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219 N Milwaukee St
Suite 630
Milwaukee, WI 53203

414.539.3336
tredogroup.com

January 19, 2018

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

RE: Office/Retail Building C1 at Ballpark Commons

Dear Joel:

We are submitting a design package for planning review as part of a larger submittal for the Ballpark Commons development in conjunction with roc Ventures (owner), JSD Professional Services, Inc. (civil engineer/site designer), and JLA Architects (master plan designer). The Tredo Group design team includes Alex Van Osten, Amanda Raabe, and Mark J Debrauske, AIA (Wisconsin Architect | Milwaukee, WI A-10846)

This is for building C1 on the north side of Rawson Avenue, and east of the proposed new main intersection entrance to the commercial development. The building is a 3-story steel frame structure with mixed-use occupancy, including (3) retail units on the main street level, and multi-tenant Class A office space on the second and third floors.

The layout of the building site is centered around pedestrian friendly access and street-level outdoor activation opportunities. The landscape design concept features amenities suitable for the proposed outdoor lifestyle anchor retail tenant, with an anticipated café/coffee shop, and available space for a compatible retailer.

The modern exterior architectural design emphasizes the retail base as part of the larger commercial development, and will set the aesthetic tone for the design of the adjacent buildings in the creation of a coherent campus with quality four-sided architecture. The retail base of the building is primarily clad in masonry, with glass and metal panels enclosing the office volume above.

The position of the building in this development is supportive of the headquarters for the ownership entity of the development. We are seeking a slight increase in height over the 45' limit to accommodate the mixed-uses described above, and additional signage area given the four-sided exposure to public rights-of-way.

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

Kindest Regards,

Jeff Tredo, president – **Tredo Group, LLC**



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BALLPARK COMMONS BUILDING C1

2018 JANUARY SITE PLAN SUBMITTAL

GENERAL INFORMATION

BUILDING GROSS AREA

BASEMENT: 9,160 SF (UNFINISHED STORAGE)

1ST FLOOR: 17,733 SF

2ND FLOOR: 13,925 SF

3RD FLOOR: 13,925 SF

TOTAL SF:

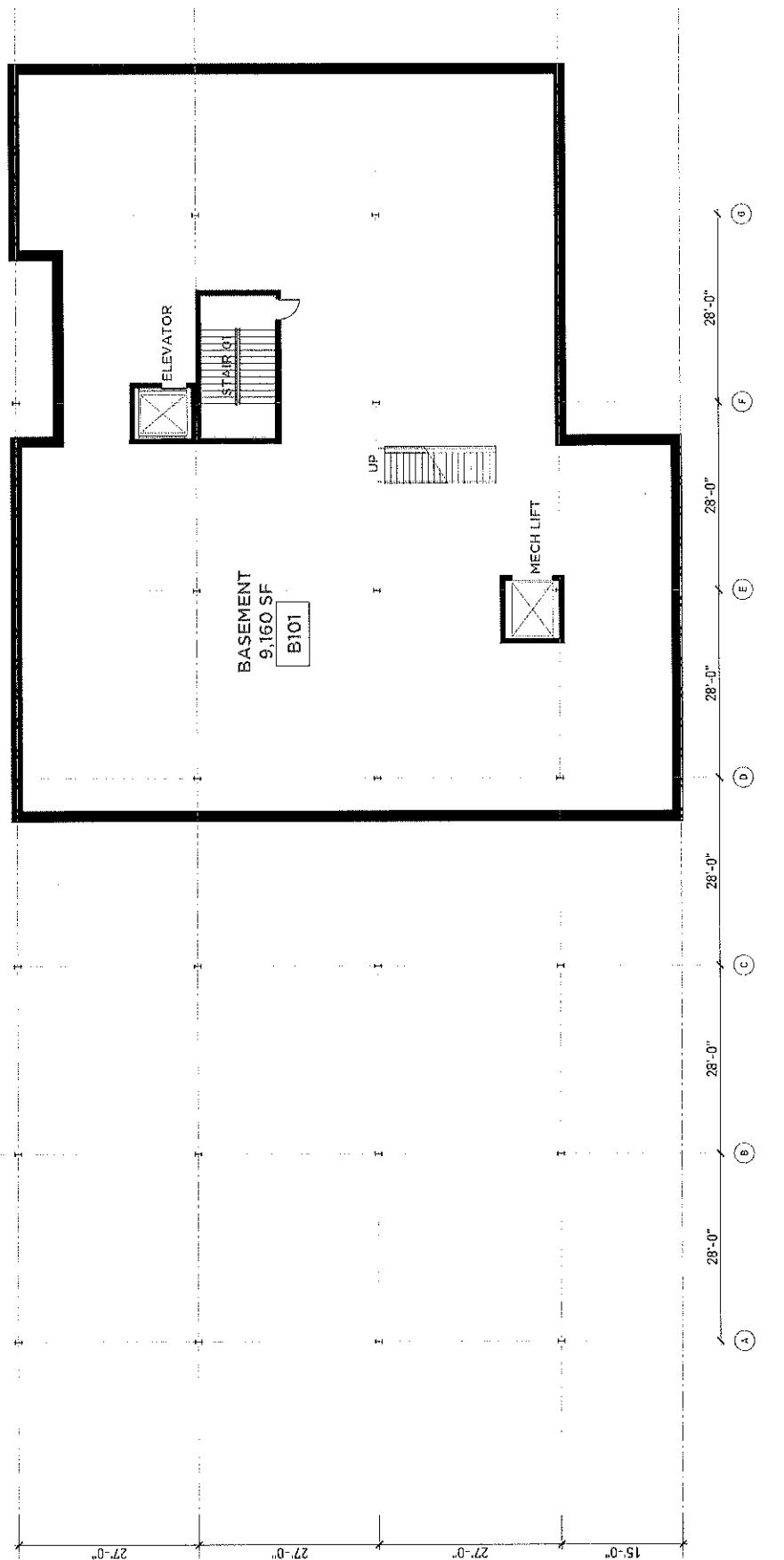
45,583 SF (N.I.C. UNFINISHED STORAGE)

JANUARY 22, 2018

BASEMENT PLAN

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BALLPARK COMMONS BUILDING C1

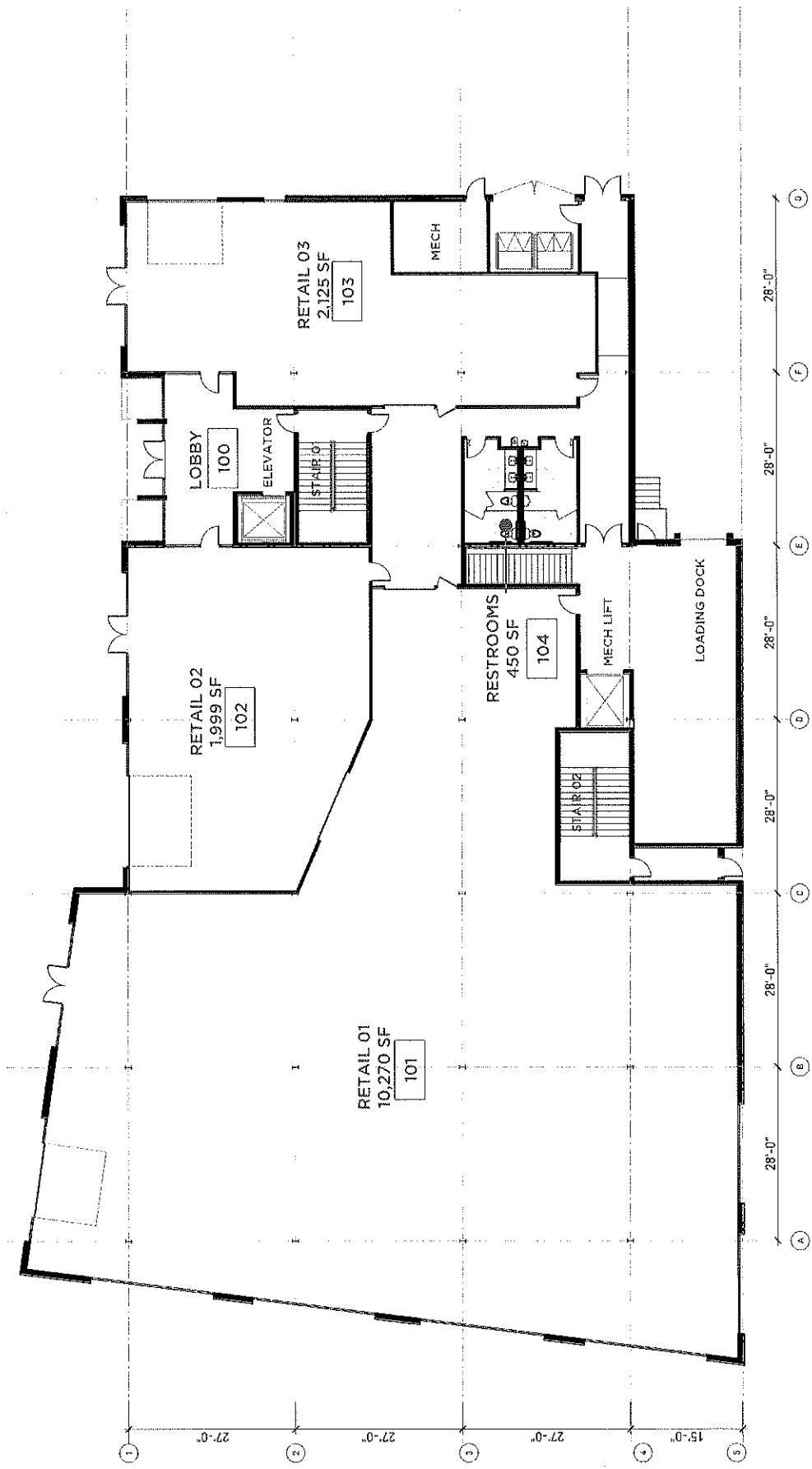


JANUARY 22, 2018

 GROUND FLOOR PLAN

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BALLPARK COMMONS BUILDING C1

