

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received 12/17/24 11:57 a.m.

Initial Submittal

Paid

Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): _____

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial Approval

Final Approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Modifications of Height, Area, and Setback

Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Street address _____

Telephone _____

Project contact person _____

Street address _____

Telephone _____

Property owner (if not applicant) _____

Street address _____

Telephone _____

Company _____

City/State/Zip _____

Email _____

Company _____

City/State/Zip _____

Email _____

City/State/Zip _____

Email _____

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

5. Required Submittal Materials☒ **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☒ **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☒ **Development Plans** (Refer to checklist on Page 4 for plan details)☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)☒ **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.


☒ **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 8-27/2024 & 12/10/2024.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant David Oberbeck Relationship to property Architect

Authorizing signature of property owner  Date 12-10-2024

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (*per §33.24(6) MGO*).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (*per §33.24(6)(b) MGO*)
- ☐ Comprehensive Design Review: \$500 (*per §31.041(3)(d)(1)(a) MGO*)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (*per §31.041(3)(d)(1)(c) MGO*)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (*per §31.041(3)(d)(2) MGO*)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

December 17, 2024

City of Madison - Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

RE: Bauer Builders Sports Center
UDC Final Approval Letter of Intent – 4845 Tradewinds Pkwy

Dear Urban Design Commission:

This Urban Design Commission Application final review submittal packet outlines the revisions to the design per the Urban Design Commissions Initial Review of the new indoor sports center to be constructed at **4845 Tradewinds Parkway** on a vacant 2.97 acre parcel.

The filing of this Final Review application package on December 17, 2024 is for the Urban Design Commission meeting to be held January 22, 2025 followed by the Plan Commission Meeting on February 3, 2025.

The Urban Design Commission (UDC) is an approving body for this request as the property is located in Urban Design District 1. As part of that review, the UDC Secretary prepared a Staff Report for the December 4, 2024 UDC meeting (Legistar ID 85977). At the December 4, 2024 meeting the UDC granted “initial approval” with the following findings and conditions.

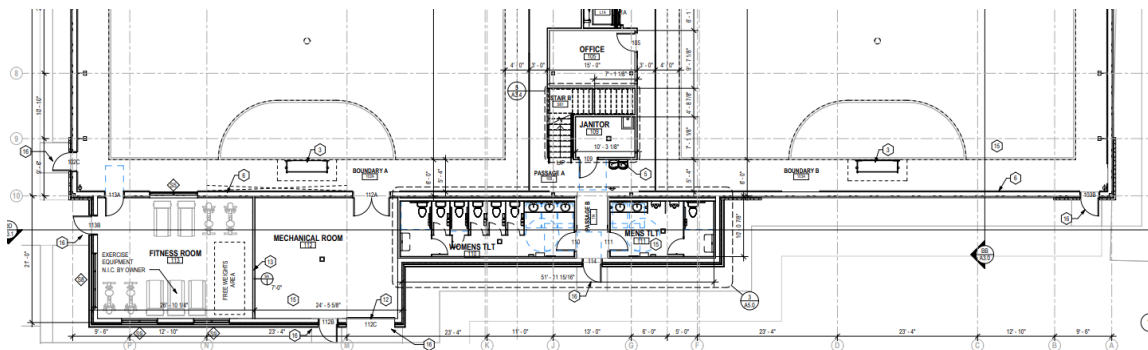
- Overall, the Commission noted that the building siting and massing was appropriate.
- The Landscape Plan shall be refined to include:
 - Hardwood bark mulch, not washed stone as noted on the plans;
 - *The stone mulch has been replaced with hardwood bark mulch in landscape beds*
 - The Stella D’oro daylily should be swapped out for a different type of daylily or a different native flowering perennial;
 - *The Stella D’oro daylilies have been replaced with Millenium Allium, sunrise forsythia, and bailey dogwoods.*
 - Where there are perennial plants in the planting plan, the landscape plan shall be refined to increase the number/rows (double or triple) what is shown;
 - *The number of rows of perennial plants have been increased in the planting areas.*
 - The foundations plantings (shrubs and perennials) shall be increased in quantity to better contribute to the design (alpine currant, spirea, honeysuckle, taller ornamental grasses, taylor junipers).
 - *Foundation planting have been adjusted to contribute to the design as requested.*

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719

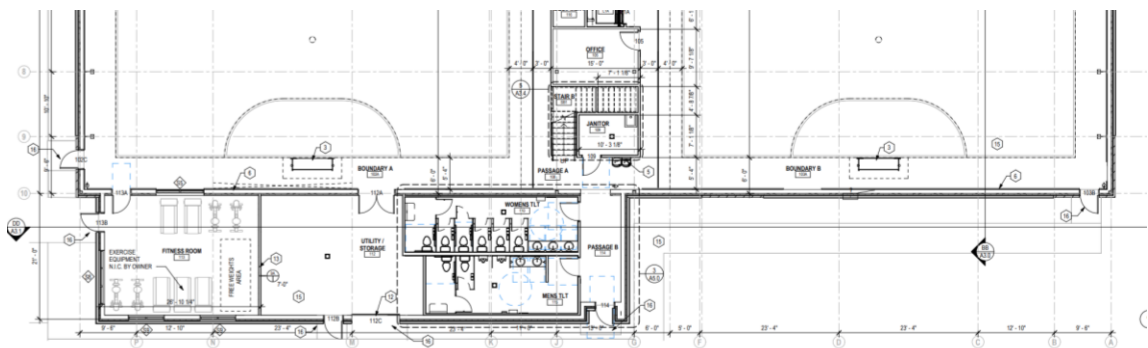
p 608.829.4444

f 608.829.4445

- The Cleveland select pear, has been advised against by the WDNR, this species should be replaced with another small stature tree (serviceberry, musclewood, etc.);
 - *The Cleveland select pear has been removed from the design and replaced with a ivory silk lilac (tree form)*
- The landscape on the south side of the site should be revised to frame the space for the potential future outdoor soccer field; and
 - *The landscaping at the south side of the facility has been revised to allow for open space.*
- The groupings of plants should reflect odd numbers of plantings.
 - *Plant groupings have been redesigned.*
- The single-story masses along the southside of the building be refined to be more integrated into the overall building design and footprint.
 - *The mens' restroom has been relocated directly below the women's restroom, eliminating the offset/additional corner in the building footprint. This simplified the massing of the building creating one lower roof area at the rear of the facility. The masonry base continues around this portion of the building.*



▪ **INITIAL SUBMISSION**



▪ **REVISED SUBMISSION**

- The applicant team shall provide additional perspectives that show the proposed metal panels are a design of exceptional merits, consistent with the UDD 1 guidelines and requirements.
 - *The UDD 1 “Building Design” requirements and guidelines generally speak to utilizing low maintenance, durable and harmonious materials, contemporary architecture, and high-quality design, as well as minimizing blank walls and utilizing the same level of design across all elevations.*
 - *The entry of the facility, prominently located along Tradewinds Parkway, welcomes patrons incorporating the exterior materials utilized on all sides of the facility. A masonry accent base provides protection for the metal wall panels.*
 - *The design of the building uses materials and color to reflect what is happening within the building... sports activities. The metal structure chosen for building provides a cost efficient means to provide the “clear span” high bay floor area required for the sports courts. Metal wall panels allow color to be added to the exterior facility. The use of masonry and glass accentuate the main entry and the corners of the facility. Natural light is allowed to enter the facility through the upper windows during the day and while the glow from the interior lights is seen piercing the façade at night.*
 - *Additional colored renderings have been provided for all sides of the proposed building. Views are included to illustrate how the roof top mechanical equipment will appear from street/eye level.*
- The lighting plan shall be updated and additional information provided to address the comments noted in the staff report related to fixtures and light levels.
 - *Lighting fixture information sheets are included denoting the manufacture/model of the proposed fixtures to be utilized on the building and pole mounted in the parking areas.*



*RAB A22-4T150
Pole Mount LED
Color: Bronze
Width: 12 inches
Depth: 23 inches
Height 8 inches*



*RAB SLIM
Wall Mount LED
Color: Bronze
Width: 6-15/16 inches
Depth: 2-3/16”
Height: 9-1/4”*

Thank you for your time and consideration. We look forward to the opportunity to present our project on January 22, 2025.

Regards,

David Oberbeck, AIA

Project Team:

Owner: Ilhr Lushaj (info@madisonfutsal.com)

Contractor: Bauer Builders, Inc.
2866 Agriculture Drive
Madison, WI 53718
Brad Bauer (bradbauer@bauerbuildersinc.com)

Architect: Dimension IV Madison Design Group
6515 Grand Teton Plaza; Suite 120
Madison, WI 53719
David Oberbeck (doberbeck@dimensionivmadison.com)

Civil Engineer: Wyser Engineering
300 E. Front St.
Mount Horeb, WI 53572
Wade Wyse (wade.wyse@wyserengineering.com)

BAUER BUILDERS SPORTS COMPLEX

4845 TRADEWINDS PARKWAY,
MADISON, WI



3D VIEW

PROJECT/BUILDING DATA	
NEW 1 STORY FUTSAL SPORTING COMPLEX WITH MEZZANINE LEVEL	
FIRST FLOOR AREA	= 26,513 GSF
FIRST FLOOR PATIO AREA	= 280 GSF
MEZZANINE FLOOR AREA	= 3,942 GSF
TOTAL BUILDING AREA	= 30,735 GSF
PARKING COUNTS	
TOTAL PARKING SPACES	= 96
TOTAL ACCESSIBLE PARKING SPACES	= 6

Architecture :

General Contractor:

Dimension IV - Madison Design Group

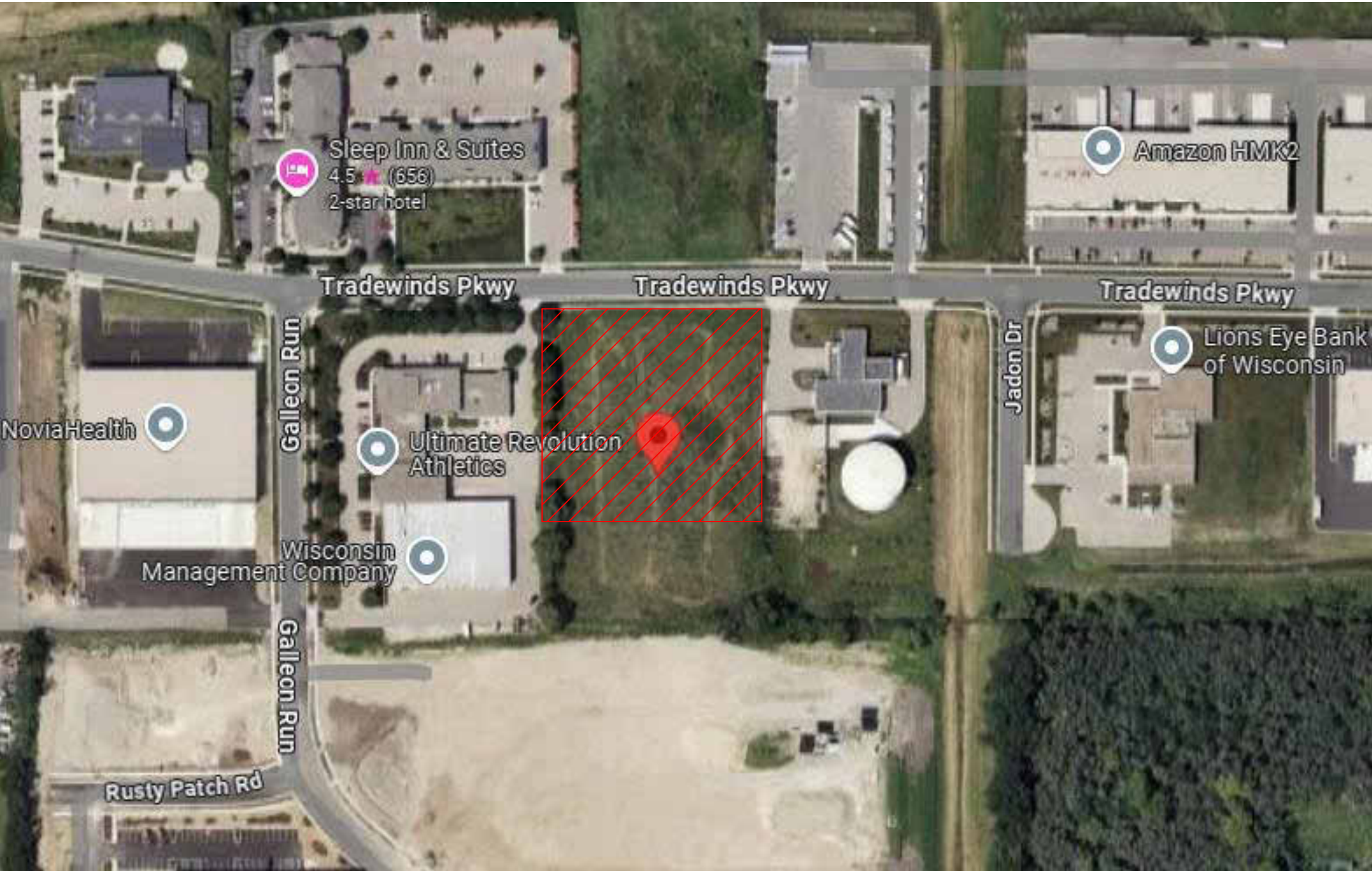
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719

