

# 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 \_\_\_\_\_

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** \_\_\_\_\_

Company \_\_\_\_\_

Street address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

**Project contact person** \_\_\_\_\_

Company \_\_\_\_\_

Street address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

**Property owner (if not applicant)** \_\_\_\_\_

Street address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_

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](mailto: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 \_\_\_\_\_ on \_\_\_\_\_.
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 \_\_\_\_\_ Relationship to property \_\_\_\_\_

Authorizing signature of property owner \_\_\_\_\_ Date \_\_\_\_\_

## 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



April 29, 2024

Jessica Vaughn  
UDC Secretary  
City of Madison  
Planning Department  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53703

Re: Lighthouse Christian School  
6402 Schroeder Road  
Madison, WI 53711

Dear Ms. Vaughn

This letter of intent with a summary of the project being submitted for Urban Design Commission and Plan Commission review for the above-mentioned project. Per our pre-application meeting on April 11, 2024 this is considered a major amendment to the existing conditional use.

The project consists of an addition to the existing Lighthouse Christian School at 6402 Schroeder Road. The existing building is a 1-story, 37,250 s.f. school. The addition is a 7,500 +/- s.f., one story addition consisting of new classrooms, multi-purpose space and teachers lounge. The addition is to the south end of the existing building facing Schroeder Road.

As we are doing our addition off the existing south façade, this is also considered a demolition to the existing façade as we are covering up more than 50% of the existing street facing façade. While we are not physically demolishing the wall, we have applied for the demolition permit and notice.

We have addressed the Urban Design Commission guidelines with the addition, keeping a low profile building to reflect the surrounding neighborhood. The elevations are a mix of metal panels and glazing with various sized windows and building articulation to provide an engaging experience for the students and surrounding community. Additionally, we understand the ordinance for bird safety glazing and have included bird safe glazing where applicable.

Please find attached the UDC review application, plans, notice of demolition and waiver from the Alder in this district.

Sincerely,

Jeffrey M Stowe  
Architect

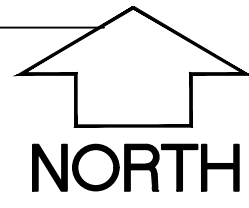
Enclosures

File: W:\2024\241232\_Thrive Arch - Lighthouse School\_Schroeder RD\wg\241232\_Civil\_Design.dwg Layout: Site Plan (2) User: Don Plattel Apr 23, 2024 - 9:36am

LOT 2  
CSM 14642

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 APRIL 15, 2024. 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 AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

SITE INFORMATION BLOCK:

SITE ADDRESS: 6402 SCHROEDER ROAD  
 SITE ACREAGE (LOT 1 OF CSM 14642): 155,984 SQ.FT. (3.58 AC)  
 USE OF PROPERTY: INSTITUTIONAL (SCHOOL / FOOD PANTRY / CHURCH)  
 ZONING: SUBURBAN EMPLOYMENT (SE)

SETBACKS:  
 FRONT YARD (SCHROEDER ROAD): 0- FEET  
 SIDE YARD (RAY-O-VAC DRIVE): 0- FEET  
 REAR YARD (NORTH): 30- FEET  
 SIDE YARD (WEST): 15- FEET

NUMBER OF CLASSROOMS (NEW): 22 (3)  
 NUMBER OF STUDENTS (NEW): 225 (45)

NO MIN. PARKING IN SE DISTRICT.  
 TOTAL NUMBER OF PARKING STALLS: 79  
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 3

BIKE STALLS REQUIRED (1 PER 5 STUDENTS): 45  
 TOTAL NUMBER OF BIKE STALLS PROVIDED: 30

EXISTING IMPERVIOUS SURFACE AREA (PRIOR TO 2001): 76,268 SQ.FT.  
 ROOFTOP: 37,222 SQ.FT.  
 PAVED: 39,046 SQ.FT.

EXISTING IMPERVIOUS SURFACE AREA (CURRENTLY): 81,891 SQ.FT.  
 ROOFTOP: 39,147 SQ.FT.  
 PAVED: 42,744 SQ.FT.

FINAL IMPERVIOUS SURFACE AREA (AFTER THIS PROJECT IS COMPLETE): 90,016  
 ROOFTOP: 46,647 SQ.FT.  
 PAVED: 43,369 SQ.FT.  
 PEDESTRIAN USE: XXX SQ.FT.  
 VEHICLE USE: XXX SQ.FT.

MAXIMUM IMPERVIOUS SURFACE: 75% (116,988 SQ.FT.)  
 IMPERVIOUS SURFACE AREA ON THE LOT: 90,016 SQ.FT.  
 PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 57.7%  
 DISTURBANCE LIMITS: 12,500 SQ. FT.

WYSER  
ENGINEERING

6402 SCHROEDER ROAD  
MADISON, WI 53711

LIGHT HOUSE CHRISTIAN SCHOOL  
ADDITION  
CITY OF MADISON, DANE COUNTY, WI

Sheet Title:  
SITE PLAN - OVERALL SITE

Revisions:

No.	Date:	Description:

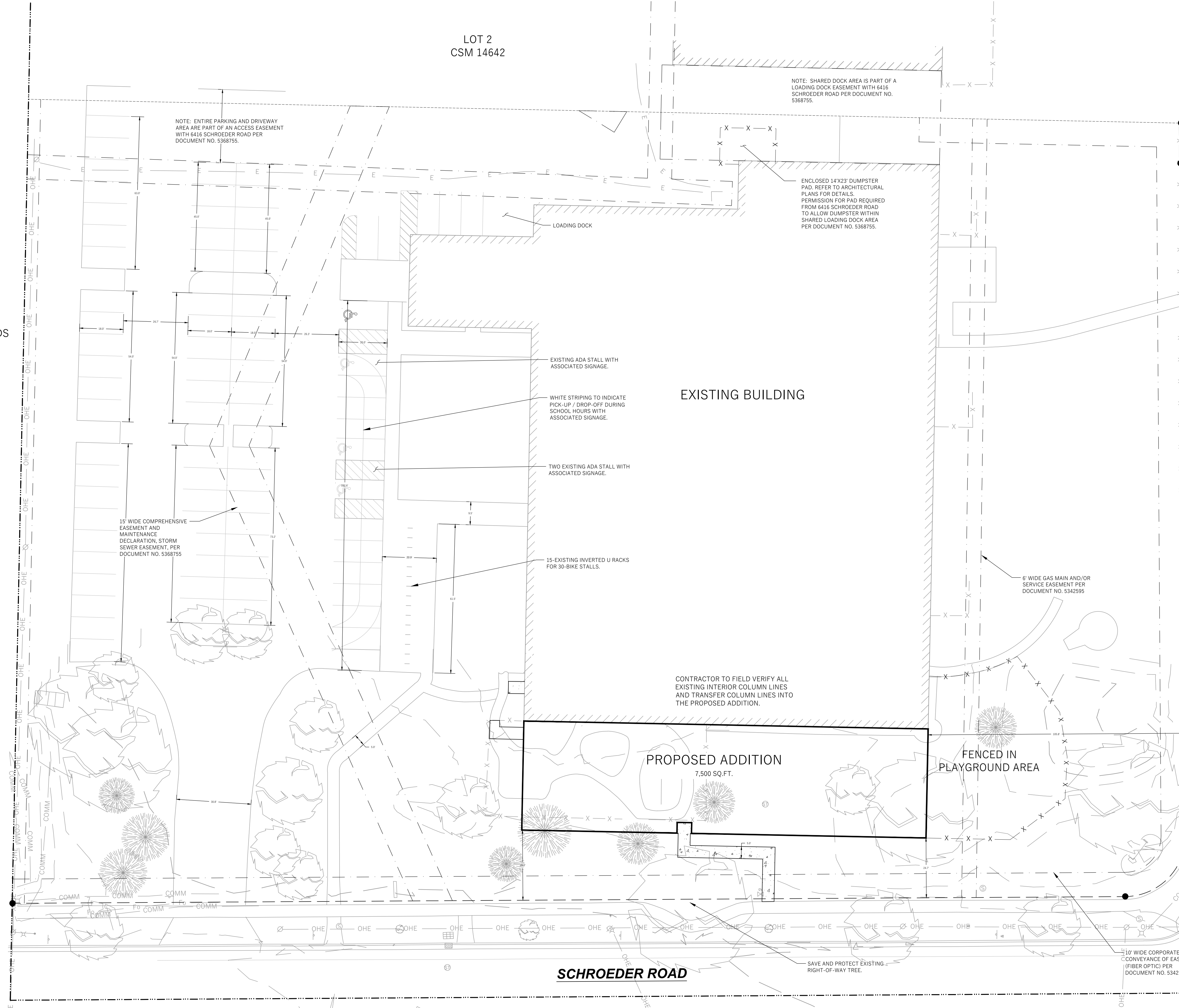
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Wysér Number 24-1232