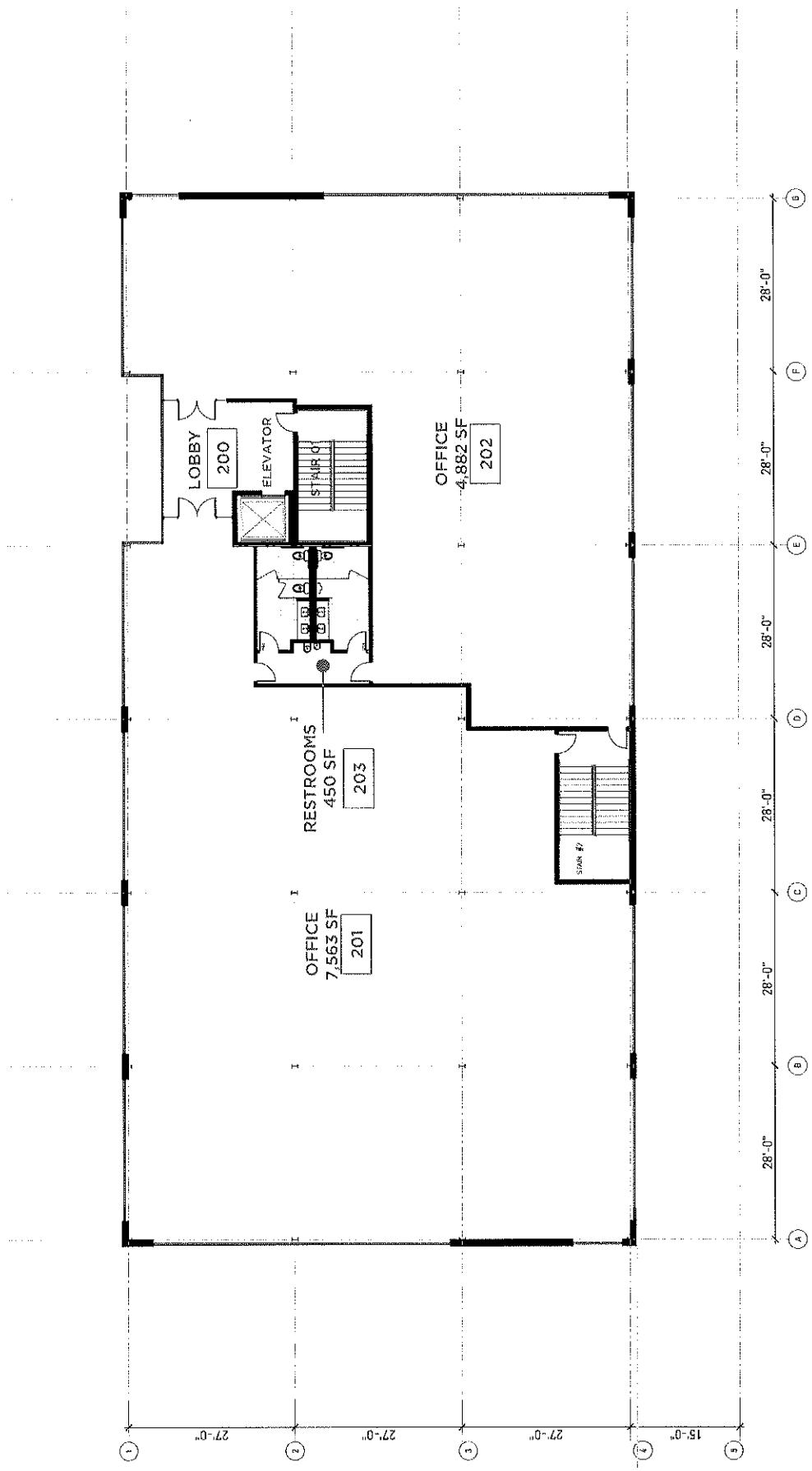


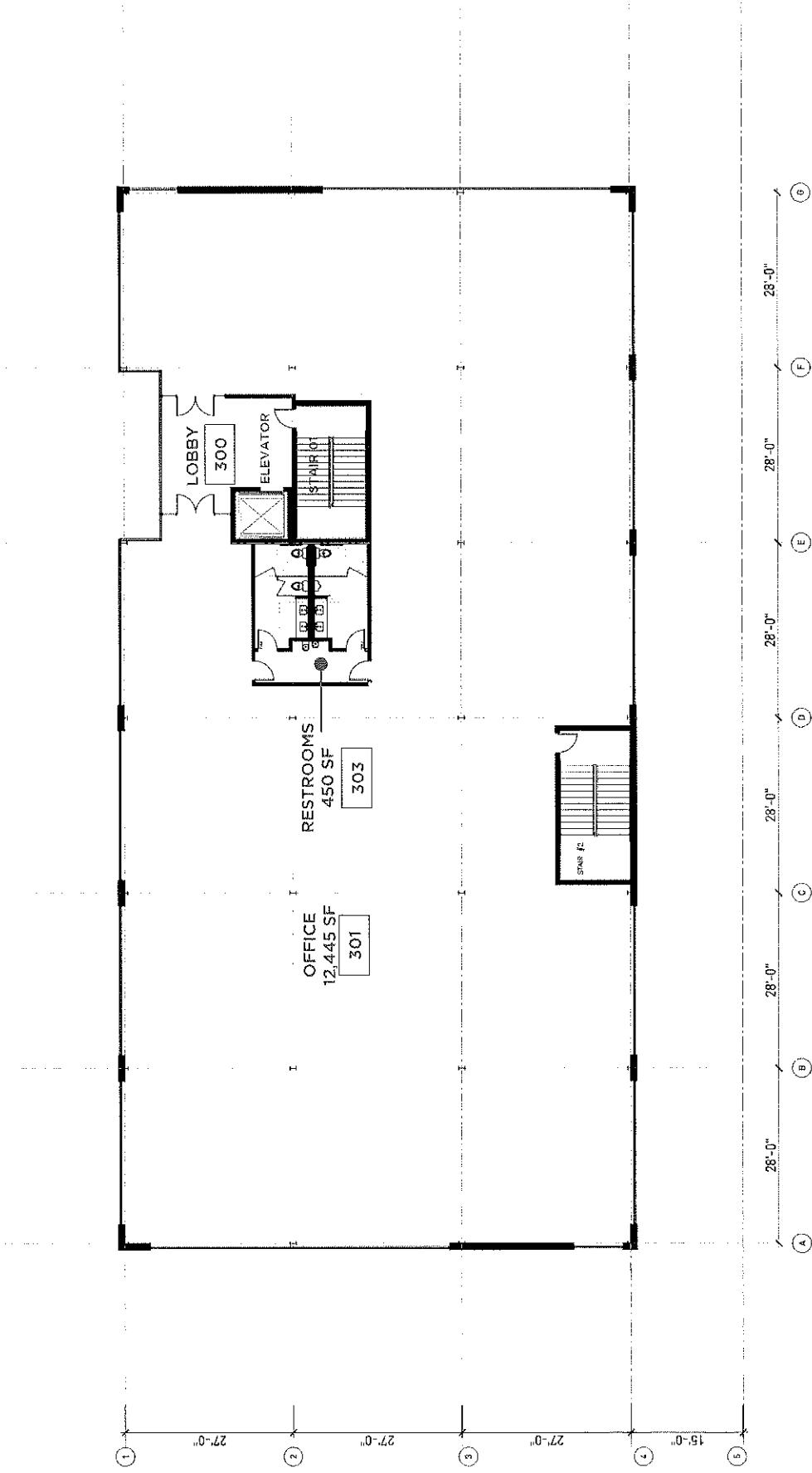
JANUARY 22, 2018

 **SECOND FLOOR PLAN**

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BALLPARK COMMONS BUILDING C1