p: 608.829.4444 www.dimensionivmadison.com

Bauer Builders

2866 Agriculture Dr, Madison, WI 53718

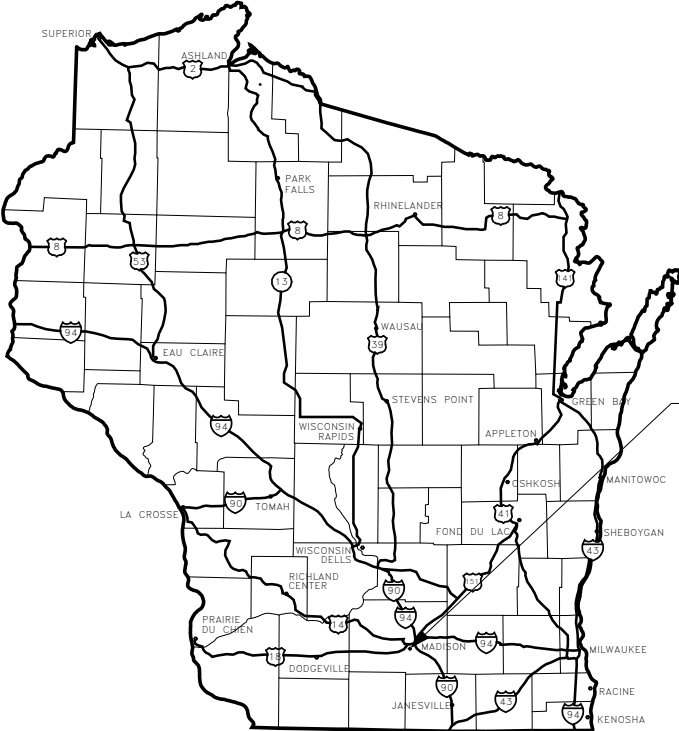
p: 608.222.8941 bauerbuildersinc.com



NEIGHBORHOOD MAP



CITY MAP



STATE MAP

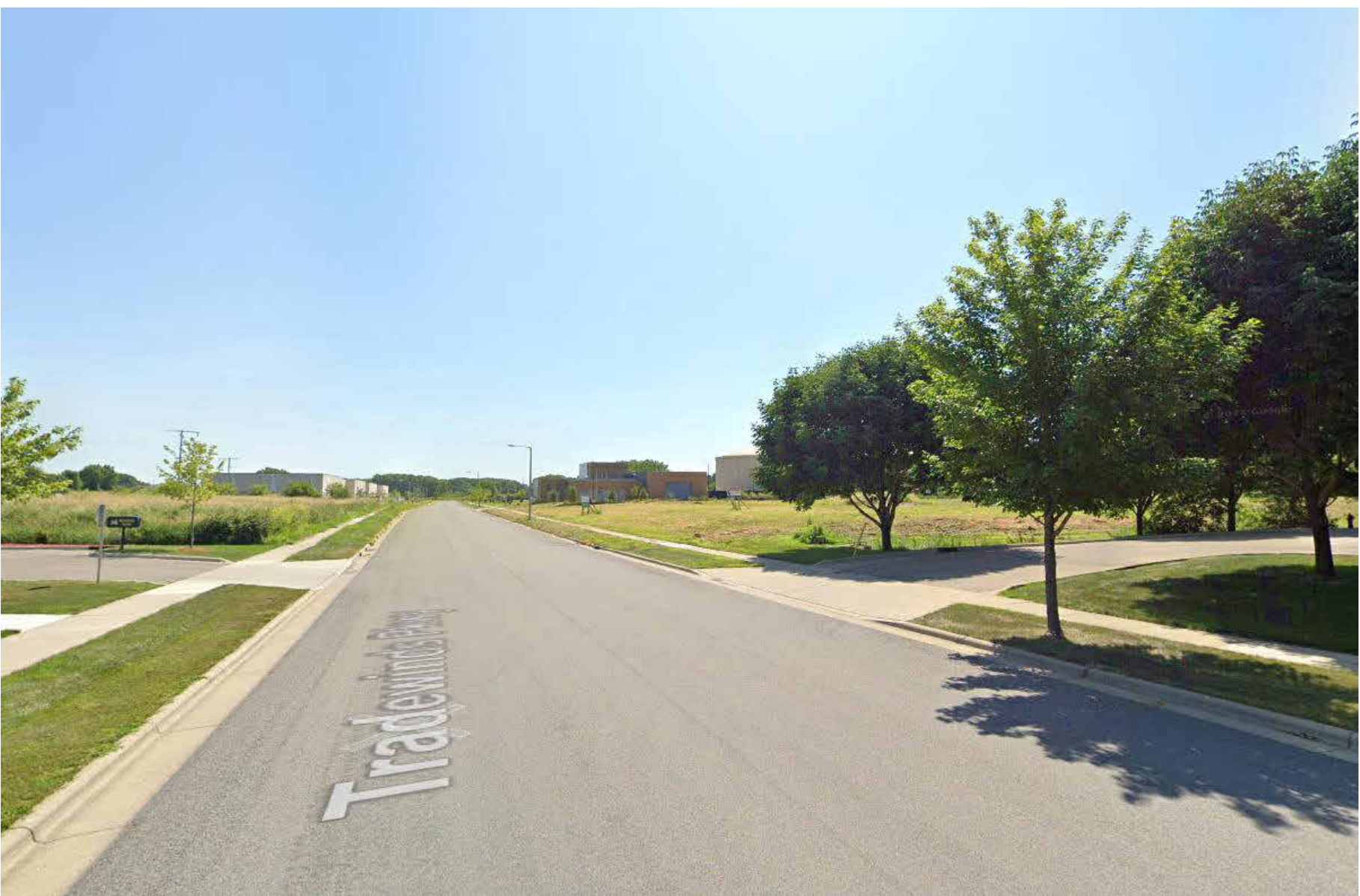
UDC FINAL APPROVAL

01/15/2025

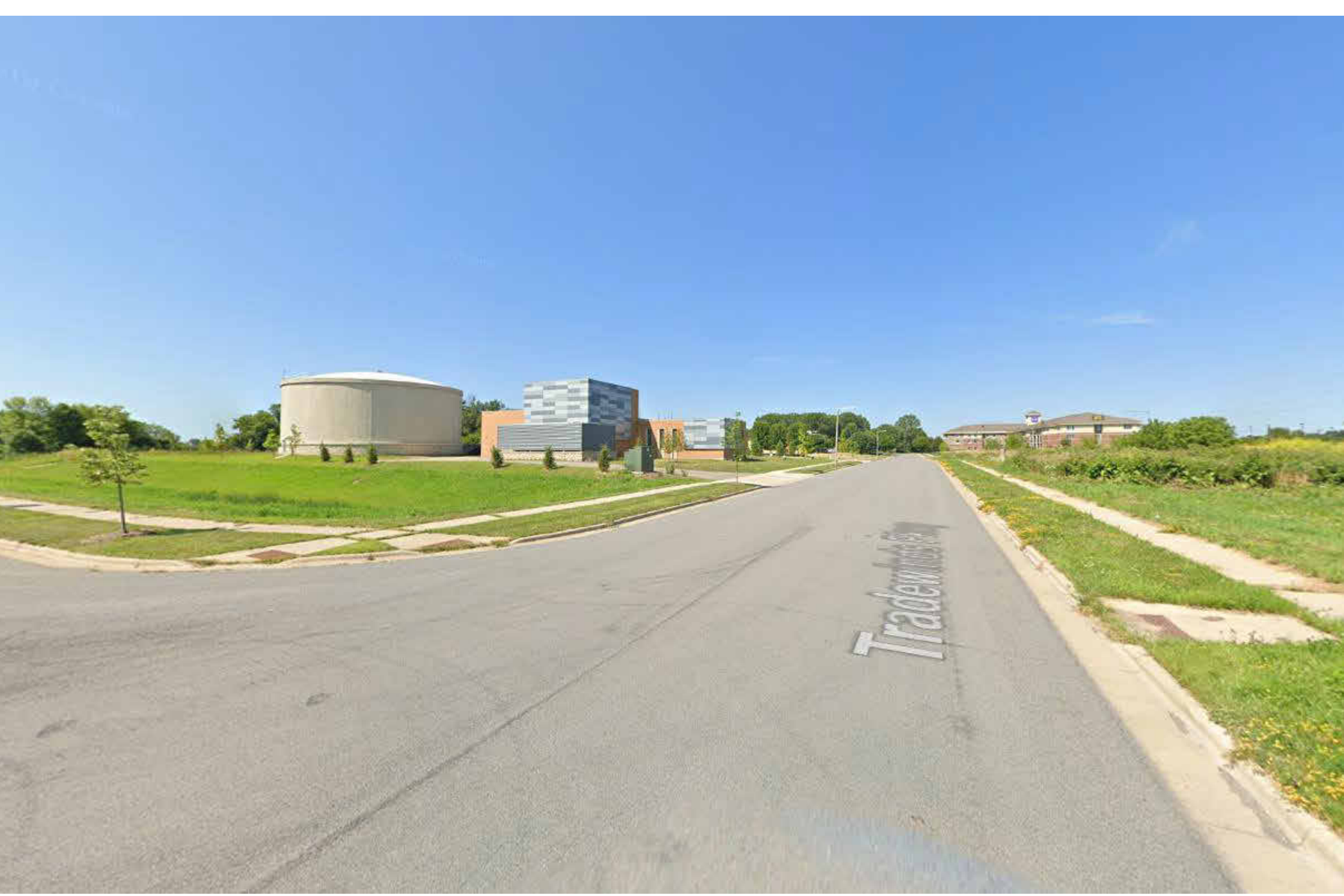
PROJECT # 23078



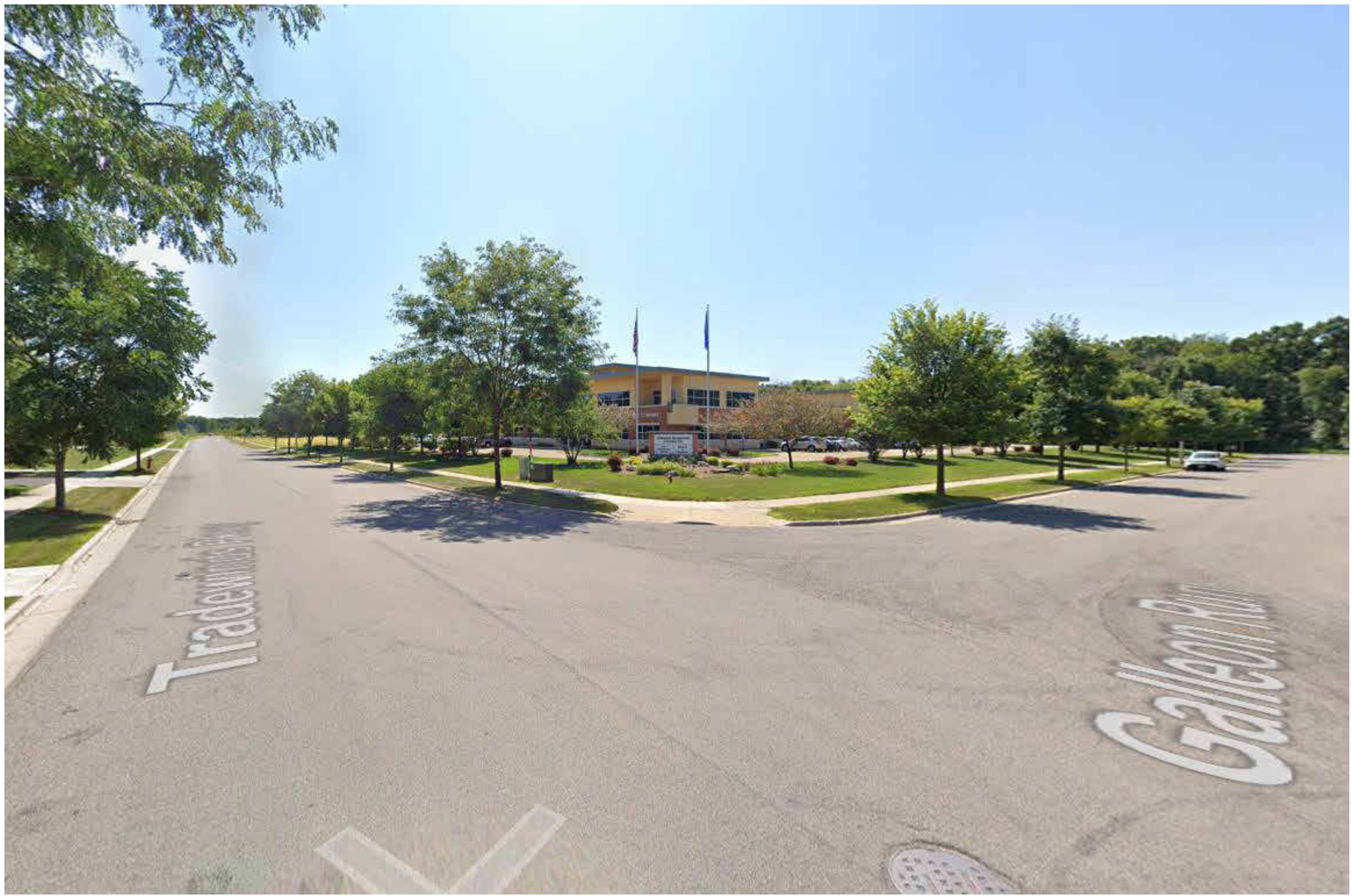
GENERAL VIEW FROM TRADEWINDS PKWY N



VIEW FROM TRADEWINDS PKWY NW



VIEW FROM TRADEWINDS PKWY NE



VIEW FROM GALLEON RUN NW



VIEW FROM GALLEON RUN SW



AERIAL VIEW LOOKING NORTH WEST

**BAUER BUILDERS
SPORTS COMPLEX**

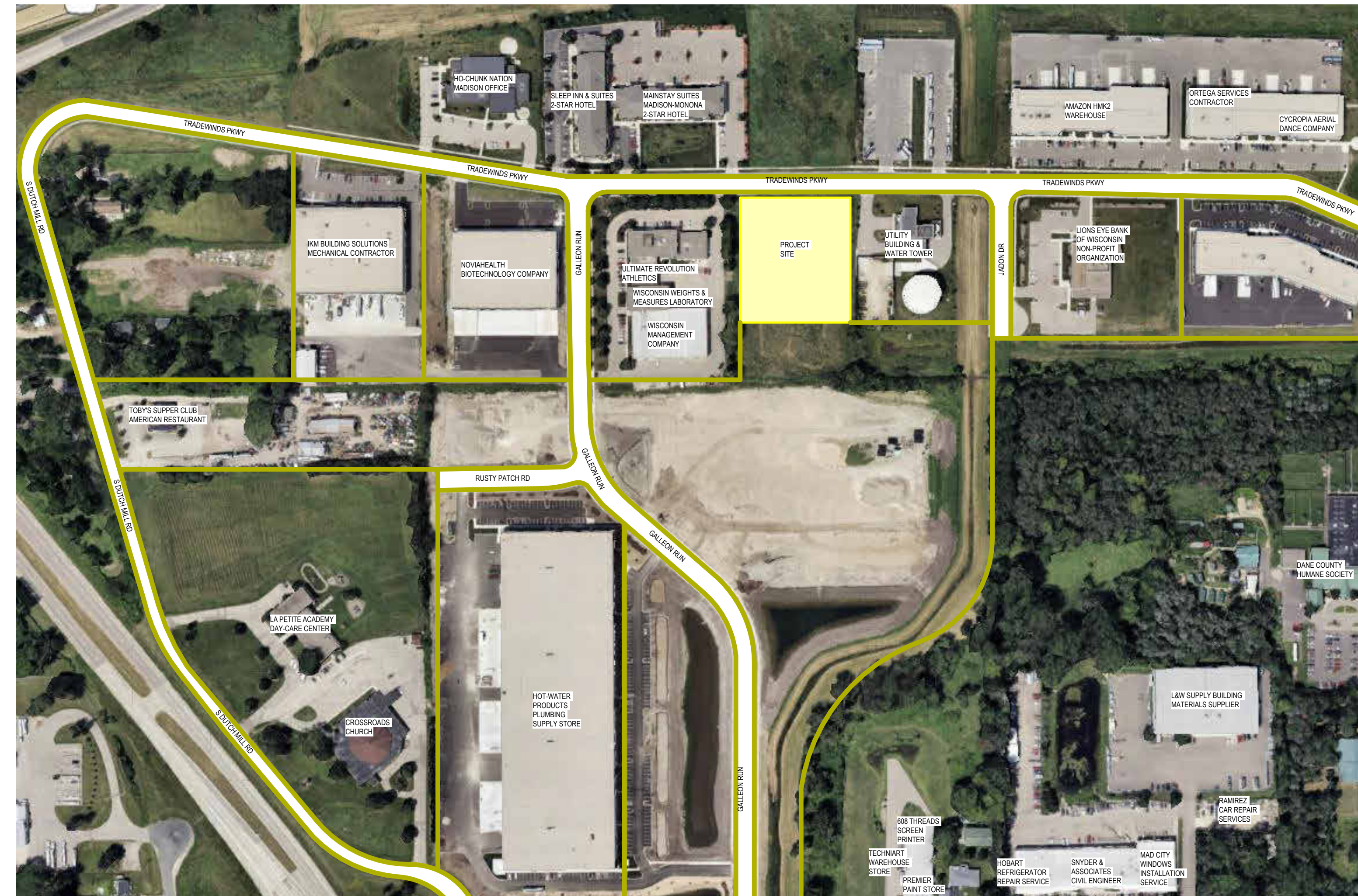
4845 TRADEWINDS PARKWAY,
MADISON, WI

DATE OF ISSUE: 01/15/2025

REVISIONS:

PROJECT # 23078

SITE PHOTOS

BAUER BUILDERS
SPORTS COMPLEX

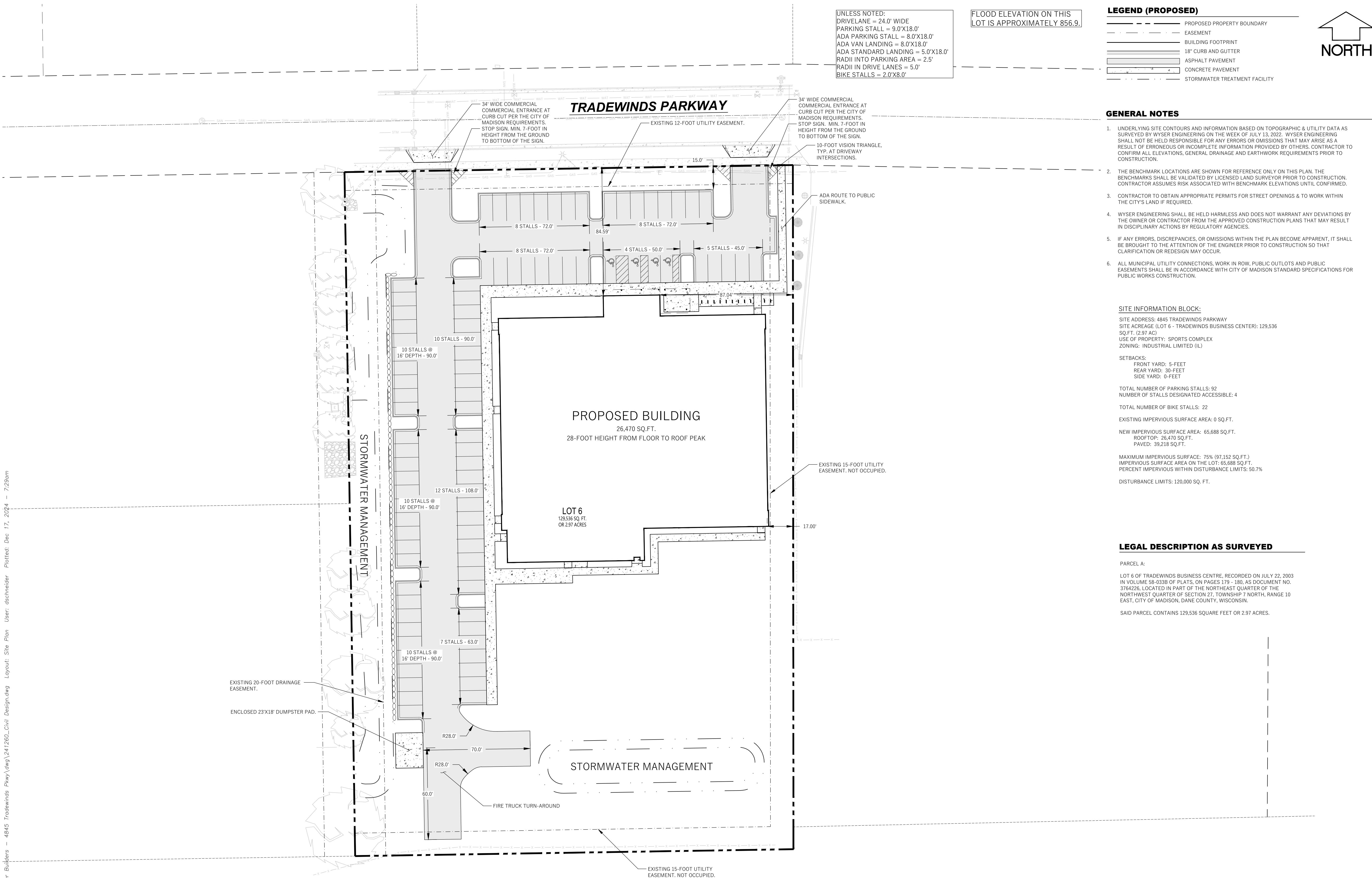
4845 TRADEWINDS PARKWAY,
MADISON, WI

DATE OF ISSUE: 01/15/2025

REVISIONS:

PROJECT #	23078
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SITE PLAN CONTEXT

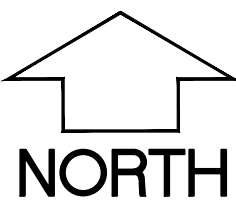


UNLESS NOTED:
 DRIVELANE = 24.0' WIDE
 PARKING STALL = 9.0'X18.0'
 ADA PARKING STALL = 8.0'X18.0'
 ADA VAN LANDING = 8.0'X18.0'
 ADA STANDARD LANDING = 5.0'X18.0'
 RADII INTO PARKING AREA = 2.5'
 RADII IN DRIVE LANES = 5.0'
 BIKE STALLS = 2.0'X8.0'

FLOOD ELEVATION ON THIS LOT IS APPROXIMATELY 856.9.

LEGEND (PROPOSED)

-
- PROPOSED PROPERTY BOUNDARY
 EASEMENT
 BUILDING FOOTPRINT
 18" CURB AND GUTTER
 ASPHALT PAVEMENT
 CONCRETE PAVEMENT
 STORMWATER TREATMENT FACILITY



GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF JULY 13, 2022. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN, THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

SITE INFORMATION BLOCK:

SITE ADDRESS: 4845 TRADEWINDS PARKWAY
SITE ACREAGE (LOT 6 - TRADEWINDS BUSINESS CENTER): 129.536
SQ.FT. (2.97 AC)
USE OF PROPERTY: SPORTS COMPLEX
ZONING: INDUSTRIAL LIMITED (IL)

SETBACKS:
FRONT YARD: 5-FEET
REAR YARD: 30-FEET
SIDE YARD: 0-FEET

