



# City of Madison

## Conditional Use

Location

725 Forward Drive

Project Name

Madison Ice Area – Temporary Ice Rink

Applicant

Stu Taylor – Madison Ice Arena

Existing Use

Parking Lot

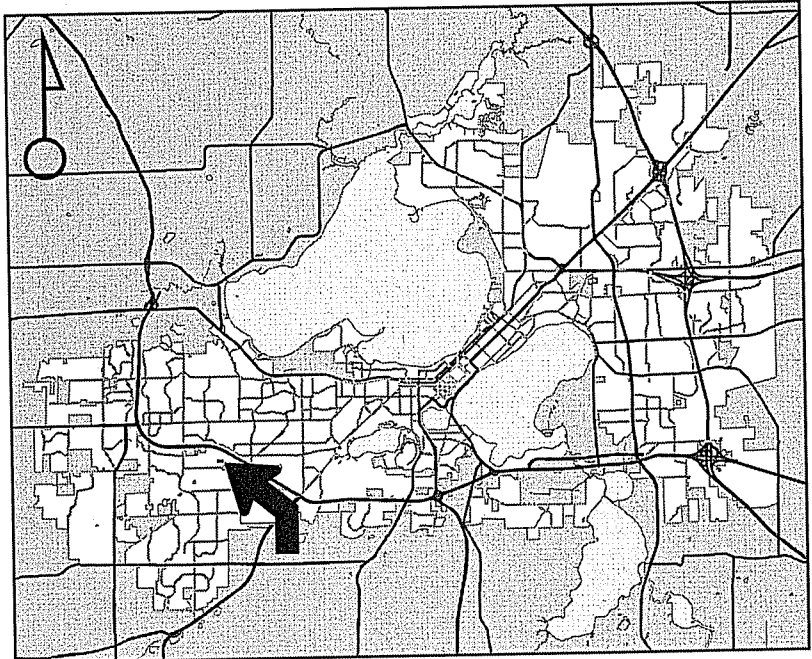
Proposed Use

Construct temporary outdoor recreation facility (ice rink) in parking lot of ice arena

