



City of Madison

Conditional Use

Location
2920 North Sherman Avenue

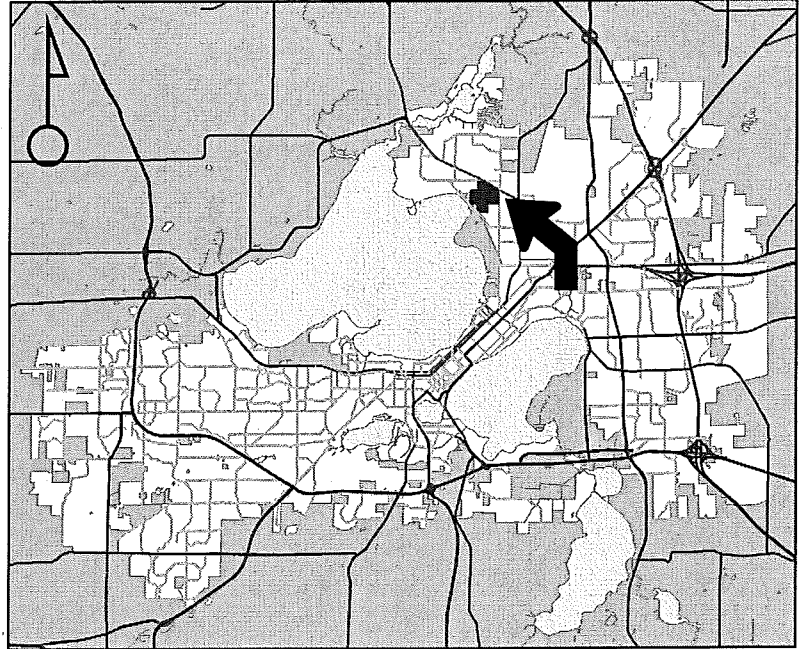
Project Name
Madison Mallards Great Dane Duck
Blind re-build at Warner Park

Applicant
Vern Steadman - Madison Mallards/
Doug Larson - MODS International

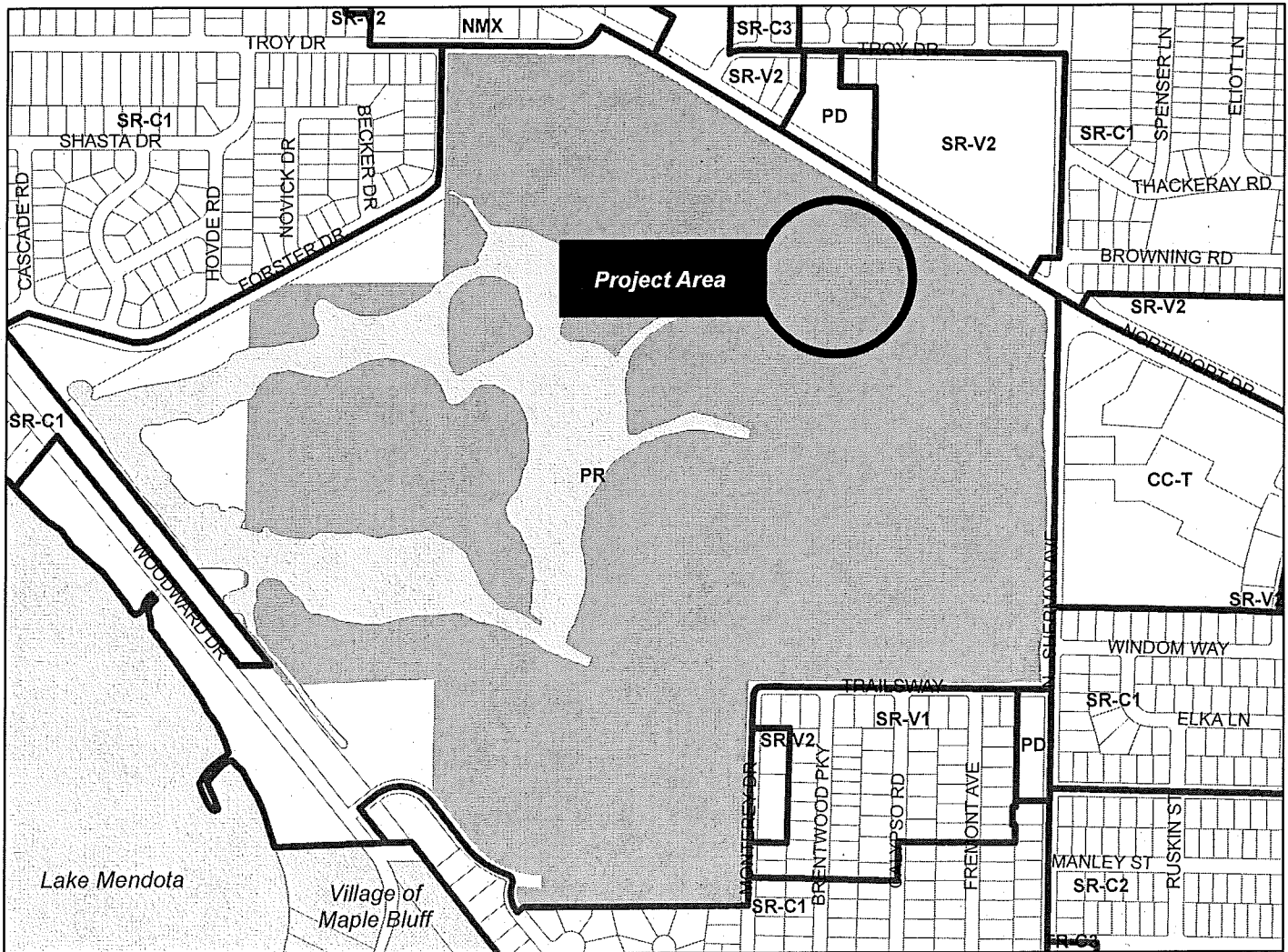
Existing Use
Madison Mallards Baseball Stadium

Proposed Use
Construct addition to stadium
in Warner Park

Public Hearing Date
Plan Commission
20 February 2017



For Questions Contact: Jessica Vaughn at: 267-8733 or jvaughn@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 700'

City of Madison, Planning Division : PPE : Date : 15 February 2017





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	\$600 Receipt No. 024704-0012
Date Received	1/4/17
Received By	[Signature]
Parcel No.	0809-361-0097-6
Aldermanic District	12 - Palm
Zoning District	PR -
Special Requirements	In floodplain, wetland
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 2920 N Sherman Ave
Project Title (if any): Madison Mallards Great Dane Duck Blind re-build at Warner Park

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Vern Stenman Company: Madison Mallards
Street Address: 2920 N Sherman Ave City/State: Madison, WI Zip: 53704
Telephone: (608) 575-4267 Fax: (608) 246-4163 Email: vern@mallardsbaseball.com

Project Contact Person: Doug Larson Company: MODS International
Street Address: 5523 W Integrity Way City/State: Appleton, WI Zip: 54913
Telephone: (920) 560-4800 Fax: (920) 560-4850 Email: dlarson@modsinternational.com

Property Owner (if not applicant): City of Madison Parks Department
Street Address: 210 Martin Luther King Jr Blvd City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: The Warner Park baseball stadium is home to the Madison Mallards. It currently has a capacity of 6,750. The scope of this project includes a substantial re-build of the popular Great Dane Duck Blind located in the right field corner of the stadium.

Development Schedule: Commencement February, 2017 Completion May, 2017

5

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Waiver submitted via email 1-3-17

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: ILV Date: 12-28-16 Zoning Staff: Matt Tucker Date: 12-28-16

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Vern Stenman Relationship to Property: Lease Holder

Authorizing Signature of Property Owner  Date 1/6/2017



Letter of Intent/Project Narrative

Madison Mallards Great Dane Duck Blind re-build at Warner Park

Tuesday, January 3, 2017

The Madison Mallards Baseball Club is preparing for their 17th season of fun at the “Duck Pond” at Warner Park. A successful public/private partnership between the team and the City of Madison has driven unprecedented results, with the team leading the all of summer-collegiate baseball in attendance and ranking 28th in the country in average attendance, compared to the other 370 minor league style teams in the country while operating in the Nation’s 90th largest media market.

EXISTING CONDITIONS

A unique element in the Mallards success has been the Great Dane Duck Blind. The venue opened in 2001 with a focus on great craft beer combined with food and a laid back environment great for fans more focused on socializing and less on the actual score of the game. The Duck Blind was a near instant success and the Mallards slowly improved the area to keep up with demand on a nearly annual basis. The Mallards focus shifted to improvements in other parts of the stadium and today the Duck Blind is not up to the standards of the rest of the facility. Most of the construction of the existing deck is residential style wooden decking and some of the area is in dis-repair. The Duck Blind has received national media attention and remains one of the most unique venues in all of sports.

PROJECT TEAM

Leading the project is Mallards President Vern Stenman, who has been with the team since it’s inception and overseen every improvement to the facility in that time. Construction and final design will be completed by MODS International, who is the international industry leader in utilizing shipping containers to construct cutting edge projects across the globe.

It is important to note that this project will be the first to utilize shipping container construction in the City of Madison. This construction method is rapidly growing in popularity and offers an interesting aesthetic, a quick turn construction timeline, and more versatility than most would expect.

PROJECT SCHEDULE

Our hope is to be able to start demolition immediately and to start foundation work no later than early March. Six to eight weeks of construction after foundation work is started is the anticipated timeline. Opening Day is Tuesday, May 30 and the project should be complete no later than two weeks prior to that date.

PROPOSED USES

The re-build of the area will include two elements. One is the replacement of general admission (GA)



seating. The 7,530 SF area will have a capacity of 700 attendees. The existing GA area has a capacity of 755 and seating for less than ½ of those attendees. The new area will offer a seat to each of the 700 attendees with dramatically improved sight lines. The three tier GA area will run parallel to the right field foul line and the top tier will connect directly to the existing bleacher structure, creating a much more connected experience for the entire facility, a major goal of this and all future projects at the facility. The basement of the four-level Great Dane Duck Blind Suite area will also be part of the GA area of the facility.

The second part of the improvement will be referred to as the Great Dane Duck Blind Suites. This 7,808 SF area will feature a 4 level structure made out of shipping containers. The second level will offer the first ever substantial indoor, conditioned space that the stadium has ever had. Level 2, 3 and 4 will each be dividable into up to 4 private suites on a nightly basis. Levels 3 and 4 will not be conditioned, but will have covered areas, combined with outdoor patio style seating. This area will also be used for non-game day events year round, potentially hosting business meetings, weddings and other private or public events. Capacity for these events will be the same as baseball events. Events could be booked year round with an emphasis on daytime business meetings during the week and weddings and other special events on the weekends for anything from weddings and company outings, to baseball games or charity events. Number of events is difficult to predict at this time, however we would anticipate 50-75 events outside of the baseball season in our first year of operation. In addition, Warner Park serves as a home for multiple charity events, is the home for area HS baseball teams, and has hosted concert and other special events over the years and plan to in the future.

The rest of the stadium will continue to operate in a very similar manner to the Mallards previous 16 years of operation. A capacity plan is attached to this letter to outline uses of different seating areas in the facility. East HS, LaFollette & Edgewood play home baseball games at the facility and that will continue in the future. The lease agreement between the Mallards and the city of Madison requires the Mallards to annually develop a Fan Access Plan, a Neighborhood Impact Plan and a Responsible Alcohol Consumption Plan, all of which need to be approved annually by the Madison Board of Parks Commissioners. Additionally, the North District Police Captain annually approves a security plan for the facility which incorporates the use of off-duty City of Madison Police officers having a nightly presence at the stadium when the Mallards play a home game. The stadium currently houses the Mallards business offices, a grass berm seating area, a large clubhouse/restroom building, multiple concessions and restroom buildings, stadium seating, and multiple private party areas throughout the venue. The stadium is professionally cleaned after each game no later than 10am the day after each event. Dumpsters are located in an enclosed area behind the 1b bleachers. The Mallards have invested over \$3,000,000 privately into improvements to the facility that are now owned by the City of Madison. This project was approved by the City of Madison Board of Parks Commissioners at their



November, 2016 meeting. The Mallards currently hold a class b beer only license, but intend to apply for a license that would allow liquor to be served to private parties and that would allow wine sales throughout the facility for the first time. If the license application is approved, it is important to note that liquor would ONLY be available to private events and would be run in a similar manner to our operation of Breese Stevens Field in Downtown Madison where we held a liquor license with identical restrictions for the last year.

HOURS OF OPERATION

Hours of operation will be based on event schedule for the facility. The venue will be available for every Mallards game and available for rent year round. The Mallards play 36 home baseball games. Concerts, charity run walks and private or public events may be hosted due to demand at any time throughout the year.

AUTO AND BIKE PARKING

The Mallards offer over 100 free, valet style, bike parking spots immediately outside the entrance to the stadium where bikes receive complimentary wash and tire fills upon request. The Mallards are contractually obligated to present a Fan Access plan annually the City of Madison Board of Park Commissioners. This plan was approved in December, 2016 for the 2017 season. Overall capacity will not increase. Over, 1,500 free vehicle parking spots are available either in the Warner Park lot or across Sherman Ave at the NorthSide TownCentre.

VALUE OF LAND

N/A since it is city owned.

ESTIMATED PROJECT COST

\$1,000,000 – privately funded by the Mallards and will be contributed to the City of Madison upon completion. No public subsidy requested.

NUMBER OF CONSTRUCTION AND FULL TIME JOBS CREATED

25 Construction jobs, 2 full time jobs and 25 part time jobs will be created due to this project.



MADISON MALLARDS CAPACITY PLAN SUMMARY

	Proposed
DUCK BLIND ROOF	233
DUCK BLIND (GA)	700
New Duck Blind Suite Area	500
Duck Blind Club	254
Bleacher capacity (2011)	3289
BLEACHERS 1 (wrigley seating)	228
OFFICE DECK	125
OFFICE SUITES	60
New HP Suites/4 top tables	40
LF Berm Area	500
TOTAL	5929
STANDING ROOM	821
GRAND TOTAL	6750

	Sinks	Toilets	Urinals
Bathroom Count - Existing	27	31	21
Bathroom Count - New	6	4	2
Total	33	35	23

PLOT REGION



PLOT LOCATION



Madison Mallards- Duck Blind Renovation

Parcell Number 0809-361-0097-6
Madison, WI 53704

MODS INTERNATIONAL

5523 Integrity Way
Appleton, WI 54913
Phone: (920) 560-4800

OWNER

Big Top Baseball
2920 Sherman Ave.
Madison, WI 53704
Phone: (608) 246-4277

OCCUPANCY CLASSIFICATION

ASSEMBLY GROUP A-5 GRANDSTANDS AND STADIUMS
ASSEMBLY GROUP A-2 FOOD AND OR DRINK CONSUMPTION
CONSTRUCTION TYPE I&II NON-COMBUSTIBLE

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- T-101... TITLE, CONTENT, SITE LOCATION
- C-101... LOCATOR MAP
- C-102... LOCATOR MAP ENLARGED
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- C-104... FIRE LANE PLAN
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- D-101... DEMO PLAN ENLARGED
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- A-103... PLAN AT TIER 5
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- A-105... SECTION AT DECK
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- Q-102... INITIAL ILLUMINATION REC
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- Q-105... MAINTAINED ILLUMINATION REC
- Q-106... MAINTAINED ILLUMINATION RECT
- S-100... SITE REFERENCE PICTURES
- S-101... SITE REFERENCE PICTURES
- S-102... SITE REFERENCE PICTURES
- S-103... SITE REFERENCE RENDERING
- S-104... SITE REFERENCE RENDERING
- S-105... SITE REFERENCE RENDERING
- S-106... SITE REFERENCE RENDERING
- S-107... SITE REFERENCE RENDERING
- S-108... SITE REFERENCE RENDERING
- G-100... GRADING PLAN
- E-100... EXISTING CONDITIONS PLAN



5523 INTEGRITY WAY
APPLETON, WI 54913

OFFICE: 920-560-4800
FAX: 920-560-4850

JOB NAME:
MADISON MALLARDS

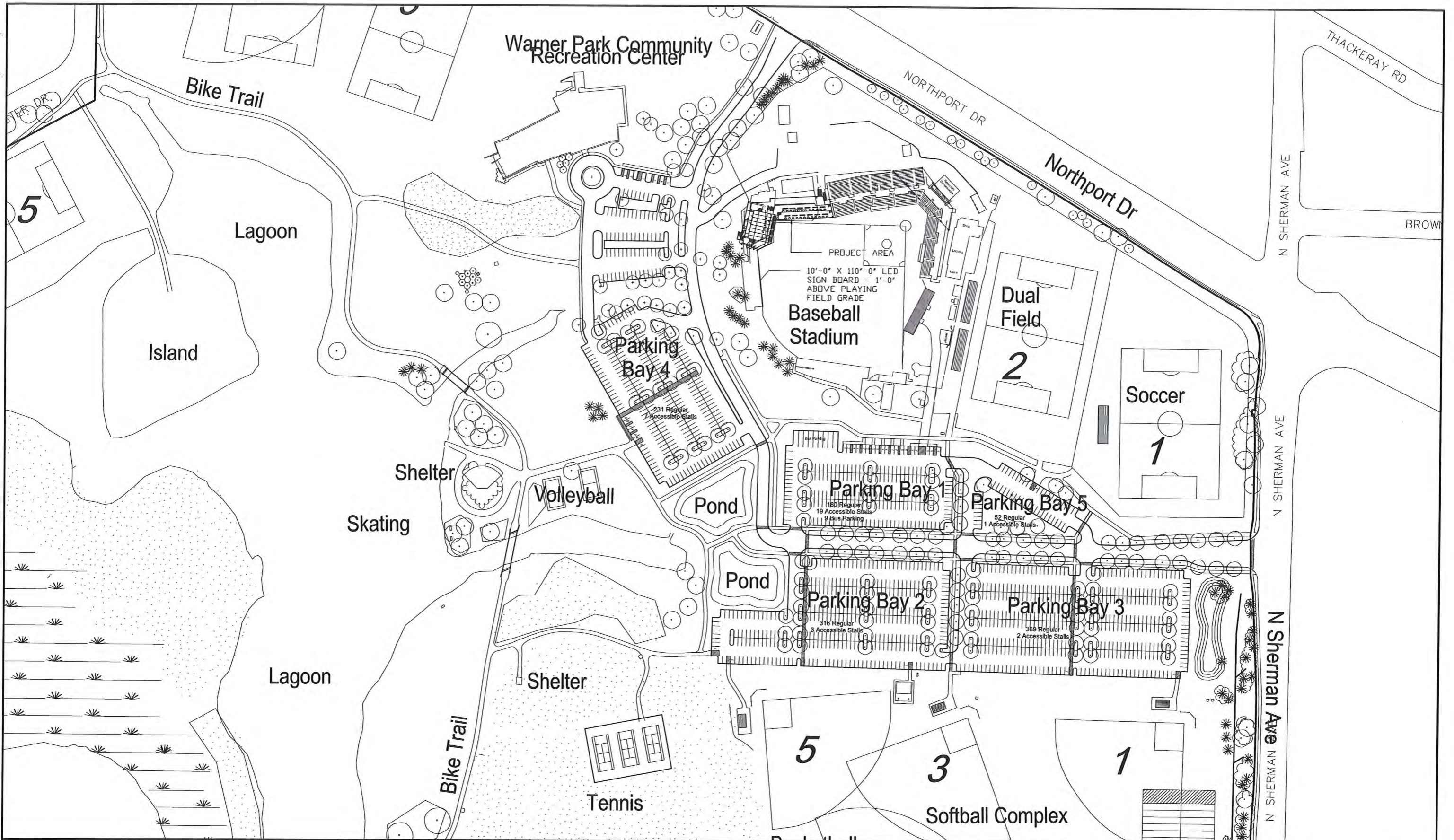
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TITLE SHEET

