

October 21, 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
Land Use Application Letter of Intent – 4845 Tradewinds Pkwy

Dear Planning Commission:

This Land Use Application Application submittal packet outlines the proposed design for the development of a new indoor sports center to be constructed at **4845 Tradewinds Parkway** on a vacant 2.97 acre parcel.

The filing of this application package on **October 21, 2024** is for the Urban Design Commission meeting to be held **December 4, 2024** followed by the Plan Commission Meeting on **December 16, 2024**.

Project & Site:

The proposed project consists of a single one-story building housing two indoor sports courts designed for Futsal, a form of indoor soccer. Futsal is a 5 vs 5 fast paced small-sided soccer game played on a hard surfaced, basketball sized court with a smaller, low bounce ball. Futsal is played with touchline boundaries and without walls. A central mezzanine open to the sports courts on both sides will allow spectators to watch the matches while also being served beverages and food from a small kitchen. The courts are also designed for pickleball and volleyball when Futsal matches are not being held.

The proposed sports facility will have a 25,827 GSF footprint with a 3942 GSF mezzanine level. Parking for total of 92 vehicles will be provided on the north and west sides of the building with the main accessible entrance facing Tradewinds Parkway. Building emergency exits are placed around the perimeter of the facility all existing onto sidewalks. Bicycle parking for 22 has been placed at the north side of the facility adjacent to the main entrance. A covered area at the front of the building provides a small seating area...no food or beverages will be served to this area.

The property lies in Urban Design District 1 (UDD-1) which was established in 1988 to ensure that John Nolen Drive and the South Beltline are a ‘most visually attractive approach to the City of Madison’, and to assure future development in the district will preserve and enhance the property values in the district.

The design the exterior incorporates architectural metal wall panels, masonry and glass curtain walls adding color, texture and interest to the

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sport facility. The site grading addresses water drainage with added stormwater retention capacity in the south lawn area. A screened trash enclosure has been located to the rear of the parcel in the northwest corner. A turn around at the south end of the parking area will facilitate emergency/waste vehicle access and departure.

Zoning:

The property is located in Alder District No. 16/Urban Design District No. 1 on the south side of Tradewinds Parkway which is zoned Industrial – Limited District (IL).

The primary permitted use falls under the subcategory Commercial Recreation, Entertainment and Lodging as a Health/Sports Club.

The submittal includes an **APPLICATION FOR CONDITIONAL USE** associated with the ‘indoor recreation use associated with the 2 futsal/pickle ball/volleyball courts’, ‘the outdoor recreation use for the potential to add future outdoor soccer fields’ and a ‘restaurant/pub use’ for the indoor café/pub areas’.

Additional information regarding the operation of the facility is included below for your review...

- **Facility**
 - Primary Use: Premier Futsal Facility (official form of indoor soccer)
 - Additional Use: pickleball, volleyball
 - Exercise Room
 - Pub and Coffee Bar
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- **Hours of Operation:**
 - Facility
 - Hours: Daily 8am - 10 pm
 - Lighter usage during the week
 - Coffee Bar (Main Level)
 - Hours: Daily 7am-2pm
 - Mezzanine Level
 - Pub Hours:
 - Weekday: 5pm - 10pm
 - Weekend: 11am-10pm
 - Food served 11am -10pm
 - All food prep will be done on the Mezzanine Level (ie, the pub).
 - Drinks served 5pm – 10 pm
 - Pub area serving drinks will only be open 5pm -10pm
 - Applying for beer-wine permit (indoor only)
 - No outdoor garden planned for beer and wine
- **Sport Activities**
 - Weekdays
 - Pickleball: 8am-2pm
 - Futsal: 5pm-10pm
 - Weekends

- Futsal (mostly)
- Winter Season: some pickleball
- Warmer Months: mostly pickleball with some futsal
- Throughout the Year: some tournaments
- **Outdoor Facilities (South Lawn Area)**
 - Initial Project: Open green space with no activities planned
 - Future Option: Small soccer fields
 - Summer weekday and weekends.
 - Spring/fall weekends and after 5 pm weekdays
 - Outdoor soccer practice/matches
 - No outdoor field lighting
 - No additional parking

Thank you for your time and consideration. We look forward to the opportunity to present our project on November 24, 2024.

Regards,

David Oberbeck, AIA

Project Team:

Owner: Ilhr Lushaj (info@madisonfutsal.com)

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