



MARQUETTE UNIVERSITY
Valley Fields Athletic and Recreation Complex
Amendment to the 2007
Valley Fields DPD
1818 W. Canal Street Milwaukee, Wisconsin

KORB TREDO ARCHITECTS
790 N. Milwaukee Street, Suite 210
Milwaukee, Wisconsin 53202
p: 414.273.8230
f: 414.273.8231

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Perspective View: North elevation as viewed from Soccer Game Field



Perspective View: South elevation as viewed from Canal Street

Zoning Application



Zoning Change Application

Date: May 21, 2010 Quarter Section: 30 Ald. District: 8

Address of parcel(s) 1818 West Canal Street

Affidavit for Zoning Change

[We request that the Common Council of the City of Milwaukee amend the zoning regulations as they relate to the property located at: 1818 West Canal Street

[We request that the current zoning: DPD be changed to Amendment DPD (proposed zoning).

Proposal: We propose to amend the April 2007 Detailed Planned Development to permit the construction of a one story soccer team facility building adjacent to the existing spectator bleachers

Requested by: Name: Thomas P. Ganey
 (contact person) Address: PO Box 1881 Milwaukee, WI 53201-1881
 Telephone: 414-288-5777 Fax: 414-288-5700
 Email: Thomas.Ganey@Marquette.edu

Owner: Name: Thomas P. Ganey
 (if different from above) Address: PO Box 1881 Milwaukee, WI 53201-1881
 Telephone: 414-288-5777 Fax: 414-288-5700
 Email: Thomas.Ganey@marquette.edu

The undersigned states that he/she is an owner of interest in the property or an agent for the owner, and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Signature
 5/24/10 Date

Fees (NON-REFUNDABLE PER CHIP 200-33, CITY CODE)

ESTABLISH General Detailed Planned Development: \$2,500.00 (payable to Milwaukee City Treasurer)
 AMEND General Detailed Planned Development: \$1,500.00
 MINOR MODIFICATION to General Detailed PD Use minor modification application www.mkedcd.org/planning
See submittal checklist for submittal requirements
 ESTABLISH an overlay district (DIZ/SPROD): \$2,500 (payable to Milwaukee City Treasurer)
 Other Zoning Amendments: \$1,500.00 (payable to Milwaukee City Treasurer)

Submit completed application, check, and affidavit required by s. 295-313 to:

Department of City Development
 Planning Administration
 809 N. Broadway, 2nd Floor
 Milwaukee, WI 53202
 Telephone: 414.286.5714
www.mkedcd.org/planning

PLEASE FILL OUT TO THE BEST OF YOUR KNOWLEDGE:

Results	Projected
Number of lots	0
Number of units	0
Number of parking spaces	2,880 SF
Number of bicycle racks	0
Number of bicycle parking spaces	0
Number of bicycle repair stations	0
Number of bicycle racks	0
Number of bicycle racks	0
Number of bicycle racks	0
Number of bicycle racks	0
Number of bicycle racks	0

1. POLICY (s. 295-313). Each applicant for a zoning map amendment or approval of a planned development, and each applicant for a use variance or special use permit, shall submit to the city plan commission or the board of zoning appeals, as the case may be, a signed affidavit indicating whether the applicant is: (NOTE: DISCLOSE ALL RELEVANT AND REQUIRED INFORMATION ON A SEPARATE SHEET AND ATTACH TO THIS SHEET UPON SUBMITTAL)

- a. Delinquent in the payment of any property tax, special assessment, special charge or special tax due to the city, provided that all appeals of the tax, assessment or charge have been concluded or the time to appeal has expired. YES NO
- b. A party against whom the city has an outstanding judgment, provided that all appeals of the judgment have been concluded or the time to appeal has expired. YES NO
- c. A party against whom the city has outstanding health or building and zoning code violations or orders from the commissioner of health or commissioner of neighborhood services that are not actively being abated, provided that all appeals of orders to correct violations have been concluded or the time to appeal has expired. YES NO
- d. A party who has been convicted of violating an order of the commissioner of health or commissioner of neighborhood services within the past year, provided that all appeals of the conviction have been concluded or the time to appeal has expired. YES NO
- e. The owner of premises found to be in violation of s. 80-10 to whom the commissioner of neighborhood services has charged the costs of police enforcement pursuant to s. 80-10-4, provided that all appeals of these charges have been concluded or the time to appeal has expired. YES NO

2. NON-INDIVIDUAL APPLICANTS

- a. Corporations. If the applicant is a corporation, a duly authorized officer or director of the corporation shall submit the affidavit required by sub. 1. The affidavit shall attest to whether each officer and director of the corporation as well as each shareholder owning 5% or more of voting stock, fits any of the descriptions in sub. 1-a to e.
- b. Partnerships. If the applicant is a partnership or limited partnership, a duly authorized partner, general partner or limited partner shall submit the affidavit required by sub. 1. The affidavit shall attest to whether each partner, general partner and limited partner fits any of the descriptions in sub. 1-a to e.
- c. Limited Liability Companies. If the applicant is a limited liability company, a duly authorized member or manager of the company shall submit the affidavit required by sub. 1. The affidavit shall attest to whether each member and manager of the company fits any of the descriptions in sub. 1-a to e.
- d. Nonstock Corporations. If the applicant is a nonstock corporation, a duly authorized officer or director of the corporation shall submit the affidavit required by sub. 1. The affidavit shall attest to whether each officer and director of the corporation fits any of the descriptions in sub. 1-a to e.