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REVISION DATE:		REVISION BY:	

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SHEET

T-101



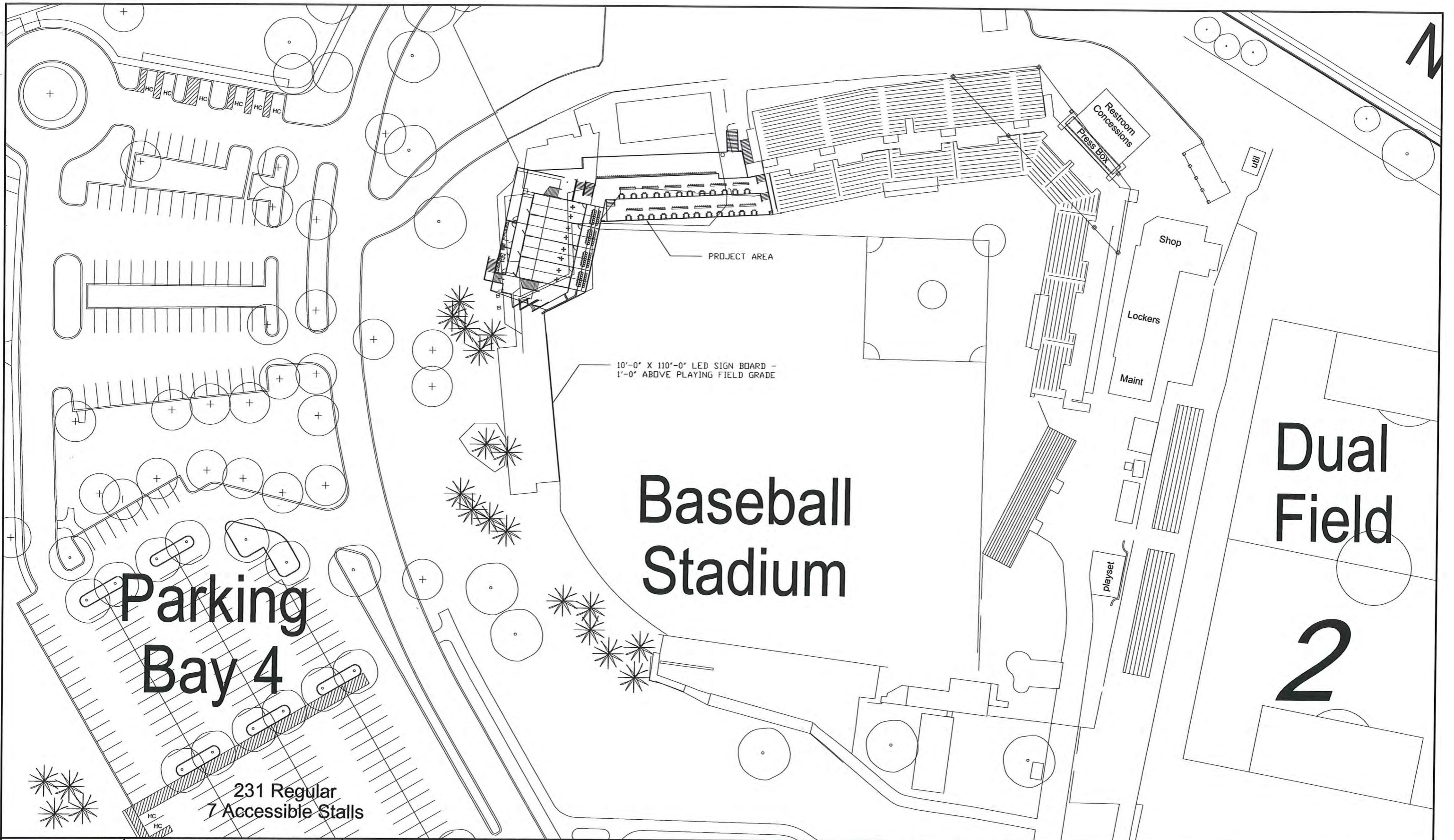
5523 INTEGRITY WAY
 APPLETON, WI 54913
 OFFICE: 920-560-4800
 FAX: 920-560-4850

JOB NAME:
MADISON MALLARDS
 DRAWING NAME:
LOCATOR MAP

DATE:	12/27/2016	DRAWN BY:	AMD
REVISION DATE:		REVISION BY:	

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SHEET
C-101



Parking Bay 4

231 Regular
7 Accessible Stalls

Baseball Stadium

Dual Field

2



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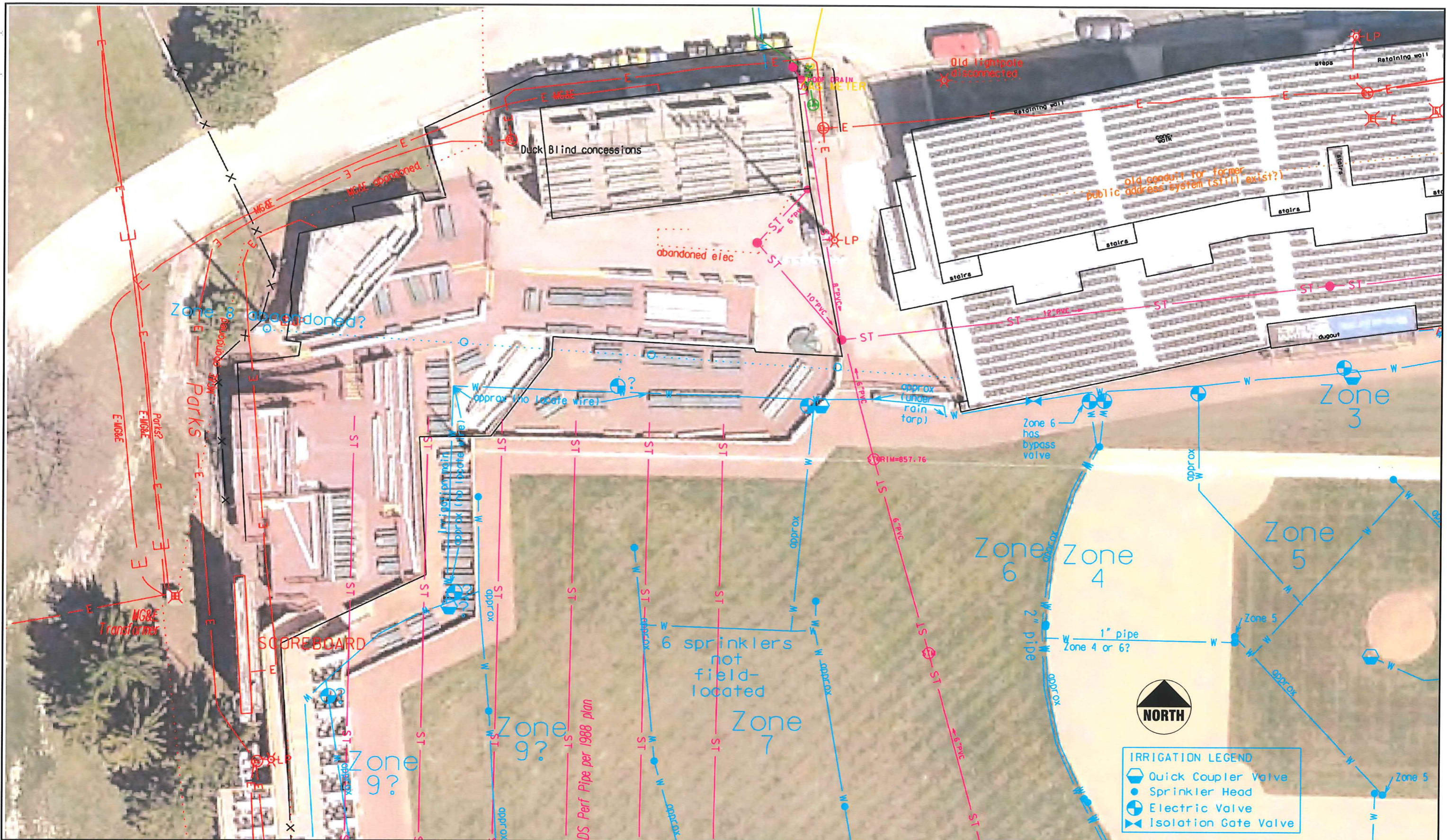
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DRAWING NAME:
LOCATOR MAP ENLARGED

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SHEET
C-102



IRRIGATION LEGEND	
	Quick Coupler Valve
	Sprinkler Head
	Electric Valve
	Isolation Gate Valve



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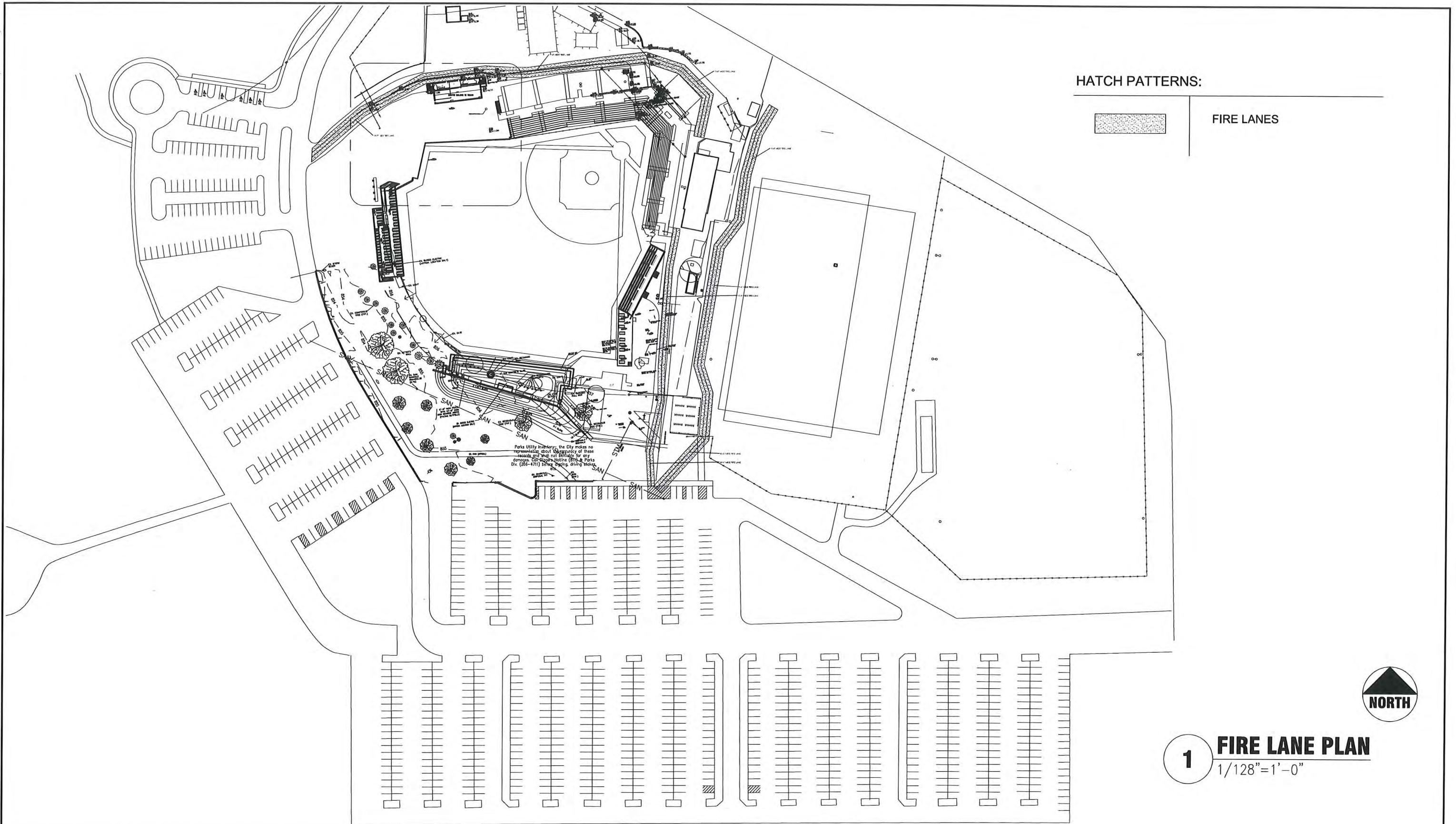
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MADISON MALLARDS

DRAWING NAME:
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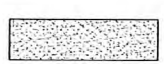
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C-103



HATCH PATTERNS:



FIRE LANES



1 FIRE LANE PLAN
1/128"=1'-0"



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JOB NAME:
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DRAWING NAME:
FIRE LANE PLAN

DATE:	01/02/2011	DRAWN BY:	JJ
REVISION DATE:		REVISION BY:	

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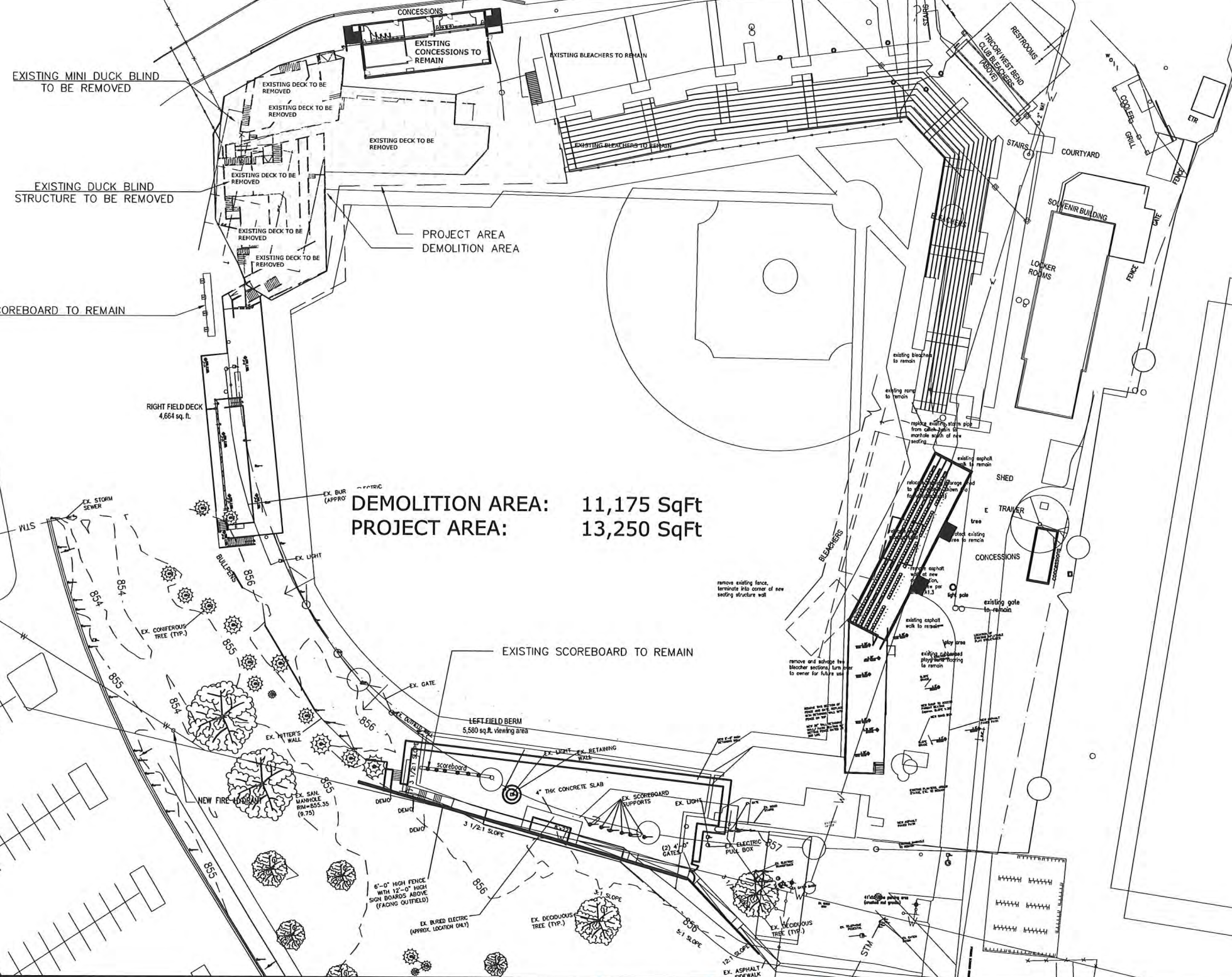
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113

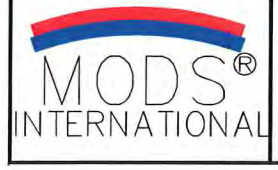
DEMOLITION AREA

PROJECT AREA:

EXISTING MATERIAL TO BE REMOVED
 WOOD DECKING AND RAILING
 PORTIONS OF CONCRETE WALKWAY
 CRUSHED RED GRANITE GRAVEL
 MINIMAL ASPHALT



DEMOLITION AREA: 11,175 SqFt
 PROJECT AREA: 13,250 SqFt



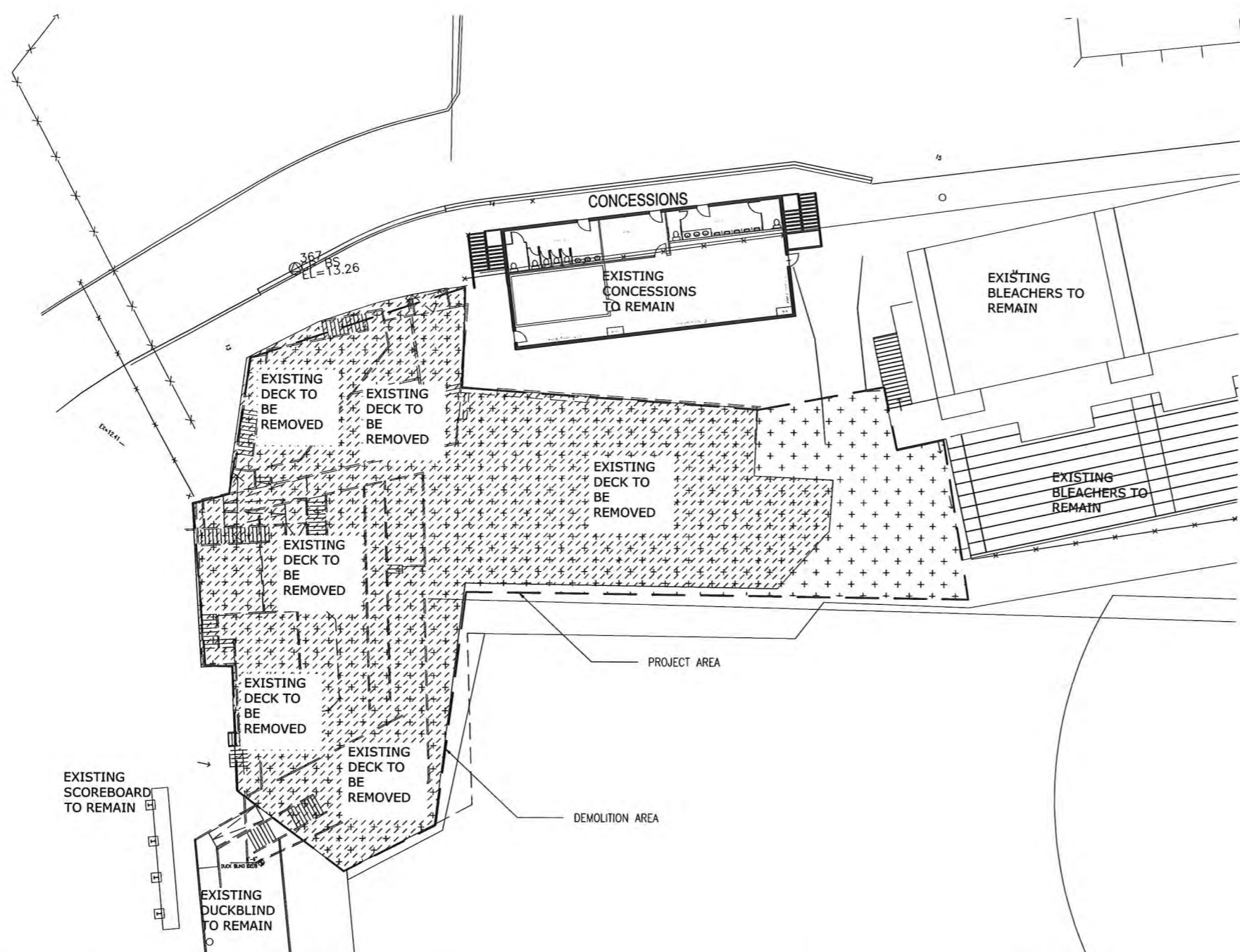
5523 INTEGRITY WAY
 APPLETON, WI 54913
 OFFICE: 920-560-4800
 FAX: 920-560-4850

