

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, FEBRUARY 6, 2020, 7:00 P.M.

- A. **Call to Order and Roll Call**
- B. **Approval of Minutes**
 - 1. Approval of regular meeting of January 23, 2020.
- C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)
- D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)
 - 1. **PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) INDOOR/OUTDOOR GOLF FACILITY BUILDING AND SITE REVISIONS (BUILDING S2/C3 AND C4).** Site Plan Amendment application (building/Site Plan has been approved by the City but not yet constructed) by BPC Golf Entertainment, LLC, applicant and BPC County Land, LLC, property owner, for (including but not limited to): relocating entries, doors and windows; slightly enlarging the building footprint due to addition of an interior trash compactor; removal of a third level outdoor deck/patio; decreasing the size of a second level outdoor deck/patio; removal of a large portion of the metal wood texture paneling on the exterior of the building and replace with white masonry; addition of a small green roof to the third level [details for the driving range will be provided in the near future], upon properties zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), located at 7055, 7065 and 7075 South Ballpark Drive; Tax Key No. 744-1004-000.
 - 2. **NISENBAUM HOMES & REALTY, INC. TWO UNIT CONDOMINIUM AND DETACHED ACCESSORY BUILDING PLAT.** Declaration of Condominium Plat application (to convert a City approved plan for a townhome to a proposed condominium, The Cortez Condominiums development), by Gregory D. Nisenbaum, President of Nisenbaum Homes & Realty, Inc., for construction of a two unit (A and B) condominium and a 700 square foot detached garage for Unit A, for property zoned R-8 Multiple-Family Residence District, located at 10504 West Cortez Circle; Tax Key No. 797-9979-000.
 - 3. **CITY OF FRANKLIN CORPORATE PARK SEWAGE PUMPING**

STATION (FRANKLIN CORPORATE PARK SOUTH HICKORY STREET CORRIDOR UTILITY IMPROVEMENTS) SITE PLAN. Site Plan application by the City of Franklin, MLG Investments 2002 LLC, property owner, to allow for construction of a sewage pumping station (lift station), including: a prefabricated support building, SCADA (Supervisory Control and Data Acquisition), wet well, temporary gravel access road, paved areas and landscape screening, to provide preliminary sewer and water service to this project area, currently located at 3548 South County Line Road (site is within an 8-acre street acquisition) [application is part of project titled “Franklin Corporate Park South Hickory Street Corridor Utility Improvements”, which would serve the Tax Incremental District No. 4 or Area “D”], zoned Planned Development District No. 39 (Mixed Use Business Park); Tax Key No. 979-9999-000.

E. 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 Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council 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:

Next Regular Plan Commission Meeting: February 20, 2020

**City of Franklin
Plan Commission Meeting
January 23, 2020
Minutes**

unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the January 23, 2020 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Commissioners Kevin Haley, Patricia Hogan and Patrick Leon and City Engineer Glen Morrow. Excused was Commissioner Adam Burckhardt and Alderman Mark Dandrea. Also present were Associate Planner Régulo Martínez-Montilva and City Attorney Jesse Wesolowski.

B. Approval of Minutes

1. Regular Meeting of January 9, 2020

Commissioner Haley moved and Commissioner Leon seconded approval of the January 9, 2020 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-2).

C. Public Hearing Business Matters

1. WAUKESHA WATER UTILITY OUTFALL FACILITIES RELATED TO REQUIRED RETURN FLOW FOR SOURCING LAKE MICHIGAN WATER: RETURN FLOW PIPELINE TO THE LAKE MICHIGAN WATERSHED VIA THE ROOT RIVER IN THE CITY OF FRANKLIN.

Comprehensive Master Plan Amendment, Rezoning, Certified Survey Map and Site Plan applications by Daniel S. Duchniak, General Manager of Waukesha Water Utility (Judith E. Gyuro and Evelyn A. Farchione (deceased), property owners), to:

Comprehensive Master Plan Amendment: amend the 2025 Future Land Use Map use designation for Lot 1 of the proposed Certified Survey Map from Recreational Use and Areas of Natural Resource Features Use to Institutional Use, current zoning R-2

Associate Planner Regulo Martinez-Montilva presented the request by Daniel S. Duchniak, General Manager of Waukesha Water Utility (Judith E. Gyuro and Evelyn A. Farchione (deceased), property owners), to:

Certified Survey Map

Commissioner Haley moved and Commissioner Hogan seconded a motion to add the following condition No. 9: The applicant shall add a note on the face of the Certified Survey Map indicating that the property owner(s) of Lot 4, successors and assigns, as a condition of approval of this Certified Survey Map by the City of Franklin, consent to the execution, delivery and dedication of a trail easement to the City of Franklin, in such location and upon such lands which shall then be determined by the City to then be consistent with the Comprehensive Master Plan of the City of Franklin and the Milwaukee County Trail Network Plan, as may be amended, for Department of City Development review and approval prior to recording of the subject Certified Survey Map. On voice vote, all voted 'aye'; motion carried. (4-0-2).

Commissioner Haley moved and Commissioner Hogan seconded a motion to recommend approval of a Resolution conditionally approving a 4 lot Certified Survey Map, being a division of the North 1/2 of the Northwest 1/4 of Section

Estate Single-Family Residence District and FW Floodway District;

Rezoning: change the zoning of Lot 1 of the proposed Certified Survey Map from R-2 Estate Single-Family Residence District and FW Floodway District to I-1 Institutional District, current zoning of Lot 1: R-2 Estate Single-Family Residence District, FW Floodway District, FC Floodplain Conservancy District and C-1 Conservancy District. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS REZONING APPLICATION;**

Certified Survey Map: divide one (1) existing lot into four (4) proposed lots, subject property owned by Judith E. Gyuro & Evelyn A. Farchione (deceased) (approximately 76 acres); proposed Lot 1, 2.40 acres, will contain most of the outfall facilities improvements; Lot 2, 7.64 acres, is intended for future improvements; the current owners will maintain ownership of Lot 3, 7.75 acres; Lot 4, remaining 57.75 acres, will contain the proposed 30 inch buried pipeline which connects the proposed infrastructure improvements within Lot 1 to a proposed outfall at the Root River streambank [the land division request essentially allows Waukesha Water Utility to purchase the proposed lots 1, 2 and 4], current zoning R-2 Estate Single-Family Residence District, FW Floodway District, FC Floodplain Conservancy District and C-1 Conservancy District;

Site Plan: develop most of the Outfall Facility improvements within Lot 1, including an access drive, parking area and a building to house and screen essential services (these improvements will be located outside the 100-year floodplain), current zoning R-2 Estate Single-Family Residence District and FW Floodway District, property located at 5207 West Oakwood Road, at the southeast corner of the intersection of

35, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin (5207 West Oakwood Road). On voice vote, all voted 'aye'; motion carried. (4-0-2).

Comprehensive Master Plan Amendment:

Commissioner Hogan moved and Commissioner Leon seconded a motion to adopt a Resolution recommending the adoption of an Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 future land use map for property located at 5207 West Oakwood Road from recreational use and areas of natural resource features use to institutional use, pursuant to Wis. Stat. § 66.1001(4)(b). On voice vote, 3 voted 'aye', 1 voted 'nay'. Mayor Olson voted 'aye', breaking the tie. Motion carried. (4-1-2).

Rezoning

A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS REZONING APPLICATION

The Official Notice of Public Hearing was read into the record by Associate Planner Regulo Martinez-Montilva and the Public Hearing was opened at 7:10 pm and closed at 7:12 pm.

Commissioner Leon moved and Commissioner Hogan seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone lot 1 of Certified Survey Map no. ____ from R-2 Estate Single-Family Residence District and FW Floodway District to I-1 Institutional District (located at 5207 West Oakwood Road) (approximately 2.40 acres) and that the City Clerk shall enter the Certified Survey Map no. ____ upon its availability upon recording. On voice vote, 3 voted 'aye', 1 voted 'nay'. Mayor Olson voted 'aye', breaking the tie. Motion carried. (4-1-2).

Site Plan

Commissioner Hogan moved and Commissioner Leon seconded a motion to approve a Resolution approving a Site Plan for construction of outfall facilities related to the Waukesha Water Utility pipeline to source water from Lake Michigan (5207 West Oakwood Road) and that the City Clerk shall enter the Certified Survey Map no. ____ upon its availability upon recording, subject to previous motions. On voice vote, 3 voted 'aye', 1 voted 'nay'. Mayor Olson voted 'aye', breaking the tie. Motion carried. (4-1-2).

From applicant's request the following additional motions were made:

1. City Engineer Morrow moved and Commissioner Leon seconded a motion to remove condition No. 7 of the subject

South 60th Street and West Oakwood Road; Tax Key No. 948-9998-001.

Resolution. Commissioner Hogan moved and City Engineer Morrow seconded a motion to amend the previous motion to redraft condition No. 7 as follows: In the event of future development or additions to the proposed facilities, or any area development or redevelopment, applicant, owner(s) of the property, successors and assigns, upon the then direction by and notice thereof from the City, shall widen the driveway to a 24 foot width or to such other standards or requirements of the Unified Development Ordinance then in effect, as amended from time to time. On voice vote, all voted 'aye'; motion carried. (4-0-2). Commissioner Hogan moved and Commissioner Leon seconded a motion to include condition No. 7 as amended. On voice vote, all voted 'aye'; motion carried. (4-0-2).

2. City Engineer Morrow moved and Commissioner Leon seconded a motion to amend condition No 10 as suggested by staff: Pursuant to Unified Development Ordinance §15-5.0303.G.3., any plant materials included in an approved landscaping plan that do not survive a plant establishment period of two years after installation shall be replaced by applicant, owner(s) of the property, successors and assigns, with plant material(s) of the same or like species of equal size within the next planting season, but in any event, within six months of the plant material(s)' demise. On voice vote, all voted 'aye'; motion carried. (4-0-2).

D. Business Matters

1. **None.**

E. Adjournment

Commissioner Hogan moved and Commissioner Haley seconded a motion to adjourn the Plan Commission meeting of January 23, 2020 at 8:40 p.m. On voice vote, all voted 'aye'; motion carried. (4-0-2).



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of February 6, 2020

Site Plan Amendment

RECOMMENDATION: City Development staff recommends approval of the Site Plan Amendment for the Ballpark Commons (BPC) Golf Facility, Buildings S2/C3/C4.

Project Name:	Ballpark Commons Golf Facility, Buildings S2/C3/C4 Site Plan Amendment
Project Address:	7055, 7065, 7075 South Ballpark Drive
Applicant:	BPC Golf Entertainment, LLC Alex Van Osten, representative
Property Owner:	BPC County Land, LLC
Current Zoning:	PDD No. 37
2025 Comprehensive Plan:	Mixed Use
Use of Surrounding Properties:	Golf driving range to the north, South Ballpark Drive to the south, the proposed Indoor Soccer-Baseball facility to the west, and parking areas to the east.
Applicant's Action Requested:	Plan Commission approval of the Site Plan Amendment.

INTRODUCTION:

On November 6, 2019, the applicant has submitted a Site Plan Amendment for the Ballpark Commons Indoor/Outdoor Golf Facility (Building S2/C3/C4). The subject building/Site Plan had been approved by Plan Commission Resolution No. 2018-006 but not yet constructed. The site is located in the Rock Sports Complex Area of Planned Development District (PDD) No. 37.

The previously approved total floor area for this building is 54,560 square feet (sf), the applicant is proposing to increase the total floor area to 55,140 sf. Considering the floor area, this building is subject to Section 15-3.0442.E(B)(6) of the PDD Ordinance (Ordinance 2019-2368), applicable to buildings greater than 40,000 sf in area.

PROJECT ANALYSIS:

Please note that the attached plan sheets dated April 5, 2018, reflect the pertinent architectural plans that were approved by the Plan Commission by Resolution No. 2018-006. Plan sheets dated October 30, 2019 is the Site Plan amendment proposed by the applicant.

Per submitted plans dated October 30, 2019, the applicant is requesting the following changes to the building:

- A slightly larger building footprint due to addition of an interior trash compactor. The applicant is proposing to increase the 1st floor area from 26,965 sf to 27,966 sf.

- Staff comment: This request complies with the standards of the PPD Ordinance Section 15-3.0442.E(B)(5), which requires that “trash, service, and mechanical areas shall be entirely screened from view and located on the side or rear of properties”. However, it is noted that the trash area gate would be visible from the parking area east of the building.
- Decreasing size of the 2nd and 3rd floors, and Hinterhof, including reduced 2nd level deck, reduced 3rd level bar and removal of the 3rd exterior deck:

	Previously approved Resolution No. 2018-006	Proposed
2 nd Floor	15,130 sf	14,826 sf
3 rd Floor	12,468 sf	12,348 sf
Hinterhof	4,400 sf	4,105 sf

- Staff comment: This request is a downgrade of the building amenities: exterior decks and Hinterhof.
- Relocating entries, doors and window.
 - Staff comment: The east elevation has approximately 36% of architectural features at the ground floor level. The PDD ordinance Section 15-3.0442.E(B)(6) requires a minimum 50% of the horizontal length to have such architectural features for building elevations that fronts public streets. The east elevation fronts a parking area but not a public street.
- Reduction of the height of the first level, by approximately 2 feet.
 - Staff comment: It is noted that this building is located in a prominent site, a key-intersection in the Ballpark Commons development. Per PDD ordinance Section 15-3.0442.E(B)(5), buildings in such location shall exhibit quality architectural design to serve as landmarks.
- Much of the longboard aluminum panel siding (wood grain) has been removed from the exterior of the building and replaced with white masonry.
 - Staff comment: This request would reduce the architectural accent provided by the longboard aluminum siding. Even though the proposed brick masonry is a preferred primary material per PDD Section 15-3.0442.E(B)(5)(iii), staff is not recommending approval of this change.
- A small green roof has been added to the third level.
 - Staff comment: Staff has no objection with this addition.
- Replacing the partial glass ceiling of the Hinterhof with translucent polycarbonate.
 - Staff comment: Given the location of this Hinterhof in a termination of a street vista, staff is not recommending approval of this change.

The applicant has indicated that details for the driving range will be provided in the near future.

Additionally, attached is an email from the City of Franklin Fire Department in regard to general fire protection requirements, which would pertain whether or not these Site Plan changes are approved.

CONCLUSION:

City Development staff recommends approval of the Site Plan Amendment for the Ballpark Commons Golf Facility, Building S2/C3/C4, subject to the conditions set forth in the attached Resolution, as previously approved in Resolution No. 2018-006.

- With regards to condition No. 8, the applicant is requesting to postpone the installation of sound absorbent materials on the interior walls of the golf bays after the facility is in operation:
 - **Applicant's request:** "Ownership proposes waiting until after the facility is in operation. If the sound levels indicate additional sound proofing is required, ownership can add at that point".
 - **Staff comment:** It is noted that the Plan Commission added this condition as part of Resolution 2018-006. According to the district intent of the Rock Sports Complex Area, development shall employ superior lighting and sound systems so as to minimize potential adverse impacts upon adjacent properties. Additionally, this area is subject to the noise regulations of the PDD Ordinance Section 15-3.0442.A(D)(8).
Staff recommends to keep this condition, as previously approved.

SUGGESTIONS:

As previously discussed in this staff report, the proposed building is located in a prominent site and shall serve as a landmark. Therefore, staff is suggesting to add the following conditions:

- The materials and colors of the Hinterhof ceiling shall be in substantial compliance with the previously approved plans dated April 5, 2018.
- The height of the parapets for the first level shall be in substantial compliance with the previously approved plans dated April 5, 2018.
- This site plan amendment is not approving a reduction of the area covered by the longboard aluminum panel siding (wood grain: light cherry) as architectural accent for the south elevation.

RESOLUTION NO. 2020-_____

A RESOLUTION AMENDING THE SITE PLAN FOR PROPERTIES LOCATED AT 7055, 7065 AND 7075 SOUTH BALLPARK DRIVE TO REVISE CERTAIN ASPECTS OF THE INDOOR/OUTDOOR GOLF FACILITY (BUILDING S2/C3 AND C4), INCLUDING BUT NOT LIMITED TO: RELOCATING ENTRIES, DOORS AND WINDOWS; SLIGHTLY ENLARGING THE BUILDING FOOTPRINT DUE TO ADDITION OF AN INTERIOR TRASH COMPACTOR; REMOVAL OF A THIRD LEVEL OUTDOOR DECK/PATIO; DECREASING THE SIZE OF A SECOND LEVEL OUTDOOR DECK/PATIO; REMOVAL OF A LARGE PORTION OF THE METAL WOOD TEXTURE PANELING ON THE EXTERIOR OF THE BUILDING AND REPLACE WITH WHITE MASONRY; ADDITION OF A SMALL GREEN ROOF TO THE THIRD LEVEL (TAX KEY NO. 744-1004-000)
(BPC GOLF ENTERTAINMENT, LLC, APPLICANT,
BPC COUNTY LAND, LLC, PROPERTY OWNER)

WHEREAS, BPC Golf Entertainment, LLC, applicant, BPC County Land, LLC, property owner, having applied for an amendment to the site plan for the properties located at 7055, 7065 and 7075 South Ballpark Drive, such Site Plan having been previously approved on June 21, 2018, by Resolution No. 2018-006; and

WHEREAS, such proposed amendment proposes revision of certain aspects of the Ballpark Commons Indoor/Outdoor Golf Facility (Building S2/C3 and C4) site plan previously approved by the Plan Commission, more specifically, the applicant is proposing: relocating entries, doors and windows; slightly enlarging the building footprint due to addition of an interior trash compactor; removal of a third level outdoor deck/patio; decreasing the size of a second level outdoor deck/patio; removal of a large portion of the metal wood texture paneling on the exterior of the building and replace with white masonry; addition of a small green roof to the third level [details for the driving range will be provided in the near future], properties located at 7055, 7065 and 7075 South Ballpark Drive, and the Plan Commission having reviewed such proposal and having found same to be in compliance with and in furtherance of those express standards and purposes of a Site Plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Site Plan for BPC Golf Entertainment, LLC, to relocate entries, doors and windows, slightly enlarge the building footprint, remove third level outdoor deck/patio, decrease the size of a second level outdoor deck/patio, remove a large portion of the metal wood texture paneling on the exterior of the building and replace with white masonry, and add a small green roof to the third level, as submitted by BPC Golf

BPC GOLF ENTERTAINMENT, LLC – SITE PLAN AMENDMENT
RESOLUTION NO. 2020-_____

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Entertainment, LLC, as described above, be and the same is hereby approved, subject to the following conditions:

1. BPC Golf Entertainment, LLC, applicant, BPC County Land, LLC, property owner, successors and assigns and any developer of the BPC Golf Entertainment, LLC Indoor/Outdoor Golf Facility (Building S2/C3 and C4) revisions project 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 BPC Golf Entertainment, LLC Indoor/Outdoor Golf Facility (Building S2/C3 and C4) revisions project, 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.
2. The approval granted hereunder is conditional upon BPC County Land, LLC, applicant, BPC County Land, LLC, property owner, and the BPC Golf Entertainment, LLC Indoor/Outdoor Golf Facility (Building S2/C3 and C4) revisions project for the properties located at 7055, 7065 and 7075 South Ballpark 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.
3. The BPC Golf Entertainment, LLC Indoor/Outdoor Golf Facility (Building S2/C3 and C4) revisions project shall be developed in substantial compliance with the plans dated October 30, 2019.
4. That the Ballpark Commons, LLC Indoor/Outdoor Golf Facility construction project shall be developed and constructed pursuant to such Site Plan within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin.
5. The Architecture and Site Plans shall be revised to provide details of the proposed Hinterhof facility, for Department of City Development review and approval prior to issuance of a Building Permit.
6. The parking lot located directly to the east of the building shall be completed and a minimum of 90 percent of the parking lot to the west of the building shall be completed, prior to issuance of an Occupancy Permit for any use of the building.