Set Type UDC

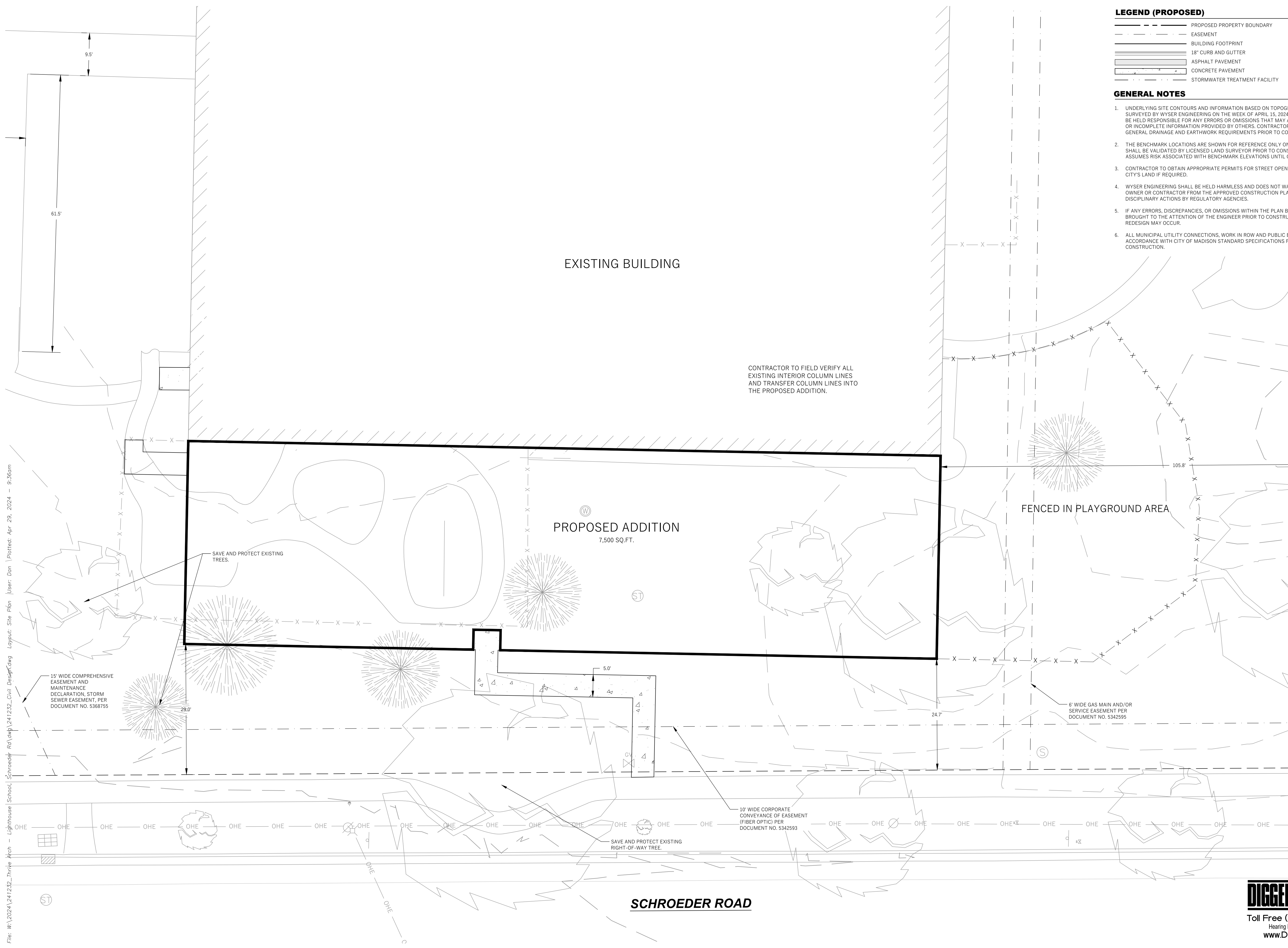
Date Issued 04/29/2024

Sheet Number C100

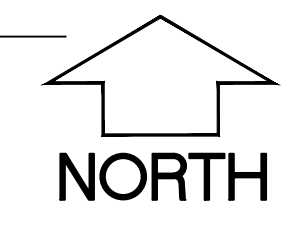


**DIGGERS HOTLINE**  
 Toll Free (800) 242-8511 -or- 811  
 Hearing Impaired TDD (800) 542-2289  
 www.DiggersHotline.com

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- LEGEND (PROPOSED)**
- PROPOSED PROPERTY BOUNDARY
  - EASEMENT
  - BUILDING FOOTPRINT
  - 18" CURB AND GUTTER
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- GENERAL NOTES**
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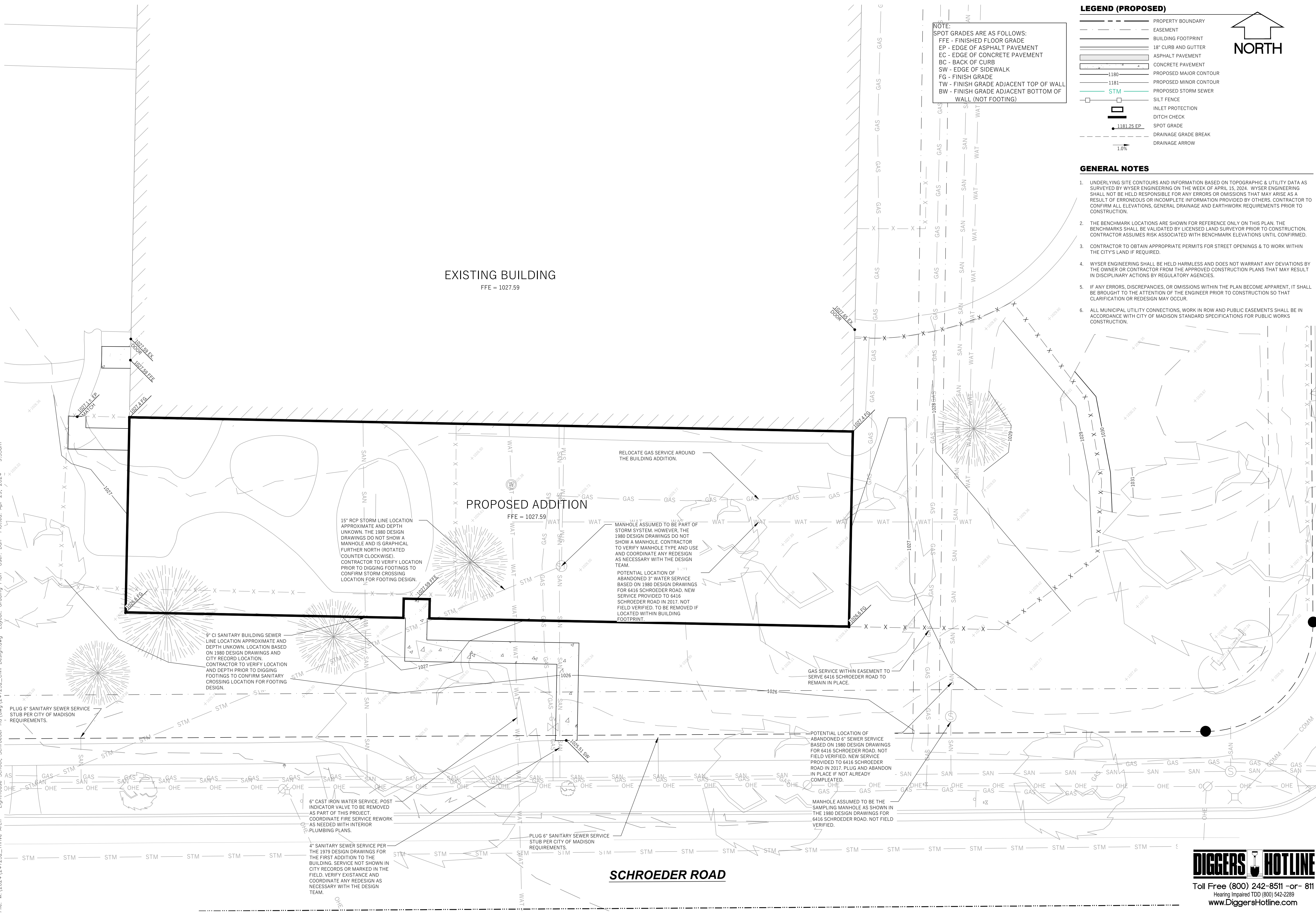
Revisions:

No.	Date:	Description:

Graphic Scale	
Wyser Number	24-1232
Set Type	UDC
Date Issued	04/29/2024
Sheet Number	C101

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**LIGHT HOUSE CHRISTIAN SCHOOL  
ADDITION**

CITY OF MADISON, DANE COUNTY, WI

Sheet Title:  
GRADING, UTILITY, & DEMOLITION PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 15'
Wysier Number	24-1232
Set Type	UDC
Date Issued	04/29/2024
Sheet Number	C200

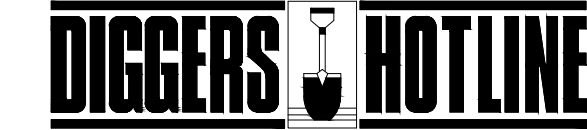
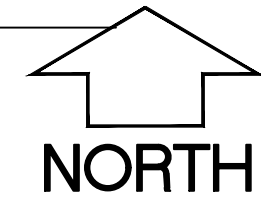
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LOT 2  
CSM 14642

**LEGEND (PROPOSED)**

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT



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www.DiggersHotline.com

**WYSER**  
ENGINEERING

PAUL SKIDMORE,  
LANDSCAPE ARCHITECT,  
LLC

6402 SCHROEDER ROAD  
MADISON, WI 53711

LIGHT HOUSE CHRISTIAN SCHOOL  
ADDITION  
CITY OF MADISON, DANE COUNTY, WI

Sheet Title:  
LANDSCAPE PLAN - EXISTING PLANTS

Revisions:

No.	Date:	Description:

Graphic Scale: 0' 5' 10' 20' 30'

Wyser Number: 24-1232

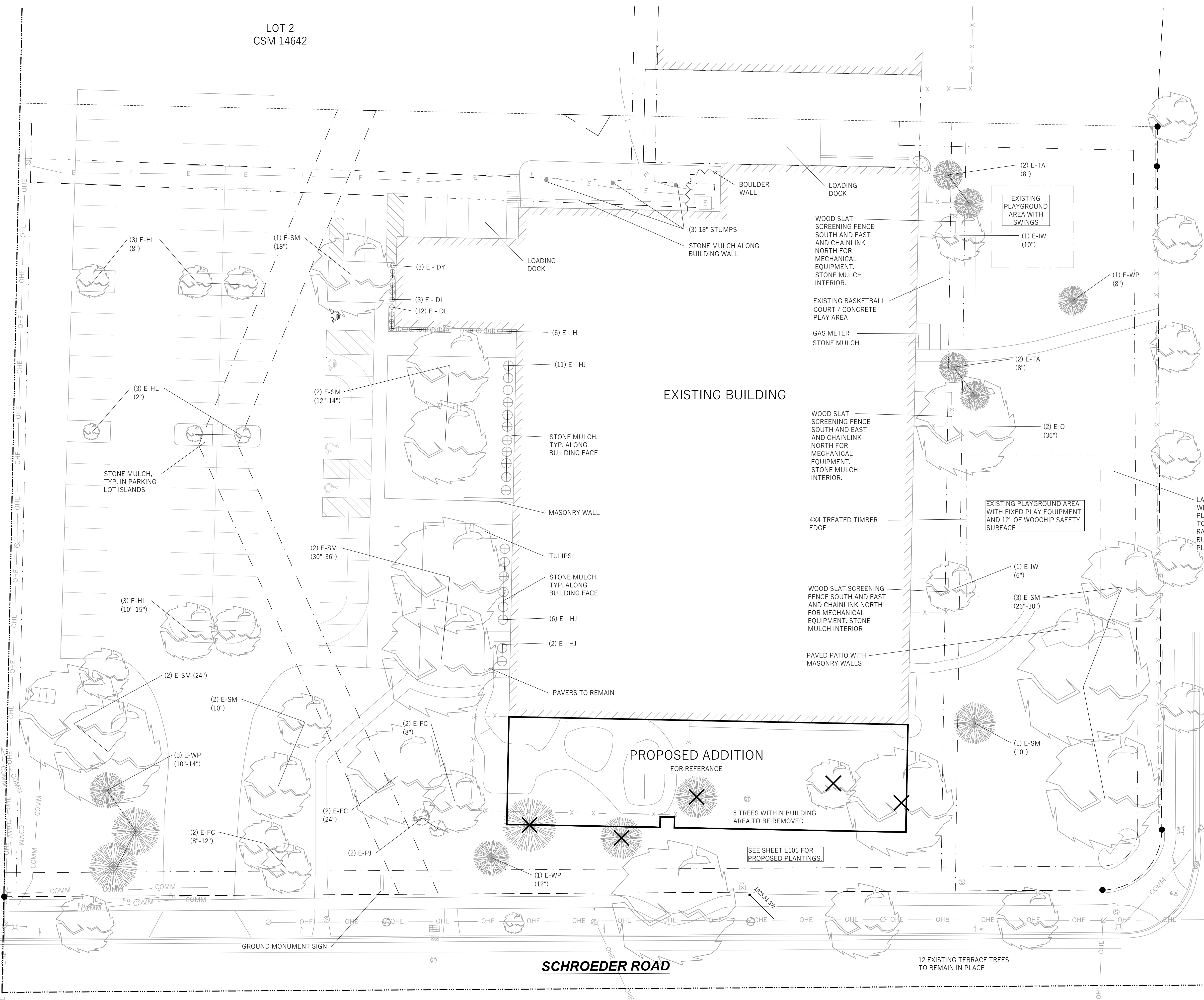
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Date Issued: 05/07/2024