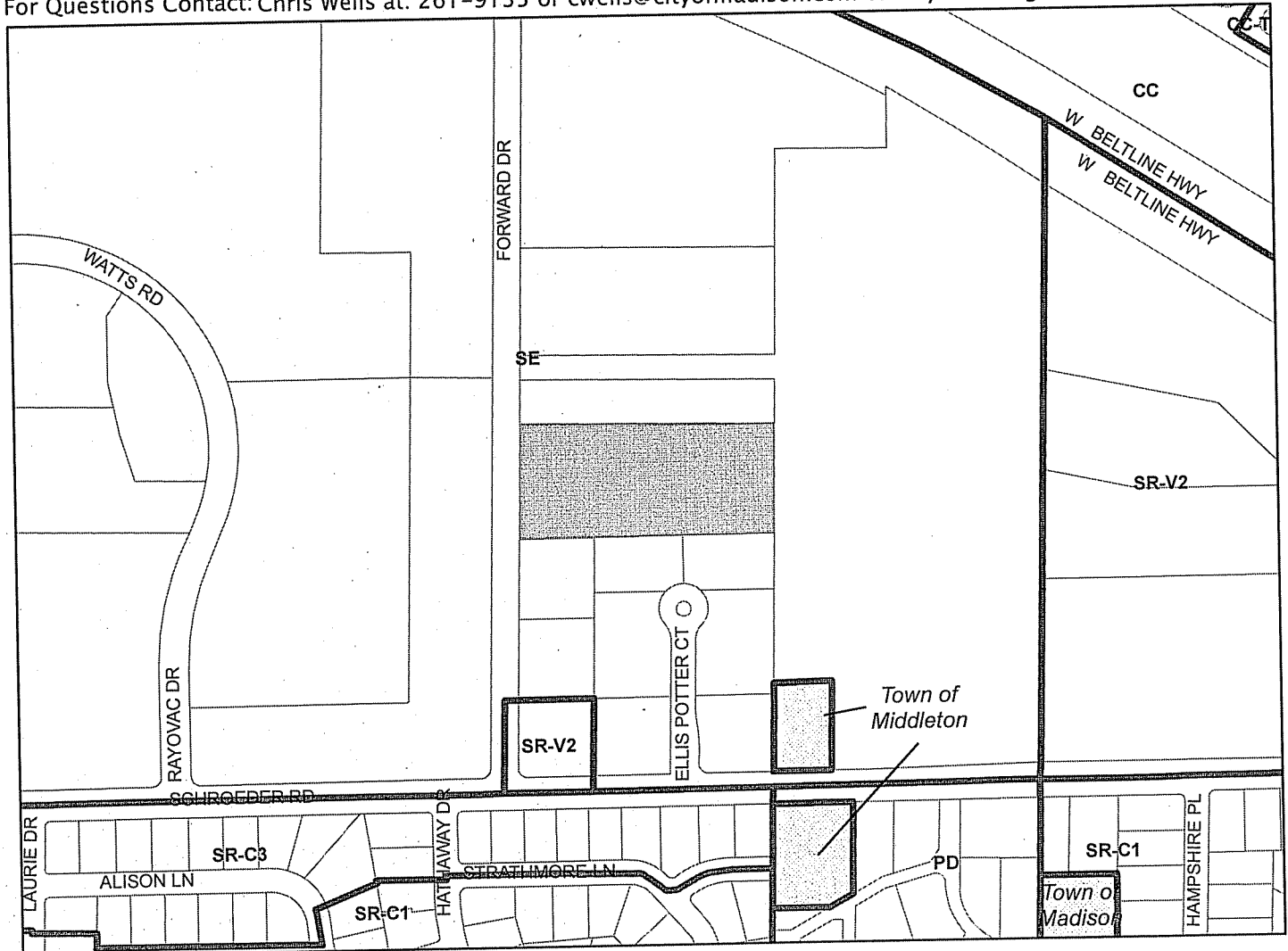
Public Hearing Date

Plan Commission

17 October 2016

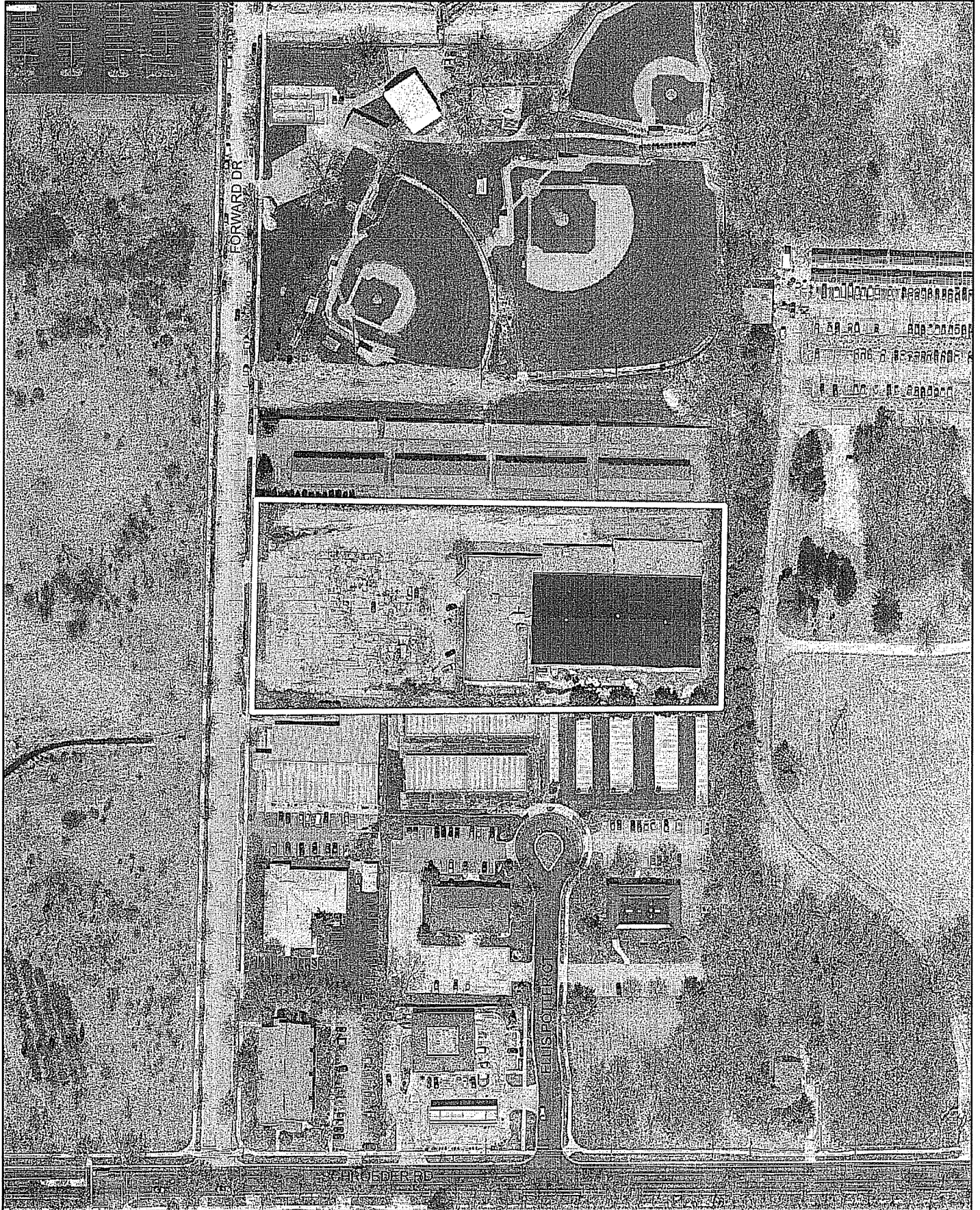


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 11 October 2016





# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: [www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

**FOR OFFICE USE ONLY:**

Amt. Paid: \$1000 Receipt No. 0197360011  
 Date Received 8/17/16  
 Received By [Signature]  
 Parcel No. 0708-254-0083-4  
 Aldermanic District 19 - Clear  
 Zoning District SE  
 Special Requirements UDC #2  
 Review Required By:  
 Urban Design Commission     Plan Commission  
 Common Council                       Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. **Project Address:** 725 Forward Drive  
**Project Title (if any):** Madison Ice Arena - Temporary Ice Rink

2. **This is an application for** (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

CITY OF MADISON

AUG 17 2016

Planning & Community  
& Economic Development

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: Stu Taylor Company: Madison Ice Arena  
Street Address: 725 Forward Drive City/State: Madison, WI Zip: 53711  
Telephone: (715) 828-1416 Fax: ( ) Email: stu.taylor@charter.net

Project Contact Person: same as applicant Company: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

Property Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_  
Install temporary exterior ice rink in existing parking lot.

Development Schedule: Commencement December 2016 Completion March 2017

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

District 19 Alder, Mr. Mark Clear has voiced his support of the project and has approved waiving of the 30 days period necessary prior to submittal.

