

**BALLPARK
COMMONS**
FRANKLIN, WI



STATUS UPDATE
MARCH 6, 2017



1951 AERIAL PHOTO



**1967 AERIAL
PHOTO**



BALLPARK COMMONS

MASTERPLAN DATA

As of: March 6, 2017 (In Progress - Subject To Change)



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NORTH OF RAWSON ROAD

BUILDING MARK	HEIGHT	USE	INTENSITY/DENSITY				PARKING					NOTES
			CAPACITY	SPORTS AREA	COMMERCIAL AREA	UNITS	COVERED	SURFACE	PARALLEL	TOTAL	RATIO	
S1		Baseball Stadium	4,000	-	-	-	-	841	134	975	0.24 per patron	
S2	3 Levels	Golf Facility	-	40,000	-	-	-	120	-	120	3.00 per 1,000 s.f.	Footprint based on 'Big Shots - Peoria' (Modified)
S3	1 Story-50'	Indoor Training	-	52,000	-	-	-	156	-	156	3.00 per 1,000 s.f.	Modified GBR Baseball Footprint
C1	3 Stories	Office/Retail			36,000		-	88	20	108	3.00 per 1,000 s.f.	6,000 s.f. Ground Floor Retail
C2	1 Story	Retail/Office			5,500			17	5	22	4.00 per 1,000 s.f.	
C3	1 Story	Retail/Restaurant			4,500			18	-	18	4.00 per 1,000 s.f.	
C4	1 Story	Retail/Restaurant			6,000			21	3	24	4.00 per 1,000 s.f.	
C5	1 Story	Retail/Restaurant			10,000			100	-	100	10.00 per 1,000 s.f.	Up to 2 Restaurants?
C6	1 Story	Retail/Restaurant			10,000			95	-	95	9.50 per 1,000 s.f.	Up to 2 Restaurants?
M1	4 Stories	Commercial/Retail	-	-	5,000	-	-	20	-	20	4.00 per 1,000 s.f.	Retail + 8 Units on Ground Floor
		Apartments	-	-	-	53	45	39	-	84	1.58 per Unit	15 units on 2nd, 3rd, & 4th floors
M2	4 Stories	Commercial/Retail	-	-	5,000	-	-	20	-	20	4.00 per 1,000 s.f.	Retail + 8 Units on Ground Floor
		Apartments	-	-	-	53	45	39	-	84	1.58 per Unit	15 units on 2nd, 3rd, & 4th floors
TOTALS			4,000	92,000	82,000	106	90	1,574	162	1,826	See Above	