Sheet Number: L100

LANDS

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RAY-O-VAC DRIVE

SCHROEDER ROAD

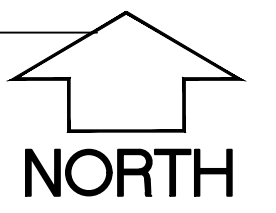
**LANDSCAPE WORKSHEET**

<b>Zoning Category:</b>	Suburban Employment (SE)
<b>Landscape Points Required</b>	
Developed Area =	43,369 SF
Landscape Points: 43,369 / 300 x 5 =	723 points
<b>Total Landscape Points Required</b>	723 points
<b>Landscape Points Supplied</b>	
Existing canopy trees - 22 @ 35 =	770 points
Proposed canopy trees - 11 @ 35 =	385 points
Existing evergreen trees - 10 @ 35 =	350 points
Proposed evergreen trees - 3 @ 35 =	105 points
Existing ornamental trees - 6 @ 15 =	90 points
Proposed ornamental trees - 7 @ 15 =	105 points
Existing upright evergreen shrubs - 0 @ 10 =	0 points
Proposed upright evergreen shrubs - 3 @ 10 =	30 points
Existing deciduous shrubs - 0 @ 3 =	0 points
Proposed deciduous shrubs - 173 @ 3 =	519 points
Existing evergreen shrubs - 24 @ 4 =	96 points
Proposed evergreen shrubs - 56 @ 4 =	212 points
Existing perennials & grasses 21 @ 2 =	21 points
Proposed perennials & grasses 28 @ 2 =	56 points
<b>Total landscape points supplied =</b>	<b>2,760 points</b>
<b>Lot Frontage Landscape Required</b> (Section 28.142(5) Development Frontage Landscaping)	
*One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree.*	
Schroeder Road & Ray-O-Vac Drive =	800 LF
Over story trees required 800/30' = 26.6	27 trees
Shrubs required (800/30') x 5 = 133.3	133 shrubs
Over story trees supplied	16 trees
Ornamental or evergreen trees supplied	23 trees
Shrubs supplied	137 shrubs

LOT 2  
CSM 14642

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT



**WYSER**  
ENGINEERING

PAUL SKIDMORE,  
LANDSCAPE ARCHITECT,  
LLC

6402 SCHROEDER ROAD  
MADISON, WI 53711

LIGHT HOUSE CHRISTIAN SCHOOL  
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Sheet Title:  
LANDSCAPE PLAN - PROPOSED PLANTS

Revisions:

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Graphic Scale: 0' 5' 10' 20' 30'

Wyser Number: 24-1232

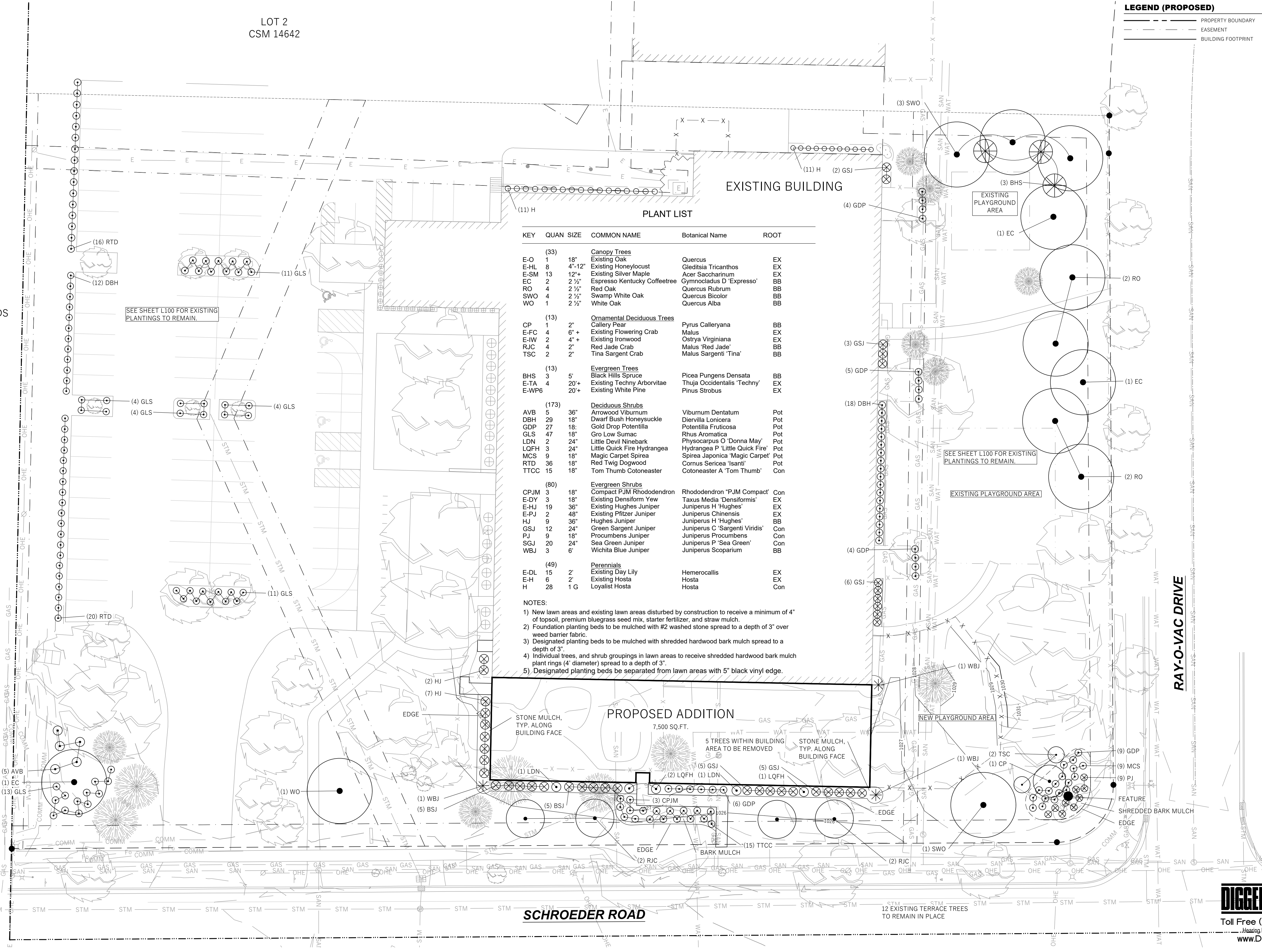
Set Type: UDC

Date Issued: 05/07/2024

Sheet Number: L101

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LANDS

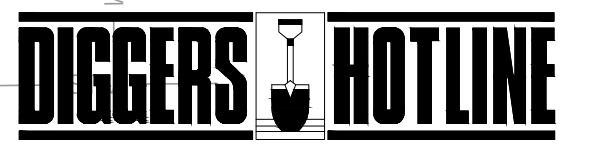


PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT
(33)					
			Canopy Trees		
E-O	1	18"	Existing Oak	Quercus	EX
E-HL	8	4"-12"	Existing Honeylocust	Gleditsia Tricanthos	EX
E-SM	13	12"+	Existing Silver Maple	Acer Saccharinum	EX
EC	2	2 ½"	Espresso Kentucky Coffeetree	Gymnocladus D 'Espresso'	BB
RO	4	2 ½"	Red Oak	Quercus Rubrum	BB
SWO	4	2 ½"	Swamp White Oak	Quercus Bicolor	BB
WO	1	2 ½"	White Oak	Quercus Alba	BB
(13)					
			Ornamental Deciduous Trees		
CP	1	2"	Callery Pear	Pyrus Calleryana	BB
E-FC	4	6"+	Existing Flowering Crab	Malus	EX
E-IW	2	4"+	Existing Ironwood	Ostrya Virginiana	EX
RJC	4	2"	Red Jade Crab	Malus 'Red Jade'	BB
TSC	2	2"	Tina Sargent Crab	Malus Sargentii 'Tina'	BB
(13)					
			Evergreen Trees		
BHS	3	5'	Black Hills Spruce	Picea Pungens Densata	BB
E-TA	4	20"+	Existing Techny Arborvitae	Thuja Occidentalis 'Techny'	EX
E-WP6		20"+	Existing White Pine	Pinus Strobus	EX
(173)					
			Deciduous Shrubs		
AVB	5	36"	Arrowood Viburnum	Viburnum Dentatum	Pot
DBH	29	18"	Dwarf Bush Honeysuckle	Diervilla Lonicera	Pot
GDP	27	18"	Gold Drop Potentilla	Potentilla Fruticosa	Pot
GLS	47	18"	Gro Low Sumac	Rhus Aromatica	Pot
LDN	2	24"	Little Devil Ninebark	Physocarpus O 'Donna May'	Pot
LQFH	3	24"	Little Quick Fire Hydrangea	Hydrangea P 'Little Quick Fire'	Pot
MCS	9	18"	Magic Carpet Spirea	Spirea Japonica 'Magic Carpet'	Pot
RTD	36	18"	Red Twig Dogwood	Cornus Sericea 'Isanti'	Pot
TTCC	15	18"	Tom Thumb Coleoneaster	Coleoneaster A 'Tom Thumb'	Con
(80)					
			Evergreen Shrubs		
CPJM	3	18"	Compact PJM Rhododendron	Rhododendron 'PJM Compact'	Con
E-DY	3	18"	Existing Densiform Yew	Taxus Media 'Densiformis'	EX
E-HJ	19	36"	Existing Hughes Juniper	Juniperus H 'Hughes'	EX
E-PJ	2	48"	Existing Pfizer Juniper	Juniperus Chinensis	EX
HJ	9	36"	Hughes Juniper	Juniperus H 'Hughes'	BB
GSJ	12	24"	Green Sargent Juniper	Juniperus C 'Sargentii Viridis'	Con
PJ	9	18"	Procumbens Juniper	Juniperus Procumbens	Con
SGJ	20	24"	Sea Green Juniper	Juniperus P 'Sea Green'	Con
WBJ	3	6"	Wichita Blue Juniper	Juniperus Scoparium	BB
(49)					
			Perennials		
E-DL	15	2"	Existing Day Lily	Hemerocallis	EX
E-H	6	2"	Existing Hosta	Hosta	EX
H	28	1 G	Loyalist Hosta	Hosta	Con

NOTES:

- 1) New lawn areas and existing lawn areas disturbed by construction to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mulch.
- 2) Foundation planting beds to be mulched with #2 washed stone spread to a depth of 3" over weed barrier fabric.
- 3) Designated planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- 4) Individual trees, and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
- 5) Designated planting beds be separated from lawn areas with 5" black vinyl edge.