BPC GOLF ENTERTAINMENT, LLC – SITE PLAN AMENDMENT
RESOLUTION NO. 2020-_____

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7. The Plan Commission hereby approves the building sign area as shown, subject to staff review, conformance with Chapter 210 of the Municipal Code and issuance of a Sign Permit.
8. Sound absorbent materials shall be installed on the interior walls of the golf bays.

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the BPC Golf Entertainment, LLC Indoor/Outdoor Golf Facility (Building S2/C3 and C4) revisions project as depicted upon the plans dated October 30, 2019, attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site Plan for the properties located at 7055, 7065 and 7075 South Ballpark Drive, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2020.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2020.

APPROVED:

Stephen R. Olson, Chairman

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

Gail Olsen

From: Adam Remington
Sent: Thursday, November 14, 2019 10:09 AM
To: General Planning
Cc: Catherine Heder
Subject: Site Plan Amendment-BPC Golf Entertainment LLC

The fire department has no concerns with the proposed site changes. All BPC buildings must meet the following general requirements:

**Franklin Fire Department
New Construction Requirements
Ballpark Commons; General Requirements for All Structures
4/16/18**

General:

1. Review and follow Franklin Fire Prevention and Protection Code (Municipal Ordinances, Chapter 133).
2. Fire Extinguishers located per NFPA 10 (all buildings).
3. Knox® Box key secure is required for each building.
 - a. Knox Box Location/placement must be acceptable to the Fire Department.
 - b. Number of master keys required for placement in Knox Box will be determined according to building height, square footage, and occupancy type (consult Fire Department).

Alarm and Protection Systems:

1. **Fire Hydrant density and location must be acceptable to the Fire Department.**
 - a. **A dedicated Fire Hydrant is required within 50 feet of the Fire Department Connection of each building where an automatic Fire Sprinkler is required by state code/IBC; and/or for which a standpipe system is required per municipal code (multi-story residential).**
2. **Automatic Fire Sprinkler, Fire Suppression, and Fire Alarm Systems (detection and notification) shall be required as per State DSPS/IBC, and municipal code (where applicable).**
 - a. **The location of and fire alarm annunciator panels and fire sprinkler/standpipe Fire Department Connection (FDC) must be acceptable to the Fire Department.**
 - b. Plans for any sprinkler or fire alarm systems requiring State DSPS approval must be reviewed and approved by the State prior to submission to the Fire Department (refer to State code).
 - c. Plans must be stamped and conditionally approved by the Fire Department BEFORE any alarm or fire sprinkler system work can be started.
 - d. A rough inspection will be required prior to concealing any fire protections system components.
 - e. Permit/Application, plan review, and inspection fees apply.

Please contact the Franklin Fire Department for questions or clarification (414) 425-1420

City ordinances, fire, and building codes can be found at:

<http://franklinwi.gov/Home/ResourcesDocuments/MunicipalOrdinances.htm>



Adam Remington
Fire Chief | City of Franklin
414-425-1420 Station
414-427-7580 Desk
414-425-7067 Fax

This message is intended for the sole use of the individual and entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, disclose or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete the message.

Alex Van Osten

Subject: FW: BPC - Golf Facility - Footing and Foundation Permit

From: Joel Dietl <JDietl@franklinwi.gov>
Sent: Friday, December 13, 2019 3:46 PM
To: Alex Van Osten <alex.vanosten@tredogroup.com>
Cc: Mike Zimmerman <mikez@rocventures.org>
Subject: RE: BPC - Golf Facility - Footing and Foundation Permit

Alex,

Staff comments on the proposed changes to the golf facility are set forth below. I have not included any comments about particularly small proposed changes as staff has no objection to them, and they fall under the discretion staff has to review/approve small site plan changes.

I recommend at a minimum that the revisions needed to correctly show the proposed changes (as noted in the comments below) be made for the plans to be submitted to the Plan Commission. I will likely recommend that most of the proposed changes not be approved, or that improvements to the building exterior and/or site be made to compensate for the proposed changes.

Project Information Sheet:

- Staff has no objection to the increase in size of the 1st floor. Great
- Staff does not agree with the decrease in size of the 2nd and 3rd floors. Value engineering adjustments, reduced size of 2nd level deck, reduced size of the bar on the third level and the adjacent exterior deck.
- Please correct the total sf, I believe it should be 55,140. This has been revised and bubbled.
- Staff does not agree with the decrease in size of the Hinterhof. Please verify the size, the Site Plan indicates it is 4,750 sf. Hinterhof is approx. 4100sqft measured from the inside of the concrete column bases. Hinterhof is approx. 4700sqft measured from the outside of the concrete column bases.

Ground Level Plan:

- Staff has no objection to the increase in the size of the building at the northeast corner, the revision of the entrance at the southeast corner, or the revisions of the building footprint along the entire southwest corner of the building. Great
- Staff does not agree with the changes to the doors, i.e. removal of most of the glass garage doors, and replacement of most double doors with single doors, unless compensating architectural or site enhancements were added. Please 'bubble' these door changes. Revisions made due to operator comments. These changes have now been bubbled.

Second Level Plan:

- Staff does not agree with the decrease in the size of the outdoor deck and of the west side of the building. Please 'bubble' these changes. Value engineering. These changes have now been bubbled.

Third Level Plan:

- Staff does not agree with removal of the outdoor deck and the decrease in the size of the west side of the building. Value engineering. These changes have now been bubbled. Will discuss this at plan commission.
- While staff has no objection to the proposed green roof, because of its small size and no details, staff does not agree that this could be a compensation for some of the proposed building or site changes. Value engineering. These changes have now been bubbled. Will discuss this at plan commission.

Elevation South:

- Staff does not agree with the removal of the longboard – aluminum panel siding (**all elevations**), unless compensating architectural or site enhancements were added. Value engineering. Will discuss this at plan commission.
- Staff does not agree with reduction of the height of the first level (**all elevations**). Please verify and 'bubble' this change. Value engineering. Will discuss this at plan commission.
- Please 'bubble' the decrease in size of the second level on the west side of the building. Value engineering. Will discuss this at plan commission.

Elevation East:

- Staff does not agree with removal of the windows on the second and third levels, unless compensating architectural or site enhancements are added. Value engineering. Will discuss this at plan commission.

Elevation West:

- No additional comments. Great

View from South:

- Staff does not agree with the removal of the longboard – aluminum panel siding from the Hinterhof roof, unless compensating architectural or site enhancements were added. Value engineering. Will discuss this at plan commission.
- Staff does not agree with the removal of the partial glass ceiling under the Hinterhof roof, unless compensating architectural or site enhancements are added. Still have a translucent sky light. Polycarbonate.

View from South to Entry:

- Please correct the size of the second level on the west side to match the Second Level Plan. Will discuss this at plan commission.
- Please correct the windows on the second level on the west side to match the Elevation South. Will discuss this at plan commission.

Other Comments:

- Please verify that sound absorbent material has been installed on the interior walls of the golf bays pursuant to condition #8 of Site Plan Resolution No. 2018-006. Ownership proposes waiting until after the facility is in operation. If the sound levels indicate additional sound proofing s required, ownership can add at that point. Will discuss at the next plan commission.
- Please verify that the site furniture, fire pits, planters, etc. within and adjacent to the Hinterhof are close approximations of what will actually be placed here pursuant to condition #5 of Site Plan Resolution No. 2018-006. Will discuss at the next plan commission.

Staff suggestions for compensating architectural or site enhancements: Will discuss at the next plan commission.

- Decorative façade treatments;
- Decorative exterior lighting;
- Pedestrian scale lighting;
- Trellises and/or arbors;
- Decorative exterior seating;
- Decorative colored/patterned pavement;

Joel Dietl, AICP
Planning Manager
Department of City Development
City of Franklin
9229 W. Loomis Road
Franklin, Wisconsin 53132

October 29, 2019

City of Franklin Planning Department | 9229 W. Loomis Road | Franklin, Wisconsin 53132
Attn: Mr. Joel Dietl, Planning Manager

RE: Project summary / narrative - BPC – 7065, 7075, 7055 South Ballpark Dr.

Dear Joel,

We are submitting a site plan amendment to Planning Review regarding Resolution NO. 2018-006. The Tredo Group design team includes Alex Van Osten and Mark J Debrauske, AIA (Wisconsin Architect | Milwaukee, WI A-10846).

This submittal is for revisions to the golf facility on the north side of Rawson Avenue. The proposed revisions include operator driven adjustments to the interior of the building that have resulted in exterior revisions. The exterior revisions include relocating the entries to the first level restaurants as well as the shifting the locations of doors and windows as needed. The location of the building primary program elements, such as the golf facility and supporting restaurants remain unchanged.

The size of the building remains basically the same. The building grew slightly at the north east corner to accommodate an interior trash compactor. The building contracted slightly at the third floor with the removal of the bar and adjacent exterior patio. The building is designed so that the third level bar and patio can be added in a future phase.

The exterior cladding materials have been refined to more closely align with the adjacent development. The wood texture metal panel on the building has been reduced in lieu of the white masonry and is now designed to appear similar to the first level of the adjacent office building. The wood paneling on the underside of the beer garden canopy has been removed. The underside of the beer garden canopy will now be corrugated metal decking to match the canopies at the adjacent baseball stadium. The amount of exterior glazing has been reduced in order to meet current energy code.

We request that approvals for the golf facility, restaurants, beer garden, and other associated elements be separated from the driving range. The driving range is still in design development and the full design forthcoming. We agree to submit, at a later date, all driving range / non-building related items, such as turf, netting, and lighting etc.

The revisions listed above are related to a variety of factors, including additional design development, refinement to the plan of operations, and value engineering solutions to meet the project budget.

We trust this project is in keeping with prior planning discussions between all parties.

Kindest Regards,



Alex Van Osten, Architect, NCARB – Tredo Group, LLC

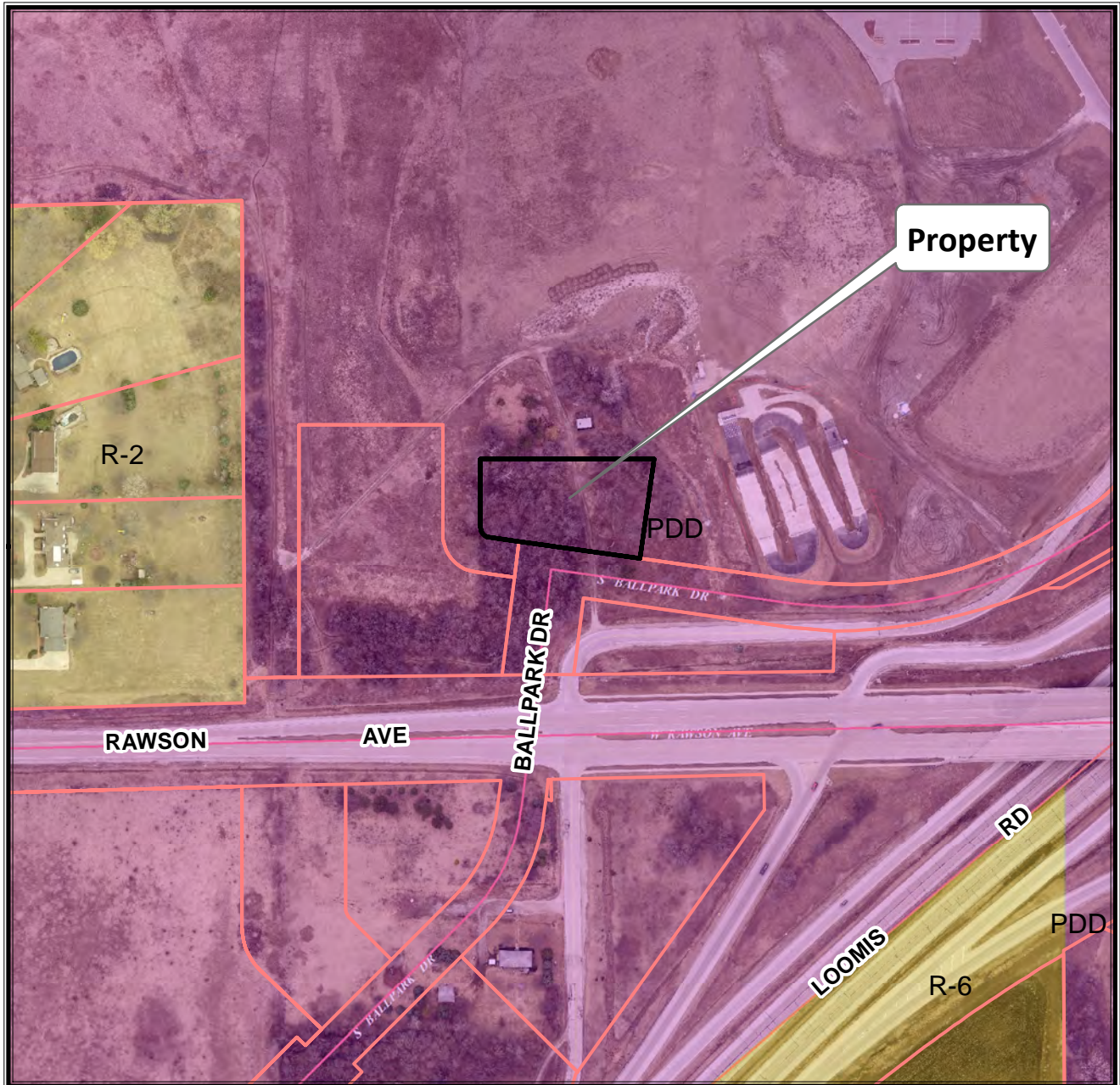


Franklin

OCT 30 2019

City Development

7055, 7065 & 7075 S. Ballpark Drive
TKN: 744 1004 000



Planning Department
(414) 425-4024

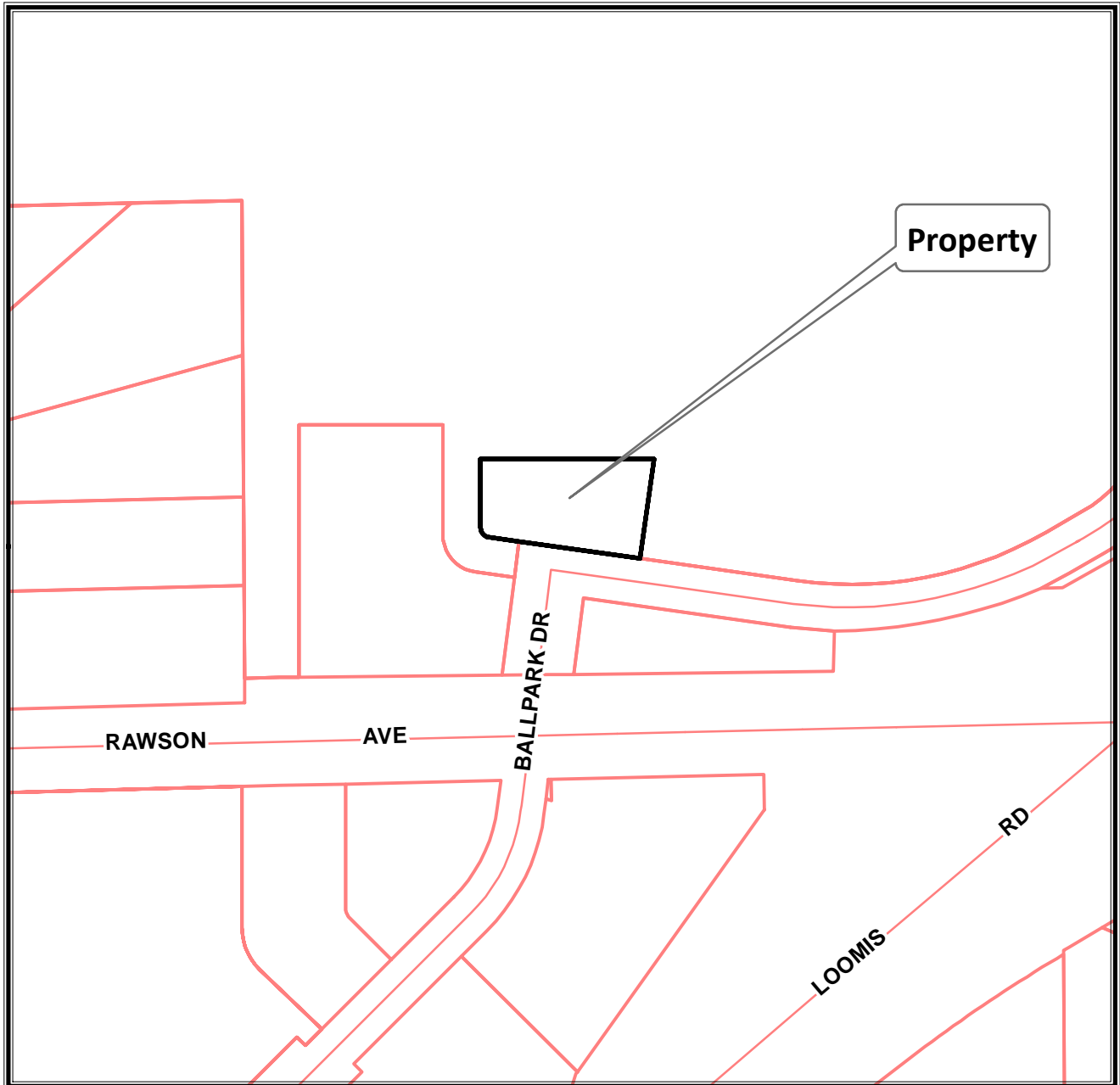
0 165 330 660 Feet

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.