Dated at Milwaukee, Wisconsin, this 24th day of May 2010

Petitioner (signature)
 Cynthia M. Swacz, Asst. Secretary & Registered Agent
(Print name, title and address on reverse)

Notary Public, State of Wisconsin
 My commission expires 13/2010

Project Team

OWNER

Marquette University

Thomas Ganey - Campus Architect
Marquette University - Office of the University Architect
Services Building, 4th Floor
P.O. Box 1881
Milwaukee, WI 53201-1881
Ph: 414.288.5777
Fax: 414.288.5700
Email: thomas.ganey@marquette .edu

CIVIL ENGINEER / SURVEYOR

GRAEF

Steve Fisco - Engineer
125 S. 84th Street, Suite 401
Milwaukee, WI 53214
Ph: 414.259.1500
Fax: 414.259.0037
Email: steven.fisco@graef-usa.com

ARCHITECT

Korb Tredo Architects

Jason Korb - Architect
790 N. Milwaukee Street, Suite 210
Milwaukee, WI 53202
Ph: 414.273.8230
Fax: 414.273.8231
Email: jason@korbtredo.com

STRUCTURAL ENGINEER

PIERCE Engineers

Chris Gisch - Engineer
241 N. Broadway, Suite 500
Milwaukee, WI 53214
Ph: 414.278.6020
Fax: 414.278.6061
ccg@pierceengineers.com

CONTRACTOR

KBS Construction

Joe Schuchardt - Project Manager
125 S. 84th Street, Suite 401
Milwaukee, WI 53214
Ph: 414-259-1500
Email: jschuchardt@kbsconstruction.com

Project Information

- Gross land area Valley Fields Complex = 13 acres or 566,280 square feet
- Land covered by principal buildings..... 7,360 SF existing buildings + 2,880 SF proposed building = 10,240 SF
- Land devoted to parking, drives,
and parking structures 37,300 square feet
- Minimum amount of land devoted to landscaped
open space 6.8 acres or 269,100 square feet
- Maximum dwelling unit density not Applicable
- Total SF devoted to non-residential uses residential use not present
- Proposed number of buildings 1 new building
- Maximum number of dwelling units per building not Applicable
- Bedrooms per unit not Applicable
- Parking spaces provided 48 existing parking spaces
- Parking ratio 4.68 parking spaces / thousand sf of building

Project Description/Owner's Statement of Intent

**Marquette University Valley Fields Complex
Detailed Plan Development
Amendment Proposal
May 21, 2010**

Marquette University requests approval of a Amendment to the June 15, 2007 Detailed Plan Development for the Valley Fields Athletic and Recreation Complex in accordance with this submission. The development representative is Thomas P. Ganey, University Architect, PO Box 1881, Milwaukee, WI 53201-1881, (414) 288-7335.

The Owners Statement of Intent, together with the accompanying plan sheets and related materials identified below constitutes and supports the Amendment to the Detailed Plan Development for this phase of the project:

Plan Sheet Index:

- Site Layout Plan
- Soccer Team Facilities Floor Plan

Statement of Intent

Marquette's men's and women's soccer teams recently completed their thirteenth season of play at Valley Fields. The Valley Fields soccer complex for games consists of three principal components: (1) the field itself, (2) team space and (3) seating/fan amenities. The natural grass soccer field at Valley Fields is well-known in collegiate circles, earning Marquette the honor of hosting numerous past NCAA tournament games. Yet beyond the playing field itself, the site lacks the basic resources to properly serve student-athletes and coaches with temporary tents and portable toilets as the principal amenities. Spectators are served by the original bleachers, portable toilets and concession spaces

The attempt to fundraise for a large combined team facilities and grandstand project did not achieve the funds needed to address all of the proposed improvements outlined in the approved June 15, 2007 detailed plan development for the Valley Fields Complex. The university has identified funding to make a substantial investment and improvement in the team support facilities component through the construction of a modest building at the site. We are proposing this amendment to the Detailed Plan Development to help us begin our long term improvement plan by addressing our highest priority needs. The proposed soccer team facility provides changing and meeting areas, shower facilities, toilet facilities and public restrooms

Marquette soccer competes in the BIG EAST Conference, one of the best soccer conferences in the country and for recruits against universities with significantly more and newer facilities. Construction of this facility will visibly demonstrate to Marquette student-athletes, current and those being recruited, Marquette's commitment to soccer. This facility will give Marquette teams the ability to dress and prepare for both games and practices on site. This will maximize the time spent working by coaches and players in lieu of travelling from the Gym to Valley Fields. On-site climate controlled meeting rooms, rest rooms and shower facilities will be provided for the first time. This serves the student-athletes and coaches in their basic needs for sheltered meeting space and hygiene.

The facility is also located to equally serve both practice and game days making it efficient for year-round use. The importance of having the ability for a coach to meet with his team out of the weather immediately prior to or after practice cannot be underestimated given the enhanced impact of immediate feedback. From chalk-board demonstrations to simple team discussion in a face-to-face environment this will enhance the creation of a successful program.

The facility will architecturally match the existing gatehouse leading to a pleasing aesthetic and unifying the soccer portion into the overall Valley Fields. The soccer team space facility while primarily serving the student-athlete benefits the overall image of Marquette, greatly strengthens both soccer programs, and serves the general public by making soccer games a more enjoyable experience.