JOB NAME:
MADISON MALLARDS
 DRAWING NAME:
DEMO PLAN

DATE:	12/27/2016	DRAWN BY:	AMD
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SHEET
D-100



 DEMOLITION AREA

 PROJECT AREA:

DEMOLITION AREA: 11,175 SqFt
 PROJECT AREA: 13,250 SqFt



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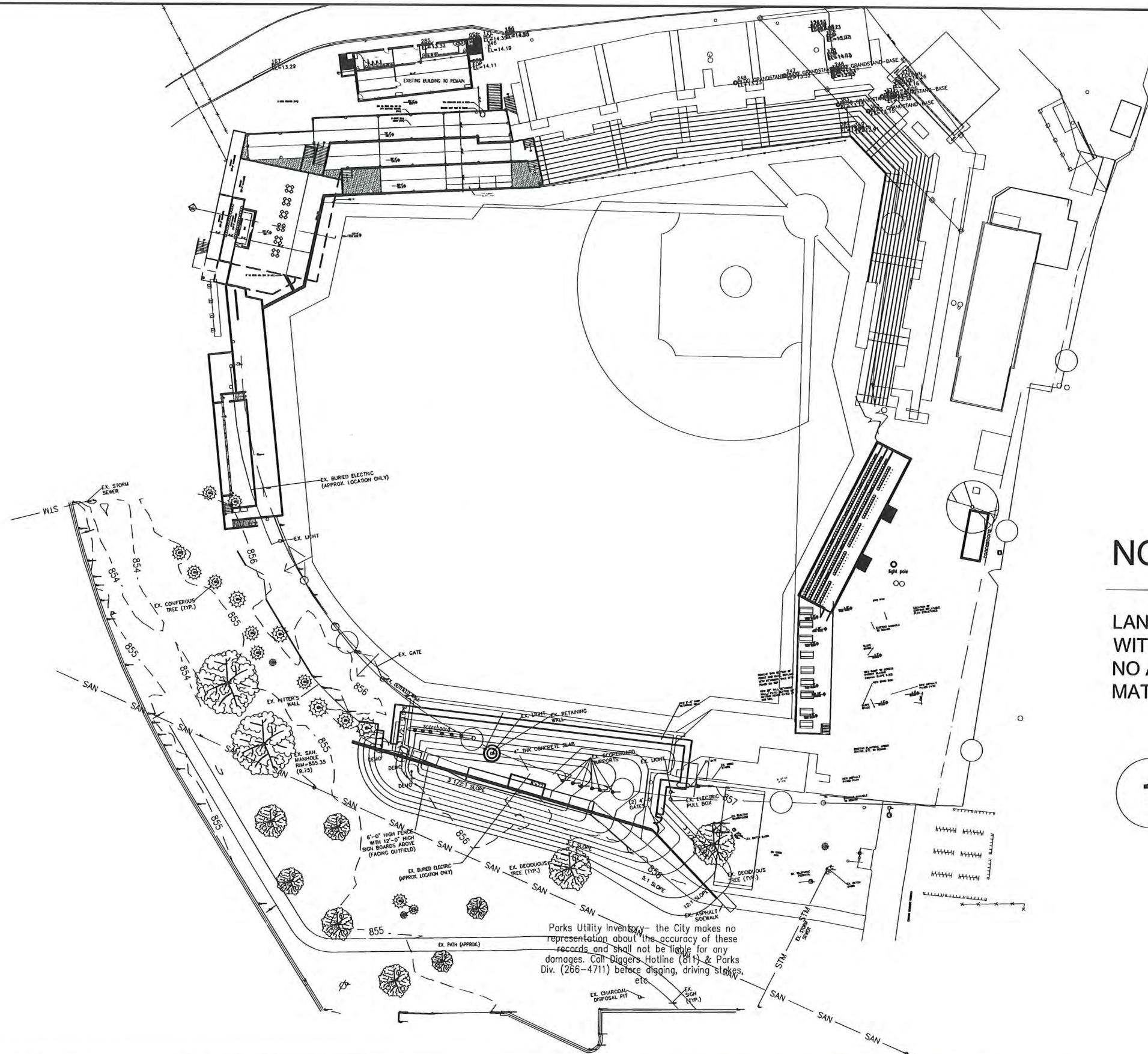
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MADISON MALLARDS

 DRAWING NAME:
DEMO PLAN ENLARGED

DATE:	12/27/2016	DRAWN BY:	AMD
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D-101



NOTE:

LANDSCAPE AREAS ARE NOT WITHIN THE PROJECT AREA. NO ADDITIONAL LANDSCAPE MATERIALS ARE INCLUDED.

1 LANDSCAPE PLAN
1/16"=1'-0" 



5523 INTEGRITY WAY
APPLETON, WI 54913

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JOB NAME:
MADISON MALLARDS

DRAWING NAME:
LANDSCAPE PLAN

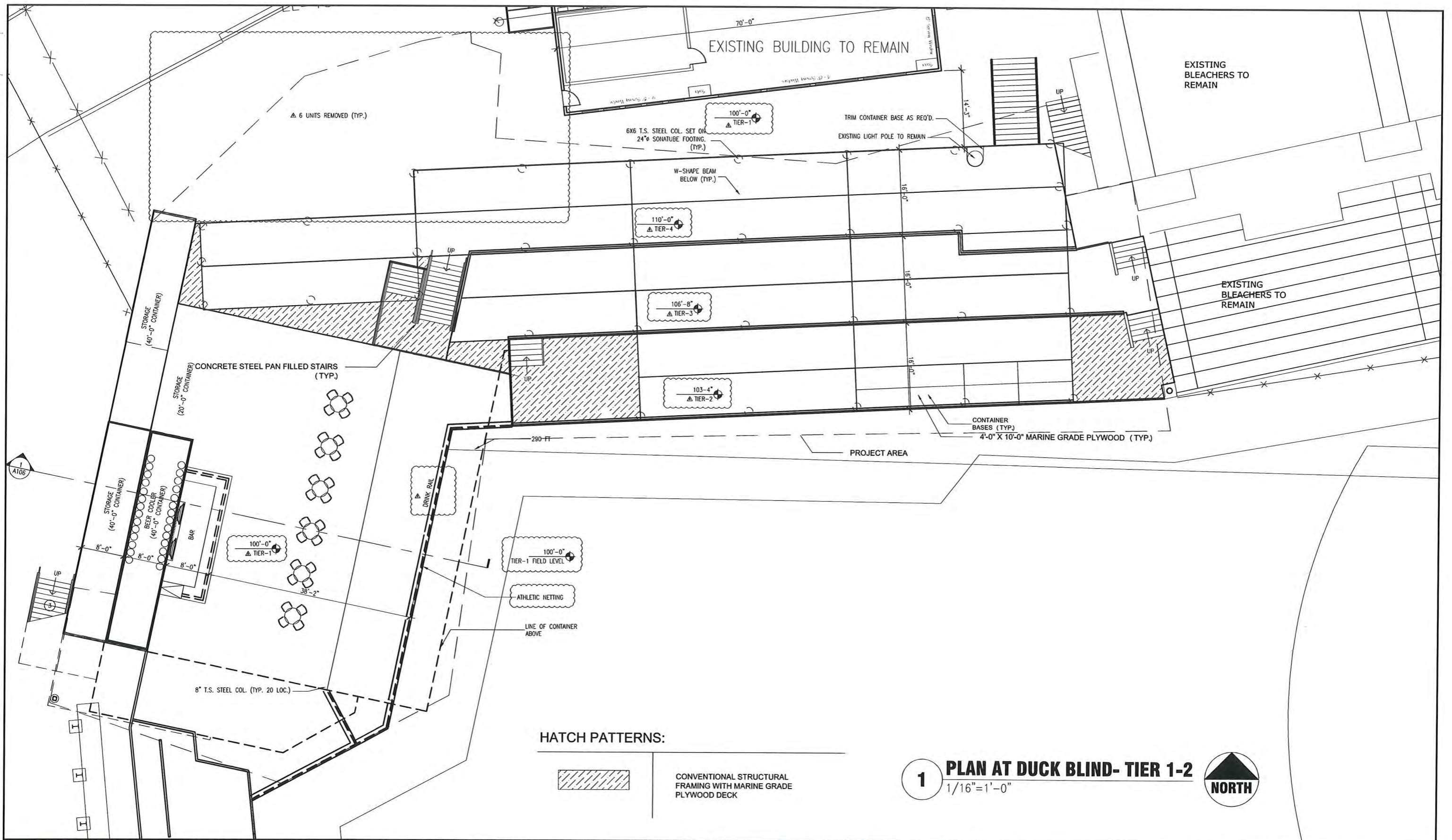
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REVISION DATE:

DRAWN BY: JJ
REVISION BY:

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L-101



HATCH PATTERNS:



CONVENTIONAL STRUCTURAL FRAMING WITH MARINE GRADE PLYWOOD DECK

1 PLAN AT DUCK BLIND- TIER 1-2
1/16" = 1'-0"



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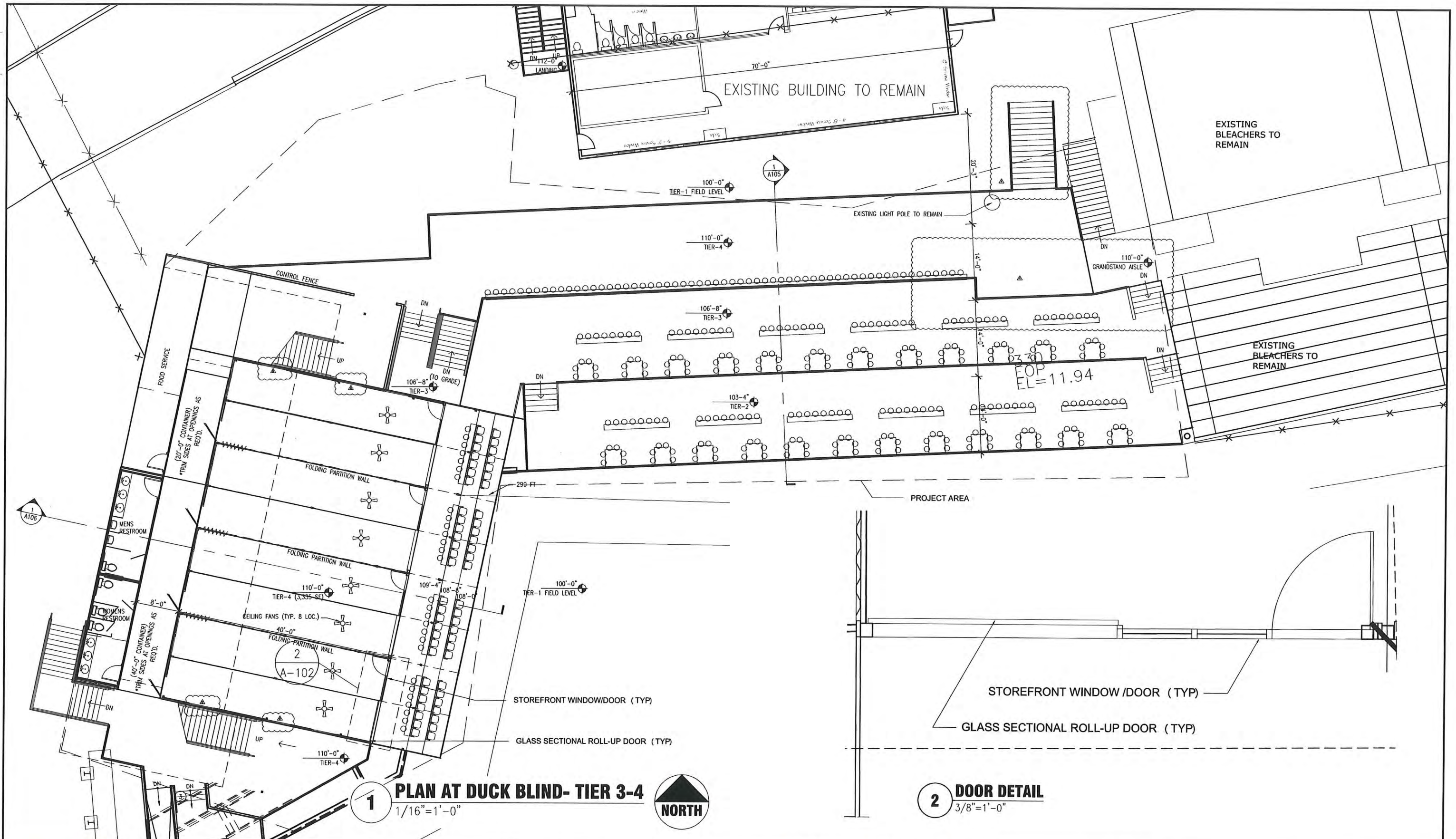
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PLAN AT TIER 1-2

DATE:	12/07/2016	DRAWN BY:	JJJ
REVISION DATE:	12/16/2016	REVISION BY:	JJJ
REVISION DATE:	12/27/2016	REVISION BY:	AMD

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A-101



1 PLAN AT DUCK BLIND- TIER 3-4
 1/16"=1'-0"

2 DOOR DETAIL
 3/8"=1'-0"



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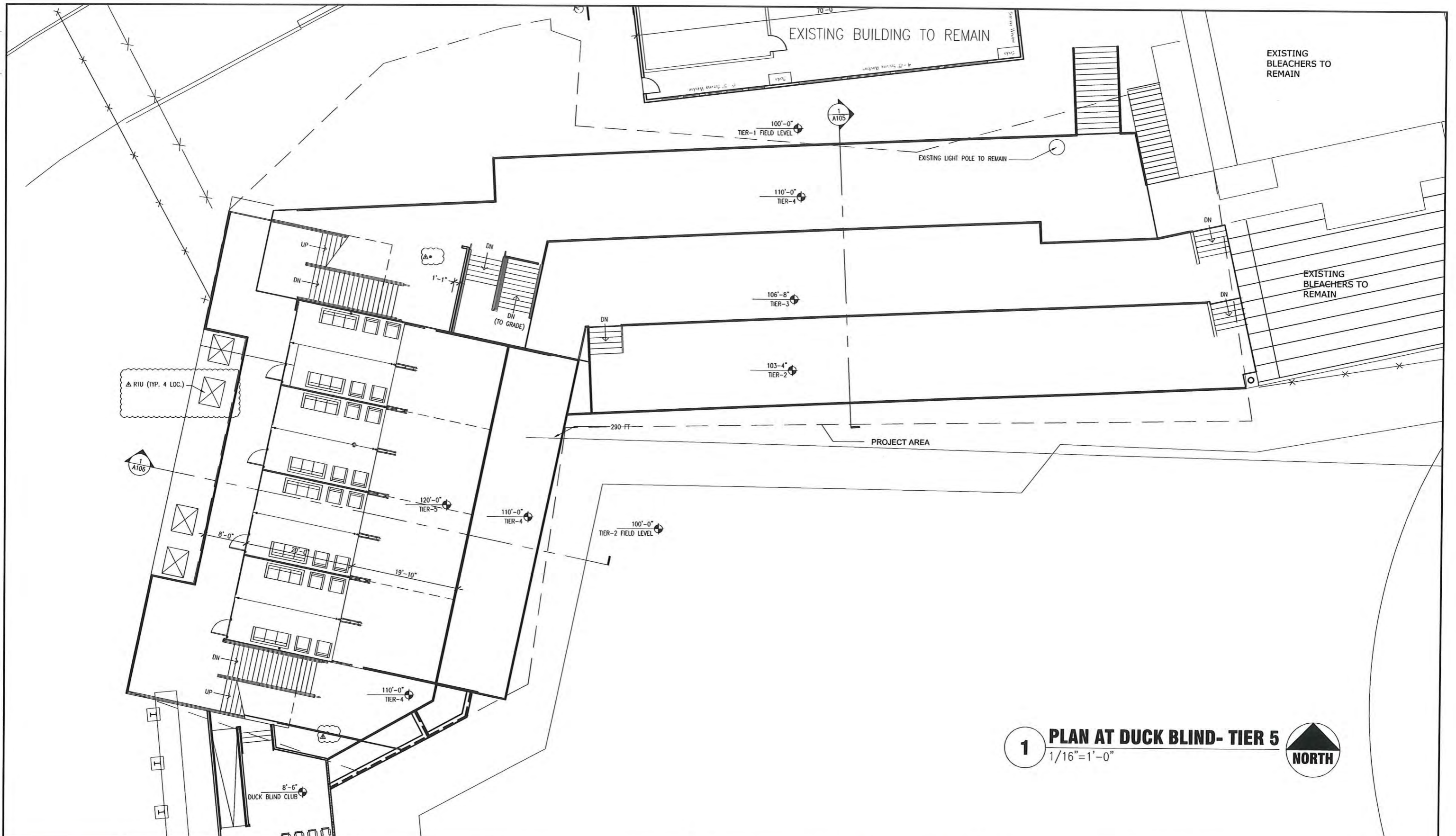
JOB NAME:
MADISON MALLARDS

 DRAWING NAME:
PLAN AT TIER 3-4

DATE:	12/07/2016	DRAWN BY:	JJ
REVISION DATE:	12/16/2016	REVISION BY:	JJ
REVISION DATE:	12/20/2016	REVISION BY:	JJ
REVISION DATE:	12/21/2016	REVISION BY:	AMD

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1 PLAN AT DUCK BLIND- TIER 5
 1/16"=1'-0" 