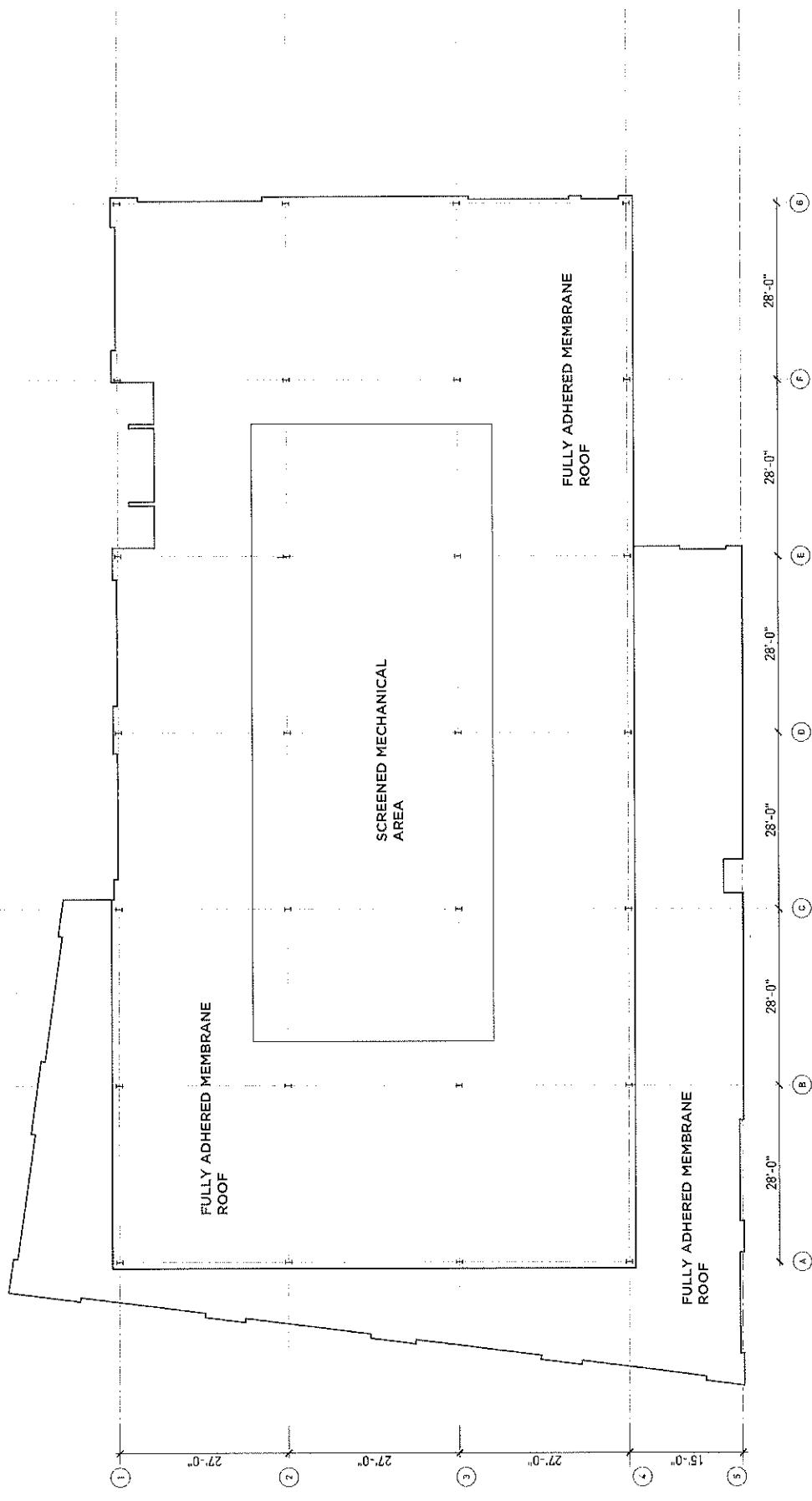


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ROOF PLAN

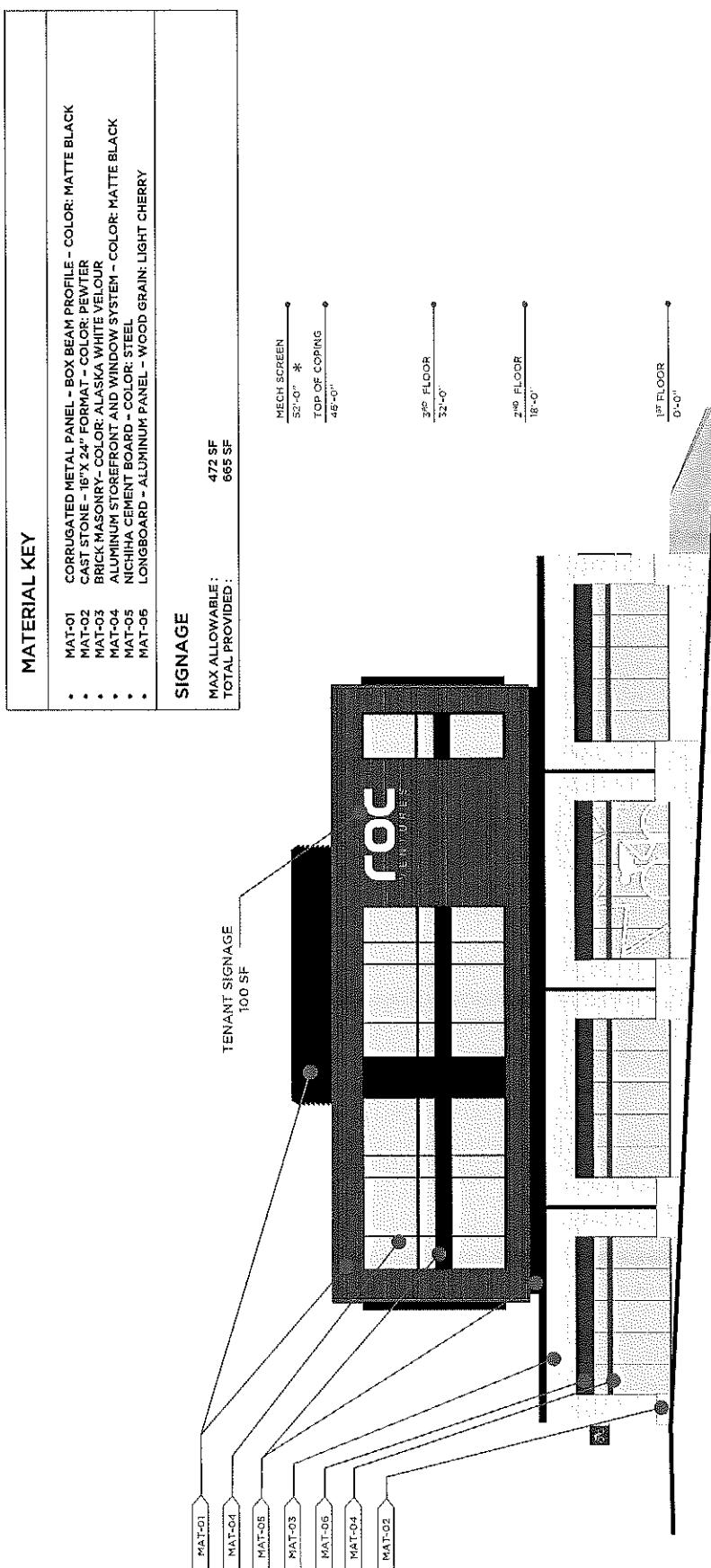
BALLPARK COMMONS BUILDING C1

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ELEVATION WEST

JANUARY 22, 2018

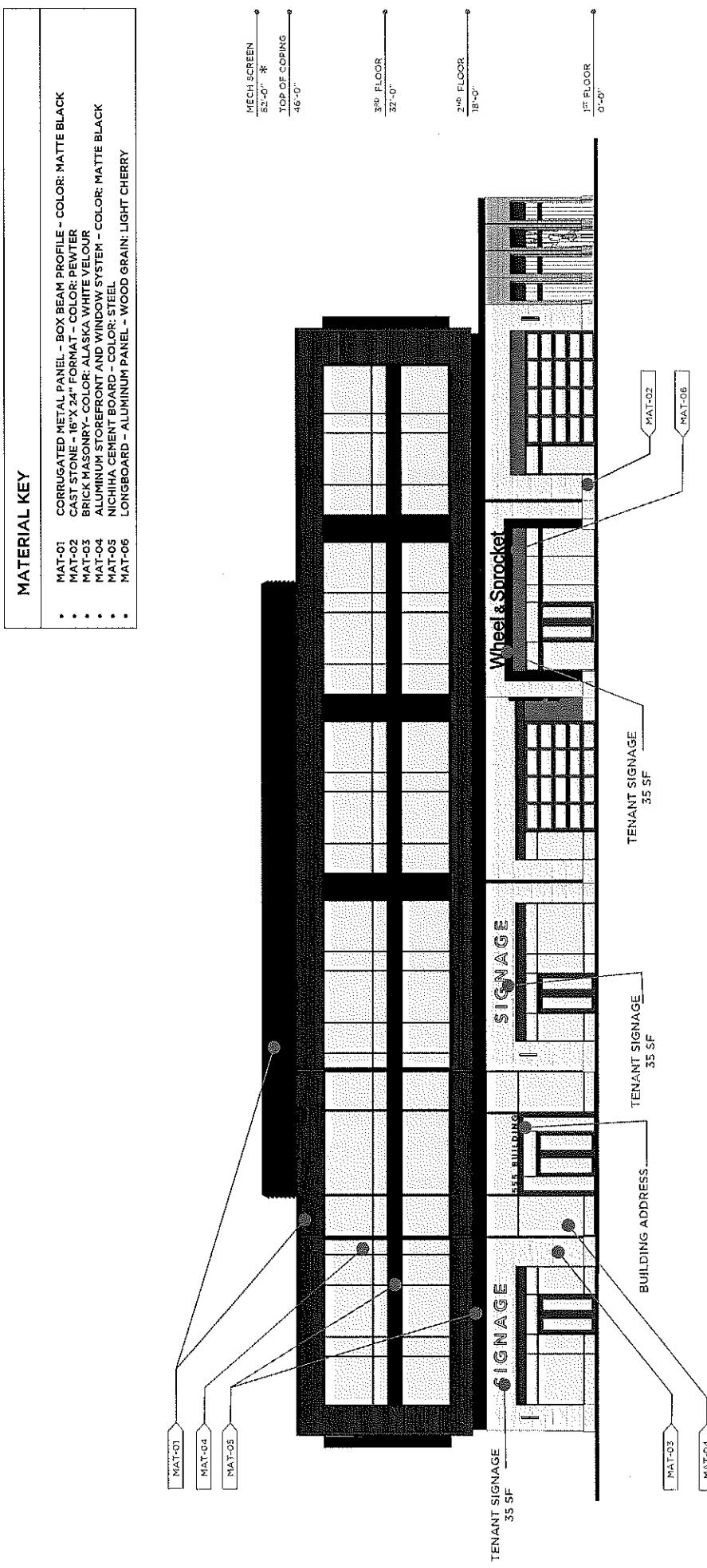


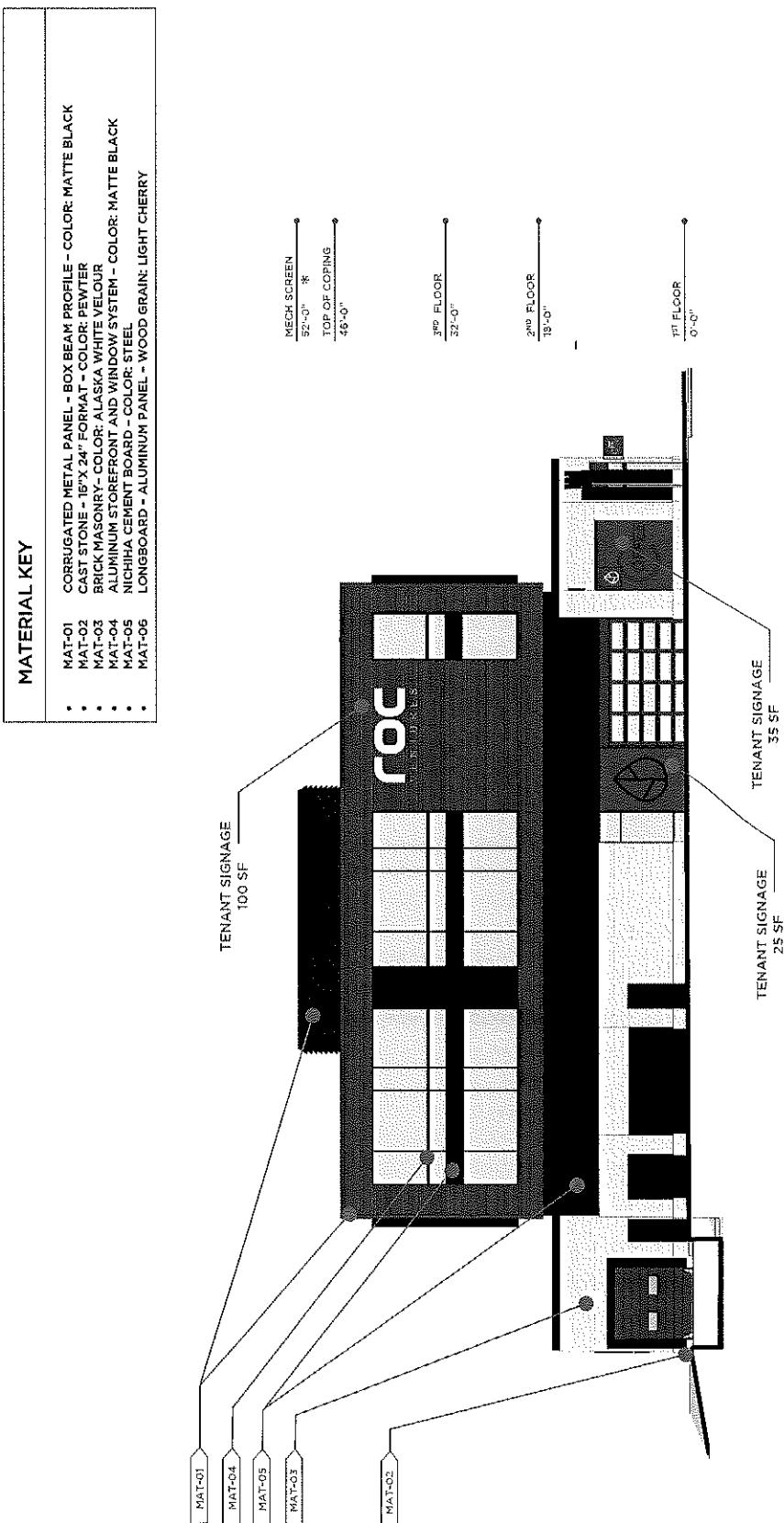
BALLPARK COMMONS BUILDING C1

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ELEVATION NORTH