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Firchow Date: 8/11/16 Zoning Staff: Matt Tucker Date: 8/11/16

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Stu Taylor Relationship to Property: Executive Director

Authorizing Signature of Property Owner [Signature] Date 8/17/16 18



August 16, 2016

Dept. Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
Madison, WI

**SUBJECT: LETTER OF INTENT  
MADISON ICE ARENA  
725 FORWARD DRIVE  
MADISON, WISCONSIN**

The following is submitted as a minor alteration to the conditional use permit.

Madison Ice Inc (MII) and the West Madison Polar Caps (WMPC) have identified a strong need for a third sheet of ice at the Madison Ice Arena to provide for the expanding needs of youth hockey in addition to the needs of other clubs- Figure Skating, Syncro Skating, Sled Hockey, as well as league play, open skate and private activities. While it is not economically feasible at this point to finance the building of a third indoor sheet of ice, MII would like permission to allow the WMPC youth hockey organization to purchase and install a temporary outdoor "studio" ice rink (60'x120').

The temporary ice rink would be set up in the existing parking lot and available for scheduled ice times starting in December and continuing until March. The temporary rink would be used for practice only.

The outdoor rink would reduce parking by 34 spaces on a temporary basis. Most weeknights during winter, MIA hosts practices for clubs and each ice session is 60 minutes. At any one time, a maximum of 40 kids are skating on the main sheet of ice and 15 kids on the studio sheet. At least half of the parents drop kids off and leave the facility during practices and the parking lot is rarely half full. On weekends the parking lot is rarely a quarter full for youth games as these events have less kids on each sheet of ice than practices during the week.

The high school hockey programs Madison West ("West"), Madison Memorial ("Memorial") and the Metro Lynx ("Lynx") also use MIA as a home rink. Parking is only an issue for approximately 10 evenings per winter when West and Memorial play other Madison area teams at MIA. During these events, ample additional parking is available on Forward Drive and at surrounding businesses.

District 19 Alder, Mr. Mark Clear has voiced his support of the project.

No changes are proposed to the existing Madison Ice Arena Building.

**Proposed Uses (and sf of each):** Temporary 7,200 square foot (60'x120') ice rink

**Hours of Operation:** Times Vary 9 AM-8 PM, Monday thru Sunday.

**Lot Area:** The lot area is 176,545 square feet.

**Building Square Footage:** The existing building square footage is 53,163 square feet.

**Auto and Bike Parking Stalls:** Currently the site has 139 existing auto parking stalls and 16 bike parking stalls. The temporary ice rink parking would include for 105 auto parking stalls and 16 bike parking stalls.

**Lot Coverage& Usable Open Space Calculations:** No changes will take place with the existing conditions with regard to impervious area.

**Estimated Project Cost:** The estimated cost of the rink is \$150,000.

**Number of Construction & Full Time Equivalent Jobs Created:** No additional jobs will be created.

**Public Subsidy Requested:** No Public Subsidy is requested.

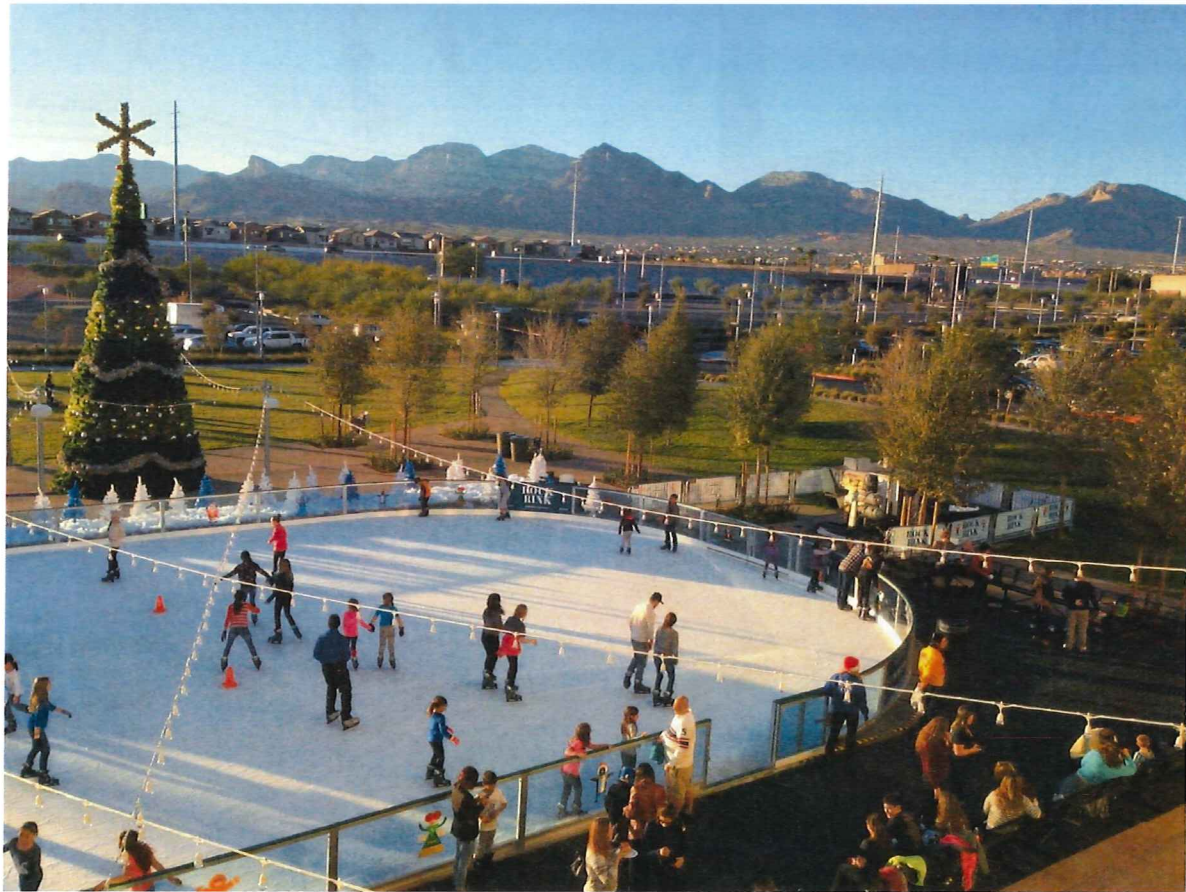
Please contact me directly for further information regarding the above mentioned project.