TOTAL NUMBER OF PARKING STALLS: 92
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 4

TOTAL NUMBER OF BIKE STALLS: 22

EXISTING IMPERVIOUS SURFACE AREA: 0 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 65,688 SQ.FT.
ROOFTOP: 26,470 SQ.FT.
PAVED: 39,218 SQ.FT.

MAXIMUM IMPERVIOUS SURFACE: 75% (97,152 SQ.FT.)
 IMPERVIOUS SURFACE AREA ON THE LOT: 65,688 SQ.FT.
 PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 50.7%

DISTURBANCE LIMITS: 120,000 SQ. FT.

LEGAL DESCRIPTION AS SURVEYED

PARCEL A:

LOT 6 OF TRADEWINDS BUSINESS CENTRE, RECORDED ON JULY 22, 2003
IN VOLUME 58-033B OF PLATS, ON PAGES 179 - 180, AS DOCUMENT NO.
3764226, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 10
EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 129,536 SQUARE FEET OR 2.97 ACRES.

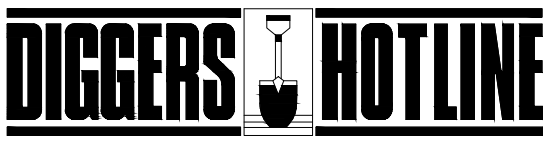
WYSER
ENGINEERING

4845 TRADEWINDS PARKWAY
MADISON, WI 53718

BAUER BUILDERS
SPORTS COMPLEX

CITY OF MADISON, DANE COUNTY, WI

Sheet Title:
SITE PLAN

[illegible]

Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

File: W:\2024\241260 Bauer Builders - 4845 Tradewinds Pkwy\dwg\241260 Civil Design.dwg User: dschneider Plotted: Dec 17, 2024 - 7:29am



1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSE ENGINEERING ON THE DATE OF JULY 13, 2022. WYSE ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET

OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.

WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.

IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTFALLS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF
WALL (NOT FOOTING)

PROPERTY BOUNDARY
EASEMENT
BUILDING FOOTPRINT
18" CURB AND GUTTER
ASPHALT PAVEMENT
CONCRETE PAVEMENT
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED STORM SEWER
SILT FENCE
INLET PROTECTION
DITCH CHECK
SPOT GRADE
DRAINAGE GRADE BREAK
DRAINAGE ARROW

1180
1181
1181.25 EP
1.0%

NORTH

POST WDRN CERTIFICATE OF PERMIT COVERAGE AND MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDRN.