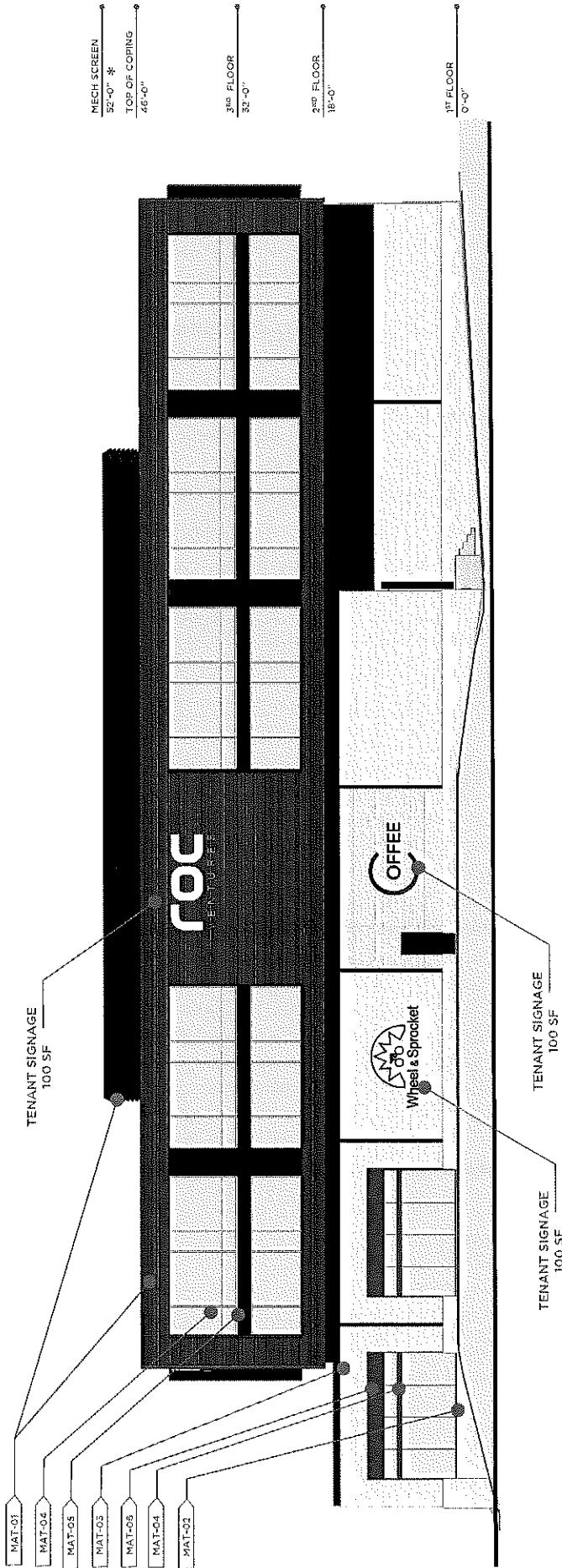
JANUARY 22, 2018





MATERIAL KEY

- MAT-01 CORRUGATED METAL PANEL - BOX BEAM PROFILE - COLOR: MATTE BLACK
 - MAT-02 CAST STONE - 16"X 24" FORMAT - COLOR: PEWTER
 - MAT-03 BRICK MASONRY - COLOR: ALASKA WHITE VELOUR
 - MAT-04 ALUMINUM STOREFRONT AND WINDOW SYSTEM - COLOR: MATTE BLACK
 - MAT-05 NICHIAH CEMENT BOARD - COLOR: STEEL
 - MAT-06 LONGBOARD - ALUMINUM PANEL - WOOD GRAIN: LIGHT CHERRY