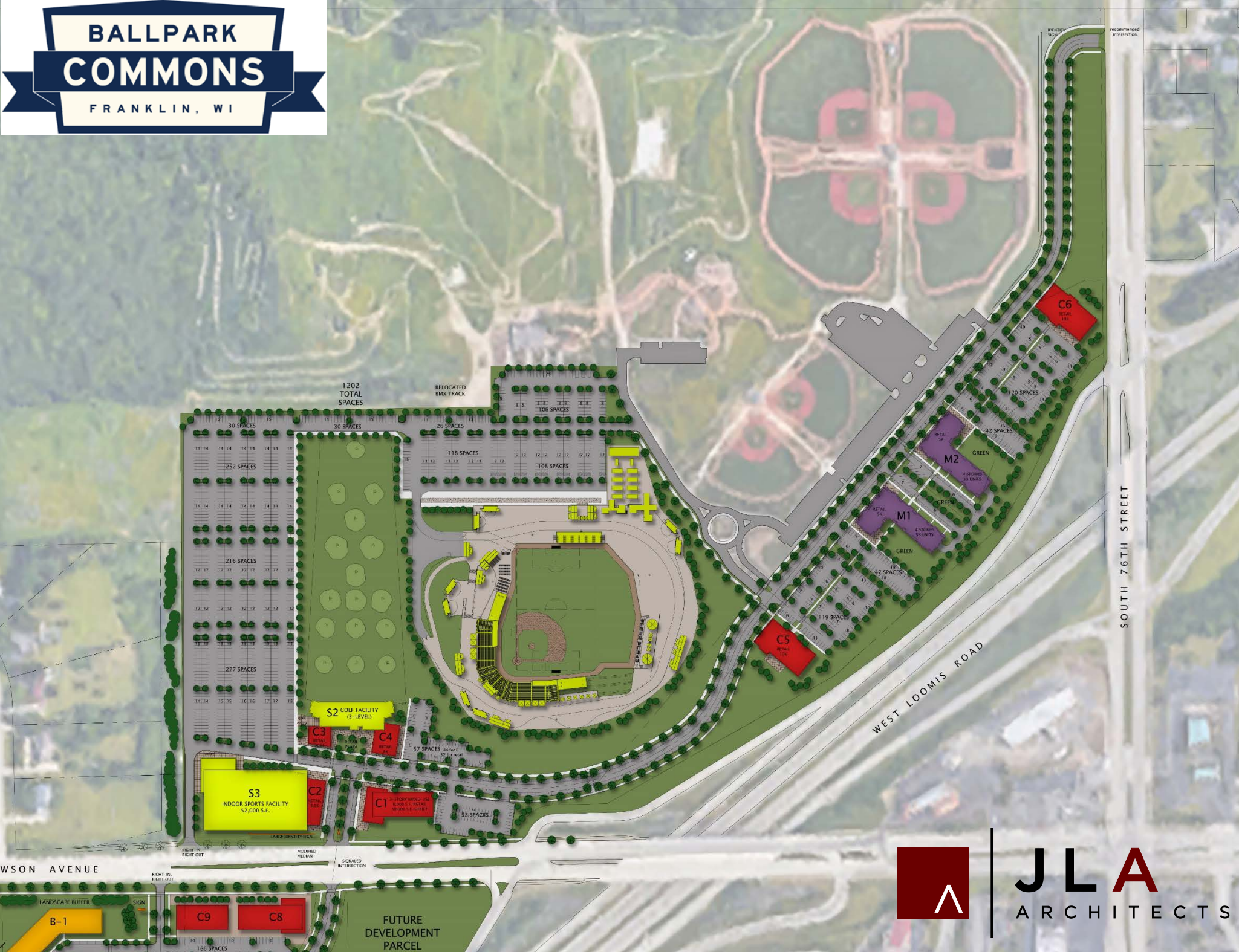
SOUTH OF RAWSON ROAD

BUILDING MARK	HEIGHT	USE	INTENSITY/DENSITY				PARKING					NOTES
			CAPACITY	SPORTS AREA	COMMERCIAL AREA	UNITS	COVERED	SURFACE	PARALLEL	TOTAL	RATIO	
C7	4-5 Stories	Hotel	100	-	-	-	-	115	-	115	1.15 per patron	
C8	1-3 Stories	Commercial/Retail	-	-	23,000	-	-	92	-	92	4.00 per 1,000 s.f.	
C9	1-3 Stories	Commercial/Retail	-	-	23,000	-	-	92	-	92	4.00 per 1,000 s.f.	
A1	3 Stories	Apartments	-	-	-	44	44	27	-	71	1.61 per Unit	See Detailed Information
A2	3 Stories	Apartments	-	-	-	44	44	27	-	71	1.61 per Unit	See Detailed Information
B1	3 Stories	Apartments	-	-	-	53	53	32	-	85	1.60 per Unit	See Detailed Information
B2	3 Stories	Apartments	-	-	-	53	53	32	-	85	1.60 per Unit	See Detailed Information
B3	3 Stories	Apartments	-	-	-	53	53	32	-	85	1.60 per Unit	See Detailed Information
B4	3 Stories	Apartments	-	-	-	53	53	32	-	85	1.60 per Unit	See Detailed Information
TOTALS			100	-	46,000	300	300	481	-	781	See Above	



The logo for Ballpark Commons Franklin, WI. It features a dark blue banner with the word "BALLPARK" in white, uppercase letters. Below this is a larger, light blue banner with the word "COMMONS" in dark blue, uppercase letters. At the bottom, another dark blue banner contains the text "FRANKLIN, WI" in white, uppercase letters. The banners are set against a white background with a subtle grid pattern.