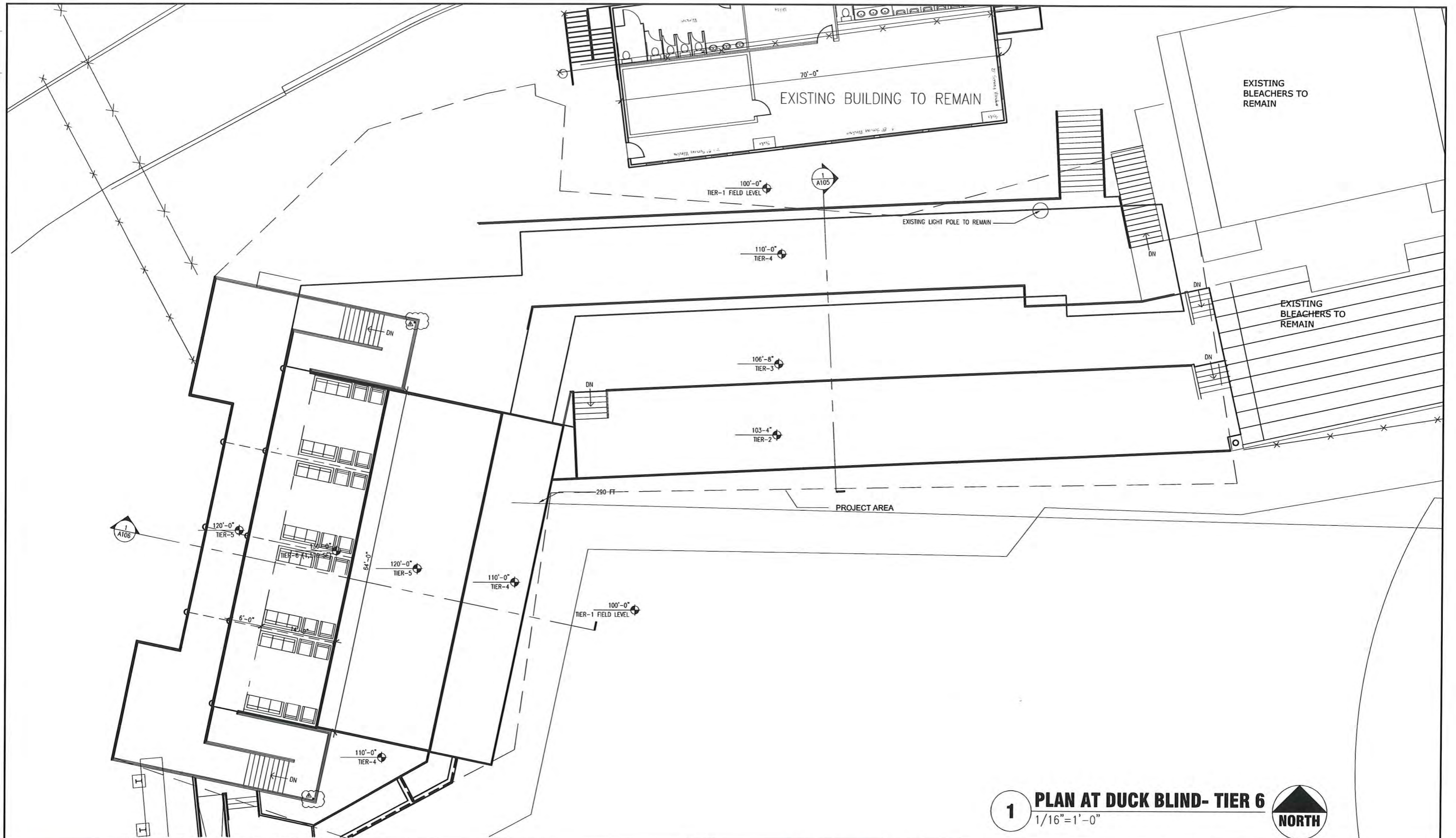
5523 INTEGRITY WAY
 APPLETON, WI 54913
 OFFICE: 920-560-4800
 FAX: 920-560-4850

JOB NAME:
MADISON MALLARDS
 DRAWING NAME:
PLAN AT TIER 5


DATE:	12/01/2016	DRAWN BY:	JJJ
REVISION DATE:	12/16/2016	REVISION BY:	JJJ
REVISION DATE:	12/27/2016	REVISION BY:	AMD

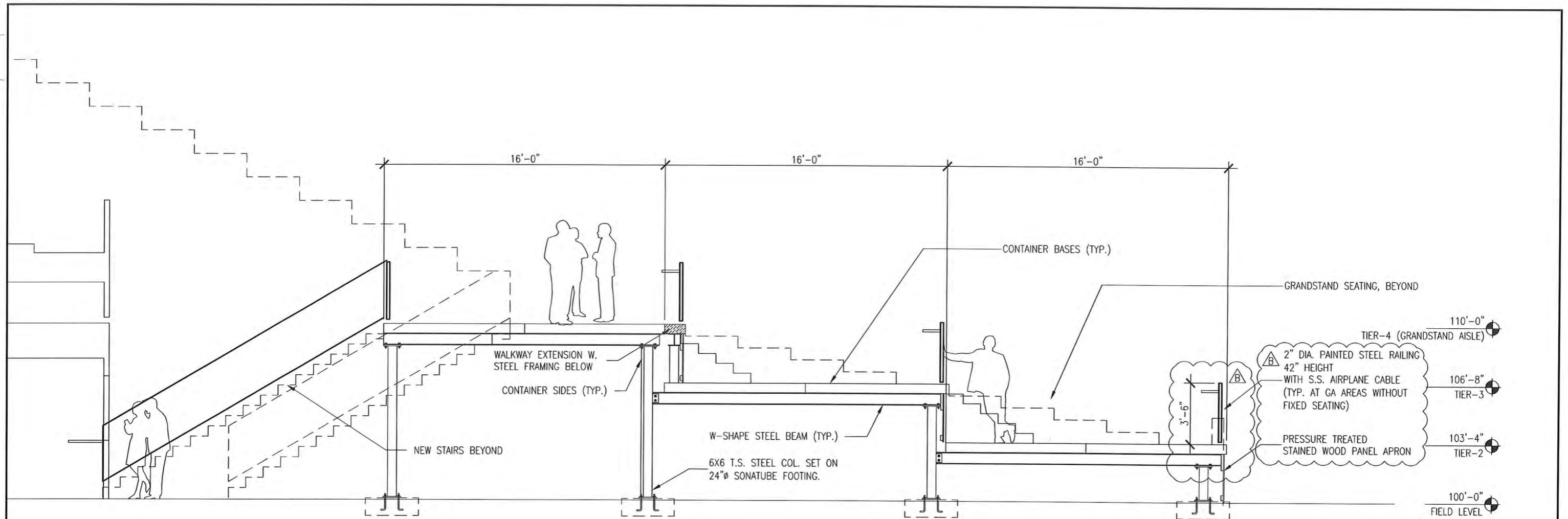
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SHEET
A-103

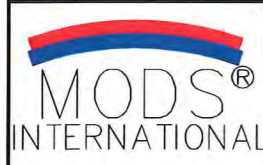


1 PLAN AT DUCK BLIND- TIER 6
 1/16"=1'-0"
 NORTH

	5523 INTEGRITY WAY APPLETON, WI 54913	JOB NAME: MADISON MALLARDS	DATE: 12/07/2016 REVISION DATE: 12/16/2016 REVISION DATE: 12/27/2016	DRAWN BY: JJJ REVISION BY: JJJ REVISION BY: AMD	DISCLOSURES AND CONTENTS OF THESE DRAWINGS ARE CONFIDENTIAL AND EXCLUSIVE PROPERTY OF MODS INTERNATIONAL, INC AND MAY NOT BE REPRODUCED OR USED WITHOUT PERMISSION	SHEET A-104
	OFFICE: 920-560-4800 FAX: 920-560-4850	DRAWING NAME: PLAN AT TIER 6				



1 SECTION AT DECK
 3/16" = 1'-0"



5523 INTEGRITY WAY
 APPLETON, WI 54913

OFFICE: 920-560-4800
 FAX: 920-560-4850

JOB NAME:
MADISON MALLARDS

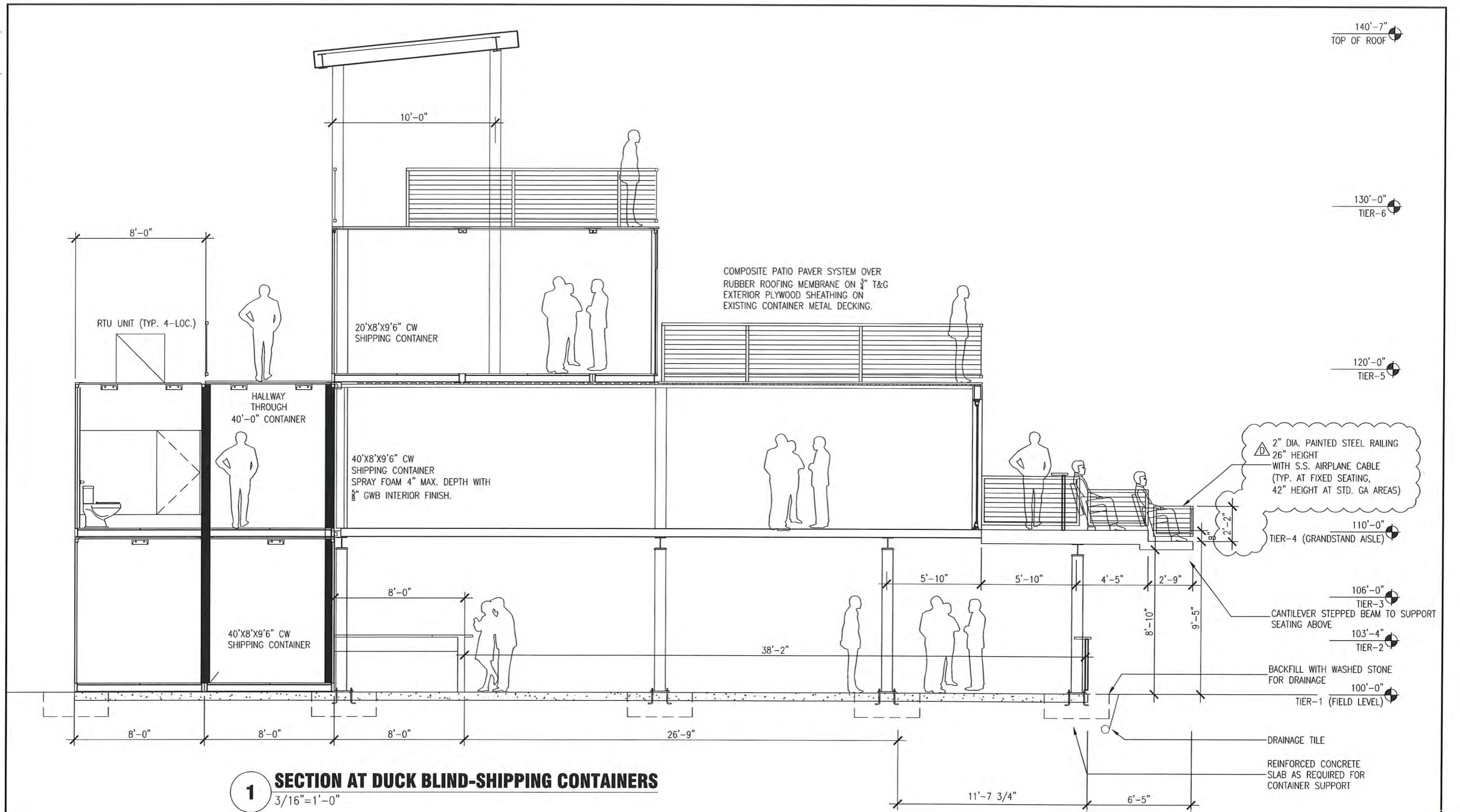
DRAWING NAME:
SECTION AT DECK

DATE:	12/08/2016	DRAWN BY:	JJJ
REVISION DATE:	12/16/2016	REVISION BY:	JJJ
REVISION DATE:	12/21/2016	REVISION BY:	JJJ
REVISION DATE:	12/27/2016	REVISION BY:	AMD

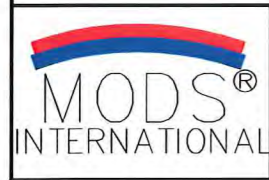
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A-105



1 SECTION AT DUCK BLIND-SHIPPING CONTAINERS
 3/16"=1'-0"



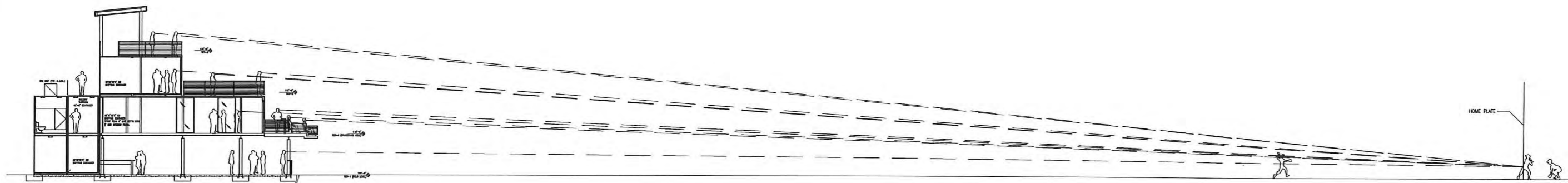
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 APPLETON, WI 54913
 OFFICE: 920-560-4800
 FAX: 920-560-4850

JOB NAME:
MADISON MALLARDS
 DRAWING NAME:
SECTION AT DUCK BLIND

DATE:	12/08/2016	DRAWN BY:	JW
REVISION DATE:	12/16/2016	REVISION BY:	JW
REVISION DATE:	12/19/2016	REVISION BY:	JW
REVISION DATE:	12/20/2016	REVISION BY:	JW
REVISION DATE:	12/21/2016	REVISION BY:	JW
REVISION DATE:	12/27/2016	REVISION BY:	AMD

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A-106



1 ELEVATION AT DUCK BLIND-SIGHT LINES
 3/16"=1'-0"



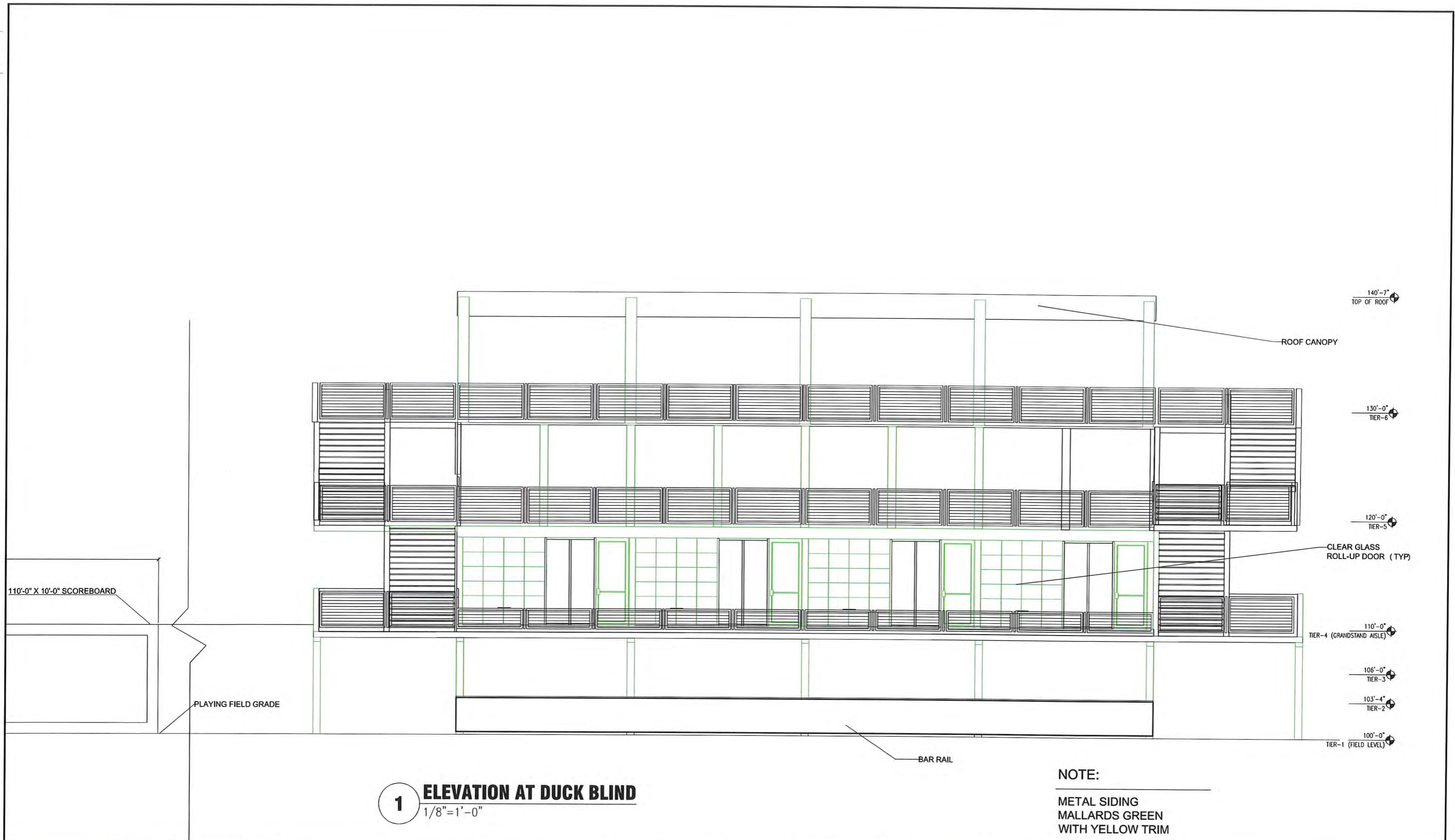
5523 INTEGRITY WAY
 APPLETON, WI 54913
 OFFICE: 920-560-4800
 FAX: 920-560-4850

JOB NAME:
MADISON MALLARDS
 DRAWING NAME:
SIGHT LINE ELEVATION

DATE:	12/21/2016	DRAWN BY:	JJJ
REVISION DATE:	12/27/2016	REVISION BY:	AMD


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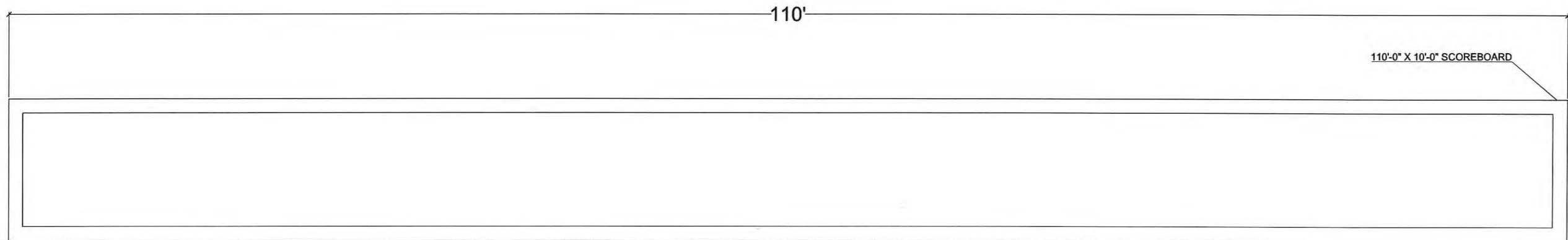
SHEET
A-107