NORTH
2017 Aerial Photo



7055, 7065 & 7075 S. Ballpark Drive
TKN: 744 1004 000



Planning Department
(414) 425-4024

0 165 330 660 Feet

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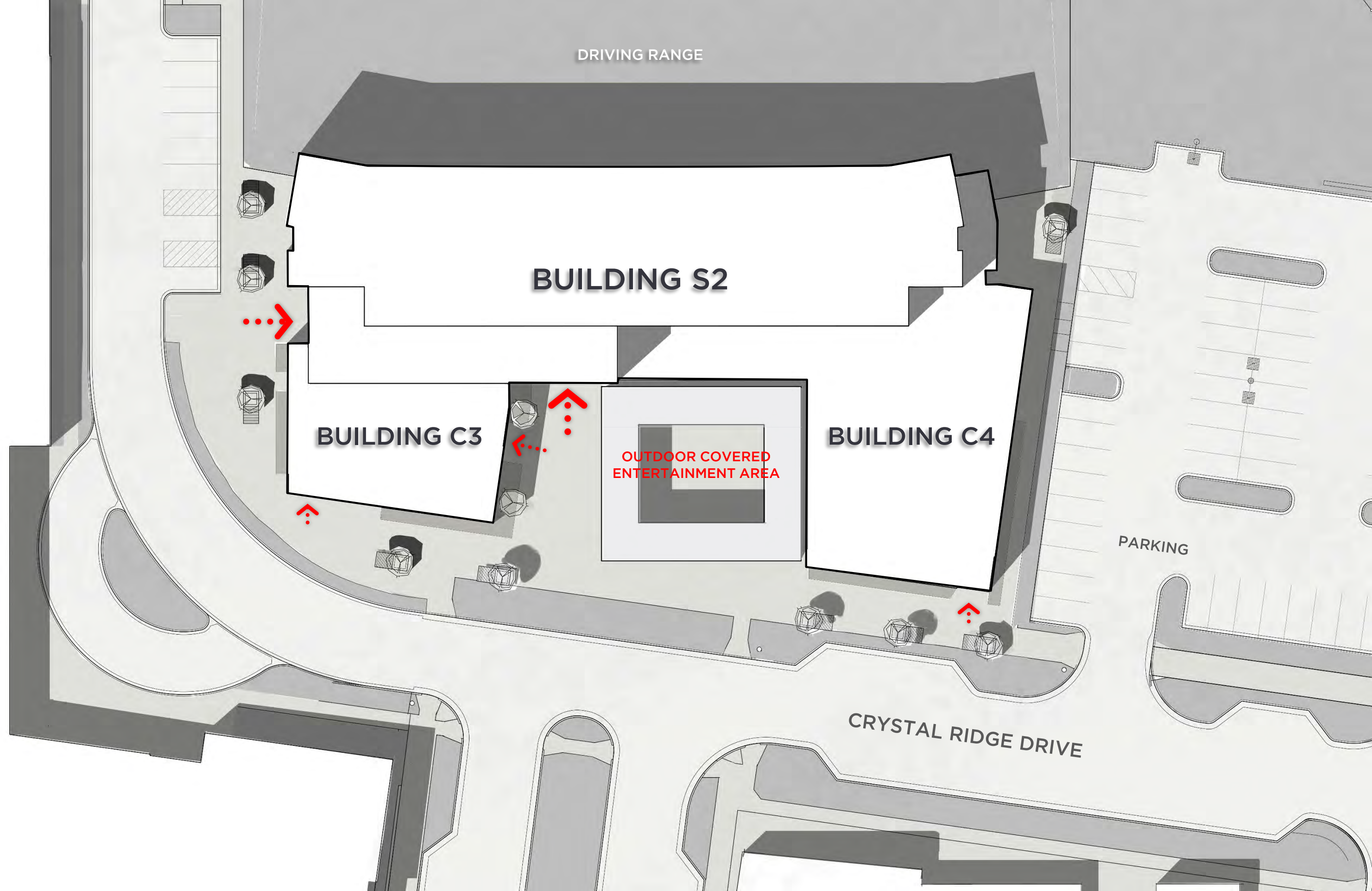




BALLPARK COMMONS BUILDINGS S2, C3, C4

2020 JANUARY 14 SITE PLAN SUBMITTAL





BUILDINGS S2, C3, C4

PROJECT INFORMATION:

OWNER:	ROC PROPERTIES 510 W KILBOURN AVE MILWAUKEE, WI 53203
ARCHITECT:	TREDO GROUP LLC 219 N MILWAUKEE ST, SUITE 630 MILWAUKEE, WI 53202

BUILDING GROSS AREA

1 ST FLOOR:	26,965 SF
2 ND FLOOR:	15,130 SF
3 RD FLOOR:	12,468 SF
TOTAL SF:	54,560 SF
GROUND LEVEL: HINTERHOF (4 SEASON BIER GARTEN)	4,400 SF

BUILDINGS S2, C3, C4

PROJECT INFORMATION:

OWNER:

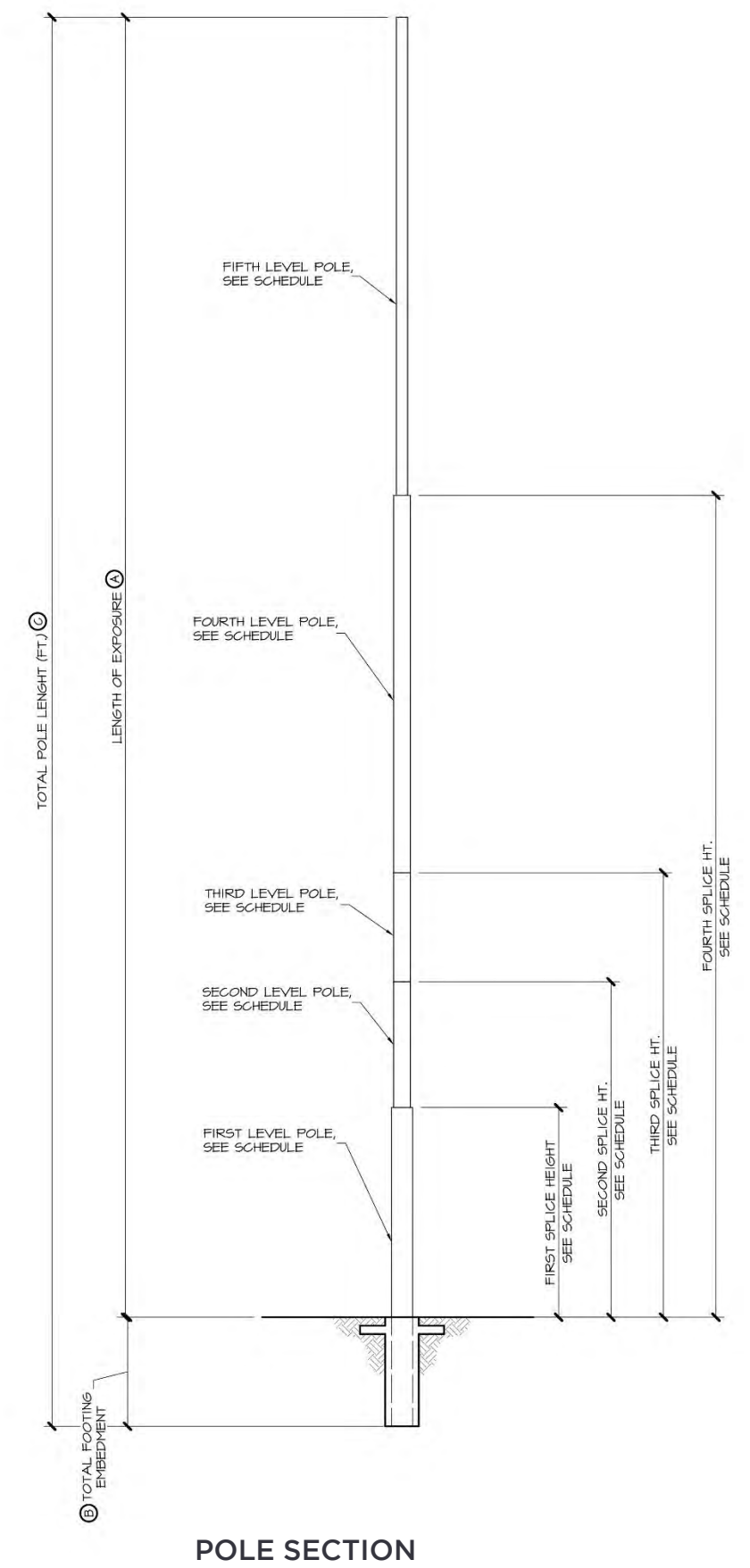
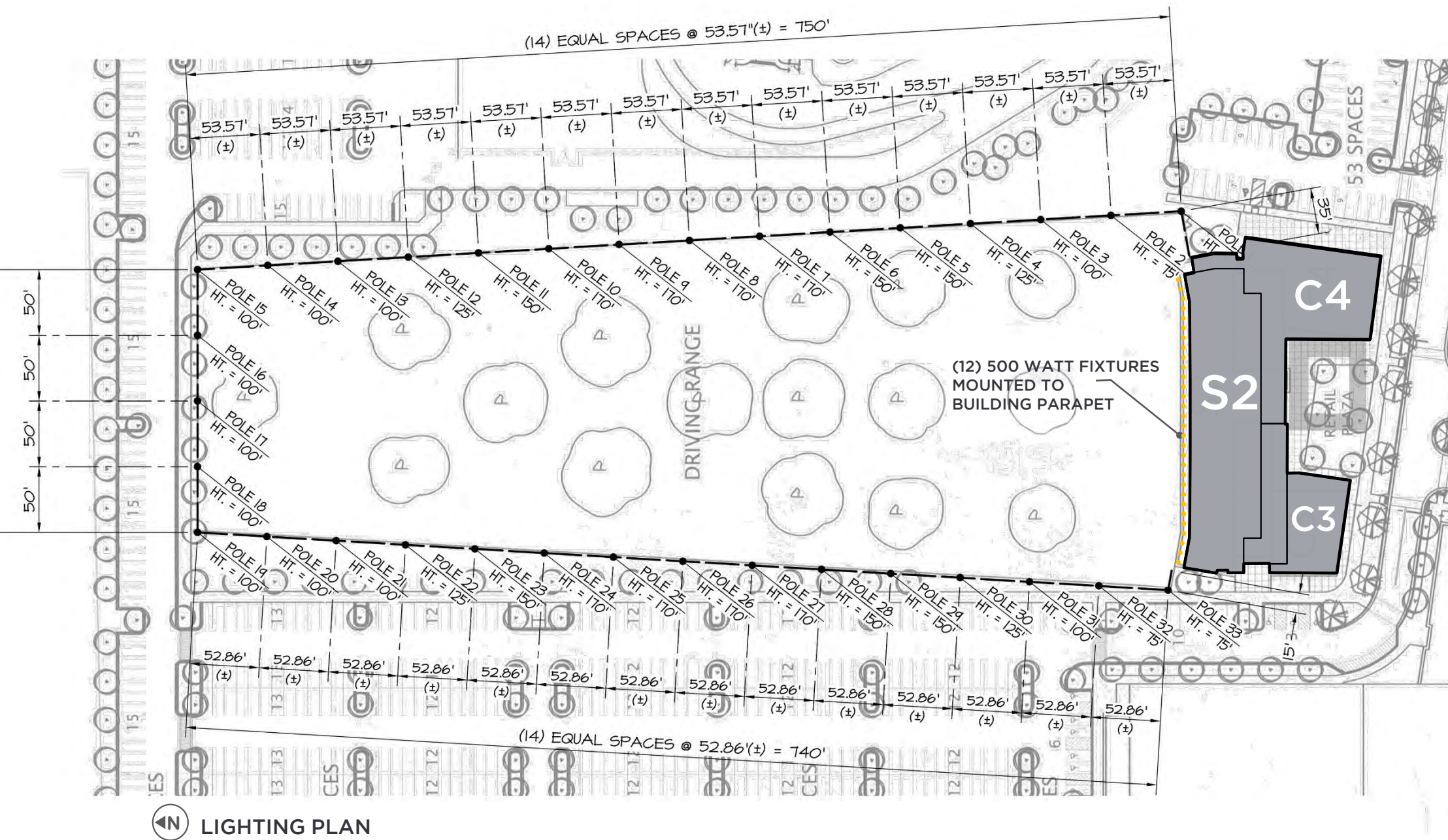
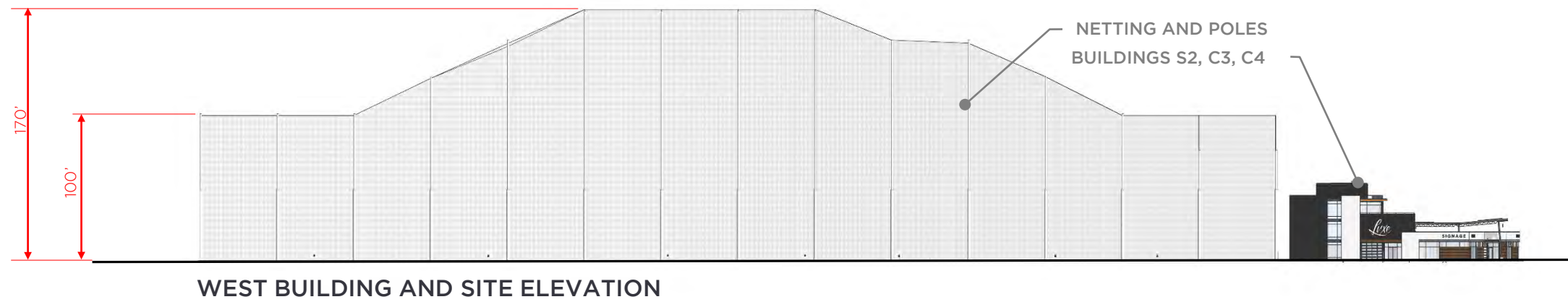
ROC PROPERTIES
510 W KILBOURN AVE
MILWAUKEE, WI 53203

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GAMECHANGER 500



INPUT POWER

100v - 240v auto sensing
200v - 300v auto sensing
480v with neutral can be split into 277v
480v w/o neutral can be stepped down
via transformer within QLED system

OPTICS

Various symmetrical and
asymmetrical rectangular
and round patterns with
built in glare control utilizing
TIR lens technology.

Optical Beamtypes
Used for Topgolf:
RDN4 and SQN5
**external visor available
for spill and glare control*

APPLICATIONS

Outdoor sports fields at all levels, general area lighting

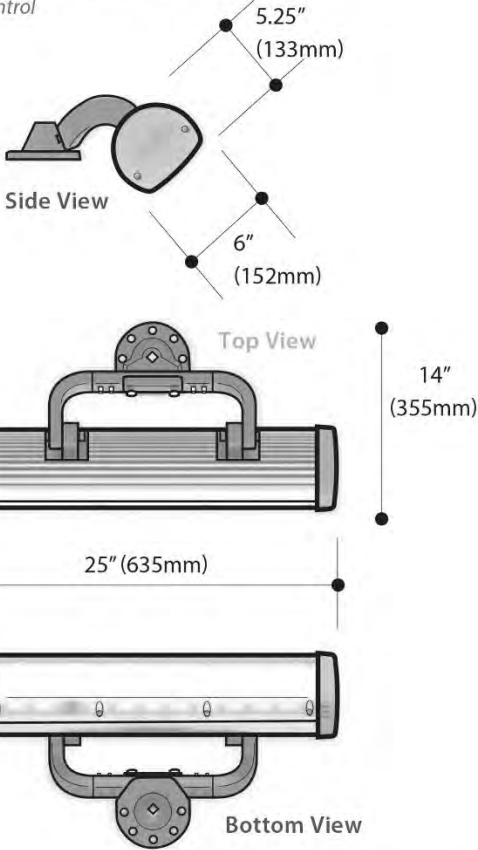
RATINGS

IP66, -40°C to 55°C

GAMECHANGER™ Electrical Detail	GAMECHANGER™ 500
Input Watts	500w
Kw Draw	0.52
*Lumen Output	58,000
Lumens/Watts	115
CCT	5,700
CRI	>80
Weight	27 lbs. (16)
CURRENT	Amps
277v	1.88
240v	2.17
208v	2.5
120v	4.33

* The specifications listed were obtained under optimal testing conditions. Please note that changes in options, features and conditions may result in slightly different performance specifications among fixtures.

Amps are based on single Phase.
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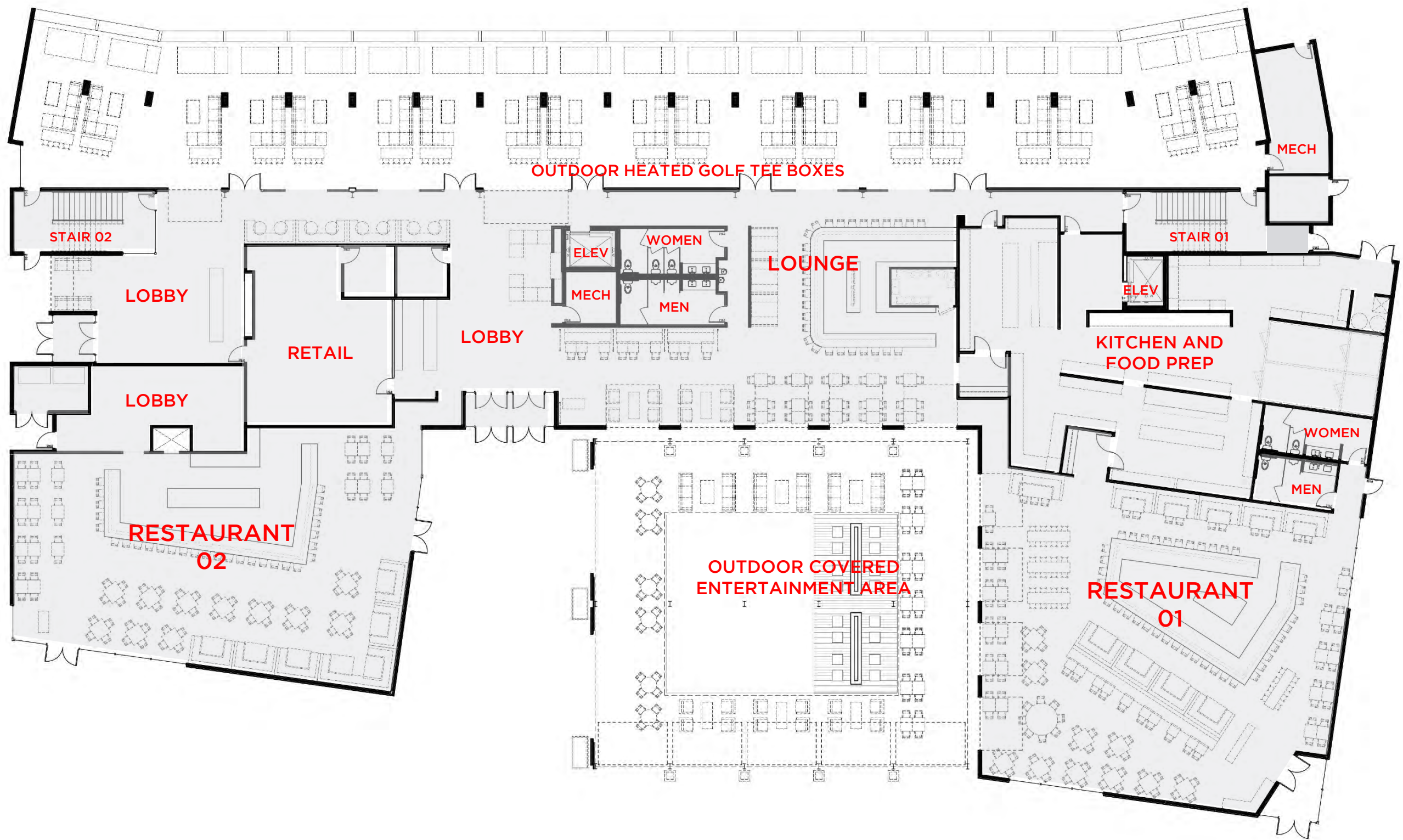