2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

3. ENGINEER / CITY OF MADISON / WDRN HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.

4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDRN AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.

5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.

6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

7. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.

8. REFER TO THE WDRN STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wis.gov/topic/stormwater/standards/const_standards.html

9. INSTALL PERMITTER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDRN TECHNICAL STANDARD STONE STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCES(S).

10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDRN TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAINED INLET PROTECTION.

11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING EROSION CONTROL PER WDRN TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1057.

13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.

14. PROVIDE ANTI-SLOPE PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDRN TECHNICAL STANDARD DE-WATERING #1061.

15. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDRN TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.

16. INSTALL AND MAINTAIN SILT FENCING PER WDRN TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.

17. REPAIR BARES AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDRN TECHNICAL STANDARD DITCH CHECKS #1062.

18. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDRN TECHNICAL STANDARD INTERIM MANUFACTURED PERMITTER CONTROL AND SOIL INTERRUPTION PRODUCTS # 1071.

19. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERMITTER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

20. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 34 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. AS APPROPRIATE FOR REGION AND SOIL TYPE. AFTER OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

21. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

22. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.

23. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDRN TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.

24. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GRAVEL, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.

25. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPERSED LOCATIONS FOR ANY EXCAVATED SOILS OR CONTAMINATED DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERMITTER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERM(S)).

26. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDRN TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.

27. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDRN TECHNICAL STANDARD CHANNEL EROSION MAT #1053.

28. MAKE PROVISIONS FOR WATERING DURING THE FIRST 3 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

29. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDRN REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDRN'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRTS) PUBLIC DATABASE AT: <http://dnr.wis.gov/botsw/>

30. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: <https://www.epa.gov/rpdes/epa833-f-11-006-concrete-washout-basin>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXTURE, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

1. ALL GRADES SHOWN ARE FINAL. FINISHED SURFACE GRADES.	CONSTRUCTION" (WISDOT 2014)
2. AREAS TO BE SEEDDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL, 6, UNLESS OTHERWISE NOTED.	PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.	
4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.	7. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS: a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET, b. TEMPORARY PAL CLASS 1 TYPE B URBAN EROSION CONTROL
5. MULCH SHALL BE WEEP-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE	

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CITY OF MADISON, DANE COUNTY, WI

Sheet Title: GRADING & UTILITY PLAN

Revisions:

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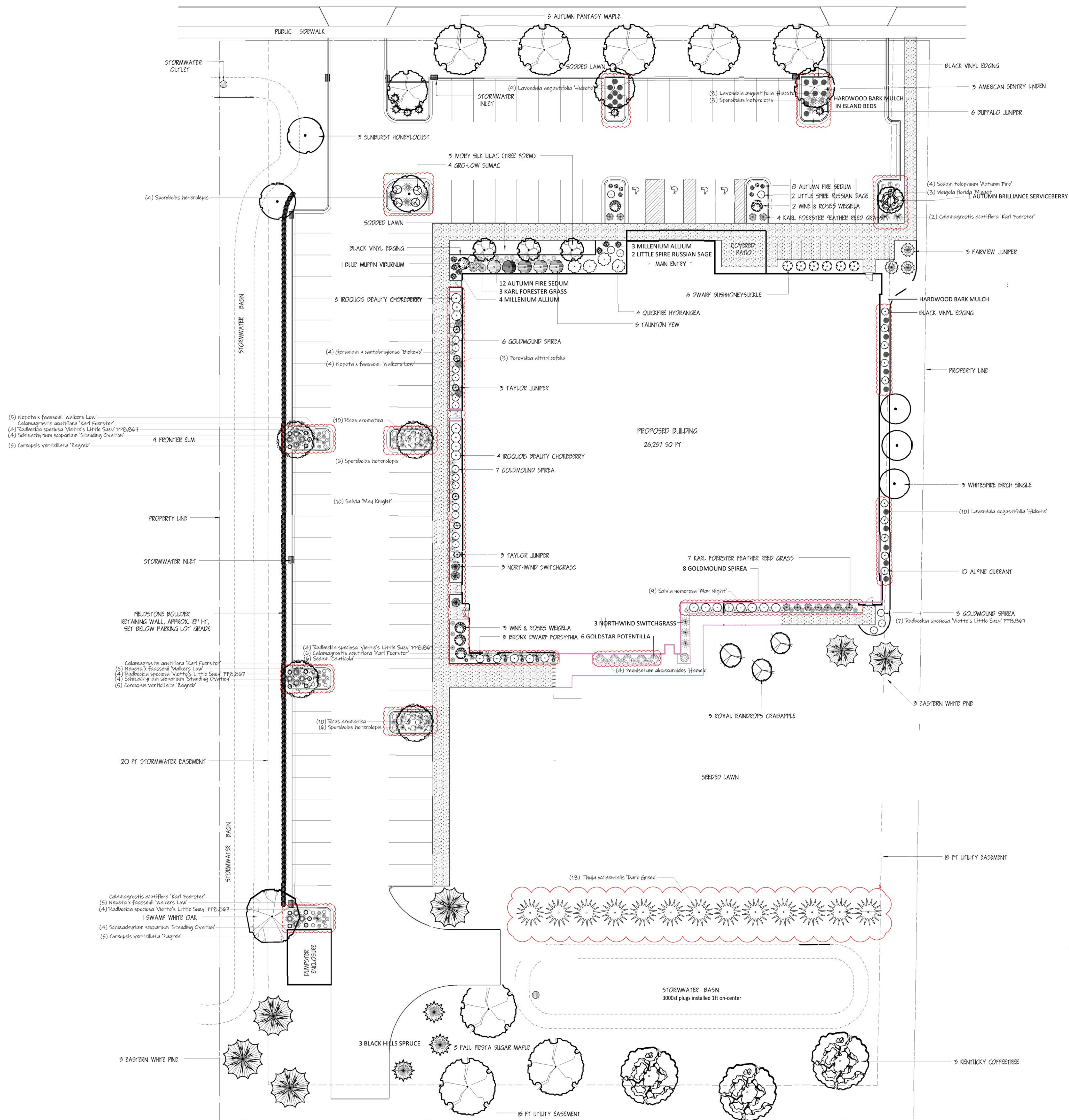
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Date
Issued

12/17/2024

Sheet
Number

C200



Qty	Botanical Name	Common Name	Size/Condition
Trees			
3	Acer saccharum 'Balsat'	FALL PESTA SUGAR MAPLE	25 in DB
5	Acer x freemontii 'Autumn Fantasy'	AUTUMN FANTASY MAPLE	25 in DB
5	Betula populifolia 'Whitespire'	WHITESPIRE BIRCH SINGLE	25 in DB
3	Gleditsia triacanthos 'Suncoast'	SUNBURST HONEYLOCUST	25 in DB
3	Gommodorus dasca	KENTUCKY COFFEETREE	25 in DB
3	Malus transitoria 'Royal Randrops'	ROYAL RANDROPS CRABAPPLE	15 in DB
6	Pinus strobus	BLACK HILLS SPRUCE	5 ft DB
1	AMELANCHIER X grandiflora	EASTERN WHITE PINE	5 ft DB
1	Quercus bicolor	AUTUMN BRILLIANCE SERVICEBERRY	25 in DB
2	Quercus macrocarpa	SWAMP WHITE OAK	25 in DB
3	Syringa reticulata 'Wangy Silk'	WANGY SILK LILAC (TREE FORM)	5 in DB
3	'Ba americana 'McSentry'	AMERICAN SENTRY LAUREN	25 in DB
4	Ulmus x 'Frontier'	FRONTIER ELM	25 in DB
Shrubs			
7	Aronia melanocarpa 'Morton'	ROQUOIS BEAUTY CHOKEBERRY	#3 CG
6	Dorvilia incisa	DWARF BUSHHONEYBUCKLE	#3 CG
5	Foraxia virensma 'Bronsona'	BRONX DWARF FORSYTHIA	#3 CG
4	Hakonea pinnatifida 'Pink'	QUICKFIRE HYDRANGEA	#3 CG
5	Juniperus chinensis 'Fairview'	FAIRVIEW JUNIPER	5 ft DB
5	Juniperus subina 'Buffalo'	BUFFALO JUNIPER	#3 CG
6	Juniperus virginiana 'Taylor'	TAYLOR JUNIPER	5 ft DB
6	Potentilla fruticosa 'Goldstar'	GOLDSTAR POTENTILLA	#3 CG
4	Rhus aromatica 'Gro-Low'	GRO-LOW SUMAC	#3 CG
10	Ribes alpinum	ALPINE CURRANT	#3 CG
24	Spiraea japonica 'Goldmound'	GOLDMOUND SPIREA	#3 CG
5	Taxus x media 'Tauntont'	TAUNTON YEW	15 in DB
1	Viburnum dentatum 'Blue Muffin'	BLUE MUFFIN VIBURNUM	#3 CG
5	Wine & Roses Weigela	WINE & ROSES WEIGELA	#3 CG
Ornamental Grasses			
14	Calamagrostis acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#1 CG
6	Panicum virgatum 'Northwind'	NORTHWIND SWITCHGRASS	#1 CG
Perennials and Annuals			
7	Allium millenium	MILLENNIUM ALLIUM	#1 CG
4	Perovskia atriplicifolia 'Little Spire'	LITTLE SPIRE RUSSIAN SAGE	#1 CG
Succulents			
20	Sedum x 'Autumn Fire'	AUTUMN FIRE SEDUM	#1 CG

Wildflowers	
Alisma subcordatum	Mud Plantain
Asclepias incarnata	Marsh (Red) Milkweed
Aster novae-angliae	New England Aster
Cassia hebecarpa	Wild Senna
Eupatorium maculatum	Spotted Joe Pye Weed
Eupatorium perfoliatum	Boneset
Liatris spicata	Marsh Blazing Star
Mimulus ringens	Monkey Flower
Monarda fistulosa	Wild Bergamot
Parthenium integrifolium	Wild Quinine
Penstemon sedoides	Ditch Stonecrop
Pycnanthemum virginianum	Mountain Mint
Rudbeckia hirta	Black-Eyed Susan
Rudbeckia subtomentosa	Sweet Black-Eyed Susan
Silphium perfoliatum	Cup Plant
Solidago rigida	Ridgely's Goldenrod
Verbena hastata	Blue Vervain
Yernonia fasciculata	Ironweed
Grasses, Sedges, & Rushes	
Carex grayi	Common Bur Sedge
Carex lupulina	Common Hop Sedge
Carex vulpinoidea	Brown Fox Sedge
Elymus virginicus	Virginia Wild Rye
Glyceria striata	Fowl Manna Grass
Juncus dudleyi	Dudley's Rush
Leersia oryzoides	Rice Cut Grass
Panicum virgatum	Switchgrass
Scirpus atrovirens	Dark-Green Bulrush
Scirpus cyperinus	Wool Grass
Scirpus validus	Great Bulrush
Spartina pectinata	Prairie Cordgrass

*Note: Plant mix compositions are subject to change depending on seasonal availability.

CITY OF MADISON LANDSCAPING REQUIREMENTS

Total developed square footage	03,379
Required landscape units (Total/300 sq ft)	345
Required landscape points (Units X 5pts)	1725

LANDSCAPE POINTS CALCULATION		NEW/ PROPOSED	
PLANT TYPE (MINIMUM SIZE)	POINT VALUE	QUANTITY	POINTS ACHIEVED
Overstory deciduous trees (25' caliper)	35	27	945
Evergreen trees (5' tall)	35	9	35
Ornamental trees (15' caliper)	15	7	105
Upright evergreen shrub (3-4' tall)	10	9	90
Shrub, deciduous	3	66	198
Shrub, evergreen	4	11	44
Ornamental grasses/perennials	2	33	66
TOTAL			1763