1 ELEVATION AT DUCK BLIND
 1/8"=1'-0"

NOTE:
 METAL SIDING
 MALLARDS GREEN
 WITH YELLOW TRIM

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	OFFICE: 920-560-4800 FAX: 920-560-4850	DRAWING NAME: EAST ELEVATION				



1 SCOREBOARD ELEVATION
 1/8"=1'-0"



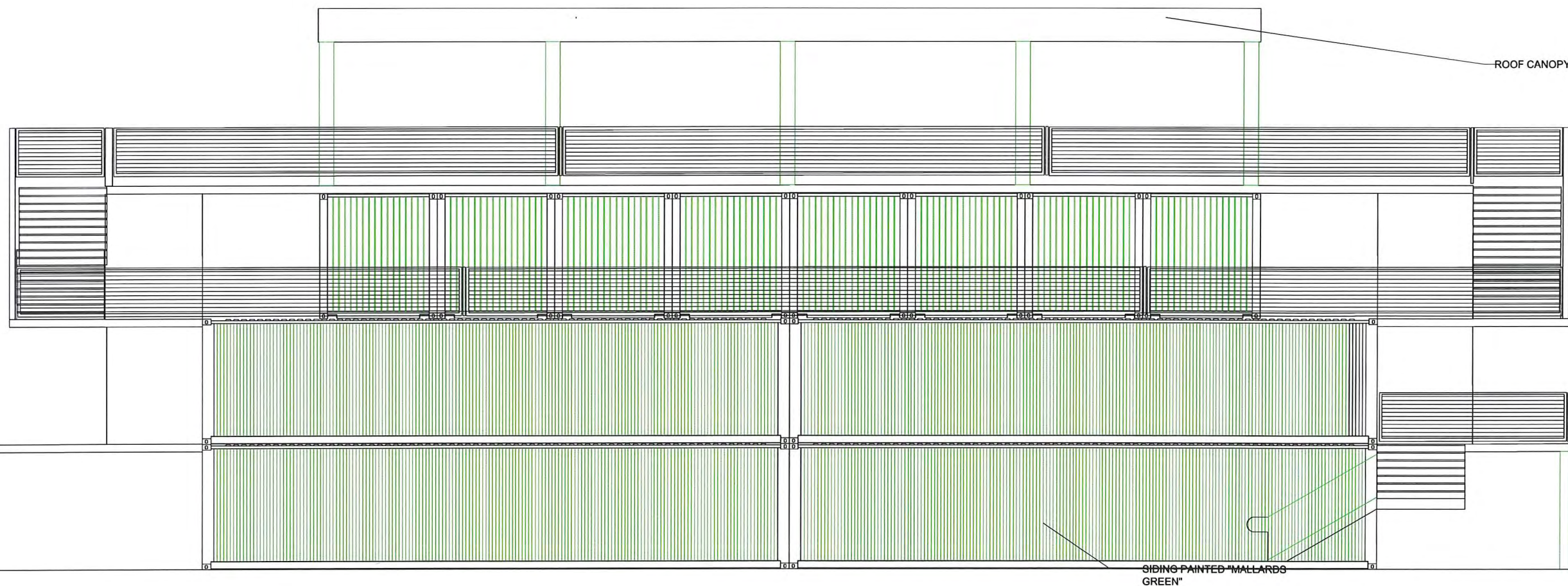
5523 INTEGRITY WAY
 APPLETON, WI 54913
 OFFICE: 920-560-4800
 FAX: 920-560-4850

JOB NAME:
MADISON MALLARDS
 DRAWING NAME:
EAST ELEVATION

DATE:	12/27/2016	DRAWN BY:	AMD
REVISION DATE:		REVISION BY:	

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A-201



1 WEST ELEVATION
 1/8"=1'-0"

NOTE:

METAL SIDING
 MALLARDS GREEN
 WITH YELLOW TRIM



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 APPLETON, WI 54913

OFFICE: 920-560-4800
 FAX: 920-560-4850

JOB NAME:
MADISON MALLARDS

DRAWING NAME:
EAST ELEVATION

DATE:	12/27/16	DRAWN BY:	AMD
REVISION DATE:		REVISION BY:	

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A-202

140'-7"
TOP OF ROOF

130'-0"
TIER-6

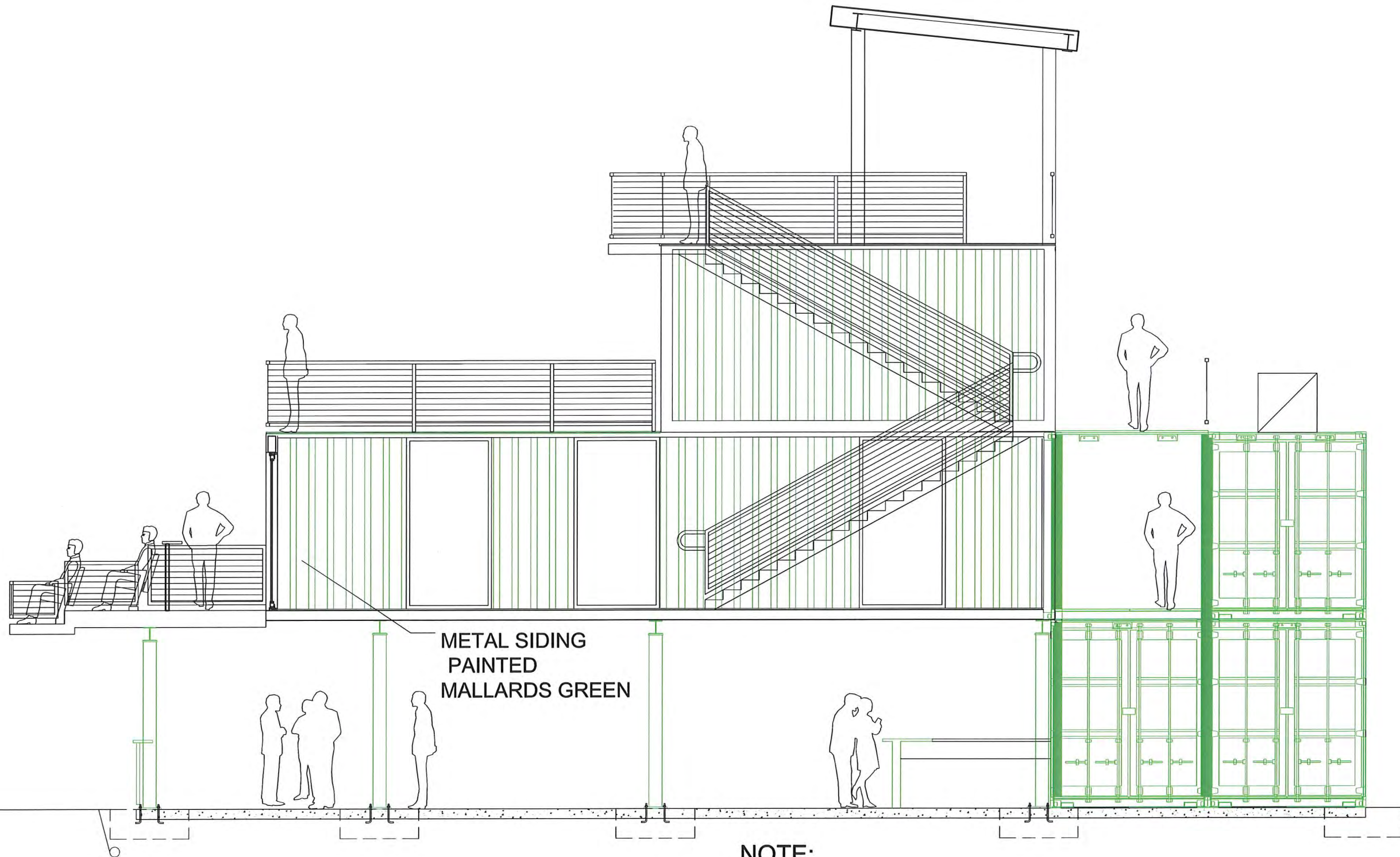
120'-0"
TIER-5

110'-0"
TIER-4 (GRANDSTAND AISLE)

106'-0"
TIER-3

103'-4"
TIER-2

100'-0"
TIER-1 (FIELD LEVEL)



1 NORTH ELEVATION
3/16"=1'-0"

NOTE:

**METAL SIDING
MALLARDS GREEN
WITH YELLOW TRIM**



5523 INTEGRITY WAY
APPLETON, WI 54913

OFFICE: 920-560-4800
FAX: 920-560-4850

JOB NAME:
MADISON MALLARDS

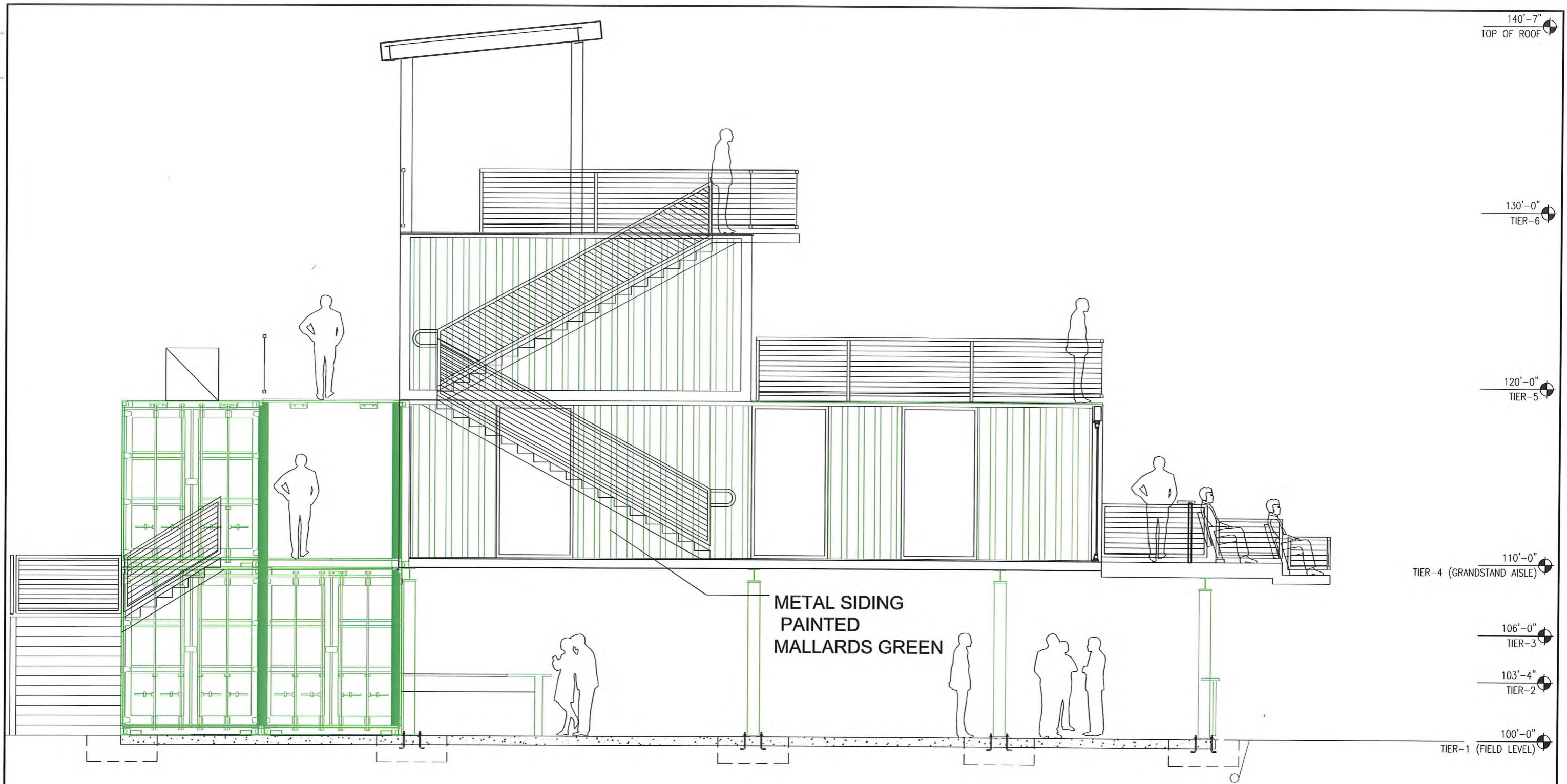
DRAWING NAME:
NORTH ELEVATION

DATE:	01/02/2011	DRAWN BY:	JW
REVISION DATE:		REVISION BY:	

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A-203



1 SOUTH ELEVATION
 3/16" = 1'-0"

NOTE:

METAL SIDING
 MALLARDS GREEN
 WITH YELLOW TRIM



5523 INTEGRITY WAY
 APPLETON, WI 54913
 OFFICE: 920-560-4800
 FAX: 920-560-4850

JOB NAME:
MADISON MALLARDS
 DRAWING NAME:
SOUTH ELEVATION

DATE:	01/02/2017	DRAWN BY:	JJJ
REVISION DATE:		REVISION BY:	

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SHEET
A-204

EQUIPMENT LISTING						
Pole count	Pole location	Mounting height	Pole size	Elev.	Fixt./unit	Kilowatt/unit
2	A1-A2	90'	90'	0'	11	17.07
1	B1	90'	90'	0'	24	38.4
1	B2	80'	80'	0'	28	40.54
4	C1-D2	70'	70'	0'	10	16

WERNER PARK BB
MADISON, WI

Fixture Type: SC-2 MZ
Lamp Type: 1500W MZ/1000W MZ
Lumens: 155000/105000
File # / Date: 64974r / 11-Oct-2001
Project Engineer: Debra Warner



GUARANTEED PERFORMANCE

INITIAL ILLUMINATION
BASEBALL
HORIZONTAL FOOTCANDLES
ON PLANE AT Z= 3

	Infield	Outfield
Target Points:	25	119
Average:	89.35	63.22
Maximum:	94.59	82.50
Minimum:	80.11	41.68
Avg/Min:	1.115	1.517
Max/Min:	1.181	1.979

Number of Luminaires: 112
* KW Consumption: 177.08

Average Tilt Factor: 0.950
** Maintenance Factor: x 1.000
***Light Loss Factor: 0.950

*Refer to amperage draw for electrical sizing.

**Maintenance factor = ambient temp. factor X voltage factor X ballast factor X lamp lumen depreciation X luminaire dirt depreciation(per IES Manual RP-6-88,p.92)

***Light Loss Factor(LLF)=average tilt factor X maintenance factor.

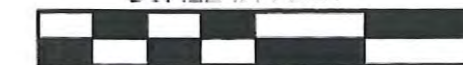
NOTE: Light level averages and uniformities are guaranteed by MUSCO. However, individual location measurements may vary from computer predictions.

INSTALLATION REQUIREMENTS:
Results assume +-3% nominal voltage at load side of ballast box and poles located within 3 feet of design locations.

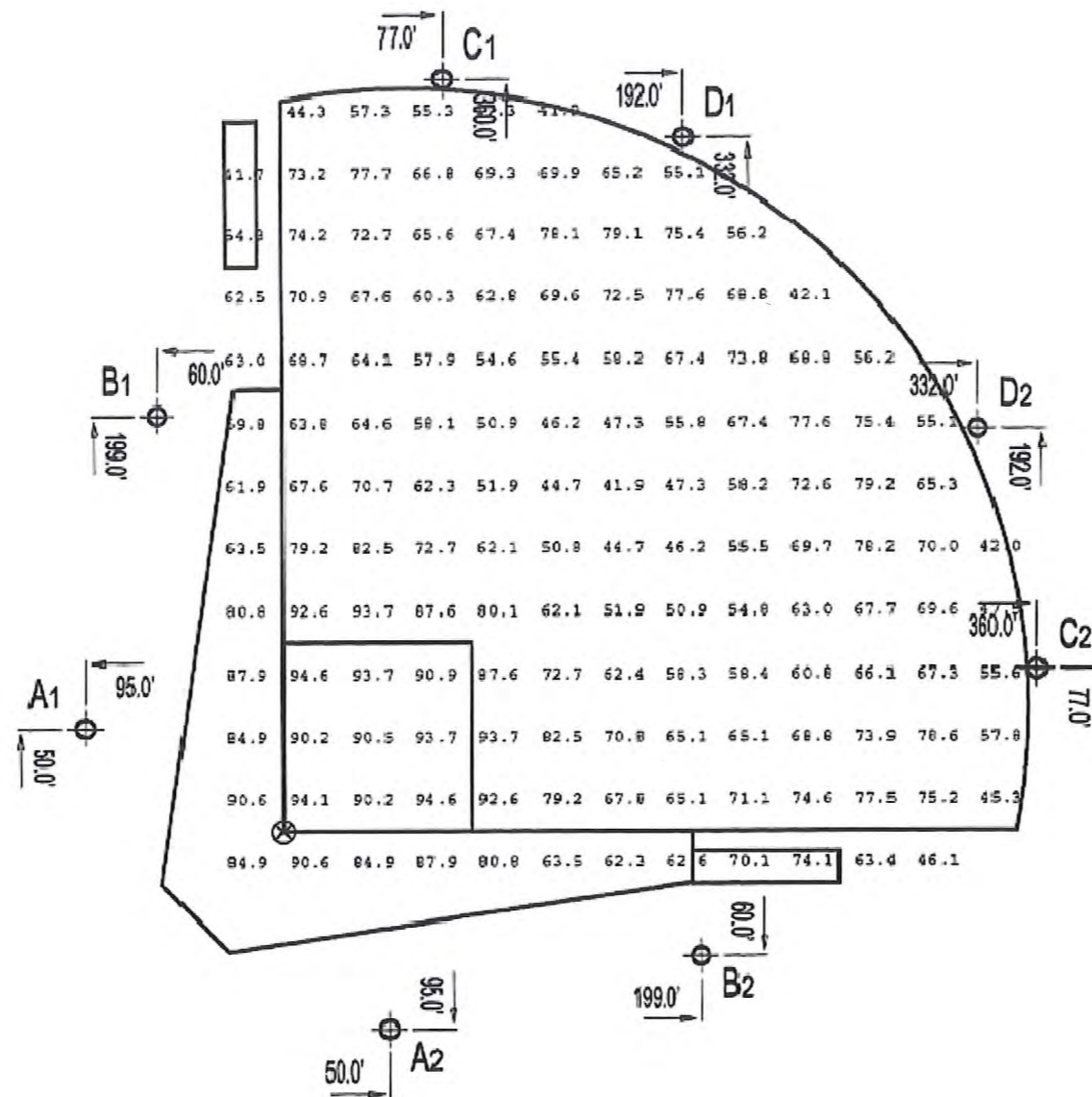
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⊗ = Pole Location

SCALE IN FEET



0 100 200



Pole location dimensions are relative to 0,0 reference point ⊗.