Respectfully submitted,

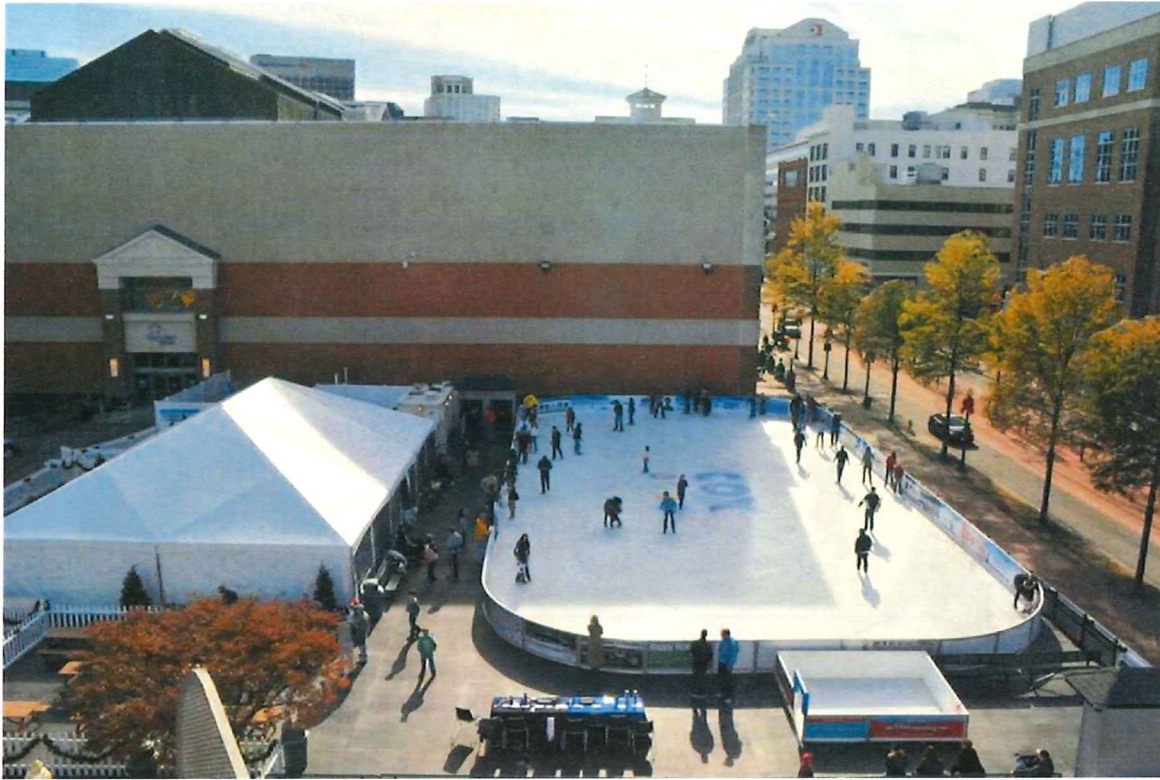
A handwritten signature in black ink, appearing to read "Roxanne Johnson". The signature is fluid and cursive, with the first name being more prominent.

Roxanne J. Johnson, P.E.  
Principal





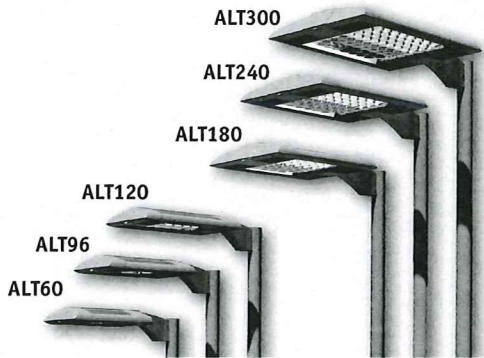






# ALTITUDE™

## ALT60, ALT96, ALT120, ALT180, ALT240, ALT300 LED Luminaire



### FEATURES

- The ultimate in LED luminaire design featuring innovative engineering, thermal management and unique patented<sup>1</sup> PicoPrism™ optics
- Proportional and scalable aesthetic housing, available in six sizes to cover more environments than ever before



3000K and warmer CCTs only

### ORDERING INFORMATION (Example)

1SA	ALT3P35	120L5K277	WH	SF/A26	PRA20-4188SA/WH	—
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MOUNTING	EPA		
	ALT60	ALT96	ALT120
1SA 1 Arm Side Mt.	0.58	0.64	0.72
2SB 2 Arm Side Mt.	1.17	1.28	1.44
2SL 2 Arm Side Mt.	0.91	0.97	1.05
3ST 3 Arm Side Mt.	1.50	1.61	1.77
3SY* 3 Arm Side Mt.	1.50	1.61	1.77
4SC 4 Arm Side Mt.	1.66	1.78	1.93
1W Single Wall Mt.	n/a	n/a	n/a

