horizontal coverage angle of 65° ±15° in the 2,000- to 20,000-Hz range; 6-dB-down vertical coverage angle of 65° ±15° in the 2,000- to 20,000-Hz range; crossover frequency of 1,500 Hz; nominal impedance of 8 ohms and minimum impedance of 6 ohms. Paralleled input and output connectors shall be present, consisting of Neutrik Speakon® NL4MP connectors. The enclosure shall be constructed of polypropylene structural foam and fitted with a full-face, foam-backed, stainless-steel grille, an integral handle, a stand socket for mounting on 1³/₈-inch stands, rubber feet and mating sockets to facilitate stacking. Dimensions shall be 586 mm (23.1 in.) high x 429 mm (16.9 in.) wide x 312 mm (12.3 in.) deep. Net weight shall be 17.7 kg (39 lb) nontransformer; 21.7 kg (48 lb) transformer. The loudspeaker systems shall be the Electro-Voice Sx300PI, Sx300PIX, Sx300PI-W, Sx300PIX-W.

Uniform Limited Warranty

Electro-Voice products are guaranteed against malfunction due to defects in materials or workmanship for a specified period, as noted in the individual product-line statement(s) below, or in the individual product data sheet or owner's manual, beginning with the date of original purchase. If such malfunction occurs during the specified period, the product will be repaired or replaced (at our option) without charge. The product will be returned to the customer prepaid. **Exclusions and Limitations:** The Limited Warranty does not apply to: (a) exterior finish or appearance; (b) certain specific items described in the individual product-line statement(s) below, or in the indi-

Sx300PI and Sx300PIX 300-Watt Two-Way Weather-Resistant Speaker Systems

vidual product data sheet or owner's manual; (c) malfunction resulting from use or operation of the product other than as specified in the product data sheet or owner's manual; (d) malfunction resulting from misuse or abuse of the product; or (e) malfunction occurring at any time after repairs have been made to the product by anyone other than Electro-Voice Service or any of its authorized service representatives. **Obtaining Warranty Service:** To obtain warranty service, a customer must deliver the product, pre-paid, to Electro-Voice Service or any of its authorized service representatives together with proof of purchase of the product in the form of a bill of sale or receipted invoice. A list of authorized service representatives is available from Electro-Voice Service at: 1 Telex Drive, Morrilton, AR 72110 (800/685-2606 or at 501/354-0111). **Incidental and Conse-**

quential Damages Excluded: Product repair or replacement and return to the customer are the only remedies provided to the customer. Electro-Voice shall not be liable for any incidental or consequential damages including, without limitation, injury to persons or property or loss of use. Some states do not allow the exclusion or limitation of incidental or consequential damages so the above limitation or exclusion may not apply to you. **Other Rights:** This warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

Electro-Voice Speakers and Speaker Systems are guaranteed against malfunction due to defects in materials or workmanship for a period of five (5) years from the date of original purchase. The Limited Warranty

does not apply to burned voice coils or malfunctions such as cone and/or coil damage resulting from improperly designed enclosures. Electro-Voice active electronics associated with the speaker systems are guaranteed for three (3) years from the date of original purchase. Additional details are included in the Uniform Limited Warranty statement.

For warranty repair, service information, or a listing of the repair facilities nearest you, contact the service repair department at: 800/685-2606 or 501/354-0111.

For technical assistance, contact Technical Support at 800/392-3497 (ext. 4656) or 952/736-4656, M-F, 8:00 a.m. to 5:00 p.m., Central Standard time.

Specifications subject to change without notice.

Figure 1 — Sx300PI Frequency Response (1watt/1 meter, anechoic environment) (open ports)

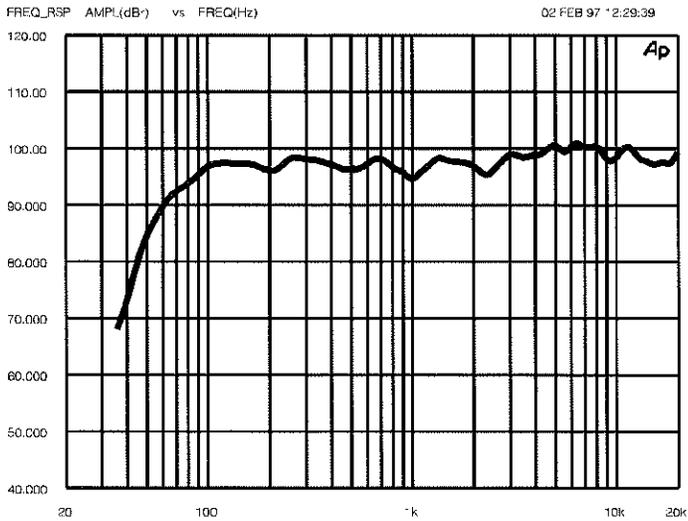
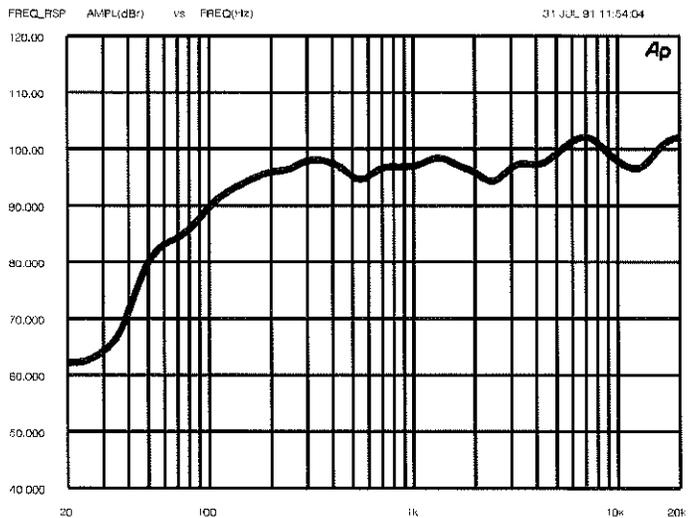
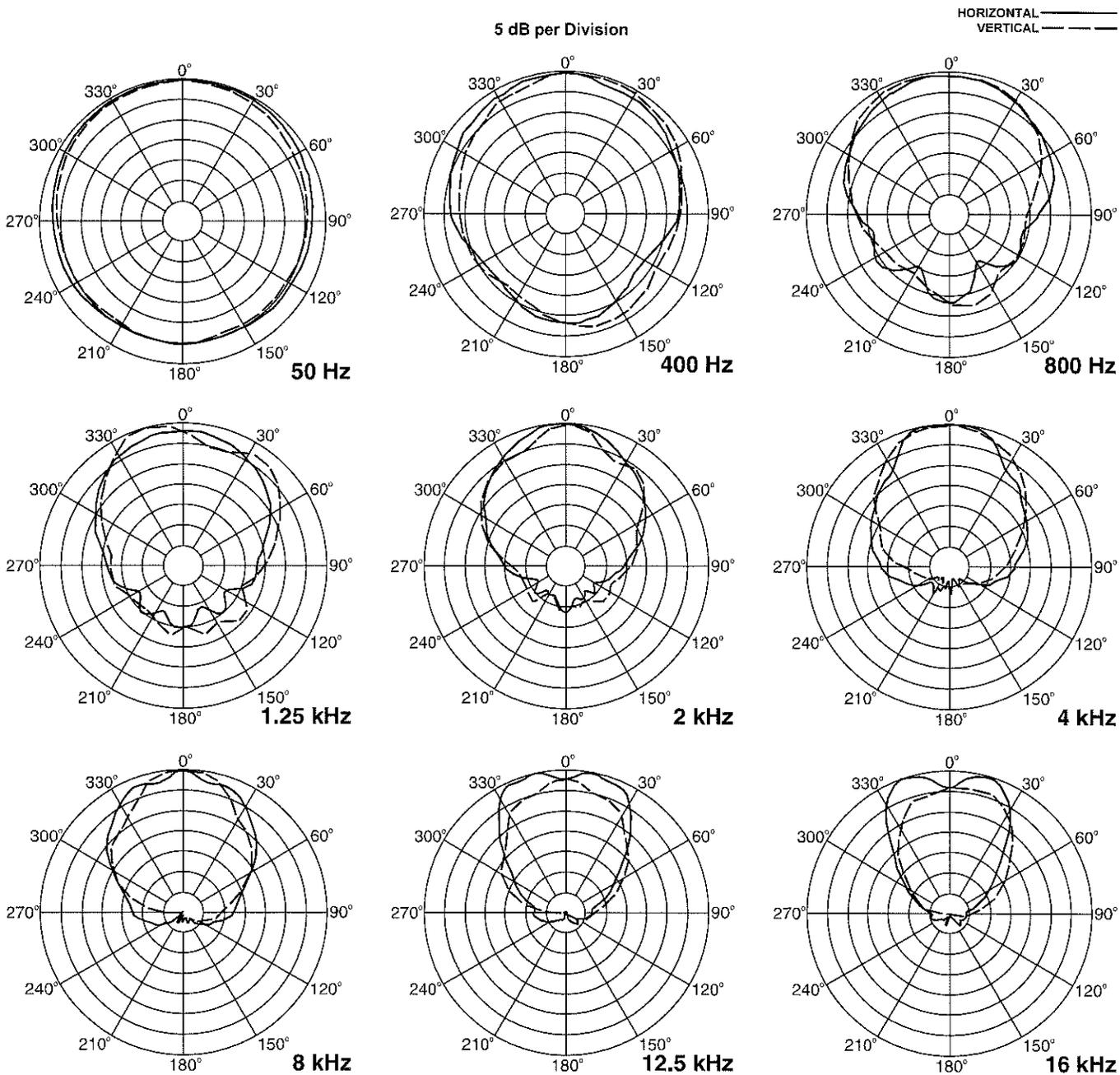


Figure 2 — Sx300PI Frequency Response (1 watt / 1 meter, anechoic environment) (closed ports)



Sx300PI and Sx300PIX 300-Watt Two-Way Weather-Resistant Speaker Systems

Figure 3 — Polar Response (anechoic environment) (open ports)



Sx300PI and Sx300PIX 300-Watt Two-Way Weather-Resistant Speaker Systems

Sx300PI and Sx300PIX 300-Watt Two-Way Weather-Resistant Speaker Systems

Figure 4 — Beamwidth Response (anechoic environment) (open ports)

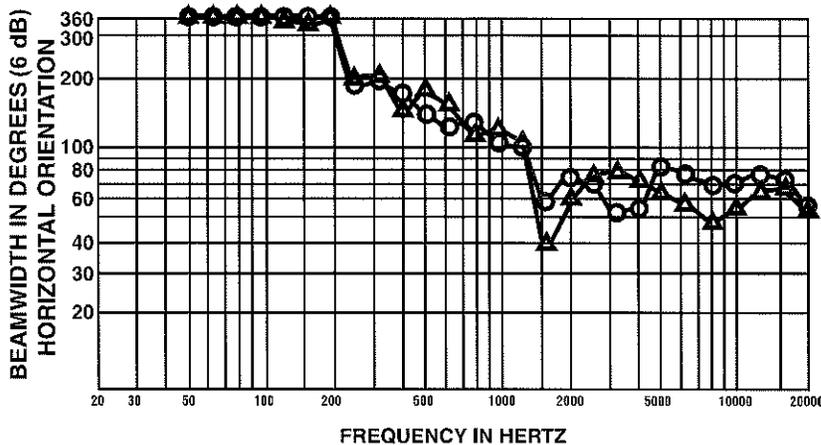


Figure 5 — Directivity Response (anechoic environment) (open ports)

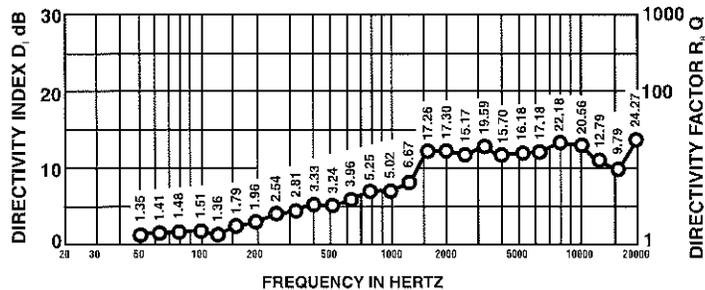
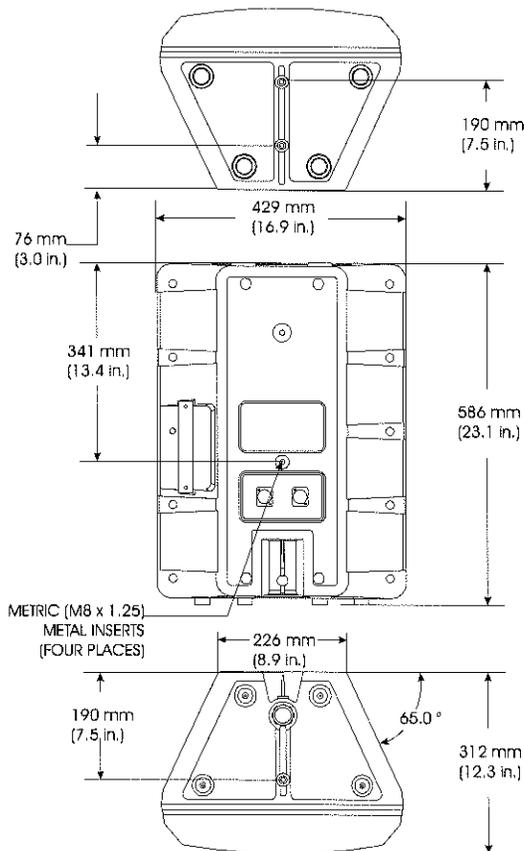
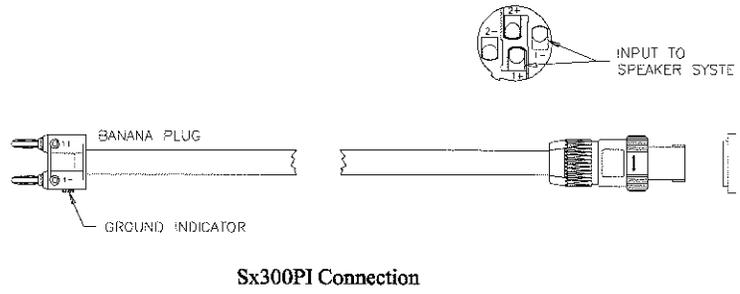


Figure 6 — Sx300PI/ Sx300PIX Dimensions

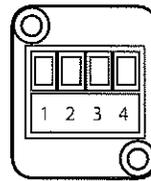


Sx300PI and Sx300PIX 300-Watt Two-Way Weather-Resistant Speaker Systems

Figure 7 — Cable Configurations for Sx300PI and Sx300PIX



Sx300PI Connection



	70.7 VOLT	100 VOLT
PIN 4	50W	100W
PIN 3	70W	140W
PIN 2	100W	200W
PIN 1	COMMON	COMMON

CONNECTIONS TO TRANSFORMER TAPS

Sx300PIX Connection

Figure 8 — Suspending the Sx300PI Using Mb200 Installation Kit

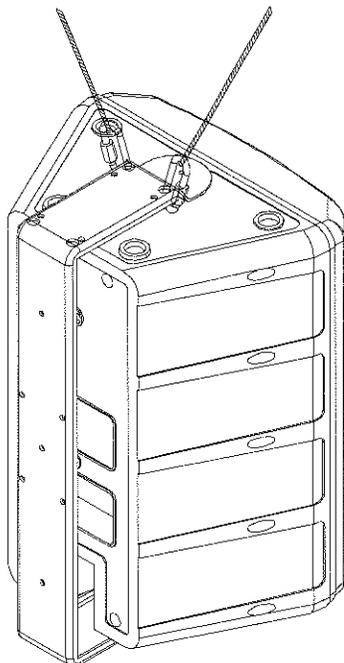
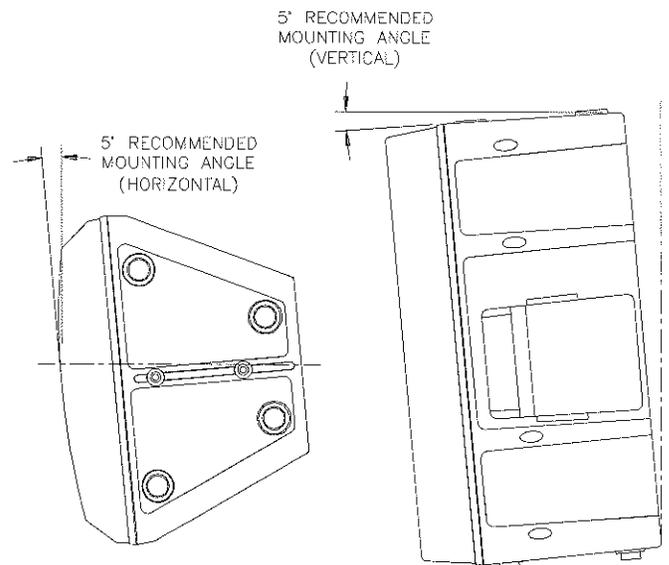


Figure 9 — Recommended Mounting of the Sx300PI and Sx300PIX



Sx300PI and Sx300PIX 300-Watt Two-Way Weather-Resistant Speaker Systems

Sx300PI and Sx300PIX 300-Watt Two-Way Weather-Resistant Speaker Systems

Specifications

Versions Available:

Sx300PI—two-way, full-range speaker system (300 watt)

Sx300PIX—two-way, full-range speaker system with 100-watt transformer

Sx300PI-W—two-way, full-range speaker system (300 watt), white

Sx300PIX-W—two-way, full-range speaker system with 100-watt transformer, white

Axial Frequency Response (swept sine-wave input, 4 volts at 10 feet on axis, anechoic environment, normalized for 1 watt/1 meter; see Figure 1):
80-25,000 Hz

(Open Port) Low-Frequency 3-dB-Down Point:
90 Hz

Half-Space Reference Efficiency:
5.9%

Long-Term Average Power-Handling Capacity per ANSI/EIA RS-426-A 1980 (see Power-Handling Capacity section):

300 watts (nontransformer)

200 watts - 100-V line (transformer)

100 watts - 70.7-V line (transformer)

Maximum Woofer Acoustic Output:
17.7 watts

Sensitivity (SPL at 1 meter, 1 watt input, anechoic environment, band-limited pink-noise signal, 300-2,000 Hz):
99 dB

Dispersion Angle Included by 6-dB-Down Points on Polar Responses, Indicated One-Third-Octave Bands of Pink Noise (see Figure),

2,000-20,000 Hz, Horizontal:
65° -15°

2,000-20,000 Hz, Vertical:
65° -15°

Directivity Factor $R_q(Q)$, 800-16,000 Hz Median (see Figure 5):
14.3 (+7.9, -9.3)

Directivity Index D_i , 800-16,000 Hz Median (see Figure 5):
11.1 dB (+2.4 dB, -4.1 dB)

Distortion, 0.1 Full Power Input, Second Harmonic,

100 Hz: 1.2%

1,000 Hz: 1.4%

10,000 Hz: 10%

Third Harmonic,

100 Hz: 0.1%

1,000 Hz: 1.4%

10,000 Hz: 2.5%

Distortion, 0.01 Full Power Input, Second Harmonic,

100 Hz: 0.2%

1,000 Hz: 1.1%

10,000 Hz: 1.0%

Third Harmonic,

100 Hz: 0.1%

1,000 Hz: 0.4%

10,000 Hz: 0.2%

Transducer Complement, High Frequency:

DH2010A driver

Low Frequency:

12-inch EV woofer

Box-Tuning Frequency:
63 Hz

Crossover Frequency:
1,500 Hz

Crossover Slope,

Low Pass:

12 dB per octave

High Pass:

12 dB per octave

Impedance, Sx300PI

Nominal:

8 ohms

Minimum:

6 ohms

Impedance, Sx300PIX at Highest Wattage Tap,

Nominal:

50 ohms

at 1 kHz:

111 ohms

Input Connections, Sx300PI:

Paralleled Neutrik Speakon® NL4MP connectors (allow paralleling of multiple speakers)

Input Connections, Sx300PIX:

Paralleled Phoenix-Style connectors (for wattage selection and paralleling of multiple speakers)

Enclosure Materials and Colors:

Polypropylene structural foam; choice of black or white

Supplied Accessories:

Suspending Sx100/Sx300 Series

Loudspeakers instruction manual

Optional Accessories:

100BK mounting stand

Mb100 forged eyebolt attachment kit

Mb200 wall/ceiling mounting bracket

Mb300 horizontal array kit

OmniMount® Series 100 mounting hardware**

VPCsX vinyl case

PDSx padded case

MBS200 Stainless Steel Bracket Kit

Attachment Points:

Four metric inserts (M8 x 1.25) (see Figure 5 and Suspending Sx300PI Enclosures section)

Dimensions (see Figure 5),

Height:

586 mm (23.1 in.)

Width:

429 mm (16.9 in.)

Depth:

312 mm (12.3 in.)