Compliance with Standards

The proposed minor modification will remain in compliance as outlined in the previously approved June 15, 2007 Detailed Planned Development (attached)

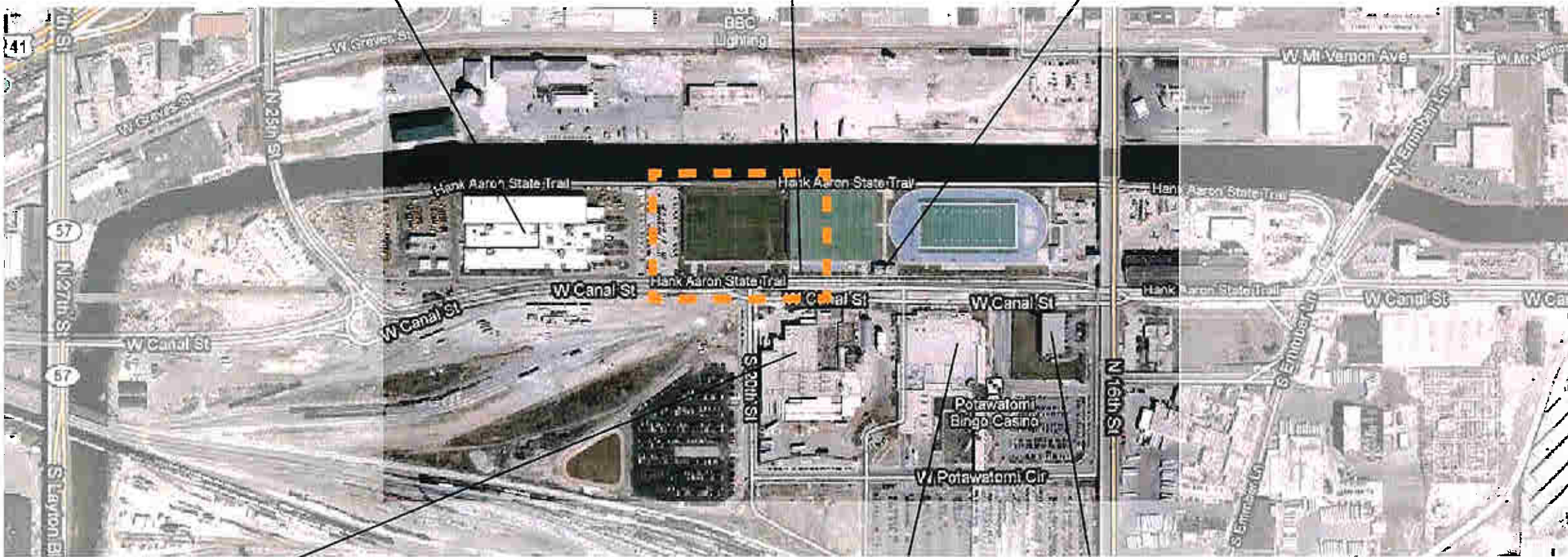
Vicinity Map



Milwaukee Dept. of Public Works

Building Site

Valley Fields



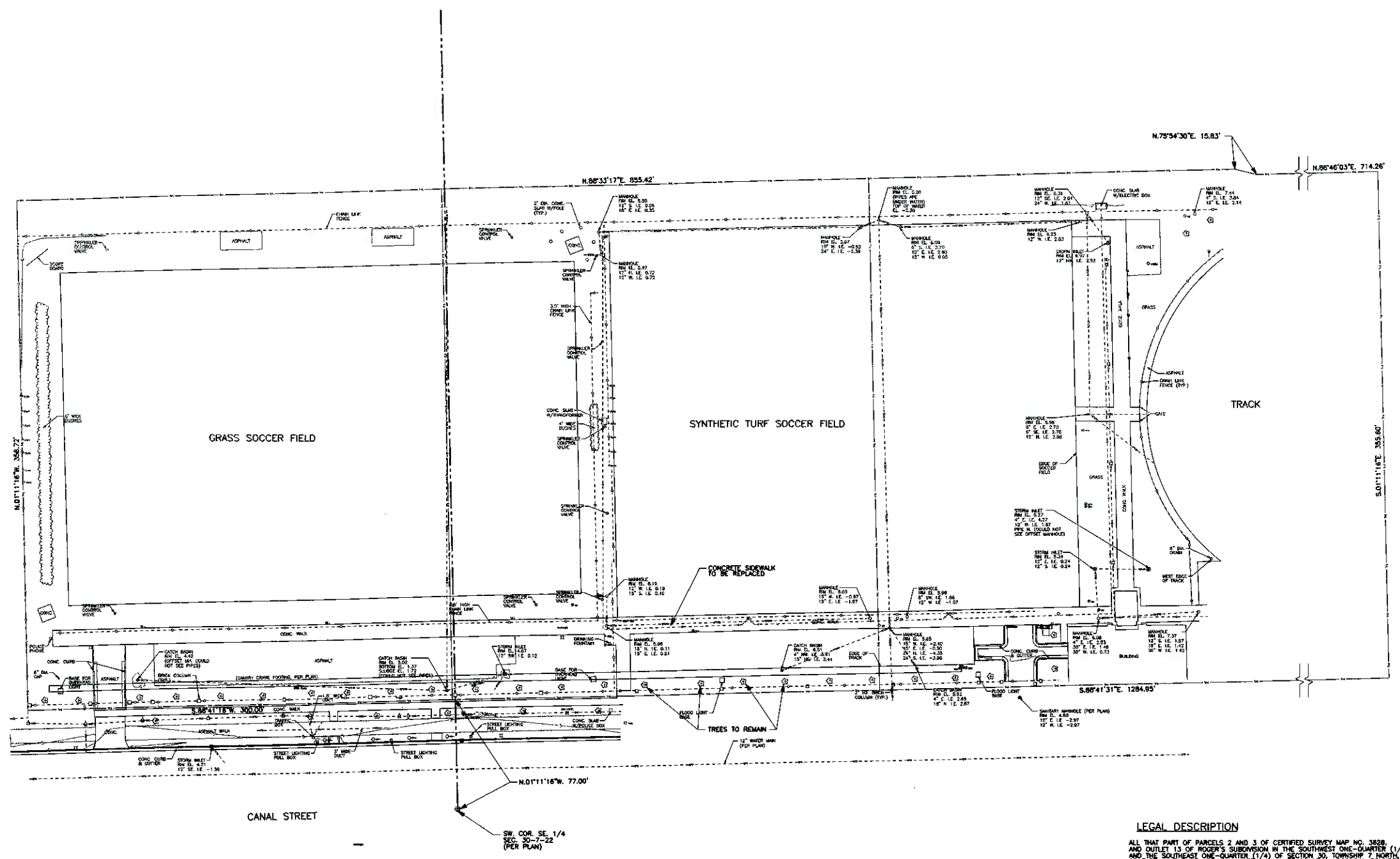
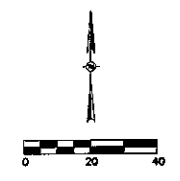
Cargill