\*Available round poles only. EPA is for Fixture only

ELECTRICAL MODULE		
Source	Color Temperature <sup>3</sup>	Voltages
60L 60 LEDs	2K 580nm <sup>4</sup>	120 120V
96L 96 LEDs	3K 3000K	208 208V
120L 120 LEDs	4K 4000K	240 240V
180L 180 LEDs	5K 5000K	277 277V
240L 240 LEDs		347 347V <sup>5</sup>
300L 300 LEDs <sup>2</sup>		480 480V <sup>5</sup>

FIXTURE OPTIONS	
1SW	Wall Mounting
SF	120 Volt Single Fuse
DF	208 Volt Double Fuse
DF	240 Volt Double Fuse
SF	277 Volt Single Fuse
SF	347 Volt Single Fuse
DF	480 Volt Double Fuse

POLE	
See Arms & Poles Selection Guide at <a href="http://www.kimlighting.com">www.kimlighting.com</a> for pole EPA & ordering.	

### SLIPFITTER MOUNTING OPTIONS

HORIZONTAL	
HSF	Horizontal Slipfitter Mount

VERTICAL	
4" Round, Standard Fixtures	
VSF-1SA	1 fixture side mt.
VSF-2SB	2 fixtures side mt. 180°
VSF-2SL	2 fixtures side mt. 90°
VSF-3ST	3 fixtures side mt. 90°
VSF-3SY	3 fixtures side mt. 120° <sup>5</sup>
VSF-4SC	4 fixtures side mt. 90°

FIXTURE	
Distribution	Current
ALT1 Type I	P35 350mA PicoPrism
ALT2 Type II	P70 700mA PicoPrism
ALT3 Type III	
ALT4 Type IV	
ALT5 Type V	
ALTR Type R, Right	
ALTL Type L, Left	

FIXTURE FINISH	
BL	Black
DB	Dark Bronze
LG	Light Gray
TT	Titanium
PS	Platinum Silver
WH	White
CC	Custom Color*

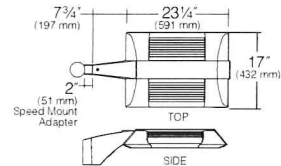
\*Consult representative

4" Square, Standard Fixtures	
SVSF-1SA	1 fixture side mt.
SVSF-2SB	2 fixtures side mt. 180°
SVSF-2SL	2 fixtures side mt. 90°
SVSF-3ST	3 fixtures side mt. 90°
SVSF-4SC	4 fixtures side mt. 90°

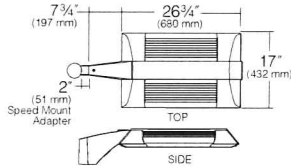
- 1 US Patent No. D674,965 S. Other patents pending.
- 2 300L available in 350mA only.
- 3 For custom optics and color temperature configurations, contact factory.
- 4 Turtle friendly
- 5 347V & 480V currents may be supplied with step-down transformer.
- 6 Use only when vandalism is anticipated to be high. Required only for vandal protection in locations where fixtures can be reached by unauthorized persons.

Consult DLC Website for current qualified product listings.

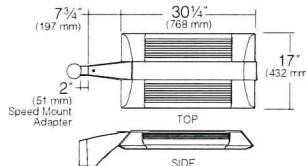
ALT60 – Approx. Wt. = 27 lbs.



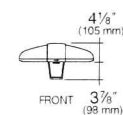
ALT96 – Approx. Wt. = 30 lbs.



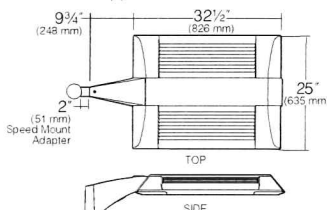
ALT120 – Approx. Wt. = 34 lbs.



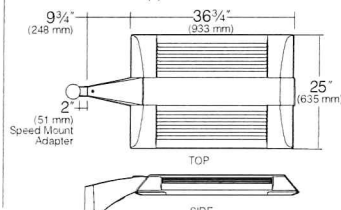
ALT60/ALT96/ALT120



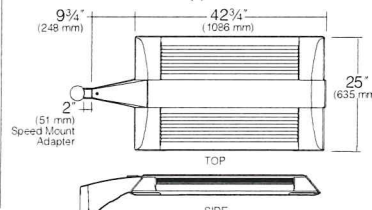
ALT180 – Approx. Wt. = 49 lbs.



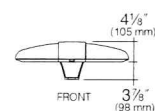
ALT240 – Approx. Wt. = 55 lbs.



ALT300 – Approx. Wt. = 67 lbs.



