



City of Madison

Proposed Conditional Use

Location
3002 Dairy Drive

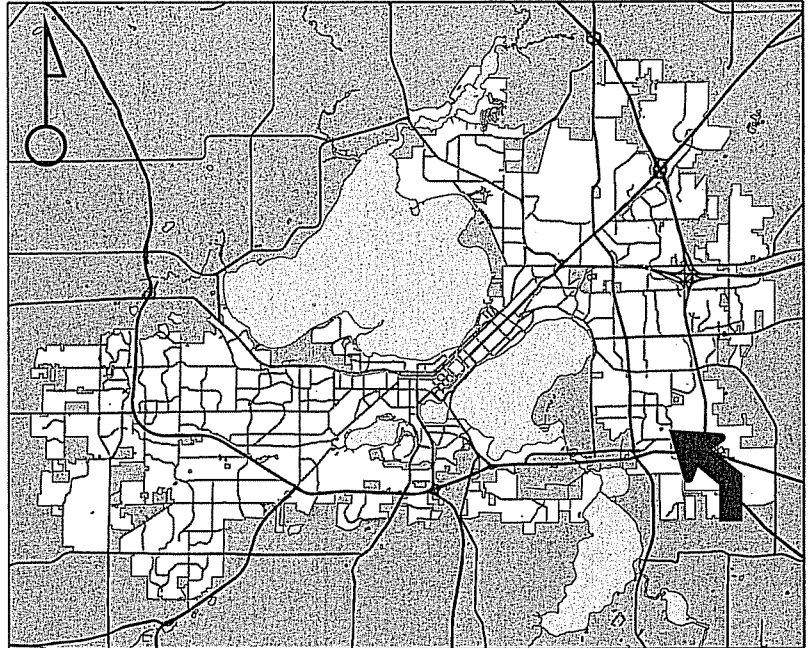
Project Name
Outdoor Soccer Field

Applicant
Castle Close, LLC/
Tom Sanford – Sanford Enterprises, Inc.

Existing Use
Vacant land

Proposed Use
Construct outdoor recreation
facility in IL zoning

Public Hearing Date
Plan Commission
28 April 2014



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 April 2013





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 _____ Receipt No. _____
Date Received _____
Received By _____
Parcel No. _____
Aldermanic District _____
Zoning District _____
Special Requirements _____
Review Required By:
☐ Urban Design Commission ☐ Plan Commission
☐ Common Council ☐ Other: _____

Form Effective: February 21, 2013

1. Project Address: 3002 Dairy DriveProject Title (if any): Outdoor Soccer Field

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: Ignacio Sobrevilla Company: _____
Street Address: 1313 Sunfield Street City/State: Sun Prairie Zip: 53590
Telephone: (608) 225-2323 Fax: () Email: ignaciosobrevilla@yahoo.com

Project Contact Person: Tom Sanford Company: Sanford Enterprises, Inc.
Street Address: 555 D'Onofrio Drive, Ste 275 City/State: Madison Zip: 53719
Telephone: (608) 441-5580 Fax: (608) 441-5581 Email: Tom@SEICommercial.com

Property Owner (if not applicant): Castle Close LLC
Street Address: 1511 Wood Lane City/State: Madison Zip: 53705

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Outdoor Soccer Field for the playing of soccer.

Development Schedule: Commencement May 2014 Completion July 2014

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/alterd 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:
Denise DeMarb, District 16 Alderperson (sent 02/06/14), World Dairy Center Review Committee, Met with Heidi Fischer on 02/04/14

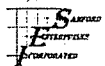
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☒ **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: Kevin Firchow Date: 02/04/14 & 02/13 Zoning Staff: Matt Tucker Date: 02/13/14

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

Name of Applicant Ignacio Sobrevilla Relationship to Property: Future Owner
 Authorizing Signature of Property Owner [Signature] Date 3-11-2014
Managing Member
Costa Plus LLC



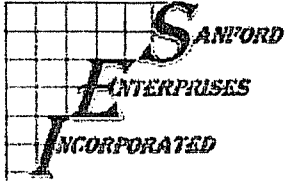
Letter of Intent to the Land Use Application
Regarding 3002 Dairy Drive Conditional Use Permit

