



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>SEPTEMBER 16, 2015</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>NOVEMBER 4, 2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 615 FORWARD DRIVE
Project Title (if any): WMT V STUDIOS

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or 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 Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: JASON EFFINGER
Street Address: 3501 FAMAN ST.
Telephone: (402) 440.1557 Fax: () _____

Company: GEAY TV
City/State: OMAHA, NE Zip: 68131
Email: JASON.EFFINGER@GEAY.TV

Project Contact Person: RICH VAN ZEYL
Street Address: 213 W. INSTITUTE PLACE #203
Telephone: (312) 870.1131 Fax: () _____

Company: PARTNERS BY DESIGN
City/State: CHICAGO, IL Zip: 60610
Email: VAN ZEYL@PSDINC.COM

Project Owner (if not applicant): _____
Street Address: _____
Telephone: () _____ Fax: () _____

City/State: _____ Zip: _____
Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with HEATHER STODER on 09.13.2015.
(name of staff person) (date of meeting)

B. 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 RICH VAN ZEYL

Relationship to Property ARCHITECT

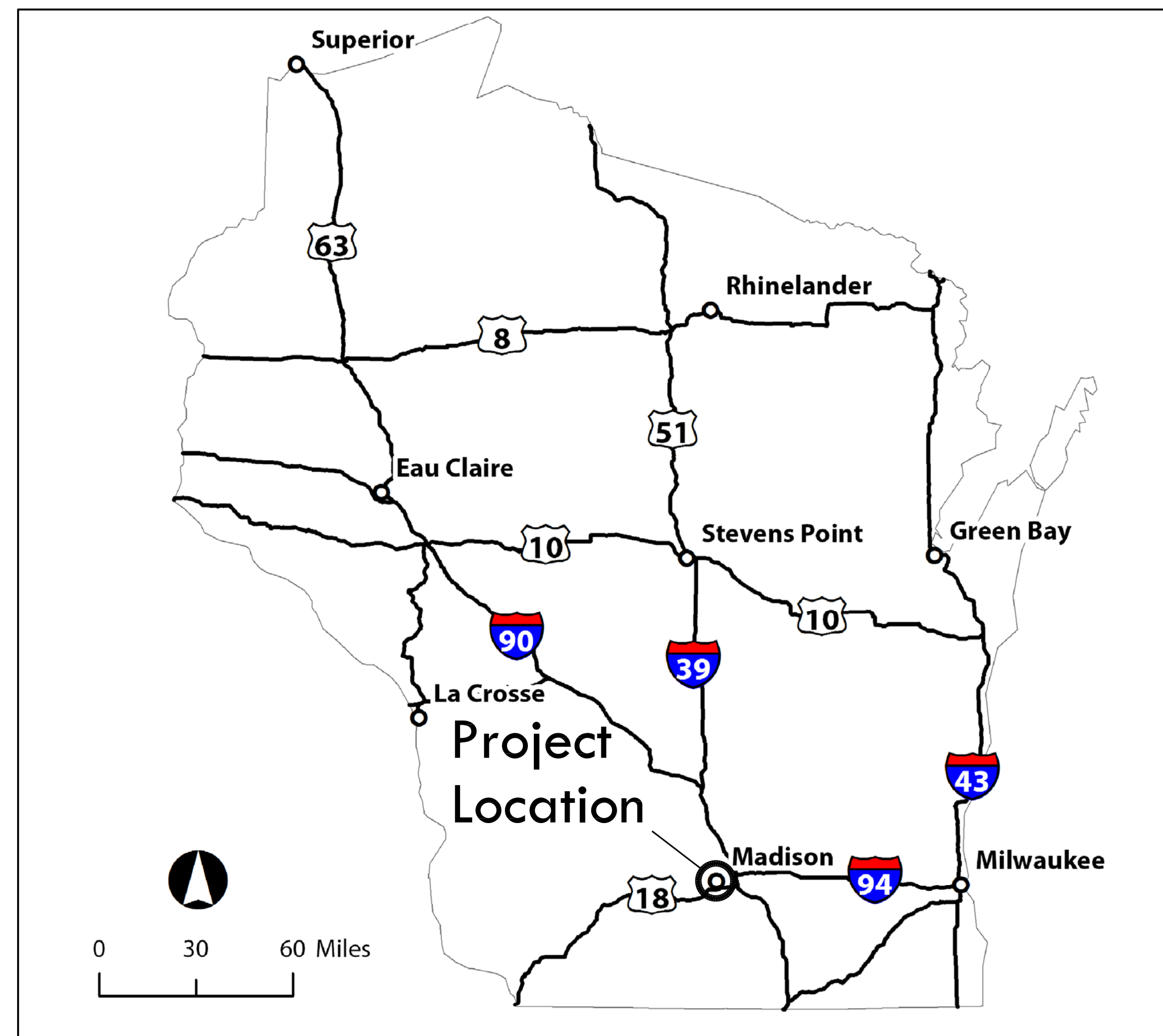
Authorized Signature [Signature]