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

SLIM17FA15ADJ



Color: Bronze Weight: 3.0 lbs

Project: Lighthouse Schd  
Type:  
Prepared By:  
Date: 05/29/24

Driver Info		LED Info	
Type	Constant Current	Watts	15W
120V	0.13A	Color Temp	3000K/4000K/5000K
208V	0.07A	Color	70 CRI
240V	0.06A	Accuracy	100,000 Hours
277V	0.05A	L70 Lifespan	1761/1906/1852 lm
Input Watts	14.2/14/14.2W	Lumens	1761/1906/1852 lm
		Efficacy	124/136.2/130.3 lm/W

Technical Specifications

**Field Adjustability:**  
Field Adjustable:  
Color temperature selectable by 3000K, 4000K and 5000K

**Compliance:**  
UL Listed:  
Suitable for wet locations

**IESNA LM-79 & LM-80 Testing:**  
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**IP Rating:**  
Ingress protection rating of IP55 for dust and water

**DLC Listed:**  
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S.1 requirements.  
DLC Product Code: PL6M/J0V6203

**Performance:**  
Lifespan:  
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Wattage Equivalency:**  
Equivalent to 70W Metal Halide

**LED Characteristics:**  
LEDs:  
Long-life, high-efficiency, surface-mount LEDs

**Electrical:**  
Driver:  
Constant Current, Class 2, 120-277V, 50/60 Hz, 1.20V, 0.13A, 208V, 0.07A, 240V, 0.06A, 277V, 0.05A

**Dimming Driver:**  
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dimm down to 10%.

**Photocell:**  
120-277V Integrated button photocell included.

**Surge Protection:**  
L-N:2.5KV, L-N-GND:2.5KV

**Construction:**  
Cold Weather Starting:  
The minimum starting temperature is -40°C (-40°F)

**Ambient Temperature:**  
Max Power Temp Rating: 50°C (122°F)  
Middle Power Temp Rating: 50°C (122°F)  
Low Power Temp Rating: 30°C (122°F)

**Housing:**  
Precision die-cast aluminum housing and door frame

**Lens:**  
Polycarbonate lens

**Mounting:**  
Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

**Cut Off:**  
Adjustable from 0° (full cutoff) to 90°, 7 settings at 15° each.

**Finish:**  
Formulated for high durability and long-lasting color

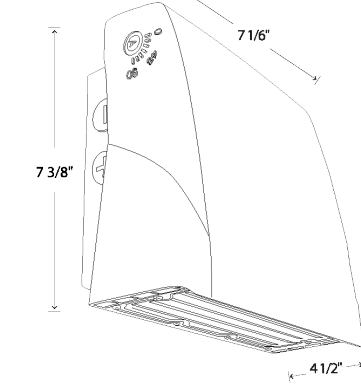
**Green Technology:**  
Mercury and UV free. RoHS-compliant components.

**Other:**  
Note:  
All values are typical (tolerance +/- 10%)

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com  
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SLIM17FA15ADJ

Dimensions



Features

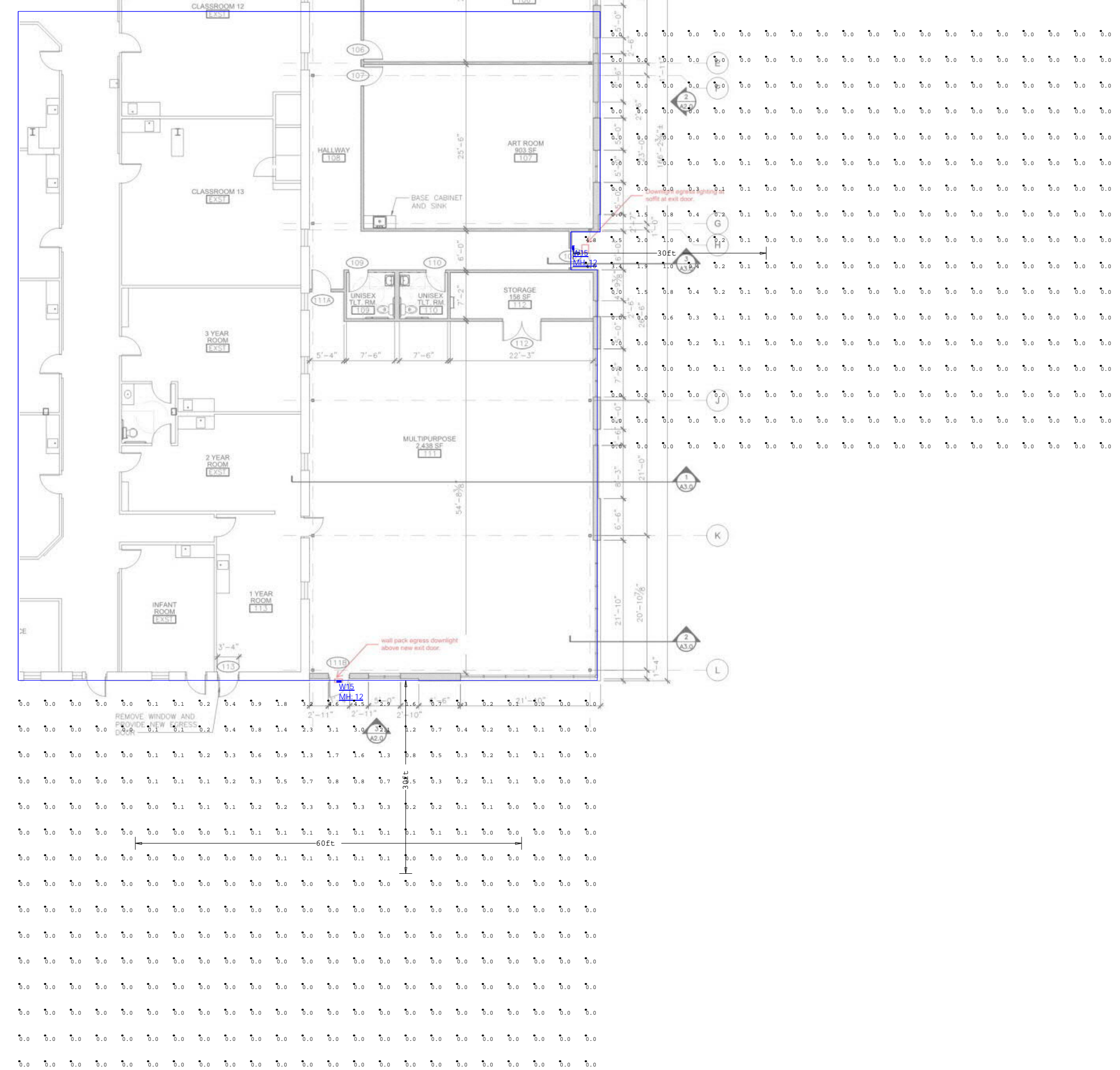
Selectable CCT  
Adjustable cutoff  
Integrated photocell  
0-10V dimming, standard

Ordering Matrix

Family	Wattage	Style
SLIM17FA	15	ADJ
	15 = 15W	ADJ = Angle Adjustable
		30 = 30W

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RAB



Page 2 of 2

Luminaire Schedule								
Symbol	Qty	Label	Tag	Description	Arrangement	LLF	Luminaire Lumens	Luminaire Watts
☐	2	slim17fa15adj_4k	W15	SLIM17FA15ADJ_4K	Single	0.900	1761	13.98