Submittal Date: March 12, 2014

1. Site Location: World Dairy Center (16th Aldermanic District)
2. Existing Conditions: Vacant parcel, Zoned IL
3. Proposed Use: Outdoor Soccer Field
4. Project Schedule: Upon approval of the Conditional Use and receipt of all necessary permits and approvals for construction, the project is scheduled to start spring of 2014.
5. Project Team to Date:
 - a. Owner: Ignacio Sobrevilla
1313 Sunfield Street
Sun Prairie, WI 53590
 - b. Civil Engineer: Quam Engineering
4893 Larson Beach Rd
McFarland, WI 53719
 - c. Project Contact Person: Tom Sanford
Sanford Enterprises, Inc
555 D'Onofrio Dr, Ste 275
Madison, WI 53703
6. Overview: The subject property is contiguous to 5018 Blazing Star Drive, home of United Indoor Soccer, which is leased with an option to purchase by the aforementioned Owner. The property will allow for the expansion of the Owner's existing business by accommodating outdoor soccer play in the summer. United Indoor Soccer runs winter leagues from November 1st through April 30th. The Outdoor Soccer Field will accommodate summer leagues from May 1st through October 31st. It is anticipated that the hours of operation will be from 8:00 AM to Midnight. Outdoor soccer players will utilize the restroom facilities of the adjacent indoor soccer facility, which will remain open during hours of operation.
7. Future Construction: The Owner may decide to construct another indoor soccer facility on the subject property at some point in the future. Owner is aware that indoor recreation will require a new and separate submittal for Conditional Use.
8. Project Data:
 - a. Site: 2.06 acre vacant parcel on the corner of Dairy Drive and Blazing Star Drive.
 - b. Legal Description: Lot 46 Fourth Addition to World Dairy Center.
 - c. Buildings: None.
 - d. Conditional Use: required for outdoor recreation.
 - e. Land Value: Subject to approval for Conditional Use, the property is being purchased for \$393,292.
 - f. Parking: The project will have no on-site parking but will utilize the existing 52+ parking spaces at United Indoor Soccer. Non soccer summer events held inside at United Indoor Soccer will be infrequent and scheduled so as to not interfere with the parking needs of the outdoor facility.
 - g. Project Cost: The final project cost is estimated to be between \$75,000 and \$125,000.
 - h. Jobs Created:
 - i. Construction: Utilize 1 scraper and / or bulldozer operator, electrician and general laborer.
 - ii. Soccer Operation will be run by the Owner

Thomas B. Sanford

From: Thomas B. Sanford [Tom@SEICommercial.com]
Sent: Thursday, February 06, 2014 8:11 PM
To: Denise DeMarb
Cc: Kevin Firchow
Subject: Notification of Conditional Use Application for Construction of Outdoor Soccer Field / Indoor Soccer Facility at 3002 Dairy Drive, Madison



Hi Denise:

Thank you for taking my phone call today. My client Ignacio Sobrevilla leases the former Salon Centinela building at 5018 Blazing Star Drive which is located in your district. Salon Centinela was built as an indoor soccer facility and Mr. Sobrevilla continues to operate in that capacity.

As I mentioned on the phone, Mr. Sobrevilla has an accepted offer on 3002 Dairy Drive, a two acre+ lot that is adjacent to his current soccer operations on Blazing Star. Mr. Sobrevilla is applying for at least one and possibly two conditional use permits for 1) the construction of an outdoor soccer field, and 2) for future construction of a pre-engineered steel building for indoor soccer that will replace the outdoor soccer field.

We will be submitting our application(s) for Plan Commission Approval by March 12th. As I understand it, the City of Madison requires that alders be notified in writing at least 30 days prior to the submittal deadline for Conditional Use applications. Please accept this email as Mr. Sobrevilla's formal notification.