Potawatomi Bingo Casino

Potawatomi Bingo Casino



Plat of Survey



LEGAL DESCRIPTION

ALL THAT PART OF PARCELS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 3828, AND OUTLET 13 OF ROGER'S SUBDIVISION IN THE SOUTHWEST ONE-QUARTER (1/4) AND THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 10 WEST, COUNTY OF MILWAUKEE, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER (1/4); THENCE NORTH 01°11'18" WEST, ON AND ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER (1/4), 77.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST CANAL STREET AND THE POINT OF BEGINNING; THENCE SOUTH 86°41'31" WEST, ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID PARCEL 2 AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER (1/4), 300.00 FEET TO A POINT; THENCE NORTH 01°11'18" WEST, ON AND ALONG THE WEST LINE OF SAID PARCELS 2 AND 3 AND OUTLOT 13, 855.41 FEET TO A POINT; THENCE SOUTH 78°54'30" EAST, ON AND ALONG SAID SOUTH LINE OF THE MEMORONEE RIVER AND SAID NORTH LINE OF OUTLOT 13, 15.83 FEET TO A POINT; THENCE NORTH 86°41'31" EAST, ON AND ALONG SAID SOUTH LINE OF THE MEMORONEE RIVER AND SAID NORTH LINE OF OUTLOT 13, 714.26 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 16TH STREET; THENCE SOUTH 01°11'18" EAST, ON AND ALONG SAID WEST RIGHT-OF-WAY LINE AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER (1/4), 355.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST CANAL STREET; THENCE SOUTH 86°41'31" WEST, ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER (1/4), 1294.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 567,518 SQUARE FEET (13.0 ACRES) MORE OR LESS.

REFERENCE BEARING

ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 30, 1.74 C.R. 22E, WHICH BEARS S 86°41'31" W AND IS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

GENERAL NOTES:

1. BASE SURVEY WAS PREPARED BY GRAEF, MAY 2007. UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND DEPTH.
2. VERTICAL DATUM BASED ON CITY OF MILWAUKEE DATUM AND CAN BE CONVERTED TO MEAN SEA LEVEL, 1929 ADJUSTMENT, BY ADDING 380.80.
3. PARCEL BOUNDARY DESCRIPTION FROM ORIGINAL 1992 DPD SUBMITTAL.

PROJECT NAME:
MARQUETTE UNIVERSITY SOCCER TEAM FACILITY AT VALLEY FIELD

PROJECT LOCATION:
1618 W Canal Street
Milwaukee, Wisconsin 53225

REVISION NO.	DATE

PROJECT: 10019
SCALE: AS NOTED
PHASE: PERMIT DRAWINGS
DATE: JUNE 22, 2010

DEMOLITION & EROSION CONTROL PLAN

C001

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Site Plan

EXISTING SOCCER
GAME FIELD

EXISTING SOCCER
PRACTICE FIELD

FUTURE
NEW BLEACHER
AREA
(18 YD LINE TO 18 YD LINE)

FUTURE
BUILDING
24' X 34'