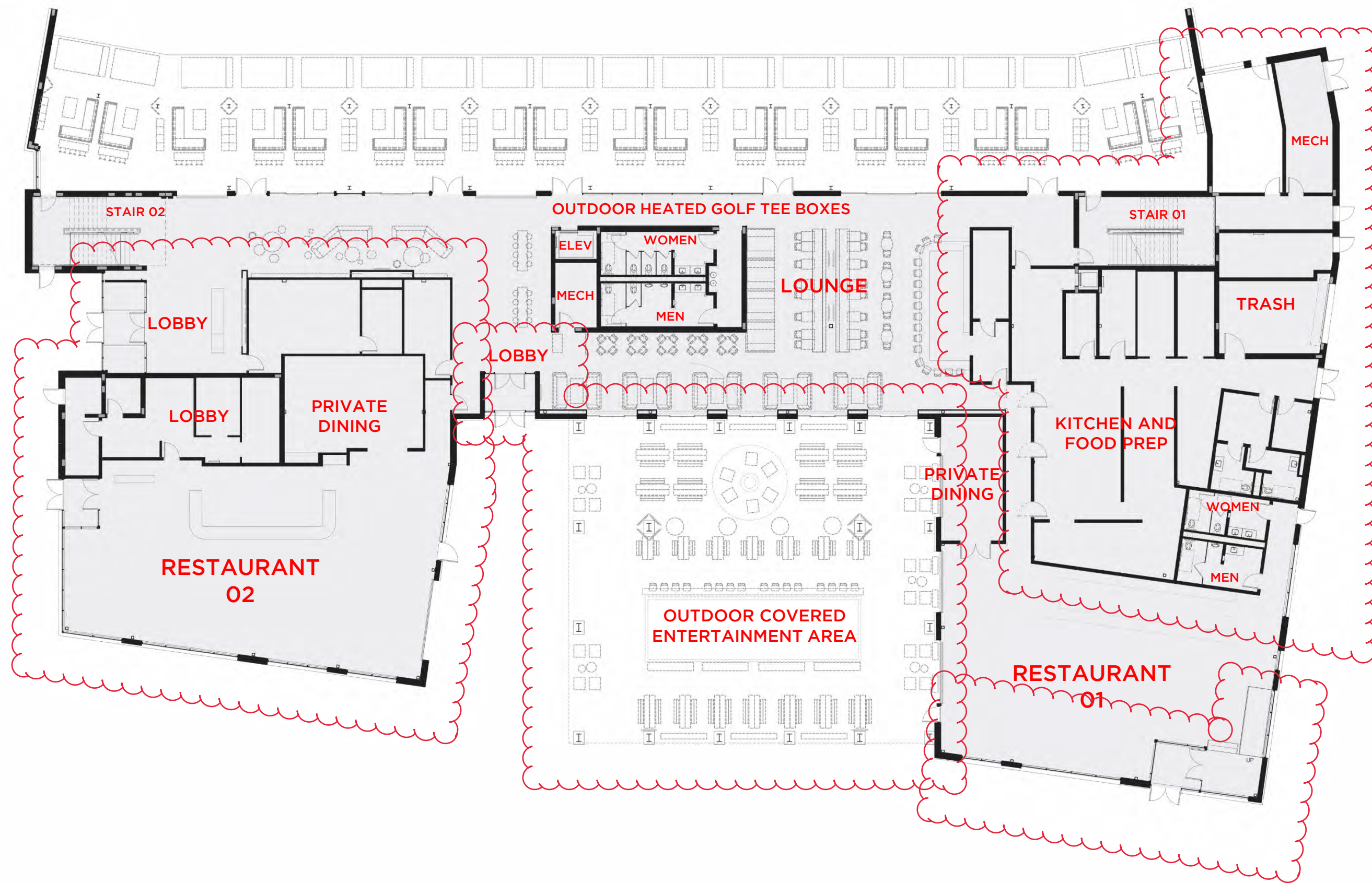
GAMECHANGER 500

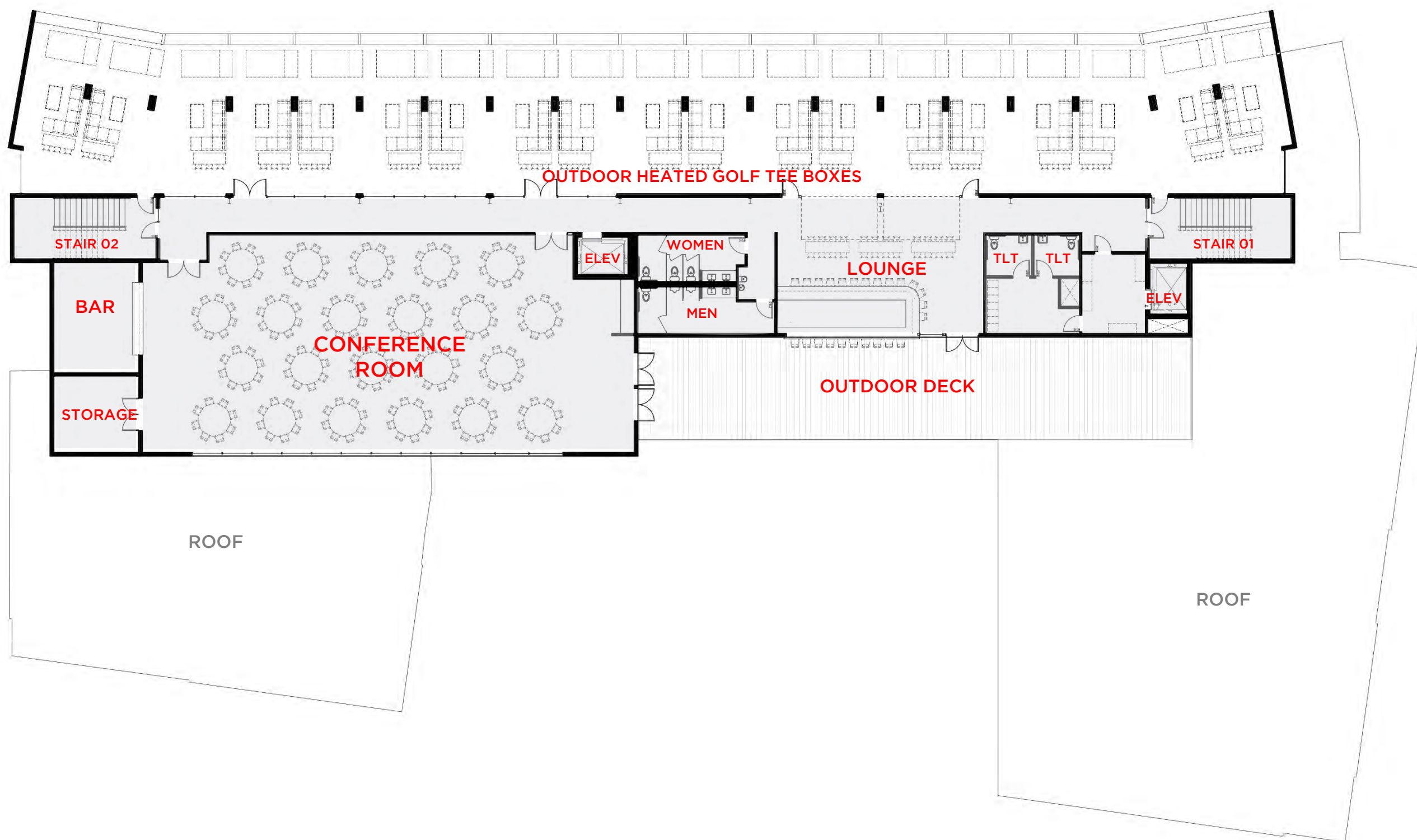
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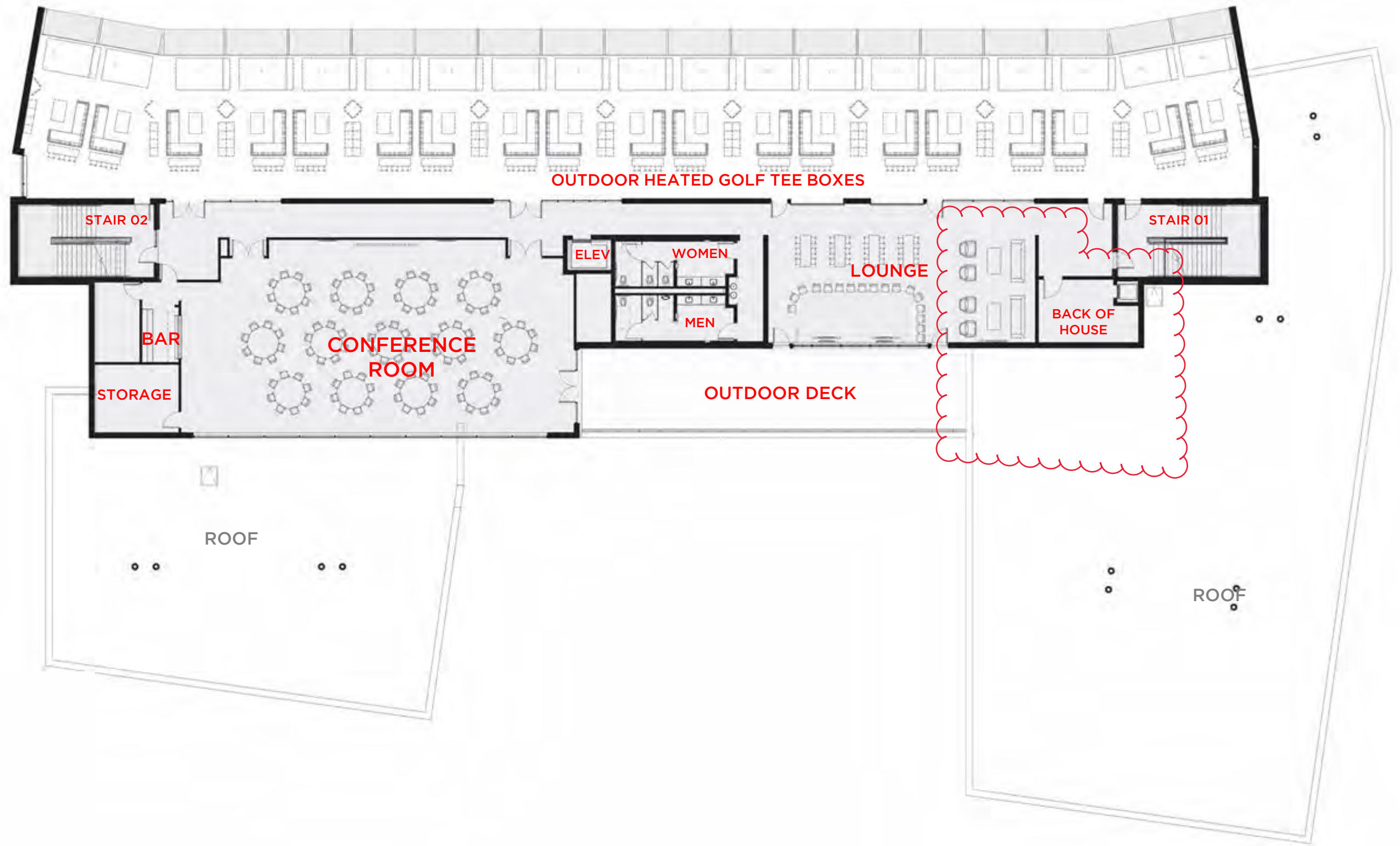


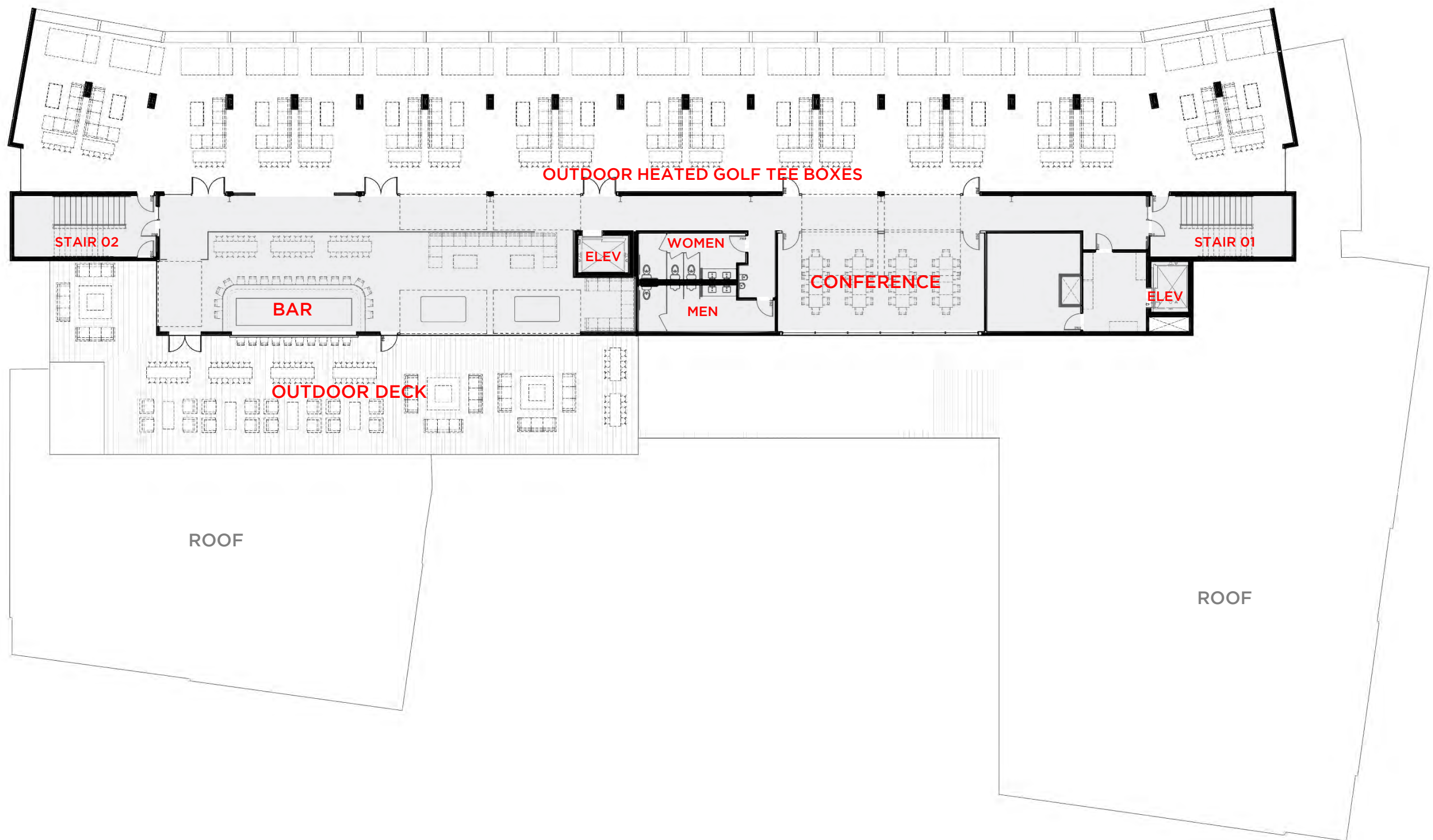
TECHNICAL GUIDE

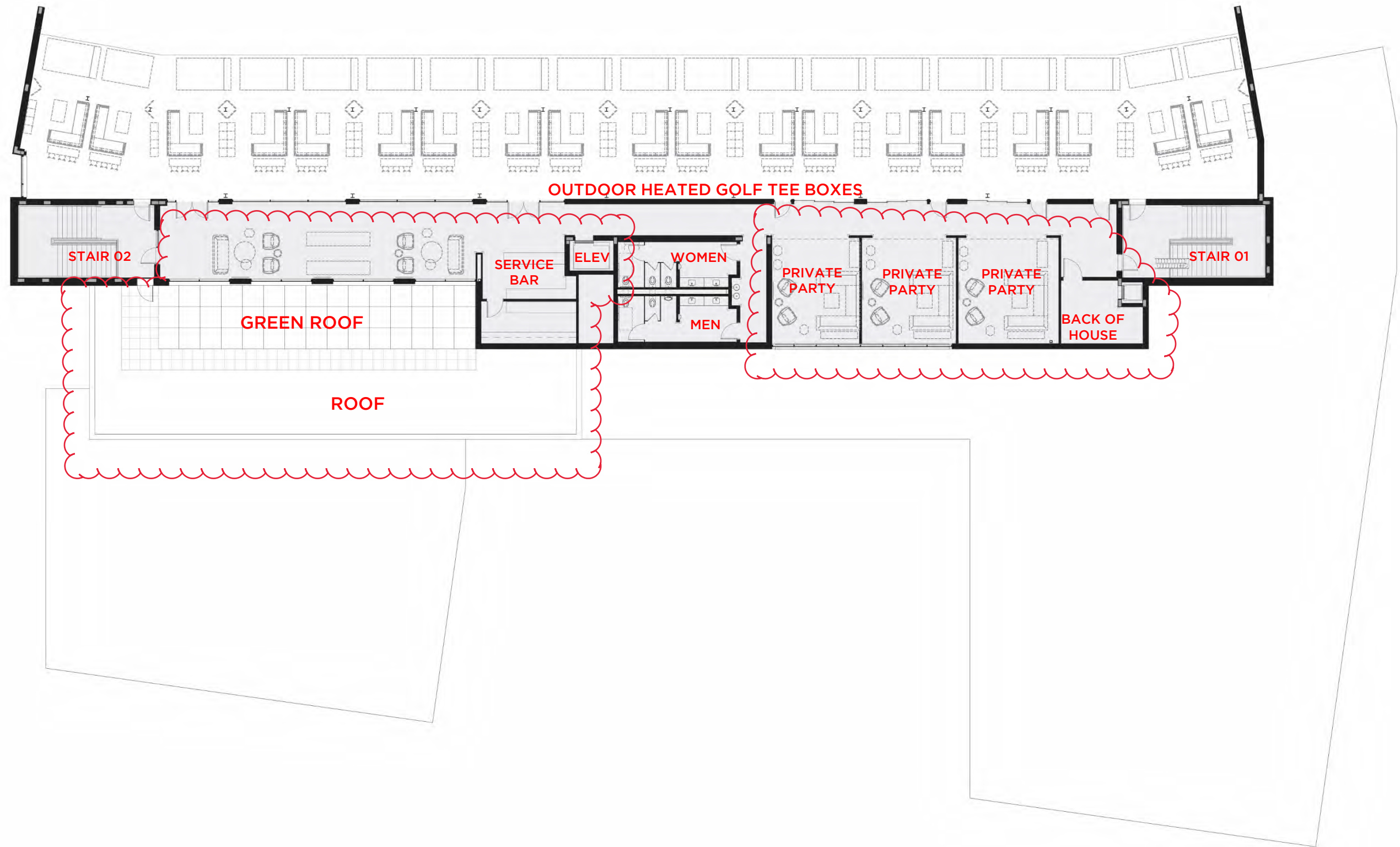






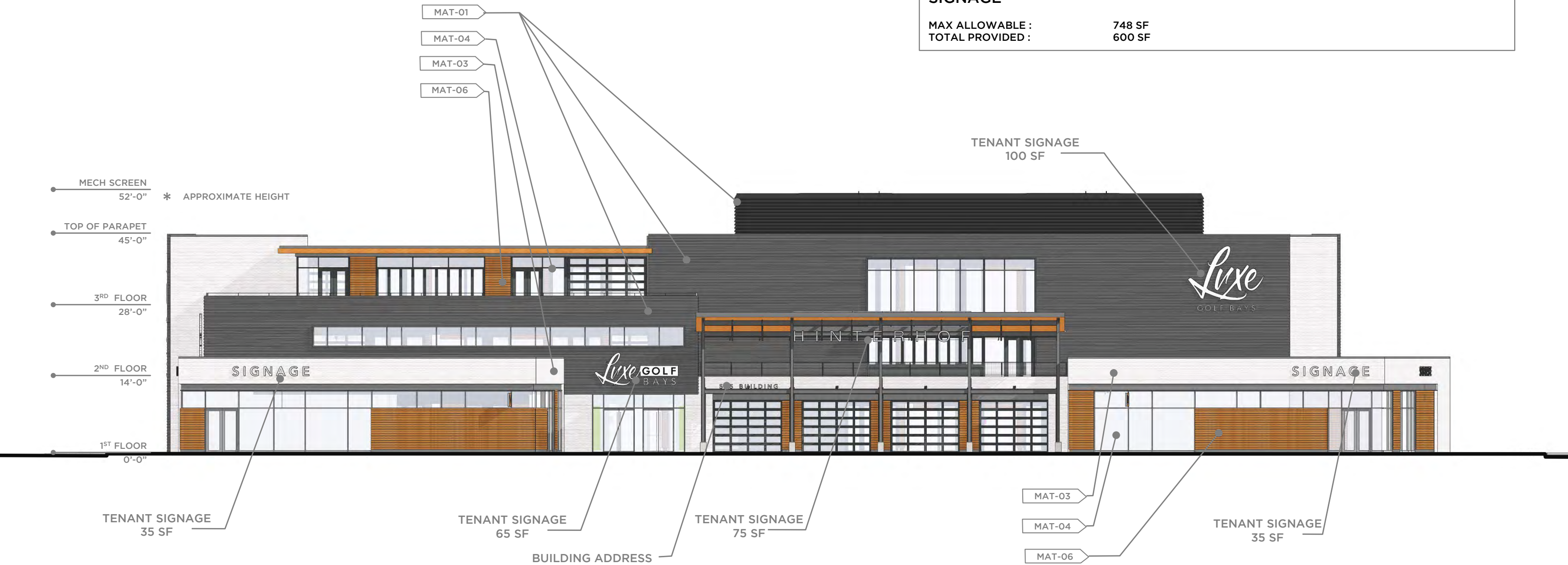






MATERIAL KEY		
•	MAT-01	CORRUGATED METAL PANEL - BOX BEAM PROFILE - COLOR: MATTE BLACK
•	MAT-02	MASONRY BURNISHED BLOCK - 16"X 24" FORMAT - COLOR: PREMIER ULTRA 63 SEA SALT
•	MAT-03	BRICK MASONRY - COLOR: ALASKA WHITE VELOUR
•	MAT-04	ALUMINUM STOREFRONT AND WINDOW SYSTEM - COLOR: MATTE BLACK
•	MAT-05	NICHIHA CEMENT BOARD - COLOR: STEEL
•	MAT-06	LONGBOARD - ALUMINUM PANEL - WOOD GRAIN: LIGHT CHERRY