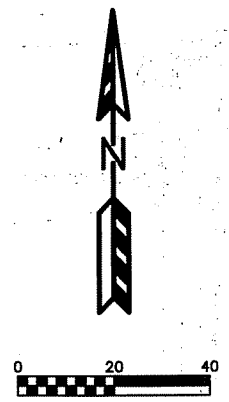
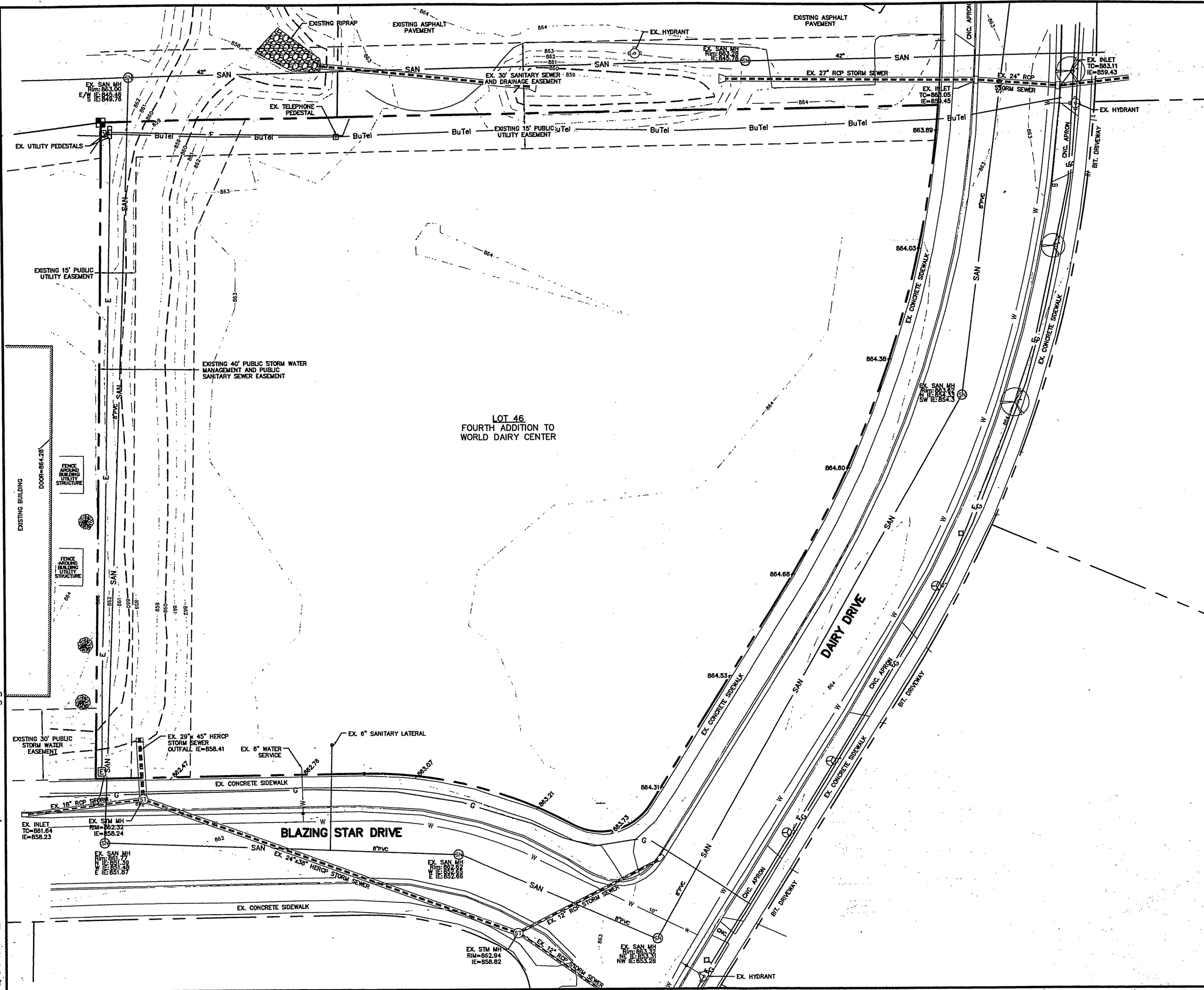
Please feel free to call / email if you have any questions and I hope you enjoy your South American adventure as much as my daughter did.