PROPOSED SOCCER TEAM FACILITY
AND PUBLIC RESTROOMS
30' X 96' = 2,880 GSF

EXISTING
TRACK AND FIELD
SAND JUMP PIT

EXISTING CONCRETE WALK

ROOF LINE

NEW
CONCRETE
WALK

EXISTING
FIELD LIGHTING
NEW BRICK
PIER

QTY 6
SEAGREEN JUNIPER

REPLACEMENT
CONCRETE WALK

NEW SITE SIGN, PER
MARQUETTE STANDARDS

EXISTING
FIELD LIGHTING

EXISTING
LANDSCAPING SCREEN

EXISTING
ORNAMENTAL FENCE

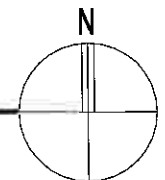
PUBLIC SIDEWALK

HANK AARON TRAIL

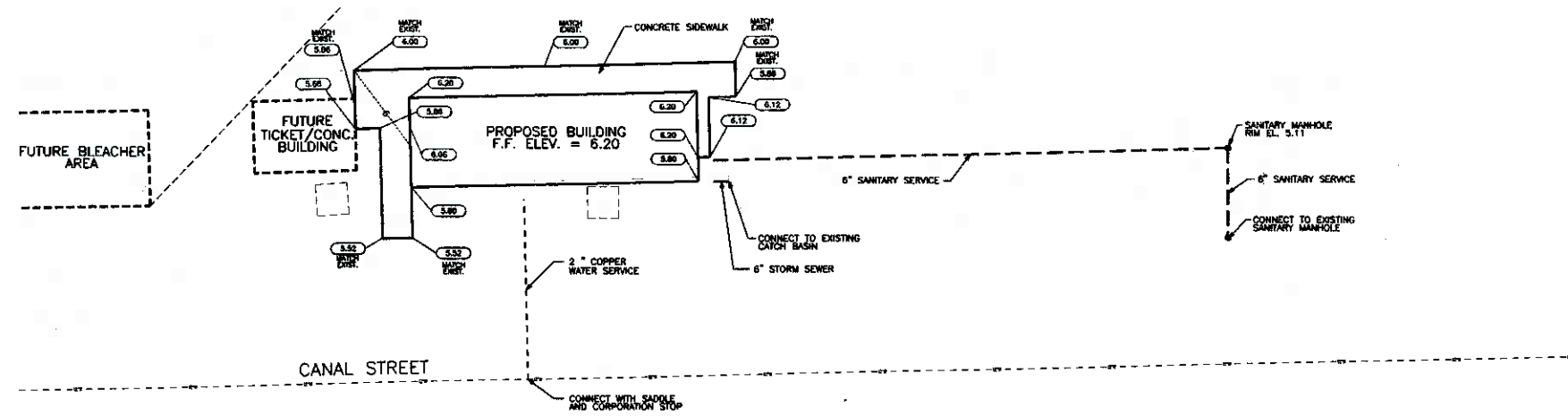
WEST CANAL STREET

1 SITE PLAN

1"=20'-0"

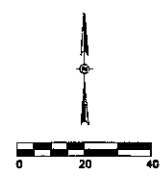


Site Grading and Utility Plan



PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NAME:
MARQUETTE UNIVERSITY SOCCER TEAM FACILITY AT VALLEY FIELD
PROJECT LOCATION:
1210 N. Canal Street
Milwaukee, Wisconsin 53233



- GENERAL NOTES:**
1. BASE SURVEY WAS PREPARED BY GRAEF, MAY 2007. UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND DEPTH.
 2. VERTICAL DATUM BASED ON CITY OF MILWAUKEE DATUM AND CAN BE CONVERTED TO MEAN SEA LEVEL, 1929 ADJUSTMENT, BY ADDING 580.80.
 3. SEE DESIGN/BUILD PLUMBING DRAWINGS FOR UTILITY EXTENSIONS.

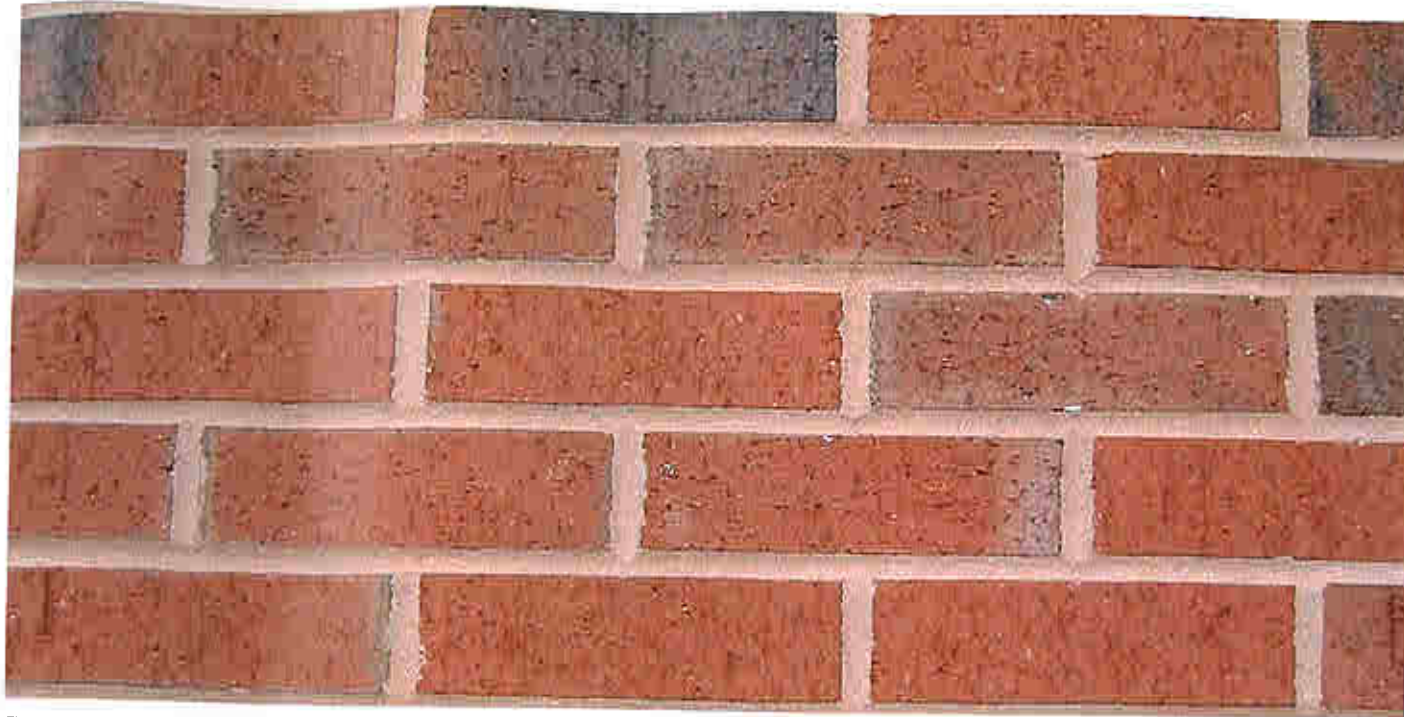
IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