Net Weight:

17.7 kg (40 lb) – nontransformer

21.7 kg (49 lb) – transformer

Shipping Weight:

19.1 kg (43 lb) – nontransformer

23.1 kg (52 lb) – transformer

** Available through OmniMount Systems, Inc. OmniMount® is a registered trademark of OmniMount Systems, Inc.

Electro-Voice®

12000 Portland Ave. S., Burnsville, MN 55337

952/884-4051 Phone, 952/884-0043 Fax



Project: Ballpark
 Location: Franklin, WI
 Date: 10/12/2014

NOT FOR CONSTRUCTION

FRANKLIN, WI
 BALLPARK
 ZIMMERMAN VENTURES LLC
 700 EPICOTAL MOORE DRIVE
 FRANKLIN, WI 53126
 ZEN ARCHITECTURAL DESIGN
 Project No. 1400014
 Issue: 10/12/14

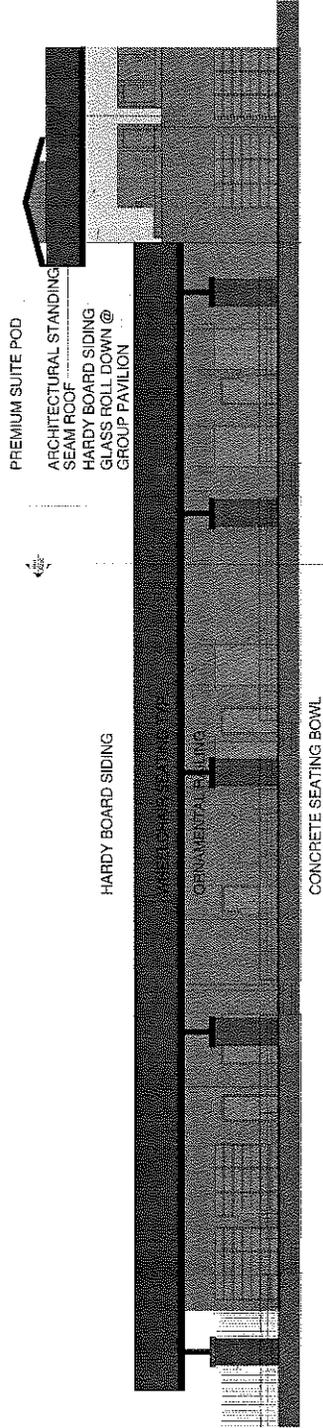
Revision # Description

NO.	DATE	DESCRIPTION
1	10/12/14	ISSUED FOR PERMIT
2	10/12/14	ISSUED FOR CONSTRUCTION
3	10/12/14	ISSUED FOR CONSTRUCTION
4	10/12/14	ISSUED FOR CONSTRUCTION
5	10/12/14	ISSUED FOR CONSTRUCTION
6	10/12/14	ISSUED FOR CONSTRUCTION
7	10/12/14	ISSUED FOR CONSTRUCTION
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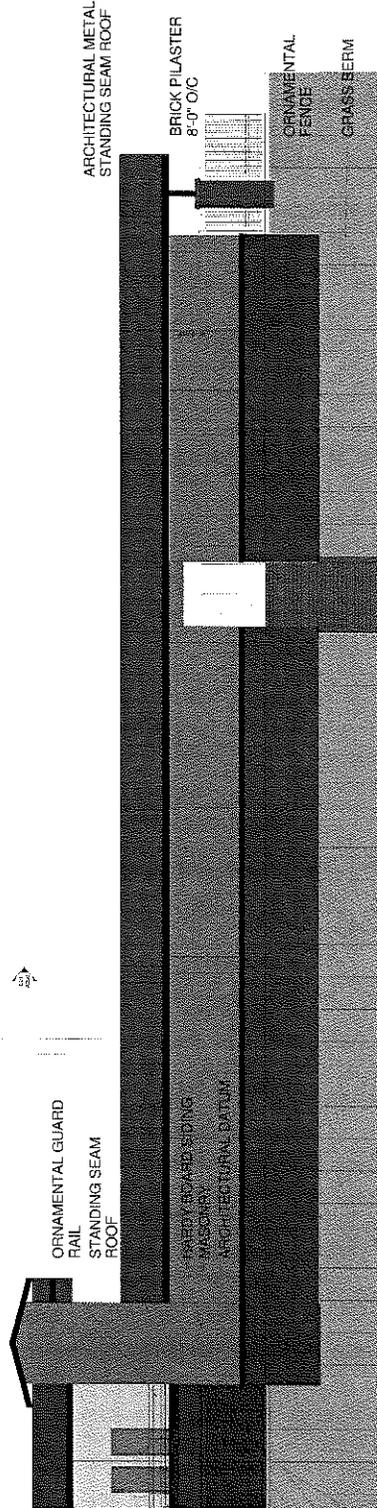
KEY PLAN

ELEVATIONS

A252



E01 TYPICAL INTERIOR CONCOURSE ELEVATION



A01 TYPICAL EXTERIOR ELEVATION

**The Rock Sports Complex
Phase 1 and Phase 2 Development**

**Table 15-3.0502
Worksheet for the Calculation of Base Site Area**

	Total Site	Phase 1	Phase 2
Step 1:	Indicate the total gross site area (in acres) as determined by the actual on-site boundary survey of the property.	125.28 acres	36.98 acres
Step 2:	Subtract land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road right-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	0 acres*	0 acres*
Step 3:	Subtract land which, as a part of a previous approved development or land division, was reserved for open space.	0 acres	0 acres
Step 4:	In the care of "Site Intensity and Capacity Calculations" for a proposed residential use, subtract the land proposed for nonresidential uses; or In the care of "Site Intensity and Capacity Calculations" for a proposed nonresidential use, subtract the land proposed for residential uses.	0 acres	0 acres
Step 5	Equals "Base Site Area"	125.28 acres	36.98 acres

* all lands within this development are located on land owned by Milwaukee County Parks as part of the Root River Parkway.

**The Rock Sports Complex
Phase 1 and Phase 2 Development**

**Table 15-3.0503
Worksheet for the Calculation of Resource Protection Land**

Natural Resource	Protection Standard Based Upon Zoning District Type			Acres of Land in Resource Feature	
	Agricultural	Residential	Non-Residential	Area (acres)	Preservation Land (acres)
Steep Slopes:					
10-19%	0.00	0.60	0.40	0	0
20-30%	0.65	0.75	0.70	0	0
+30%	0.90	0.85	0.80	0	0
Woodlands & Forests:					
Mature	0.70	0.70	0.70	2.408	1.685
Young	0.50	0.50	0.50	0	0
Lakes and Ponds	1	1	1	0	0
Streams	1	1	1	0	0
Shore Buffer	1	1	1	0	0
Floodplains/Floodlands	1	1	1	0	0
Wetland Buffers	1	1	1	0.225	0.225
Wetlands & Shoreland Wetlands	1	1	1	0.076	0.076
Total Resource Protection Land (Total of Acres of Land in Resource Feature to be Protected)				2.708	1.986

**The Rock Sports Complex
Phase 1 and Phase 2 Development**

**Table 15-3.0505
Worksheet for the Calculation of Site Intensity and Capacity of Non-Residential Development**

		Entire Site	Phase 1	Phase 2
Step 1:	Calculate Minimal Required On-Site Open Space: - Take Base Site Area (from Step 5 in Table 15-3.0502): - Multiple by Minimum Landscape Surface Ratio (LSR): - Equals Minimum Required On-site Landscape Surface =	125.28 acres 0.45 56.38 acres	39.40 acres 0.45 17.73 acres	36.98 acres 0.45 16.64 acres
Step 2:	Calculate Net Buildable Site Area: - Take Base Site Area (from Step 5 in Table 15-3.0502): - Subtract Total Resource Protection Land (Table 15-3.0503) or Minimum Required Landscape Surface (Step 1 above) whichever is greater - Equals Net Buildable Site Area	125.28 acres 56.38 acres 68.91 acres	39.40 acres 17.73 acres 21.67 acres	36.98 acres 16.64 acres 20.34 acres
Step 3:	Calculate Maximum Net Floor Area Yield of Site: - Take Net Buildable Site Area (from Step 2 above): - Multiply by Maximum Net Floor Area Ratio (NFAR): *** assume 0.57 for commercial, retail sales and service - Equals Maximum Net Floor Area Yield of Site	68.91 acres 0.57 39.28 acres	21.67 acres 0.57 12.35 acres	20.34 acres 0.57 11.59 acres
Step 4:	Calculate Maximum Gross Floor Area Yield of Site: - Take Base Site Area (from Step 5 of Table 15-3.0502): - Multiple by Maximum Gross Floor Area Ratio (GFAR) *** assume 0.31 for commercial, retail sales and service - Equals Maximum Gross Floor Area Yield of Site	125.28 acres 0.31 38.84 acres	39.40 acres 0.31 12.21 acres	36.98 acres 0.31 11.46 acres
Step 5	Determine Maximum Permitted Floor Area of Site: - Take lowest of Max Net Floor Area Yield of Site (Step 3 ab) or Max Gross Floor Area Yield of Site (Step 4 above): - Floor area in Square Feet	38.84 acres 1,691,772 sf	12.21 acres 531,974 sf	11.46 acres 499,353 sf

NATURAL RESOURCE PROTECTION PLAN FOR PHASE 2

NATURAL RESOURCE DISTURBANCE

LOCATION	WETLAND AREA		WETLAND DISTURBANCE	
	SQ. FT.	% OF TOTAL	SQ. FT.	% OF TOTAL
WETLAND 1	5,120	100%	5,120	100%
TOTALS	5,120	100%	5,120	100%

LOCATION	WOODLAND AREA		WOODLAND DISTURBANCE	
	SQ. FT.	% OF TOTAL	SQ. FT.	% OF TOTAL
WOODLAND 1	2,100	100%	2,100	100%
TOTALS	2,100	100%	2,100	100%

VILLAGE OF GREENDALE
 (500'± 0.7%) (2635.23)
 500'± 0.7% (2635.23)



See next tab for details.
 Call before you dig.

- LEGEND**
- 1. TAX / ROAD / STREAM
 - 2. WETLAND
 - 3. WETLAND (WETLAND 1)
 - 4. WETLAND (WETLAND 2)
 - 5. WETLAND (WETLAND 3)
 - 6. WETLAND (WETLAND 4)
 - 7. WETLAND (WETLAND 5)
 - 8. WETLAND (WETLAND 6)
 - 9. WETLAND (WETLAND 7)
 - 10. WETLAND (WETLAND 8)
 - 11. WETLAND (WETLAND 9)
 - 12. WETLAND (WETLAND 10)
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1. DISTURBANCE LIMIT/PHASE BOUNDARY
 2. PROPERTY BOUNDARY
 3. PHASE BOUNDARY
 4. APPROXIMATE LIMIT OF WASTE
 5. FLOODPLAIN IS ALL AREAS AT ELEVATION 100.0 OR HIGHER WHICH ARE LOCATED OUTSIDE PROPOSED LOT, WETLAND AND WETLAND DISTURBANCE LIMITS.

1. DEVELOPMENT NAME: ROCK SPORTS COMPLEX
2. LOCATION: 7600 N. CRYSTAL RIDGE DRIVE, FRANKLIN, WISCONSIN
3. OWNER: ROCK SPORTS COMPLEX LLC
4. DEVELOPER: ROCK SPORTS COMPLEX LLC, 7600 N. CRYSTAL RIDGE DRIVE, FRANKLIN, WISCONSIN
5. WETLAND DELINEATOR: HEATHER PATRICK
6. WETLAND DELINEATION: AUGUST 14, 2013
7. WETLAND DELINEATION: CONFORMANCE LETTER, MAY 2014
8. WETLAND DELINEATION: CONFORMANCE LETTER, JANUARY 2015
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100. WETLAND DELINEATION: CONFORMANCE LETTER, JANUARY 2015

11. DRAIN: 1/4"
 12. NO OTHER FEATURES PRESENT
 13. TOTAL SITE AREA IS 132.29 ACRES

CITY OF FRANKLIN
 ENGINEERING DEPARTMENT
 NATURAL RESOURCE PROTECTION PLAN
 ROCK SPORTS COMPLEX
 FRANKLIN, WISCONSIN

DATE	SCALE
3-12-14	HORIZ. 1"=100'
3-12-14	VERT. 1"=40'

APPROVED: [Signature]
 CITY ENGINEER DATE: [Signature]

McClure Engineering Associates, Inc.
 5417 NORTH 116TH COURT
 MILWAUKEE, WISCONSIN 53222
 FAX: (414) 616-9880

7600 N. CRYSTAL RIDGE DRIVE
 FRANKLIN, WISCONSIN 53128-7000

NATURAL RESOURCE PROTECTION PLAN
ROCK SPORTS COMPLEX

DATE: MARCH 10, 2014
 DESIGNED BY: ERM
 DRAWN BY: ERM
 CHECKED BY: ERM
 SHEET NO. NR1

08-15-14-006

Supplemental Photos

View looking west from a near the southwest entrance
of the proposed Stadium















ZIMMERMAN VENTURES LLC
 4601 Loomis Road, Suite 310
 Milwaukee, WI 53220
 Toll free: 800-525-4133

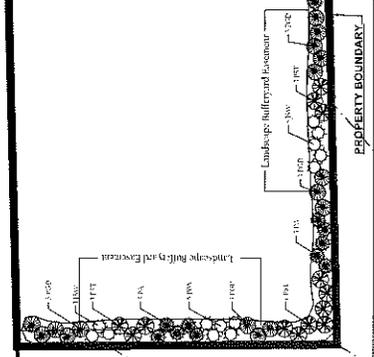
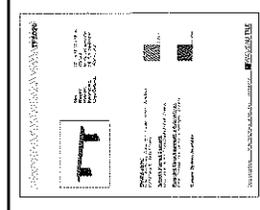
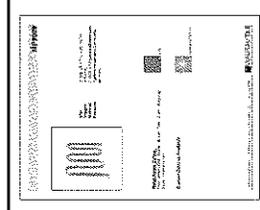
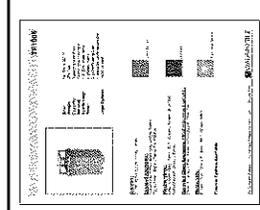
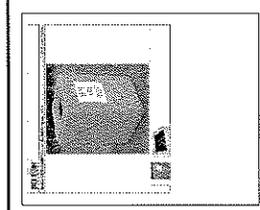
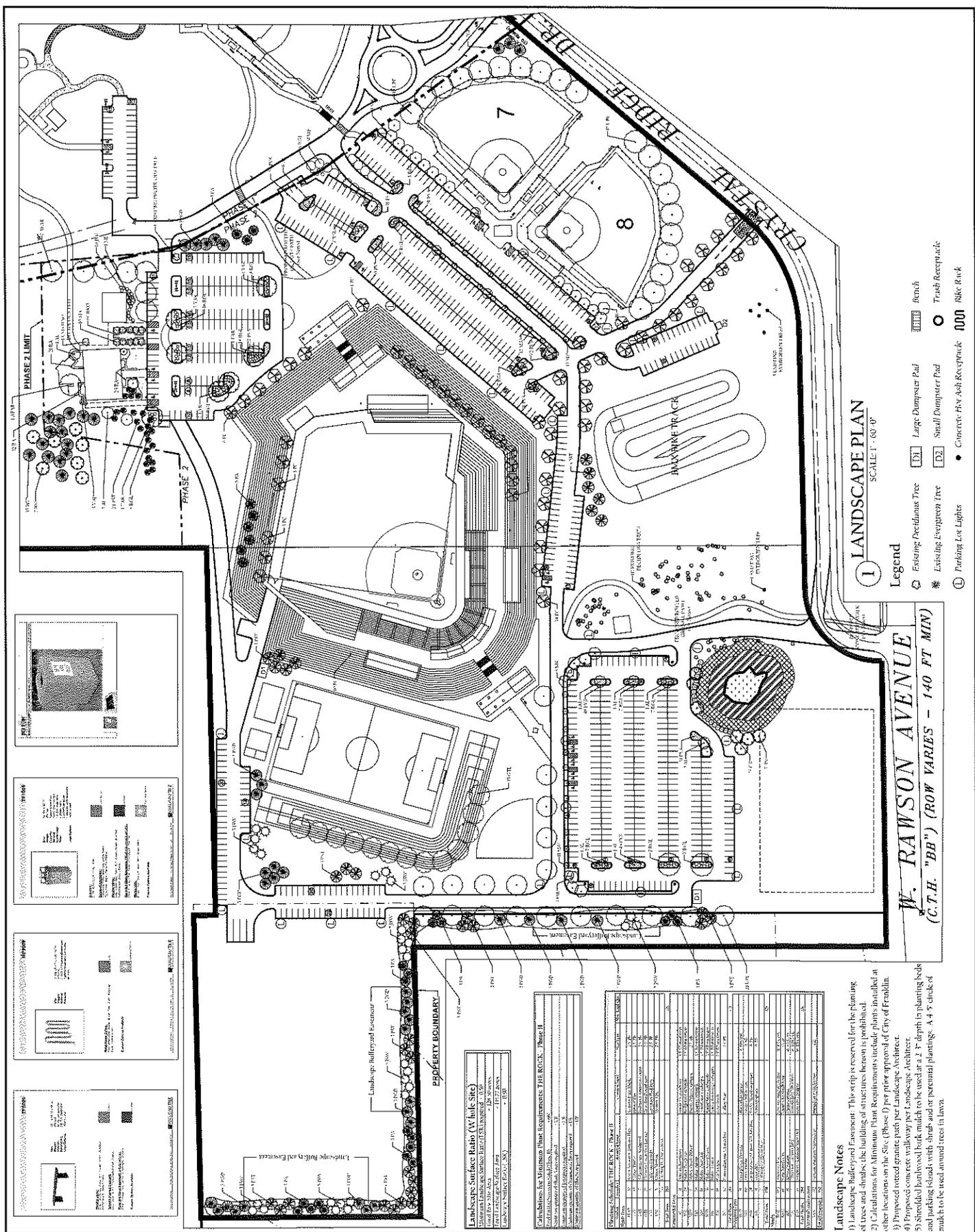
PROJECT TITLE
 THE ROCK -
 CRYSTAL RIDGE
 SPORTS COMPLEX
 Franklin, Wisconsin

**PHASE II
 LANDSCAPE PLAN**

DURHAM HILL
 599 W 2787 Loomis Dr.
 MUSKEGO, WI 53150
 414-529-5242
 www.durhamhillnursery.com

DATE 03/12/2014
DESIGNER AAM
CLIENT THOMAS H. EARL, RLA
SCALE 1" = 60'-0"

L-1



Landscape Surface Ratio (W/Ink Site)

Calculations for Minimum Plant Requirements - THE ROCK - Phase II

Plant Schedule - THE ROCK - Phase II

NO.	PLANT	QUANTITY	NOTES
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Landscape Notes

- 1) Landscape Buffer and Enclosure: This strip is reserved for the planting of trees and shrubs the building of structures below is prohibited.
- 2) Calculations for Minimum Plant Requirements include plants installed at other locations on the Site (Phase I) per prior approval of City of Franklin.
- 3) Proposed torii concrete gate per Landscape Architect.
- 4) Proposed concrete walkway per Landscape Architect.
- 5) Shredded bark mulch to be used at a 2" depth in planting beds and parking stands with shrub and/or perennial plantings. A 4-5" circle of mulch to be used around trees in lawn.

1 LANDSCAPE PLAN
 SCALE: 1" = 60'-0"

- Legend**
- Existing Deciduous Tree
 - Existing Evergreen Tree
 - Proposed Deciduous Tree
 - Proposed Evergreen Tree
 - Parking Lot Lights
 - Large Dumpster Pad
 - Small Dumpster Pad
 - Concrete-Fix Ash Receptacle
 - Risk # 0.00
 - Bench
 - Trash Receptacle
 - Risk # 0.00

W. RAWSON AVENUE
 (C.T.H. "BB") (ROW VARIES - 140 FT MIN)



PENDULUM
 ARCHITECTS
 1000 N. W. 10th St.
 Fort Lauderdale, FL 33304
 www.pendulumarch.com

Architect
 PENDING
 11/11/2014

NOT FOR CONSTRUCTION

FRANKLIN, WI
 BALLPARK

ZIMMERMAN VENTURES LLC
 7450 CENTER ROAD, SUITE 200
 FISHKILL, NY 12524

30% SCHEMATIC DESIGN

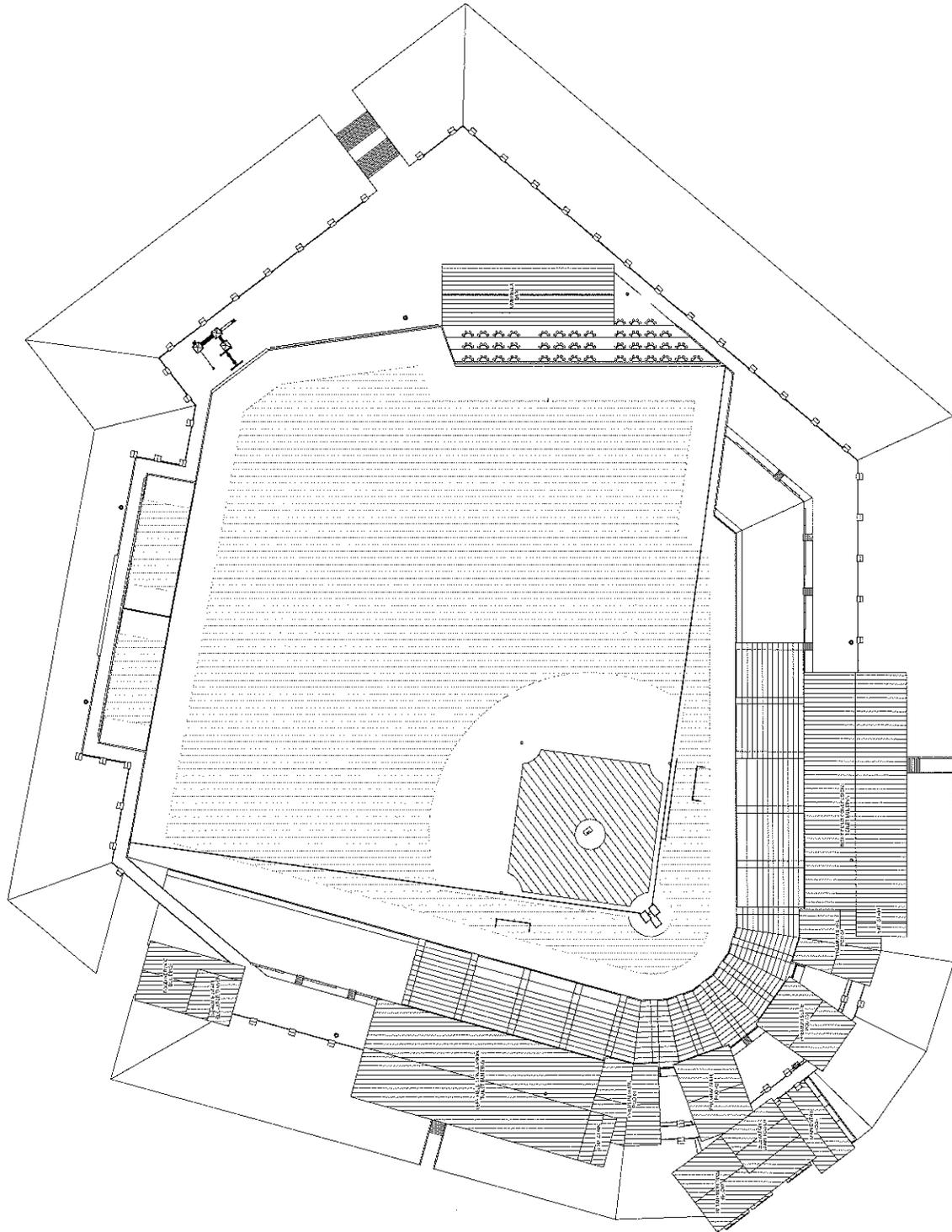
Project No. 14000000000000000000

Sheet No. 14000000000000000000

Revision 11/11/2014

ROOF LEVEL REFERENCE
 PLAN

A103



A01 | ROOF LEVEL PLAN

11/11/2014



Project: Home Plate
 Location: Ball Park
 Date: 10/11/14

NOT FOR CONSTRUCTION

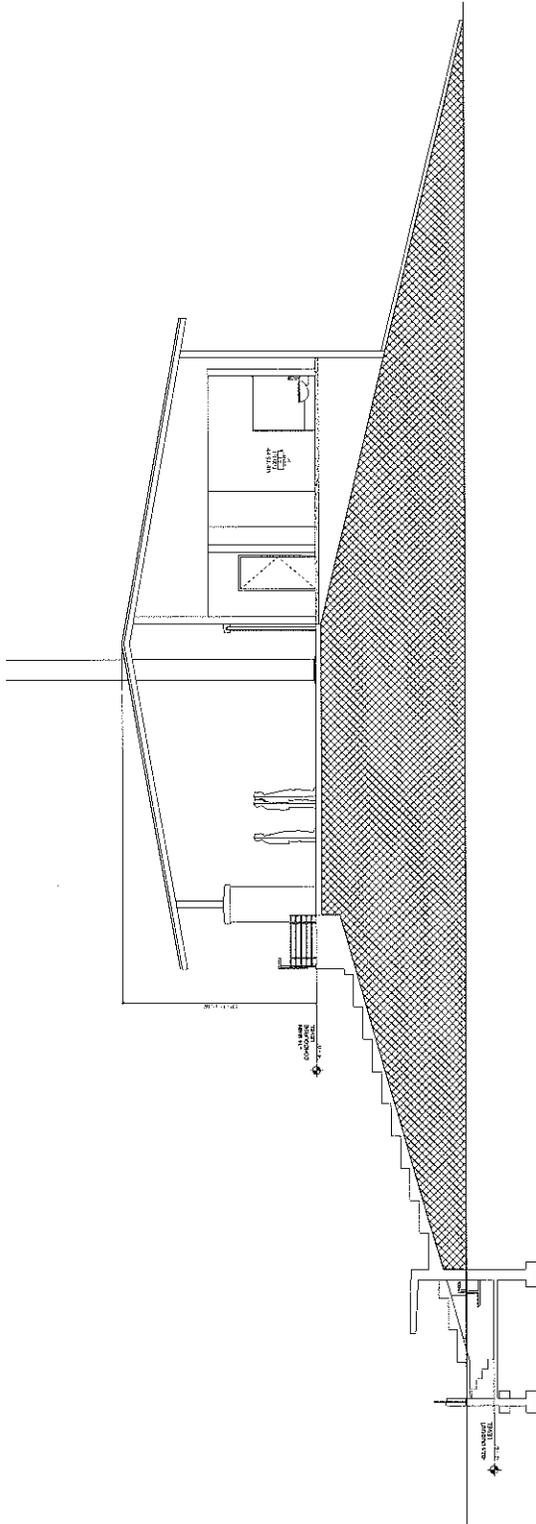
FRANKLIN, WI
 BALL PARK
 ZIMMERMAN VENTURES LLC
 7500 CASCADIA AVENUE DRIVE
 FRANKLIN, WI 53132
 20% SCHEMATIC DESIGN
 Project No. 140004
 Date: 10/11/14