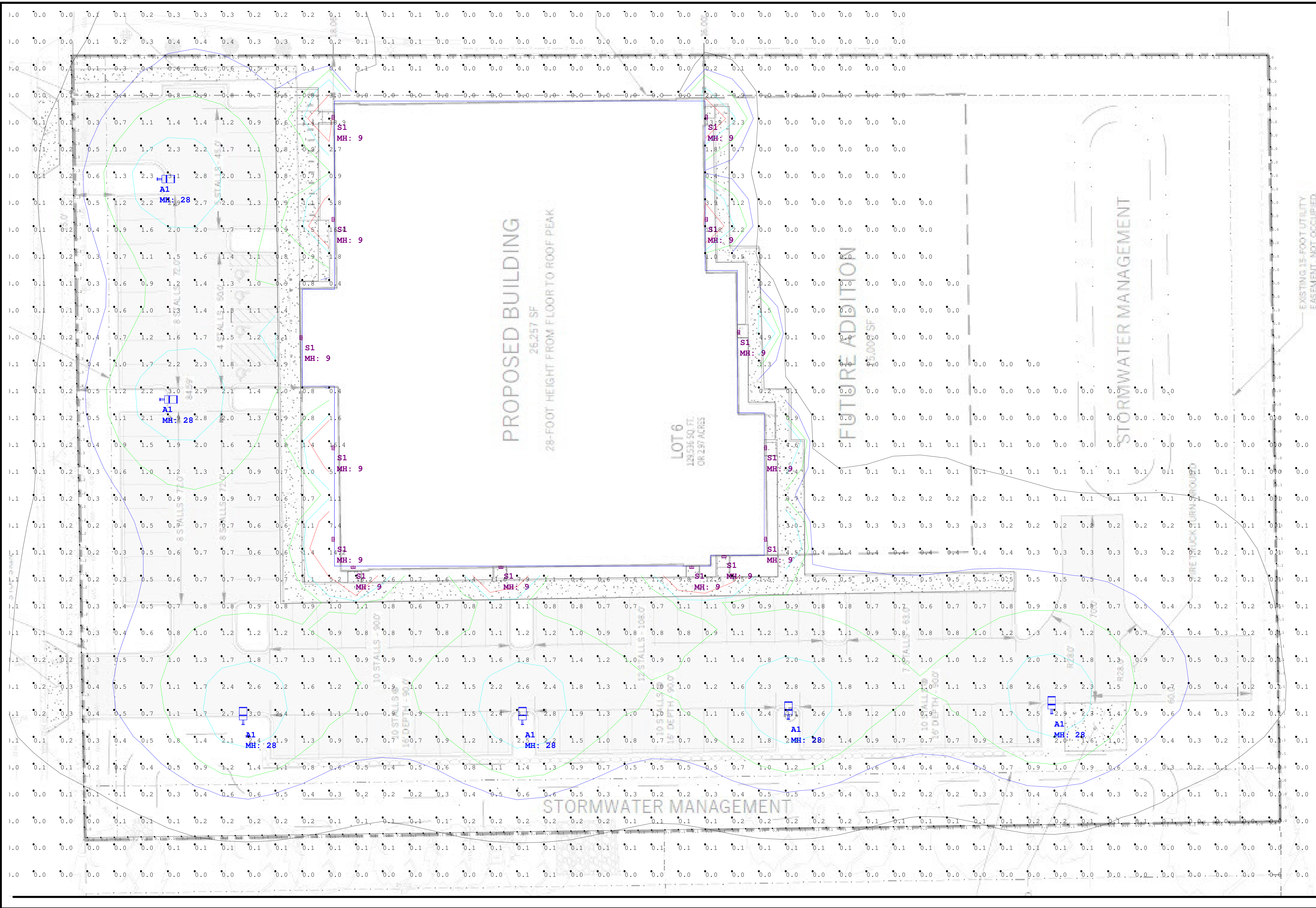
Additional Points per 1.15 Revision
Grass/Perennial 164 x 2 = 332
D. Shrub 26 x 3 = 78
E. Tree 13 x 35 = 332
Total 865 + 1763 = 2,628

Plant Additions 1/15/2025			
Symbol	Qty	Common	Botanical
4	Autumn Fire Sedum	Sedum telephium 'Autumn Fire'	
4	Bronx Dwarf Forsythia	Foraxia x cantabrigiensis 'Bronx'	
15	Dark Green Bulrush	Thysa occidentalis 'Hogral'	
4	Dwarf Fragrant Sennet	Yernonia alopecuroides 'Sennet'	
25	Grass-like Fragrant Sennet	Yernonia alopecuroides 'Sennet'	
11	Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	
27	Lavender	Lavandula angustifolia 'Hidcote'	
23	Little Gleditsia Black-Eyed Susan	Rudbeckia speciosa 'Vitte's Little Sisy' PPB.867	
18	Marie Dropseed	Sporobolus heterolepis	
3	Russian Sage	Perovskia atriplicifolia	
18	Salvia	Salvia 'May Knight'	
6	Sedum Cantalida	Sedum 'Cantalida'	
12	Standing Ovation Blackstem	Schizachyrium scoparium 'Standing Ovation'	
16	Thymus-like Ceanothus	Ceanothus verticillata 'Lagrob'	
18	Walkers Low Ceanothus	Heptameris x faussonii 'Walkers Low'	
3	Weigela Florida Snow	Weigela florida 'Wine'	

DESIGN BY:
HERMAN
LANDSCAPE SERVICE, INC
6606 SEYBOLD ROAD
MADISON, WI 53744
PHONE: 608/288-9400

DESIGN BY:
DUNNER'S OUTDOOR SERVICES
3110 DAIRY DRIVE - MADISON, WI (608) 213-4572
REVISION DATE: 12/17/2024

DATE:
9/16/2024
REVISED:
10/17/24



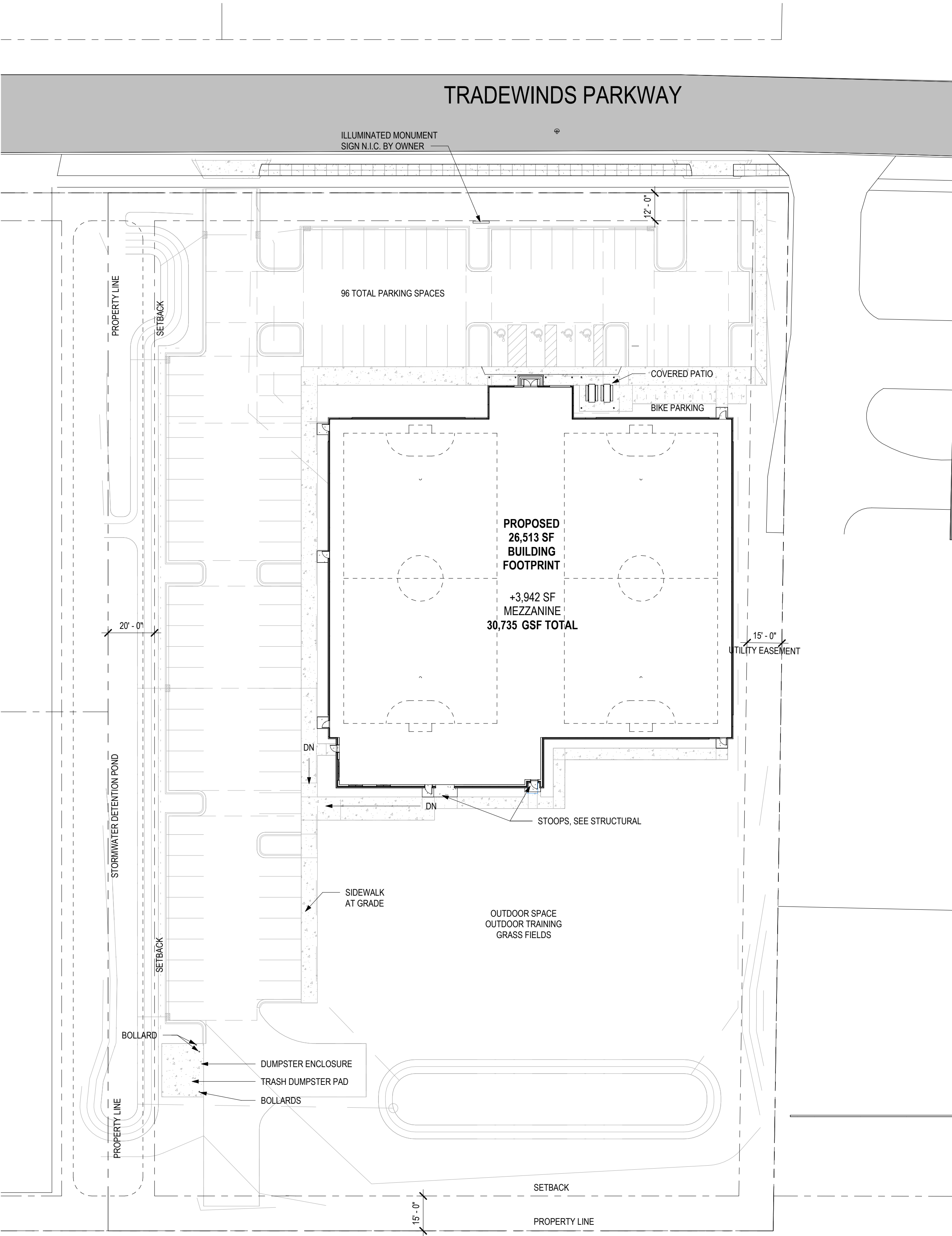
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Job Name: Bauer Sports Parking Lighting Layout Version C	Scale: as noted
	Date: 1/9/2025
Prepared For: E&S Electric Mike Elchost	Filename: Bauer Sports Parking Rev2.AGI
	Drawn By: Andrew Kuehn

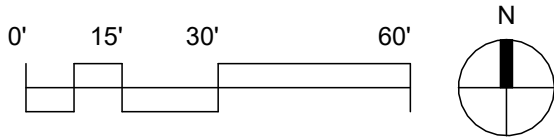


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FOR ALL SITE IMPROVEMENTS, SEE CIVIL



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"



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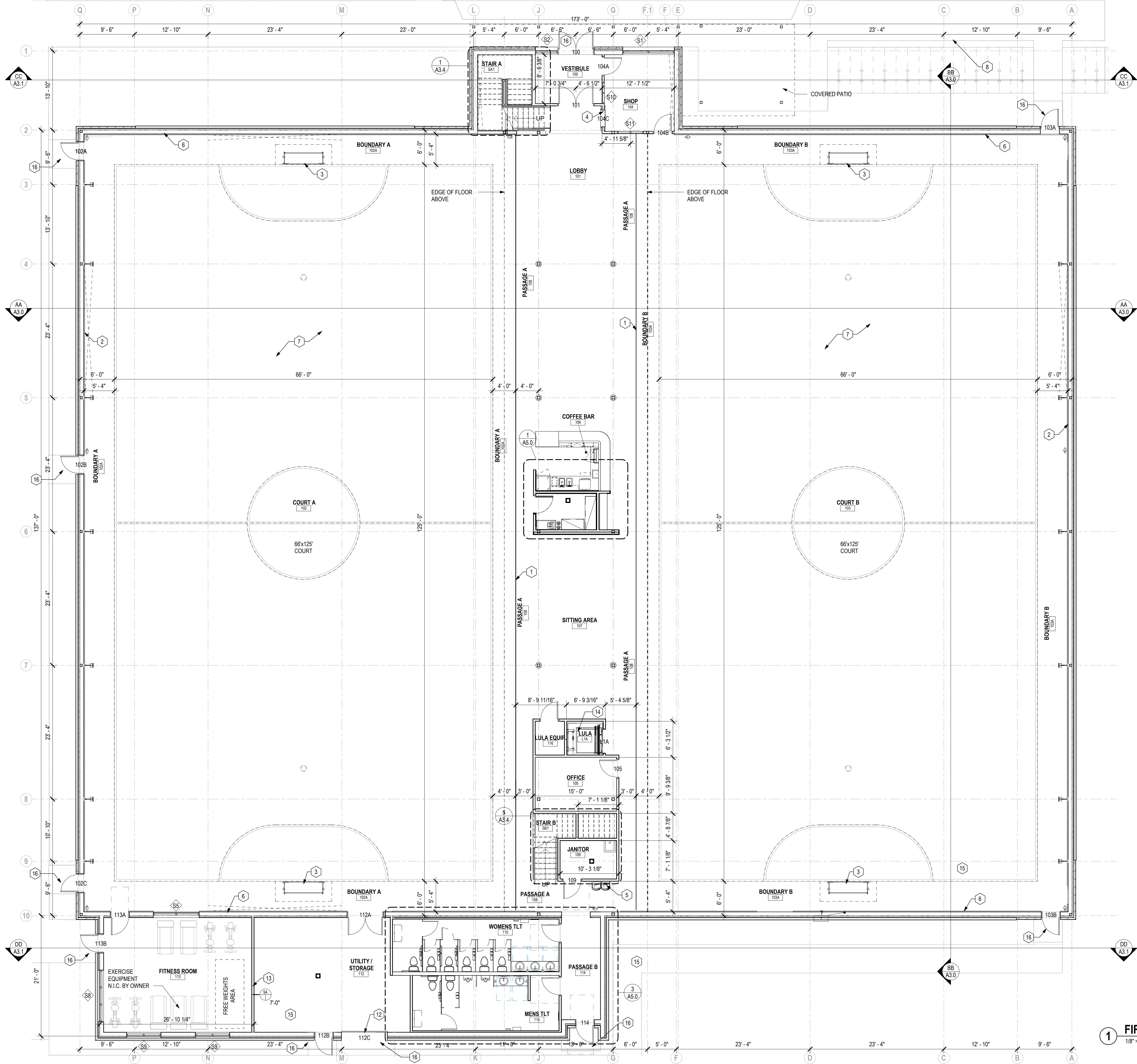
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PROJECT # 23078

SITE PLAN

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FLOOR PLAN GENERAL NOTES

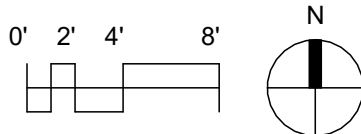
- PROVIDE VERTICAL CONTROL JOINTS (C/S) WHERE STRUCTURAL SYSTEMS CHARGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
- VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER. TYPICAL.
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- PROVIDE VINYL CARPET EDGE AT TRANSITIONS FROM CARPET TO DISSIMILAR FLOOR MATERIALS, UNLESS NOTED OTHERWISE (U.N.O.).
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- VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
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- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
- CONFIRM ALL SPORTS COURT PAINT STRIPING WITH OWNER.