REVISION	DATE

PROJECT: 1210
SCALE: AS NOTED
PHASE: PERMIT DRAWINGS
DATE: JUNE 22, 2010

SITE PLAN
C100

Building Materials



Face Brick



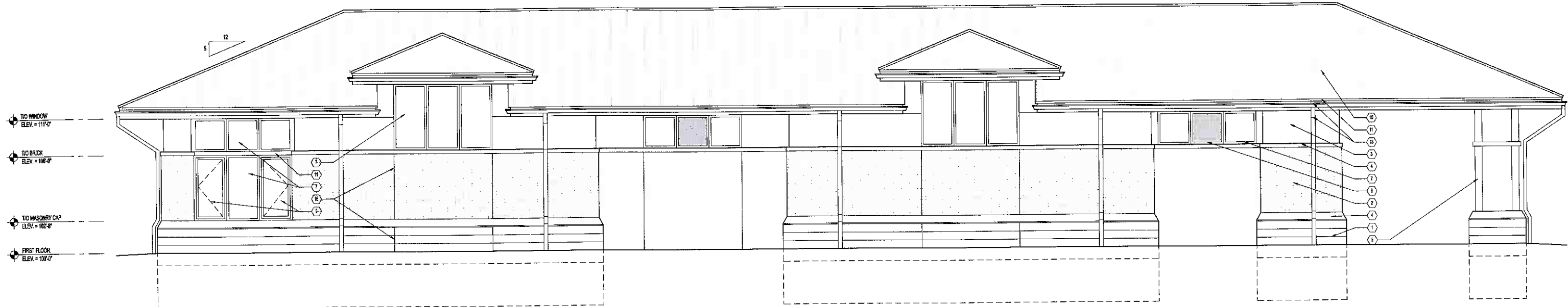
Standing Seam Metal Roof



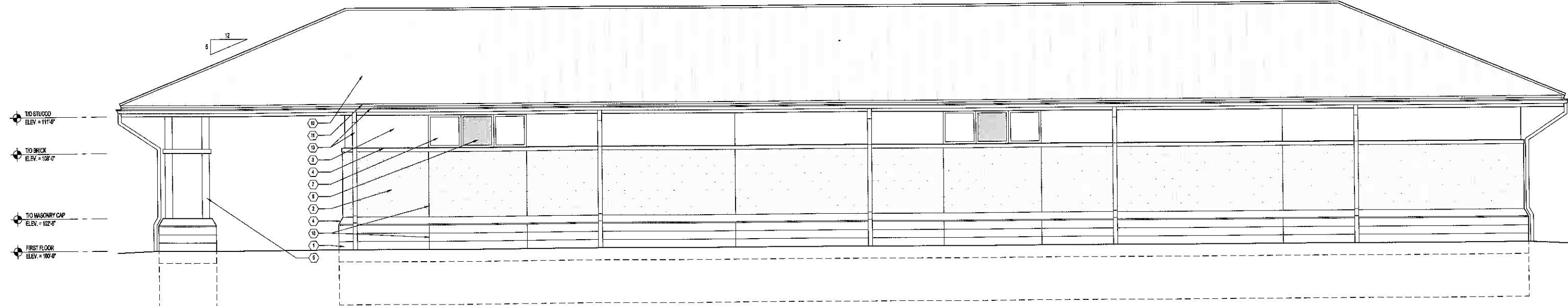
Decorative Concrete Masonry

EXTERIOR FINISHES KEY	
MATERIAL	
1	CONCRETE MASONRY UNIT (CMU-1)
2	FACE BRICK (FBR-1) WITH WEEP SYSTEM (WFS-1)
3	E.I.F.S. WALL SYSTEM (EFS-1)
4	CONCRETE MASONRY ACCENT BAND (CMU-1)
5	STRUCTURAL STEEL WITH PAINTED FINISH (PT-1)
6	STEEL LINTEL - PAINTED FINISH (PT-1)
7	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM (AFS-1) WITH INSULATED GLAZING (GL-21T)
8	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM (AFS-1) WITH SPANDREL GLAZING (GL-41T)
9	OPERABLE, THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM (AFS-2) WITH INSULATED GLAZING (GL-21T)
10	STANDING SEAM METAL PANEL ROOF SYSTEM (SMR-1)
11	METAL SOFFIT (VENTED) AND FASCIA
12	ALUMINUM FLASHING
13	METAL GUTTER AND DOWNSPOUT FACTORY FINISH, TBD
14	INSULATED HOLLOW METAL DOOR, SEE PLAN AND DOOR SCHEDULE
15	VERTICAL MASONRY CONTROL JOINT WITH FILLER (MA-1)