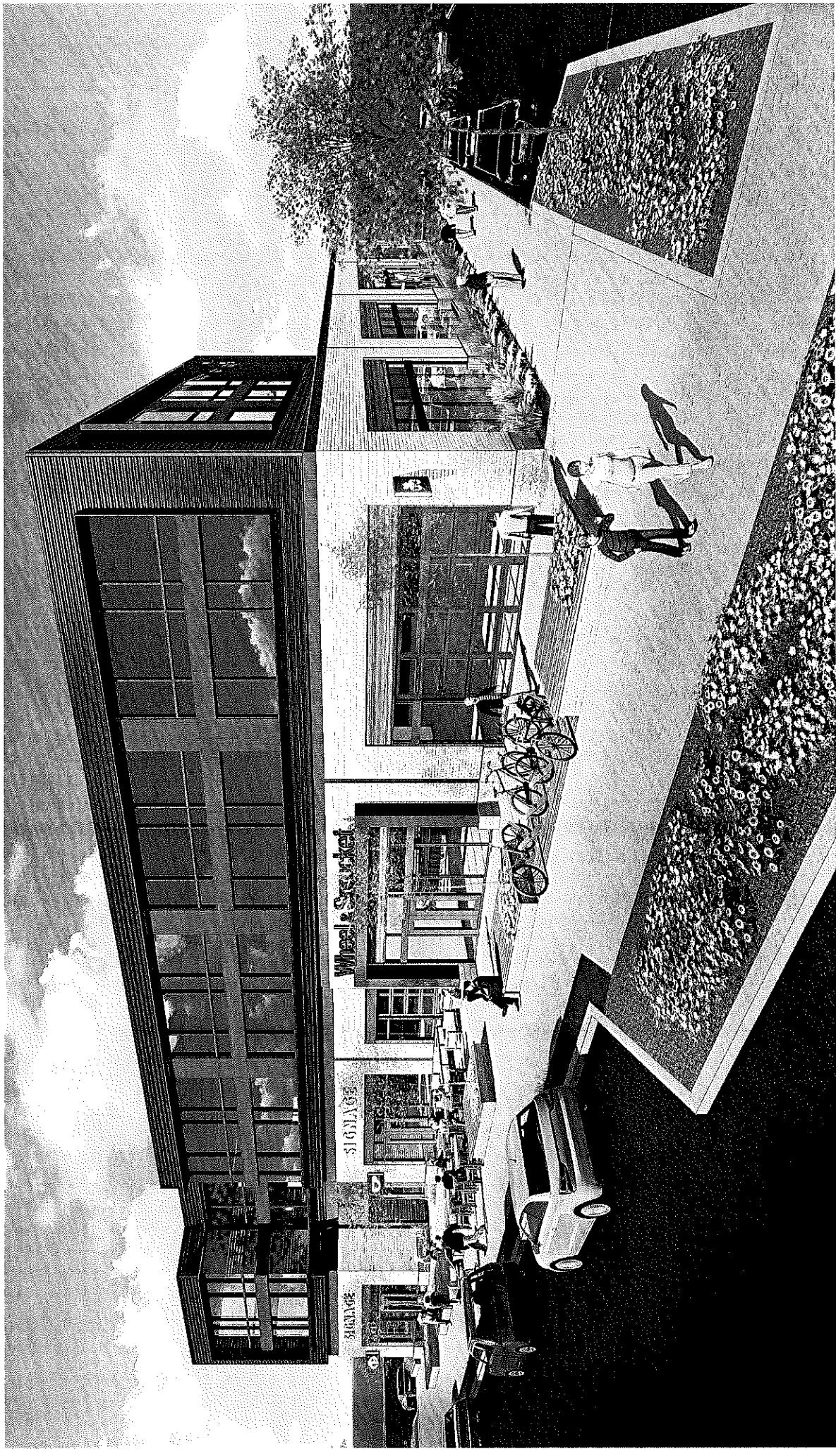
* APPROXIMATE HEIGHT

BALLPARK COMMONS BUILDING C1

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ELEVATION OUT
STANDING

JANUARY 22, 2018



BALLPARK COMMONS BUILDING C1

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VIEW FROM NORTHWEST

JANUARY 22, 2018

VIEW FROM NORTH

JANUARY 22, 2018

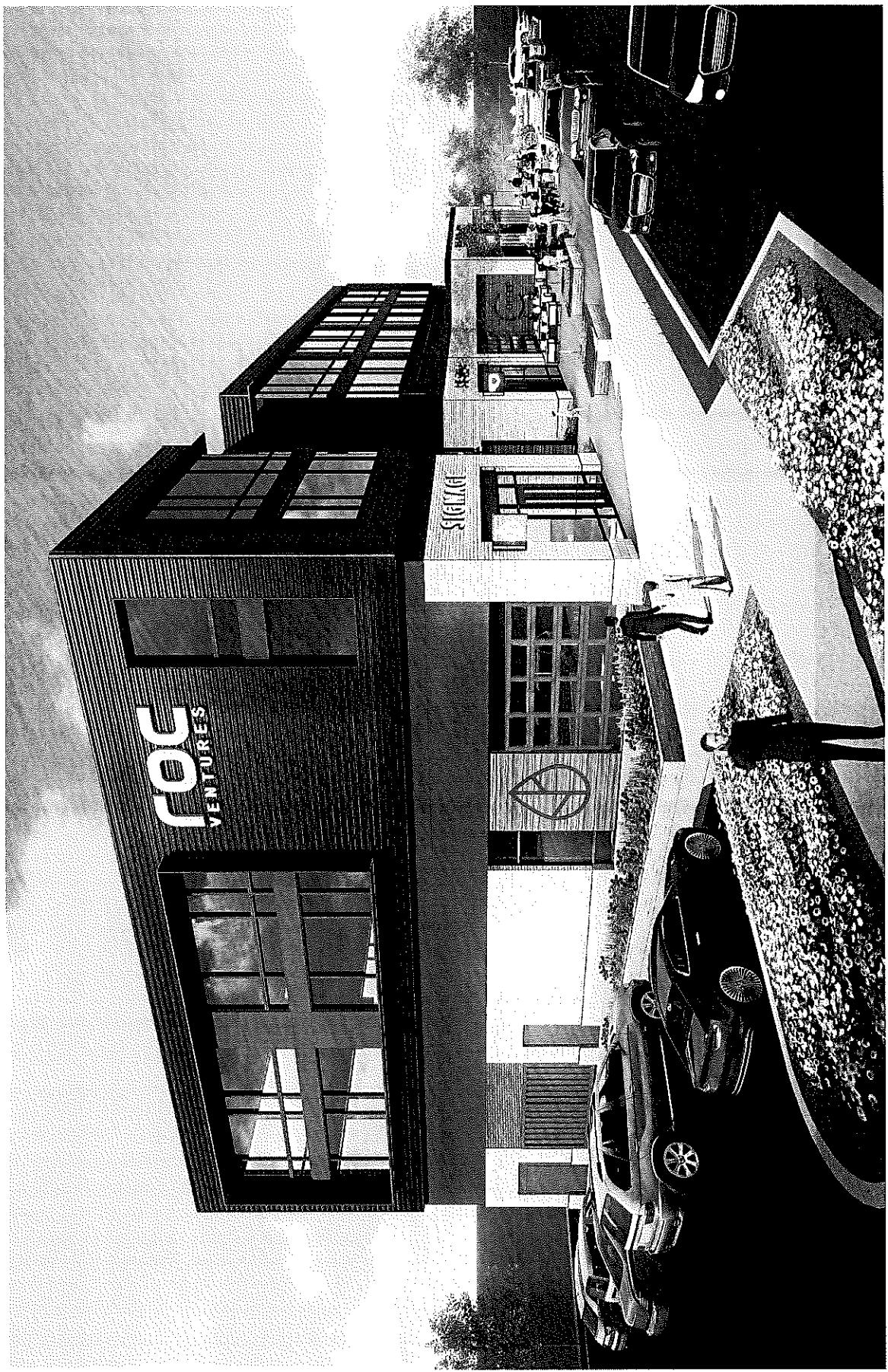
BALLPARK COMMONS BUILDING C1

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VIEW FROM NORTHEAST

JANUARY 22, 2018



BALLPARK COMMONS BUILDING C1

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ENTRY VIEW FROM SOUTHWEST

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BALLPARK COMMONS BUILDING C1

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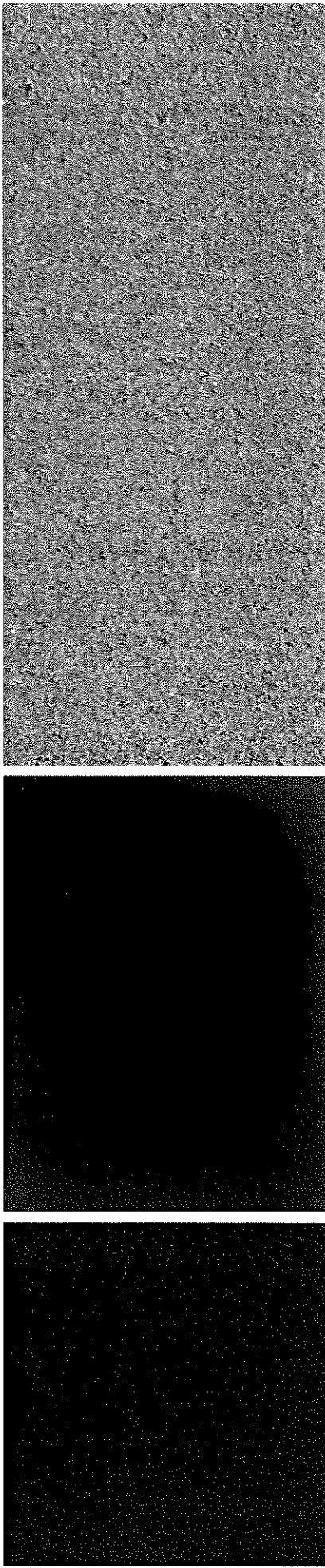
BUILDING MATERIAL