Revision	Date
1	10/11/14
2	10/11/14
3	10/11/14
4	10/11/14
5	10/11/14
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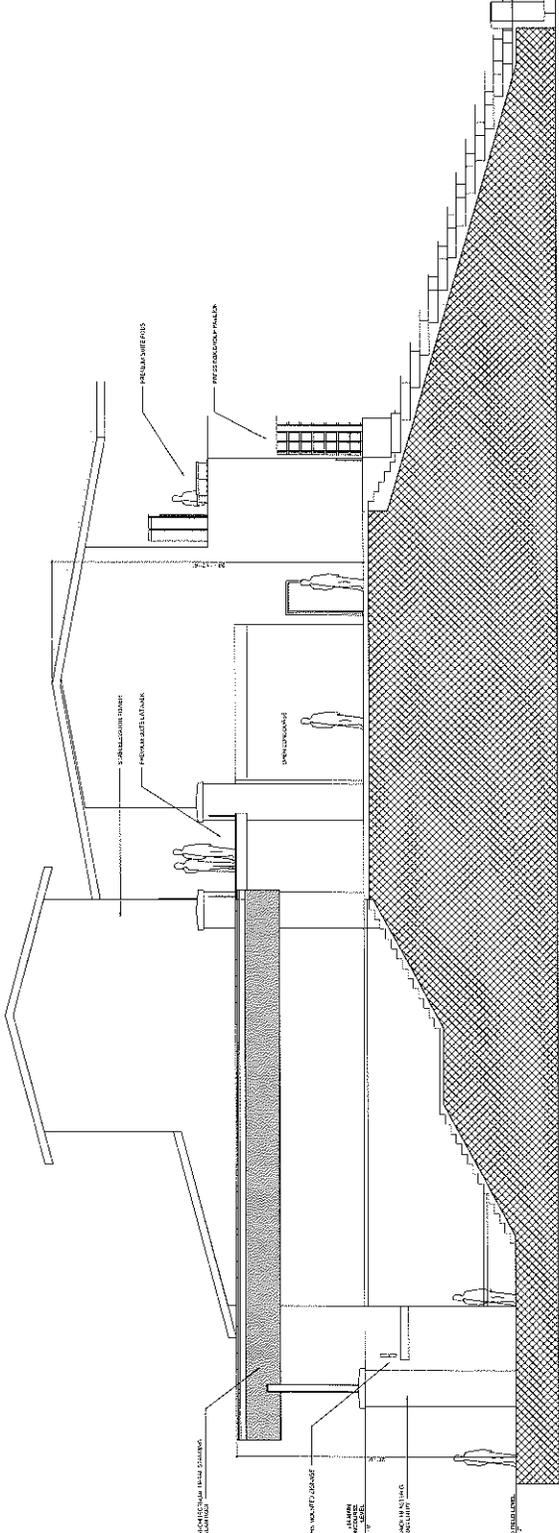
KEY PLAN

BUILDING SECTIONS

A250



E01 | TYPICAL CONCOURSE SECTION



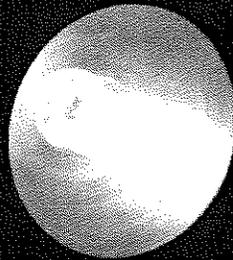
A01 | HOME PLATE MAIN ENTRY SECTION

Architectural Lighting

Evolution of Light Control

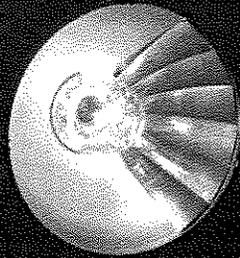
1976

SportsCluster®



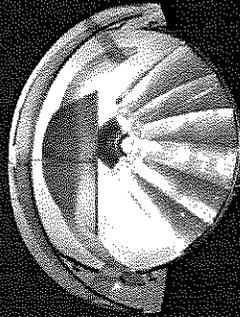
1989

SportsCluster®-2



SportsCluster®-2

with Level 8™



Total Light

Control™

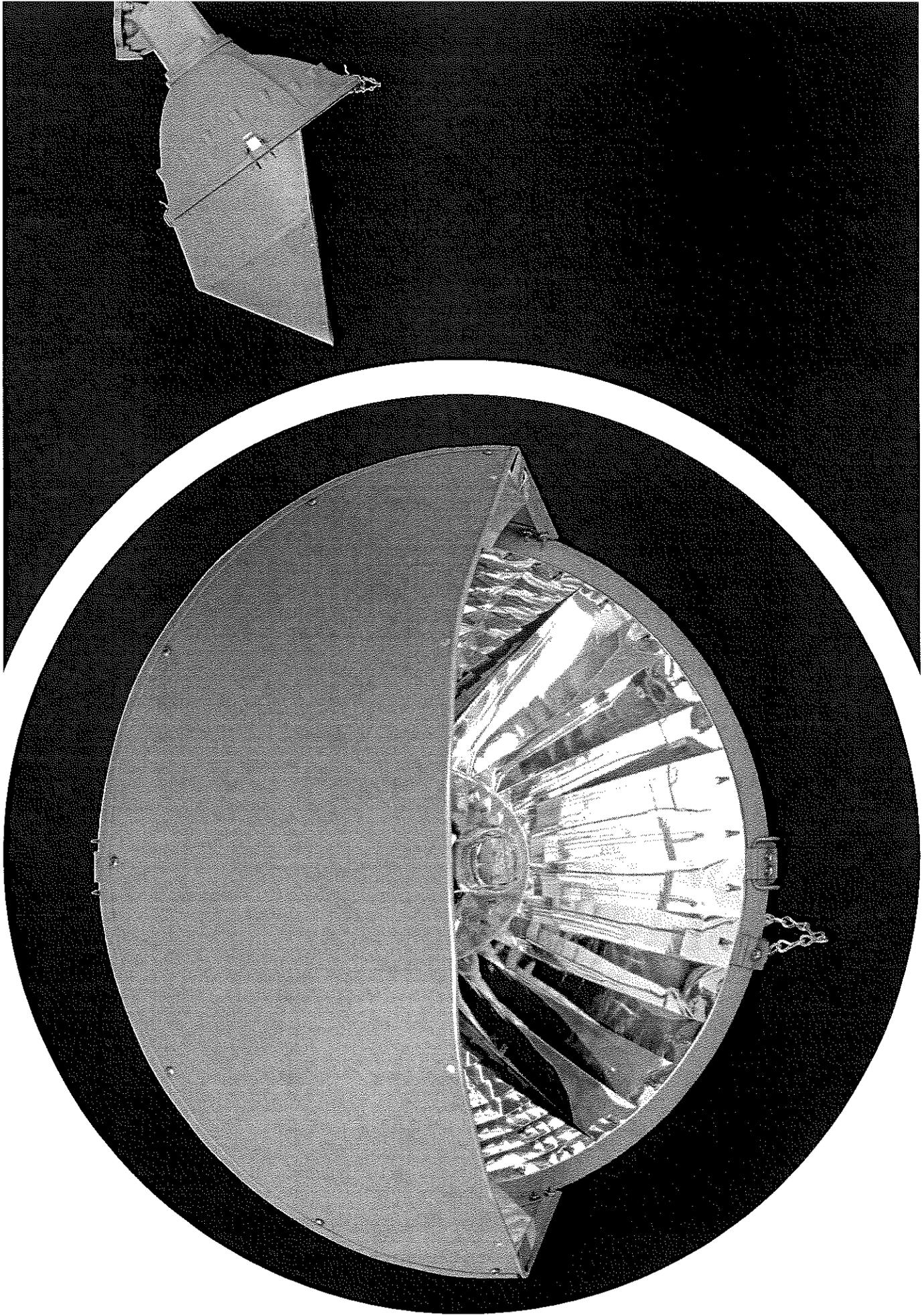


2005

Light-Structure

Green™





© 2005, 2006 Musco Lighting - Patents issued and pending - BP-15-1



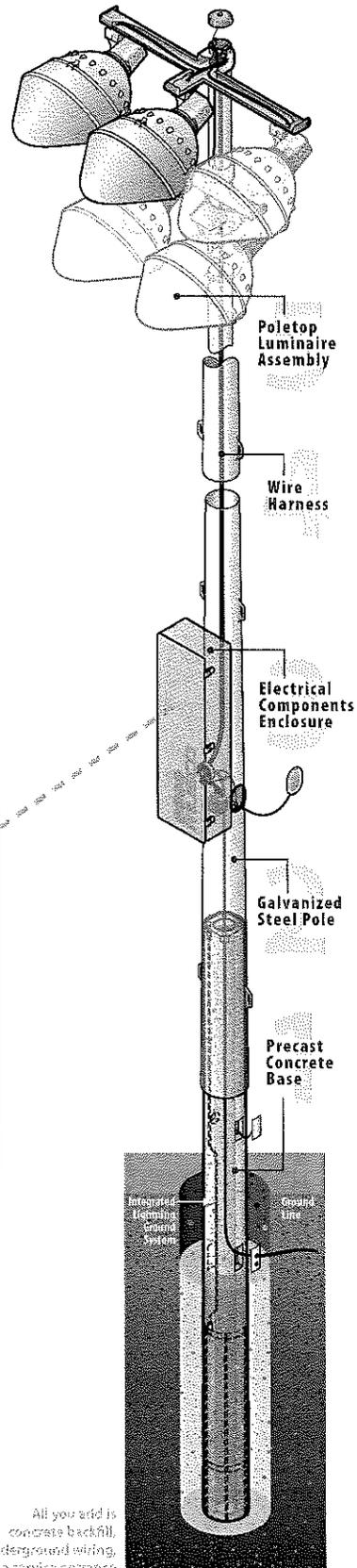
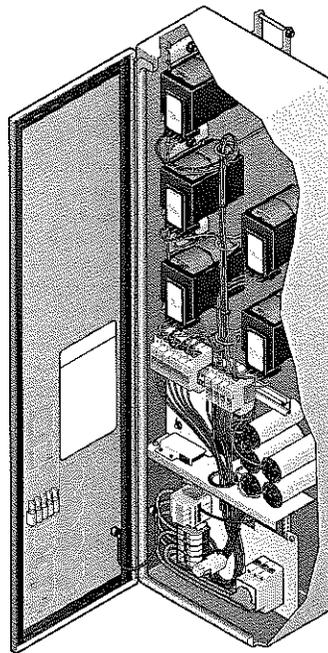
Light-Structure
GREEN.

Light-Structure Green™ Lighting System

For your
BUDGET,
for the
ENVIRONMENT.

5 Easy Pieces™ Complete System from Foundation to Poletop

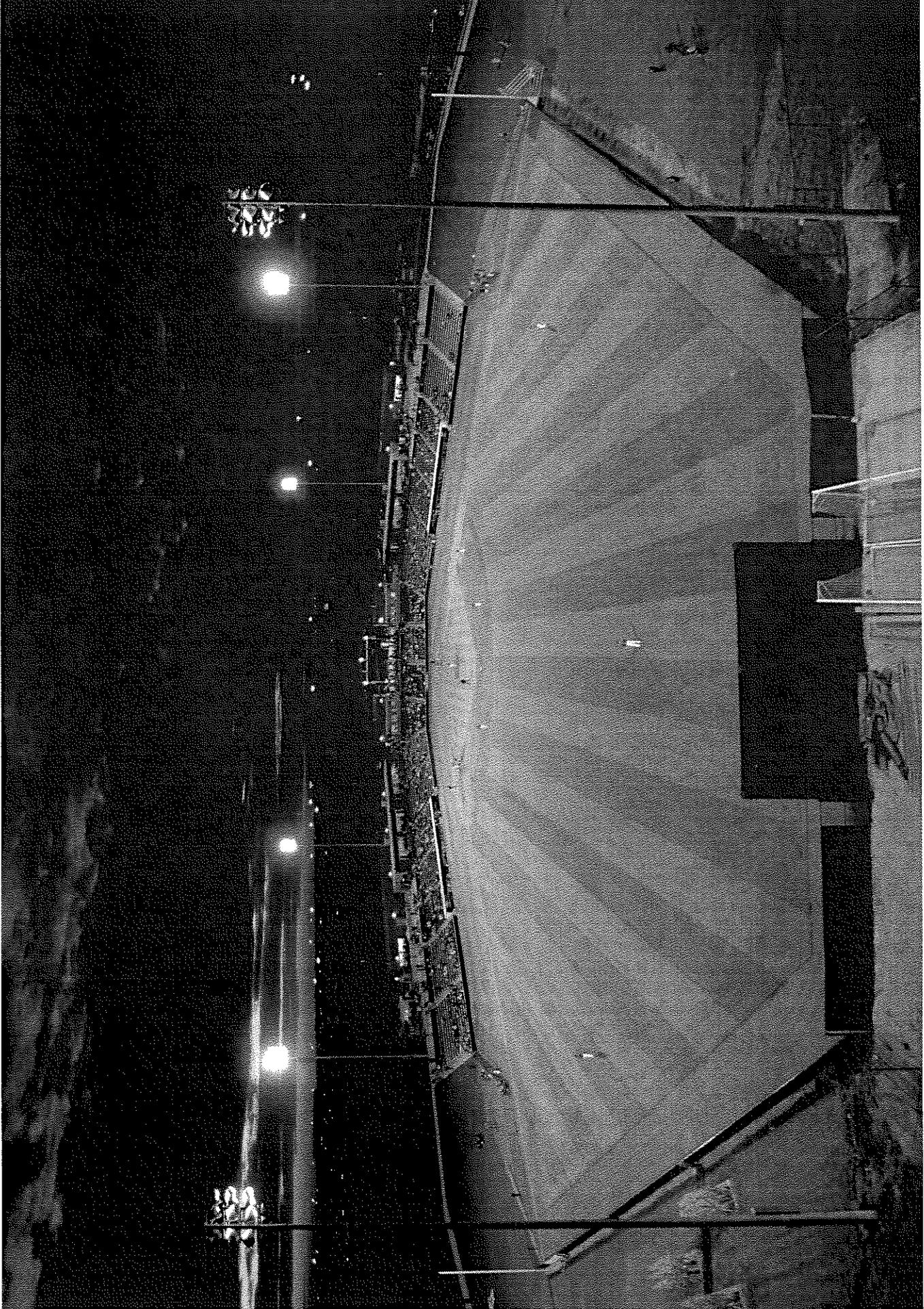
Factory wired, aimed, and tested
Fast, trouble-free installation
Comprehensive corrosion package
Integrated lightning ground system



Leading Technology

Cuts operating costs in half
Reduces spill light by 50%
Includes 100% of maintenance costs
for 25 years
Provides constant light levels
Includes system monitoring and
remote on/off control services with
24/7 support

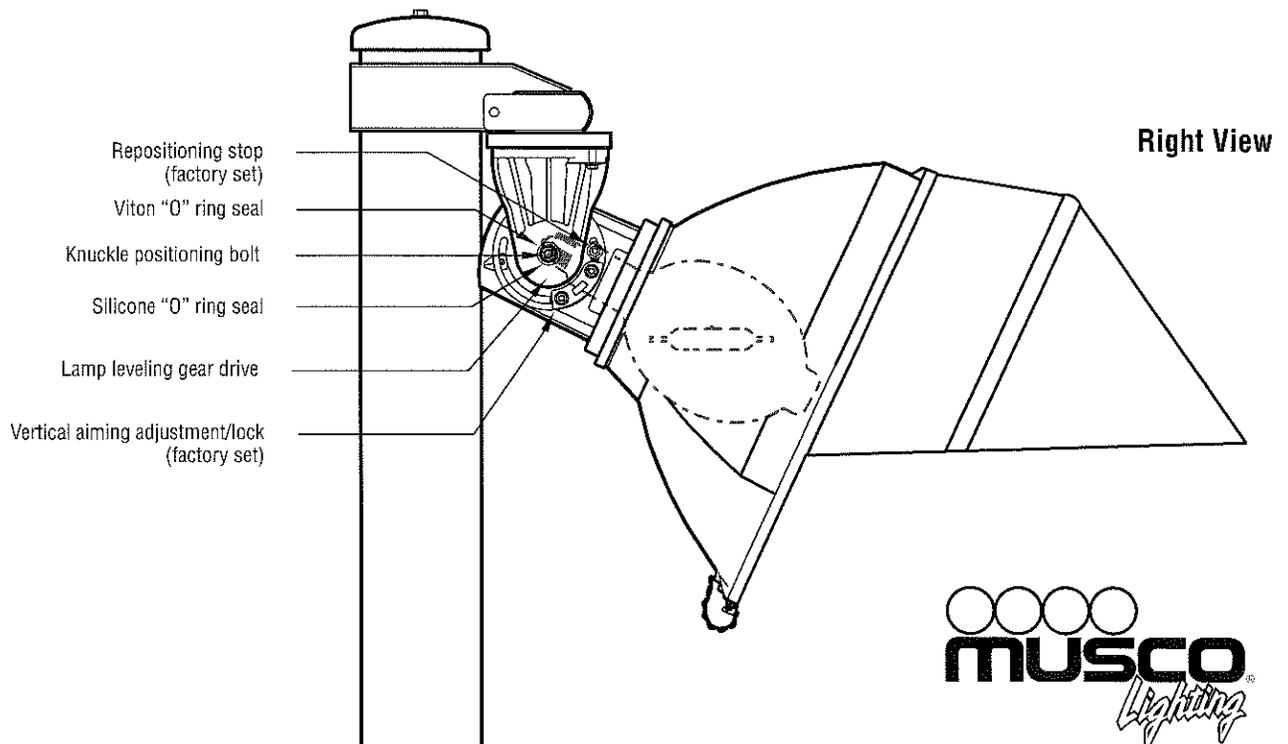
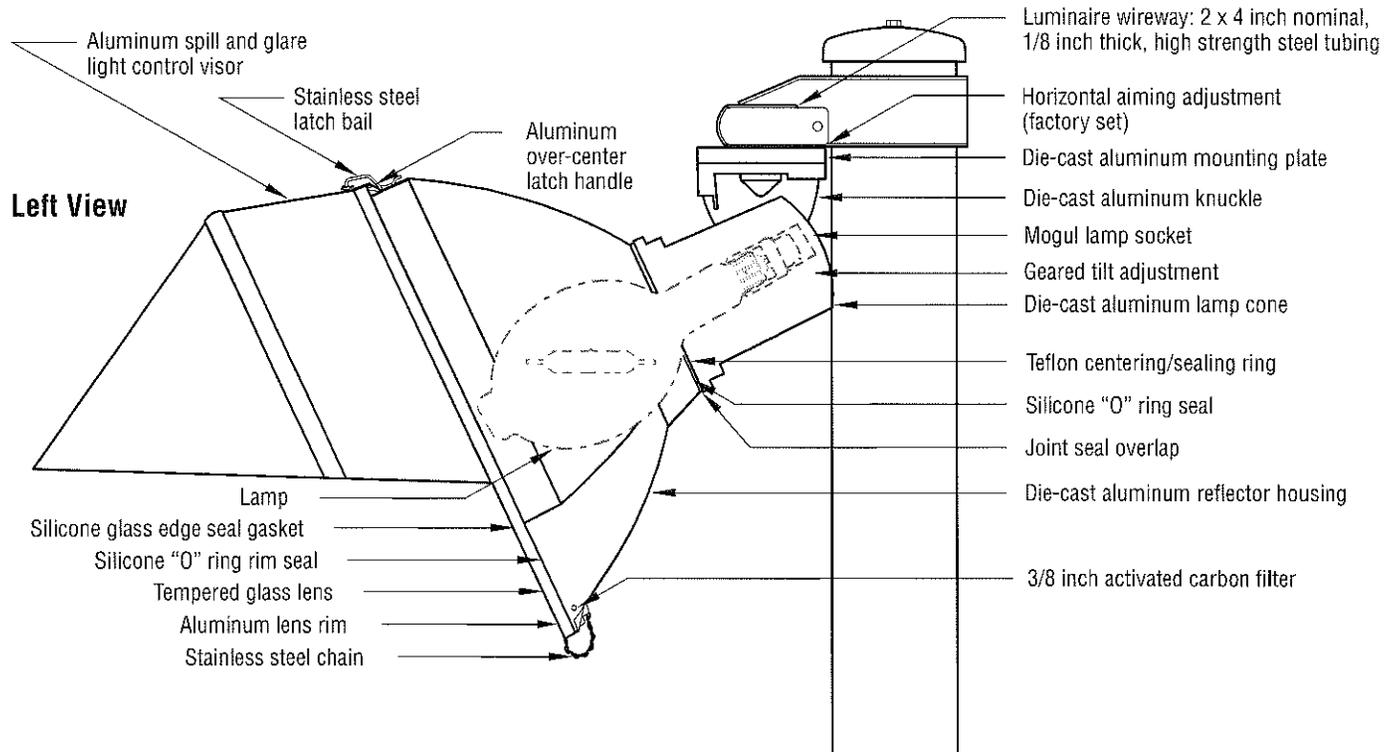
All you add is
concrete backfill,
underground wiring,
and a service entrance



©2010 Musco Sports Lighting, LLC · 140172 · BP-3040-1 · The Corn Crib, home of the Normal CornBelts — Normal, Illinois

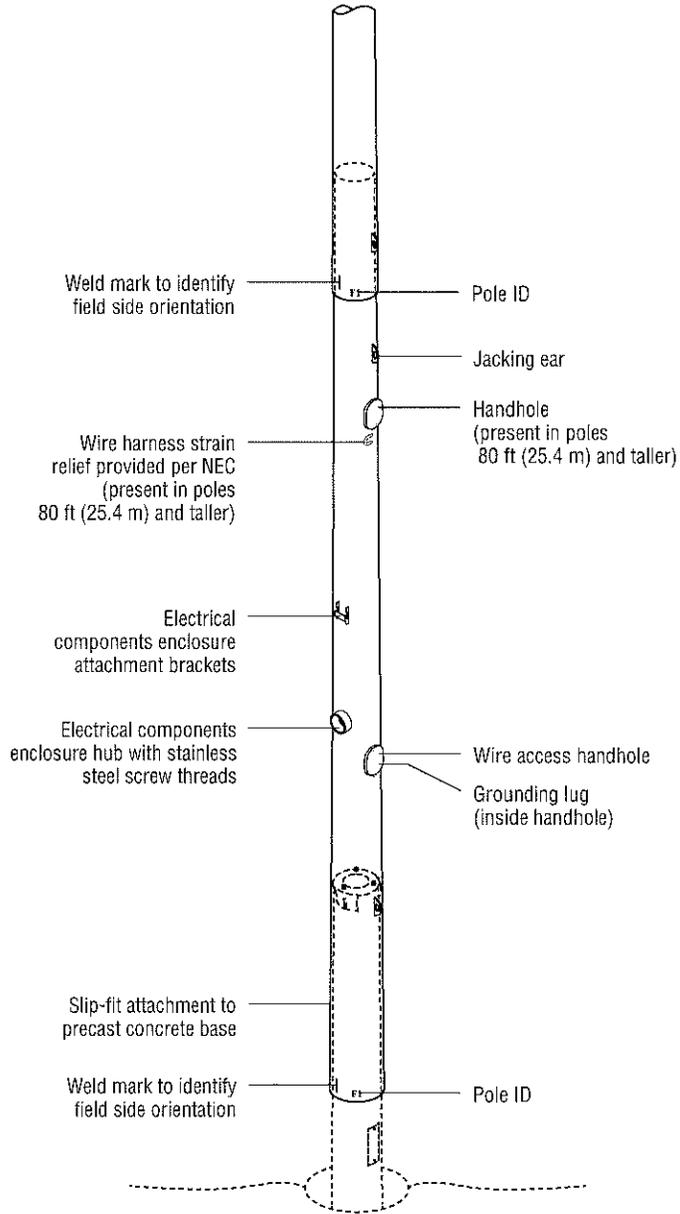


Light-Structure
GREEN.