Best Regards,

NEC TEMERE NEC TIMIDE

Thomas B. Sanford, Broker
Sanford Enterprises, Inc.
Commercial Real Estate Services
555 D'Onofrio Dr., Suite 275
Madison, WI 53719

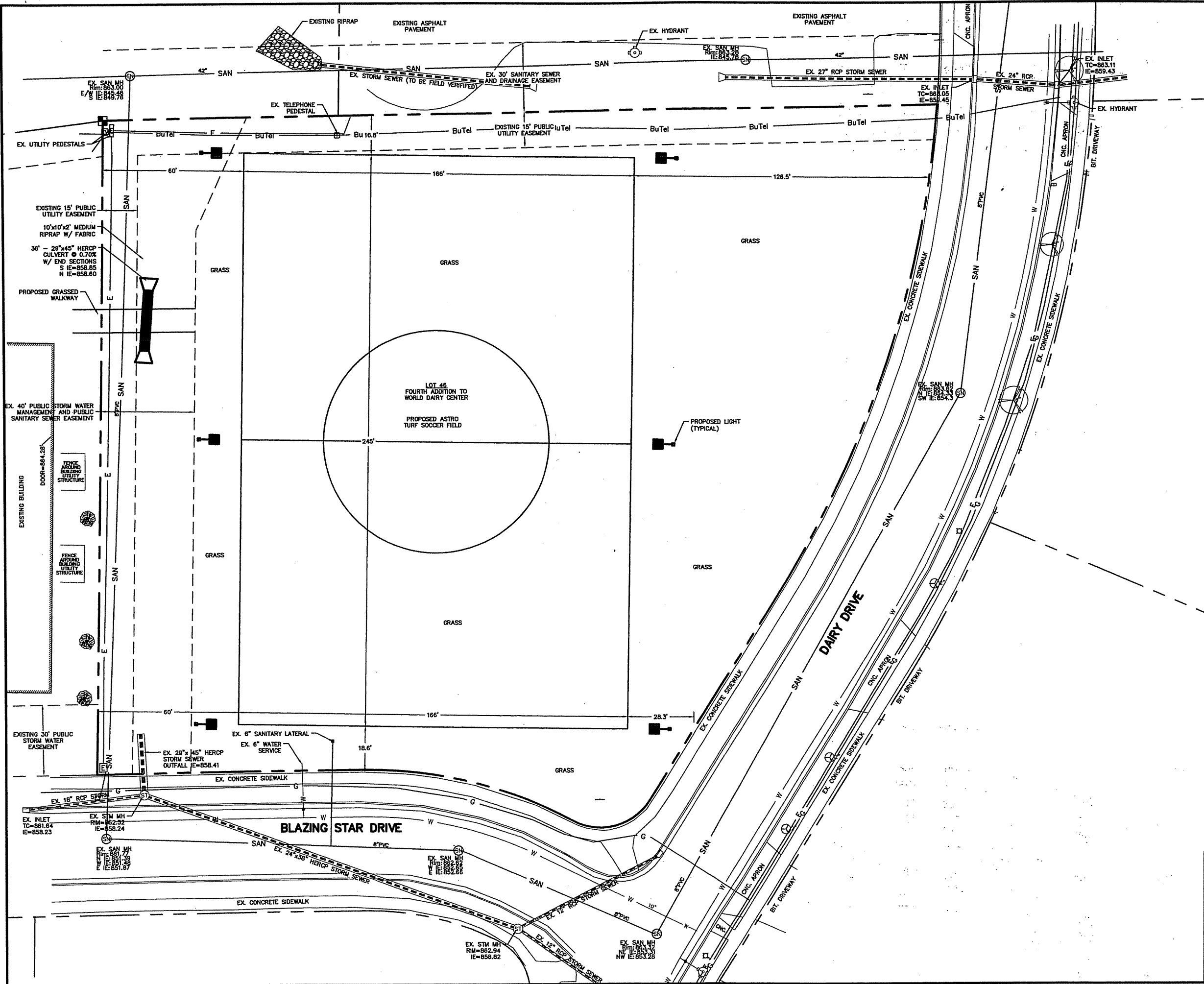
Direct: 608.441.5580
Fax: 608.441.5581



- LEGEND:**
- - - 864 - - - EXISTING MINOR CONTOUR.
 - - - 860 - - - EXISTING MAJOR CONTOUR.