JANUARY 22, 2018

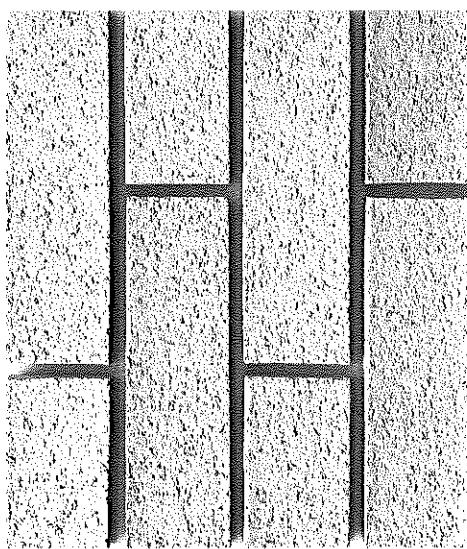
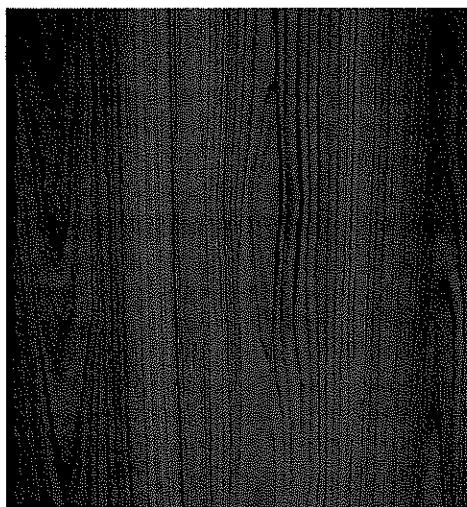
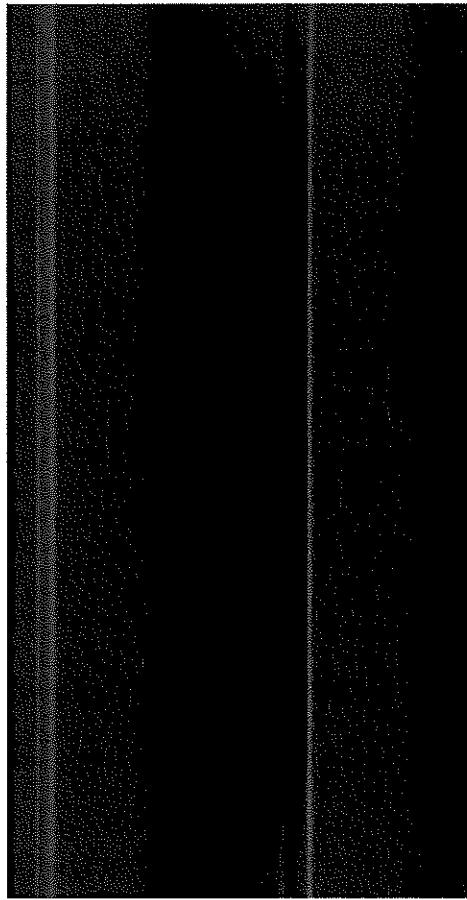
MAT-01 CORRUGATED METAL PANEL - BOX BEAM PROFILE - COLOR: MATTE BLACK
MAT-02 CAST STONE - 16"X 24" FORMAT - COLOR: PEWTER

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

MAT-05 NICHIAH CEMENT BOARD - COLOR: STEEL



MAT-03 BRICK MASONRY - COLOR: ALASKA WHITE VELOUR
MAT-06 LONGBOARD - ALUMINUM PANEL - WOOD GRAIN:
LIGHT CHERRY





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CLIENT ADDRESS:

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BUILDING
C1

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CONSTRUCTION

SITE PLAN

SEWER PLANNING

WATER PLANNING

SEWER DRAINAGE

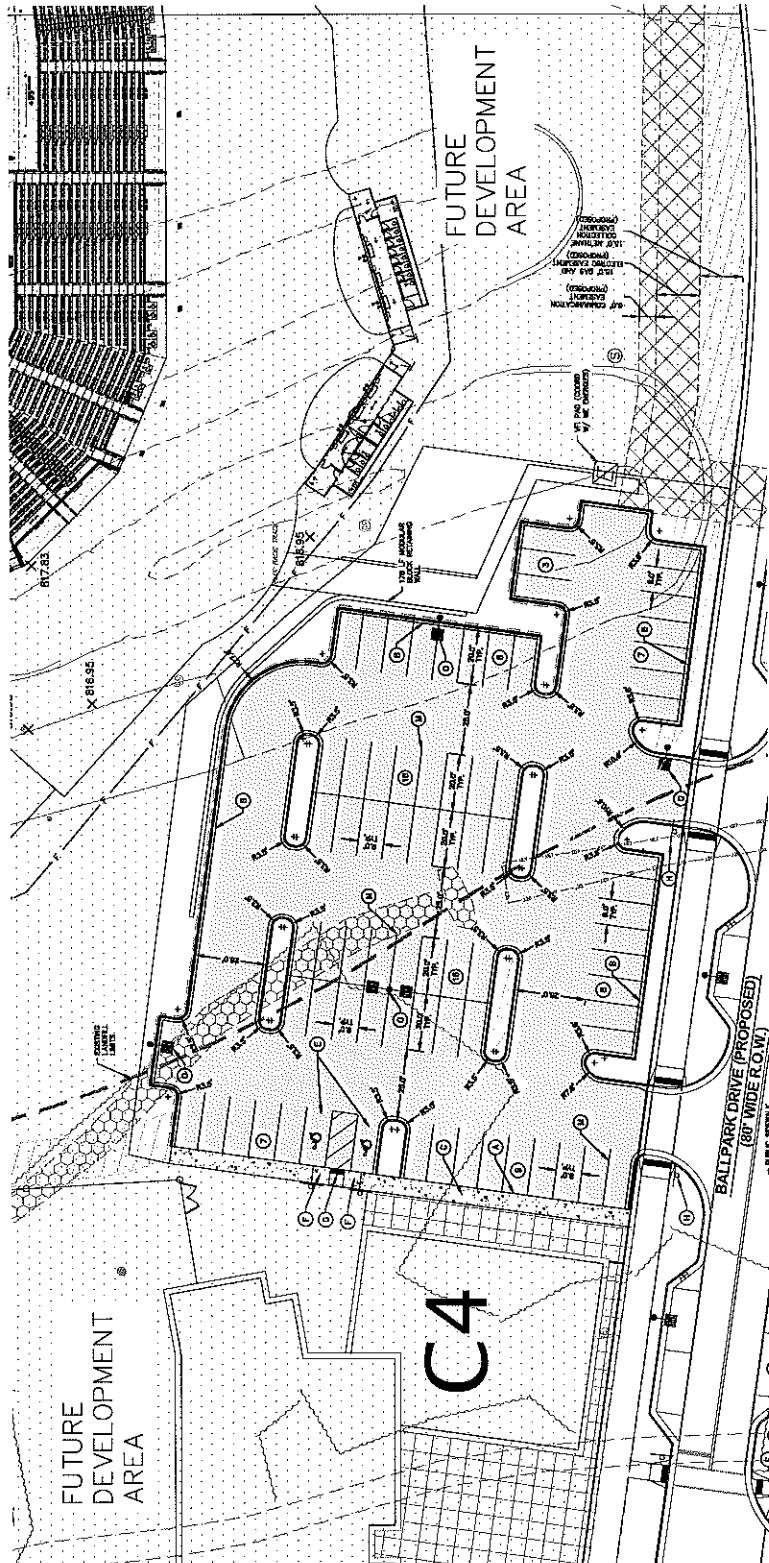
WATER DRAINAGE

SEWER SANITARY

WATER SANITARY

C2.1

STRUCTURING



SITE LEGEND

- ① TROWED CONCRETE
- ② CONCRETE COAT AND GROUT (REFER TO DETAILS)
- ③ CONCRETE SLAB (REFER TO DETAILS)
- ④ CONCRETE TRANSITION, PAD
- ⑤ ACCESSIBLE PARKING SPACE, TYPICAL, 8' DEPTH X 10' WIDTH X 8' HEIGHT (SWING CLEARANCE 36")
- ⑥ ACCESSIBLE PARKING SPACE, TYPICAL, 8' DEPTH X 10' WIDTH X 8' HEIGHT (SWING CLEARANCE 36")
- ⑦ DETECTABLE WOBBLING FIELD (REFER TO DETAILS)
- ⑧ SMALL POST OR STOP SIGN (REFER TO DETAILS)
- ⑨ 6" O.D. PIPE, SCAFFOLD TYPICAL, 10' LENGTH (OPENING, CENTER TO CENTER)
- ⑩ TRASH DISPOSAL (REFER TO ARCHITECTURE PLANS)
- ⑪ PLANTED AND BENCH ROCK (REFER TO ARCHITECTURE PLANS)
- ⑫ BENCH ROCK (REFER TO ARCHITECTURE PLANS)
- ⑬ PAVING STALL, ASPIRE, LUMBER 4" WIDE, PAINTED
- ⑭ DRUM, WATCH PAVEMENT MARKING
- ⑮ LIGHT POLE (REFER TO PHOTOMETRIC PLAN)

PAVEMENT STRUCTURE LEGEND

- | | |
|---------------------|--|
| CONCRETE PAVEMENT | |
| CONCRETE SIDEWALK | |
| LIGHT DUTY PAVEMENT | |
| READY GROUT | |