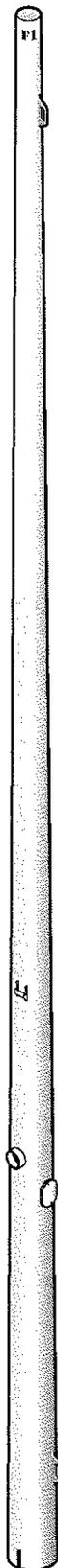


800/825-6030
www.musco.com
lighting@musco.com

Galvanized Steel Pole



Galvanized Steel Pole



Overview

The galvanized steel pole is designed to slip-fit together with the precast concrete base and the poletop luminaire assembly.

Features

- Slip-fit connection allows pole assembly with come-alongs
- Built-in hardware for attaching electrical components enclosure
- Wire access from inside the pole (no exposed wiring or conduit)
- Shipped in sections for easier handling
- Labeled with pole identification for location on field

Technical Specifications

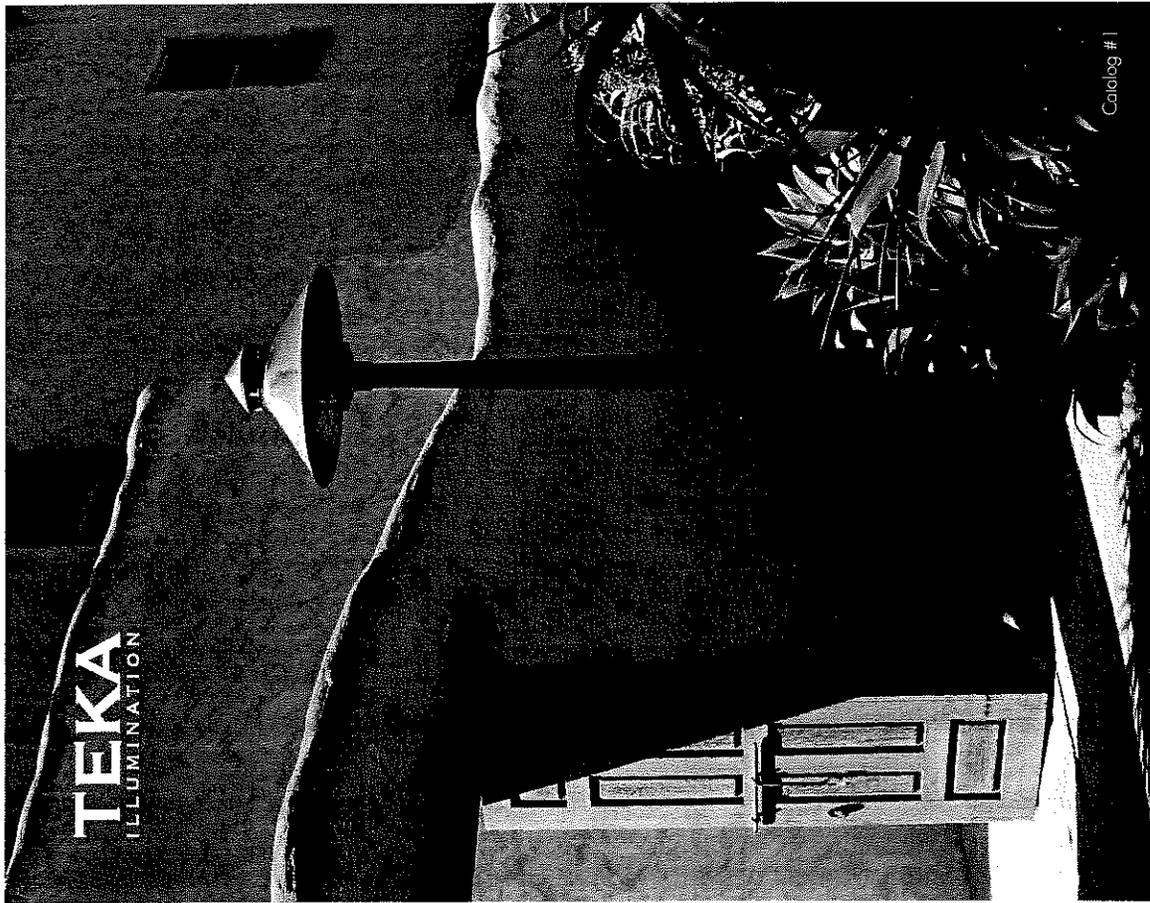
Pole dimensions vary. For measurements refer to project specific pole configuration drawing.

Construction

- Pole designs comply with all major building codes
- High strength, low alloy, tapered, round steel pole
- Hot-dip galvanized inside and outside after fabrication to ASTM-A123 standards
- Built to AASHTO stress standards
- Grounding lug
- Pole shipped in sections
- Stainless steel fasteners passivated and coated
- Material certifications are available

Quality Assurance Tests (periodic sampling)

- Bending stress
- Minimum galvanizing thickness
- Straightness measurement



TEKA
ILLUMINATION

Catalog # 1

Using this catalog

This catalog is a comprehensive photographic "Gallery" of the TEKA product family along with general descriptive text and basic dimensions. For more detailed technical information such as photometric files and layout, more detailed drawings please visit our website at www.tekailumination.com or download technical data and to also see what is new.

Contents	Page
 Finishes and surface treatments	3
 Pathway and Garden luminaires	4 - 8
 Low Level and wall top luminaires	9 - 11
 Bollards	13 - 14
 Directional - landscape and deck mount	15 - 18
 Directional - wall mount	19 - 23
 Stem mounted wall luminaires	24 - 27
 Wall mounted luminaires	28 - 32
 Pole and post mounted luminaires	33 - 36
 Pendants	37 - 40
 Poles and posts	41 - 42
 Accessories	43 - 44
Variations and modification capabilities	45
Index by catalog number	46 - 47
Alxair TEKA	48

Pathway and garden luminaires



What to expect:

Even when you and your colleagues will expect a green to blue green patina to occur readily on natural bronze and brass, copper is a little more likely to occur on copper shades and hoods. Further, if you do not locate a brown patina will form with excess of green. The pleasing patina that forms on copper rods, downspouts and gutters in your area is a good indication of what will happen to natural TEA luminaires installed in the same location.

Brown patina may be specified on additional cast to provide luminaires in these protected areas with the look only and exposure to weather can achieve. It is not a pigmented paint or stain but simply a treatment to oxidize the skin of the metal and hurry along what the elements do naturally. The only location we do not recommend for brown patina is soil or

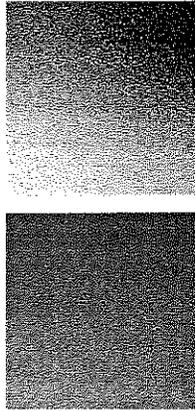
environments as a natural patina of brown to green will occur. Nickel plating is available on many TEA luminaires when the project calls for a look to match stainless steel or galvanized metal. Our standard nickel plate is one copper brass and bronze, all excellent substrates for plating. Patina is not recommended on copper, bronze, brass and stainless steel. The color of the patina is dependent on the environment where color is of special importance to control appearance in public, outdoor environments. We can polyester powder coat using the PDI color system.

Materials

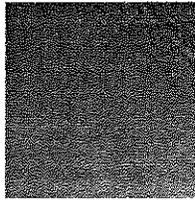
All TEA products are manufactured from Copper and Cast Bronze with Brass and Stainless Steel used for structural components and hardware. These materials are finished and electrochemically resistant to environmental corrosion and physical abuse. Extra heavy duty tubing is used for stems on path lights and handrails. Formation of mottled patina is not recommended for electrical boxes. Where a surface luminaires attach to a wall or ceiling surface, powder coated and aluminum keeps the copper or bronze very slightly off the surface to avoid "bleeding" or staining. Glass or Acrylic in clear or colored are supplied on lamp enclosures depending on the light color selected. All products are fully stocked, galvanized and UV coated for use in luminaires. TEA products are designed for long life, low maintenance service.

Finishes and surface treatments

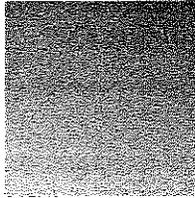
For copper and brass, we use a "brush" method to provide a specific to the finish of copper and copper based metals as well as nickel plating for stainless steel. Unless specified otherwise, all TEA luminaires are finished with what we call a "NATURAL" finish. Our NATURAL finish is really a surface treatment that when the surface of copper, brass and bronze, is being exposed to the grain of the metal, it leaves a patina uniform and rapid natural weathering and creates a natural patina finish. The amount of time required to see the patina in the photo below (second from left) will depend on the environment. However, the patina will be consistent towards exposure to the weather from a typical patina in both.



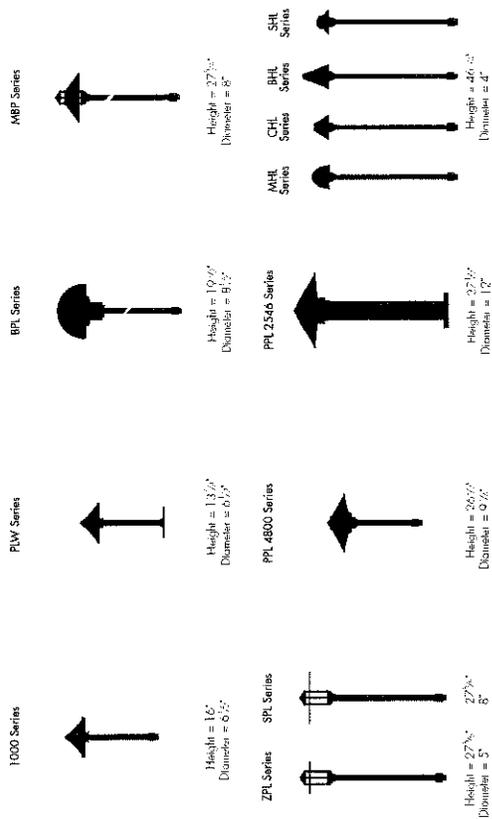
Optional factory applied brown patina on copper



Factory standard natural copper finish after washing



Factory standard natural copper finish

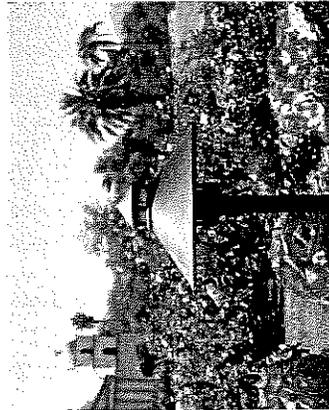


Product Number	Lamp	Standard Finish
1130	12V 10W G4	Natural
1560	12V 10W G4	Nickel plate

These are the outdoor Park lights providing soft, wide spread illumination around the walkway areas with adjustable glass shades. 50° Spotlight with brass slip fit adapters which allow for field cutting of stems and installation to any 1/2" threaded fitting. 36" of 10 gwr direct bond rated wire included for use. 12V apply.

Options available at additional cost:

- A. #20 Transformer Adapter kit may be used with #33 Anchoa kit.
- B. #30 Clamp on blades.
- C. #300 Remote Transformer FR1000V max.†
- D. Add saddle BP for brown patina.
- E. Order #RE10C-20 for 20000 hr. 10W "Subgen" lamps.
- F. For longer stem lengths up to 48" - specify stem length.
- *see page 43 - 44 for details.

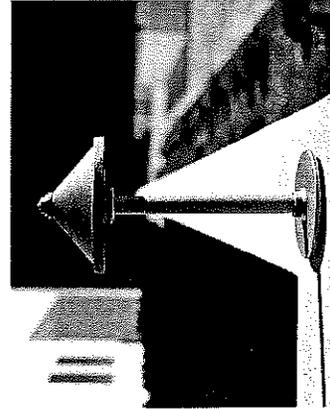


Product Number	Lamp	Standard Finish
PRV-1210	12V 10W G4	Natural
PRV1216	12V 10W G4	Nickel plate

Flare mounted version of the Park light above for applications such as on top of walls or columns. For mounting over a 4" x 1 1/2" minimum depth octagonal wiring box (by allow). Supplied with brass mounted integral 120V to 114V electronic transformer. Available without transformer for 12V apply, add saddle IT.

Options available at additional cost:

- A. Add saddle BP for brown patina.
- B. Add saddle BP for brown patina.
- C. Order #RE10C-20 for 20000 hr. 10W "Subgen" lamps.
- D. For longer stem lengths up to 36" - specify stem length.

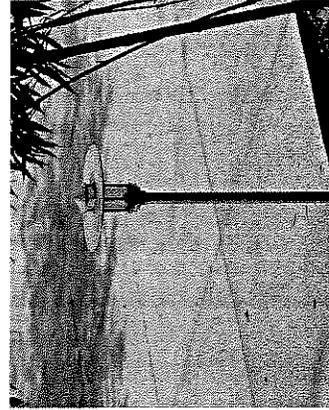
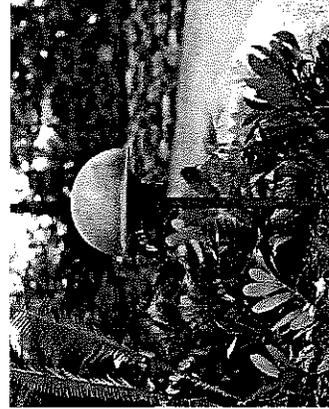


Product Number	Lamp	Standard Finish
BR-4316	60W A-19	Natural
BR-4312	50W MC	Natural

The modern ball shape Beacon Park light is slightly larger in scale, making it perfect for use in open areas. Supplied with brass slip fit adapters which allow for field cutting of stems and installation to any 1/2" threaded fitting. Integral magnetic ballast supplied for 60W MC 1120V only.

Options available at additional cost:

- A. Add saddle BP for brown patina.
- B. For longer stem lengths up to 36" - specify stem length.

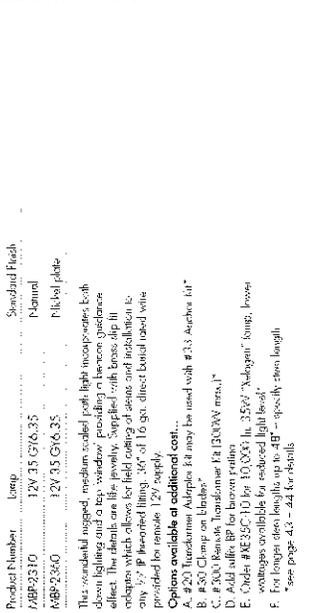


Product Number	Lamp	Standard Finish
FRP-2310	12V 35 GY6.35	Natural
FRP-2340	12V 35 GY6.35	Nickel plate

This standard rugged, medium scaled park light incorporates both down lighting and a key window providing low beam guidance effect. The details are life friendly. Supplied with brass slip fit adapters which allow for field cutting of stems and installation to any 1/2" threaded fitting. 36" of 10 gwr direct bond rated wire included for use. 12V apply.

Options available at additional cost:

- A. #20 Transformer Adapter kit may be used with #33 Anchoa kit.
- B. #30 Clamp on blades.
- C. #300 Remote Transformer FR1000V max.†
- D. Add saddle BP for brown patina.
- E. Order #RE35C-10 for 10,000 hr. 35W "Subgen" lamp. Brown wainscot available for reduced light level.
- F. For longer stem lengths up to 48" - specify stem length.
- *see page 43 - 44 for details.

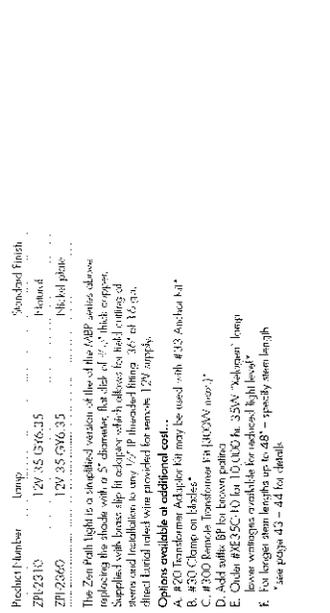


Product Number	Lamp	Standard Finish
ZR-2310	12V 35 GY6.35	Natural
ZR-2360	12V 35 GY6.35	Nickel plate

This Zen Park light is a modified version of the FRP with down lighting and brass slip fit adapters which allow for field cutting of stems and installation to any 1/2" threaded fitting. 36" of 10 gwr direct bond rated wire provided for use. 12V apply.

Options available at additional cost:

- A. #20 Transformer Adapter kit may be used with #33 Anchoa kit.
- B. #30 Clamp on blades.
- C. #300 Remote Transformer FR1000V max.†
- D. Add saddle BP for brown patina.
- E. Order #RE35C-10 for 10,000 hr. 35W "Subgen" lamp. Brown wainscot available for reduced light level.
- F. For longer stem lengths up to 48" - specify stem length.
- *see page 43 - 44 for details.

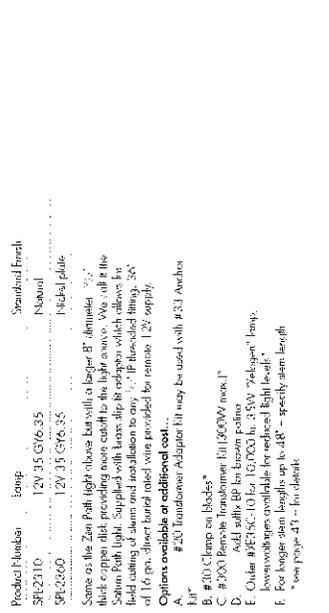


Product Number	Lamp	Standard Finish
SP-2310	12V 35 GY6.35	Natural
SP-2360	12V 35 GY6.35	Nickel plate

Same as the Zen Park light above but with a larger 8" diameter black capton disk providing more cutoff to the light source. We call it the Sabon Park light. Supplied with brass slip fit adapters which allow for field cutting of stems and installation to any 1/2" threaded fitting. 36" of 10 gwr direct bond rated wire provided for use. 12V apply.

Options available at additional cost:

- A. #20 Transformer Adapter kit may be used with #33 Anchoa kit.
- B. #30 Clamp on blades.
- C. #300 Remote Transformer FR1000V max.†
- D. Add saddle BP for brown patina.
- E. Order #RE35C-10 for 10,000 hr. 35W "Subgen" lamp. Brown wainscot available for reduced light level.
- F. For longer stem lengths up to 48" - specify stem length.
- *see page 43 - 44 for details.



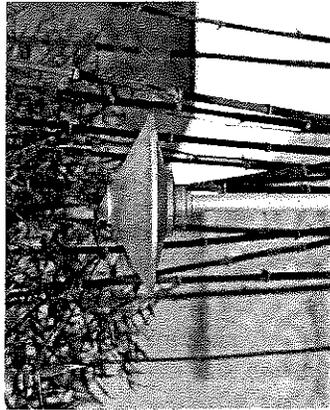
Product Number	Lamp	Standard Finish
PH46816	12V 35 GY6-35	Natural
PH46866	12V 35 GY6-35	Nickel-plated brass

This remarkable, high performance, path light offers a patented optical system for projecting a focused beam to precise light on long distances at high angles in locations between lampposts can be minimized. An excellent choice for lighting commercial pathways where the number of lampposts can be reduced with improved illumination. The light is projected above 90°. Conforms to dark sky regulations. Supplied with brass slip fit adapter which allows for field cutting of stems and installation to any 1/2" IP threaded fitting. 35" of 16 ga. direct burial rated wire for remote installation is provided for remote 12V supply.

Options available at additional cost...

- #20 Transformer Adapter Kit may be used with #33 Anchor Kit
- #50 Clamp on brackets
- #300 Remote Transformer Kit (300W maximum)
- Add suffix BR for brown patina
- Order #RE10C-20 for 20,000 hr. 10W "halogen" lamp
- Order #RE10C-10 for 10,000 hr. 10W "halogen" lamp

*see page 43 - 44 for details.



Product Number	Lamp	Standard Finish
PH2540	12V 50 GY6-315	Natural
PH2546	33W T6 A81	Natural

Both Aerial Halls and no independent variation of the high performance path light offers a patented optical system incorporating a toroidal lens to project light on long distances at high angles to spacing between lampposts can be minimized. An excellent choice for lighting commercial pathways where the number of lampposts can be reduced with superior illumination. The light is projected above 90°. Conforms to dark sky regulations.

Provided with integral magnetic ballast and socket for 35/30W A-130 Aerial Hall lamp on aluminum lampposts for low voltage model. 12V supply is standard. Supplied with #34 Anchor Kit to accommodate two (2) 1/2" hole size concrete inlets.

Options available at additional cost...