SIGNAGE		
MAX ALLOWABLE :		748 SF
TOTAL PROVIDED :		600 SF



MATERIAL KEY

- MAT-01 CORRUGATED METAL PANEL - BOX BEAM PROFILE - COLOR: MATTE BLACK
- MAT-02 MASONRY BURNISHED BLOCK - 16"X 24" FORMAT - COLOR: MIDWEST WHITE
- MAT-03 BRICK MASONRY- COLOR: ALASKA WHITE VELOUR
- MAT-04 ALUMINUM STOREFRONT AND WINDOW SYSTEM - COLOR: MATTE BLACK
- MAT-05 CEMENT BOARD - COLOR: SHERWIN WILLIAMS TRICORN BLACK
- MAT-06 LONGBOARD - ALUMINUM PANEL - WOOD GRAIN: LIGHT CHERRY

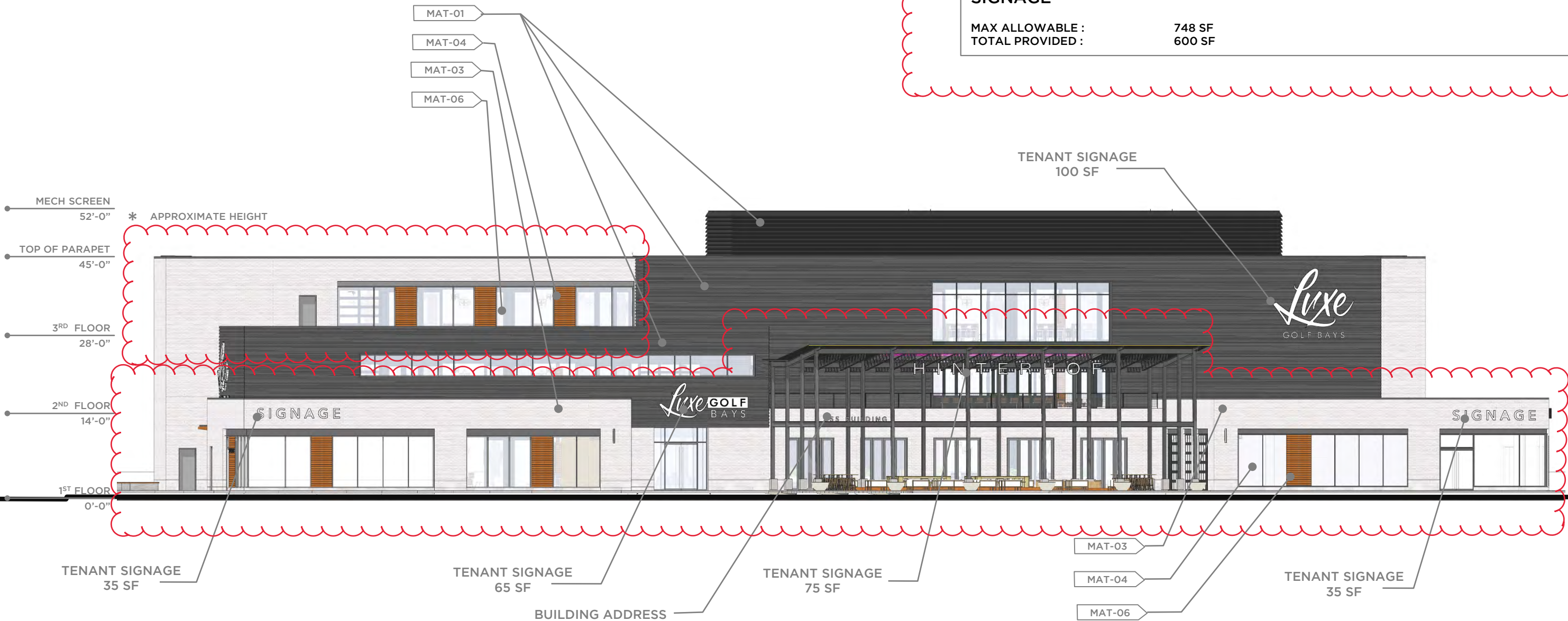
SIGNAGE

MAX ALLOWABLE :

748 SF

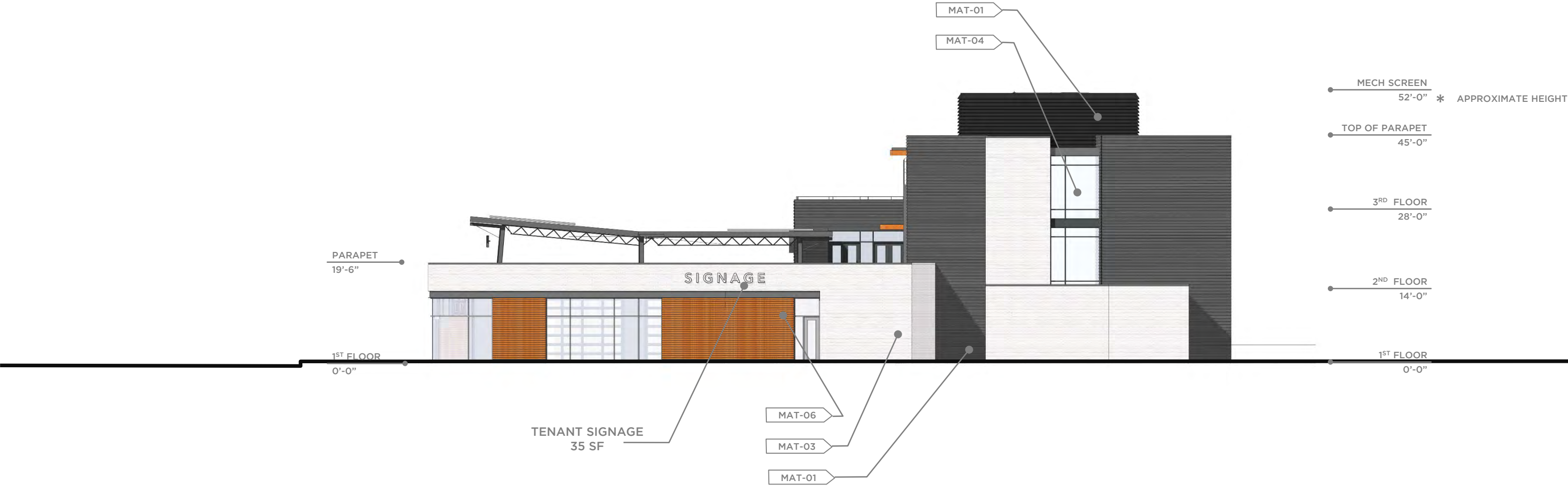
TOTAL PROVIDED :

600 SF



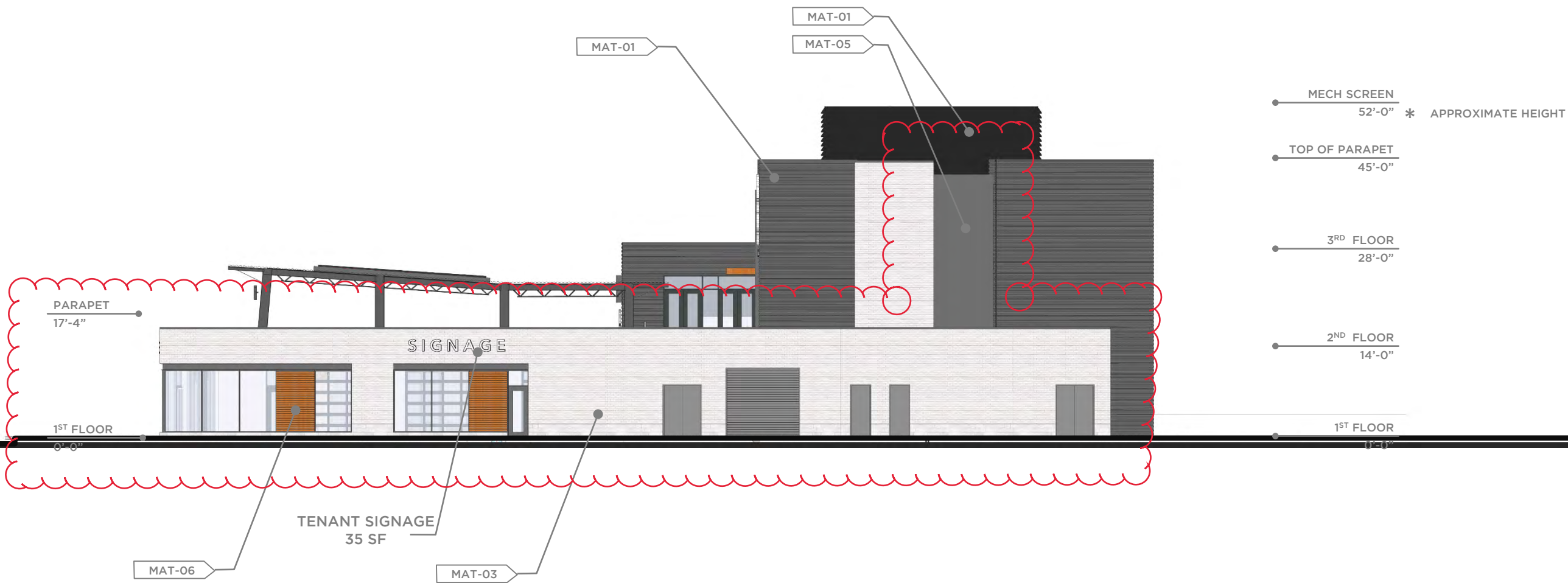
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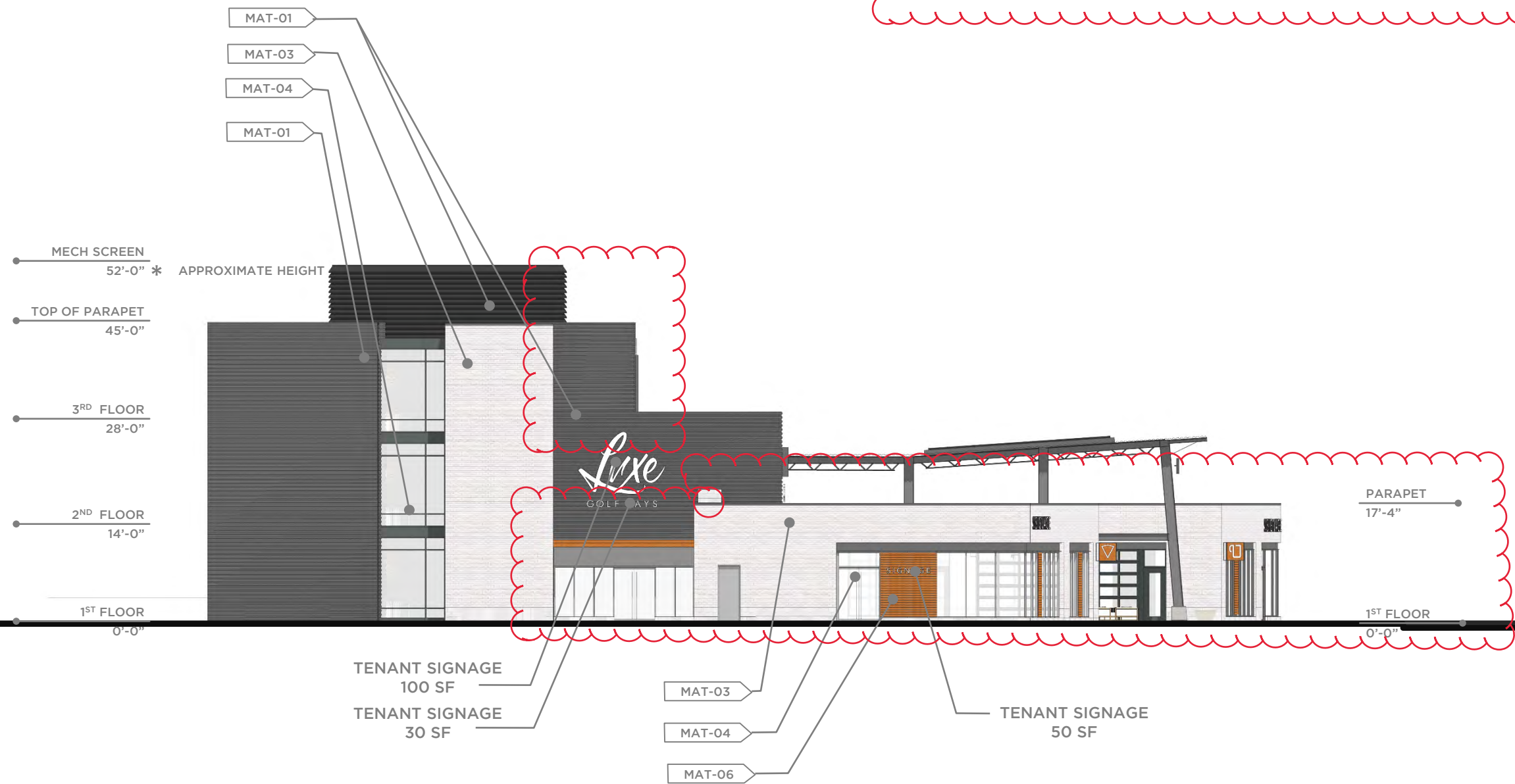
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BALLPARK COMMONS BUILDING S2

tredogroup

VIEW FROM SOUTH



BALLPARK COMMONS BUILDING S2

tredogroup

VIEW FROM SOUTH

OCTOBER 30, 2019



BALLPARK COMMONS BUILDING S2

VIEW FROM SOUTH AT EXTERIOR GATHERING SPACE



BALLPARK COMMONS BUILDING S2

VIEW FROM SOUTH AT EXTERIOR GATHERING SPACE





BALLPARK COMMONS BUILDING S2

tredogroup

VIEW LOOKING SOUTH AT EXTERIOR GATHERING SPACE



BALLPARK COMMONS BUILDING S2

VIEW FROM SOUTH TO ENTRY



BALLPARK COMMONS BUILDING S2

VIEW FROM SOUTH TO ENTRY







MAT-03
BRICK MASONRY- COLOR: ALASKA WHITE VELOUR



MAT-06
LONGBOARD - ALUMINUM PANEL - WOOD GRAIN:
LIGHT CHERRY



MAT-01
CORRUGATED METAL PANEL - BOX BEAM PROFILE - COLOR: MATTE BLACK



MAT-05
NICHHA CEMENT BOARD - COLOR: STEEL



MAT-04
ALUMINUM STOREFRONT AND WINDOW SYSTEM -
COLOR: MATTE BLACK



MAT-02
MASONRY BURNISHED BLOCK - 16"X 24" FORMAT - COLOR: PREMIER ULTRA 63 SEA SALT



MAT-03
BRICK MASONRY- COLOR: ALASKA WHITE VELOUR



MAT-06
LONGBOARD - ALUMINUM PANEL - WOOD GRAIN:
LIGHT CHERRY



MAT-01
CORRUGATED METAL PANEL - BOX BEAM PROFILE - COLOR: MATTE BLACK



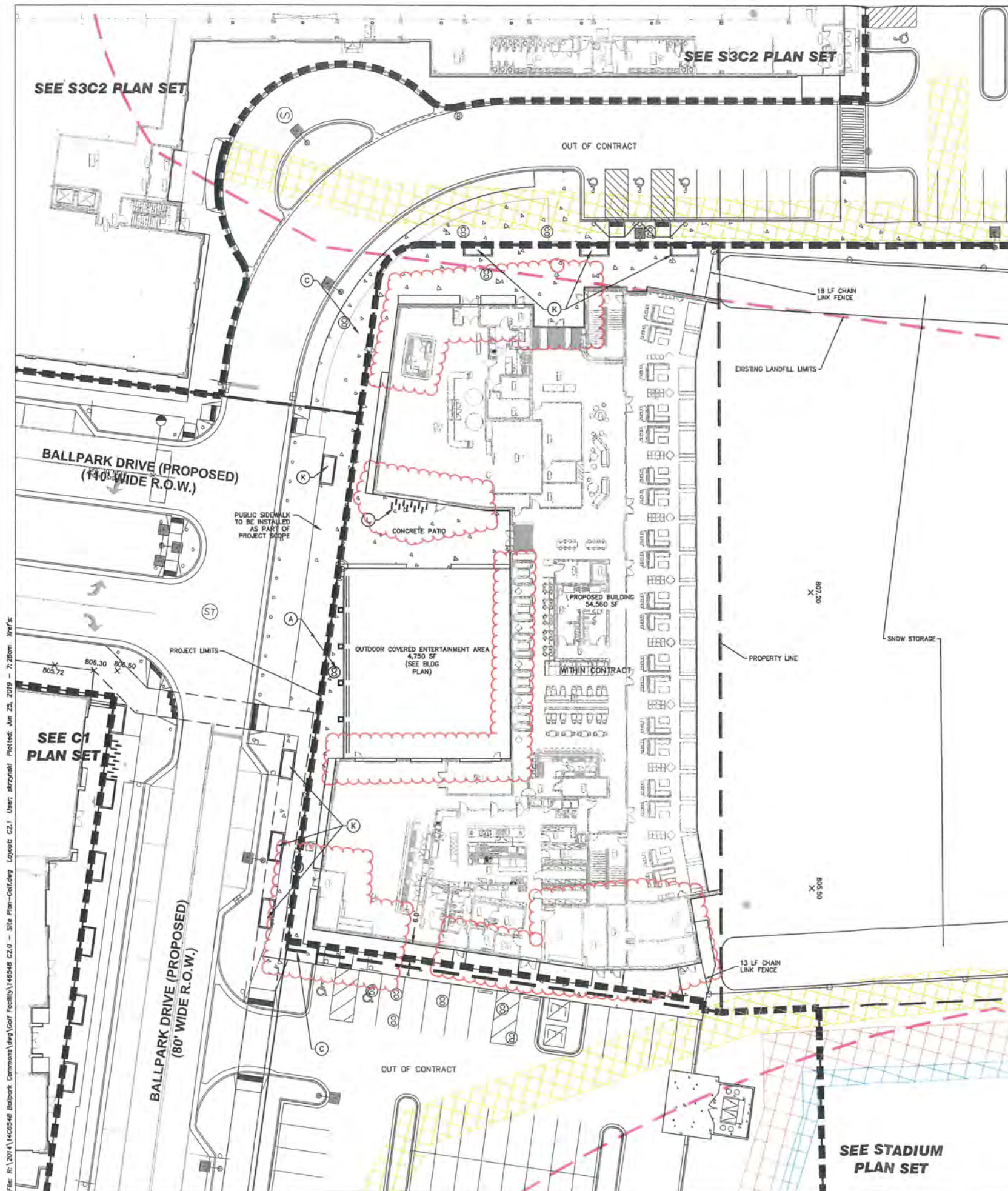
MAT-05
CEMENT BOARD
COLOR: SHERWIN WILLIAMS TRICORN
BLACK



MAT-04
ALUMINUM STOREFRONT AND WINDOW SYSTEM -
COLOR: MATTE BLACK



MAT-02
MASONRY BURNISHED BLOCK - 16"X 24" FORMAT - COLOR: MIDWEST WHITE



SITE LEGEND

- (A) CONCRETE STEPS
- (B) CONCRETE CURB AND GUTTER 18" (REFER TO DETAILS)
- (C) CONCRETE SIDEWALK (REFER TO DETAILS)
- (D) CONCRETE TRANSFORMER PAD
- (E) ACCESSIBLE PARKING SPACE TYPICAL SEE DETAILS FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE)
- (F) ACCESSIBLE RAMP (REFER TO DETAILS)
- (G) DETECTABLE WARNING FIELD (REFER TO DETAILS)
- (H) SINGLE POST W/ STOP SIGN (REFER TO DETAILS)
- (I) 6" DIA. PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE (REFER TO DETAILS)
- (J) TRASH ENCLOSURE (REFER TO ARCHITECTURE PLANS)
- (K) PLANTER AND BENCH BOX (REFER TO ARCHITECTURE PLANS)
- (L) BIKE RACK (REFER TO ARCHITECTURE PLANS)
- (M) PARKING STALL PAVEMENT MARKING 4" WHITE, PAINTED
- (N) DIAGONAL HATCH PAVEMENT MARKING 4" WHITE, PAINTED AT 45° @ 2'-0" O.C.
- (O) LIGHT POLE (REFER TO PHOTOMETRIC PLAN)

1. DEVELOPMENT NAME: BALLPARK COMMONS (GOLF FACILITY)
2. LOCATION: W. RAWSON AVE. / W. LOOMIS RD. CITY OF FRANKLIN, WISCONSIN
3. OWNER/DEVELOPER: BPC OFFICE, LLC 510 W. KILBOURN AVENUE, 2ND FLOOR MILWAUKEE, WI 53202
4. ARCHITECT: TREDU GROUP LLC 219 N. MILWAUKEE STREET, SUITE 630 MILWAUKEE, WI 53202
5. ENGINEER: JSD PROFESSIONAL SERVICES, INC. W238 N1610 BUSSE ROAD, SUITE 100 WALKESHA, WI 53188
6. WETLANDS ARE SHOWN BASED ON WETLAND DELINEATION BY JSD PROFESSIONAL SERVICES, INC. DATED APRIL 24, 2016 AND MAY 3, 2016 (DNR CONCURRENCE 7/21/16 AND 5/16/17)
7. NO PROPOSED EASEMENTS PRESENT.
8. SITE SIZE: 247,664 S.F. / 5.686 AC (W/IN PROJECT LIMITS LINE)
9. BUILDING HEIGHT: SEE ARCHITECTURAL PLANS.
10. ZONING: PDD NO. 37
11. LSR: EXISTING=100.00% PROPOSED=11.80%
12. SETBACKS AS INDICATED ON SHEET C2.0
13. STORM WATER IS HANDLED BY AN OFF-SITE REGIONAL STORM WATER POND.
14. REFER TO SEPARATE INFRASTRUCTURE PLANS FOR ON-SITE / OFF-SITE PUBLIC ROADWAY AND UTILITY IMPROVEMENTS.
15. NO PARKING PROVIDED ON SUBJECT LEGAL PARCEL. PARKING IS PROVIDED ON ADJACENT SHADED PARKING LOTS.