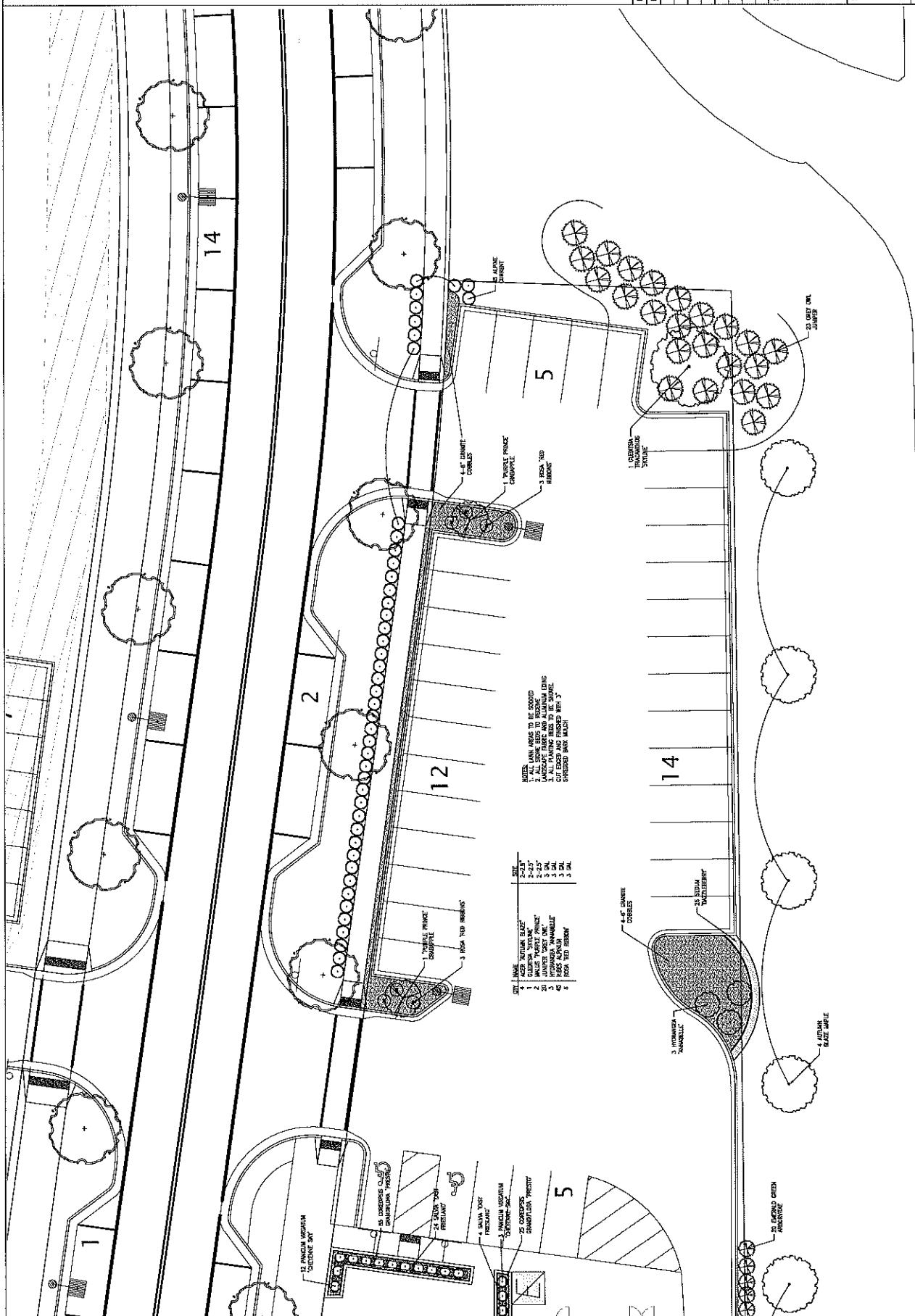
DURHAM HILL
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MILWAUKEE, WI 53150
414.329.5322

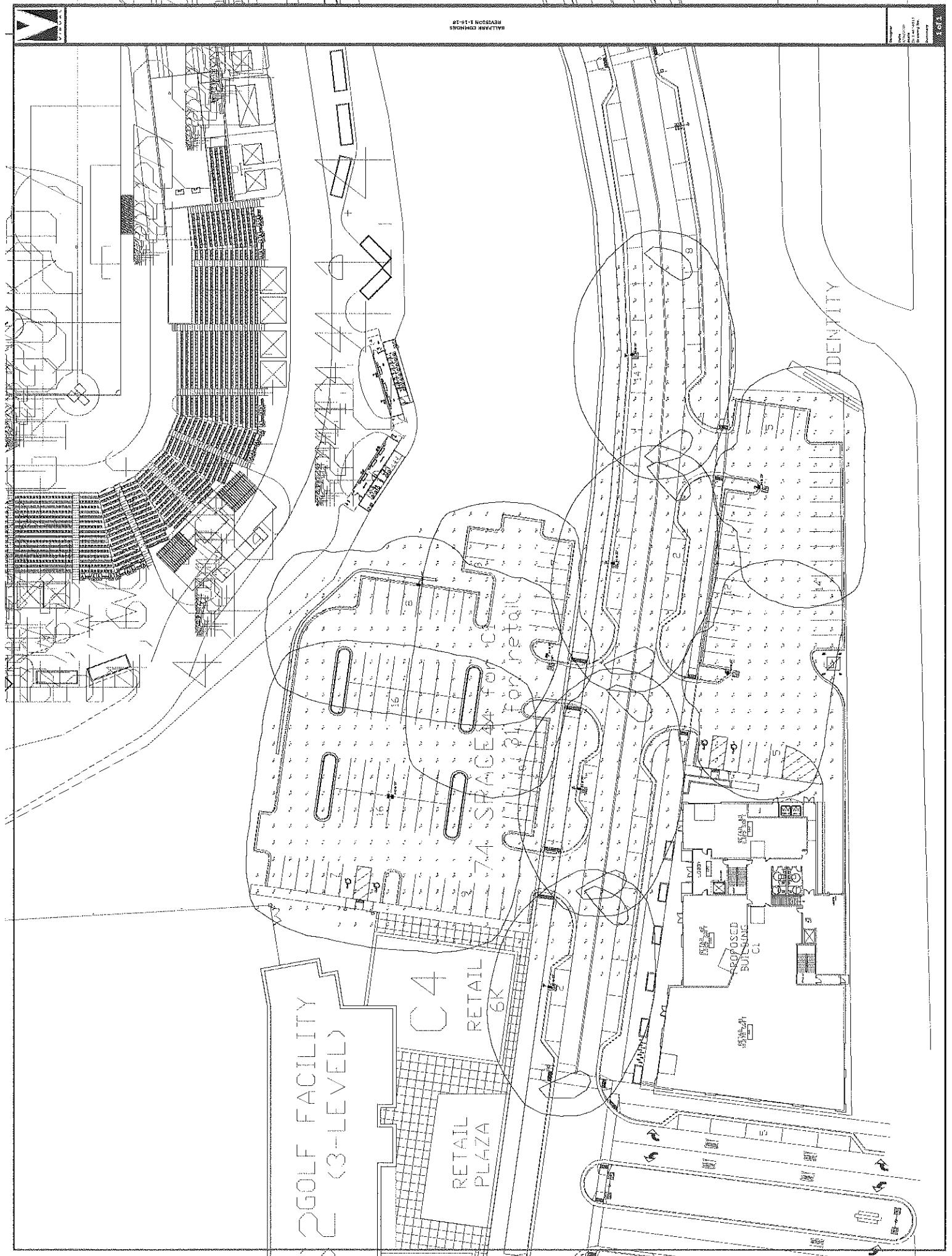
THE ROCK - 7900 CRYSTAL RIDGE ROAD
FRANKLIN, WI 53132

THE ROCK SPORTS COMPLEX
THE STADIUM

REVISIONS	DATE	SCALE: 1"-10'-0"
		0 3 6 9 12 15 18 21 24
		FEET
		INCHES

SHEET NAME: C-1 PLANTING PLAN
SHEET NUMBER: L-331





Job Name:

BALLPARK COMMONS

Catalog Numbers:

GLEON-AF-03-LED-E1-T4W-BZ

Type:

P4

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES**Construction**

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

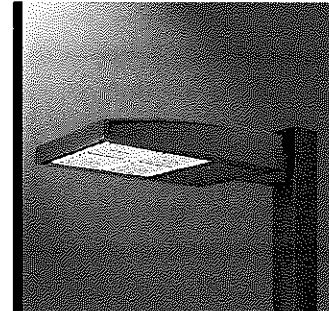
arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

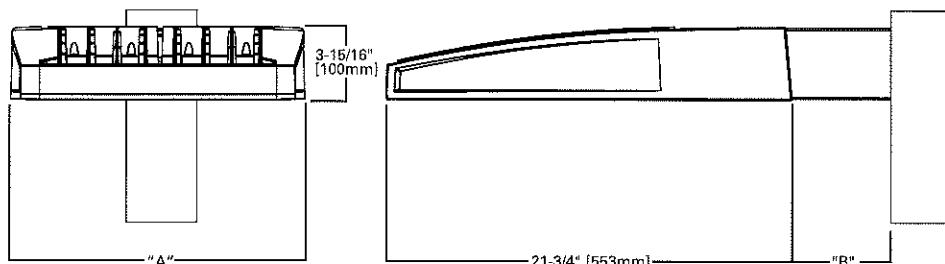
Five-year warranty.



