



July 30, 2024

Kari Papelbon
City of Oak Creek
Planner – Community Development

RE: Plan Commission Submittal for MATC Baseball Outdoor Restroom Facility

Dear Ms. Papelbon:

Boer Architects, on behalf of Milwaukee Area Technical College (MATC) – Oak Creek Campus (OCC), is providing this plan commission submittal for Site and Building Plan Review for the OCC Baseball Outdoor Restroom Facility Project at MATC – Oak Creek Campus, 6665 S Howell Avenue, Oak Creek, Wisconsin.

To adhere to the specified budget, this project will be constructed in 2 phases. The first phase will include restrooms, laundry, training, and a mechanical room. The second phase will add a pavilion, concessions, and two locker rooms for home and visitor teams. This project aims to provide a sheltered gathering space for players and spectators, equipped with essential amenities such as storage, food, and restroom facilities. The building is strategically oriented to face north, offering a captivating view of the pavilion from the street and creating an inviting structure for all users.

In the civil plan, the obsolete batting cages, concrete pad, and associated fencing will be removed. A small amount of wooded area will be removed. The new site work will include new sidewalks and a new ADA ramp from the existing baseball field seating area up to the phase 1 restroom building (may be part of phase 1 or 2, yet to be determined which phase). A concrete pavilion area will be present at the northwest corner of the phase 1 building. An access drive from phase 2 down to the existing asphalt access drive will be provided at the northeast corner of the phase 2 building. An asphalt parking area with five ADA parking stalls is shown on the drawings and will be constructed by MATC as a separate project.

Sanitary sewer for the building will run east out of the new building and then run southeast around the existing MATC building to an existing sanitary sewer manhole. Water will be provided from an existing 3” water lateral behind the baseball field. Storm water from the new building, new sidewalks, and ADA parking stalls will connect to the below grade storm water detention system below the baseball field. In 2021 when the baseball field was converted from natural grass to synthetic turf, the storm water management plan included this future phase 1 and phase 2 building. The existing detentions system under the baseball field was designed to accommodate this

storm water and a manhole was installed on the east side of the baseball field to allow the future storm sewer connection.

We have provided firefighting access on all four sides of the building. An open grass area on the south side of the building will be provided by removing a small portion of the wooded area. An existing fire hydrant is present near the northeast corner of the proposed building. We have talked to the fire department and received preliminary comments that the existing asphalt drive on the east side of the proposed building satisfies the fire lane requirements for this proposed building.

In phase 1, the HVAC systems will include a rooftop packaged DX heat pump unit with an energy recovery section single zone, supporting the future training room and corridor. Public toilet spaces will have exhaust-only ventilation supplemented by electric heat, while the janitor's closet and future laundry room will use makeup air from adjacent corridors for exhaust. The MEP room will be equipped with filtered mechanical ventilation for heat rejection, supplemented by electric heating, and will house DDC control panels.

Phase 2 will expand with a rooftop packaged DX heat pump unit incorporating an energy recovery section and multi-zone VAV with electric reheat for the locker room and adjacent corridors. Furthermore, an exhaust system will be installed to support the ventilation needs of the locker and toilet rooms.

The electrical systems are designed to enhance safety and efficiency throughout the building. The exterior of the building will feature LED wall packs with integral battery packs, ensuring illumination along all paths of egress. Interior spaces will be equipped with solid-state LED fixtures meeting IES (Illuminating Engineering Society's) recommendations, including exit signs with integral battery packs for illumination along all interior paths of egress. Electrical service will utilize existing conduit pathways from the main MATC campus building, with plans for a 400A, 480Y/277V, 3-Phase main distribution panelboard serving phase 1 and phase 2, supported by a step-down transformer for 208Y/120V lighting and receptacles loads.

The plumbing team will provide storm drainage, water supply, waste disposal, and venting to support the fixtures, drains, and building equipment in the proposed construction. This system will connect to the site's storm sewer, sanitary sewer and water service utilities, which are provided by the site utility contractor. Additionally, domestic hot water heaters will ensure hot water is extended to all new fixtures throughout phase 1 and 2.

Phase 1 will be bid in September, with construction set to start on November 4th. We anticipate that construction will be completed by May of 2025. Phase 2 will begin construction as soon as Phase 1 is completed.

We request review and approval at the August 27th, 2024 plan commission meeting.

If you have any questions or need additional information, please contact our office.

Respectfully submitted,

BOER ARCHITECTS, INC.

A handwritten signature in black ink, appearing to read 'AJ Boer', is positioned above the typed name.

Andrew J. Boer AIA

CC Mr. Ray Zukauskas – MATC