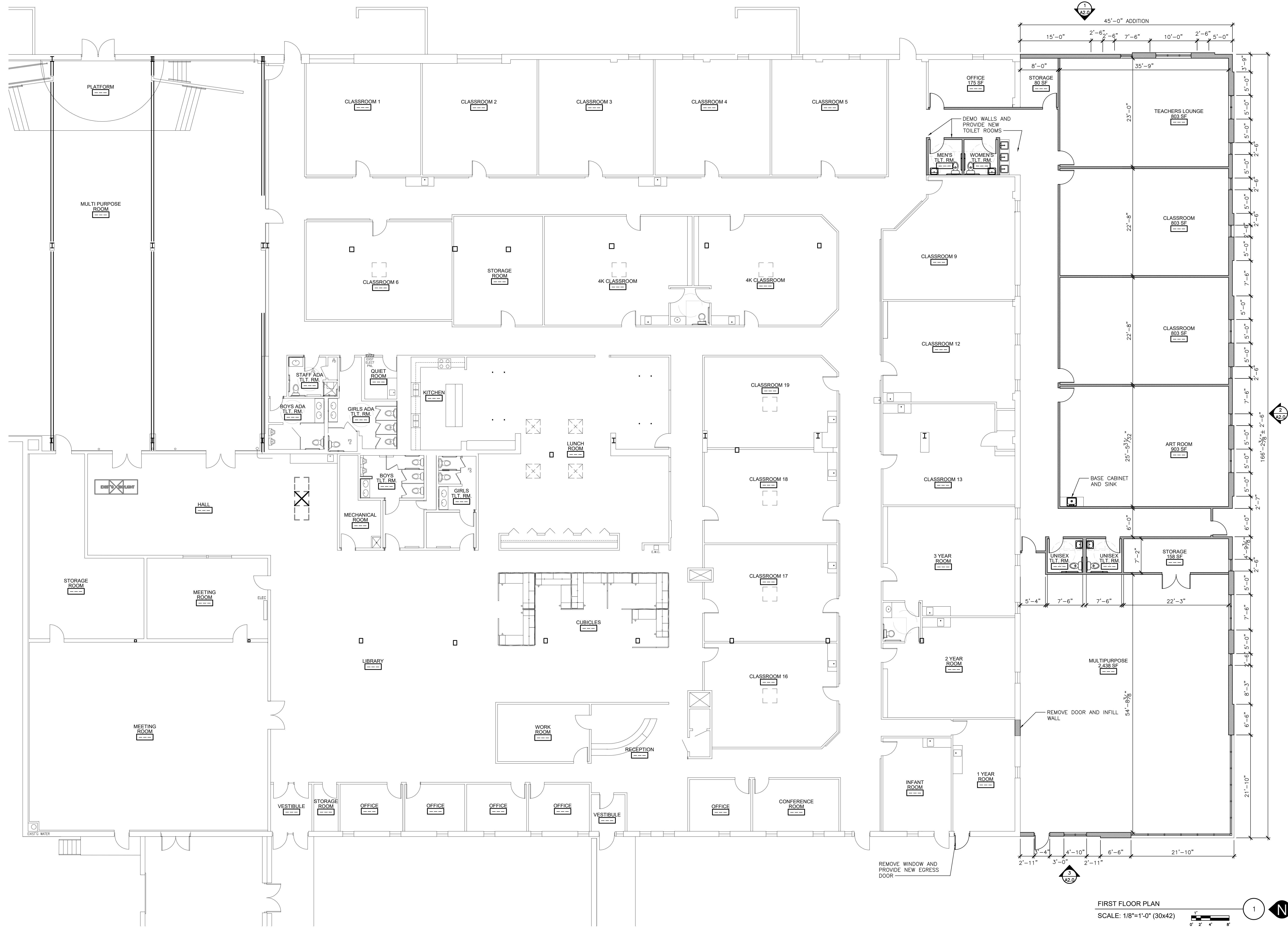
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.13	4.8	0.0	N.A.	N.A.

- STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE.
- NOT A CONSTRUCTION DOCUMENT- FOR DESIGN PURPOSES ONLY.
- STANDARD INDOOR CALC POINTS @ 30" AFF UNLESS NOTED OTHERWISE.
- STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE.
- EGRESS CALC POINTS @ 0'-0" AFF.
- PHOTOMETRICS ARE ESTIMATED LIGHTING CALCULATIONS.
- VIKING ELECTRIC ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS.
- VIKING ELECTRIC NOT RESPONSIBLE FOR FINAL REVIEW OF CODE REQUIREMENTS.



Drawn By: JB  
Project #:  
Date: 5/14/2024  
Scale: 1"=15'

PHOTOMETRIC FLOOR PLAN  
LIGHTHOUSE CHRISTIAN SCHOOL  
ADDITION



**FLOOR PLAN**

Drawn by	Checked by
NJH	JMS

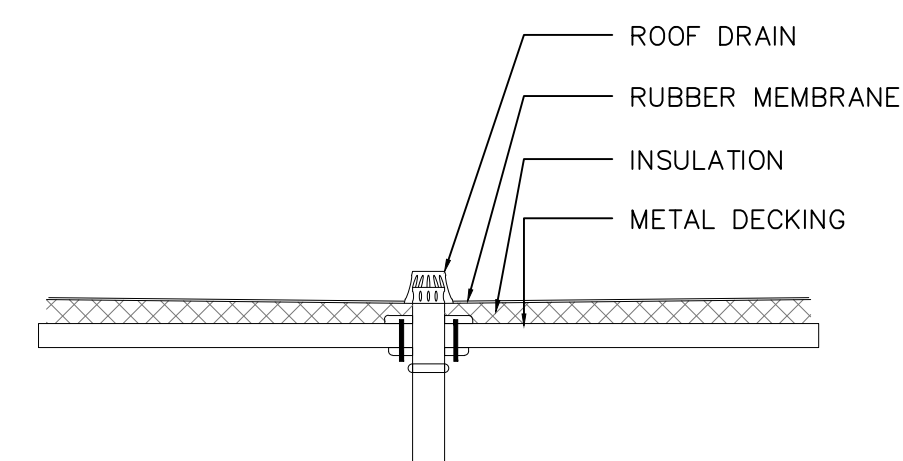
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No.	Date	Description
03.19.24		Budget Set
04.08.24		UDC Submittal
04.29.24		UDC Submittal

PRELIMINARY - NOT FOR CONSTRUCTION

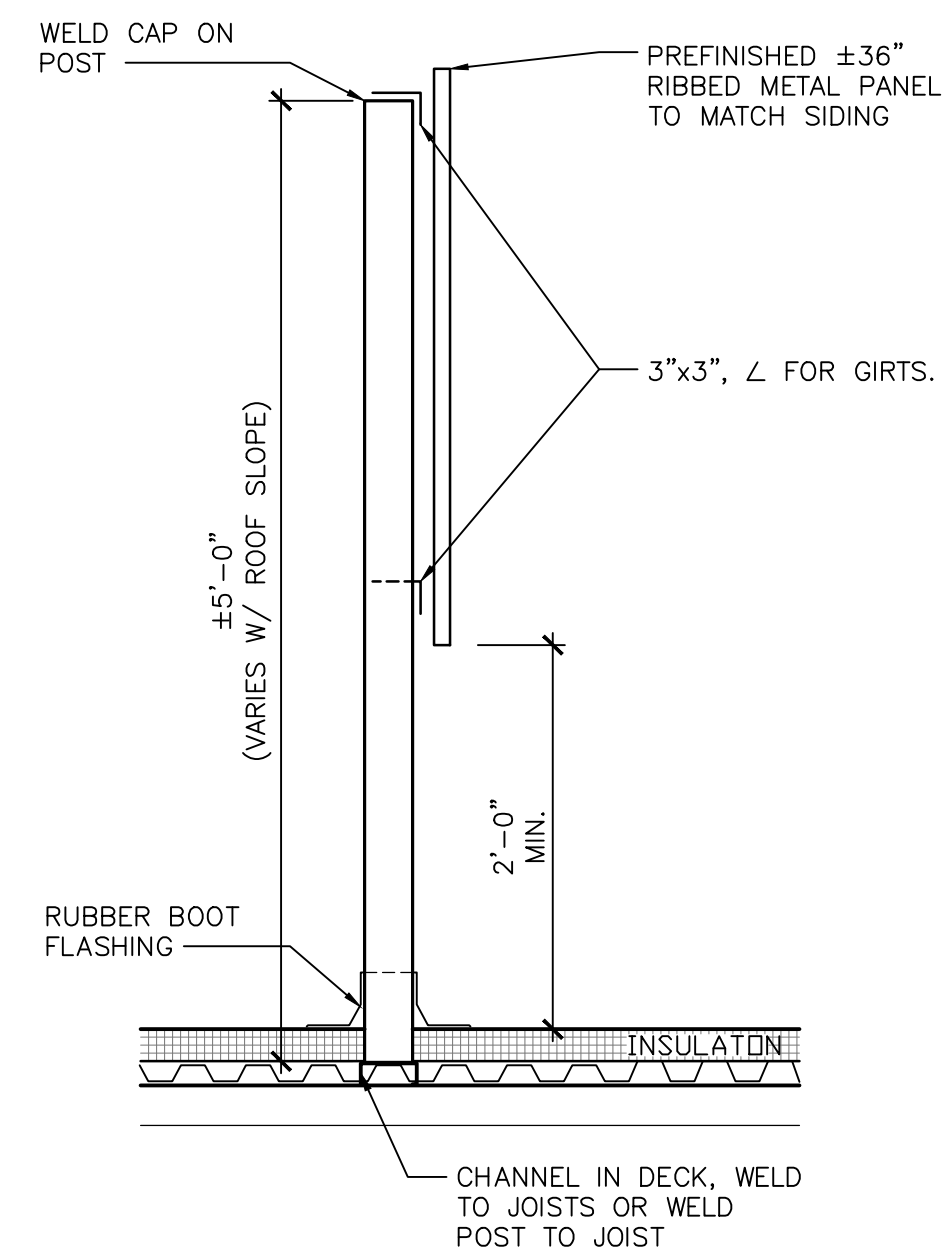
**PARTIAL ROOF PLAN**

Drawn by	Checked by
NJH	JMS

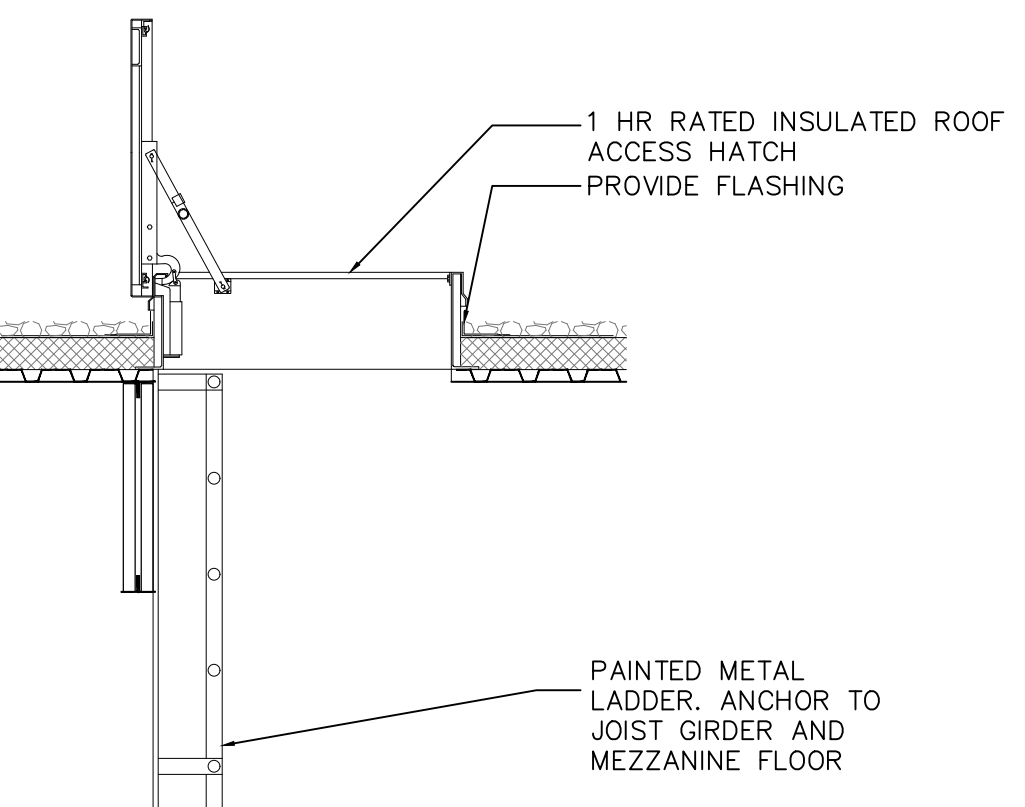
Revisions		
No.	Date	Description
03.19.24		Budget Set
04.08.24		UDC Submittal
04.29.24		UDC Submittal
05.17.24		Bid Set