- Add suffix BR for brown patina
- Add suffix BP for brown patina when view under shade is possible
- Add suffix 777 for 277V supply



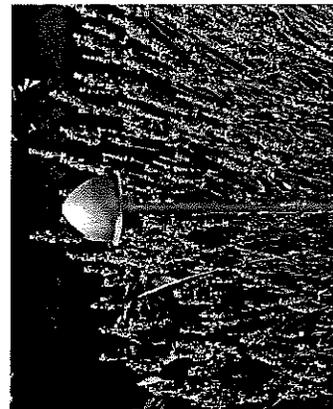
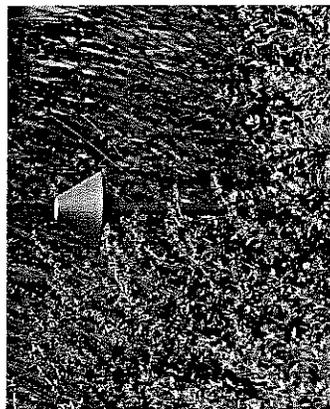
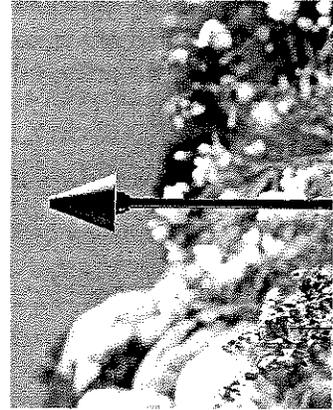
Product Number	Lamp	Standard Finish
BH2310	12V 10W G4	Natural
BH2346	12V 10W G4	Stainless Steel
BH2360	12V 10W G4	Nickel-plated copper & brass

The Ball High Light is a miniature, only 4" diameter, garden light specifically designed for mounting high above ornate plantings. Only a soft glow ring from the optic lens is visible above 90°. Supplied with brass slip fit adapter which allows for field cutting of stems and installation to any 1/2" IP threaded fitting. Luminaires provided with 36" of 16 ga. direct burial rated wire for remote 12V supply.

Options available at additional cost...

- #20 Transformer Adapter Kit may be used with #33 Anchor Kit
- #50 Clamp on brackets
- #300 Remote Transformer Kit (300W maximum)
- Add suffix BR for brown patina
- Order #RE10C-20 for 20,000 hr. 10W "halogen" lamp
- Order #RE10C-10 for 10,000 hr. 10W "halogen" lamp

*see page 43 - 44 for details.



Product Number	Lamp	Standard Finish
CH2310	12V 10W G4	Natural
CH2340	12V 10W G4	Stainless Steel
CH2360	12V 10W G4	Nickel-plated copper & brass

Our Classic High Light is a miniature, only 4" diameter, garden light specifically designed for mounting high above ornate plantings. Only a soft glow ring from the optic lens is visible above 90°. Supplied with brass slip fit adapter which allows for field cutting of stems and installation to any 1/2" IP threaded fitting. Luminaires provided with 36" of 16 ga. direct burial rated wire for remote 12V supply.

Options available at additional cost...

- #20 Transformer Adapter Kit may be used with #33 Anchor Kit
- #50 Clamp on brackets
- #300 Remote Transformer Kit (300W maximum)
- Add suffix BR for brown patina
- Order #RE10C-20 for 20,000 hr. 10W "halogen" lamp
- Order #RE10C-10 for 10,000 hr. 10W "halogen" lamp

*see page 43 - 44 for details.

Product Number	Lamp	Standard Finish
MH2310	12V 10W G4	Natural
MH2340	12V 10W G4	Stainless Steel
MH2360	12V 10W G4	Nickel-plated copper & brass

The Moor High Light, reminiscent of a Moorcock spire in a miniature, only 4" diameter, garden light specifically designed for mounting high above ornate plantings. Only a soft glow ring from the optic lens is visible above 90°. Supplied with brass slip fit adapter which allows for field cutting of stems and installation to any 1/2" IP threaded fitting. Luminaires provided with 36" of 16 ga. direct burial rated wire for remote 12V supply.

Options available at additional cost...

- #20 Transformer Adapter Kit may be used with #33 Anchor Kit
- #50 Clamp on brackets
- #300 Remote Transformer Kit (300W maximum)
- Add suffix BR for brown patina
- Order #RE10C-20 for 20,000 hr. 10W "halogen" lamp
- Order #RE10C-10 for 10,000 hr. 10W "halogen" lamp

*see page 43 - 44 for details.

Product Number	Lamp	Standard Finish
SH2310	12V 10W G4	Natural
SH2340	12V 10W G4	Stainless Steel
SH2360	12V 10W G4	Nickel-plated copper & brass

Our Solari High Light is a miniature, only 4" diameter, garden light specifically designed for mounting high above ornate plantings. Only a soft glow ring from the optic lens is visible above 90°. Supplied with brass slip fit adapter which allows for field cutting of stems and installation to any 1/2" IP threaded fitting. Luminaires provided with 36" of 16 ga. direct burial rated wire for remote 12V supply.

Options available at additional cost...

- #20 Transformer Adapter Kit may be used with #33 Anchor Kit
- #50 Clamp on brackets
- #300 Remote Transformer Kit (300W maximum)
- Add suffix BR for brown patina
- Order #RE10C-20 for 20,000 hr. 10W "halogen" lamp
- Order #RE10C-10 for 10,000 hr. 10W "halogen" lamp

*see page 43 - 44 for details.

Low level and wall top luminaires



Product Number	Lamp	Standard Finish
3120	12V 20W G4	Natural
3660	12V 20W G4	Nickel plate
3122	0W PIC	Natural
3662	0W PIC	Nickel plate

The Chemistry Flood is a unique way to provide a soft glow of diffused light for patios, walkways or very small courtyards. Using a standard 12V 20W G4 or 0W PIC lamp, the Chemistry Flood is mounted over a standard deck mounted rectangular concrete base set flush in a concrete base. Models designed for 12V power supply are supplied with 36" of 1/2" gal. direct burial rated wire. PIC version are supplied with an integral magnetic ballast that is standard on 120V.

Options available at additional cost

A. #33 Ancho III for 12V power supply only*
 B. Add suffix BP for brown patina
 C. Add suffix #120 for integral 120V/11.6V electronic transformer on 120V or 3660 only. Add suffix #277 for 277V transformers.
 D. Add suffix #227 for PIC models supplied with integral 277V ballast
 *see page 43 - 44 for details

Product Number	Lamp	Standard Finish
3121	12V 20W MR11	Natural
3661	12V 20W MR11	Nickel plate

The Chemistry Spot is a high output directional luminaire for highlighting the perimeter of a pool, walkway or the poolside. It is available in a compact for general or market lighting from a rugged luminaire. Excellent for patios or pool mounting. All models may be mounted over a standard 4" rectangular wall box. Models designed for 12V power supply are supplied with 36" of 1/2" gal. direct burial rated wire. PIC versions are supplied with an integral magnetic ballast that is standard on 120V.

Options available at additional cost

A. #33 Ancho III*
 B. Add suffix BP for brown patina
 C. Add suffix #120 for integral 120V/11.6V electronic transformer on 120V or 3660 only. Add suffix #277 for 277V transformers.
 D. Add suffix #227 for PIC models supplied with integral 277V ballast
 *see page 43 - 44 for details

Product Number	Lamp	Standard Finish
7240	12V 20W G4	St. Sl
7210	12V 20W G4	Copper
7640	12V 20W G4	St. Sl
7242	0W PIC	St. Sl
7212	0W PIC	Natural
7642	0W PIC	St. Sl

This Light House features 360° illumination from a diffused light source. Small and compact for general or market lighting from a rugged luminaire. Excellent for patios or pool mounting. All models may be mounted over a standard 4" rectangular wall box. Models designed for 12V power supply are supplied with 36" of 1/2" gal. direct burial rated wire. PIC versions are supplied with an integral magnetic ballast that is standard on 120V.

Options available at additional cost

A. #33 Ancho III for 12V power supply only*
 B. Add suffix BP for brown patina
 C. Add suffix #120 for integral 120V/11.6V electronic transformer on 120V or 3660 only. Add suffix #277 for 277V transformers.
 D. Add suffix #227 for PIC models supplied with integral 277V ballast
 *see page 43 - 44 for details

Product Number	Size	Range	Standard Finish
2210	12" 200W S4	St. 5L	Natural
2640	12" 200W T4	Nickel Plate	Natural
2217	60W RC	St. 5L	Natural
2642	90W RC	St. 5L	Nickel Plate

The Beacon Series is a rugged small scale bollard luminaire for general area lighting. It features excellent beam spread for low level spill light. Light output is adjustable with 36" of 1/8" size threaded rod. All models are supplied standard with a 120V magnetic ballast. All models are provided with TEA #13 Anchor Kit* which allows for direct install in 2" hole size concrete base.

Options available at additional cost...

- A. Add suffix # 120 to low voltage models for integral 120V/11.5V electronic transformer, 277V available on request
- B. Add suffix BP for bronze patina
- C. Higher or lower overall heights available, consult factory
- D. Add suffix H5 for 180° external copper, house-side shield

*see page 43 - 44 for details

Product Number	Lamp	Range	Standard Finish
RC12546	60W A19	St. 5L	Natural
RC12516	60W A19	Copper	Natural
RC12566	60W A19	St. 5L	Nickel plate
RC12542	13W RC	St. 5L	Natural
RC12512	13W RC	Copper	Natural
RC12562	13W RC	St. 5L	Nickel plate

The taller version of the Beacon Series with longer knee stock to accommodate higher output incandescent A-19 and RC fluorescent lamps. RC versions are supplied standard with a 120V electronic ballast. All models are provided with TEA #14 Anchor Kit* which allows for direct install in 2" hole size concrete base.

Options available at additional cost...

- A. Add suffix #227 to RC models for integral 277V electronic ballast
- B. Add suffix BP for bronze patina
- C. Higher or lower overall heights available, consult factory
- D. Add suffix H5 for 180° external copper, house-side shield

*see page 43 - 44 for details

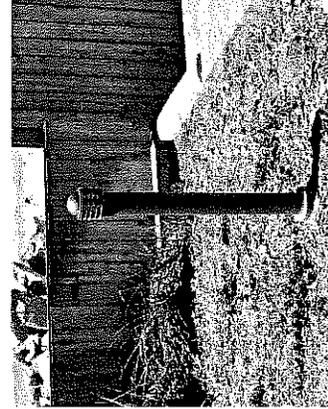
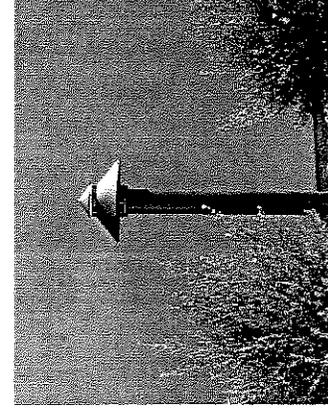
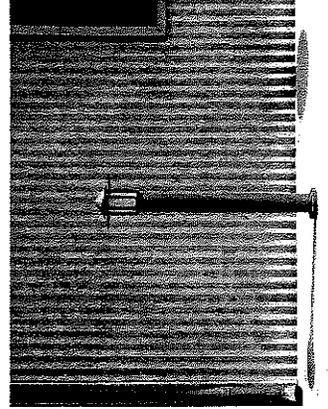
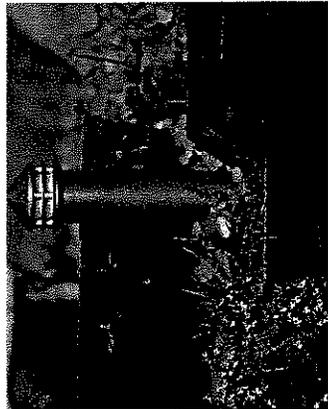
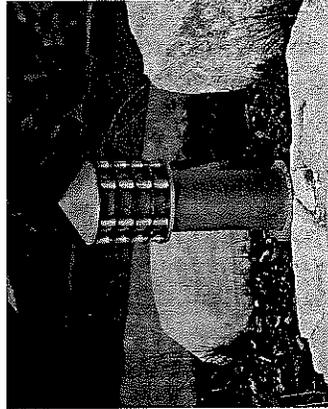
Product Number	Lamp	Range	Standard Finish
B012546	60W A19	St. 5L	Natural
B012516	60W A19	Copper	Natural
B012566	60W A19	St. 5L	Nickel plate
B012542	13W RC	St. 5L	Natural
B012512	13W RC	Copper	Natural
B012562	13W RC	St. 5L	Nickel plate

Same as the Beacon Series above but with a Dome Top reflecting the crown for RC versions are supplied standard with a 120V electronic ballast. All models are provided with TEA #14 Anchor Kit* which allows for direct install in 2" hole size concrete base.

Options available at additional cost...

- A. Add suffix #227 to RC models for integral 277V electronic ballast
- B. Add suffix BP for bronze patina
- C. Higher or lower overall heights available, consult factory
- D. Add suffix H5 for 180° external copper, house-side shield

*see page 43 - 44 for details



Product Number	Lamp	Range	Standard Finish
B1B2207	70W E17 MH	St. 5L	Natural
B1B2223	18W RC	St. 5L	Natural
B1B2326	150W A21	St. 5L	Natural

This massive large scale bollard will withstand environmental and physical abuse. For general area lighting. RC version is supplied standard with an integral 120V electronic HFF ballast. HFFP Huddle version is provided with integral HFF-HF magnetic ballast. All models are provided with TEA #26 Anchor Kit*.

Options available at additional cost...

- A. Add suffix #277 to RC models for integral 277V electronic ballast
- B. Add suffix #277 to MH models for integral 277V magnetic ballast
- C. Add suffix BP for bronze patina
- D. Higher or lower overall heights available, consult factory

*see page 43 - 44 for details

Product Number	Lamp	Range	Standard Finish
CCT12542	18W RC	St. 5L	Natural
CCT12512	18W RC	Copper	Natural

This graceful all-weather luminaire features a reflective disk and high output compact fluorescent light sources with diffused glass. Provided with TEA #24 Anchor Kit* allowing direct install in 2" hole size concrete base.

Options available at additional cost...

- A. Add suffix #277 to RC models for integral 277V electronic ballast
- B. Add suffix BP for bronze patina
- C. Add suffix BV26 for internal base, lower stock, available on RC version only
- D. Higher or lower overall heights available, consult factory

*see page 43 - 44 for details

Product Number	Lamp	Range	Standard Finish
B5B2546	60W A19	St. 5L	Natural
B5B2516	60W A19	Copper	Natural
B5B2542	26W RT	St. 5L	Natural
B5B2512	26W RT	Copper	Natural

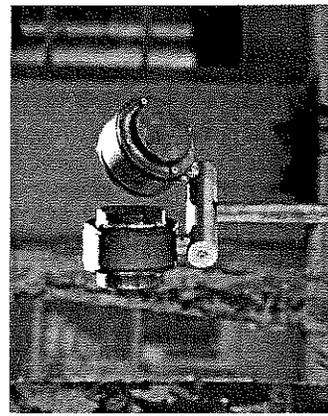
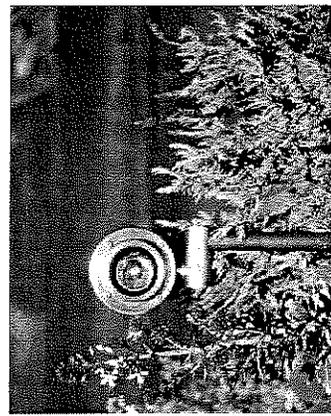
Another wall, graceful bollard with top light and full shaded glass crown. For incandescent or high output compact fluorescent lamps. Diffused glass. RT version are supplied standard with a 120V electronic ballast. All models are provided with TEA #34 Anchor Kit* which allows for direct install in 2" hole size concrete base.

Options available at additional cost...

- A. Add suffix #277 to RC models for integral 277V electronic ballast
- B. Add suffix BP for bronze patina
- C. Higher or lower overall heights available, consult factory

*see page 43 - 44 for details

Directional landscape and deck mount luminaires



Product Number Lamp Standard Finish
 5210 12V 50W MR16 Natural
 5600 12V 50W MR16 Nickel plate

The ultimate rugged, compact Directional Flood Spot for illuminating any outdoor landscape or architectural feature. Fully adjustable with integral lens cover for brightness control. MR16 lamps are available in many beam patterns. Supplied with slip fit adapter which provides horizontal rotation and field cutting of beam and installation is only 1/2" IP finished fitting. 36" of 1/2" dia. ball joint base provided for remote 12V supply. Lamp head swivels horizontally and vertically and locks. All finishes are stainless steel.

Options available at additional cost...
 A. #21 non-swivel Adapter kit may be used with #23 Anchor Kit
 B. #30 clamp on blades
 C. #320 remote Transformer Kit (300W max.)
 D. Add saddle for beam patterns
 E. For longer stem lengths up to 26" - specify stem length
 *see page 43 - 44 for details

Product Number Lamp Standard Finish
 5210/2 12V 50W MR16 Natural
 5600/2 12V 50W MR16 Nickel plate

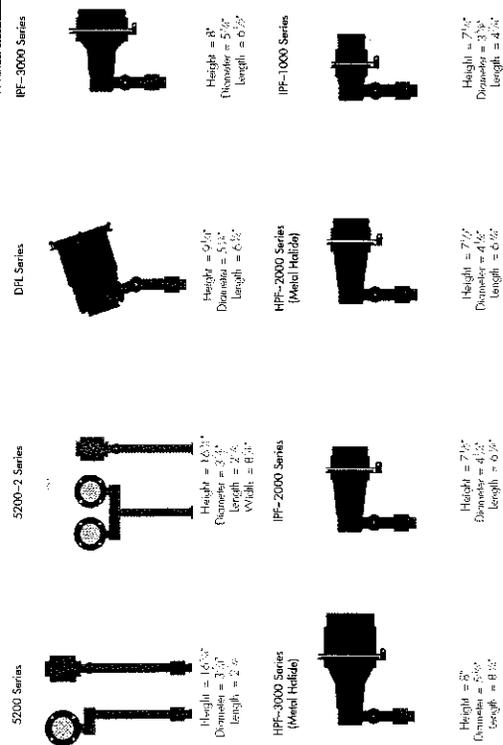
The ultimate rugged, twin head, compact Directional Flood Spot for illuminating any outdoor landscape or architectural feature. Fully adjustable with integral lens cover for brightness control. MR16 lamps are available in many beam patterns. Supplied with slip fit adapter which provides horizontal rotation and field cutting of beam and installation is only 1/2" IP finished fitting. 36" of 1/2" dia. ball joint base provided for remote 12V supply. Lamp heads swivel horizontally and vertically and lock individually. All finishes are stainless steel.

Options available at additional cost...
 A. #21 non-swivel Adapter kit may be used with #23 Anchor Kit
 B. #30 clamp on blades
 C. #320 remote Transformer Kit (300W max.)
 D. Add saddle for beam patterns
 E. For longer stem lengths up to 26" - specify stem length
 *see page 43 - 44 for details

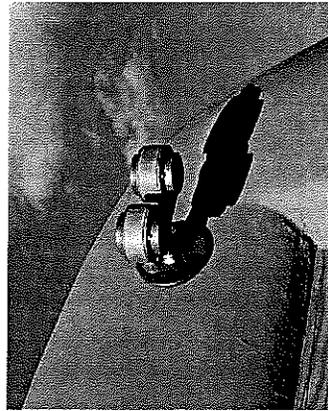
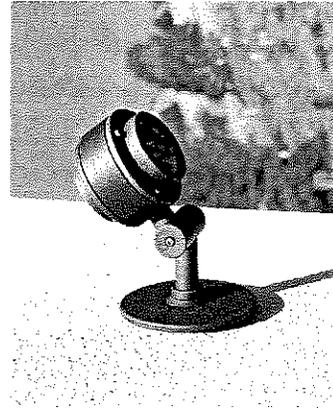
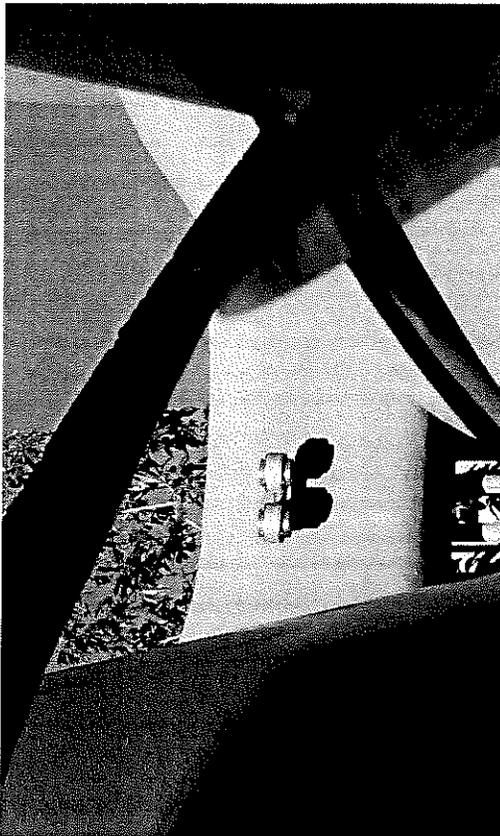
Product Number Lamp Standard Finish
 DR-5116 75W PAR30 Natural
 DR-5160 75W PAR30 Nickel plate

This versatile and best Directional Flood is designed for halogen PAR30 lamps which are available in many beam patterns. Supplied with slip fit adapter which allows for horizontal rotation and installation is only 1/2" IP finished fitting. Lamp head swivels horizontally and vertically and locks. All finishes are stainless steel.

Options available at additional cost...
 A. #21 saddle for beam patterns
 B. For longer stem lengths up to 26" - specify stem length
 *see page 43 - 44 for details



Directional wall mount luminaires



Product Number: Standard Finish
 DWM5316 12V 50W MRI 6 Nickel
 DWM5366 12V 50W MRI 6 Nickel plate

Heavy duty single Directional Flood/Spot luminaire for 12V MRI 6 lamps, with internal glass control box, fully adjustable. MRI 6 lamps are available in many beam patterns. Supplied with base mounted integral 120V to 11.6V electronic transformer. May be mounted over a 4" x 1 1/2" minimum depth octagonal wiring box (by option). Lamp head swivels horizontally, vertically, and lock. All fasteners are stainless steel. Available for transformer for 12V apply. Add suffix II.

Options available at additional cost:
 A. Add suffix IP for bronze patina
 B. For longer stem height up to 18" - specify stem height
 C. Add suffix #277 for 277V electronic transformer

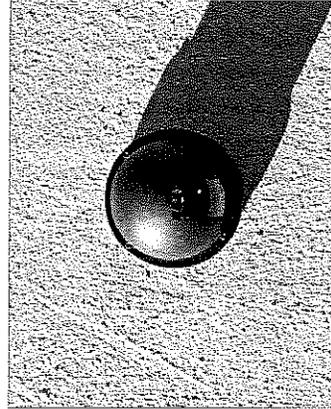
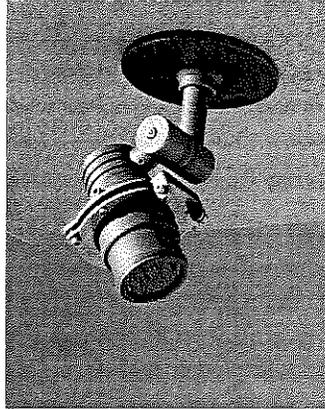
Product Number: Standard Finish
 DWM5316/2 12V 35W MRI 6 Nickel
 DWM5366/2 12V 35W MRI 6 Nickel plate

Heavy duty dual Directional Flood/Spot luminaires for 12V MRI 6 lamps, with internal glass control boxes, fully adjustable. MRI 6 lamps are available in many beam patterns. Supplied with base mounted integral 120V to 11.6V electronic transformer. Lamp heads swivel horizontally, vertically, and lock. May be mounted over a 4" x 1 1/2" minimum depth octagonal wiring box (by option). Lamp heads swivel horizontally and vertically and lock. All fasteners are stainless steel. Available for transformer for 12V apply. Add suffix II. Two 50V lamps may be used with II option.