**BALLPARK
COMMONS**
FRANKLIN, WI



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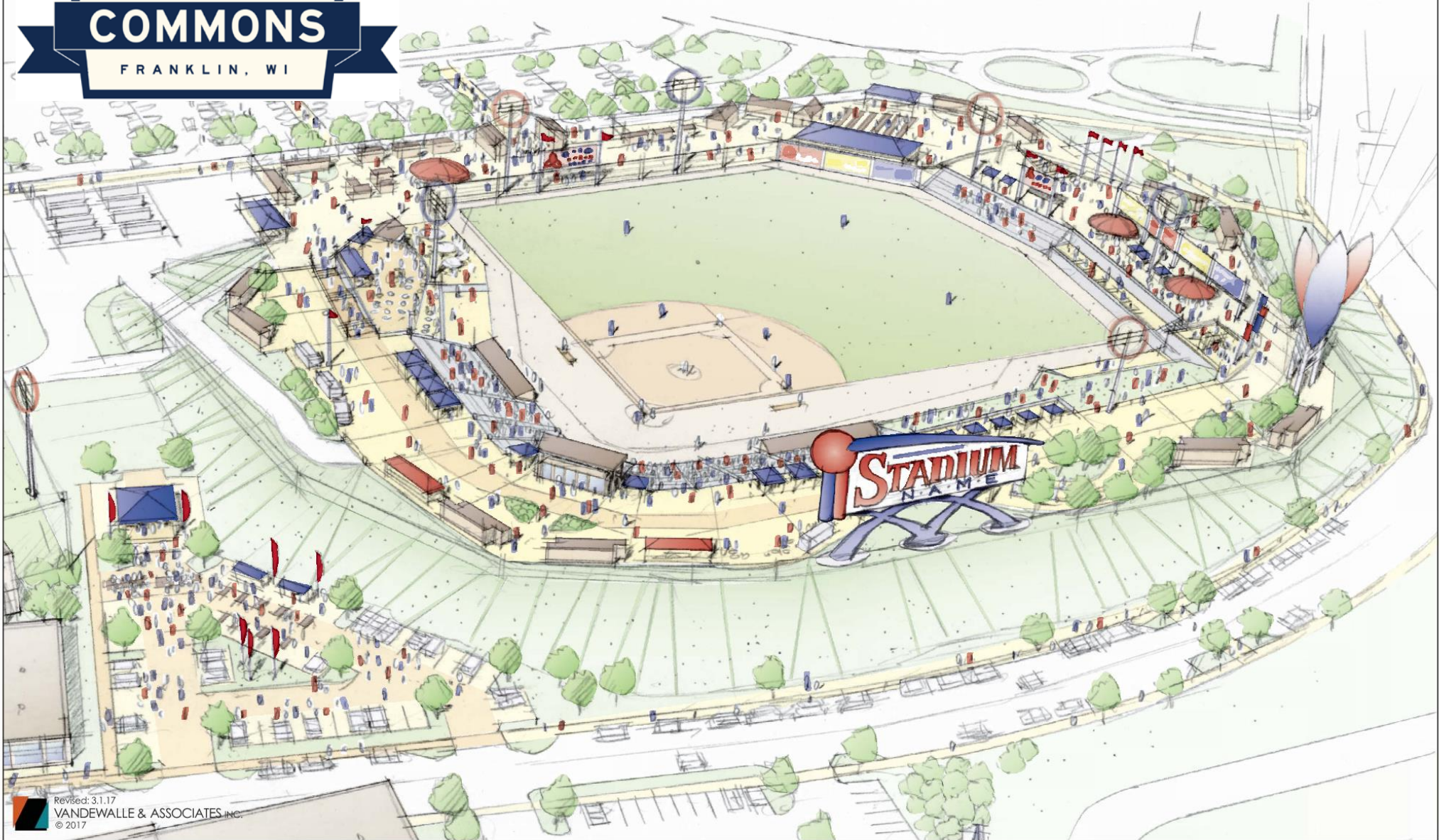
BALLPARK COMMONS

FRANKLIN, WI



BALLPARK COMMONS

FRANKLIN, WI



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COMMERCIAL & ENTERTAINMENT DISTRICT CHARACTER

“MODERN INDUSTRIAL” INSPIRED

MAIN CHARACTERISTICS:

- SIMPLE FORMS & BUILDING MASSING
- ‘RAW’ MATERIALS – MASONRY, CONCRETE, METAL, WOOD
- RICH, DEEP, NATURAL COLOR PALLETTE
- CONSISTANT FORMS & MATERIALS IN INDIVIDUAL BUILDINGS
 - NOT IDENTICAL BUILDINGS