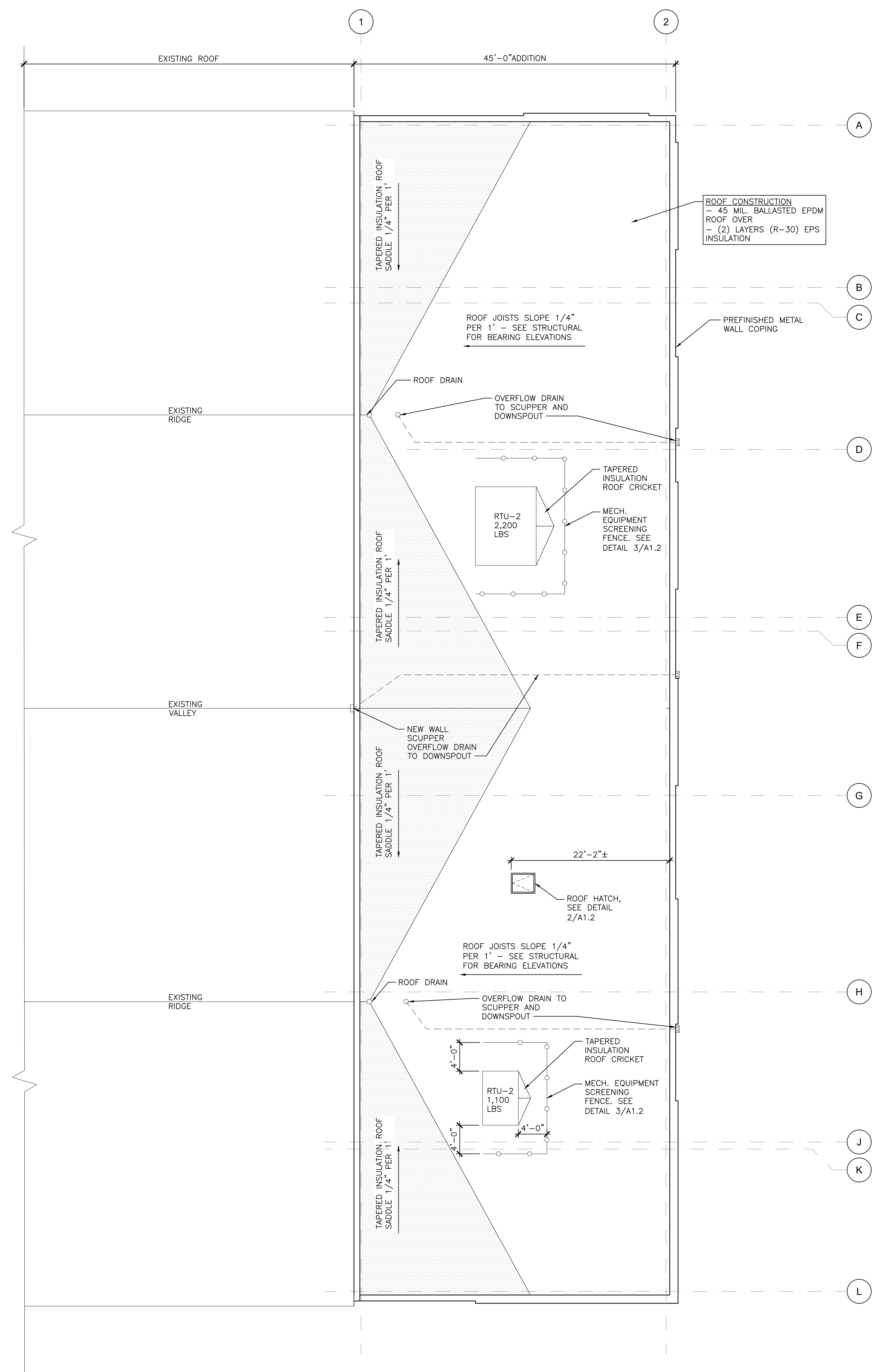
**ROOF DRAIN DETAIL**  
SCALE: 1"=1'-0" (30x42)



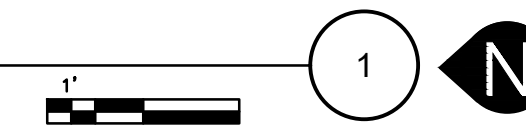
**RTU SCREENING FENCE DETAIL/SECTION**  
SCALE: 1"=1'-0" (30x42)



**ROOF HATCH/LADDER DETAIL**  
SCALE: 1/2"=1'-0" (30x42)



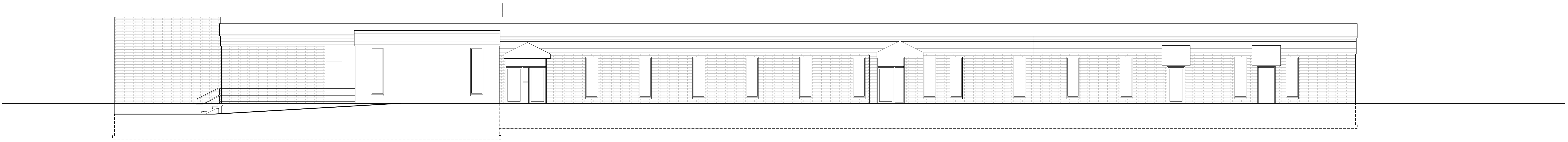
**PARTIAL ROOF PLAN**  
SCALE: 1/8"=1'-0" (30x42)



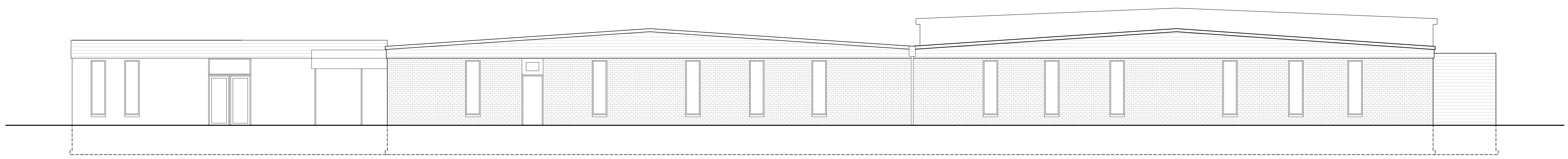
BID SET\_2024-05-17



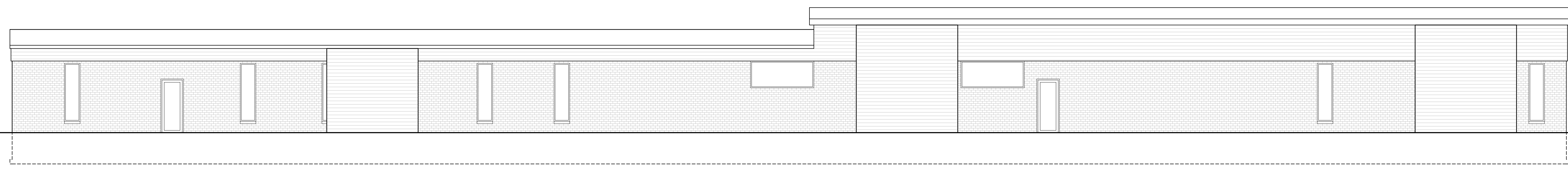
EXISTING GOOGLE STREET VIEW - OCT. 2023  
SCALE: NTS



EXISTING WEST ELEVATION - SEE SHEET A2.1 FOR PROPOSED ELEVATIONS  
SCALE: 1/8"=1'-0" (30x42)



EXISTING SOUTH ELEVATION - SEE SHEET A2.1 FOR PROPOSED ELEVATIONS  
SCALE: 1/8"=1'-0" (30x42)



EXISTING EAST ELEVATION - SEE SHEET A2.1 FOR PROPOSED ELEVATIONS  
SCALE: 1/8"=1'-0" (30x42)

**EXISTING ELEVATIONS**

Drawn by	Checked by
NJH	JMS

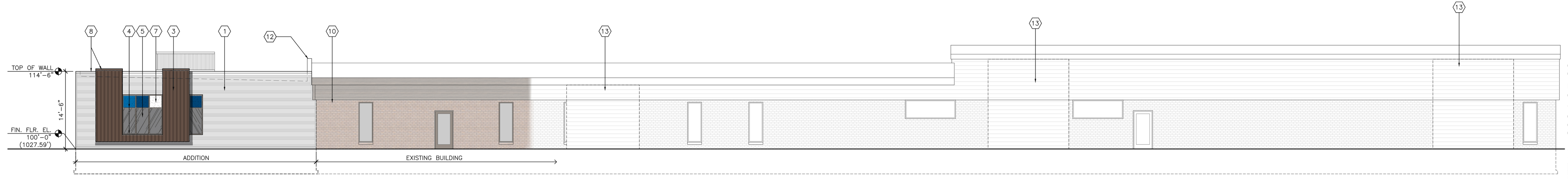
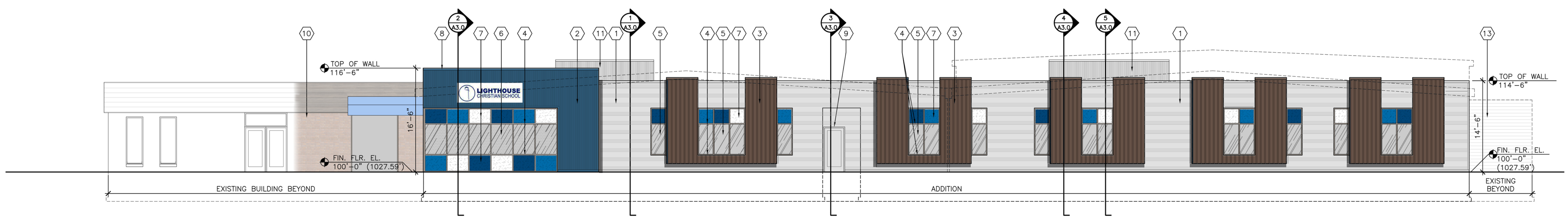
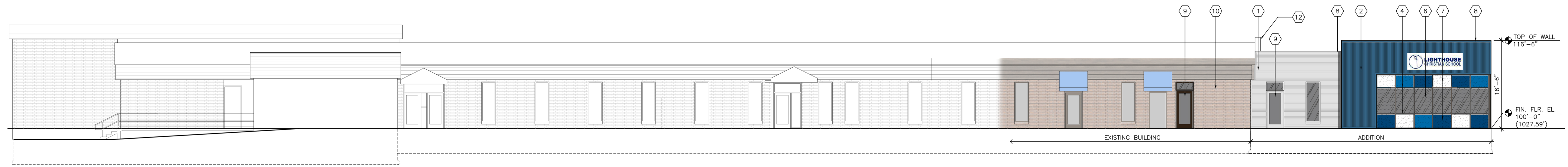
Revisions		
No.	Date	Description
03.19.24		Budget Set
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04.29.24		UDC Submittal