Building Elevations

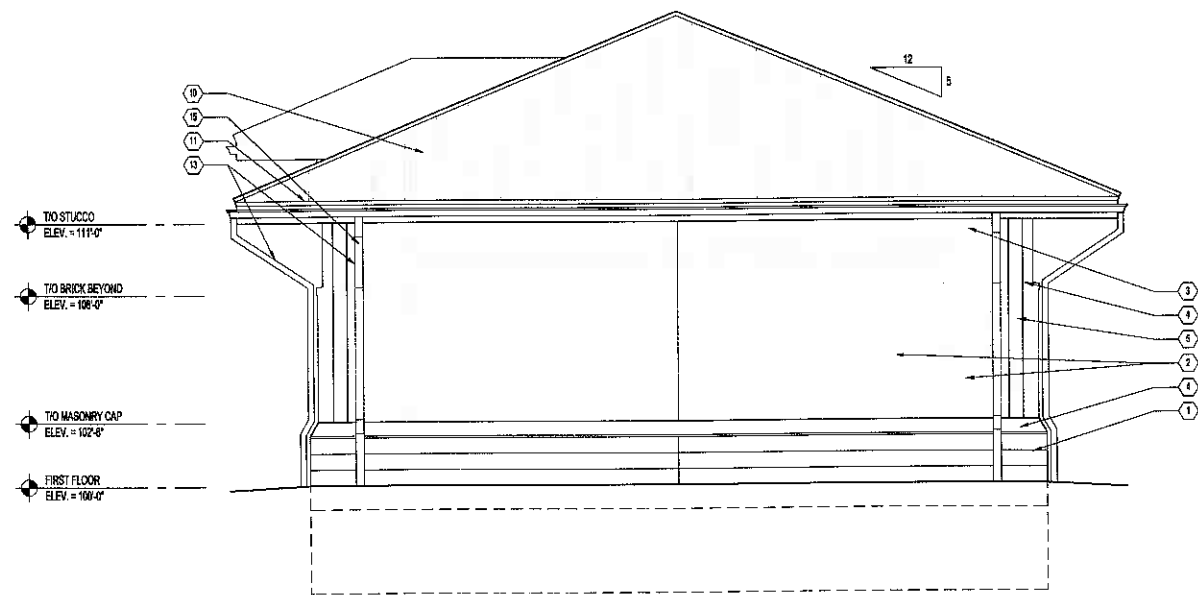


North Elevation

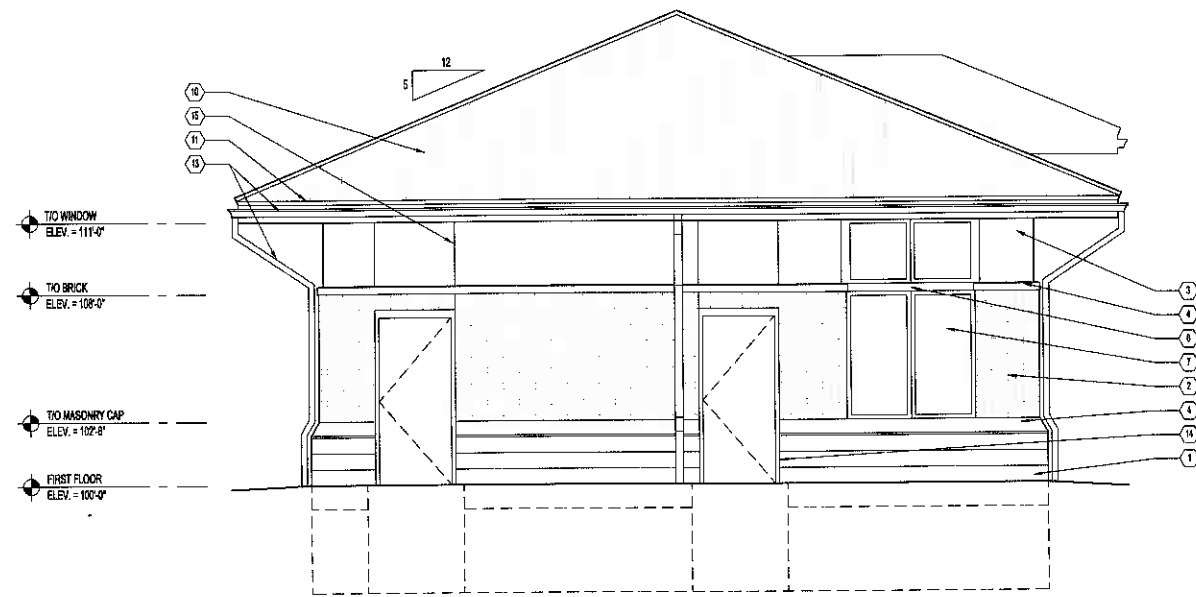


South Elevation

Building Elevations

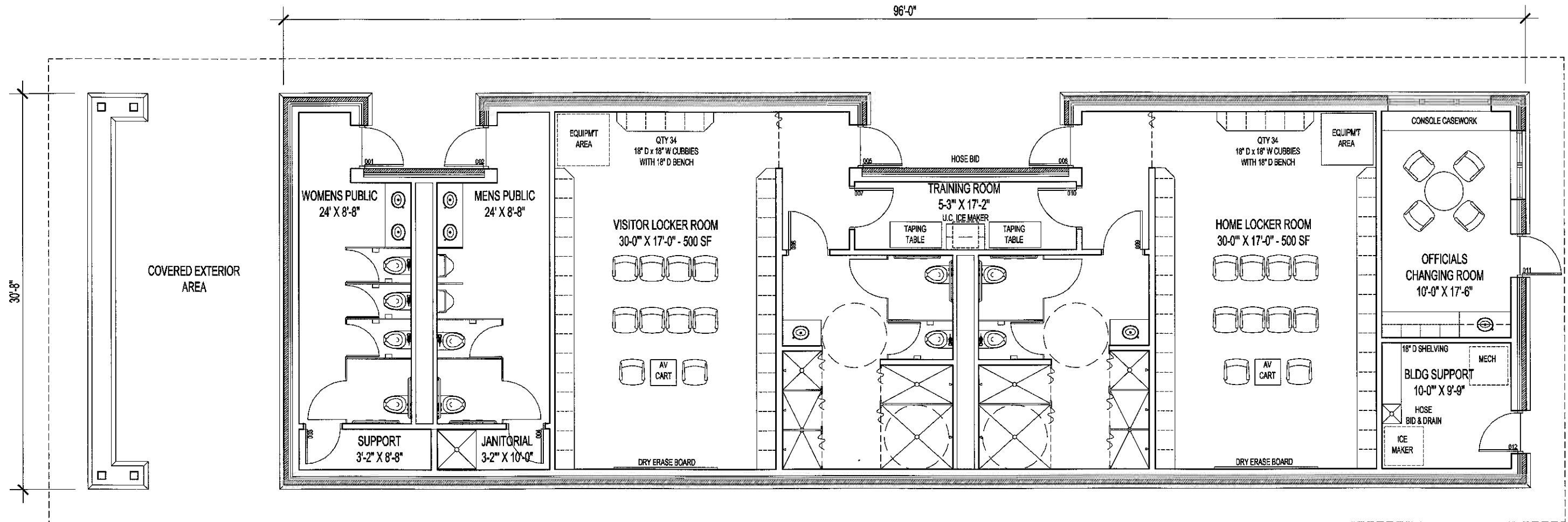


West Elevation



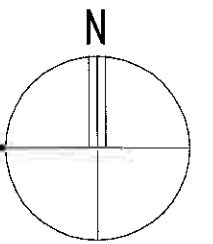
East Elevation

Building Plan



1 FLOOR PLAN

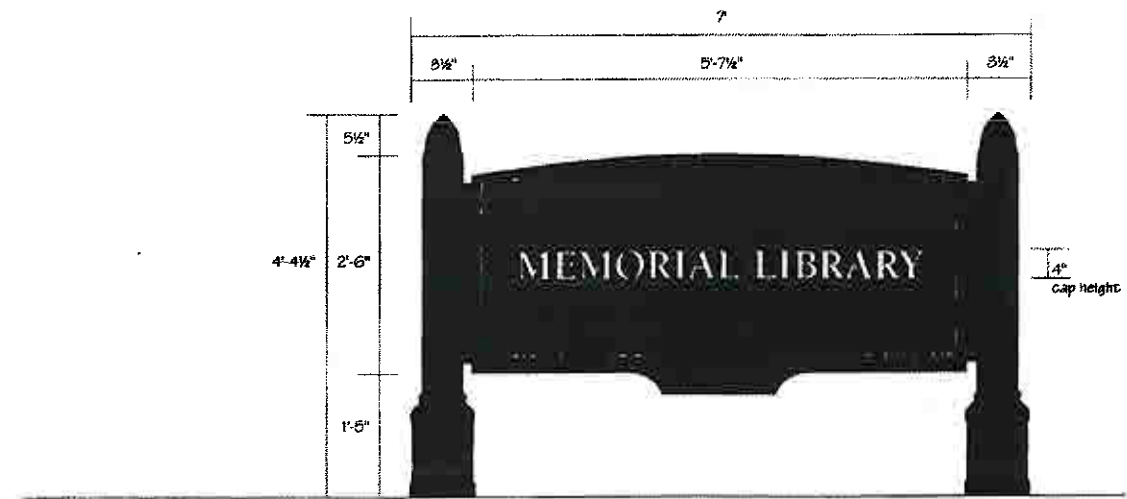
1/8" = 1'-0"



Proposed Building Signage



View of Existing Signage at Valley Fields Gatehouse



Primary Building Identification Sign Type Sign Type PB



Exterior Signage Design Intent
August, 2000

Site Images



Existing Public Entry - View from Canal Street



Existing Building Site - View looking southeast



Existing Building Site - View looking west



Existing Building Site - View looking southwest