PAVING NOTES

1. GENERAL

- A. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF FRANKLIN ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY GZA, DATED DECEMBER 18, 2017.
- B. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- C. SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

2. PAVEMENT STRUCTURE

- | | | | |
|--|-------------------|--|-----------------------|
| | CONCRETE PAVING | | LIGHT DUTY HMA PAVING |
| | CONCRETE SIDEWALK | | REJECT CURB |

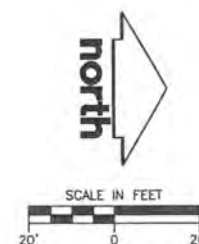
3. CONCRETE PAVING SPECIFICATIONS

- A. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
- B. CONCRETE PAVING SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
- C. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.

4. ASPHALTIC CONCRETE PAVING SPECIFICATIONS

- 2.1. CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HEREINAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
- 2.2. GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- 2.3. CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
- 2.4. BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 450 AND 315, STATE HIGHWAY SPECIFICATIONS.
- 2.5. SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
- 2.6. ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

Franklin
NOV 06 2019
City Development



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WALKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

ROC
VENTURES

CLIENT ADDRESS:

PROJECT:



GOLF FACILITY



Toll Free (800) 242-8511

PLAN MODIFICATIONS:

#	Date	Description
1	04-06-18	SITE PLAN SUBMITTAL
2	05-01-18	PRELIMINARY PRICING SET
3	05-05-18	PLAN COMMISSION SUBMITTAL
4	08-01-18	STATE AND CITY PERMIT SET
5	09-21-18	BID, STATE & CITY PERMIT SET
6	06-27-19	ADDENDUM #1

Design/Drawn: CAP/SJK
Approved: J.L.J.

SHEET TITLE:
SITE PLAN - BUILDING

SHEET NUMBER:
C2.1

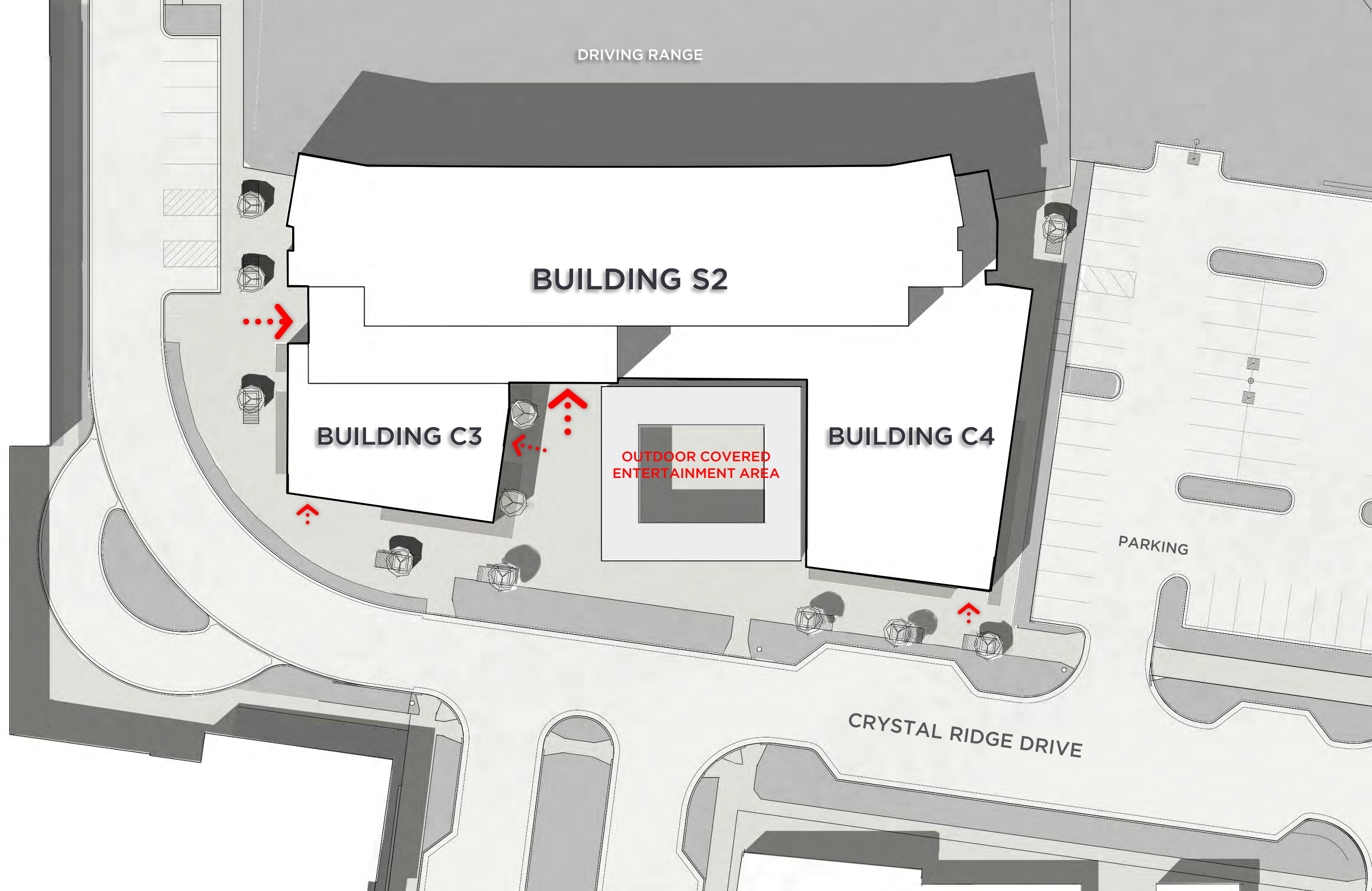
JSD PROJECT NO: 14-0548



BALLPARK COMMONS BUILDINGS S2, C3, C4

2019 OCTOBER 30 SITE PLAN SUBMITTAL





BUILDINGS S2, C3, C4

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GAMECHANGER 500



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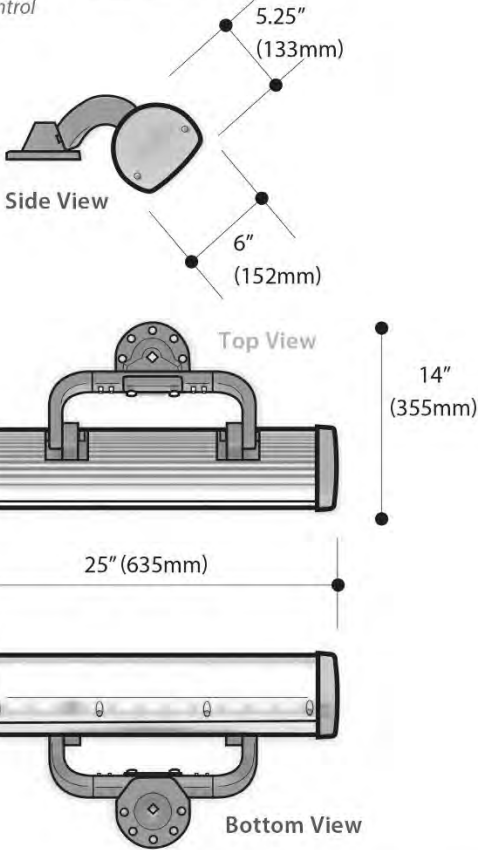
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IP66, -40°C to 55°C

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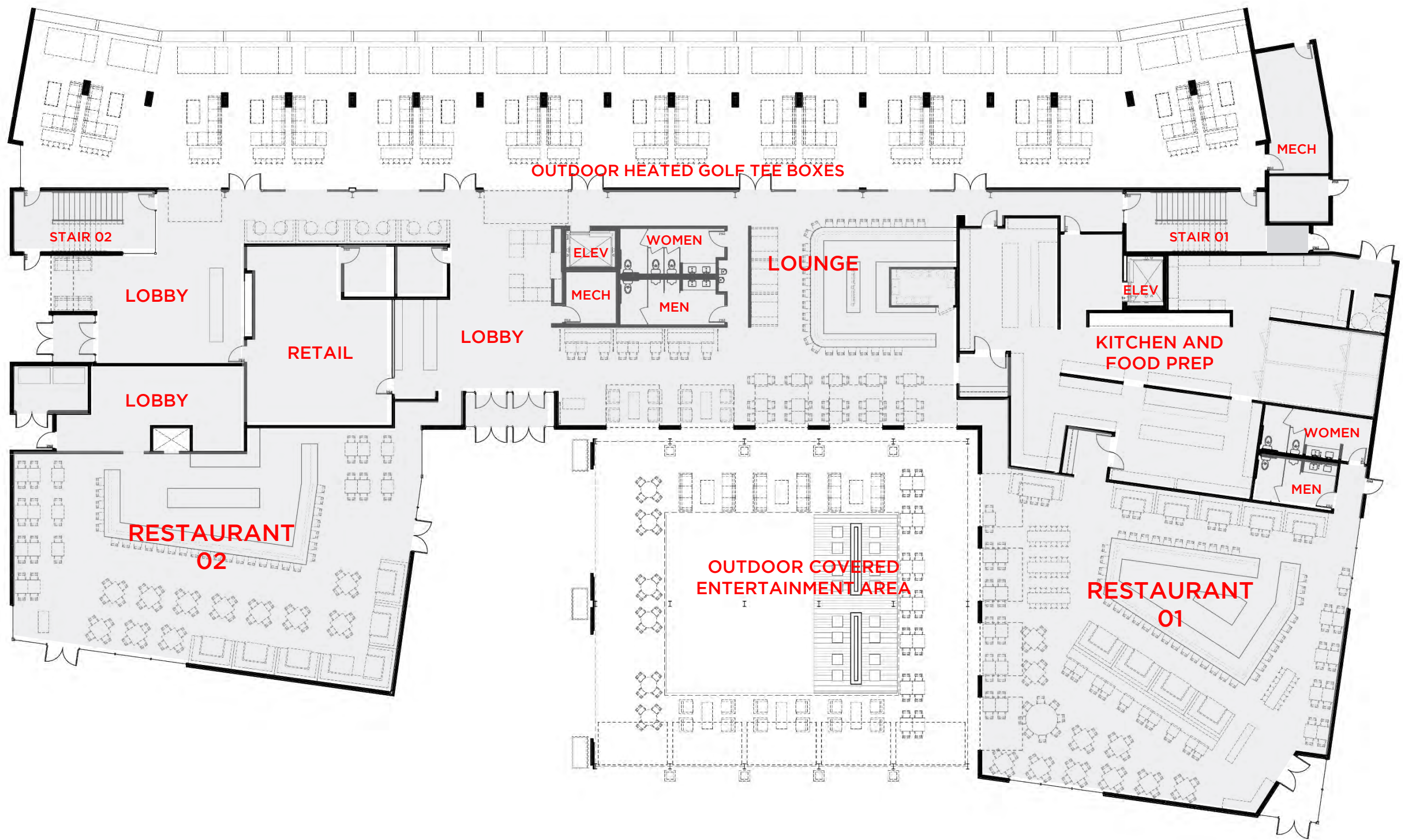