ALT180/ALT240/ALT300



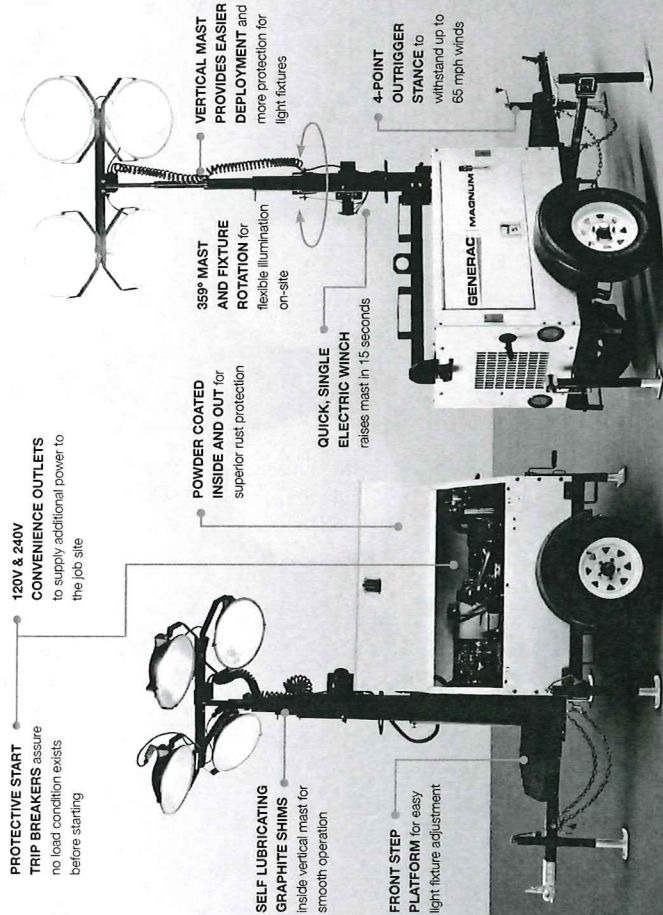
# 3000 | 4000

## MOBILE LIGHT TOWERS

Generac | Magnum 3000 and 4000 series mobile light towers provide you with flexible lighting and power solutions that go wherever you need them. Day or night, 24/7. All of our units are built on rugged full tubular frames with proven off-road durability. Our lighting solutions can illuminate up to 7 acres (28,328m<sup>2</sup>) and are available on 30ft (9.14m) horizontal or 25ft (7.62m) vertical masts. Set-up and operation is designed to be safe, user friendly and efficient, and available additional options are designed to keep you up and running in the harshest work environments.

### APPLICATIONS

- Construction Sites
- Rental
- Roadwork
- Oil & Gas



## SPECIFICATIONS

Additional options available

	MLT3060M / V		MLT3060K / V		MLT4060M / V		MLT4060K / V		MLT4150M / V		MLT4200IF4 / V	
	Mitsubishi / T4	Kubota / T4	Mitsubishi / T4	Kubota / T4	Mitsubishi / T4	Kubota / T4	Mitsubishi / T4	Kubota / T4	Mitsubishi / T4	Kubota / T4	Isuzu / T4	
Engine / Tier												
Prime	10.5 hp @ 1800 RPM	11.7 hp @ 1800 RPM	10.5 hp @ 1800 RPM	11.7 hp @ 1800 RPM	13.5 hp @ 1800 RPM	13.5 hp @ 1800 RPM	23.5 hp @ 1800 RPM	23.5 hp @ 1800 RPM	36.2 hp @ 1800 RPM			
Power: kW	6	6	6	6	8	8	15	15	20			
Output: Amps	50	50	50	50	66	66	125	125	167			
Fuel Tank Capacity: gal (L)	30 (113.56)	30 (113.56)	30 (113.56)	30 (113.56)	30 (113.56)	30 (113.56)	56 (211.98)	56 (211.98)	50 (189.27)			
Fuel Consumption / 100% Prime: gph (Lph)	0.47	0.50	0.47	0.50	0.70	0.70	1.30	1.30	2.10			
Run Time (hrs)	64	60	64	60	43	43	43	43	24			
Mast Height Deployed: ft (m)	30 (9.14)	30 (9.14)	30 (9.14)	30 (9.14)	30 (9.14)	30 (9.14)	30 (9.14)	30 (9.14)	30 (9.14)			
Mast Height Deployed - Vertical Mast: ft (m)	25 (7.62)	25 (7.62)	25 (7.62)	25 (7.62)	25 (7.62)	25 (7.62)	25 (7.62)	25 (7.62)	25 (7.62)			
Light Fixtures	(4) 1,000 MH	(4) 1,000 MH	(4) 1,000 MH	(4) 1,000 MH	(4) 1,000 MH	(4) 1,000 MH	(4) 1,000 MH	(4) 1,000 MH	(4) 1,000 MH			
Total Lumens	440,000	440,000	440,000	440,000	440,000	440,000	440,000	440,000	440,000			
Illumination Coverage: acres (m <sup>2</sup> )	5 - 7 (20,234 - 28,328)	5 - 7 (20,234 - 28,328)	5 - 7 (20,234 - 28,328)	5 - 7 (20,234 - 28,328)	5 - 7 (20,234 - 28,328)	5 - 7 (20,234 - 28,328)	5 - 7 (20,234 - 28,328)	5 - 7 (20,234 - 28,328)	5 - 7 (20,234 - 28,328)			
Dimensions - Stowed: in (m)	170 x 49 x 68 (4.32 x 1.24 x 1.73)	170 x 49 x 68 (4.32 x 1.24 x 1.73)	170 x 63 x 70 (4.32 x 1.60 x 1.78)	170 x 63 x 70 (4.32 x 1.60 x 1.78)	170 x 63 x 70 (4.32 x 1.60 x 1.78)	170 x 63 x 70 (4.32 x 1.60 x 1.78)	170 x 68 x 70 (4.32 x 1.73 x 1.78)	170 x 68 x 70 (4.32 x 1.73 x 1.78)	170 x 68 x 70 (4.32 x 1.73 x 1.78)			
Dimensions - Stowed - Vertical Mast: in (m)	117 x 59 x 111 (2.97 x 1.47 x 2.82)	117 x 59 x 111 (2.97 x 1.47 x 2.82)	115 x 63 x 107 (2.92 x 1.60 x 2.72)	115 x 63 x 107 (2.92 x 1.60 x 2.72)	115 x 63 x 107 (2.92 x 1.60 x 2.72)	115 x 63 x 107 (2.92 x 1.60 x 2.72)	115 x 68 x 107 (2.92 x 1.60 x 2.72)	115 x 68 x 107 (2.92 x 1.60 x 2.72)	115 x 68 x 107 (2.92 x 1.60 x 2.72)			
Weight, Wet: lbs (kg)	1856 (841.87)	1873 (849.58)	1910 (866.36)	1908 (865.45)	1925 (873.17)	1925 (873.17)	2420 (1097.70)	2420 (1097.70)	2315 (1050.10)			
Weight, Wet - Vertical Mast: lbs (kg)	1910 (866.36)	1923 (872.26)	2162 (980.67)	2182 (989.74)	2188 (992.46)	2188 (992.46)	2463 (1126.30)	2463 (1126.30)	2395 (1086.40)			