5523 INTEGRITY WAY
APPLETON, WI 54913

OFFICE: 920-560-4800
FAX: 920-560-4850

JOB NAME:
MADISON MALLARDS

DRAWING NAME:
INITIAL ILLUMINATION

DATE:	12/21/2016	DRAWN BY:	AMD
REVISION DATE:		REVISION BY:	

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SHEET

Q-101

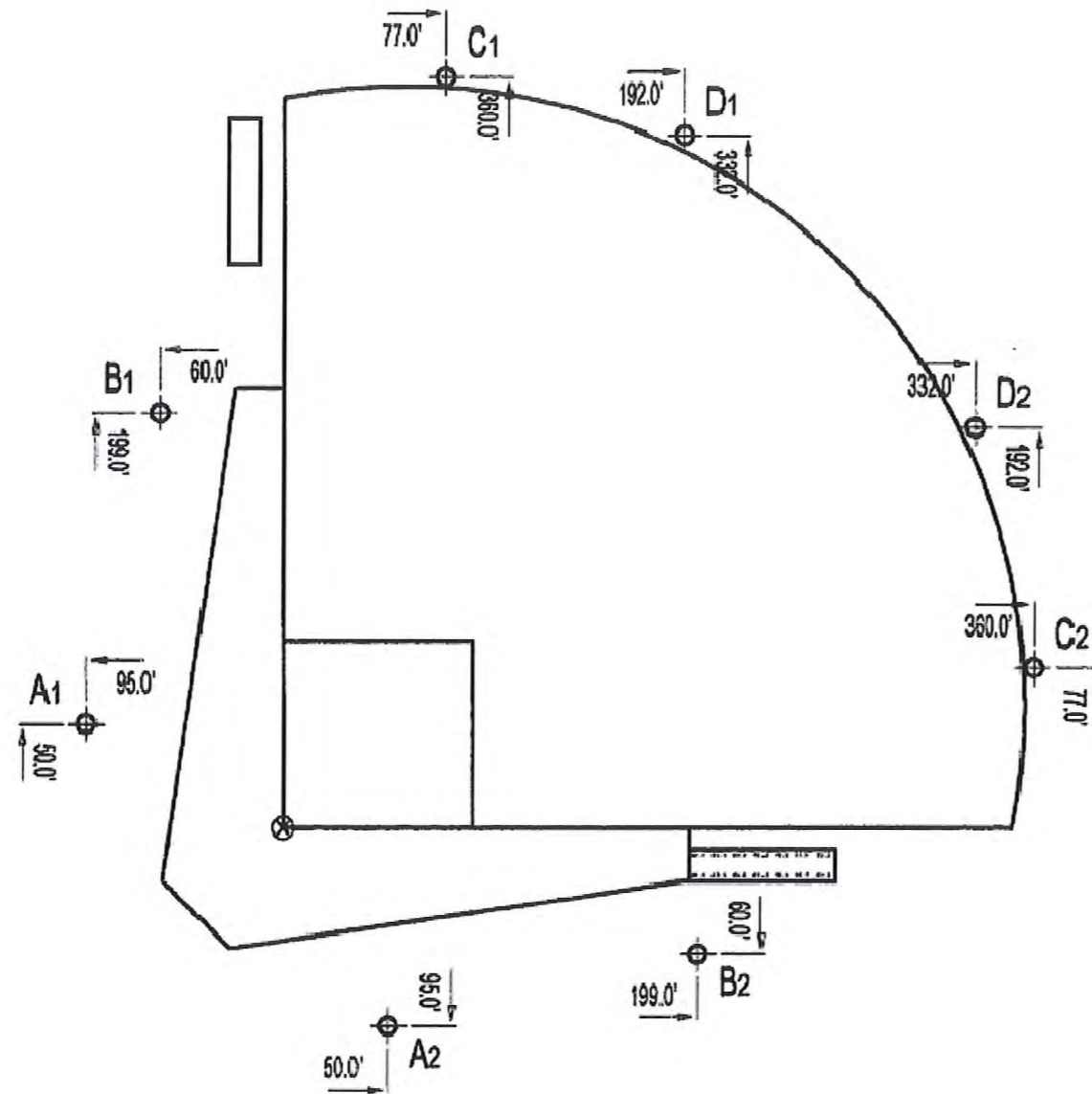
EQUIPMENT LISTING						
Pole count	Pole location	Mounting height	Pole size	Elev.	Fixt./Unit	Kilowatt/Unit
2	A1-A2	60'	90'	0'	11	17.07
1	B1	60'	90'	0'	24	38.4
1	B2	60'	90'	0'	26	40.54
4	C1-D2	70'	70'	0'	10	16

**WERNER PARK BB
MADISON, WI**

Fixture Type: SC-2 MZ
 Lamp Type: 1500W MZ/1000W MZ
 Lumens: 155000/105000
 File # / Date: 64974r / 11-Oct-2001
 Project Engineer: Debra Warner



INITIAL ILLUMINATION RECTANGLE HORIZONTAL FOOTCANDLES ON PLANE AT Z= 3	
Target Points:	14
Average:	69.17
Maximum:	75.52
Minimum:	62.02
Avg/Min:	1.115
Max/Min:	1.218
Number of Luminaires:	112
* KW Consumption:	177.08
Average Tilt Factor:	0.950
** Maintenance Factor: x	1.000
*** Light Loss Factor:	0.950



Pole location dimensions are relative to 0,0 reference point ⊗.

*Refer to amperage draw for electrical sizing.

**Maintenance factor = ambient temp. factor X voltage factor X ballast factor X lamp lumen depreciation X luminaire dirt depreciation(per IES Manual RP-6-88,p.92)

***Light Loss Factor(LLF)=average tilt factor X maintenance factor.

NOTE: Light level averages and uniformities are guaranteed by MUSCO. However, individual location measurements may vary from computer predictions.

INSTALLATION REQUIREMENTS:
 Results assume +-3% nominal voltage at load side of ballast box and poles located within 3 feet of design locations.

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 ⊗ = Pole Location



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OFFICE: 920-560-4800
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JOB NAME:
MADISON MALLARDS

DRAWING NAME:
INITIAL ILLUMINATION REC

DATE:	12/21/2016	DRAWN BY:	AMD
REVISION DATE:		REVISION BY:	

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SHEET

Q-102

EQUIPMENT LISTING						
Pole count	Pole location	Mounting height	Pole size	Elev.	Fixt. /unit	Kilowatt /unit
2	A1-A2	90'	90'	0'	11	17.07
1	B1	90'	90'	0'	24	38.4
1	B2	90'	90'	0'	28	49.54
4	C1-D2	70'	70'	0'	10	16

WERNER PARK BB
MADISON, WI

Fixture Type: SC-2 MZ
Lamp Type: 1500W MZ/1000W MZ
Lumens: 155000/105000
File # / Date: 64974r / 11-Oct-2001
Project Engineer: Debra Warner



GUARANTEED PERFORMANCE

INITIAL ILLUMINATION
RECTANGLE
HORIZONTAL FOOTCANDLES
ON PLANE AT Z= 3

Target Points: 14
Average: 40.87
Maximum: 56.86
Minimum: 21.70
Avg/Min: 1.883
Max/Min: 2.620

Number of Luminaires: 112
* KW Consumption: 177.08

Average Tilt Factor: 0.950
** Maintenance Factor: x $\frac{1.000}{0.950}$
***Light Loss Factor: $\frac{0.950}{0.950}$

*Refer to amperage draw for electrical sizing.

**Maintenance factor = ambient temp. factor
X voltage factor X ballast factor X lamp
lumen depreciation X luminaire dirt
depreciation(per IES Manual RP-6-88,p.92)

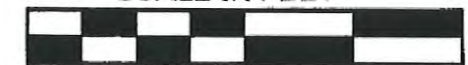
***Light Loss Factor(LLF)=average tilt factor
X maintenance factor.

NOTE: Light level averages and uniformities
are guaranteed by MUSCO. However,
individual location measurements may vary
from computer predictions.

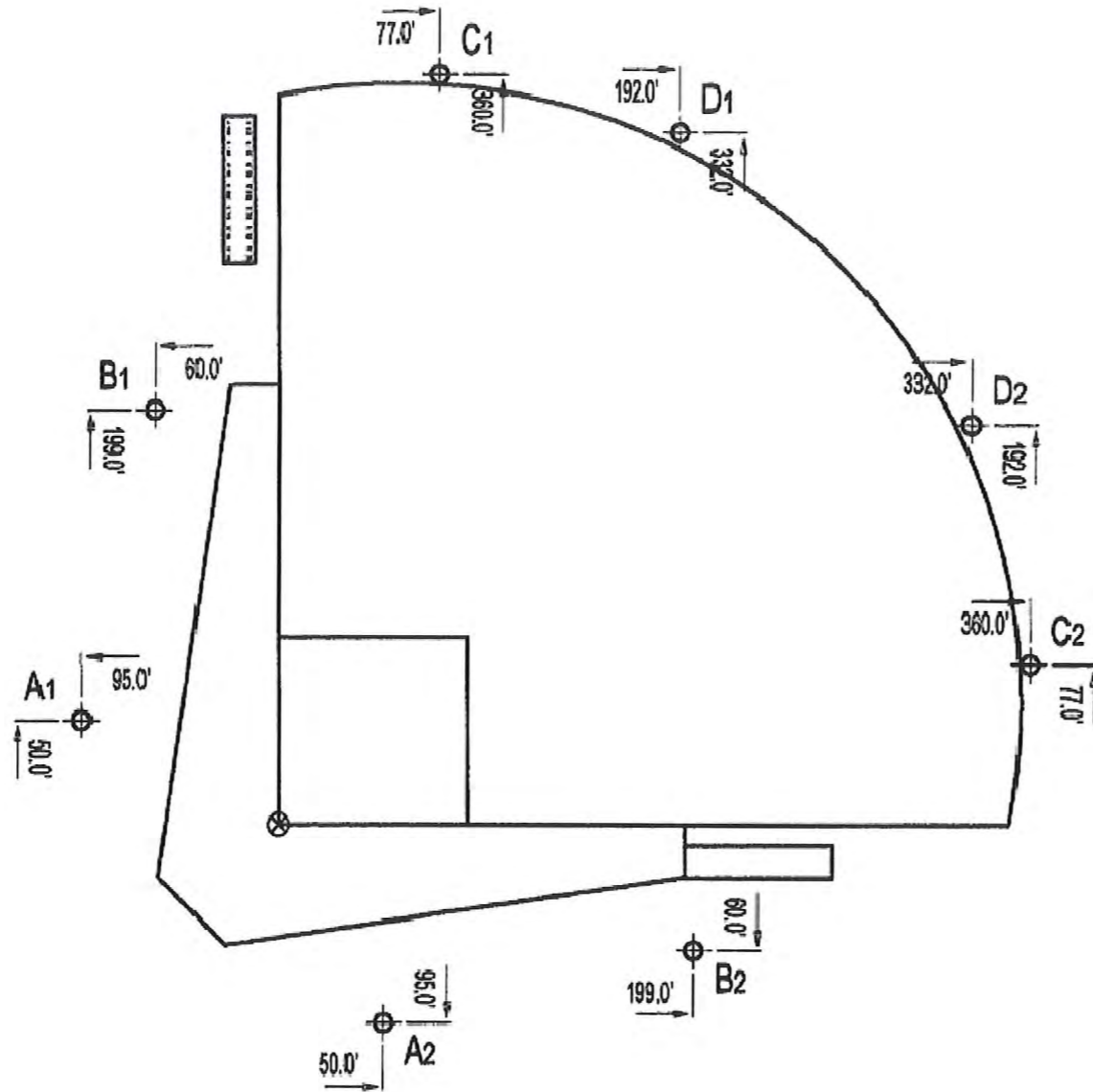
INSTALLATION REQUIREMENTS:
Results assume +/-3% nominal voltage at load
side of ballast box and poles located within
3 feet of design locations.

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⊗ = Pole Location

SCALE IN FEET



0 100 200



Pole location dimensions are relative to 0,0 reference point ⊗.



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APPLETON, WI 54913

OFFICE: 920-560-4800
FAX: 920-560-4850

JOB NAME:
MADISON MALLARDS

DRAWING NAME:
INITIAL ILLUMINATION RECT

DATE:	12/21/2016	DRAWN BY:	AMD
REVISION DATE:		REVISION BY:	

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Q-103

EQUIPMENT LISTING						
Pole count	Pole location	Mounting height	Pole size	Elev.	Fixt./unit	Kilow./unit
2	A1-A2	90'	90'	0'	11	17.07
1	B1	90'	90'	0'	24	38.4
1	B2	90'	90'	0'	26	40.54
4	C1-D2	70'	70'	0'	10	16

WERNER PARK BB
MADISON, WI

Fixture Type: SC-2 MZ
Lamp Type: 1500W MZ/1000W MZ
Lumens: 155000/105000
File # / Date: 64974r / 11-Oct-2001
Project Engineer: Debra Warner



GUARANTEED PERFORMANCE

MAINTAINED ILLUMINATION
BASEBALL
HORIZONTAL FOOTCANDLES
ON PLANE AT Z= 3

	In field	Outfield
Target Points:	25	119
Average:	71.48	50.57
Maximum:	75.67	66.00
Minimum:	64.08	33.34
Avg/Min:	1.115	1.517
Max/Min:	1.181	1.979

Number of Luminaires: 112
* KW Consumption: 177.08

Average Tilt Factor: 0.950
** Maintenance Factor: x 0.800
***Light Loss Factor: 0.760

*Refer to amperage draw for electrical sizing.

**Maintenance factor = ambient temp. factor X voltage factor X ballast factor X lamp lumen depreciation X luminaire dirt depreciation(per IES Manual RP-6-88,p.92)

***Light Loss Factor(LLF)=average tilt factor X maintenance factor.

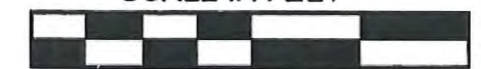
NOTE: Light level averages and uniformities are guaranteed by MUSCO. However, individual location measurements may vary from computer predictions.

INSTALLATION REQUIREMENTS:
Results assume +-3% nominal voltage at load side of ballast box and poles located within 3 feet of design locations.

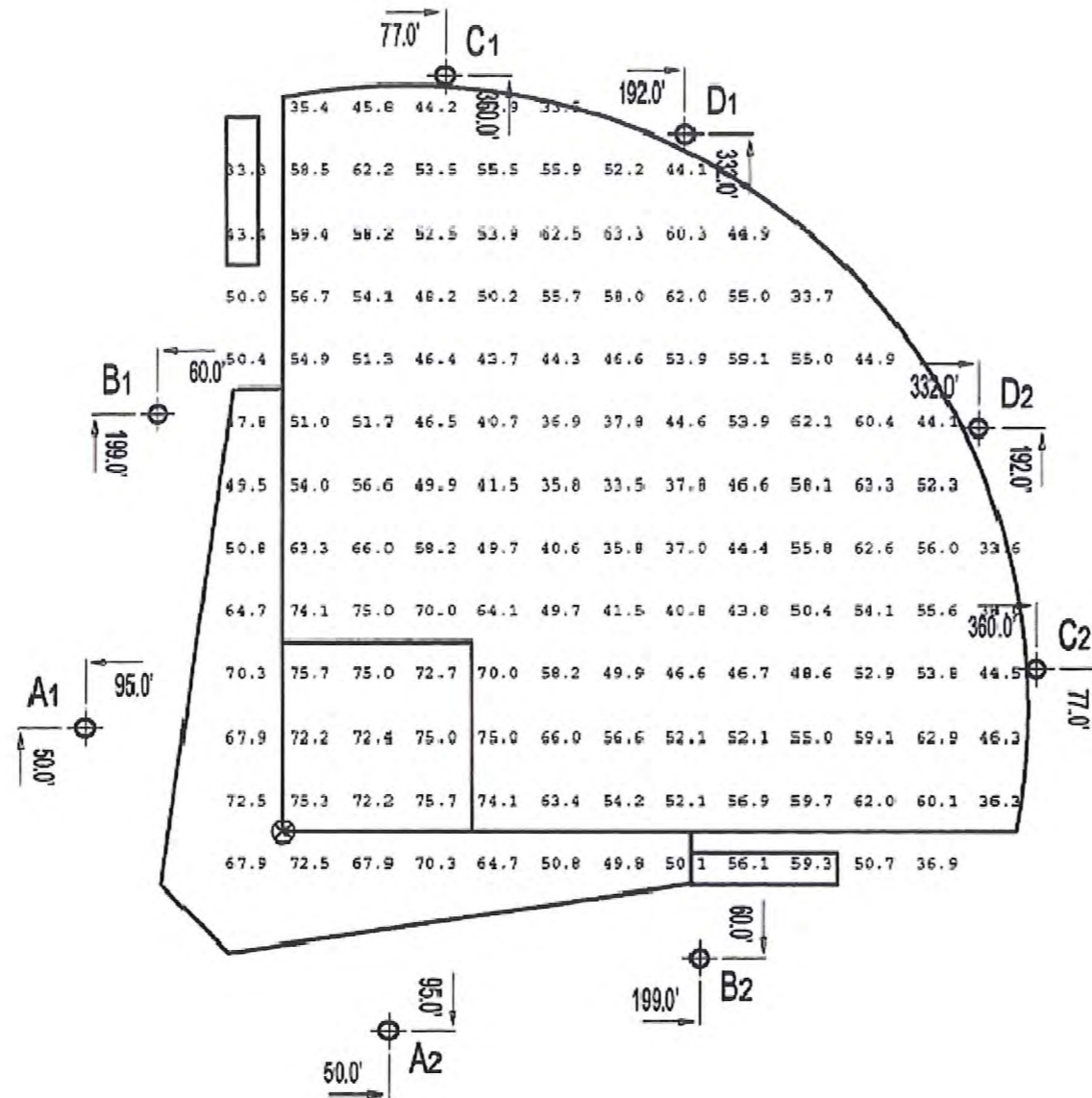
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⊗ = Pole Location

SCALE IN FEET



0 100 200



Pole location dimensions are relative to 0,0 reference point ⊗.



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APPLETON, WI 54913

OFFICE: 920-560-4800
FAX: 920-560-4850

JOB NAME:
MADISON MALLARDS

DRAWING NAME:
MAINTAINED ILLUMINATION

DATE:	12/27/2016	DRAWN BY:	AMD
REVISION DATE:		REVISION BY:	

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Q-104

EQUIPMENT LISTING						
Pole count	Pole location	Mounting height	Pole size	Elev.	Fxt. Unit	Kilow Unit
2	A1-A2	90'	90'	0'	11	17.07
1	B1	90'	90'	0'	24	38.4
1	B2	90'	90'	0'	26	40.54
4	C1-D2	70'	70'	0'	10	16

WERNER PARK BB
MADISON, WI

Fixture Type: SC-2 MZ
Lamp Type: 1500W MZ/1000W MZ
Lumens: 155000/105000
File # / Date: 64974r / 11-Oct-2001
Project Engineer: Debra Warner



GUARANTEED PERFORMANCE

MAINTAINED ILLUMINATION
RECTANGLE
HORIZONTAL FOOTCANDLES
ON PLANE AT Z= 3

Target Points: 14
Average: 55.34
Maximum: 60.42
Minimum: 49.62
Avg/Min: 1.115
Max/Min: 1.218

Number of Luminaires: 112
* KW Consumption: 177.08

Average Tilt Factor: 0.950
** Maintenance Factor: x 0.800
*** Light Loss Factor: 0.760

*Refer to amperage draw for electrical sizing.