Options available at additional cost:
 A. Add suffix IP for bronze patina
 B. For longer stem height up to 18" - specify stem height
 C. Add suffix #277 for 277V electronic transformer

Product Number	Dimensions	Height	Projection	Width
DWM 5300 - 5300/2 Series	Diameter = 3 1/2" Length = 2 1/2" Projection = 7 3/4" Width = 6 3/4"	4 1/2"	5 3/4"	8 1/2"
DWM 5100 Series	Diameter = 4 1/2" Length = 5 1/2" Projection = 8 1/2"	4 1/2"	5 3/4"	8 1/2"
DWM 5100/2 Series	Diameter = 4 1/2" Length = 5 3/4" Projection = 8 1/2"	4 1/2"	5 3/4"	8 1/2"
ISF 3000 Series	Height = 6 1/2" Projection = 8" Width = 6 1/2"	6 1/2"	8"	6 1/2"
ISF 2000 Series	Height = 8 1/2" Projection = 7 1/2" Width = 5 1/2"	8 1/2"	7 1/2"	5 1/2"
ISF 1000 Series	Height = 6 1/2" Projection = 7 1/2" Width = 5 1/2"	6 1/2"	7 1/2"	5 1/2"
SNO Series	Diameter = 6" Projection = 4 1/2"	6"	4 1/2"	-
HSF 3000 Series	Height = 10 1/2" Projection = 11" Width = 7 1/2"	10 1/2"	11"	7 1/2"

Stern mounted wall luminaires



Product Number	Lamp	Standard Finish
RF1117	12V 50W AR 16	Plaque
RF1167	12V 50W AR 15	Nickel plate

A heavy duty Die-cast Electro-Fit for illuminating bars, emporiums and outdoor features. Fully adjustable for any mounting position. Hinged lens assembly of epoxy and stainless steel allows for easy adjusting and accept accessories. 3/8" O.D. brass stem with powder coated cap aluminum base and tripod crown and may be mounted over a 1/2" minimum depth rectangular wiring box (sold). Supplied with base mounted integral 120W to 11.6V electronic transformer. Lamp head pivots horizontally and vertically and locks. Available without transformer for 12V supply, add suffix, II.

Options available at additional cost...

A. Add suffix BF for brass plating
 B. Add suffix 18 for 18" - specify stem length
 C. Add suffix C for chrome finish and mounting ring
 D. Add suffix 48 for 48" - black base with stainless mounting ring
 E. Add suffix 4277 for 277V electronic transformer

Product Number	Lamp	Standard Finish
5993220	12V 20W G4	Plaque
5993260	12V 20W G4	Nickel plate
5993323	12V 20W MR 11	Natural
5993326	12V 20W MR 11	Nickel plate

For mounting on Chandeliers, luminaires by glassing diffused light source. Includes 1/2" x 1/2" x 1/2" mounting hardware. MR 11 low voltage light source. Includes wall plate, rectangular base and stem. For 20W G4 double, clear polycarbonate for 20W MR 11 models. Aluminum mount plate with all stainless steel fasteners. Provided with ceramic socket for G4 or MR 11 lamps. MR 11 lamp version has lockable lamp adjustment from 60° to 160° vertically and 360° horizontally. Integral 120W/11.6V electronic transformer included. May be mounted over a standard deck or wall mounted or 1 1/2" deep minimum octagonal wiring box see block in finished wall or ceiling. Available without transformer for 12V supply, add suffix, II.

Options available at additional cost...

A. Add suffix BF for brass plating
 B. Add suffix 4277 for 277V electronic transformer

BWM 2100 Series SWM 6000 Series



Height = 9'3"
 Projection = 8'3"
 Width = 5'6"

BWM 2200 Series



Height = 8'6"
 Projection = 20"
 Width = 1'5"

BWM 2000 Series



Height = 7'6"
 Projection = 17'6"
 Width = 1'2"

PLW Series



Height = 11'3"
 Projection = 8'3"
 Width = 6'6"

CWM 8200 Series



Height = 8'6"
 Projection = 10'6"
 Width = 1'5"

CWM 8000 Series



Height = 8'6"
 Projection = 1'8"
 Width = 1'2"

DRW Series



Height = 7'1"
 Projection = 5'6"
 Width = 5'5"

CSW 8000 Series

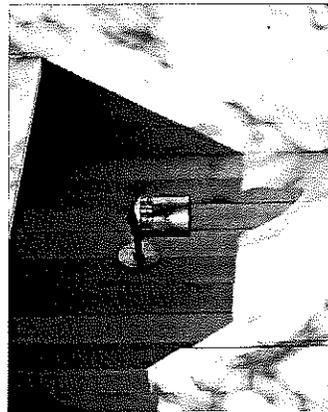
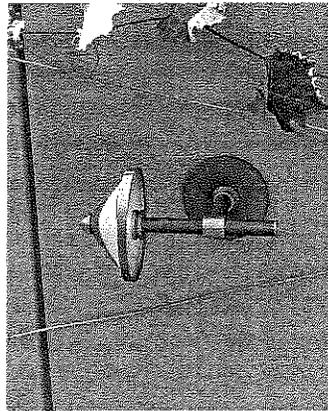


Height = 8"
 Projection = 17"
 Width = 10"

Product Number	Lamp	Standard Finish
BWA1010	12" 12-volt 100W G4	Natural
BWA1016	12" 12-volt 100W G4	Nickel plate

A. mounting will increase; section of our popular post light luminaire, for support and shelter illumination from a low voltage light source. B. Add suffix BP for brown patina. C. longer stems up to 18" available - specify stem length. D. Order #BE100-30 for 30,000 hr. 100W "Alderson" lamps. E. Add suffix #277 for 277V electronic ballast.

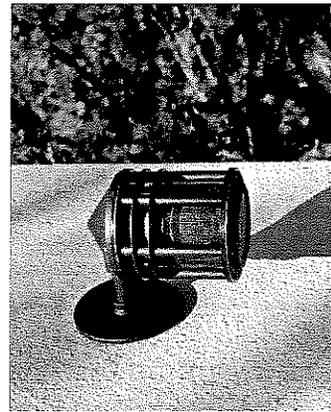
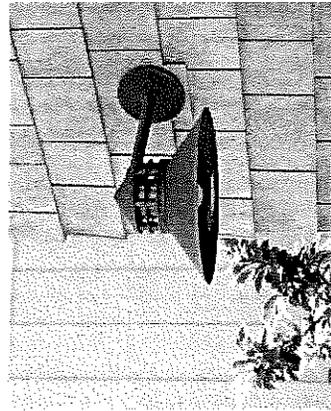
Options available at additional cost...
 A. Add suffix R for ransom mount finish
 B. Add suffix BP for brown patina
 C. longer stems up to 18" available - specify stem length
 D. Order #BE100-30 for 30,000 hr. 100W "Alderson" lamps
 E. Add suffix #277 for 277V electronic ballast.



Product Number	Lamp	Range	Standard Finish
BWA2046	100W A 19	St. 50	Natural
BWA2016	100W A 19	Copper	Natural
BWA2066	100W A 19	St. 50	Nickel plate

The Beacon Wall Mount is a sleekly styled, shielded, non-well luminaire. Tempered clear glass diffuser. Fully enclosed for standard 15 lamps up to 100W. The top light illuminates the shade and provides directional illumination. Clear lamps recommended. For mounting over 4" octagonal ceiling box (by others). Wall bracket provided with four (4) holes @ 90° on 4 1/2" centers for mounting to structural support.

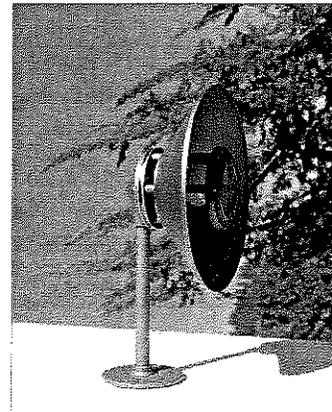
Options available at additional cost...
 A. Add suffix BP for brown patina
 C. Add suffix #277 for 277V electronic ballast



Product Number	Lamp	Range	Standard Finish
BWA2246	100W A 19	St. 50	Natural
BWA2216	100W A 19	Copper	Natural
BWA2266	100W A 19	St. 50	Nickel plate

The larger shade version of the Beacon Wall Mount luminaire above offering additional shielding. Tempered clear glass diffuser. Fully enclosed for standard 15 lamps up to 100W. The top light illuminates the shade and provides directional illumination. Clear lamps recommended. For mounting over 4" octagonal ceiling box (by others). Wall bracket provided with four (4) holes @ 90° on 4 1/2" centers for mounting to structural support. All finishes are stainless steel.

Options available at additional cost...
 A. Add suffix BP for brown patina



Product Number	Lamp	Range	Standard Finish
BWA2116	75W PAR 30	St. 50	Natural
BWA2146	75W PAR 30	Copper	Natural
BWA2166	75W PAR 30	St. 50	Nickel plate

This series mounted wall luminaire is designed for downlighting applications, using PAR30 halogen lamps. Fully shielded. No top light and no luminaire. PAR30 lamps are available in many beam patterns. For mounting over 4" octagonal ceiling box (by others). Wall bracket provided with four (4) holes @ 90° on 4 1/2" centers for mounting to structural support.

Options available at additional cost...
 A. Add suffix BP for brown patina

Product Number	Lamp	Range	Standard Finish
SWA8046	100W A 19	St. 50	Natural
SWA8016	100W A 19	Copper	Natural
SWA8066	100W A 19	St. 50	Nickel plate

A sleekly elegant non-well luminaire with a copper mesh light diffusing screen. Tempered clear glass diffuser. Fully enclosed. For standard 15 incandescent lamps up to 100W. Clear lamps recommended. For mounting over 4" octagonal ceiling box (by others). Wall bracket provided with four (4) holes @ 90° on 4 1/2" centers for mounting to structural support.

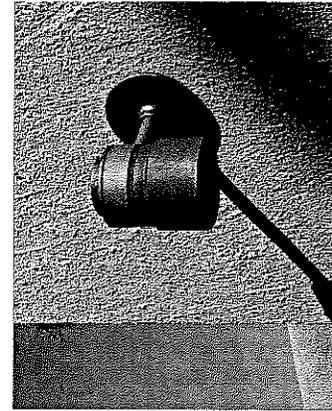
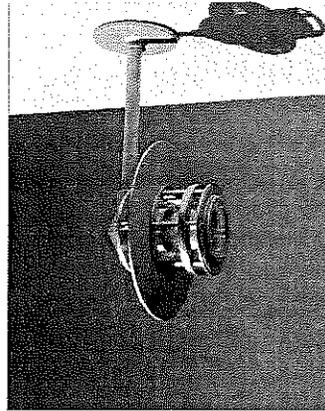
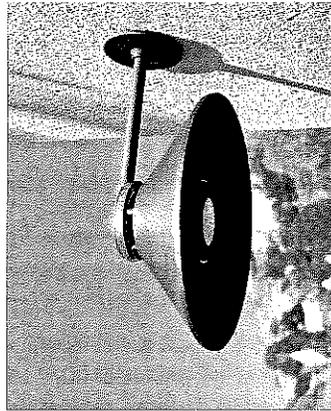
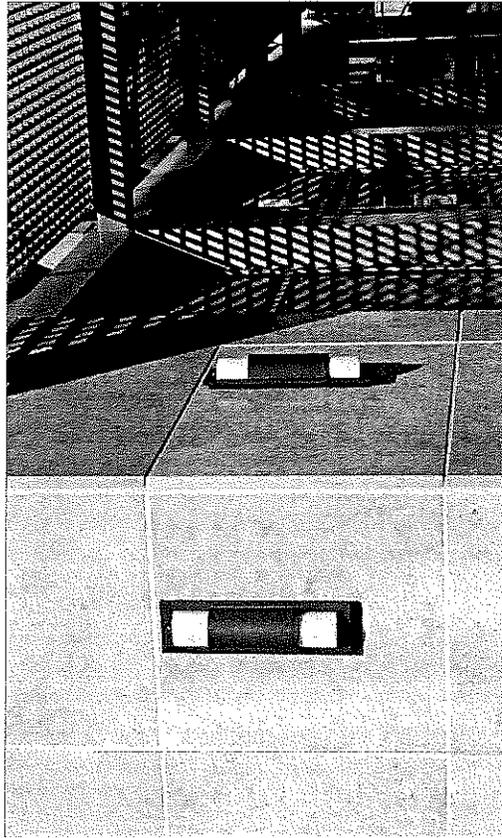
Options available at additional cost...
 A. Add suffix BP for brown patina

Product Number	Lamp	Range	Standard Finish
CWA8046	100W A 19	St. 50	Natural
CWA8016	100W A 19	Copper	Natural
CWA8066	100W A 19	St. 50	Nickel plate

The Classic Wall Mount is reminiscent of classic Craftsman era design. Provides top light illuminating the shade. Tempered clear glass diffuser. Fully enclosed. For standard 15 incandescent lamps up to 100W. Clear lamps recommended. For mounting over 4" octagonal ceiling box (by others). Wall bracket provided with four (4) holes @ 90° on 4 1/2" centers for mounting to structural support.

Options available at additional cost...
 A. Add suffix BP for brown patina

Wall mounted luminaires



Product Number	Lamp	Finish	Standard Finish
CWM48246	100W A 19	St. Sl.	Natural
CWM48216	100W A 19	Copper	Natural
CWM48266	100W A 19	St. Sl.	Nickel plate

This Classic Wall Mount has a larger shade for additional shading. Provides top light illuminating the shade. Tempered clear glass diffuser. Fully recommended. For mounting over 4" octagonal ceiling box (by other). Wall bracket provided with four (4) holes @ 90° on 4 1/2" centers for mounting to structural supports. All finishes are stainless steel.

Options available at additional cost...
 A. Add saddle BP for brass patina

Product Number	Lamp	Finish	Standard Finish
C3W48246	100W A 19	St. Sl.	Natural
C3W48216	100W A 19	Copper	Natural
C3W48266	100W A 19	St. Sl.	Nickel plate

Another classic designed stem mounted wall luminaire with a fin disk replacing the shade of the Classic. Clean Wall Mount luminaires for a more contemporary look. Fully recommended. For standard A incandescent lamps up to 100W. Tempered clear glass diffuser. Clear lamps recommended. For mounting over 4" octagonal ceiling box by other. Wall bracket provided with four (4) holes @ 90° on 4 1/2" centers for mounting to structural supports. All finishes are stainless steel.

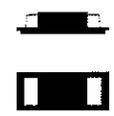
Options available at additional cost...
 A. Add saddle BP for brass patina

Product Number	Lamp	Standard Finish
DFW5016	75W PAR30	Natural
DFW5066	75W PAR30	Nickel plate

A stem mounted, fixed, non-downlight, PAR30 lamps are available in many beam patterns. For downlight applications only.

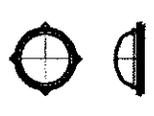
Options available at additional cost...
 A. Add saddle BP for brass patina
 B. For sloper stem lengths up to 18", specify stem length

AHS - 18 Watt Series



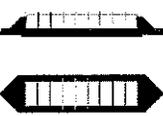
Height = 15 3/4"
 Projection = 3 1/2"
 Width = 6"

SSM Series



Height = 14 1/2"
 Projection = 5 1/2"
 Width = 14 7/8"

6000 3P Wall Series



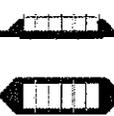
Height = 20 1/2"
 Projection = 3 1/2"
 Width = 5 1/2"

ASP-3P Wall Series



Height = 21"
 Projection = 3 1/2"
 Width = 6"

6000-1B Wall Series



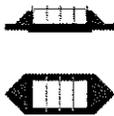
Height = 20 1/2"
 Projection = 3 1/2"
 Width = 5 1/2"

AFS-1B Wall Series



Height = 15 1/4"
 Projection = 3 1/2"
 Width = 6"

6000-1J Wall Series



Height = 16 1/2"
 Projection = 3 1/2"
 Width = 5 1/2"

AHS-3P WATT Series



Height = 21"
 Projection = 3 1/2"
 Width = 6"

UHS-7000 Series



Ultraviolet = 10"
Projection = 3 1/2"

UHS 7100 Series



Diameter = 10"
Projection = 4 1/4"

UHS 7300 Series

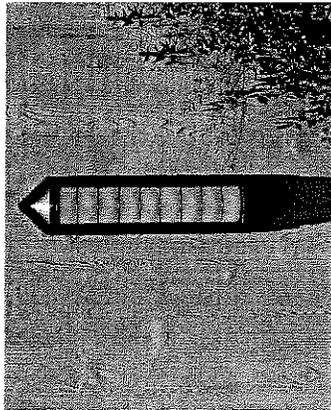


Diameter = 5 1/2"
Projection = 4 1/2"

CSM Series



Diameter = 10"
Projection = 6 1/4"

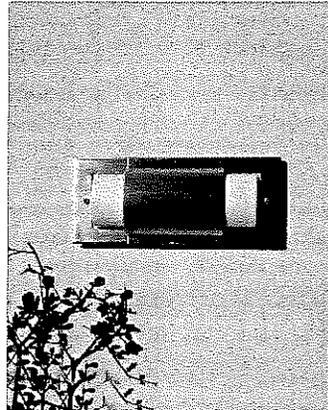


Product Number	Lamp	Body	Standard Finish
6244	39W 2G11	St. Sl.	Polished
6224	30W 2G11	Copper	Nickel
6444	39W 2G11	St. Sl.	Nickel plate

The slightly longer Arcode luminaires for higher output lamps is perfect for mounting to columns or in groups along passageway ways. Designed to take advantage of the efficient compact fluorescent lamps used to be difficult enough to comply with ADA standards. Translucent white etched acrylic diffuser. May be mounted in any orientation. Provided with integral 120V HFF electronic ballast for minus 1.5% starting. May be mounted over a 3 1/2" or 4" octagonal wiring box.

Options available at additional cost...

- A. Add suffix BF for brown paint
- B. Add suffix 277 for 277V electronic HFF ballast
- C. Add suffix AB for Acrylic Alabaster diffuser

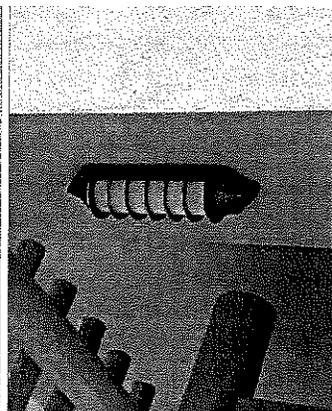
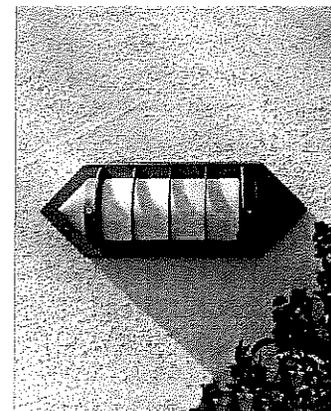


Product Number	Lamp	Example	Standard Finish
AHS5411	18W 2G11	Copper	Polished
AHS5441	18W 2G11	St. Sl.	Nickel

The Arcode Half Shield luminaires comes with ADA requirements and offers a high output, compact fluorescent lamp. Copper or stainless steel baseplate with copper or stainless steel inset. Translucent white etched acrylic diffuser. Provided with integral 120V HFF electronic ballast for minus 1.5% starting. May be mounted over a 3 1/2" or 4" octagonal wiring box.

Options available at additional cost...

- A. Add suffix BF for brown paint
- B. Add suffix 277 for 277V electronic HFF ballast



Product Number	Lamp	Body	Standard Finish
6243	18W 2G11	St. Sl.	Nickel
6223	18W 2G11	Copper	Nickel
6443	18W 2G11	St. Sl.	Nickel plate

The mid size Arcode luminaires for high output is perfect for mounting to columns or in groups along passageway ways. Designed to take advantage of the efficient compact fluorescent lamps used to be difficult enough to comply with ADA standards. Translucent white etched acrylic diffuser. May be mounted in any orientation. Provided with integral 120V HFF electronic ballast for minus 1.5% starting. May be mounted over a 3 1/2" or 4" octagonal wiring box.

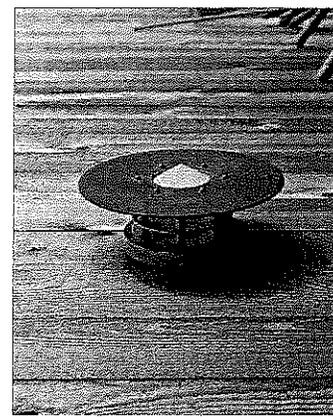
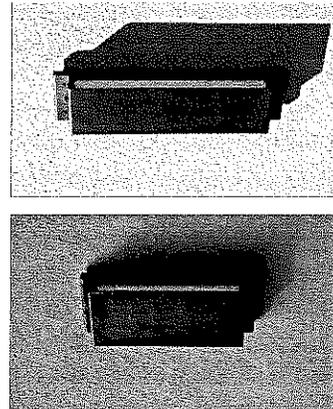
Options available at additional cost...

- A. Add suffix BF for brown paint
- B. Add suffix 277 for 277V electronic HFF ballast
- C. Add suffix AB for Acrylic Alabaster diffuser

Product Number	Lamp	Fixture	Standard Finish
AHS-5411	15W G231	Copper	Natural
AHS-5414	35W G231	Copper	Natural

The Acrylic Ball Shield luminaire completely covers the enclosed diffuser for the available lamp. Acrylic ball shields are available in two sizes and are available with acrylic, engraved acrylic, or bronze. The acrylic ball shield luminaire comes with copper mesh, translucent white acrylic, or acrylic diffuser. Provided with integral 120V/110V electronic ballast for 15W output. May be mounted over a 3/4" or 4" octagonal wiring box.

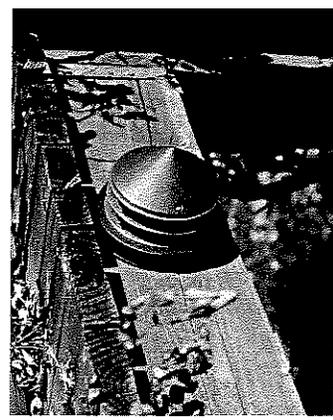
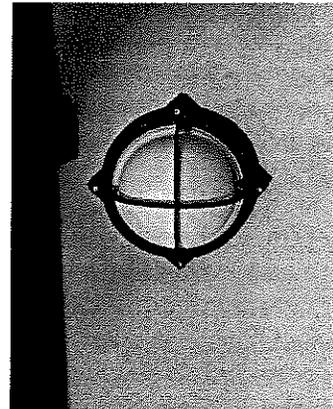
Options available at additional cost...
 A. Add suffix BP for brown patina
 B. Add suffix 277 for 277V electronic ballast



Product Number	Lamp	Ring	Standard Finish
550-5442	(2) 13W PC	St. Sl	Natural
550-5412	(2) 13W PC	Copper	Natural
550-5402	(2) 13W PC	St. Sl	Nickel plate
550-5405	60W A 19	St. Sl	Natural
550-5416	60W A 19	Copper	Natural
550-5406	60W A 19	St. Sl	Nickel plate

The dromedary lamp is a shielded wall or ceiling mounted luminaire. It is available in three sizes: 13W, 60W, and 120W. The luminaire is available in three finishes: Natural, Copper, and Nickel plate. The luminaire is available with or without a diffuser. The luminaire is available with or without a mounting box. The luminaire is available with or without a wiring box.