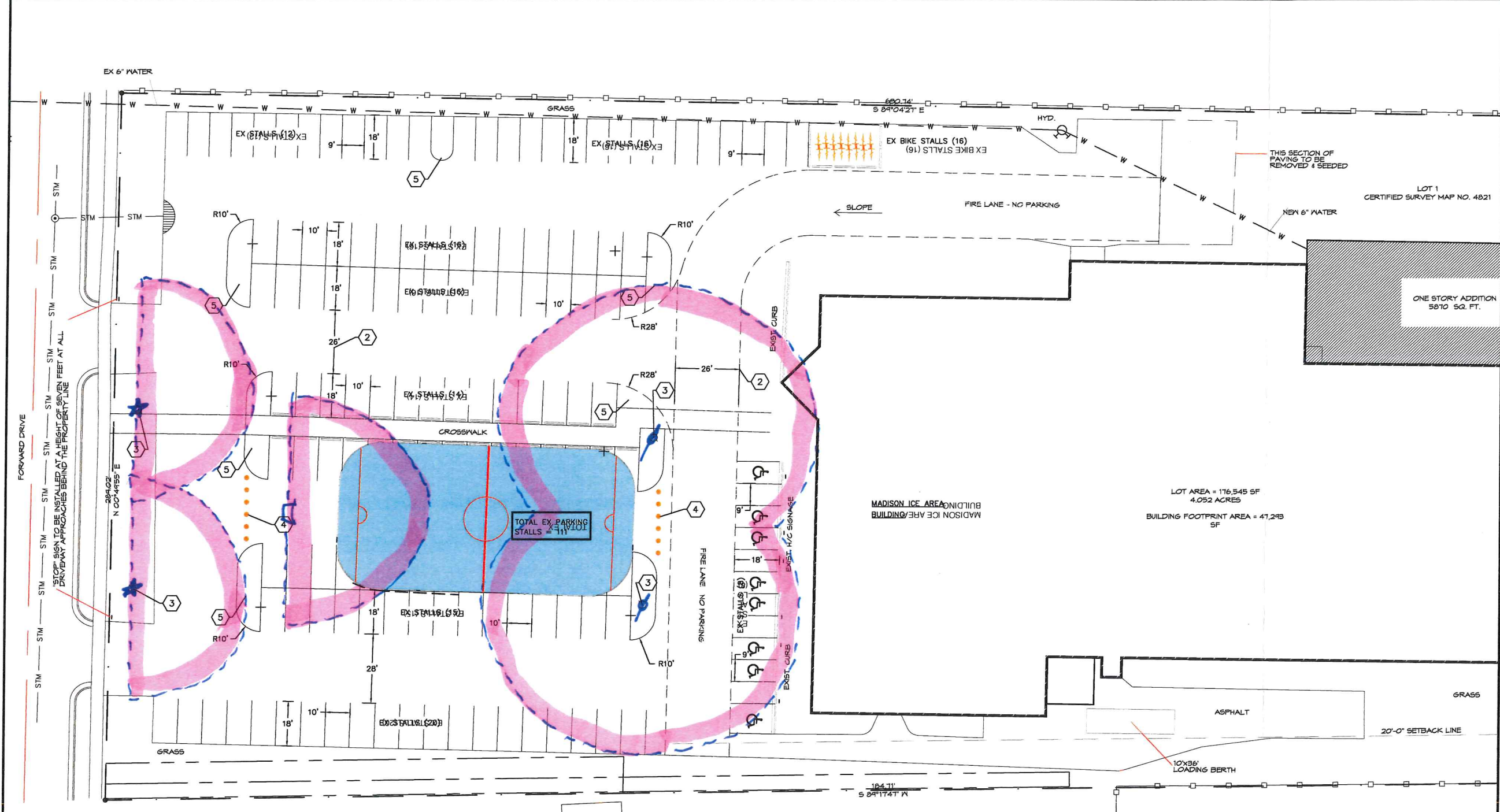
**3000 | 4000**  
**SERIES**  
**Mobile Light Towers**

**GENERAC®**  
**MAGNUM**



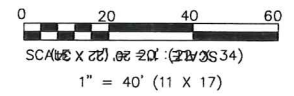


DATE	ISSUE/REVISION
08-23-16	PLAN COMMISSION



STOP SIGN TO BE INSTALLED AT A HEIGHT OF SEVEN FEET AT ALL DRIVEWAY APPROACHES BEHIND THE PROPERTY LINE

THIS SECTION OF PAVING TO BE REMOVED & SEEDED



*LIGHTING PLAN*



- PLAN KEY**
- (1) REMOVABLE ICE RINK
  - (2) EX FIRE LANE
  - (3) EX LIGHT POLE REPLACE EX EX LIGHT POLE REPLACE EX EX LIGHT POLE REPLACE EX EX LIGHT POLE REPLACE EX
  - (4) EX LIGHT POLE REPLACE EX EX LIGHT POLE REPLACE EX EX LIGHT POLE REPLACE EX EX LIGHT POLE REPLACE EX
  - (5) LANDSCAPE ISLAND