PRELIMINARY - NOT FOR CONSTRUCTION

**BIRD SAFE GLASS ORDINANCE**  
PER 28.129(4)(g)2  
FOR BUILDING FAÇADES WHERE THE FIRST SIXTY (60) FEET FROM GRADE ARE COMPRISED OF LESS THAN FIFTY PERCENT (50%) GLASS:  
a. AT LEAST EIGHTY-FIVE PERCENT (85%) OF THE GLASS ON GLASS AREAS FIFTY (50) SQUARE FEET OR OVER MUST BE TREATED; AND  
b. OF ALL GLASS AREAS OVER FIFTY (50) SQUARE FEET, ANY GLASS WITHIN FIFTEEN (15) FEET OF A BUILDING CORNER MUST BE TREATED.

**BIRD SAFE GLASS CALCULATIONS**  
SOUTH ELEVATION AREA = 2,265 S.F.  
SOUTH ELEVATION WINDOW AREA = 327.5 S.F.  
EAST ELEVATION AREA = 590 S.F.  
EAST ELEVATION WINDOW AREA = 51 S.F.  
WEST ELEVATION AREA = 669 S.F.  
WEST ELEVATION WINDOW AREA = 135 S.F.  
WINDOW AREA LESS THAN 50% OF FAÇADE  
TYP. WINDOW AREA (SINGLE) = 13 S.F.  
TYP. WINDOW AREA (PAIR OF WINDOWS) = 25.5 S.F.  
TYP. WINDOW AREA (3 SETS OF WINDOWS) = 38.2 S.F.  
PROVIDING BIRD SAFE GLAZING AT SWC CLUSTER OF WINDOWS ON SOUTH AND WEST FAÇADE PER ORDINANCE

- ELEVATION KEYNOTES**
- 1 METAL PANEL SIDING = PAC-CLAD HIGHLINE B2, COLOR - STONE WHITE
  - 2 METAL PANEL SIDING = PAC-CLAD HIGHLINE S2, COLOR - PACIFIC BLUE
  - 3 COMPOSITE SIDING = AZEK - TIMBERTECH CLOSED JOINT SIDING, COLOR ENGLISH WALNUT.
  - 4 ALUMINUM STOREFRONT, COLOR - DARK BRONZE.
  - 5 1" INSULATED, CLEAR, LOW-E GLAZING
  - 6 1" INSULATED, CLEAR, LOW-E GLAZING w/ BIRD SAFE FILM/PATTERN
  - 7 1" INSULATED ALUMINUM PANEL, VARIOUS COLORS TO MATCH PAC-CLAD INTERSTATE BLUE, BONE WHITE, AND BERKSHIRE BLUE.
  - 8 PRE-FINISHED METAL COPING, COLOR TO MATCH WALL (BELOW) COLOR.
  - 9 ALUMINUM STOREFRONT DOOR AND TRANSOM WINDOW, COLOR DARK BRONZE w/ 1" INSULATED, CLEAR, LOW-E GLAZING
  - 10 EXISTING BUILDING - NO CHANGE TO MATERIALS
  - 11 METAL PANEL RTU SCREENING = PAC-CLAD HIGHLINE M1, COLOR - STONE WHITE
  - 12 PARAPET WALL w/COPING WHERE ADDITION MEETS EXISTING ROOF LINE. WALL TO FOLLOW EXISTING ROOF SLOPE, 12" ABOVE EXISTING
  - 13 EXISTING WOOD MECHANICAL SCREENING FENCES TO REMAIN



PROPOSED ELEVATIONS

Drawn by	Checked by
NJH	JMS

Revisions

No.	Date	Description
03.19.24		Budget Set
04.08.24		UDC Submittal
04.29.24		UDC Submittal
05.17.24		Bid Set
05.29.24		UDC Submittal

UDC SUBMITTAL\_2024-05-29



RENDERING - VIEW FROM SE w/ EXISTING BUILDING  
N.T.S. 7



RENDERING - VIEW FROM SW w/ EXISTING BUILDING  
N.T.S. 6



PERSPECTIVE RENDERING VIEW FROM SW  
N.T.S. 3



PERSPECTIVE RENDERING VIEW FROM SW  
N.T.S. 5



PERSPECTIVE RENDERING VIEW FROM SE  
N.T.S. 2



PERSPECTIVE RENDERING VIEW FROM SW  
N.T.S. 4



PERSPECTIVE RENDERING VIEW FROM SW - SCHROEDER AND LAURIE  
N.T.S. 1

RENDERINGS

Drawn by	Checked by
NJH	JMS

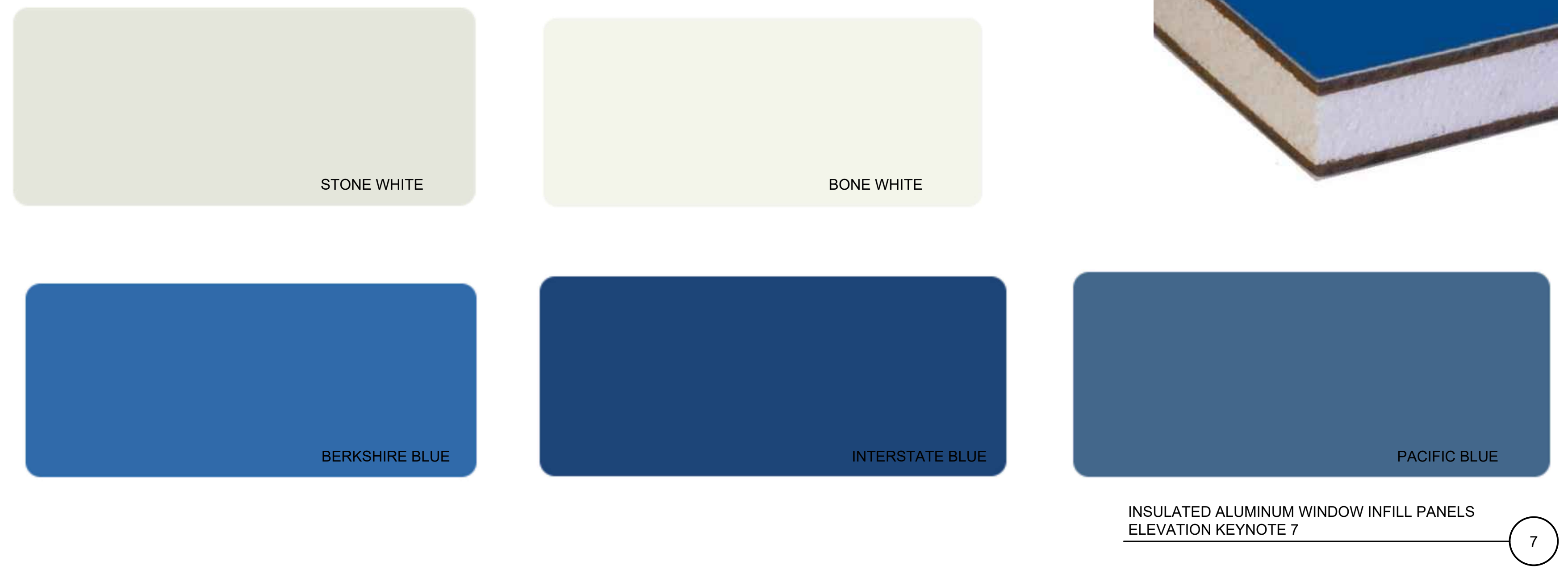
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04.29.24		UDC Submittal