FLOOR PLAN KEYNOTES

- SPORTS NETTING ATTACHED TO UNDERSIDE OF MEZZANINE. (N.I.C. BY OWNER)
- SPORTS WALL BUMPERS AT ALL COURT EXTERIOR WALLS TYP.
- GOAL NET AND SPORTS EQUIPMENT N.I.C. BY OWNER, TYP.
- TRANSACTION OPENING, COILING SHUTTER.
- DRINKING FOUNTAIN WITH BOTTLE FILLER.
- WALL MOUNTED LED SCOREBOARD N.I.C. BY OWNER. ELECTRICAL BY EC.
- HARDWOOD SPORTS FLOORING, RECESSED IN CONCRETE SLAB.
- (11) BIKE RACK DERO HOOP OR EQUAL
- FLOOR MOUNT RAILING. WELDED TO FLOOR EDGE WITH MESH INFILL AND SLOPED WOOD TOP.
- SOLID SURFACE COUNTERTOP.
- WALL MOUNTED TV LOCATION.
- GARAGE DOOR WITH AUTO OPENER.
- 7'-0" HIGH DIVIDER WALL
- LULA PIT - SEE STRUCTURAL. VERIFY PIT DEPTH
- SLAB-ON-GRADE - SEE STRUCTURAL
- STOOPS - SEE STRUCTURAL
- WINDOW COVERINGS, N.I.C. BY OWNER

1 FIRST FLOOR PLAN

1/8" = 1'-0"



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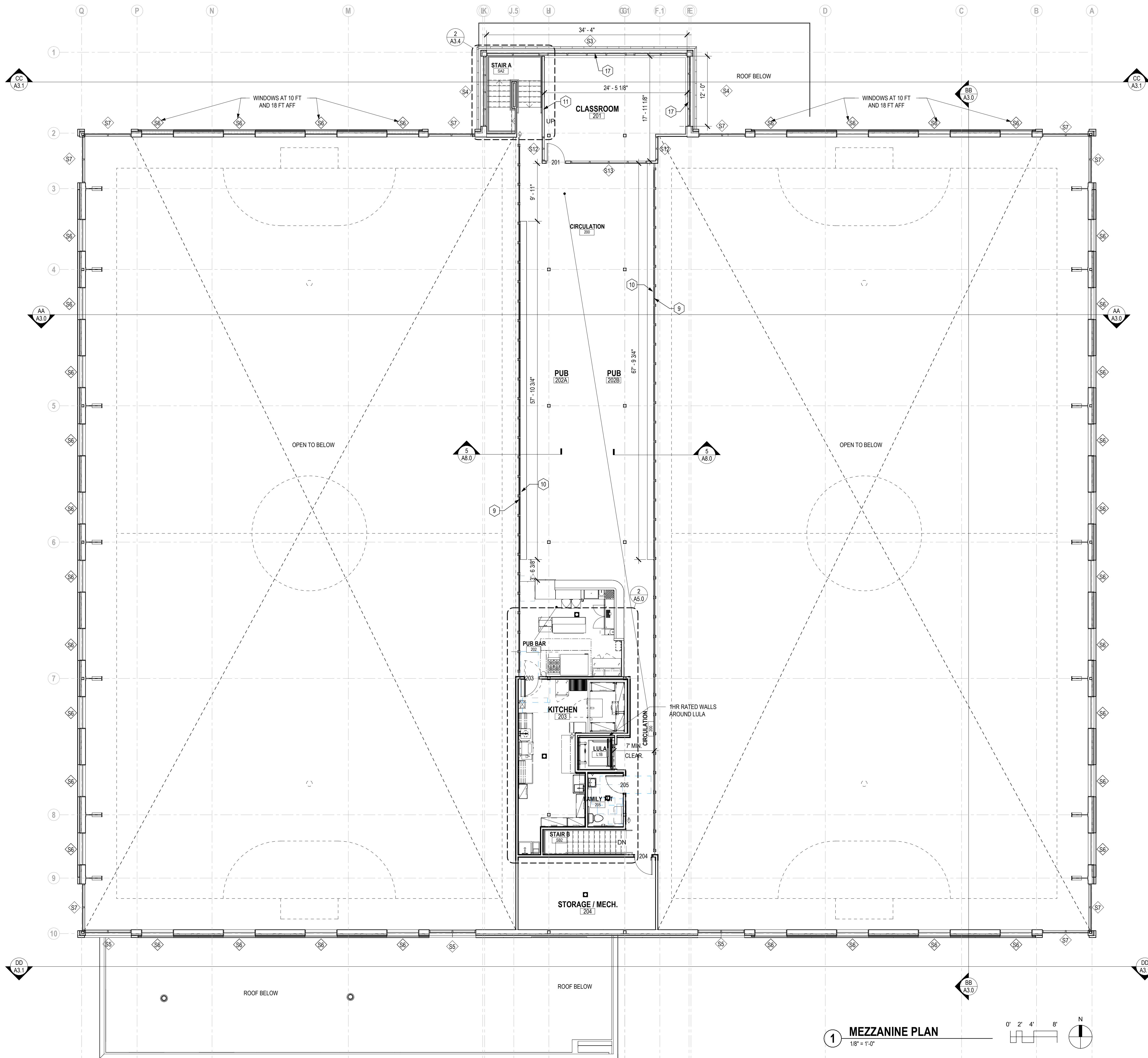
REVISIONS:

PROJECT # 23078

FIRST FLOOR PLAN

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1 MEZZANINE PLAN
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

- PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE, LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
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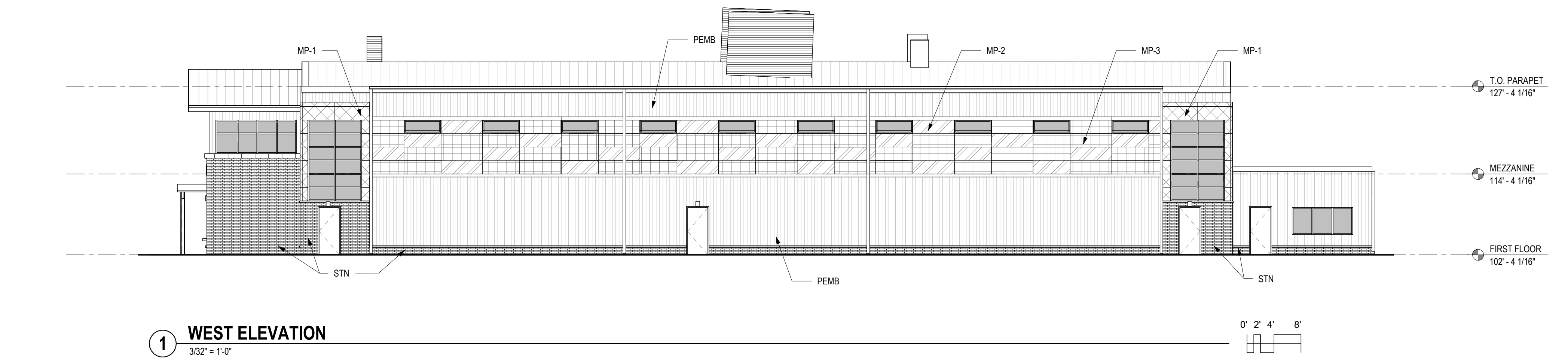
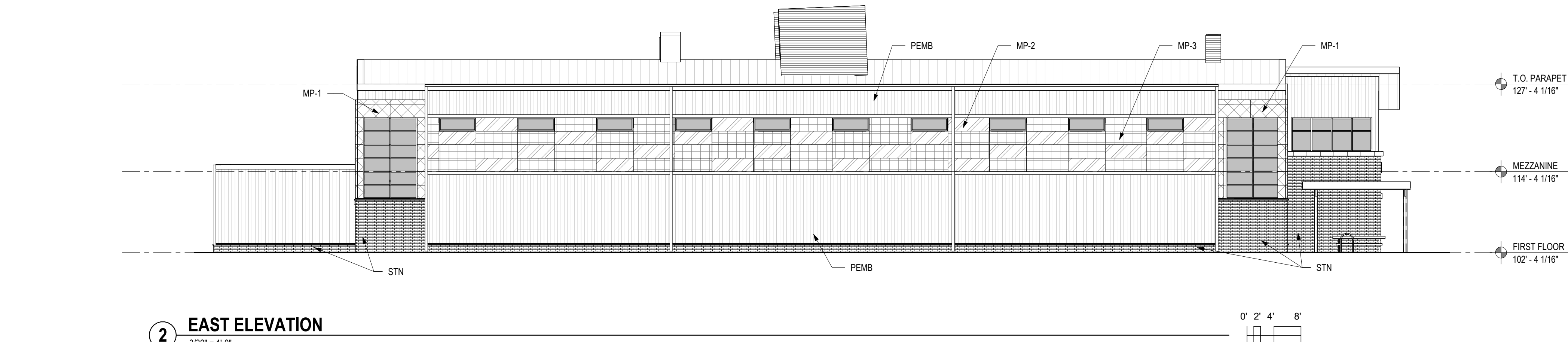
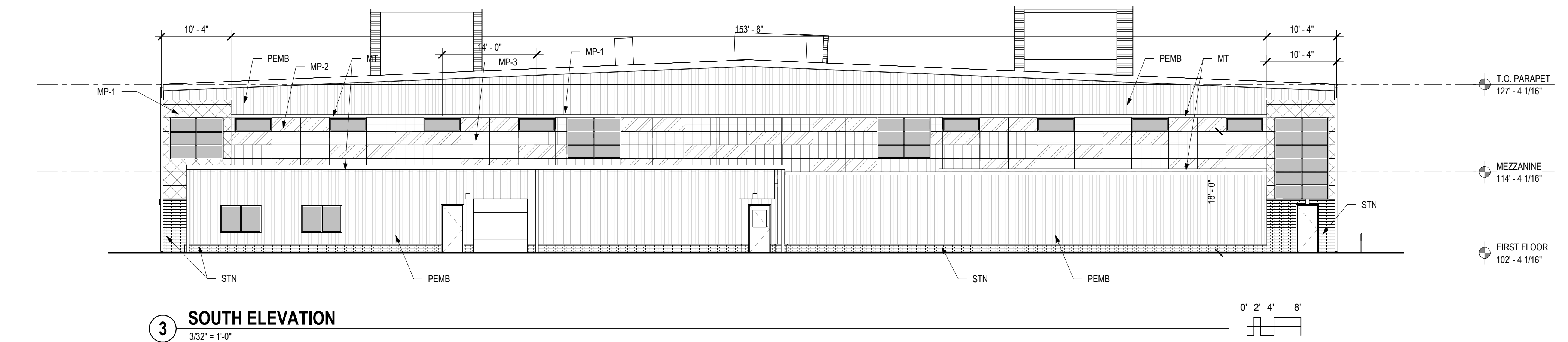
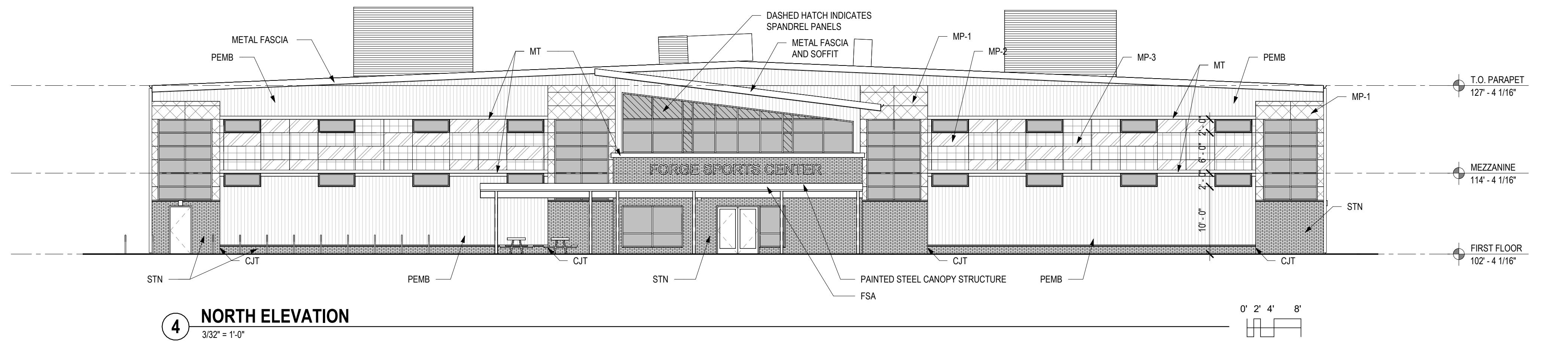
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PROJECT # 23078

MEZZANINE PLAN

A2



ELEVATION LEGEND & NOTES			
MASONRY		COLOR	MORTAR
STN	MANUFACTURED STONE VENEER		
CNC	CONCRETE		
CJ	CONTROL JOINT		
SIDING & TRIM		COLOR	
MP-1	METAL PANEL	SW 6684 BRITTLEBUSH	
MP-2	METAL PANEL	SW 6965 HYPER BLUE	
MP-3	METAL PANEL	SW 6968 DYNAMIC BLUE	
MT	METAL TRIM	WHITE	
FSA	METAL FASCIA	SW 6684 BRITTLEBUSH	
SFT	METAL SOFFIT	SW 6524 COMMODORE	
PRE-FINISHED METAL		MANUFACTURER (COATED METALS GROUP)	
CPG	COPING	WHITE	
SCR	SCUPPER	COLOR	
CANOPY ACCESSORIES		COLOR	
CSY	CABLE STAY	CLEAR ANODIZED	
STOREFRONT		COLOR	
ANODIZED ALUMINUM		CLEAR ANODIZED	
OTHER		COLOR	
PEMB		SW 6524 COMMODORE	
EXTERIOR BEAM & COLUMNS		LIGHT GRAY	
BIKE RACKS		SW 6684 BRITTLEBUSH	
GENERAL NOTES			
A.	NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.		
B.	AT 135 DEGREE OUTSIDE CORNERS PROVIDE 135 DEGREE BRICK CORNER UNITS.		
C.	REFER TO WINDOW TYPE SHEET A6.2 FOR MORE WINDOW INFORMATION.		
D.	REFER TO SHEET A8.0 FOR ARCHITECTURAL WALL PANEL DETAIL.		
E.	CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.		