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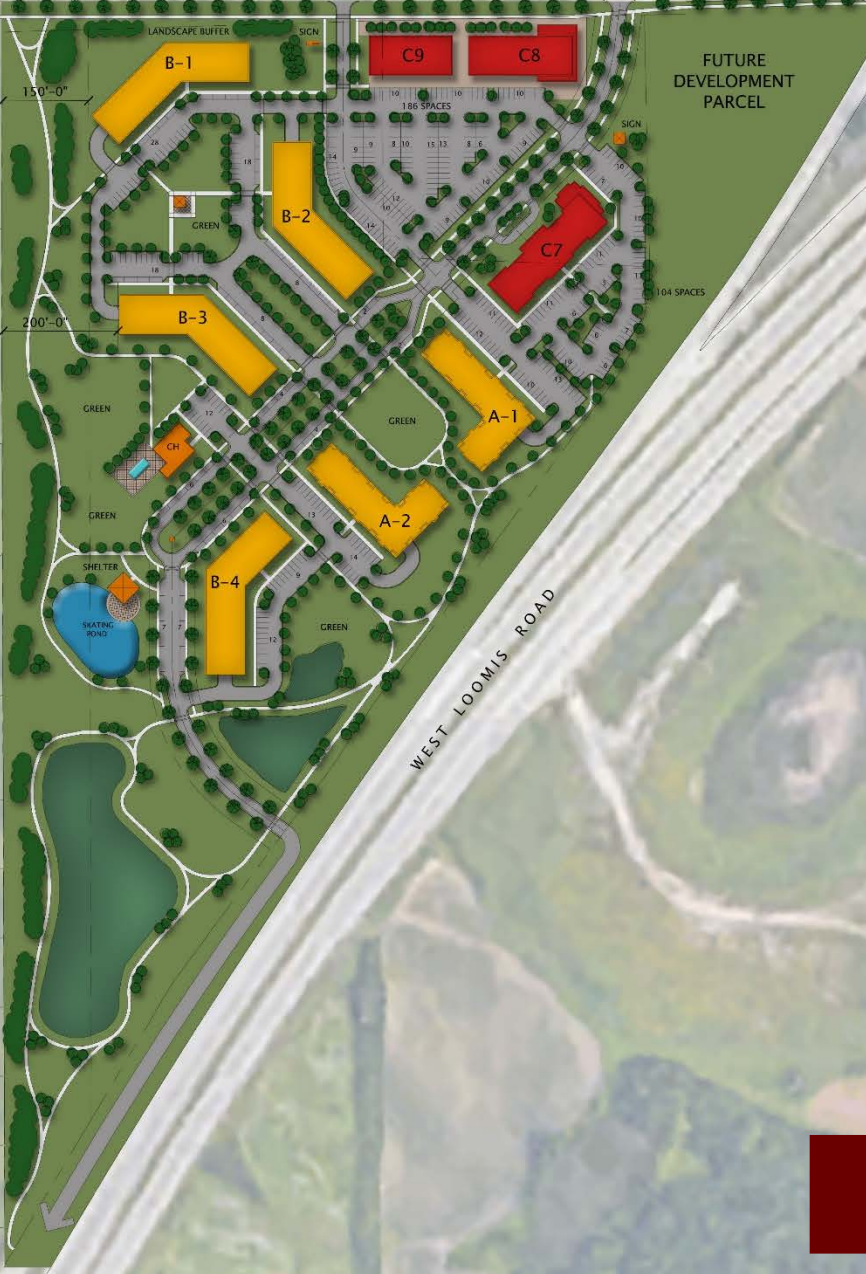
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**BALLPARK
COMMONS**
FRANKLIN, WI

WEST RAWSON AVENUE

150' WIDE GREEN SPACE & LANDSCAPE BUFFER



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POTENTIAL MULTI-FAMILY DISTRICT CHARACTER

MAIN CHARACTERISTICS:

- SIMPLE FORMS & BUILDING MASSING WITH FLAT ROOFS
- MATERIALS – MASONRY, FIBER CEMENT PANEL & SIDING
- RICH, DEEP, NATURAL COLOR PALLETTE
- CONSISTANT FORMS & MATERIALS IN INDIVIDUAL BUILDINGS
 - RELATES TO COMMERCIAL ENTERTAINMENT DISTRICT



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POTENTIAL MIXED-USE DISTRICT CHARACTER

MAIN CHARACTERISTICS:

- SIMPLE FORMS & BUILDING MASSING WITH FLAT ROOFS
- MATERIALS – MASONRY, FIBER CEMENT PANEL & SIDING
- RICH, DEEP, NATURAL COLOR PALLETTE
- CONSISTANT FORMS & MATERIALS IN INDIVIDUAL BUILDINGS
 - RELATES TO COMMERCIAL ENTERTAINMENT DISTRICT



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