PRELIMINARY - NOT FOR CONSTRUCTION

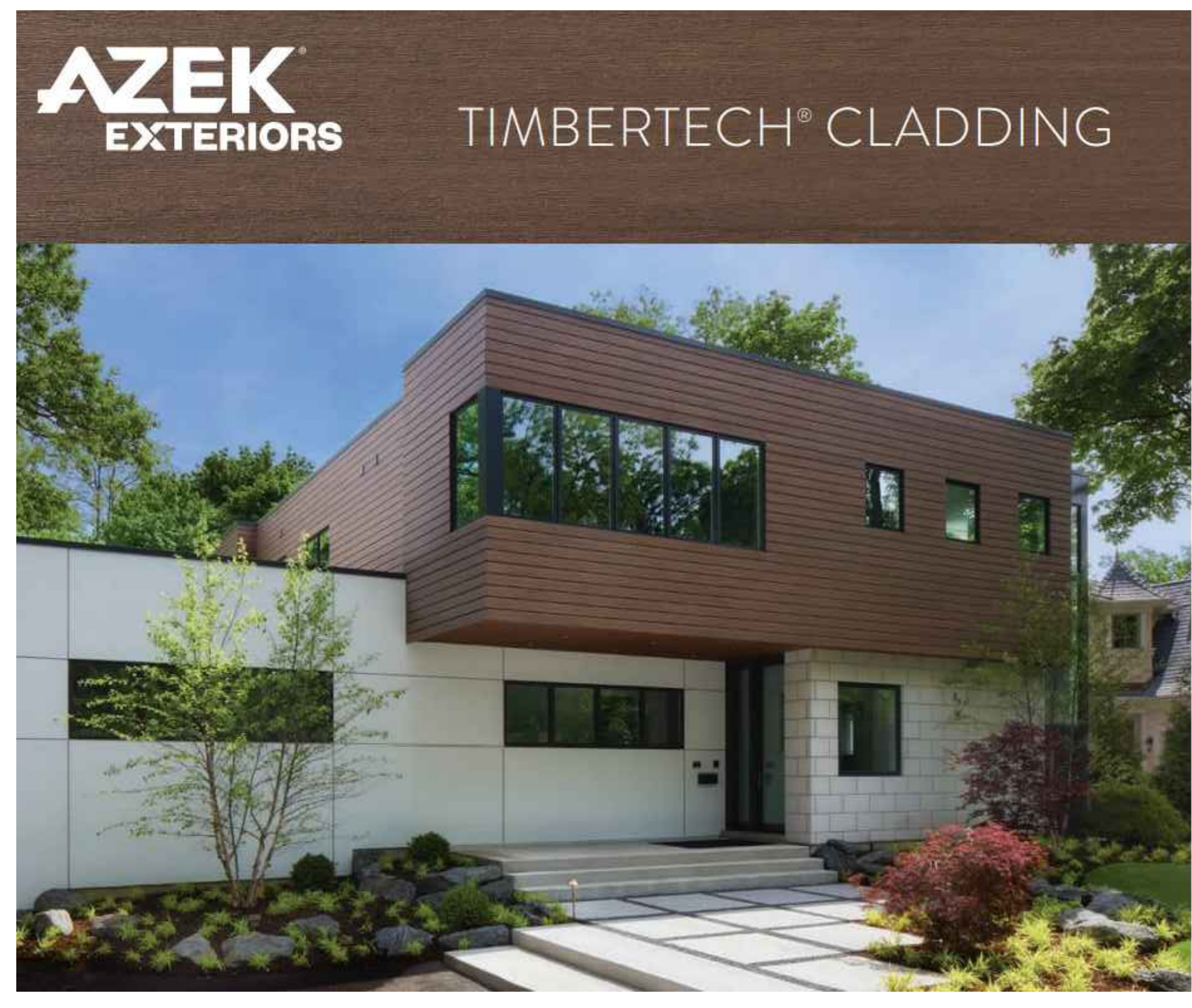


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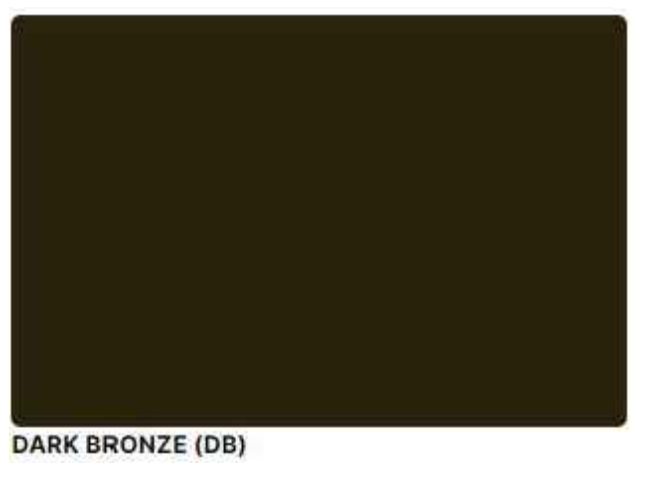
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No.	Date	Description
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04.08.24		UDC Submittal
04.29.24		UDC Submittal



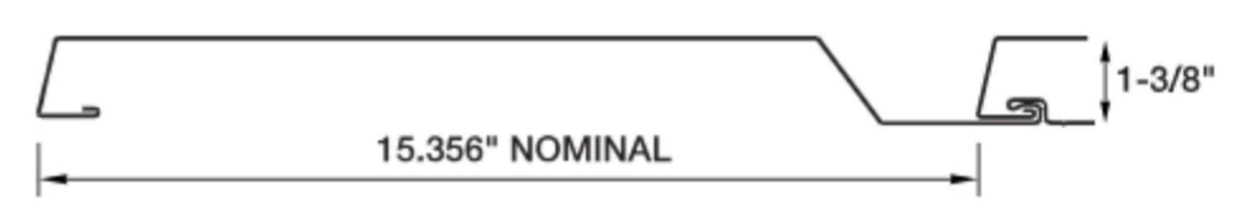
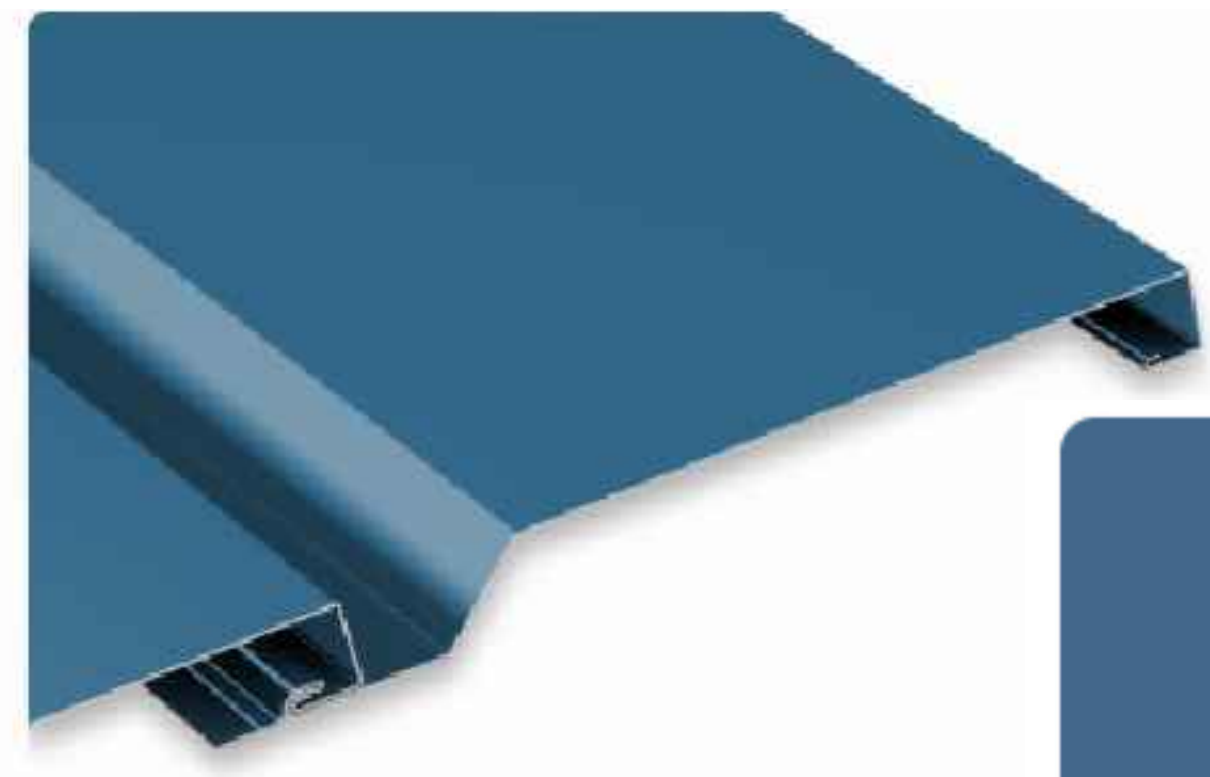
INSULATED ALUMINUM WINDOW INFILL PANELS  
ELEVATION KEYNOTE 7



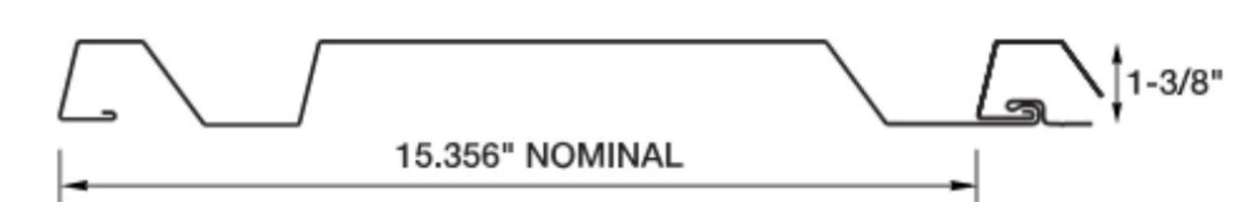
AZEK TIMBERTECH CLOSED JOINT SIDING  
COLOR - ENGLISH WALNUT  
ELEVATION KEYNOTE 3



STOREFRONT GLAZING SYSTEM  
TUBELITE - T14000 SERIES - DARK BRONZE  
ELEVATION KEYNOTE 4



METAL PANEL SIDING = PAC-CLAD  
HIGHLINE S2, COLOR - PACIFIC BLUE  
ELEVATION KEYNOTE 2



METAL PANEL SIDING = PAC-CLAD  
HIGHLINE B2, COLOR - STONE WHITE  
ELEVATION KEYNOTE 1

Vitro Architectural Glass

Product Data Sheet



**Aesthetic Description**  
Solarban® 70 glass (formerly Solarban® 70XL glass) is a solar control, low-e glass that brilliantly combines the clear appearance of transparent, color-neutral glass with an exceptional combination of solar control and visible light transmittance (VLT). The world's first triple-silver, magnetron sputter vacuum deposition (MSVD) coating, Solarban® 70 glass expands the design possibilities for buildings in two important ways. First, Solarban® 70 glass enables architects to incorporate vast areas of vision glass into their designs without a corresponding increase in cooling equipment capacity. Second, architects can specify a clear aesthetic while achieving solar control performance that was once attainable only through the use of tinted glass and a solar control, low-e coating in an insulated glass unit (IGU).

**Performance Options**  
When coupled with conventional clear glass in a one-inch IGU, Solarban® 70 glass achieves a Visible Light Transmittance (VLT) of 64 percent and a Solar Heat Gain Coefficient (SHGC) of 0.27 to produce a Light to Solar Gain (LSG) ratio of 2.37, making it one of the industry's highest performing glasses. The clear aesthetic of Solarban® 70 glass also makes the product exceptionally versatile, offering architects an extensive array of performance and appearance options. For instance, for projects that require advanced solar control performance, Solarban® 70 glass can be coated on the second (#2) surface of nearly all of



The Origin  
Location: Dallas, TX | Product: Solarban® 70XL Glass | Architect of Record: Pappalardo+Partners, Inc. | Design Architect: Gensler | Glass Fabricator: Tuffair Glass and Aluminum Solutions | Glazing Contractor: Haley Green

Vitro Architectural Glass® (formerly PPG glass) wide range of tinted glasses to produce SHGCs as low as 0.19 and LSG ratios ranging from 1.68 to 2.15.

For more color and reflectivity choices, Solarban® 70 glass may be specified on the third (#3) surface of an IGU behind a tinted lite or in combination with Solarcoat® reflective or Visicoat® subtly reflective color-enhanced glasses.



1" - INSULATED, LOW-E GLAZING & BIRD GLAZING  
ELEVATION KEYNOTES 5 & 6

PRELIMINARY - NOT FOR CONSTRUCTION