*\* ALT 130 @ ALT 240*  
*□ MLT 3060*

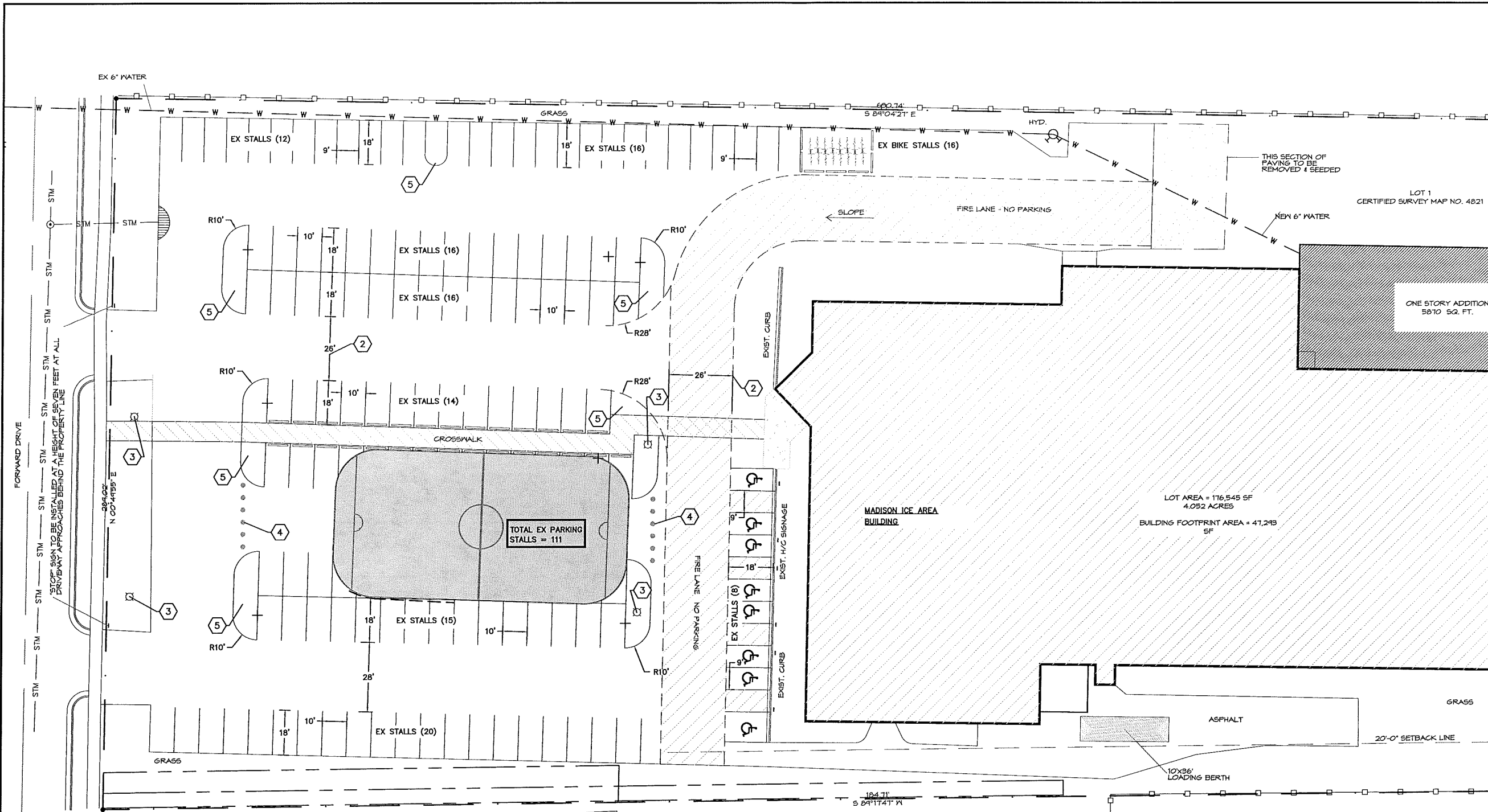
LOT 2  
CERTIFIED SURVEY MAP NO. 938

LOT 1  
CERTIFIED SURVEY MAP NO. 4821

**MADISON ICE ARENA  
TEMPORARY ICE RINK SITE PLAN**  
725 FORWARD DRIVE  
MADISON, WISCONSIN

**C2.0**

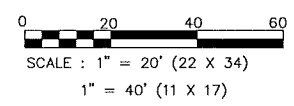
ISSUANCE/REVISION	DATE
PLAN COMMISSION	08-23-16



LOT 2  
CERTIFIED SURVEY MAP NO. 438

**PLAN KEY**

- ① REMOVABLE ICE RINK
- ② EX FIRE LANE
- ③ EX LIGHT POLE, REPLACE EX FIXTURE WITH DARK SKY COMPLIANT FIXTURE
- ④ TEMPORARY ORANGE BARRELS (5' O.C.)
- ⑤ LANDSCAPE ISLAND



LOT AREA = 116,545 SF  
4.052 ACRES  
BUILDING FOOTPRINT AREA = 41,293 SF

LOT 1  
CERTIFIED SURVEY MAP NO. 4821

**MADISON ICE ARENA  
TEMPORARY ICE RINK SITE PLAN**  
725 FORWARD DRIVE  
MADISON, WISCONSIN

**C2.0**