OUTDOOR SOCCER FIELD - 3002 DAIRY DRIVE
 EXISTING SITE PLAN
 PAGE: 1 OF 4
 DATED: MARCH 11, 2014

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address	3002 DAIRY DRIVE
Site acreage (total)	2.08 ACRES
Number of building stories (above grade)	N/A
Building height	N/A
DLH type of construction (new structures or additions)	N/A
Total square footage of building	N/A
Use of property	OUTDOOR SOCCER FIELD
Gross square feet of office	N/A
Gross square feet of retail area	N/A
Number of employees in warehouse	N/A
Number of employees in production	N/A
Capacity of restaurant/place of assembly	N/A
Number of bicycle stalls shown	N/A
Number of Parking stalls:	
Small Car	0
Large Car	0
Accessible	0
Total	0
Number of trees shown	(See Landscape Plan)

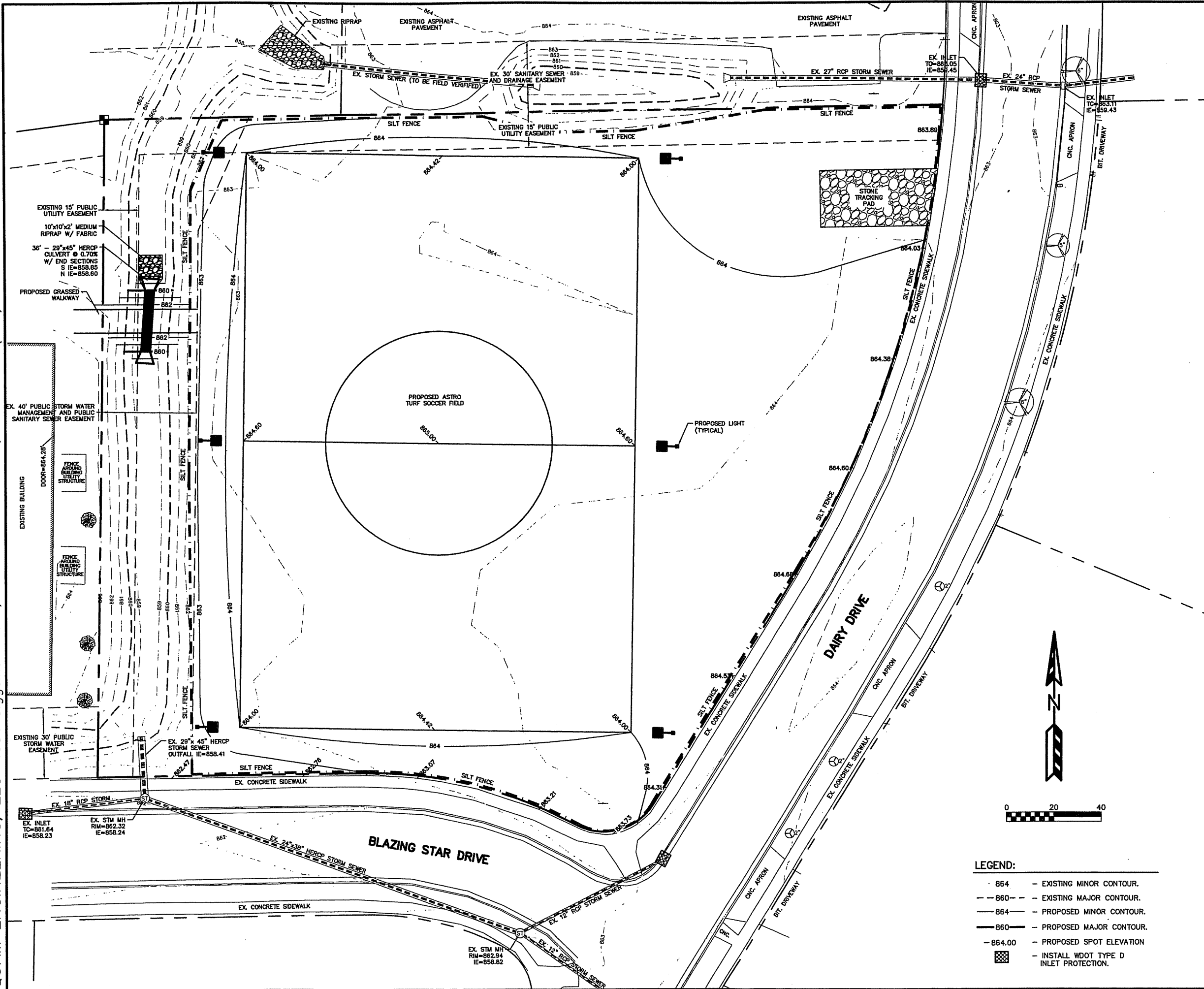
GENERAL NOTES:

ANY DAMAGE TO THE PAVEMENT ON BLAZING STAR DRIVE AND DAIRY DRIVE ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

OUTDOOR SOCCER FIELD - 3002 DAIRY DRIVE SITE AND UTILITY PLAN

PAGE: 2 OF 4
DATED: MARCH 11, 2014



EROSION NOTES:

THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING STORM CATCH BASINS AS SHOWN ON THE PLAN. THE INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL INSTALLATION OF THE SURFACE COURSE OF ASPHALT. THE INLET PROTECTION SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED AND DISTURBED AREAS ARE RESTORED.

TIME SCHEDULE:

MAY 5, 2014	INSTALL INITIAL EROSION CONTROL DEVICES.
MAY 6 - JULY 15, 2014	CONSTRUCT FIELD AND RESTORE DISTURBED AREAS.

RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER: SANFORD ENTERPRISES ATTN: THOMAS SANFORD 555 D'ONOFRIO DRIVE, SUITE 275 MADISON, WI 53719	ENGINEER: QUAM ENGINEERING, LLC ATTN: RYAN QUAM 4604 SIGGELKOW ROAD, SUITE A MCFARLAND, WI 53558
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STONE TRACKING PAD DETAIL

STONE TRACKING PAD INSTALLATION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1057

SILT FENCE CONSTRUCTION

SILT FENCE INSTALLATION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1056

LEGEND:

- 864 - EXISTING MINOR CONTOUR.
- - 860 - EXISTING MAJOR CONTOUR.
- 864 - PROPOSED MINOR CONTOUR.
- 860 - PROPOSED MAJOR CONTOUR.
- 864.00 - PROPOSED SPOT ELEVATION
- INSTALL WDOT TYPE D INLET PROTECTION.