**GLEON
GALLEON LED**

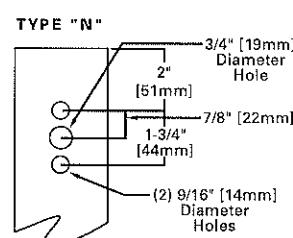
**1-10 Light Squares
Solid State LED**

AREA/SITE LUMINAIRE

DIMENSIONS**DIMENSION DATA**

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm ² (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN**CERTIFICATION DATA**

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

Job Name:

BALLPARK COMMONS

Catalog Numbers:

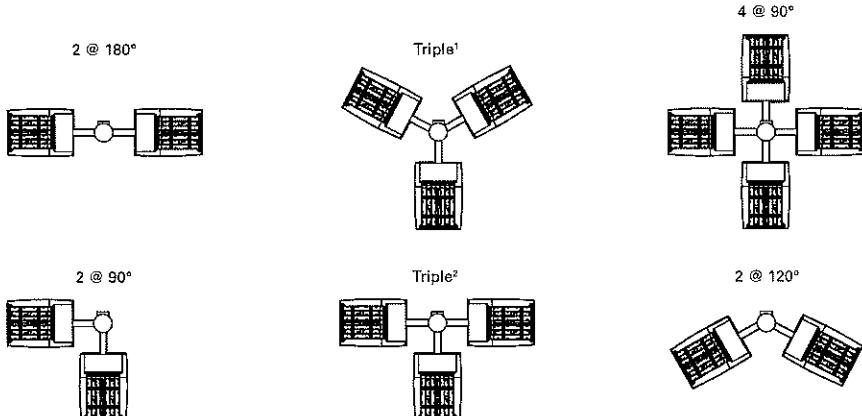
GLEON-AF-03-LED-E1-T4W-BZ

Type:

P4

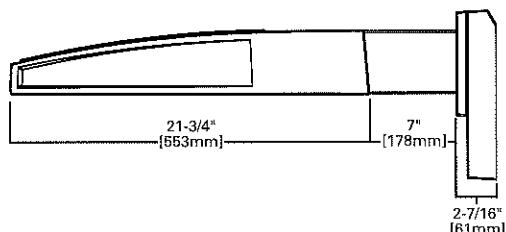
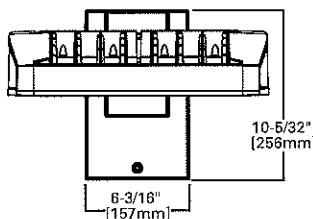
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

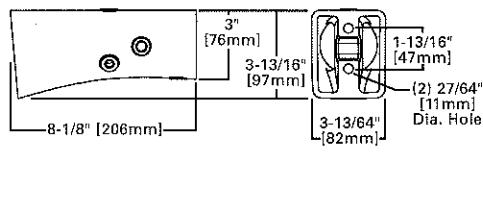


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

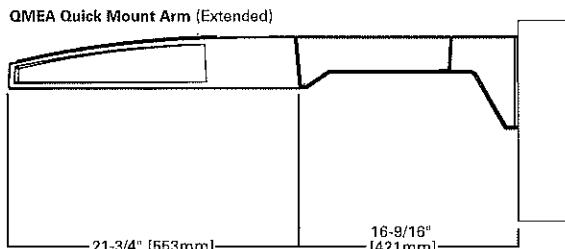
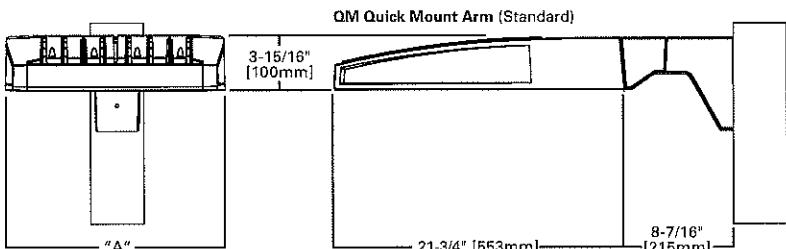
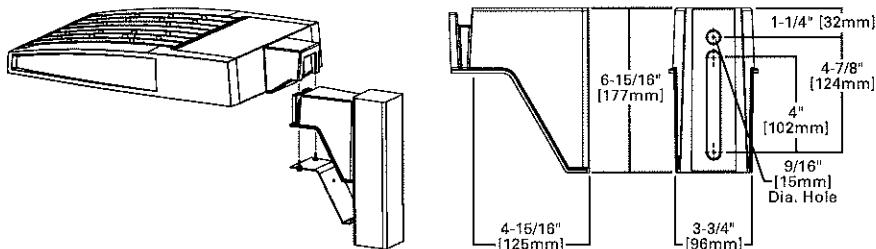
STANDARD WALL MOUNT



MAST ARM MOUNT



QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QUICK MOUNT ARM DATA

Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	36 (16.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-8 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

Job Name:

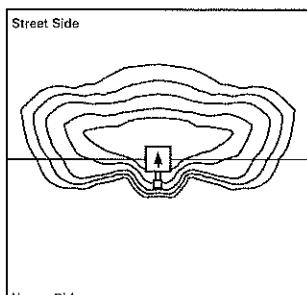
BALLPARK COMMONS

0° NO ORIENTATION

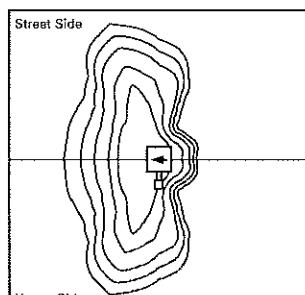
Catalog Numbers:

GLEON-AF-03-LED-E1-T4W-BZ

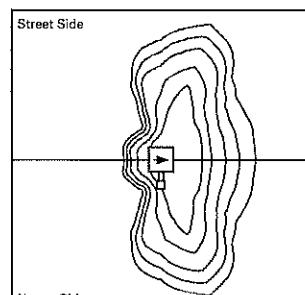
Type:

P4

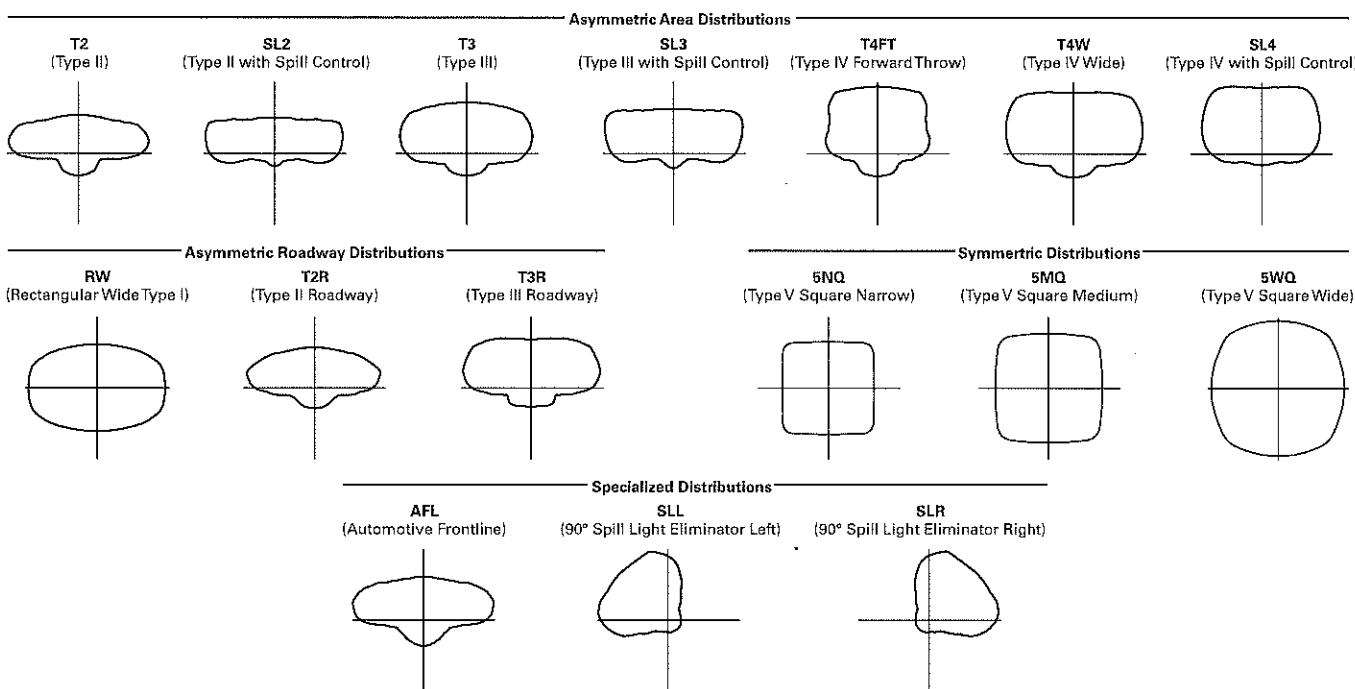
Standard



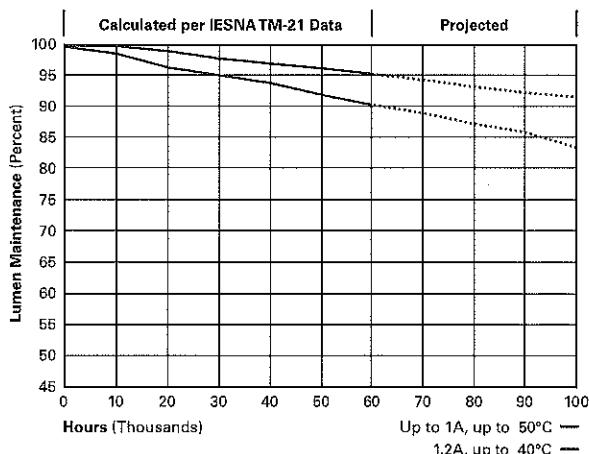
Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

OPTICAL DISTRIBUTIONS**LUMEN MAINTENANCE**

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

**LUMEN MULTIPLIER**

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97