Options available at additional cost...
 A. Add suffix BP for brown patina
 B. Add suffix 277 for 277V electronic ballast
 C. Add suffix AIB for Acrylic Alabaster diffuser



Product Number	Lamp	Ring	Standard Finish
HS-7000	12 volt 35W G16.35	St. Sl	Natural
HS-7010	12 volt 35W G16.35	Copper	Natural
HS-7002	12 volt 35W G16.35	St. Sl	Nickel plate

The Classic Salsbury Mount luminaire is a comparison to the wall mounted luminaire. It is available in three sizes: 12 volt 35W, 120V/110V, and 120V/110V. The luminaire is available in three finishes: Natural, Copper, and Nickel plate. The luminaire is available with or without a diffuser. The luminaire is available with or without a mounting box. The luminaire is available with or without a wiring box.

Options available at additional cost...
 A. Add suffix BP for brown patina
 B. Add suffix 277 for 277V electronic ballast
 C. Add suffix AIB for Acrylic Alabaster diffuser



Product Number	Lamp	Ring	Standard Finish
HS-7140	12 volt 35W G16.35	St. Sl	Natural
HS-7110	12 volt 35W G16.35	Copper	Natural
HS-7100	12 volt 35W G16.35	St. Sl	Nickel plate

The Light House Sconce is a fully shielded luminaire. It is available in three sizes: 12 volt 35W, 120V/110V, and 120V/110V. The luminaire is available in three finishes: Natural, Copper, and Nickel plate. The luminaire is available with or without a diffuser. The luminaire is available with or without a mounting box. The luminaire is available with or without a wiring box.

Options available at additional cost...
 A. Add suffix BP for brown patina
 B. Add suffix 277 for 277V electronic ballast

Product Number	Lamp	Ring	Standard Finish
HS-7240	12 volt 35W G16.35	St. Sl	Natural
HS-7210	12 volt 35W G16.35	Copper	Natural
HS-7200	12 volt 35W G16.35	St. Sl	Nickel plate

A very compact and modern style. Light House Sconce for wall, ceiling or table mount. Fully shielded luminaire. Available in three finishes: Natural, Copper, and Nickel plate. The luminaire is available with or without a diffuser. The luminaire is available with or without a mounting box. The luminaire is available with or without a wiring box.

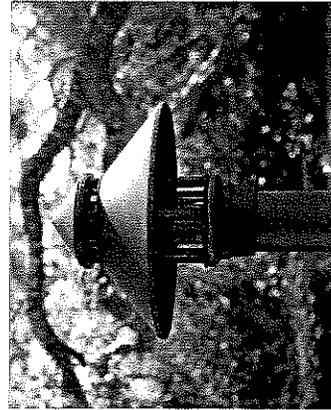
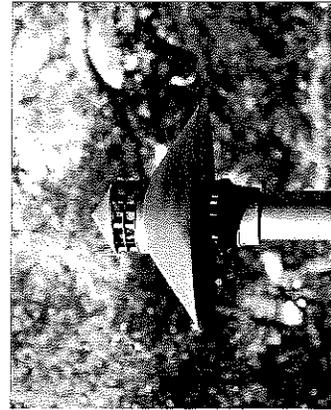
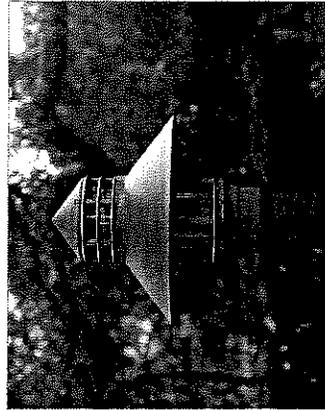
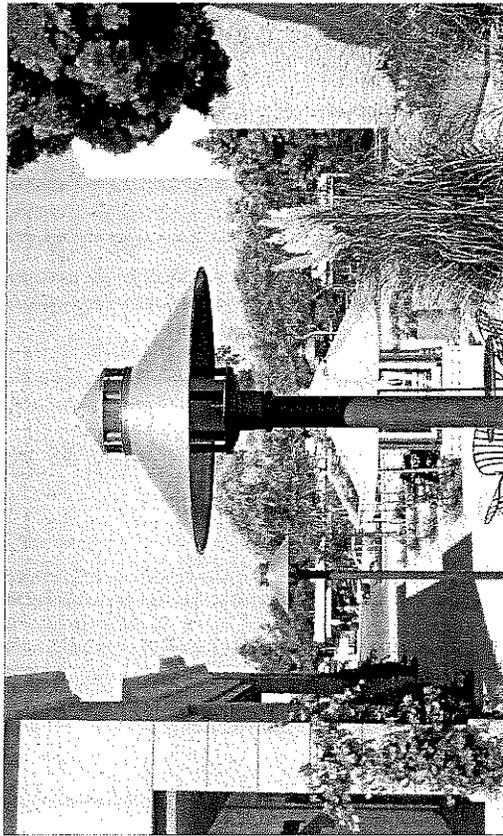
Options available at additional cost...
 A. Add suffix BP for brown patina
 B. Add suffix 277 for 277V electronic ballast

Product Number	Lamp	Ring	Standard Finish
CS68316	75W A 19	Copper	Natural
CS68366	75W A 19	St. Sl	Nickel plate

The Classic Salsbury Mount luminaire is a comparison to the wall mounted luminaire. It is available in two sizes: 75W A 19 and 120V/110V. The luminaire is available in two finishes: Natural and Nickel plate. The luminaire is available with or without a diffuser. The luminaire is available with or without a mounting box. The luminaire is available with or without a wiring box.

Options available at additional cost...
 A. Add suffix BP for brown patina

Post and pole mounted luminaires



Product Number Lamp Rings Standard Finish
 BPA22046 100W A 19 St. Sl. Natural
 BPA22116 100W A 19 Copper Natural
 BPA2266 100W A 19 St. Sl. Nickel plate

The smaller Brevon Pole Mount is perfect for light commercial applications mounted on TECA series posts up to 8 feet high. Shade provides shielding of lamp. The top light illuminates the shade. Cast bronze cap and base with heavy wall copper shade and socket shield with tempered clear glass. Slip fit depth of post is 2" and is intended for use with TECA P252 series copper post.

Options available at extra cost...
 A. Add suffix BP for brown patina.

Product Number Lamp Rings Standard Finish
 BPA22046 100W A 19 St. Sl. Natural
 BPA22116 100W A 19 Copper Natural
 BPA2266 100W A 19 St. Sl. Nickel plate

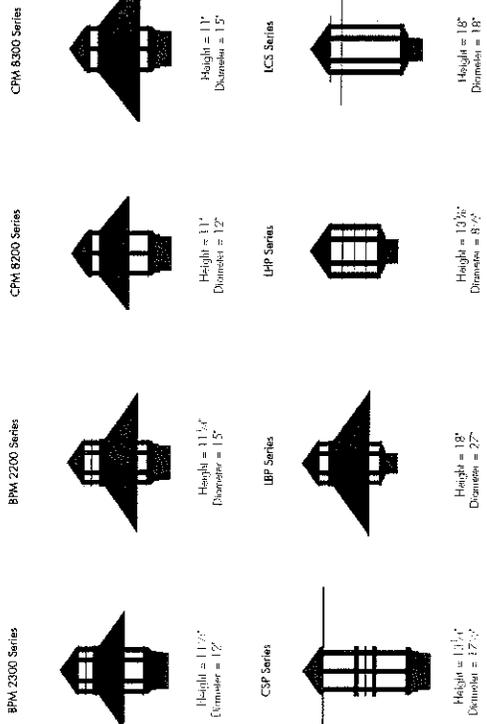
Series on the Brevon Pole Mount above but supplied with a larger shade for bigger scale and additional lamp shielding. Perfect for residential or light commercial applications mounted on TECA series posts up to 8 feet high. Shade houses light fixture in Brevon. The top light illuminates the shade. Cast bronze cap and base with heavy wall copper shade and socket shield with tempered clear glass. All feature one shank steel slip fit depth of post is 2" and is intended for use with TECA P252 series copper post.

Options available at extra cost...
 A. Add suffix BP for brown patina.

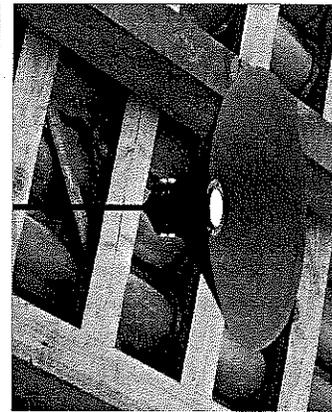
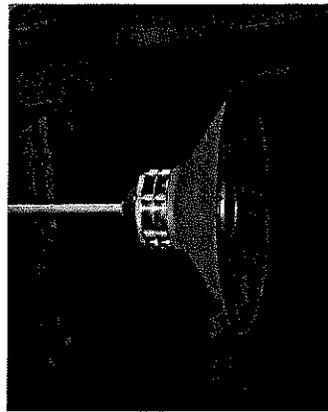
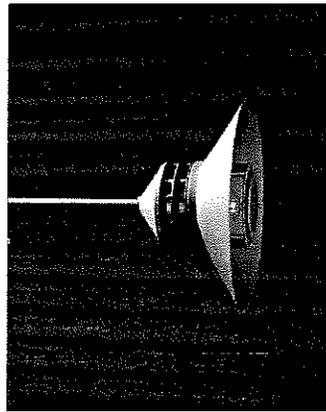
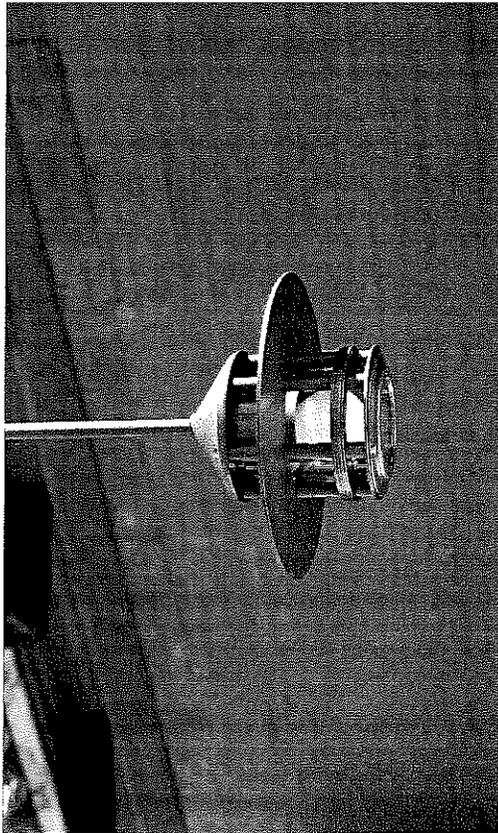
Product Number Lamp Rings Standard Finish
 CPM8246 100W A 19 St. Sl. Natural
 CPM8216 100W A 19 Copper Natural
 CPM8266 100W A 19 St. Sl. Nickel plate

The Classic Pole Mount is perfect for residential or light commercial applications mounted on TECA series posts up to 8 feet high. Shade disperses light and provides shielding of lamp. The top light illuminates the shade. Cast bronze cap and base with heavy wall copper shade and socket shield with tempered clear glass. Slip fit depth of post is 2" and is intended for use with TECA P252 series copper post.

Options available at extra cost...
 A. Add suffix BP for brown patina.



Pendants



Product Number	Lamp	Reg.	Standard Finish
BSM2206	100W A 19	St. 54	Ni/Nal
BSM2206	100W A 19	Copper	Ni/Nal
BSM2206	100W A 19	St. 54	Nickel plate

The Beacon Steel Mount pendant luminaires matches the wall mounted version on Page 25. Fully enclosed by standard 'A' bezel up to 100W. The top light illuminates the shade and provides directional illumination. Clear lens recommended. Tempered clear glass provided with 28° sweep. Brass straight bar mounted to structural supports (by option). Stem is 1/2" P.D. heavy wall brass.

Options available at extra cost...

- A. Add suffix BP for brass patina
- B. Longer stem length up to 10 ft. available - specify.

Product Number	Lamp	Reg.	Standard Finish
BSM2246	100W A 19	St. 54	Flax/rd
BSM2246	100W A 19	Copper	Ni/Nal
BSM2246	100W A 19	St. 54	Nickel plate

This Beacon Steel Mount pendant luminaires matches the wall mounted version on Page 25 and features a larger diameter shade. Fully enclosed for standard 'A' lamps up to 100W. The top light illuminates the shade and provides directional illumination. Clear lens recommended. Tempered clear glass provided with 28° sweep. Brass straight bar mounted to structural supports (by option). Stem is 1/2" P.D. heavy wall brass.

Options available at extra cost...

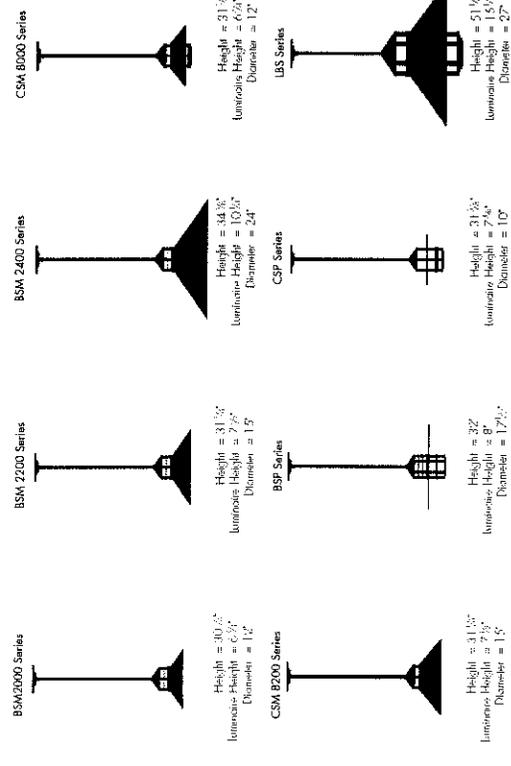
- A. Add suffix BP for brass patina
- B. Longer stem length up to 10 ft. available - specify.

Product Number	Lamp	Reg.	Standard Finish
BSM2446	100W A 19	St. 54	Ni/Nal
BSM2446	100W A 19	Copper	Ni/Nal

This Beacon Steel Mount pendant luminaires features a very large 24" diameter shade for maximum shading and scale. Fully enclosed for standard 'A' lamps up to 100W. The top light illuminates the shade and provides directional illumination. Clear lens recommended. Tempered clear glass provided with 28° sweep. Brass straight bar mounted to structural supports (by option). Stem is 1/2" P.D. heavy wall brass.

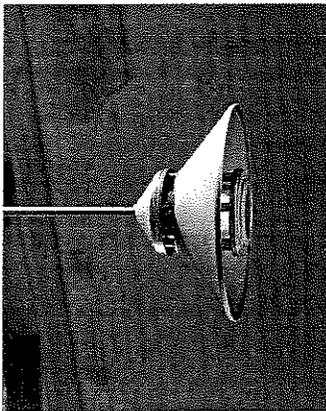
Options available at extra cost...

- A. Add suffix BP for brass patina
- B. Longer stem length up to 10 ft. available - specify.



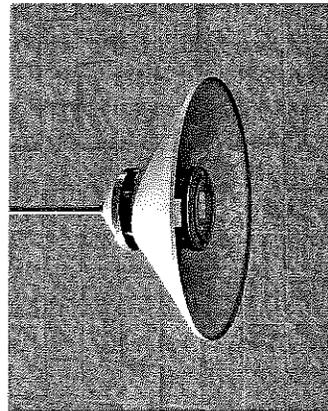
Product Number	Lamp	Rings	Standard Finish
C34R246	100W A 19	St. Sl.	Natural
C34R216	100W A 19	Copper	Natural
C34R266	100W A 19	St. Sl.	Black plate

The Classic Stem Pendant luminaire matches the wall mounted version on Page 26. Fully enclosed for standard A lamps up to 100W. The top light illuminates the shade and provides directional illumination. Clear lamps recommended. Tempered clear glass. Provided with 28" swivel, being straight with heavy wall copper canopy. Intended for mounting over 4" rectangular wiring box mounted to structural supports (by other). Stem is 1/2" IP (1/2" O.D.) heavy wall brass. **Options available at extra cost...**
 A. Add suffix BP for brown patina
 B. Longer stem length up to 10 ft. available - specify



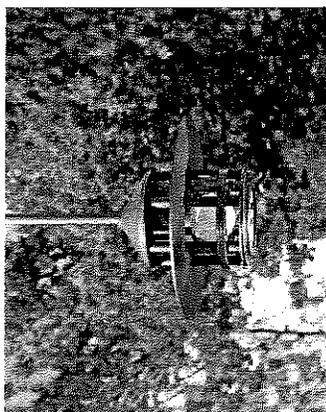
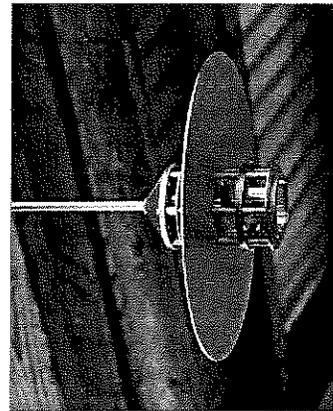
Product Number	Lamp	Rings	Standard Finish
C34R246	100W A 19	St. Sl.	Natural
C34R216	100W A 19	Copper	Natural
C34R266	100W A 19	St. Sl.	Black plate

The Classic Stem Mount pendant luminaire matches the wall mounted version on Page 26 and features a longer chrome shade. Fully enclosed for standard A lamps up to 100W. The top light illuminates the shade and provides directional illumination. Clear lamps recommended. Tempered clear glass. Provided with 28" swivel, being straight with heavy wall copper canopy. Intended for mounting over 4" rectangular wiring box mounted to structural supports (by other). Stem is 1/2" IP (1/2" O.D.) heavy wall brass. **Options available at extra cost...**
 A. Add suffix BP for brown patina
 B. Longer stem length up to 10 ft. available - specify



Product Number	Lamp	Rings	Standard Finish
BSP2046	150W A 19	St. Sl.	Natural
BSP2016	150W A 19	Copper	Natural

Another classic designed pendant luminaire with a large flat heavy copper disk for a more contemporary look. Fully enclosed. For standard A incandescent lamps up to 150W. Clear lamps recommended. Tempered clear glass. Provided with 28" swivel, being straight with heavy wall copper canopy. Intended for mounting over 4" rectangular wiring box mounted to structural supports (by other). Stem is 1/2" IP (1/2" O.D.) heavy wall brass. **Options available at extra cost...**
 A. Add suffix BP for brown patina
 B. Longer stem length up to 10 ft. available - specify

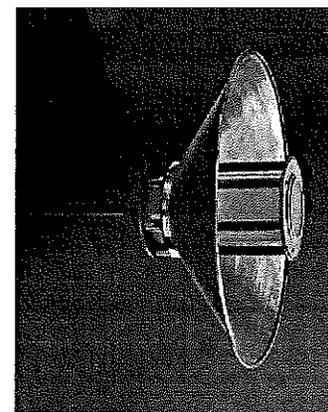


Product Number	Lamp	Rings	Standard Finish
BSP2046	150W A 21	St. Sl.	Natural
BSP2016	150W A 21	Copper	Natural
BSP2066	150W A 21	St. Sl.	Black plate

This classic designed stem pendant luminaire with a flat disk for a more contemporary look matches the wall mounted fixture on Page 27. Fully enclosed for standard A incandescent lamps up to 150W. Clear lamps recommended. Tempered clear glass. Provided with 28" swivel, being straight with heavy wall copper canopy. Intended for mounting over 4" rectangular wiring box mounted to structural supports (by other). Stem is 1/2" IP (1/2" O.D.) heavy wall brass. **Options available at extra cost...**
 A. Add suffix BP for brown patina
 C. Longer stem lengths up to 10 feet available - specify length.

Product Number	Lamp	Rings	Standard Finish
BSP2146	150W A 21	St. Sl.	Natural
BSP2116	150W A 21	Copper	Natural
BSP2166	150W A 21	St. Sl.	Natural
BSP2147	42W RT	Copper	Natural
BSP2117	70W ED17 MH	St. Sl.	Natural
BSP2167	70W ED17 MH	Copper	Natural

The RMJ Remote Ballast Accessory is provided with MH version, see page 44. This very large scale fixture. Stem Mount luminaire is the solution for large unenclosed spaces with top light illuminating the shade providing directional illumination. Extra heavy duty construction in all respects. Cool bronze cap and base with heavy wall copper shade with rolled edge. Tempered, arched clear glass. Provided with 28" swivel, being straight with heavy wall copper canopy. Intended for mounting over 4" square wiring box mounted to structural supports (by other). Stem is 1/2" IP (1/2" O.D.) heavy wall brass. **Options available at extra cost...**
 A. Add suffix BP for brown patina
 B. Add suffix 277 for 277V supply on PH models
 C. Longer stem lengths up to 10 feet available - specify length.



Accessories

#20 Transformer Adaptor Kit
Cast bronze transformer housing with cast bronze base. Supplied with 75W 230V electronic transformer. Includes for use with TEFA 3000-Z series double ballasts. The #20 kit is designed to be used with TEFA 3000-Z series ballasts when ordered together. Recommended to be mounted using the TEFA #33 Anchor Kit.

#21 Transformer Adaptor Kit
Cast bronze transformer housing with cast bronze base. Supplied with two #21 300W electronic transformers. Includes for use with TEFA 3000-Z series double ballasts. The #21 kit is designed to be used with TEFA 3000-Z series ballasts when ordered together. Recommended to be mounted using the TEFA #33 Anchor Kit.

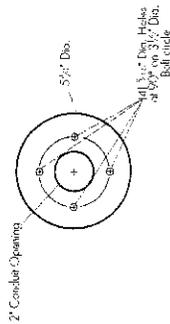
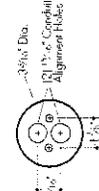
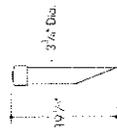
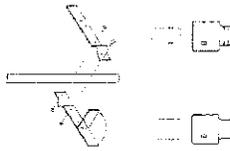
#30 Clamp-on brackets
Stainless steel anchor brackets are designed to clamp onto the 1/2" O.D. stem of TEFA luminaires that accept this option to provide stability when directly installed in concrete. The #30 clamp-on brackets are supplied with a stem length that is 12" longer than standard.

#31A/31B Slip fit adaptor
Furnished from with all-steel rings and stainless steel fasteners. Provided connection between the stem and any 3/4" I.P. internal thread. The #31A adaptor is furnished with a stem with a zirconium base coat and also provides the option of a stainless steel type luminaires. (SAB is the same as 31A except in the 3/4" O.D. size).

#32 Light post
All BRCA PC construction back-up lighting post with stabilizer bolts. Provided with 1/2" I.P. internal thread for connection to luminaire.

#33 Anchor Kit
Stainless steel anchor plates joined by stainless steel fastened rods. The anchor fit aligns two 1/2" hole-size cordless items for proper entry into TEFA luminaires or accessories and ensure use finished anchor rods. Recommended for use in poured concrete footing.

#34 Anchor Kit
Stainless steel anchor plates and stainless steel fastened rods. The anchor fit allows rapid entry of two rods. Recommended for use in poured concrete footing.