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Madison, Wisconsin 53719
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**BAUER BUILDERS
SPORTS COMPLEX**
4845 TRADEWINDS PARKWAY,
MADISON, WI

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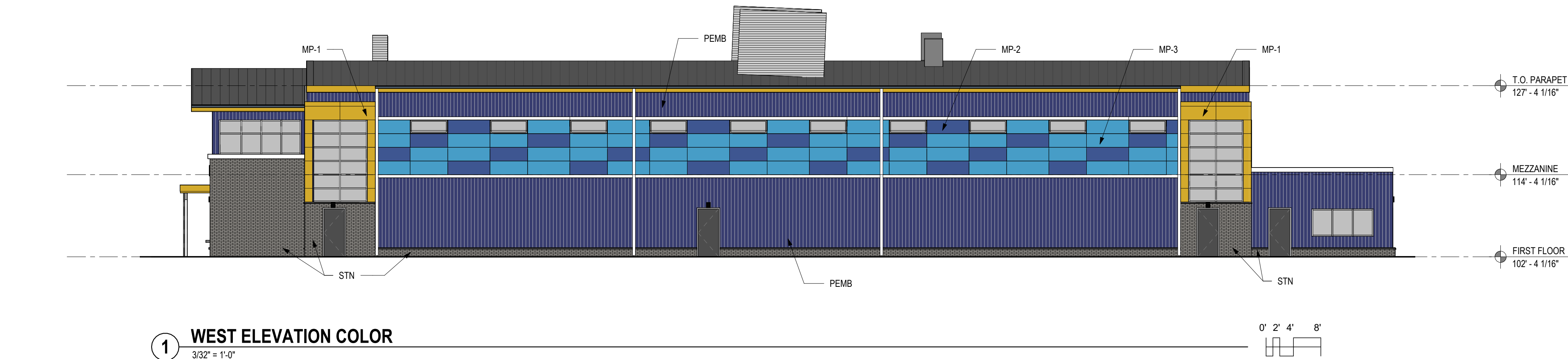
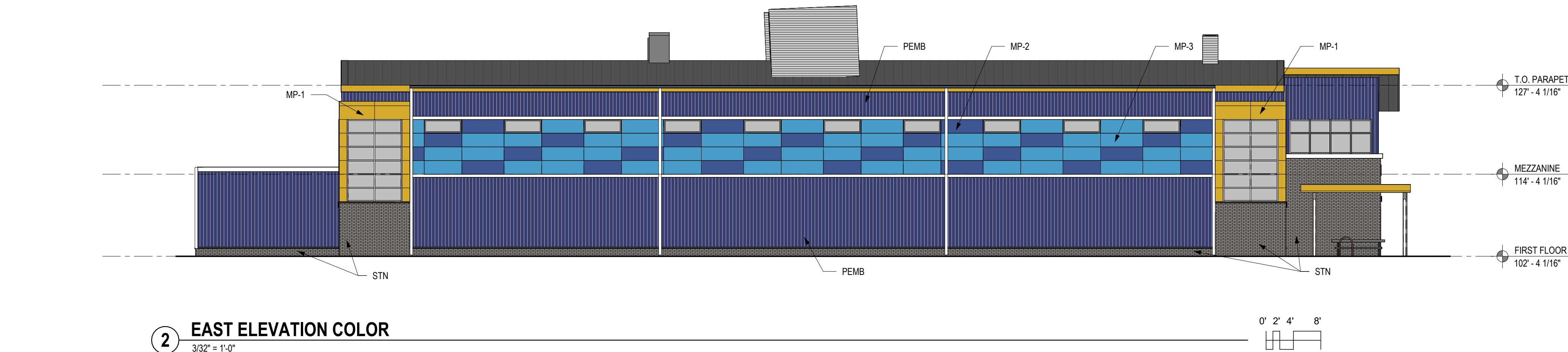
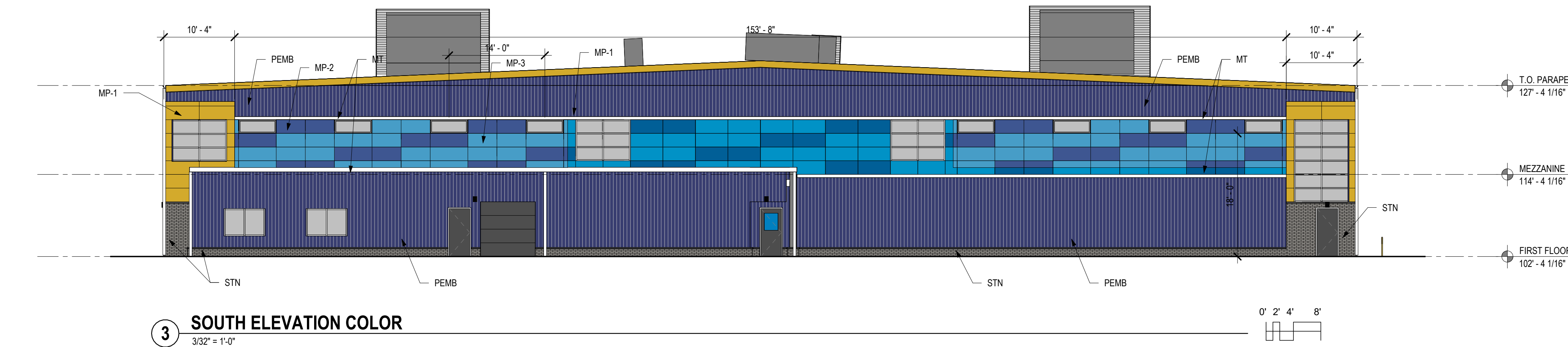
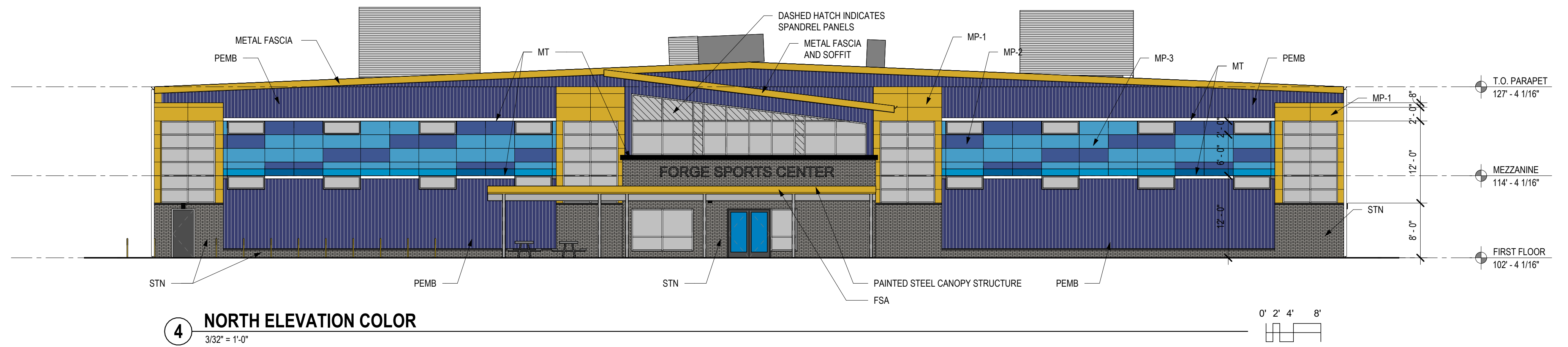
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**EXTERIOR
ELEVATIONS (BW)**

A3.a

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ELEVATION LEGEND & NOTES			
MASONRY		COLOR	MORTAR
STN	MANUFACTURED STONE VENEER		
CNC	CONCRETE		
CJ	CONTROL JOINT		
SIDING & TRIM		COLOR	
MP-1	METAL PANEL	SW 6684 BRITTLEBUSH	
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EXTERIOR
ELEVATIONS
(COLOR)

A3.b

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SOUTH WEST VIEW



SOUTH EAST VIEW

3D VIEWS ARE FOR ILLUSTRATION PURPOSES ONLY. IF ANY VARIATION EXISTS BETWEEN 3D VIEWS AND ARCHITECTURAL DRAWINGS, 3D VIEWS SHALL NOT APPLY.

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EXTERIOR
RENDERING

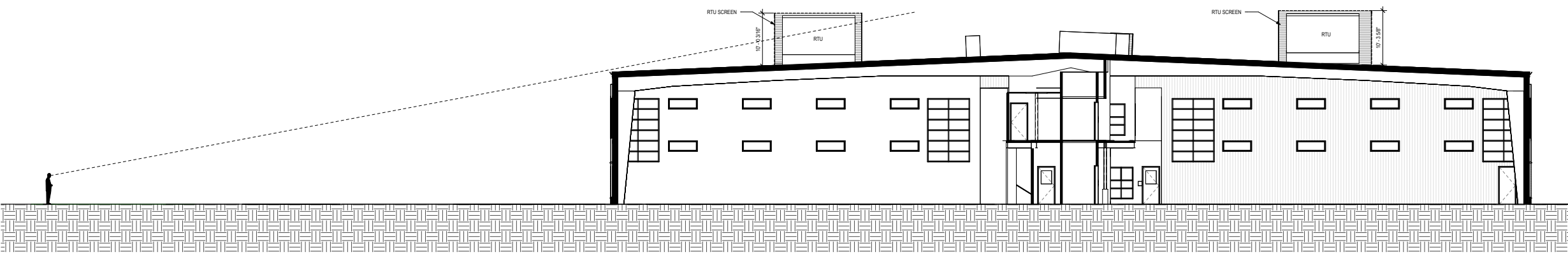


SOUTH WEST STREET VIEW



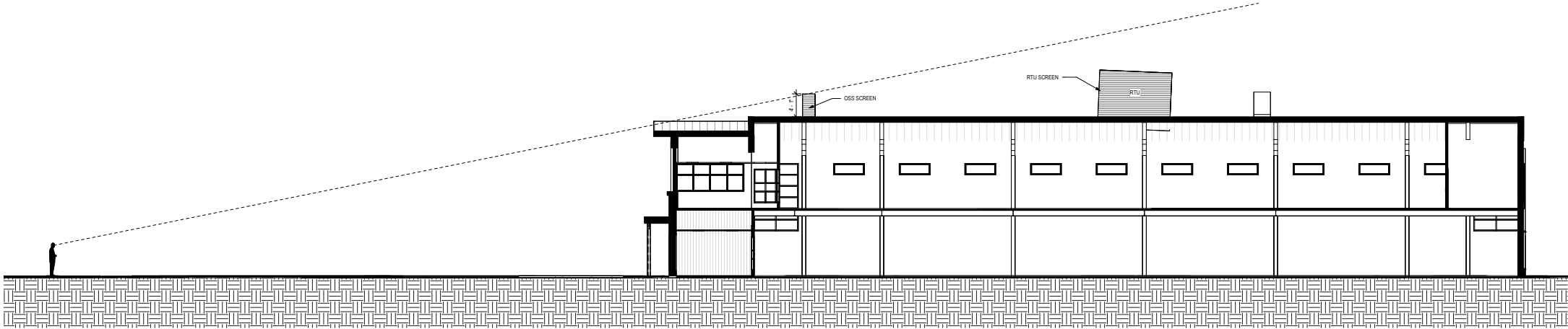
SOUTH EAST STREET VIEW

3D VIEWS ARE FOR ILLUSTRATION PURPOSES ONLY. IF ANY VARIATION EXISTS BETWEEN 3D VIEWS AND ARCHITECTURAL DRAWINGS, 3D VIEWS SHALL NOT APPLY.