OUTDOOR SOCCER FIELD - 3002 DAIRY DRIVE

GRADING AND EROSION CONTROL PLAN

PAGE: 3 OF 4

DATED: MARCH 11, 2014

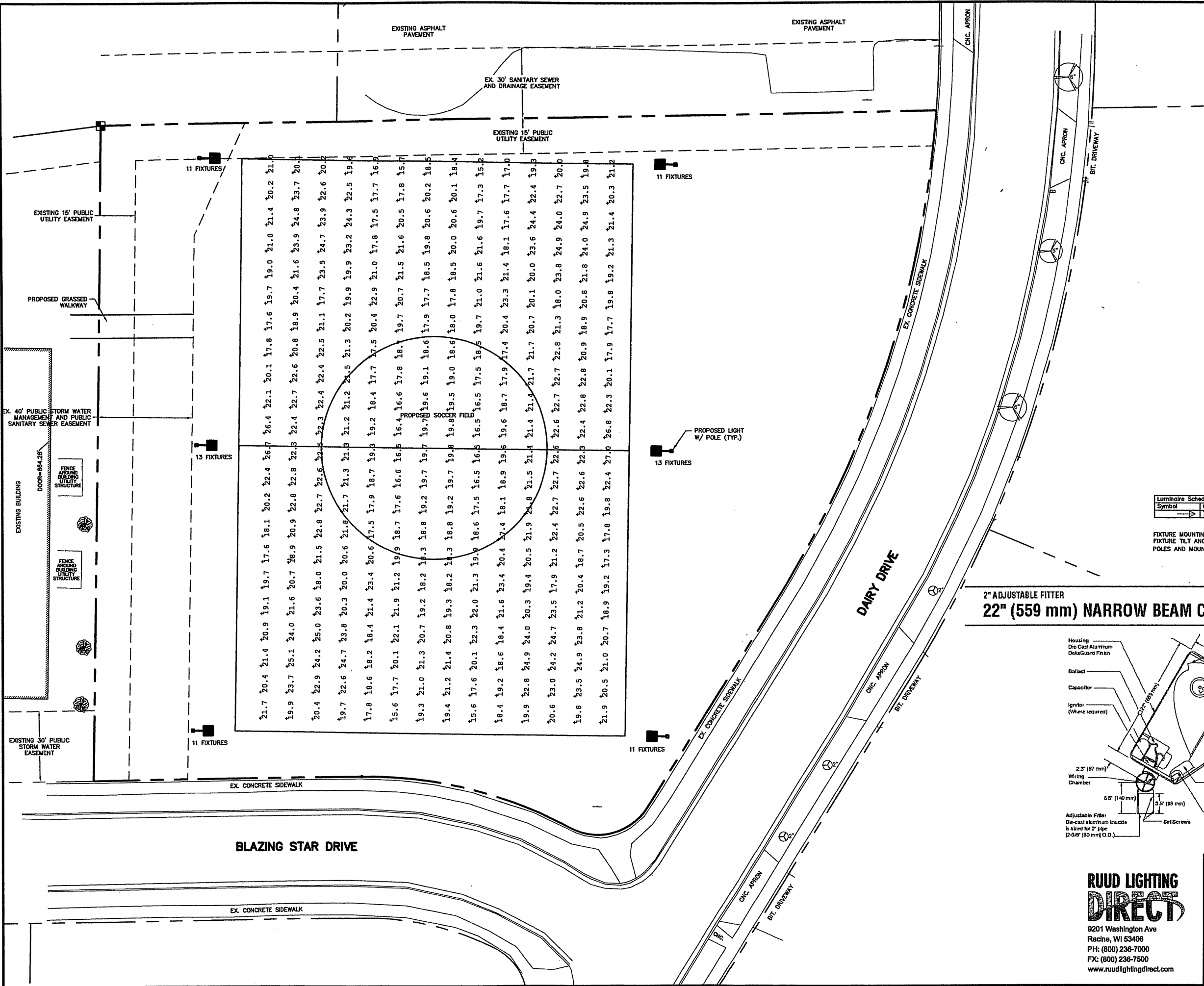
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Phone (608) 838-7750; Fax (608) 838-7752

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

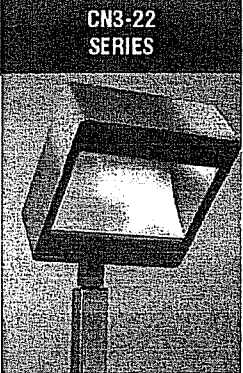
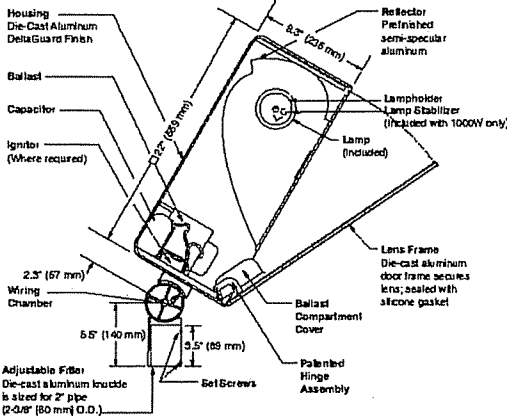
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	70	CN	SINGLE	99000	0.650	CN3499-M 1000W MH

FIXTURE MOUNTING HEIGHT: 60' AFG
FIXTURE TILT ANGLE: 65 DEGREES ABOVE HORIZONTAL
POLES AND MOUNTING HARDWARE PROVIDED BY OTHERS.

2" ADJUSTABLE FITTER
22" (559 mm) NARROW BEAM CUTOFF FLOOD



Notes

**RUUD LIGHTING
DIRECT**
9201 Washington Ave
Racine, WI 53406
PH: (800) 236-7000
FX: (800) 236-7500
www.ruudlightingdirect.com

OUTDOOR SOCCER FIELD - 3002 DAIRY DRIVE
LIGHTING PLAN
PAGE: 4 OF 4
DATED: MARCH 11, 2014

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