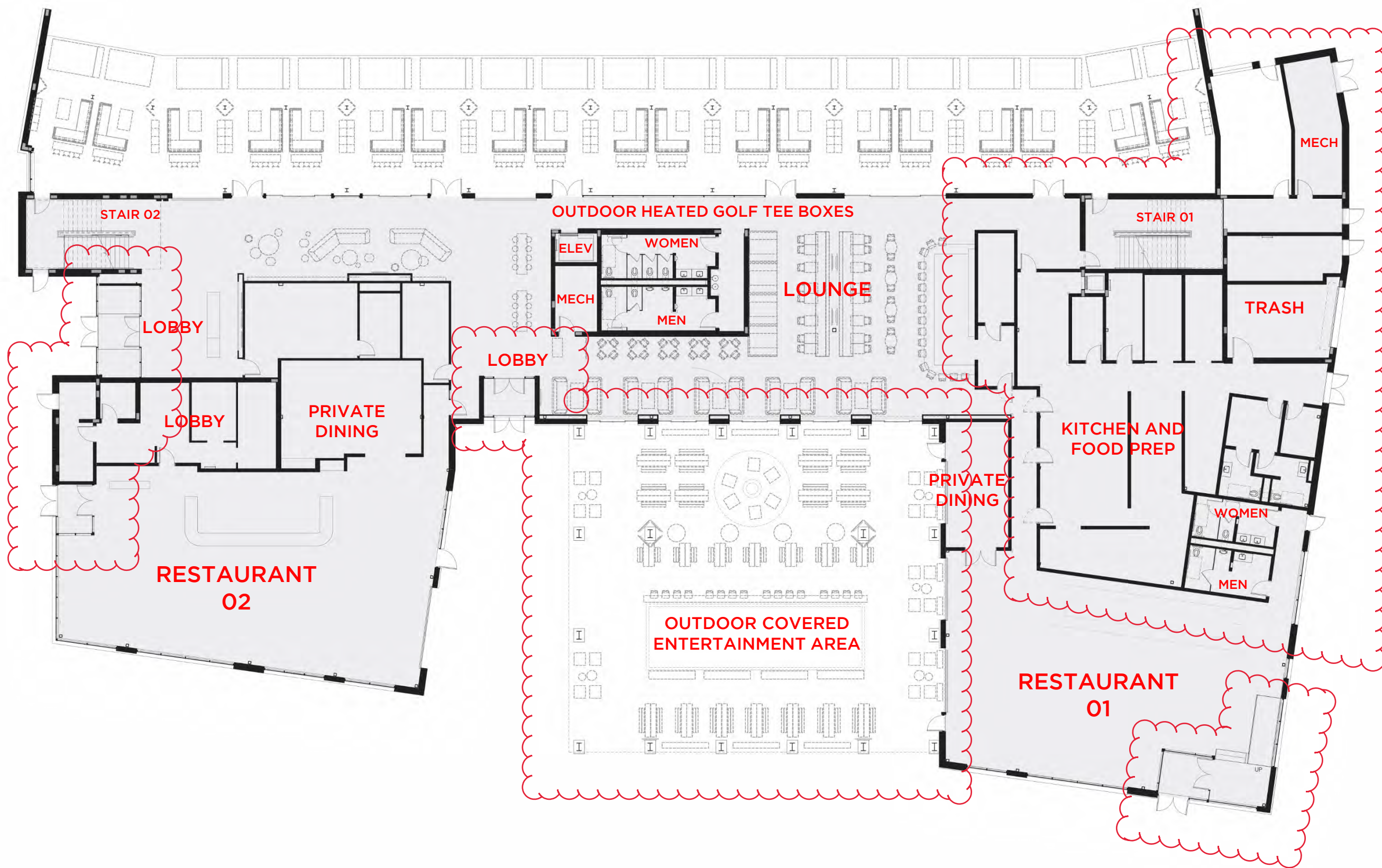
GAMECHANGER 500

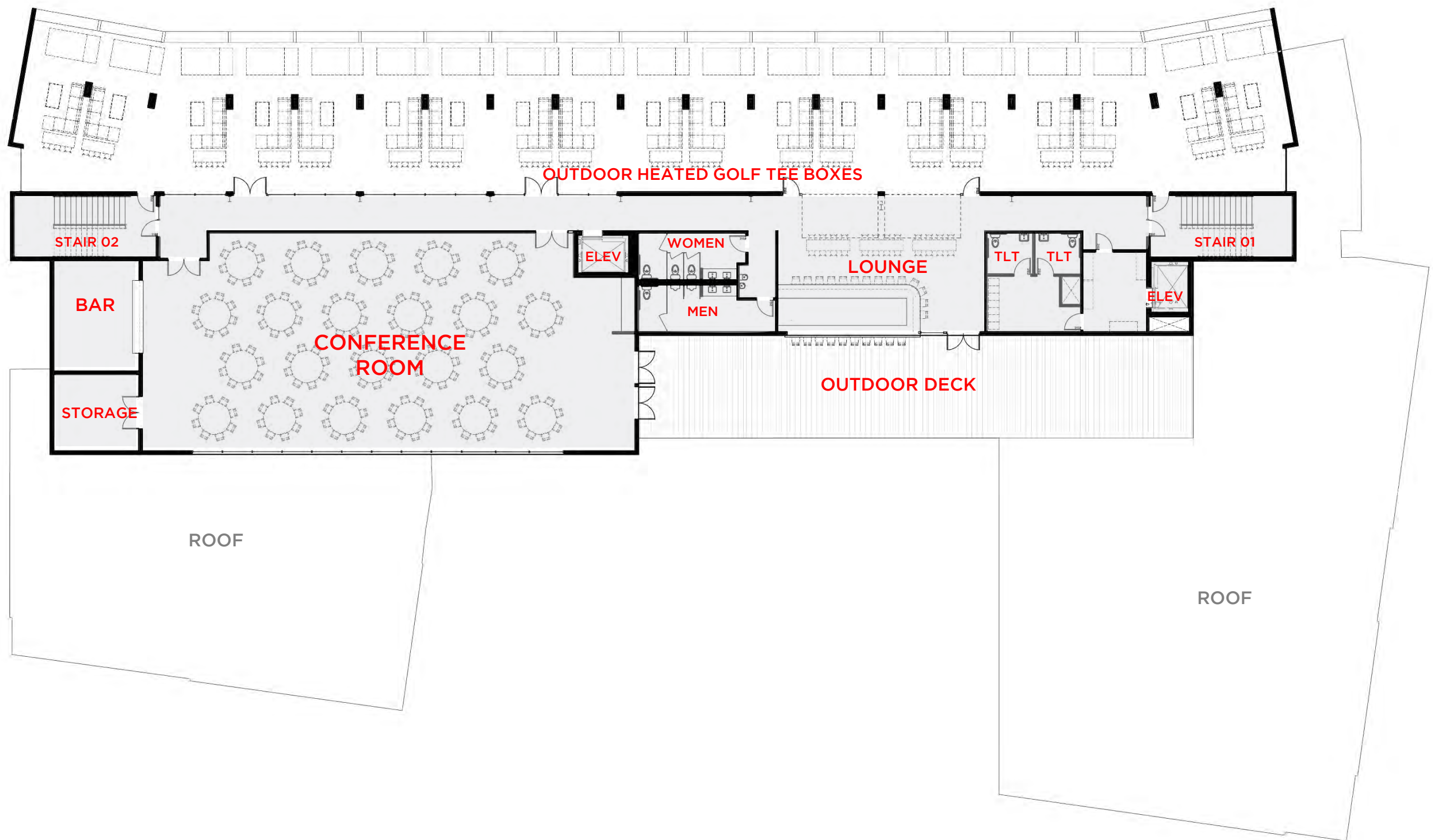
500

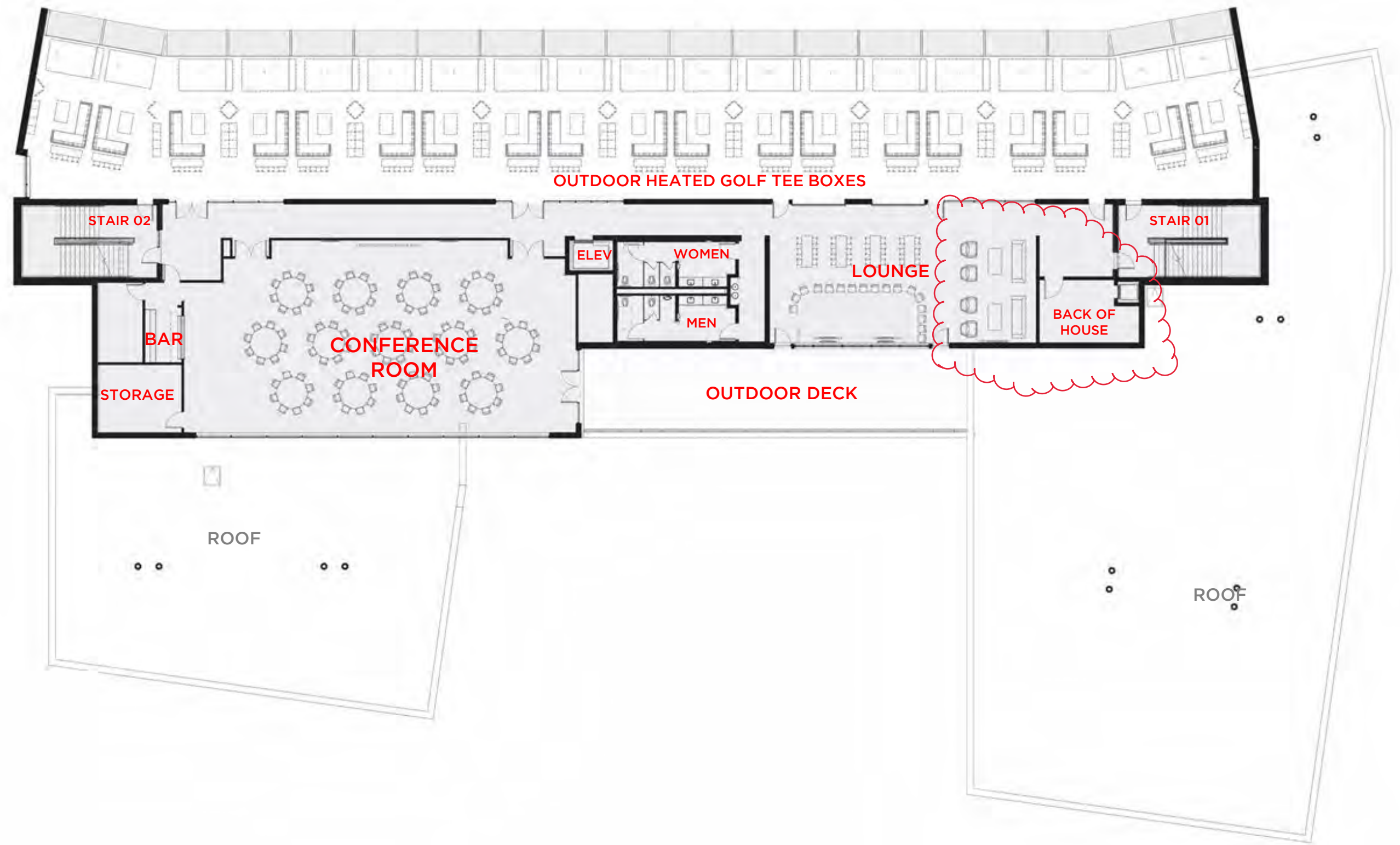


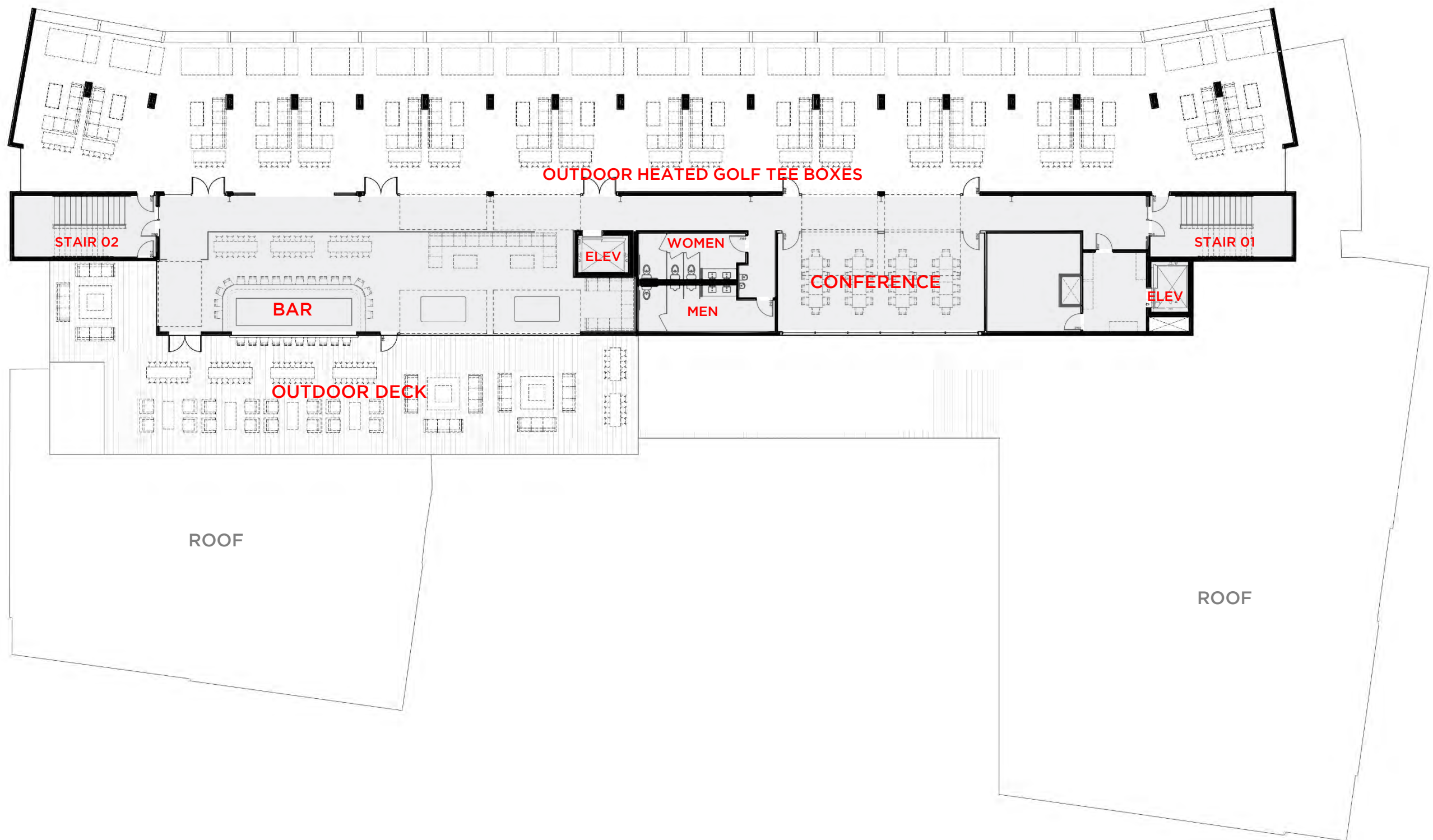
TECHNICAL GUIDE

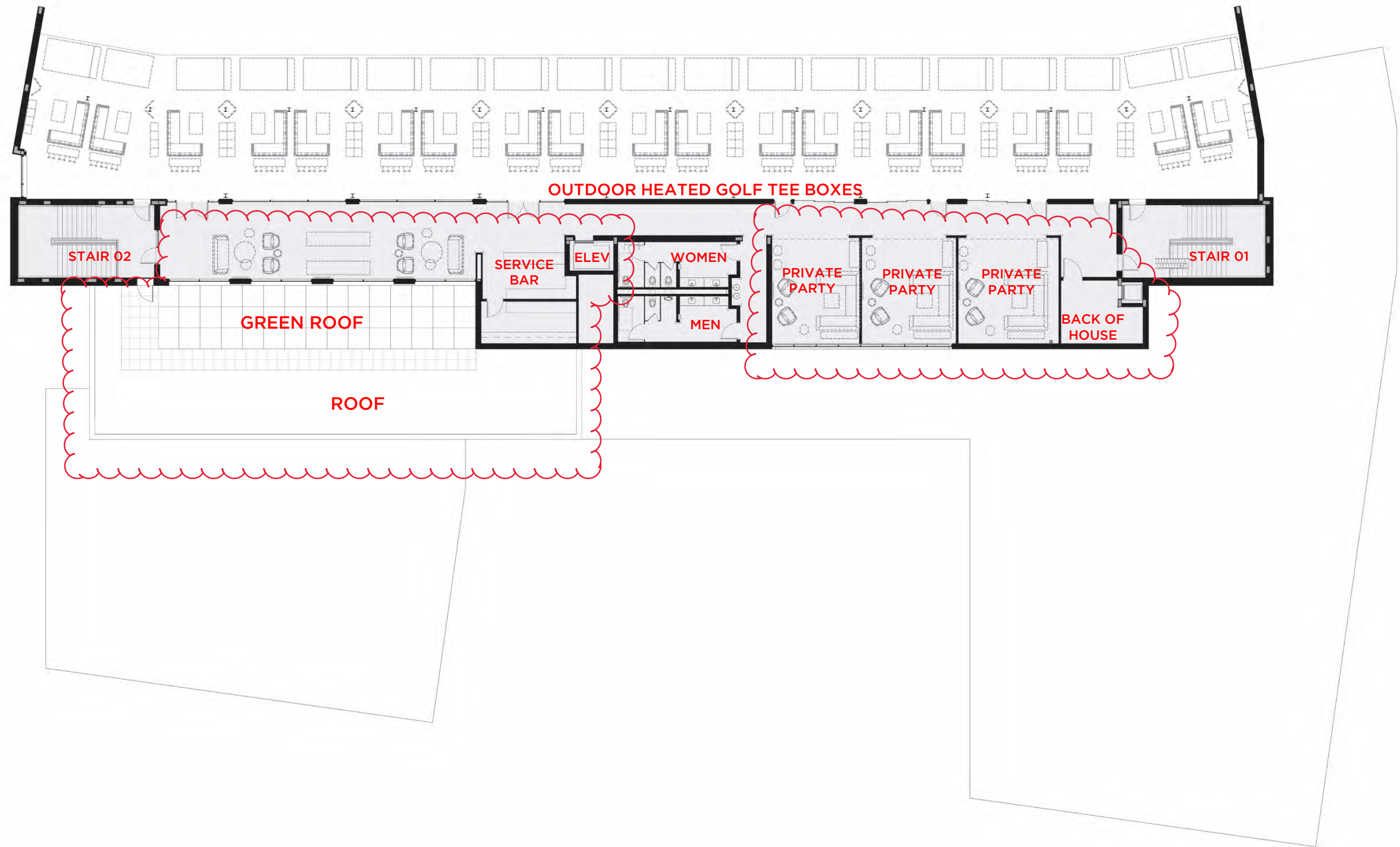






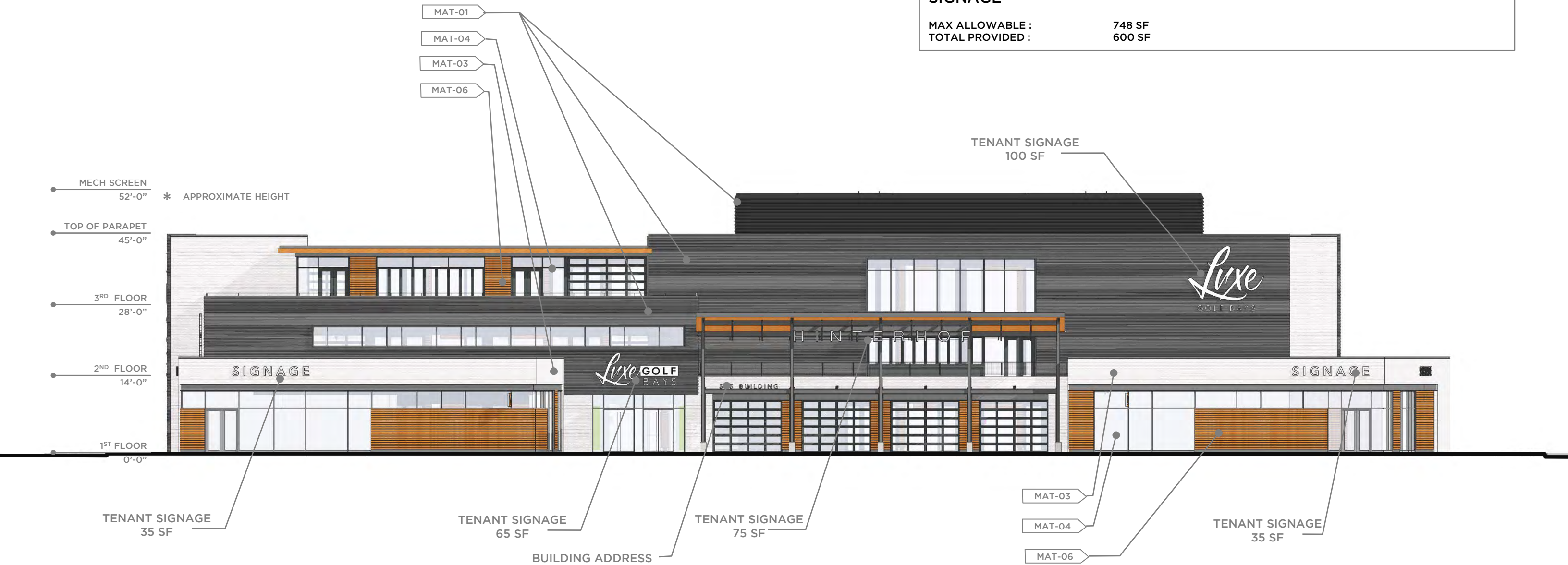






MATERIAL KEY		
•	MAT-01	CORRUGATED METAL PANEL - BOX BEAM PROFILE - COLOR: MATTE BLACK
•	MAT-02	MASONRY BURNISHED BLOCK - 16"X 24" FORMAT - COLOR: PREMIER ULTRA 63 SEA SALT
•	MAT-03	BRICK MASONRY- COLOR: ALASKA WHITE VELOUR
•	MAT-04	ALUMINUM STOREFRONT AND WINDOW SYSTEM - COLOR: MATTE BLACK
•	MAT-05	NICHIHA CEMENT BOARD - COLOR: STEEL
•	MAT-06	LONGBOARD - ALUMINUM PANEL - WOOD GRAIN: LIGHT CHERRY

SIGNAGE		
MAX ALLOWABLE :		748 SF
TOTAL PROVIDED :		600 SF



MATERIAL KEY

- MAT-01 CORRUGATED METAL PANEL - BOX BEAM PROFILE - COLOR: MATTE BLACK
- MAT-02 MASONRY BURNISHED BLOCK - 16"X 24" FORMAT - COLOR: MIDWEST WHITE
- MAT-03 BRICK MASONRY- COLOR: ALASKA WHITE VELOUR
- MAT-04 ALUMINUM STOREFRONT AND WINDOW SYSTEM - COLOR: MATTE BLACK
- MAT-05 CEMENT BOARD - COLOR: SHERWIN WILLIAMS TRICORN BLACK
- MAT-06 LONGBOARD - ALUMINUM PANEL - WOOD GRAIN: LIGHT CHERRY

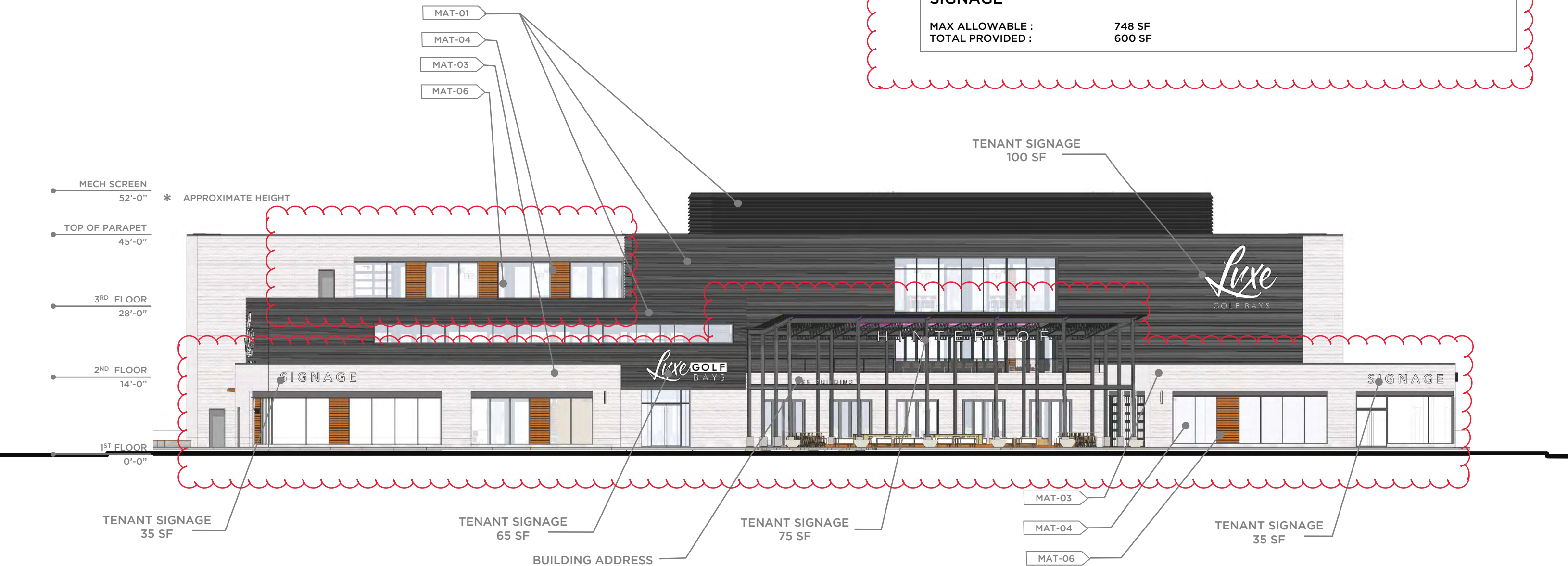
SIGNAGE

MAX ALLOWABLE :