NORTH SOUTH SIGHT LINE SECTION

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EAST WEST SIGHT LINE SECTION

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EXTERIOR
RENDERING

PEMB CUSTOM COLOR



PEMB WALL PANEL



ROOF PANEL

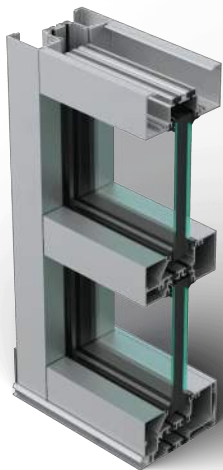
A-Panel

The A-Panel provides an excellent choice for decorative wall designs with an attractive shadow pattern and semi-concealed fasteners. These panels offer 36" of coverage with ribs on 12" centers. The A-Panel is made of 26 gauge steel, with 24 gauge available by special order. [A-Panel Specifications](#)

Standing Seam II & Standing Seam 360

The American Buildings Standing Seam II & Standing Seam 360 roof systems are designed to float on a system of sliding clips that prevent damage from thermal expansion and contraction. This standing seam design eliminates 80% of through-fasteners found in other systems, offering greater weathertightness. These panel systems provide 24" width coverage with 3" high ribs. Standing Seam 360 panels are joined by an electric seaming machine, developing a full 360° rolled seam – preferred by many architects and specifiers.

[Standing Seam II Specifications](#) [Standing Seam 360 Specifications](#)



STOREFRONT/WINDOWS - KAWNEER 541UT CLEAR ANODIZED

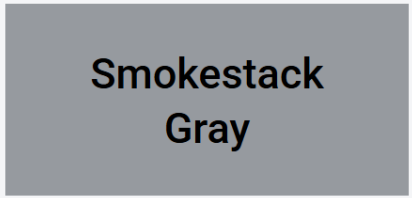


STONE VENEER PANELS - VERSTASTONE



U-Panel

LINEA - SCREEN WALLS



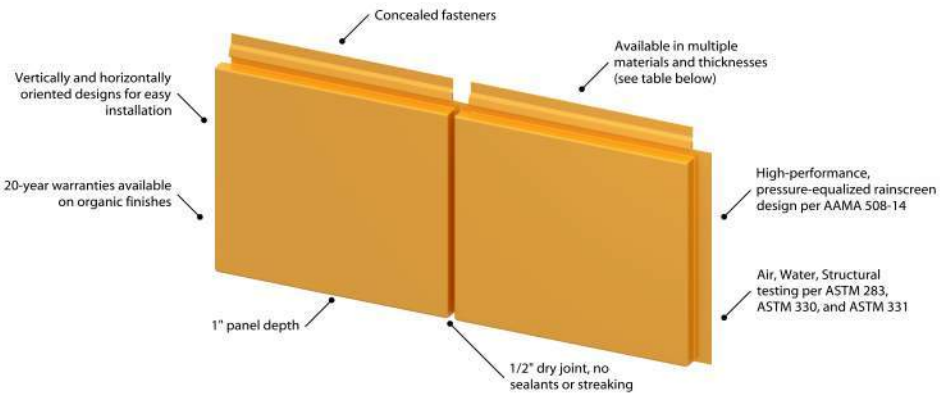
PVDF ROOF PANELS



Pearl Gray **

IR .47 SRI 54

ARCHITECTURAL WALL PANELS



MCELROY METAL - ARCHITECTURAL WALL PANELS - CUSTOM COLORS



MP-2

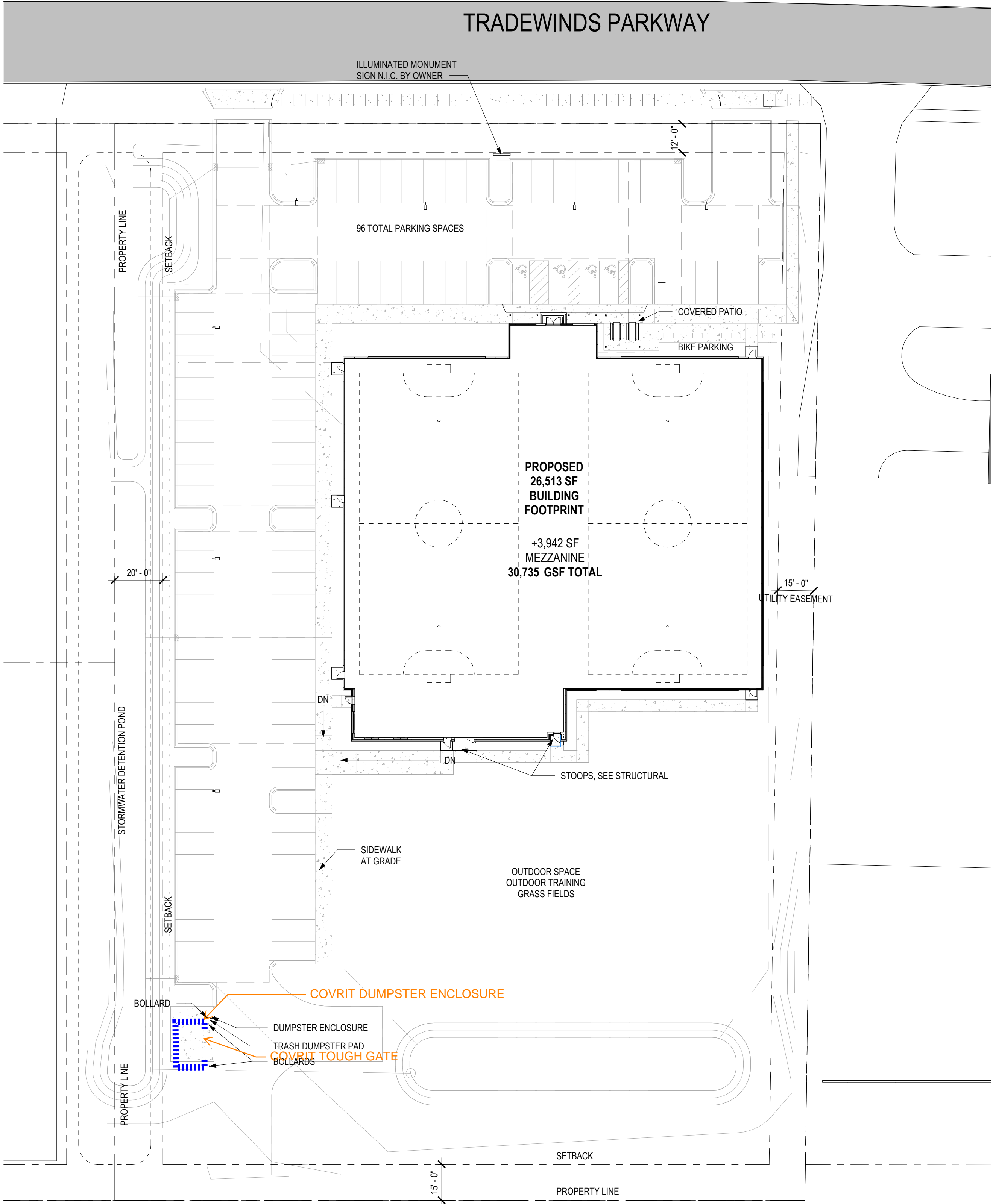
MP-3

MP-1

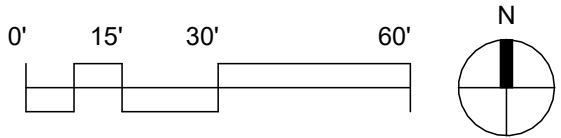
12/17/2024 8:58:31 AM Autodesk Docs/23078 - Bauer Builders Sports Complex/23078 - Bauer Builders Sports Complex - Building.v4

FOR ALL SITE IMPROVEMENTS, SEE CIVIL

TRASH ENCLOSURES, GATES,
SCREENING LOCATIONS AND TYPES



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"



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SITE PLAN

AS1.1



Pepper Construction HQ
Dublin, OH

COVRIT®

COVER ALL YOUR BASES

For any enclosure needs, Covrit® has your back, front, and sides. Covrit walls, gates, and dumpster enclosures redefine any space and are the go-to solution for hiding, protecting, or partitioning anything on your property.



HIGH-QUALITY CONSTRUCTION

Professional grade extruded aluminum frames with powder-coated finishes

TAILORED DIMENSIONS

Crafting Distinctive Spaces with Both Standard and Customized Designs

STREAMLINED INSTALLATION

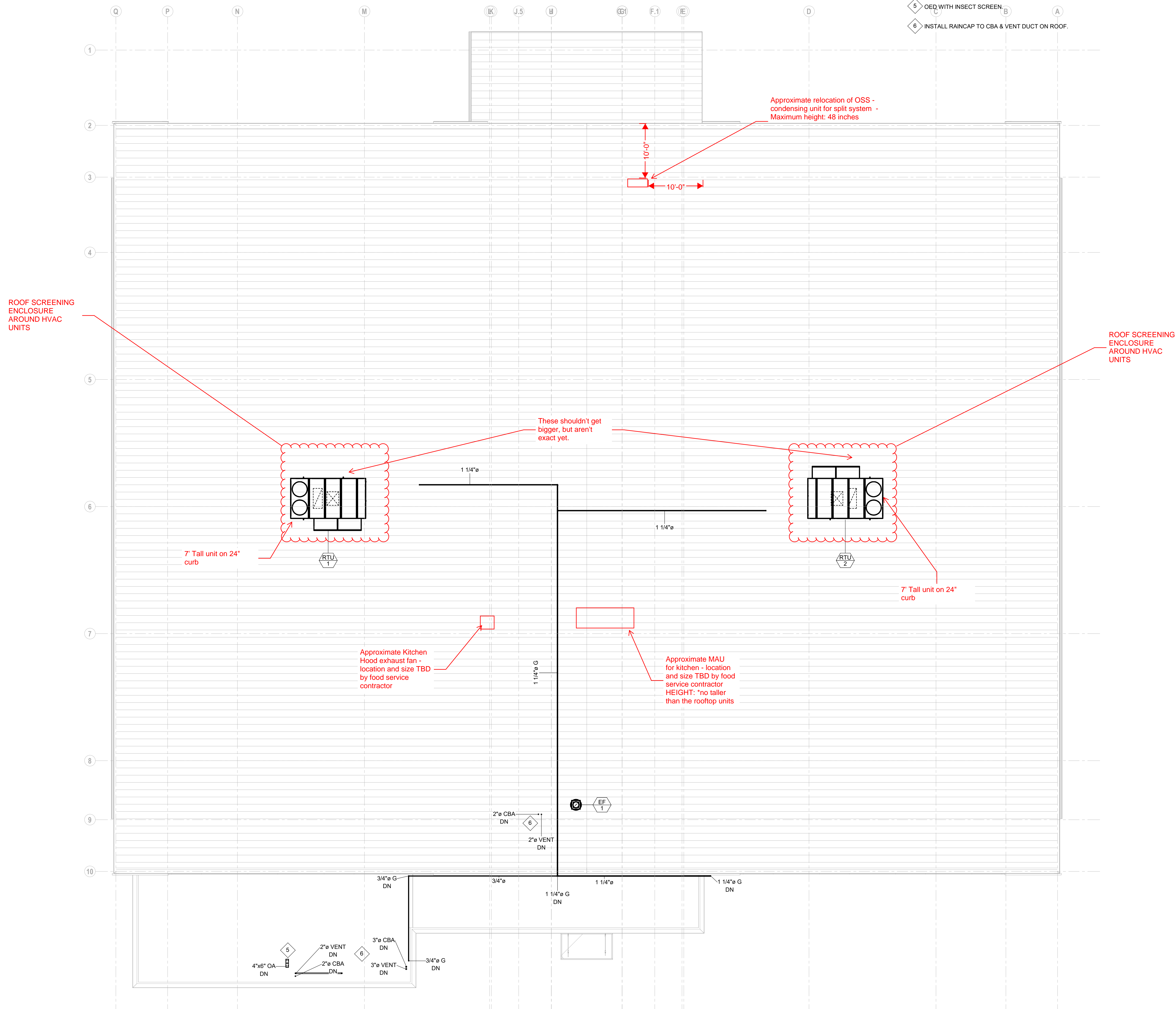
Directly mounting to concrete slabs without the need for footings

TOUGHGATE™ INTEGRATION

ToughGate™ doors & gates used on every Covrit® enclosure

PRELIMINARY

- KEY NOTES**
- 1 34" DOOR UNDERCUT BY G.C.
 - 2 INSTALL RETURN GRILLE 2' AFF.
 - 3 ROUTE CONDENSATE TO NEAREST HUB DRAIN. COORDINATE WITH P.C.
 - 4 INSTALL OA WITH BACKDRAFT & BALANCING DAMPER. TERMINATE WITH WEATHERHOOD (SIDEWALL) OR GOOSENECK (ROOF).
 - 5 OED WITH INSECT SCREEN.
 - 6 INSTALL RAINCAP TO CBA & VENT DUCT ON ROOF.



1 Roof
1/8" = 1'-0"



HOOPER

6450 Pederson Crossing
Deforest, WI 53532
Phone: (608)249-0481 Fax: (608)249-7380

APPROVAL SEAL

Project Number
2430133

BAUER BUILDERS
SPORTS COMPLEX

Root HVAC

[illegible]

Date	Issue Date
Drawn By	Author
Checked By	Checker

M103

Scale	As indicated
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