**Maintenance factor = ambient temp. factor
X voltage factor X ballast factor X lamp
lumen depreciation X luminaire dirt
depreciation(per IES Manual RP-6-88,p.92)

***Light Loss Factor(LLF)=average tilt factor
X maintenance factor.

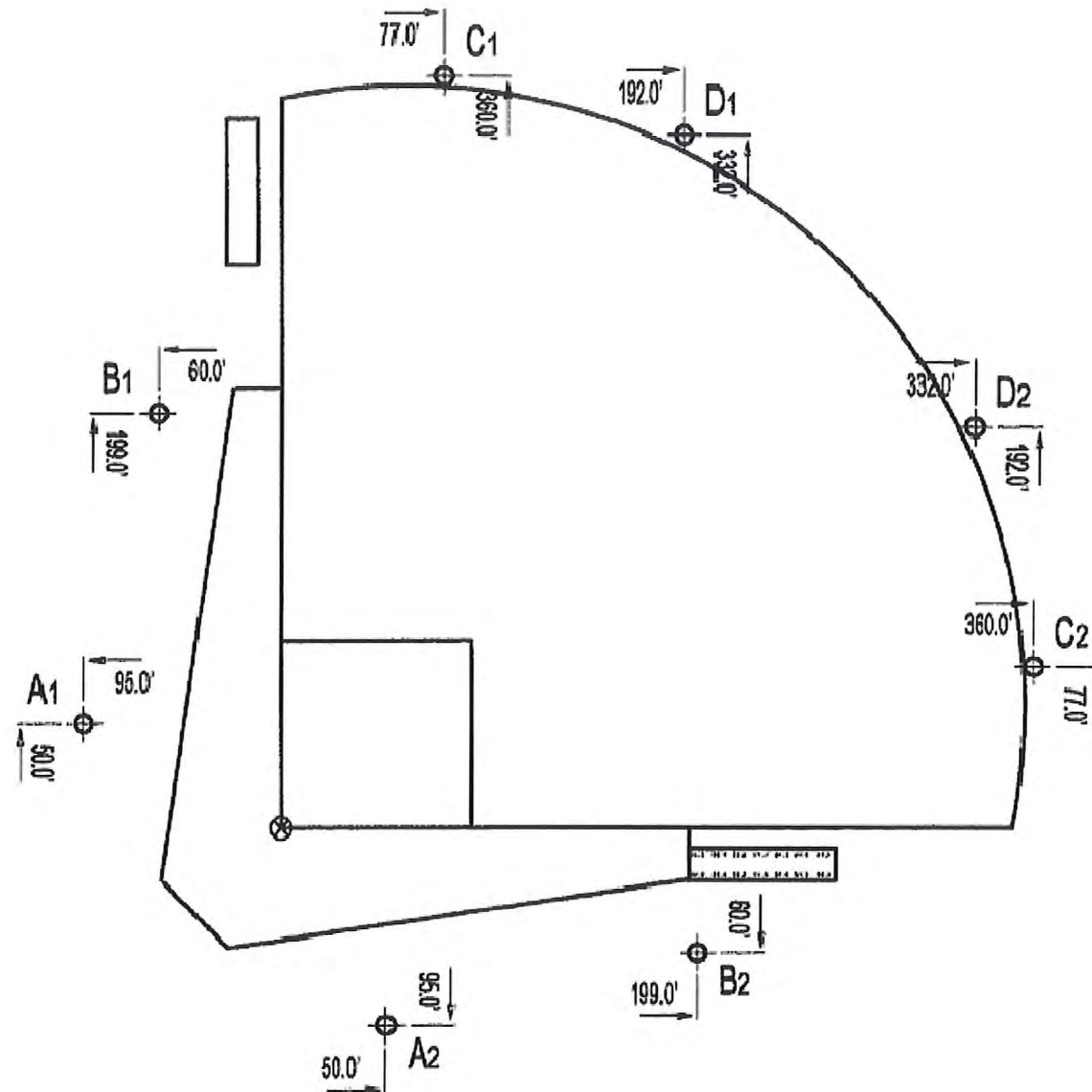
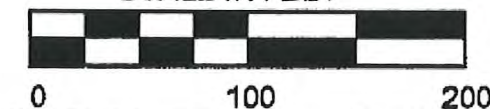
NOTE: Light level averages and uniformities
are guaranteed by MUSCO. However,
individual location measurements may vary
from computer predictions.

INSTALLATION REQUIREMENTS:
Results assume +/-3% nominal voltage at load
side of ballast box and poles located within
3 feet of design locations.

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⊕ = Pole Location

SCALE IN FEET



Pole location dimensions are relative to 0,0 reference point ⊗.



5523 INTEGRITY WAY
APPLETON, WI 54913

OFFICE: 920-560-4800
FAX: 920-560-4850

JOB NAME:
MADISON MALLARDS

DRAWING NAME:
MAINTAINED ILLUMINATION REC

DATE:	12/21/2016	DRAWN BY:	AMD
REVISION DATE:		REVISION BY:	

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Q-105

EQUIPMENT LISTING						
Pole count	Pole location	Mounting height	Pole size	Elev.	Fixt. /unit	Kilow /unit
2	A1-A2	90'	90'	0'	11	17.07
1	B1	90'	90'	0'	24	38.4
1	B2	90'	90'	0'	26	40.54
4	C1-D2	70'	70'	0'	10	16

**WERNER PARK BB
MADISON, WI**

Fixture Type: SC-2 MZ
 Lamp Type: 1500W MZ/1000W MZ
 Lumens: 155000/105000
 File # / Date: 64974r / 11-Oct-2001
 Project Engineer: Debra Warner



GUARANTEED PERFORMANCE

MAINTAINED ILLUMINATION
 RECTANGLE
 HORIZONTAL FOOTCANDLES
 ON PLANE AT Z= 3

Target Points: 14
 Average: 32.70
 Maximum: 45.49
 Minimum: 17.36
 Avg/Min: 1.883
 Max/Min: 2.620

Number of Luminaires: 112
 * KW Consumption: 177.08

Average Tilt Factor: 0.950
 ** Maintenance Factor: x 0.800
 ***Light Loss Factor: 0.760

*Refer to amperage draw for electrical sizing.

**Maintenance factor = ambient temp. factor
 X voltage factor X ballast factor X lamp
 lumen depreciation X luminaire dirt
 depreciation(per IES Manual RP-6-88,p.92)

***Light Loss Factor(LLF)=average tilt factor
 X maintenance factor.

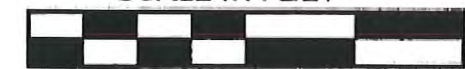
NOTE: Light level averages and uniformities
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 from computer predictions.

INSTALLATION REQUIREMENTS:
 Results assume +/-3% nominal voltage at load
 side of ballast box and poles located within
 3 feet of design locations.

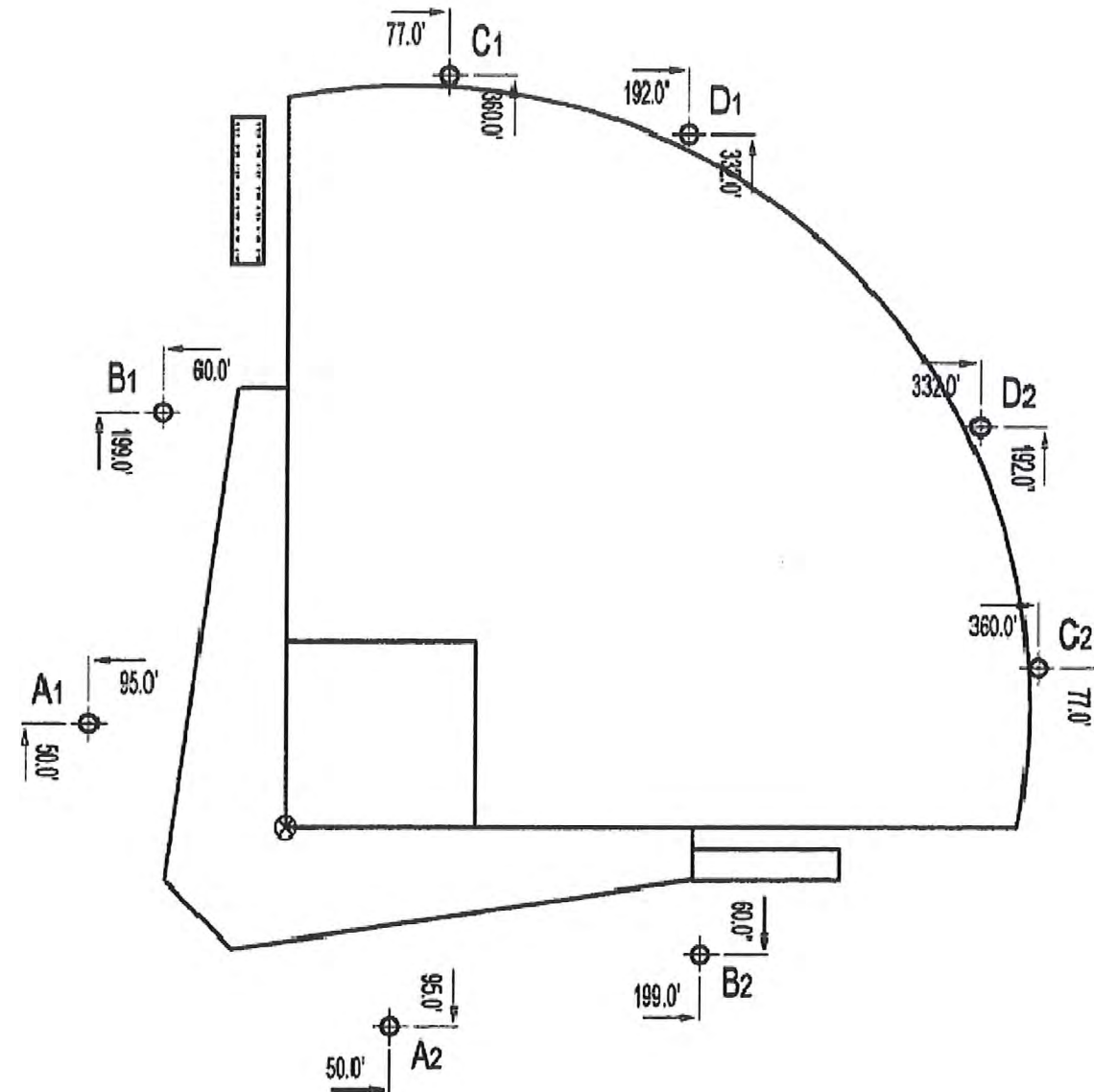
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⊗ = Pole Location

SCALE IN FEET



0 100 200



Pole location dimensions are relative to 0,0 reference point ⊗.



5523 INTEGRITY WAY
 APPLETON, WI 54913

OFFICE: 920-560-4800
 FAX: 920-560-4850

JOB NAME:
MADISON MALLARDS

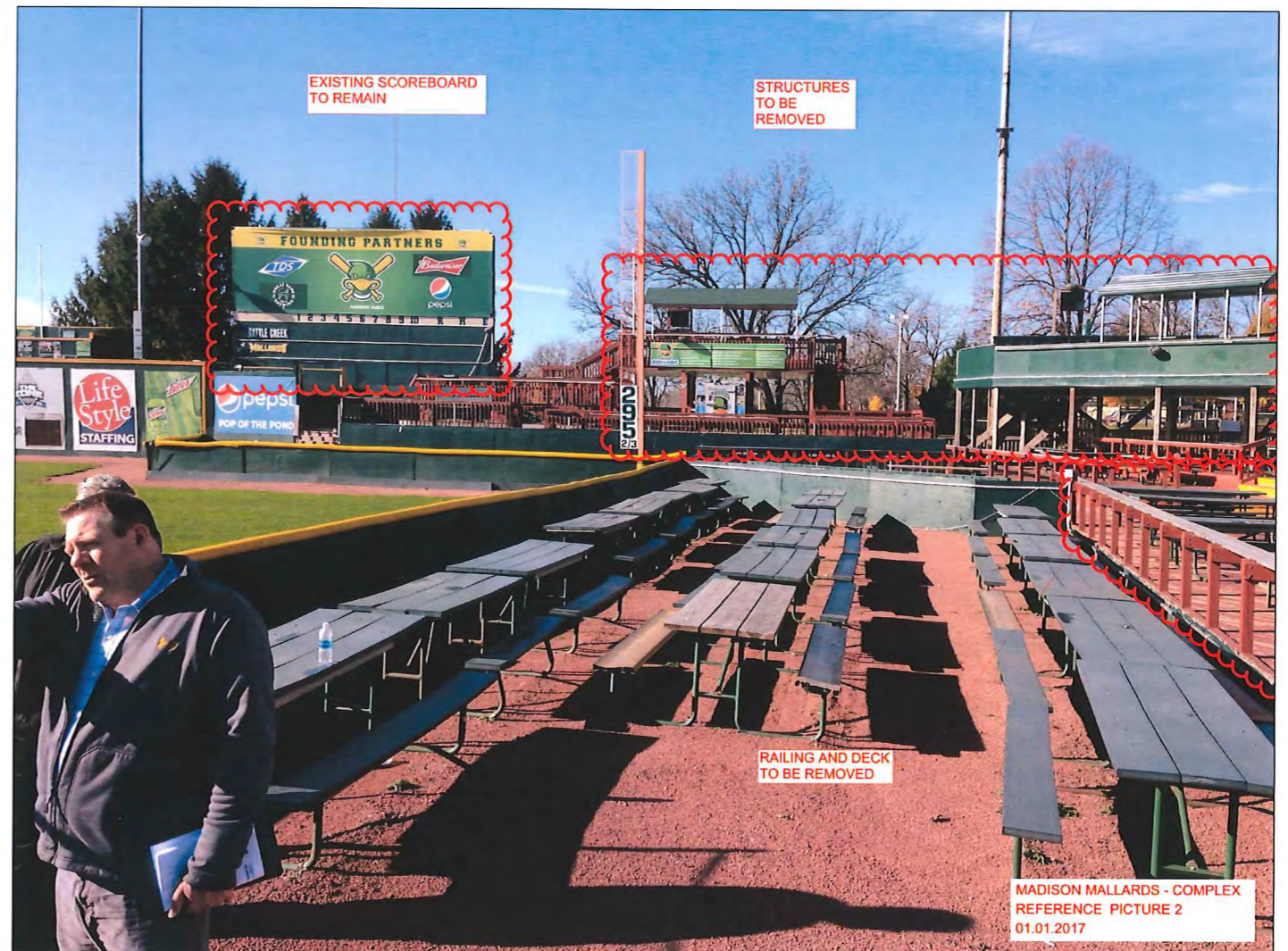
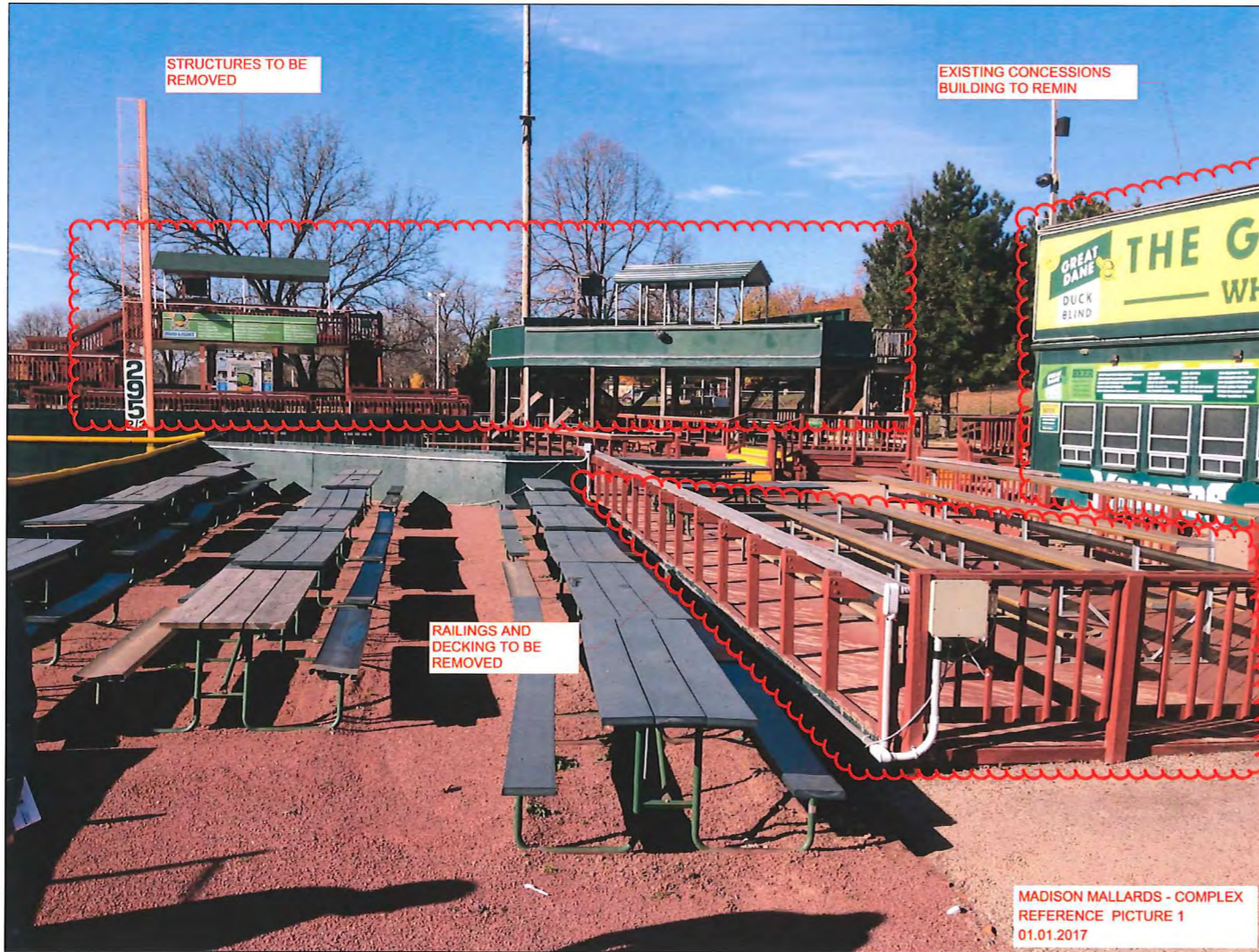
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APPLETON, WI 54913

OFFICE: 920-560-4800
FAX: 920-560-4850

JOB NAME:
MADISON MALLARDS

DRAWING NAME:
SITE REFERENCE PICTURES

DATE:	01/02/2017	DRAWN BY:	JJJ
REVISION DATE:		REVISION BY:	

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JOB NAME:

MADISON MALLARDS

DRAWING NAME:

SITE REFERENCE PICTURES

DATE:

01/02/2017

DRAWN BY:

JJJ

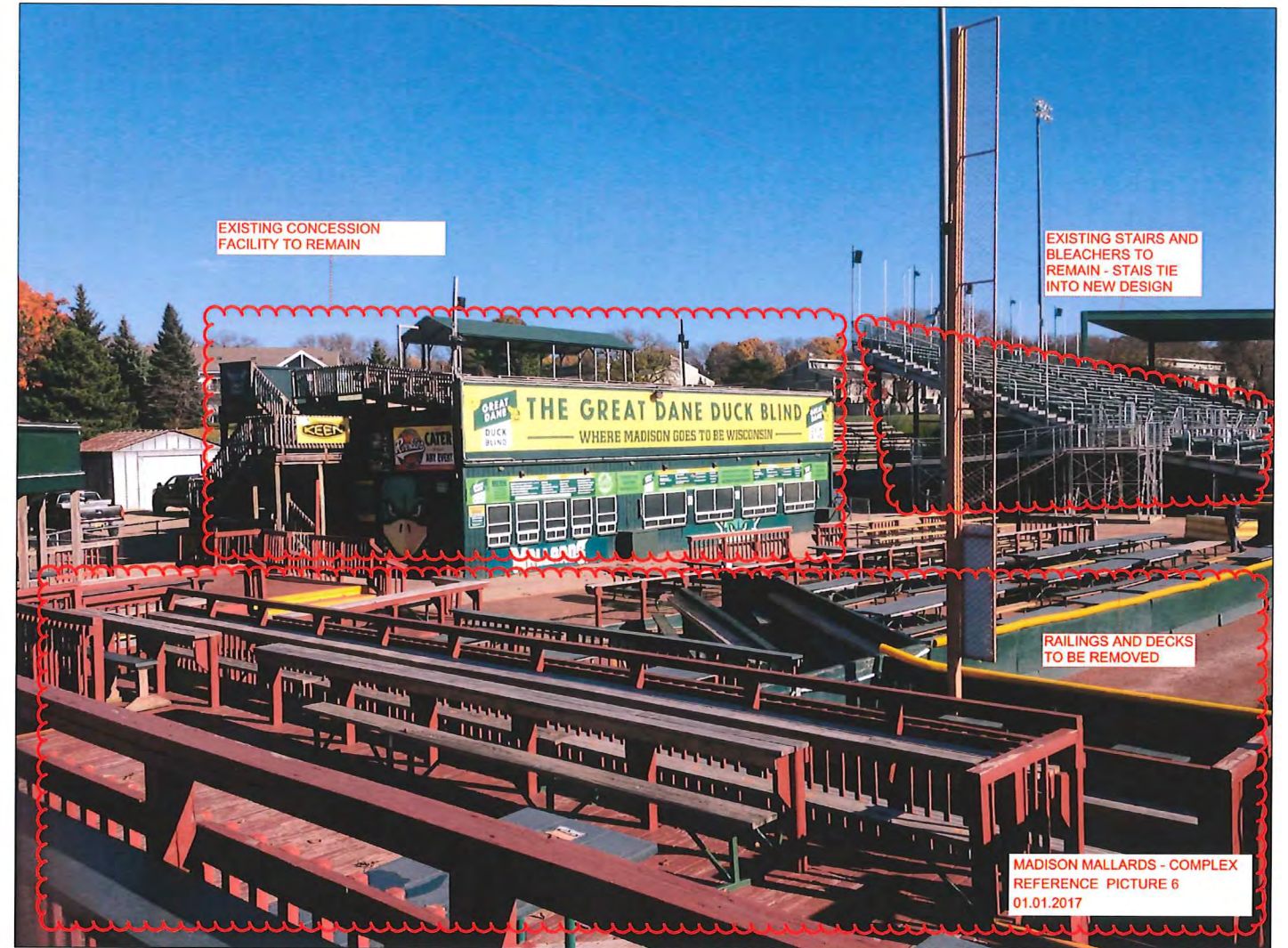
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JOB NAME:
MADISON MALLARDS

DRAWING NAME:
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DATE:	01/02/2017	DRAWN BY:	JJJ
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JOB NAME:
MADISON MALLARDS

DRAWING NAME:
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JOB NAME:

MADISON MALLARDS

DRAWING NAME:

SITE REFERENCE RENDERING

DATE:

01/02/2011

DRAWN BY:

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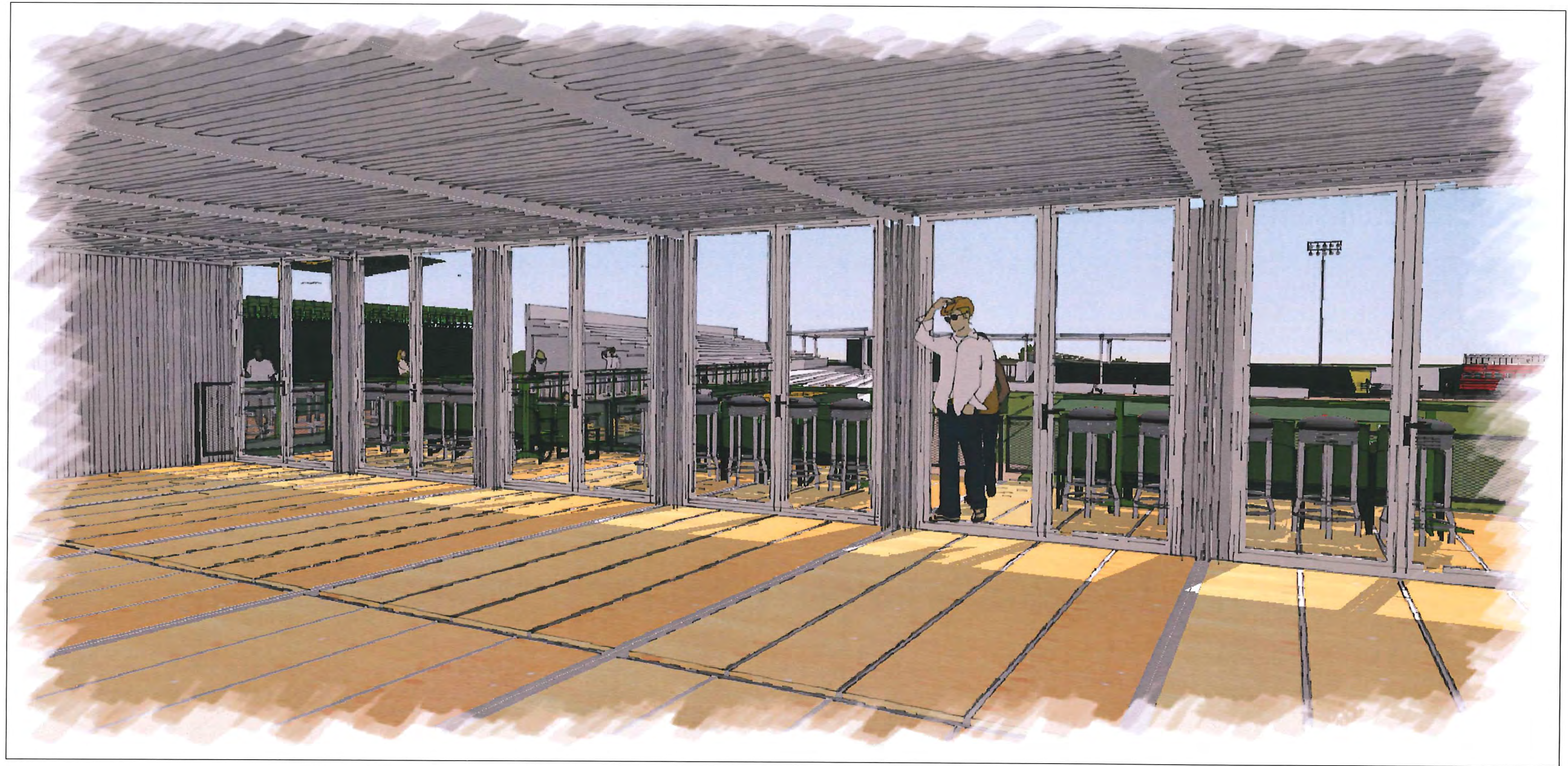
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JOB NAME:

MADISON MALLARDS

DRAWING NAME:

SITE REFERENCE RENDERING

DATE:

01/02/2017

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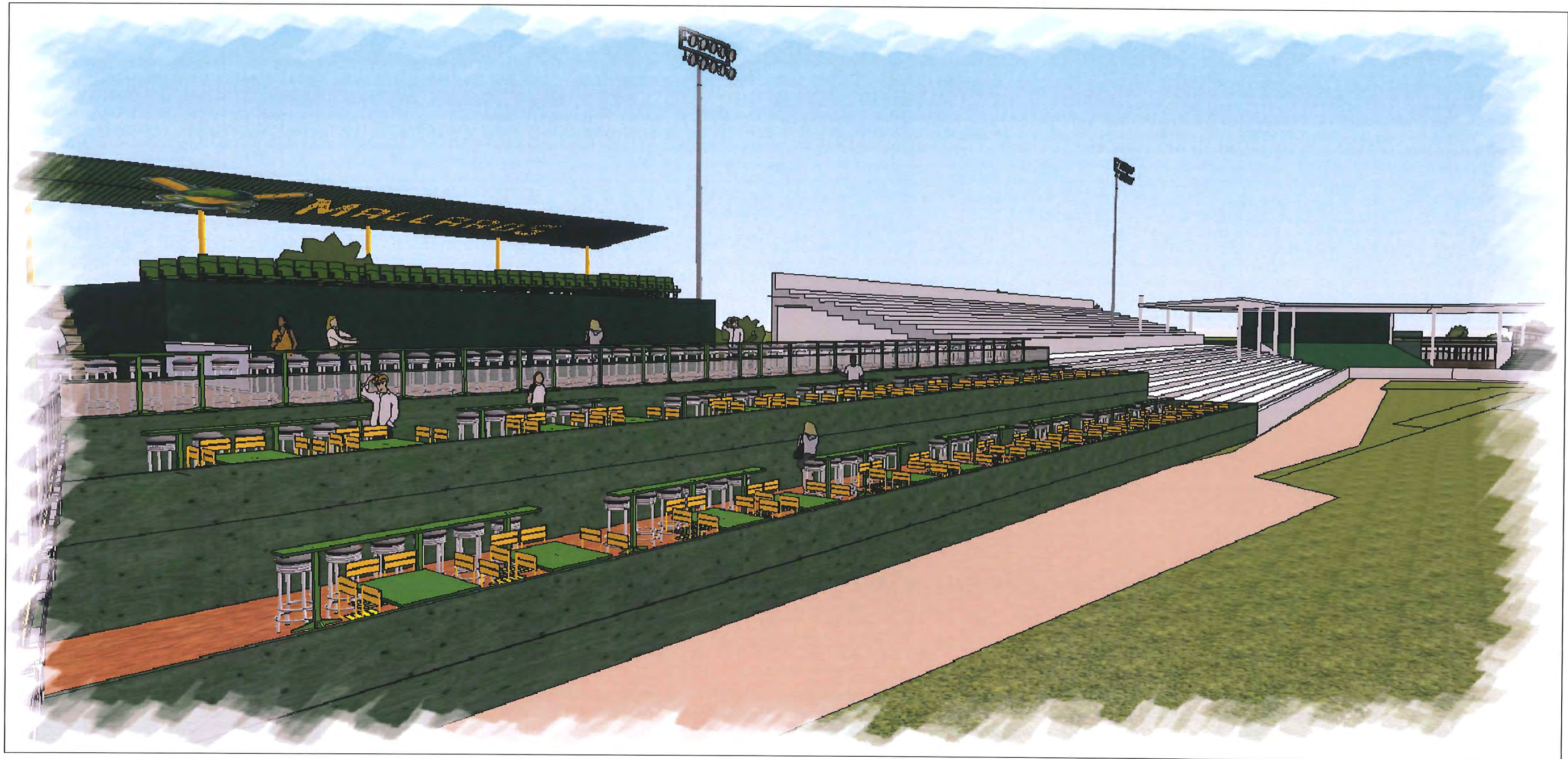
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JOB NAME:

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SITE REFERENCE RENDERING

DATE:

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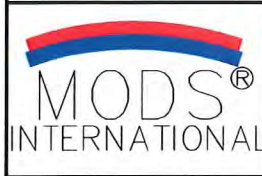
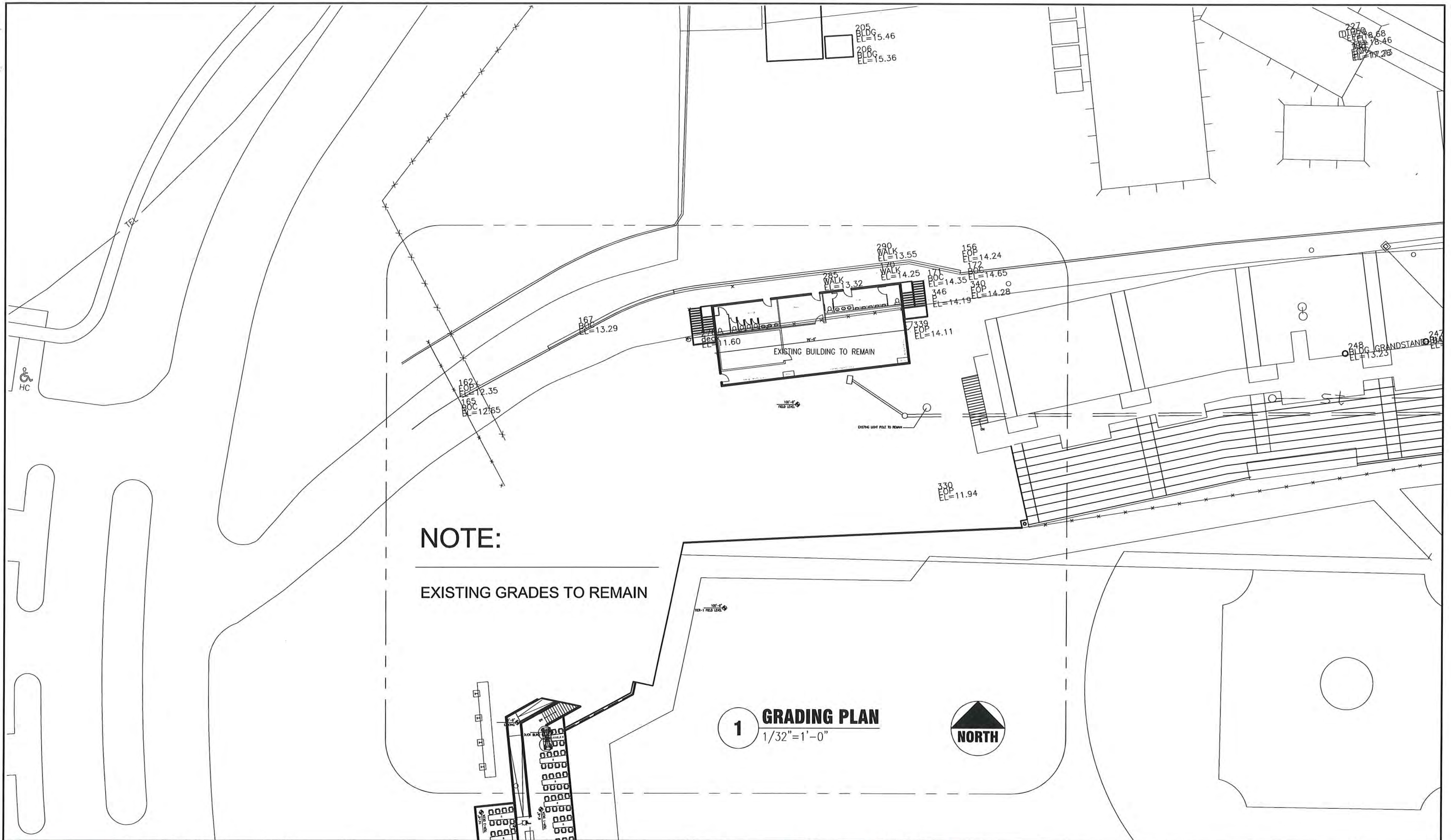
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OFFICE: 920-560-4800
FAX: 920-560-4850

JOB NAME:
MADISON MALLARDS

DRAWING NAME:
GRADING PLAN

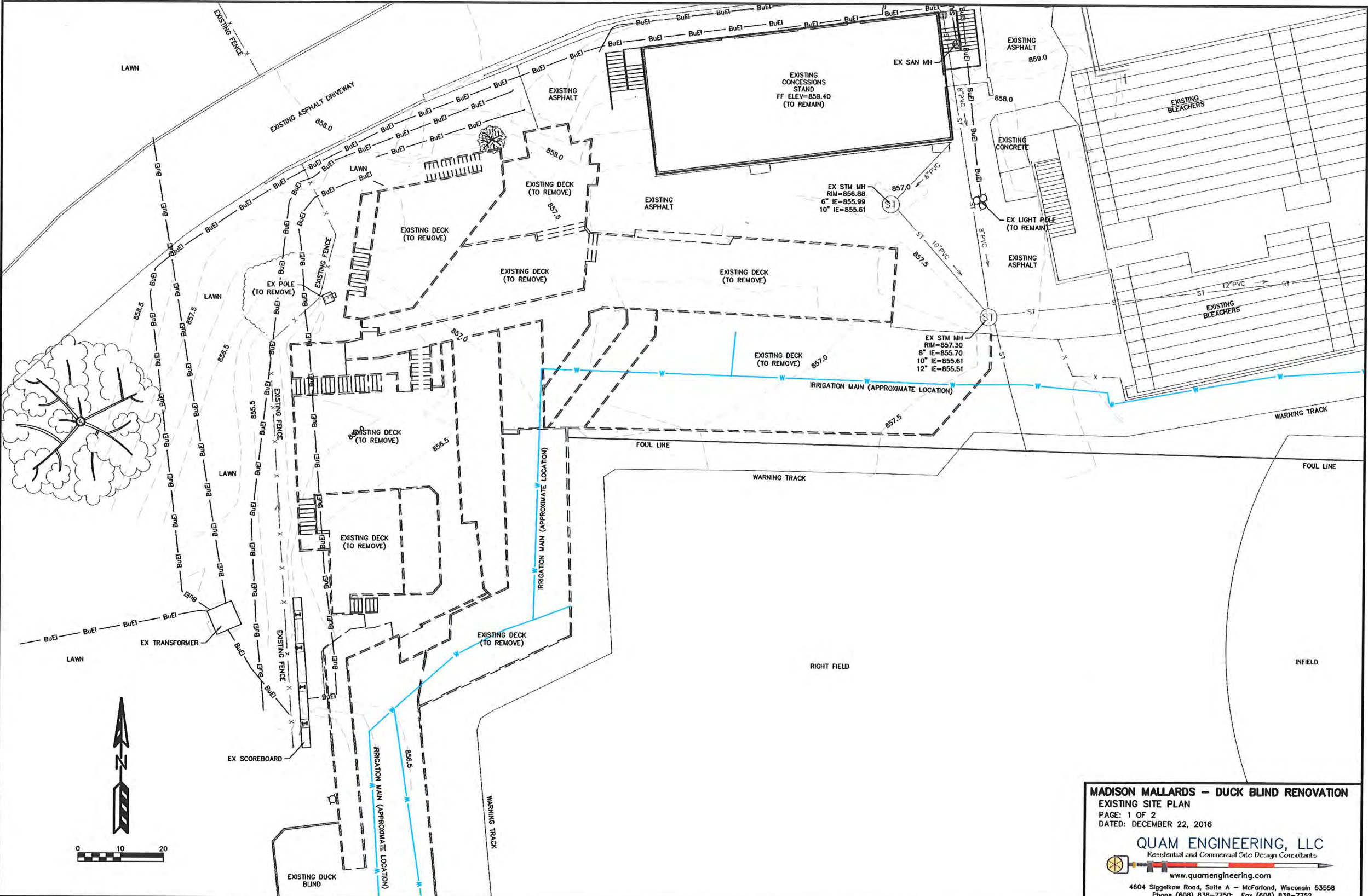
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QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \ME-09-06\ME09BASE.DWG



MADISON MALLARDS - DUCK BLIND RENOVATION
 EXISTING SITE PLAN
 PAGE: 1 OF 2
 DATED: DECEMBER 22, 2016

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
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DRAWING NAME:
EXISTING CONDITIONS PLAN

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