Accessories

#35 Adaptor kit
1/2" I.P. finished nipple with washers and hex nuts to allow TEFA 2000, 3000-Z and 7000 series luminaires to be mounted directly to a steel location box called for fixture support. (Not recommended for large scale installations)

#36 Anchor Kit
Stainless steel anchor plates and stainless steel fastened rods. The anchor fit allows rapid entry of two rods. Recommended for use in poured concrete footing.

#50 Clamp-on brackets
Stainless steel anchor brackets are designed to clamp onto the 1/2" O.D. stem of TEFA luminaires that accept this option to provide stability when directly installed in concrete. The #50 clamp-on brackets are supplied with a stem length that is 12" longer than standard.

#300 Remote transformer
For large or hard-to-reach lighting installations in U.I. 3P, single-light applications. Includes for mounting. 300W maximum load with maximum recommended load of 150W.

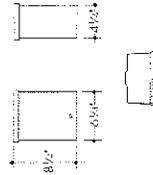
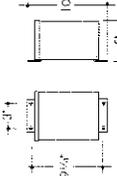
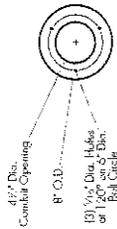
#2001 Adaptor
1/2" I.P. finished nipple with washers and hex nuts to allow TEFA #200 or #21 luminaires adaptor kits to be mounted directly to a steel location box rated for fixture support.

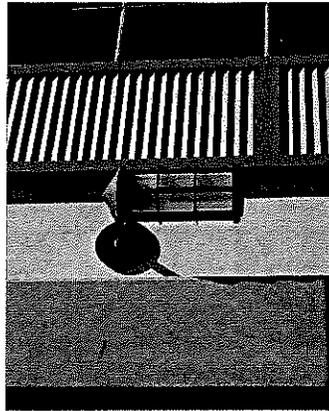
RMT - Remote ballast enclosure
U.I. 3P suitable enclosure provided for wall mounting. Provided with H.I.D. ballast and may be mounted up to 30 ft. maximum wire length from the luminaire socket.

SMT - Surface mount ballast enclosure
Cast bronze ballast enclosure with cast bronze and stainless steel base. Provided with H.I.D. ballast 6 1/2" diameter and 3 1/2" high. Provided with two 1/2" diameter mounting holes on 4 1/2" ball width. Also be drilled into through 3/8" hole in base. Factory recommended to luminaire.

Long life lamps
Low Bay "Yokohama" lamps provide up to 10 times the life of standard halogen lamps and may be used in the same TEFA luminaires as halogen lamps. Halogen lamps operate at a slightly reduced light output as halogen and produce a light which is not as white as halogen.

Product Number	Description
AE10C-20	10W G-4 clear 20,000 hr. lamp
AE20C-20	35W G-4 clear 10,000 hr. lamp
AE30C-10	35W G-6.35 clear 10,000 hr. lamp

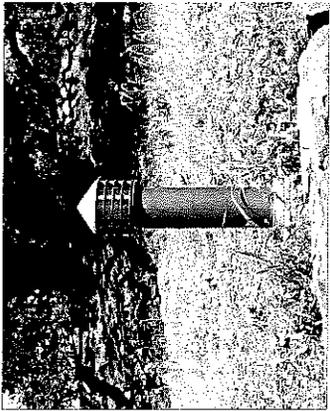




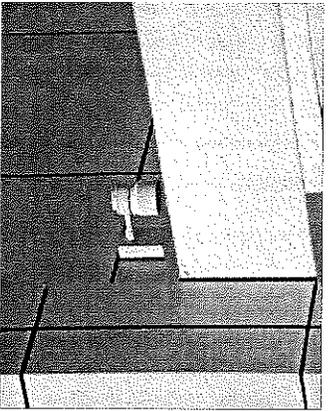
Variations

The way we build TEKA luminaires from individual components lends itself to custom configurations. By using our standard "fit of parts" fittings, brackets and spacers and you can create new looks for projects that require special aesthetic finishes. We can also create custom finishes for the development of new parts or using labor-intensive fabrication methods.

The client wanted to "stretch" our BVM 2046 and eliminate the double-to-double-the-length and form look needed to fit tall narrow windows and shutters. The modification involved cutting more complicated than cutting glass tubes and brass but is longer length.



The modification wanted from a need to reduce the overall height of the BCT 2542 for a residential roadway application. Cutting down or increasing the height of a ballast is a common request we are almost always able to accommodate.



The Getty Museum in Santa Monica required modification to our low voltage 5210 landscape luminaire. Which evolved into a five vehicle PAR30 with a custom "double-shelf" cast wing box for rail mounting. That is why respect is not only a word, it's a way of life. We are proud to be a part of the process. You need TEKA representative help. We are here to help. If you are outside of a TEKA territory visit our website for help at www.tekalluminacion.com

Product	Page	Product	Page	Product	Page
AES-5411	11	CFE512	14	HP-3113	22
AES-5414	31	CFT242	14	HS-3117	22
AHS-5411	30	CHL2310	8	HS-3167	22
AHS-5414	30	CHL2340	8		
AHS-5441	30	CHL2360	8		
BCT2512	13	CFM8216	34	PF-1166	18
BC2516	13	CFM8216	34	PF-2116	18
BC2542	13	CFM8266	34	PF-3116	17
BC2546	13			PF-3166	17
BC2566	13	CFM8316	32		
BC2566	13	CFM8366	32	PF-1117	53
		CFM8466	35	PF-1167	22
BD2512	13	CFM8466	35	PF-2117	22
BD2516	13	CSM8016	39	PF-2167	22
BD2542	13	CSM8046	39	PF-3117	22
BD2546	13	CSM8066	39	PF-3167	22
BD2562	13	CSM8216	39		
BD2566	13	CSM8246	39		
		CSM8266	39	IP-2314	35
BH-2310	7	CSM8316	32	IP-2316	35
BH-2316	7	CSM8366	32	IP-2317	35
BH-2346	7	CSM8466	32	IP-2344	35
BH-2366	7	CSM8466	32	IP-2346	35
				IP-2347	35
BP-4312	5	CSF2046	40		
BP-4316	5	CSF2066	40	IS-2314	40
		CSF2116	35	IS-2316	40
BPM-2216	34	CSF2166	35	IS-2344	40
BPM-2246	34	CSF2466	35	IS-2346	40
BPM-2266	34	CSM9016	27	IS-2347	40
BPM-2316	34	CSM9046	27		
BPM-2346	34	CSM9066	27		
BPM-2366	34	CSM9066	27		
				IS-2311	36
BSP-2512	14	CVM82016	26	IS-2313	36
BSP-2516	14	CVM8206	26	IS-2317	36
BSP-2542	14	CVM8306	27		
BSP-2546	14	CVM8316	27	IS-2143	36
		CVM8246	27	IS-2147	36
		CVM8266	27		
BVA-2016	38			IP-2314	36
BVA-2046	38	DF-5116	16	IP-2316	36
BVA-2066	38	DF-5166	16	IP-2317	36
BVA-2216	38			IP-2344	36
BVA-2246	38	DFM-5016	27	IP-2346	36
BVA-2266	38	DFM-5066	27	IP-2347	36
BVA-2416	38				
BVA-2446	38	DWA-5116	21	HS-2016	31
		DWA-5166	21	HS-2046	31
BSP-2016	39	DWA-5167/2	21	HS-2060	31
BSP-2046	39	DWA-5167/2	21	HS-2110	32
		DWA-5316	20	HS-2140	32
BIB-2329	14	DYMM-5366	26	HS-2160	32
BIB-2326	14	DYMM-5366	26	HS-2310	37
BIB-2327	14	DYMM-5366/2	26	HS-2340	37
				HS-2360	37
BVM-2016	25	HF-5113	18		
BVM-2046	25	HF-5113	18	HF-8110	11
BVM-2066	25	HF-5113	18	HF-8116	11
BVM-2118	26	HF-5117	17	HF-8212	31
BVM-2146	26	HF-5163	17	HF-8217	31
BVM-2166	26	HF-5167	17	HF-8242	11
BVM-2216	25	HF-5167	17	HF-8247	11
BVM-2246	25				
BVM-2266	25				



MY PROJECT

Name: Franklin Frontier League Ballpark
Location: Franklin, WI

GRID SUMMARY

Name: Baseball Field
Size: Irregular 310' / 400' / 325'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

CONSTANT ILLUMINATION

SUMMARY	HORIZONTAL FOOTCANDLES	
	Infield	Outfield
Guaranteed Average:	70.9	50
Scan Average:	70.9	51.4
Maximum:	75	63
Minimum:	63	37
Avg / Min:	1.12	1.40
Guaranteed Max / Min:	1.5	2
Max / Min:	1.18	1.72
UG (adjacent pts):	1.09	1.50
CV:	0.05	0.12
No. of Points:	25	95

LUMINAIRE INFORMATION

Luminaire Type: Green Generation
Rated Lamp Life: 5,000 hours
Avg Lumens / Lamp: 134,000
Avg Lamp Tilt Factor: 0.998
No. of Luminaires: 84
Avg KW: 131.38 (142.8 max)

Guaranteed Performance: The Guaranteed Average CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

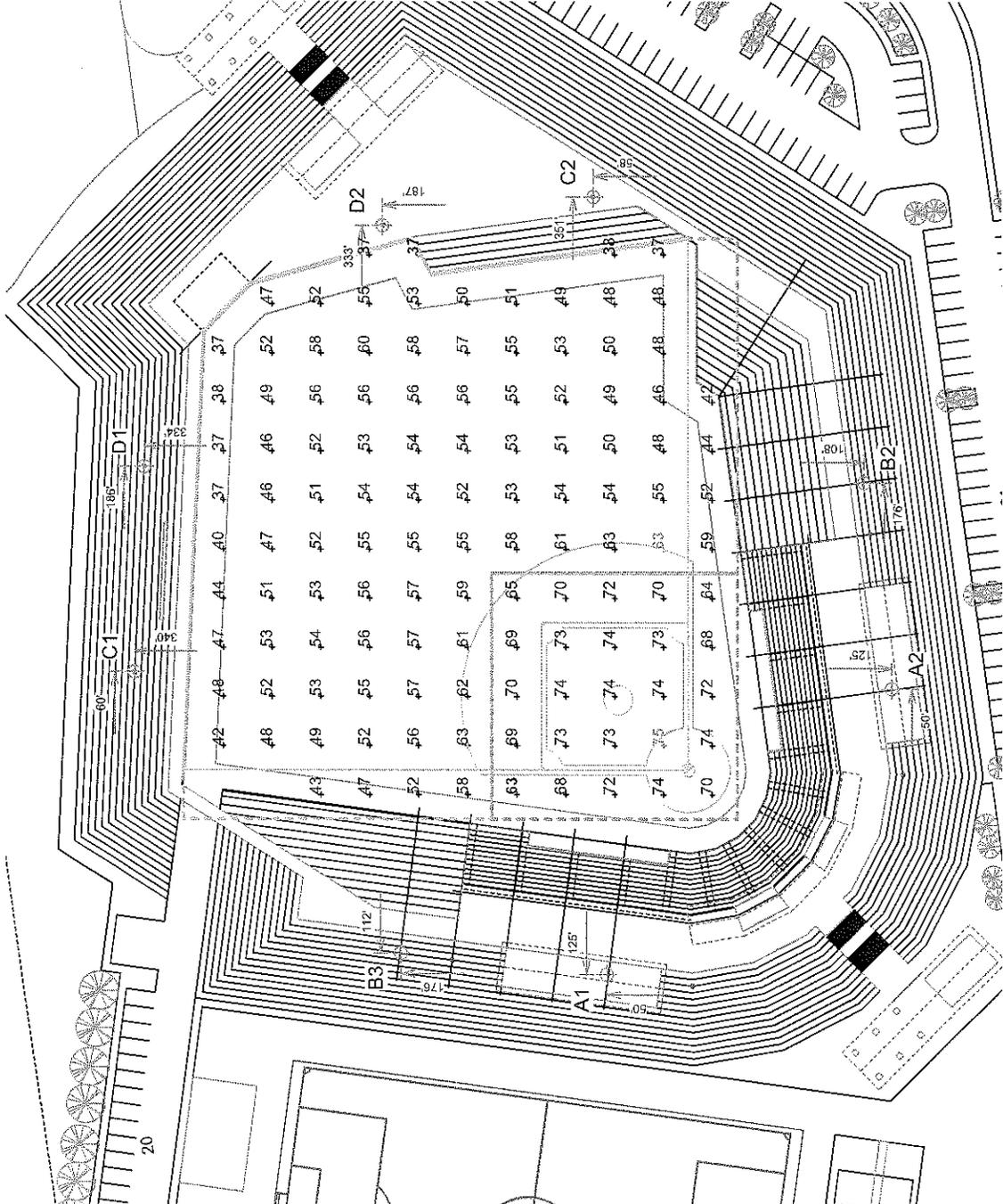
ENGINEERED DESIGN

By: Ben Drost
File # / Date: 167838a 24-Feb-14

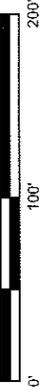
Pole location(s) with dimensions are relative to 0,0 reference point(s)

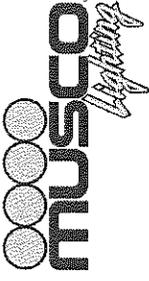
EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	Luminaires			
					LAMP TYPE	QTY / POLE	OTHER GRIDS	
4	A1-A2	100'	12'	1500W NZ	12	12	0	
2	B2-B3	100'	8'	1500W NZ	9	9	0	
2	C1, D1	90'	14'	1500W NZ	9	9	0	
8	C2, D2				84	84	0	
TOTALS							84	84



SCALE IN FEET 1 : 100





MY PROJECT

Name: Franklin Frontier League Ballpark
 Location: Franklin, WI

GRID SUMMARY

Name: Blanket Grid
 Spacing: 30.0' x 30.0'
 Height: 3.0' above grade

CONSTANT ILLUMINATION

HORIZONTAL FOOTCANDLES

Entire Grid

Scan Average: 5:9

Maximum: 75

Minimum: 0

Avg / Min: 101:07.49

Max / Min: 127:463.44

UG (adjacent pts): 15.58

CV: 2.64

No. of Points: 1764

LUMINAIRE INFORMATION

Luminaire Type: Green Generation

Rated Lamp Life: 5,000 hours

Avg Lumens / Lamp: 134,000

Avg Lamp Tilt Factor: 0.998

No. of Luminaires: 84

Avg KW: 131.38 (142.8 max)

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN

By: Ben Drost

File # / Date: 167838a

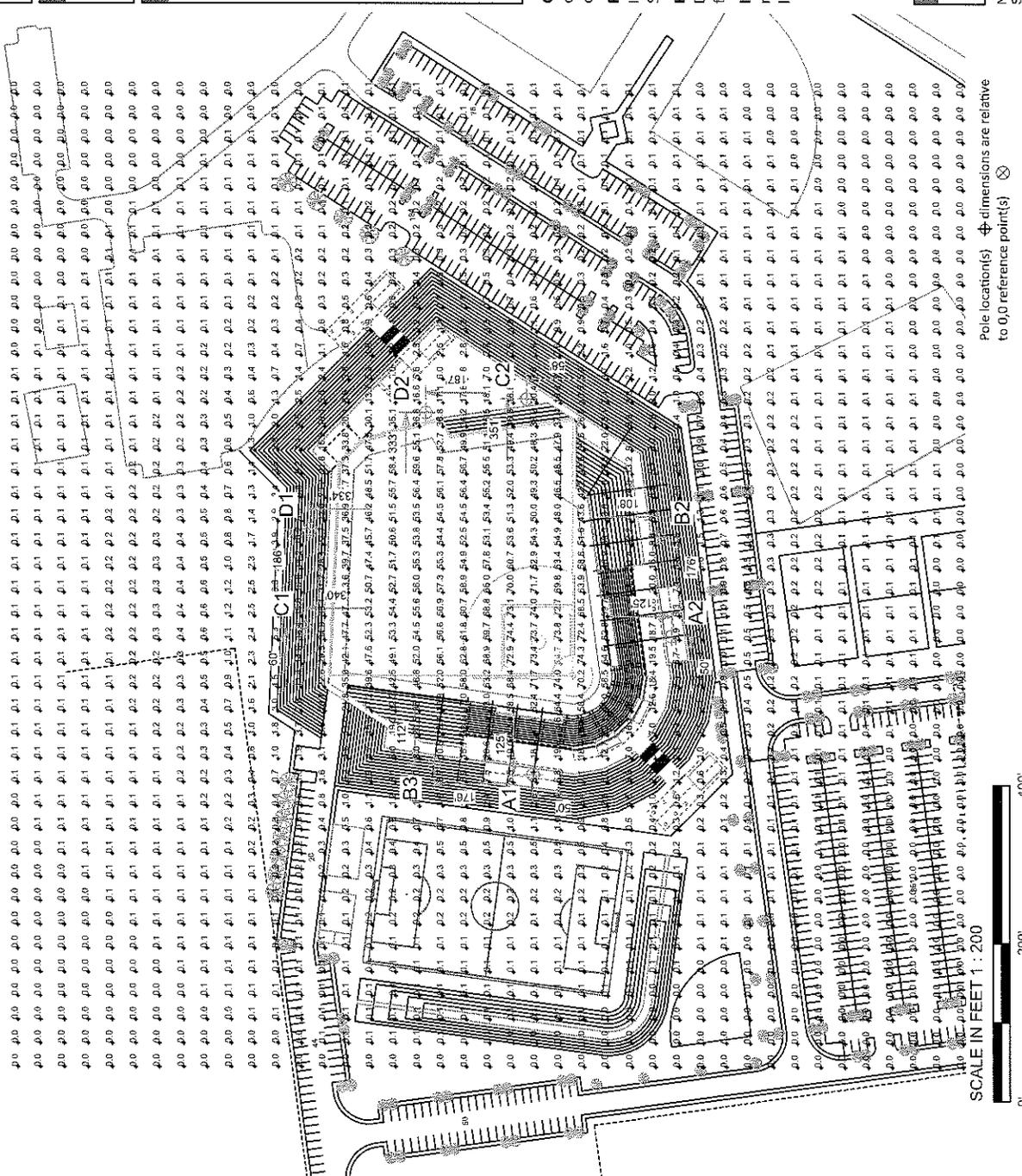
24-Feb-14

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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole		Luminaires		OTHER	
QTY	LOCATION	SIZE	GRADE ELEVATION	QTY / POLE	THIS GRID
4	A1-A2	100'	112'	12	0
	B2-B3				
2	C1, D1	100'	108'	9	0
	C2, D2	90'	104'	9	0
8	TOTALS			84	84



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

SCALE IN FEET 1 : 200

400'



MY PROJECT

Name: Franklin Frontier League Ballpark
 Location: Franklin, WI

EQUIPMENT LAYOUT

INCLUDES:

- Baseball Field

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

Pole		Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE
4	A1-A2	100'	12'	112'	1500W MZ	12
2	B1-B3	100'	8'	108'	1500W MZ	9
2	C1, D1	90'	14'	104'	1500W MZ	9
				TOTALS		84

SINGLE LUMINAIRE AMPERAGE DRAW CHART

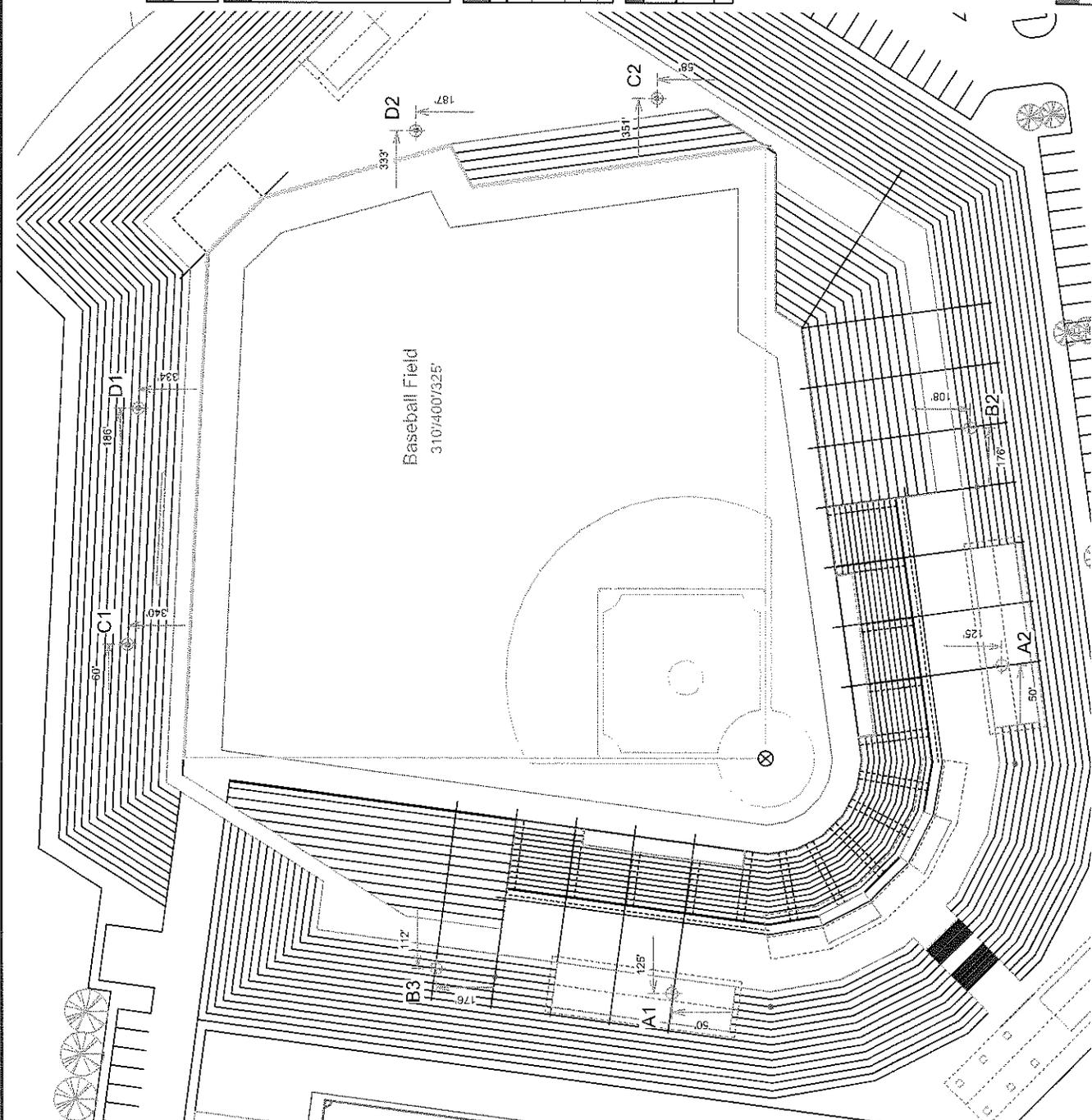
Ballast Specifications (90 min power factor)	Line Amperage Per Luminaire (max draw)					
	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)
Single Phase Voltage	8.6	8.3	7.5	6.5	5.1	4.7
1500 watt MZ						

ENGINEERED DESIGN

By: Ben Drost
 File # / Date: 167838a 24-Feb-14

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

SCALE IN FEET 1 : 80



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