748 SF

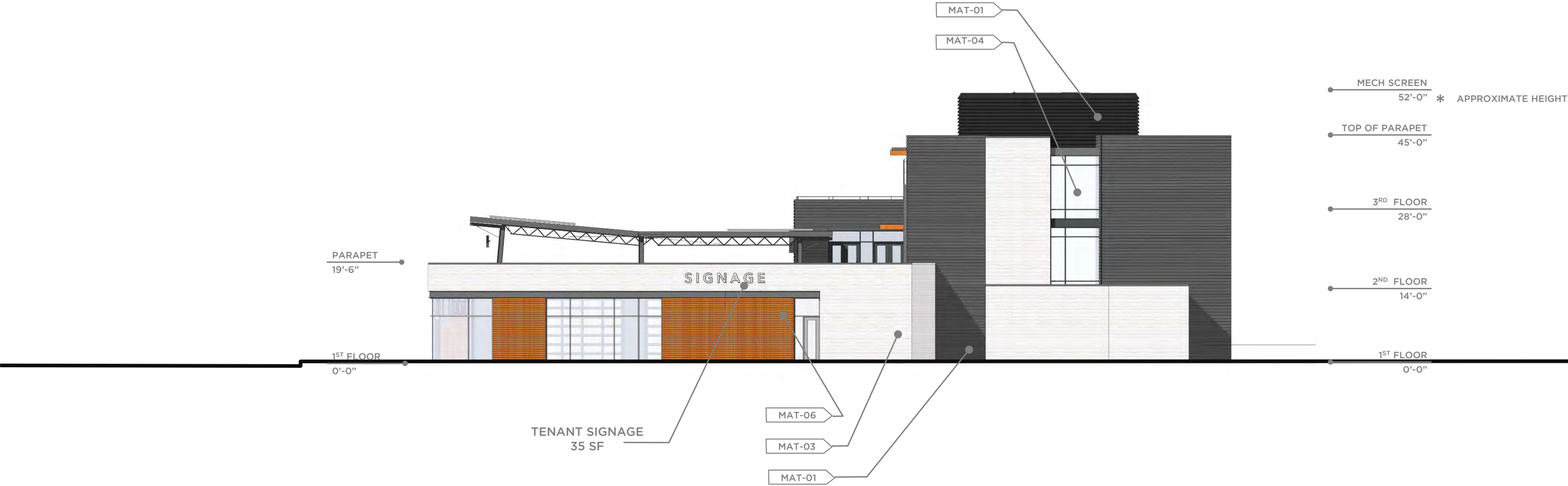
TOTAL PROVIDED :

600 SF

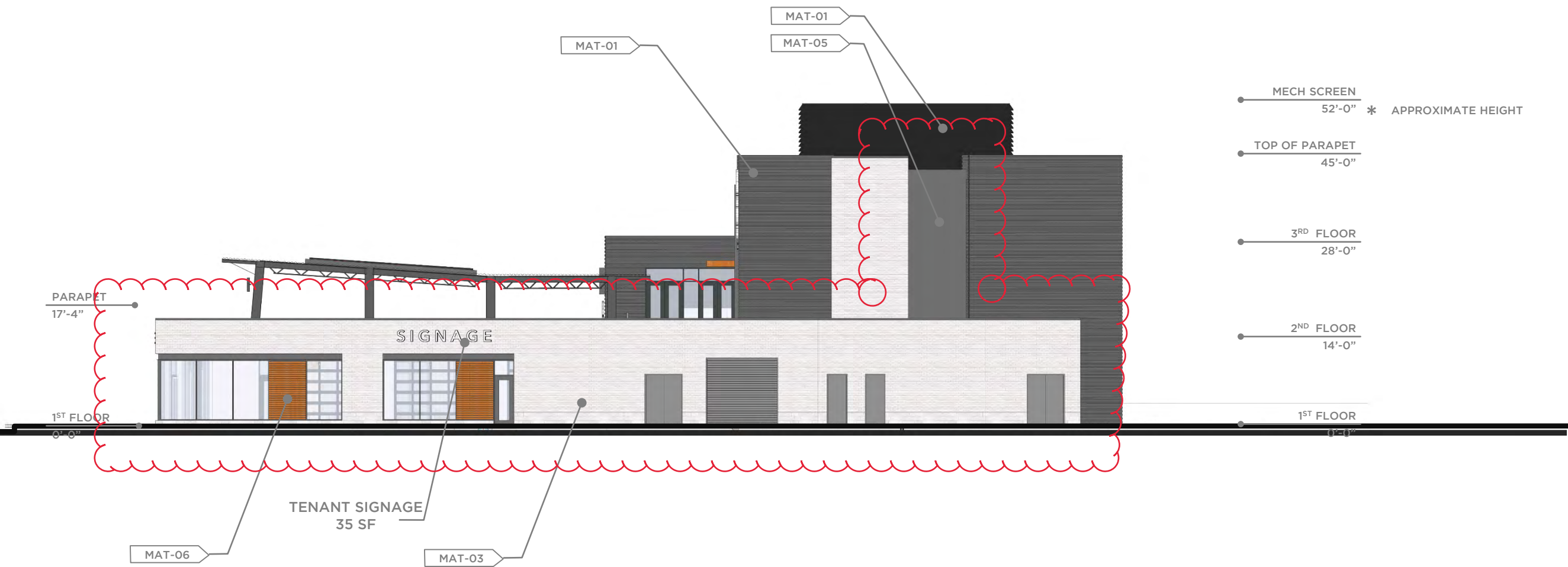


MATERIAL KEY

- MAT-01 CORRUGATED METAL PANEL - BOX BEAM PROFILE - COLOR: MATTE BLACK
- MAT-02 MASONRY BURNISHED BLOCK - 16"X 24" FORMAT - COLOR: PREMIER ULTRA 63 SEA SALT
- MAT-03 BRICK MASONRY- COLOR: ALASKA WHITE VELOUR
- MAT-04 ALUMINUM STOREFRONT AND WINDOW SYSTEM - COLOR: MATTE BLACK
- MAT-05 NICHIHA CEMENT BOARD - COLOR: STEEL
- MAT-06 LONGBOARD - ALUMINUM PANEL - WOOD GRAIN: LIGHT CHERRY

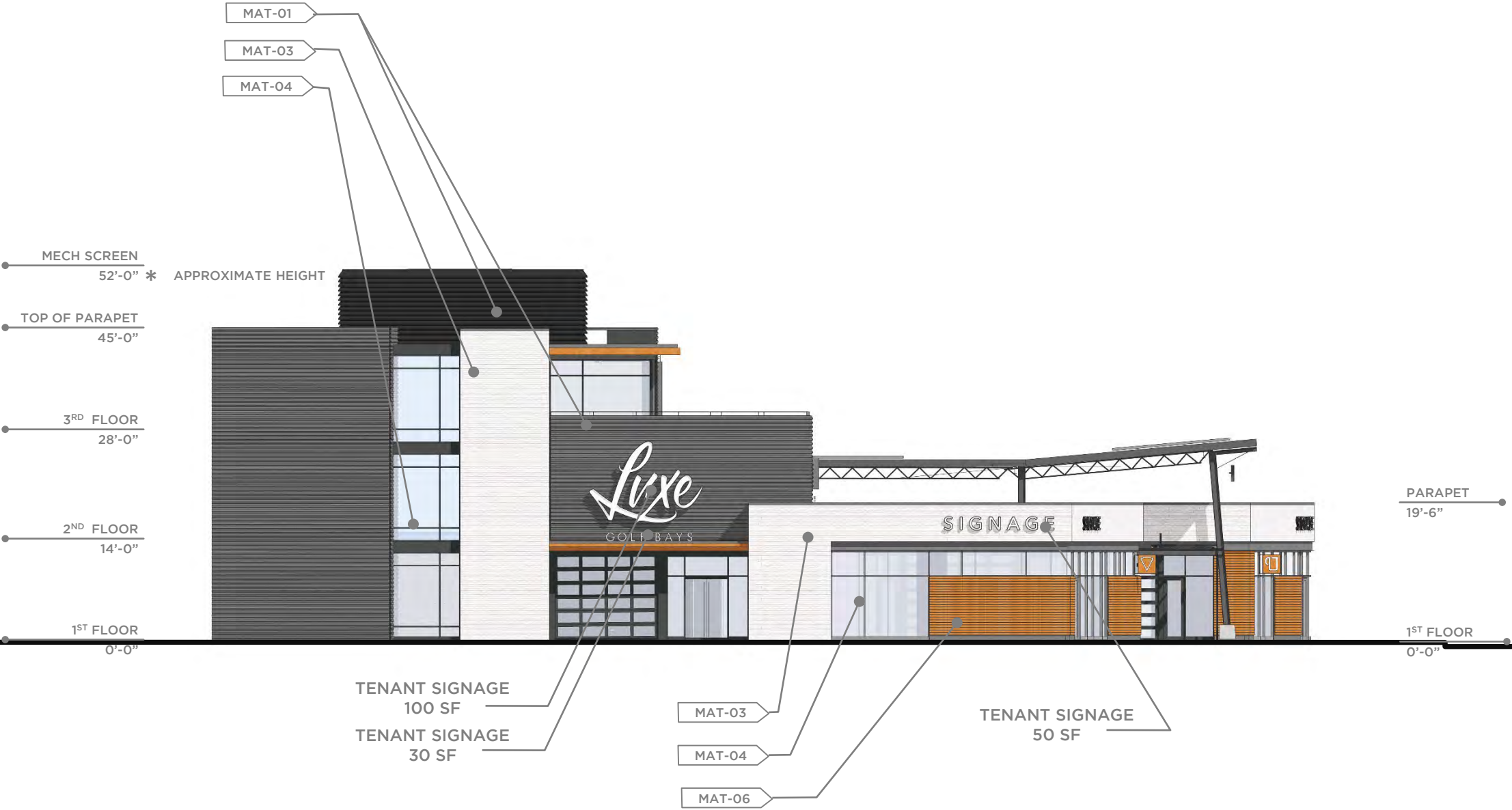


MATERIAL KEY		
•	MAT-01	CORRUGATED METAL PANEL - BOX BEAM PROFILE - COLOR: MATTE BLACK
•	MAT-02	MASONRY BURNISHED BLOCK - 16"X 24" FORMAT - COLOR: MIDWEST WHITE
•	MAT-03	BRICK MASONRY- COLOR: ALASKA WHITE VELOUR
•	MAT-04	ALUMINUM STOREFRONT AND WINDOW SYSTEM - COLOR: MATTE BLACK
•	MAT-05	CEMENT BOARD - COLOR: SHERWIN WILLIAMS TRICORN BLACK
•	MAT-06	LONGBOARD - ALUMINUM PANEL - WOOD GRAIN: LIGHT CHERRY



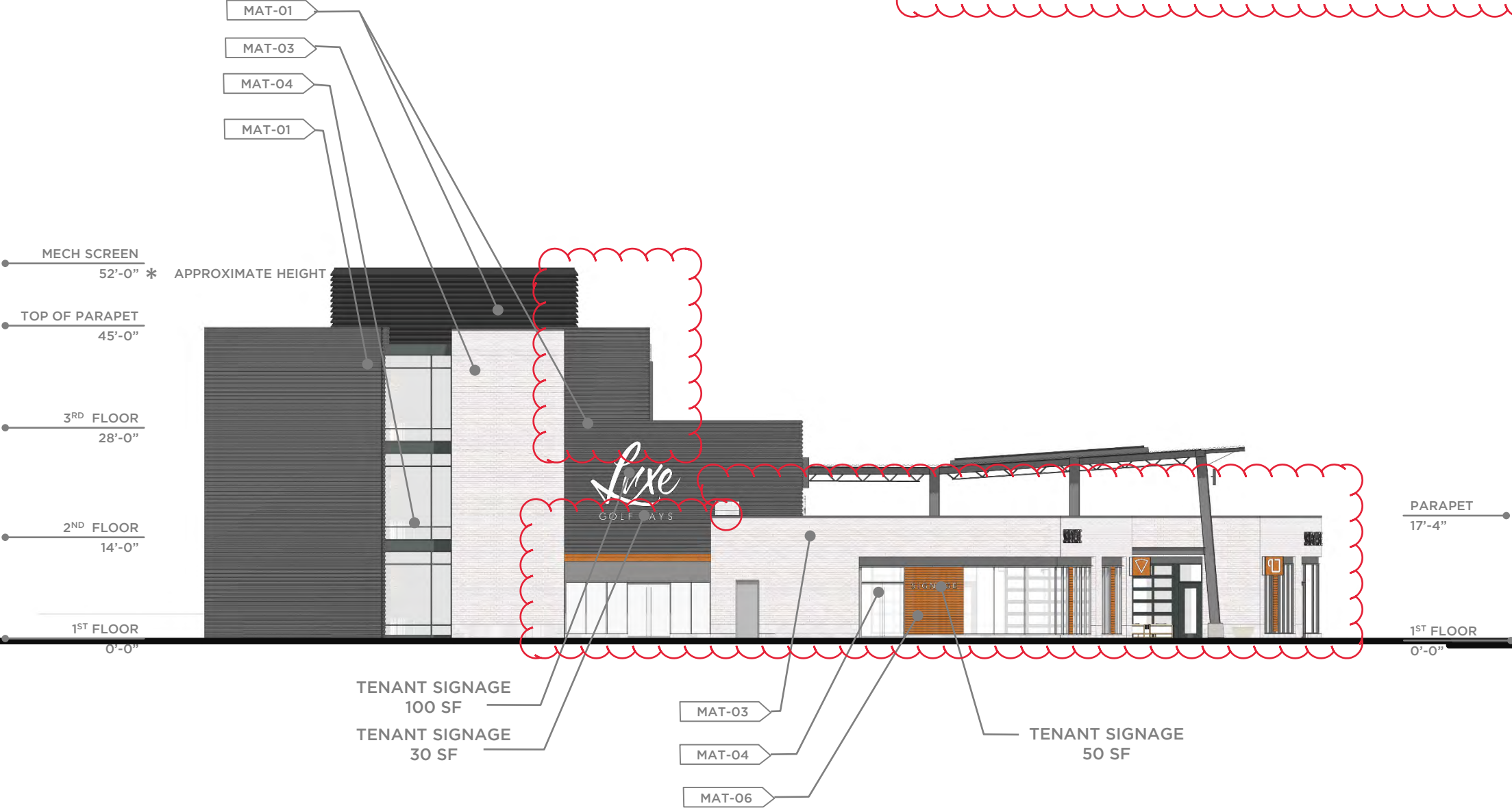
MATERIAL KEY

- MAT-01 CORRUGATED METAL PANEL - BOX BEAM PROFILE - COLOR: MATTE BLACK
- MAT-02 MASONRY BURNISHED BLOCK - 16"X 24" FORMAT - COLOR: PREMIER ULTRA 63 SEA SALT
- MAT-03 BRICK MASONRY- COLOR: ALASKA WHITE VELOUR
- MAT-04 ALUMINUM STOREFRONT AND WINDOW SYSTEM - COLOR: MATTE BLACK
- MAT-05 NICHIHA CEMENT BOARD - COLOR: STEEL
- MAT-06 LONGBOARD - ALUMINUM PANEL - WOOD GRAIN: LIGHT CHERRY



MATERIAL KEY

- MAT-01 CORRUGATED METAL PANEL - BOX BEAM PROFILE - COLOR: MATTE BLACK
- MAT-02 MASONRY BURNISHED BLOCK - 16"X 24" FORMAT - COLOR: MIDWEST WHITE
- MAT-03 BRICK MASONRY- COLOR: ALASKA WHITE VELOUR
- MAT-04 ALUMINUM STOREFRONT AND WINDOW SYSTEM - COLOR: MATTE BLACK
- MAT-05 CEMENT BOARD - COLOR: SHERWIN WILLIAMS TRICORN BLACK
- MAT-06 LONGBOARD - ALUMINUM PANEL - WOOD GRAIN: LIGHT CHERRY





BALLPARK COMMONS BUILDING S2

VIEW FROM SOUTH



BALLPARK COMMONS BUILDING S2

tredogroup

VIEW FROM SOUTH

OCTOBER 30, 2019



BALLPARK COMMONS BUILDING S2

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VIEW FROM SOUTH AT EXTERIOR GATHERING SPACE



BALLPARK COMMONS BUILDING S2

VIEW FROM SOUTH AT EXTERIOR GATHERING SPACE



BALLPARK COMMONS BUILDING S2

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VIEW LOOKING SOUTH AT EXTERIOR GATHERING SPACE



BALLPARK COMMONS BUILDING S2

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VIEW LOOKING SOUTH AT EXTERIOR GATHERING SPACE



BALLPARK COMMONS BUILDING S2

VIEW FROM SOUTH TO ENTRY



BALLPARK COMMONS BUILDING S2

VIEW FROM SOUTH TO ENTRY



BALLPARK COMMONS BUILDING S2

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VIEW OF WEST BUILDING ENTRY

APRIL 05, 2018





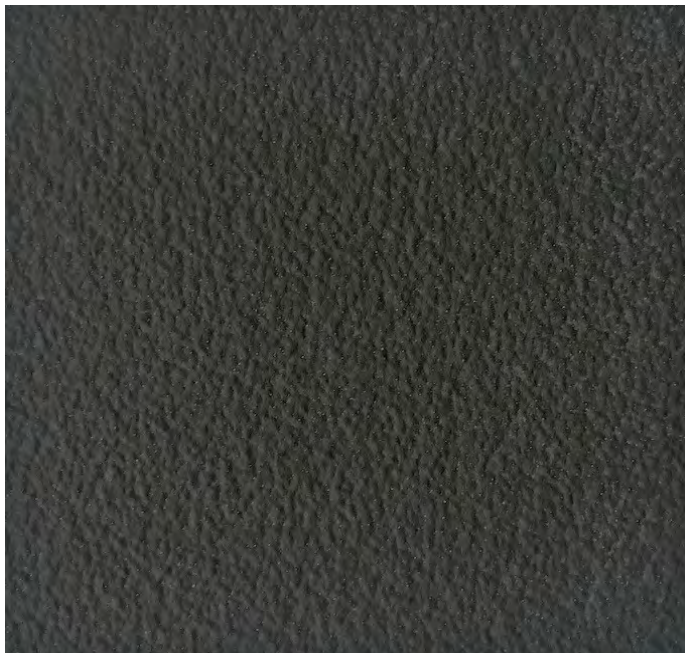
MAT-03
BRICK MASONRY- COLOR: ALASKA WHITE VELOUR



MAT-06
LONGBOARD - ALUMINUM PANEL - WOOD GRAIN:
LIGHT CHERRY



MAT-01
CORRUGATED METAL PANEL - BOX BEAM PROFILE - COLOR: MATTE BLACK



MAT-05
NICHHA CEMENT BOARD - COLOR: STEEL



MAT-04
ALUMINUM STOREFRONT AND WINDOW SYSTEM -
COLOR: MATTE BLACK



MAT-02
MASONRY BURNISHED BLOCK - 16"X 24" FORMAT - COLOR: PREMIER ULTRA 63 SEA SALT



MAT-03
BRICK MASONRY- COLOR: ALASKA WHITE VELOUR



MAT-06
LONGBOARD - ALUMINUM PANEL - WOOD GRAIN:
LIGHT CHERRY



MAT-01
CORRUGATED METAL PANEL - BOX BEAM PROFILE - COLOR: MATTE BLACK



MAT-05
CEMENT BOARD
COLOR: SHERWIN WILLIAMS TRICORN
BLACK



MAT-04
ALUMINUM STOREFRONT AND WINDOW SYSTEM -
COLOR: MATTE BLACK



MAT-02
MASONRY BURNISHED BLOCK - 16"X 24" FORMAT - COLOR: MIDWEST WHITE