Date 09.15.2015

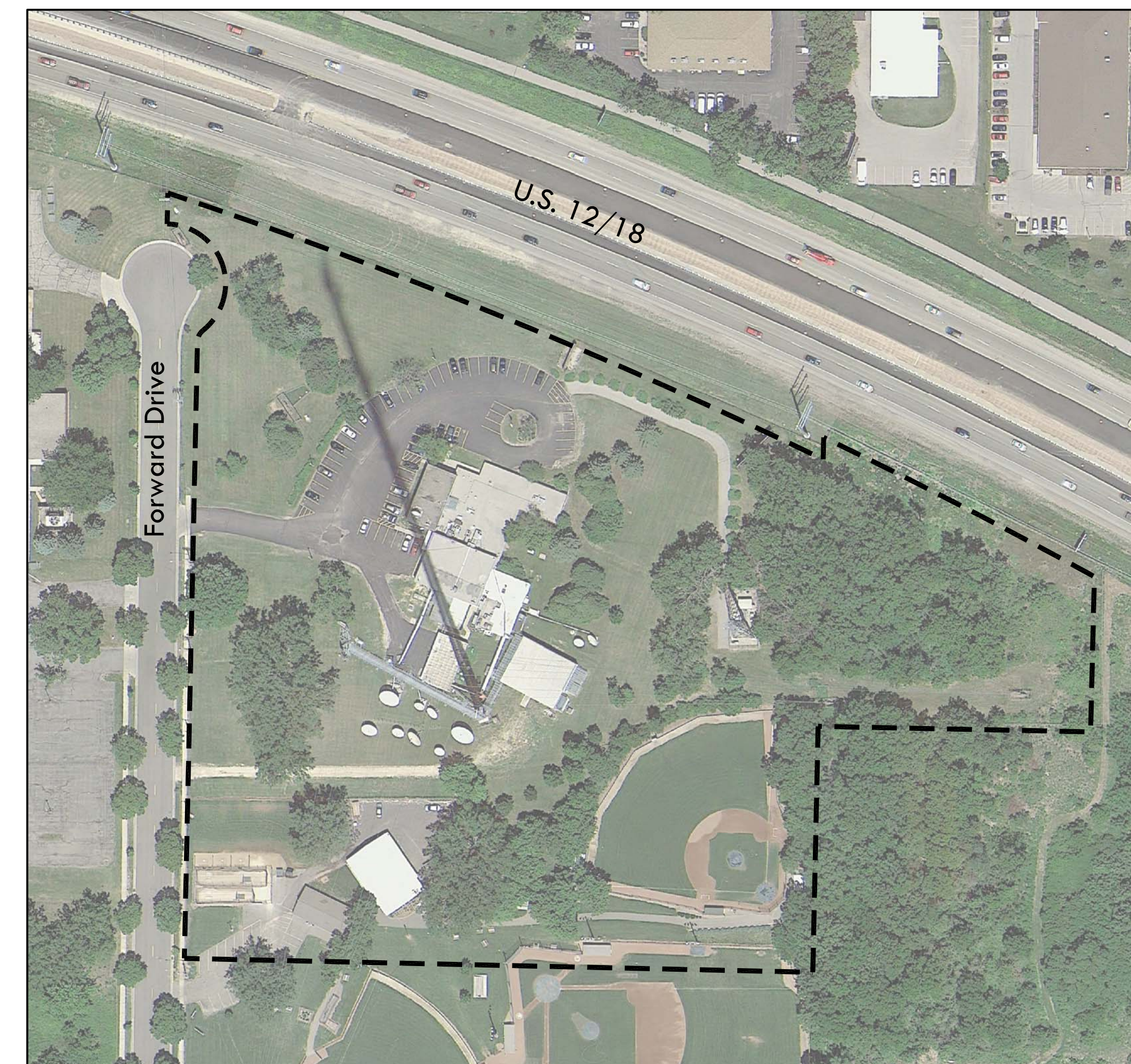
GRAY TV - WMTV

615 FORWARD DRIVE
MADISON, WISCONSIN

INDEX TO DRAWINGS	
T100	TITLE SHEET
C100	EXISTING CONDITIONS
C101	STAGING PLAN
C103	SITE LAYOUT PLAN
C104	GRADING AND DRAINAGE PLAN
C105	UTILITY PLAN
C106	LANDSCAPE PLAN
C107	FIRE ACCESS PLAN
C108	LIGHTING PLAN
C109	SITE IMAGES
A1.1.01B	1ST FLOOR PLAN - PRESENTATION
A1.1.02B	MEZZANINE FLOOR PLAN - PRESENTATION
A2.01A	RENDERED BUILDING PERSPECTIVES
A2.01B	RENDERED BUILDING PERSPECTIVES
A2.02	RENDERED ELEVATIONS
A2.6	EXTERIOR SIGNAGE



LOCATION MAP 1" = 30 Miles



SITE AERIAL 1" = 100 Feet



VICINITY MAP 1" = 1,000 Feet

ISSUES AND REVISIONS:

No.	DESCRIPTION	DATE

GRAY TV - WMTV
615 FORWARD DRIVE
MADISON, WI



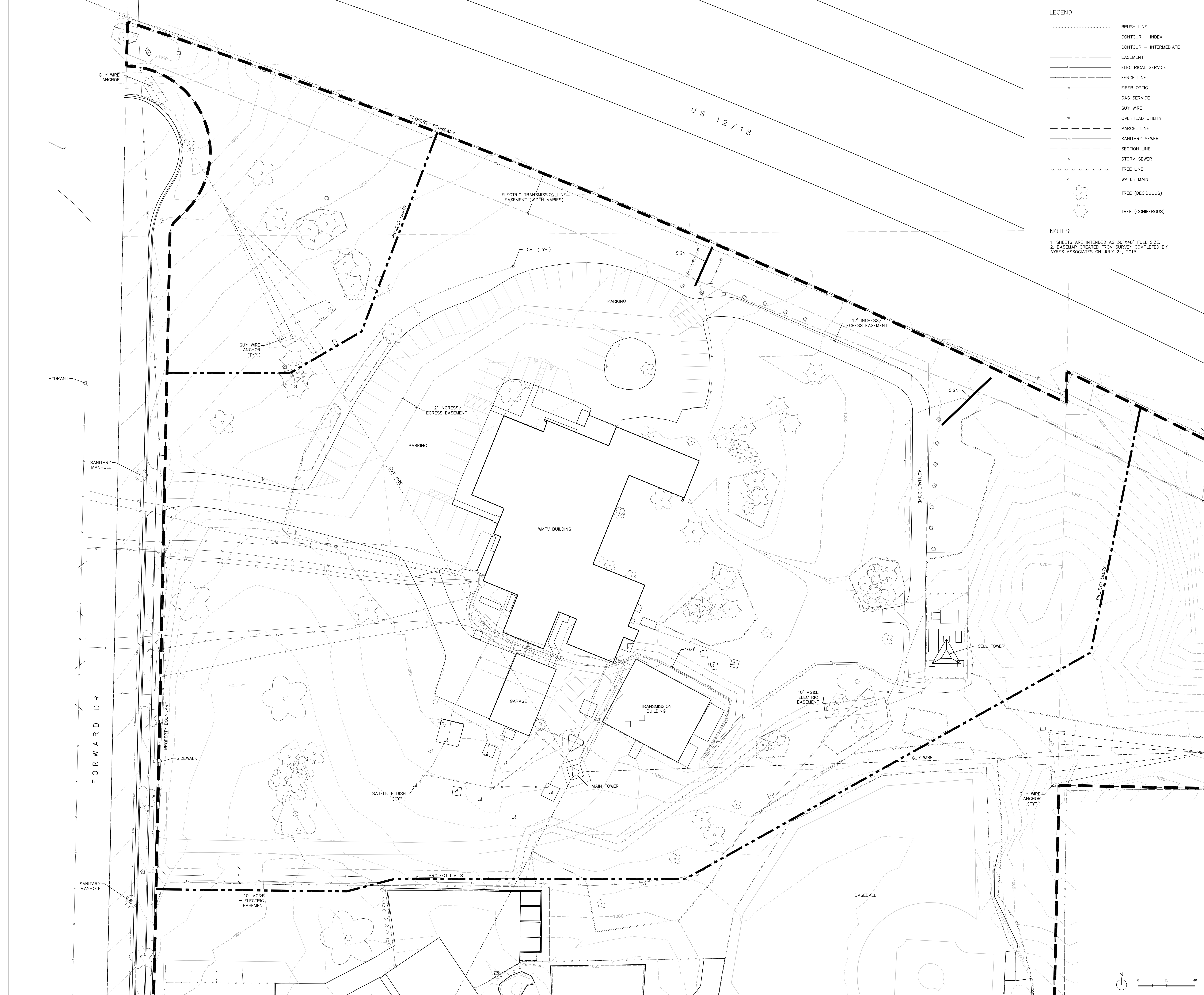
TITLE SHEET

PROJECT:
DRAWN BY: T100

LEGEND

	BRUSH LINE
	CONTOUR - INDEX
	CONTOUR - INTERMEDIATE
	EASEMENT
	ELECTRICAL SERVICE
	FENCE LINE
	FIBER OPTIC
	GAS SERVICE
	GUY WIRE
	OVERHEAD UTILITY
	PARCEL LINE
	SANITARY SEWER
	SECTION LINE
	STORM SEWER
	TREE LINE
	WATER MAIN
	TREE (DECIDUOUS)
	TREE (CONIFEROUS)

NOTES:
1. SHEETS ARE INTENDED AS 36"x48" FULL SIZE.
2. BASEMAP CREATED FROM SURVEY COMPLETED BY AYRES ASSOCIATES ON JULY 24, 2015.



ISSUES AND REVISIONS:

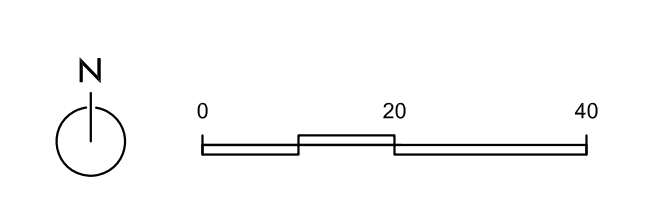
No.	UDC SUBMITTAL Description	8/19/2015 Date

GRAY TV - WMTV
615 FORWARD DRIVE
MADISON, WI








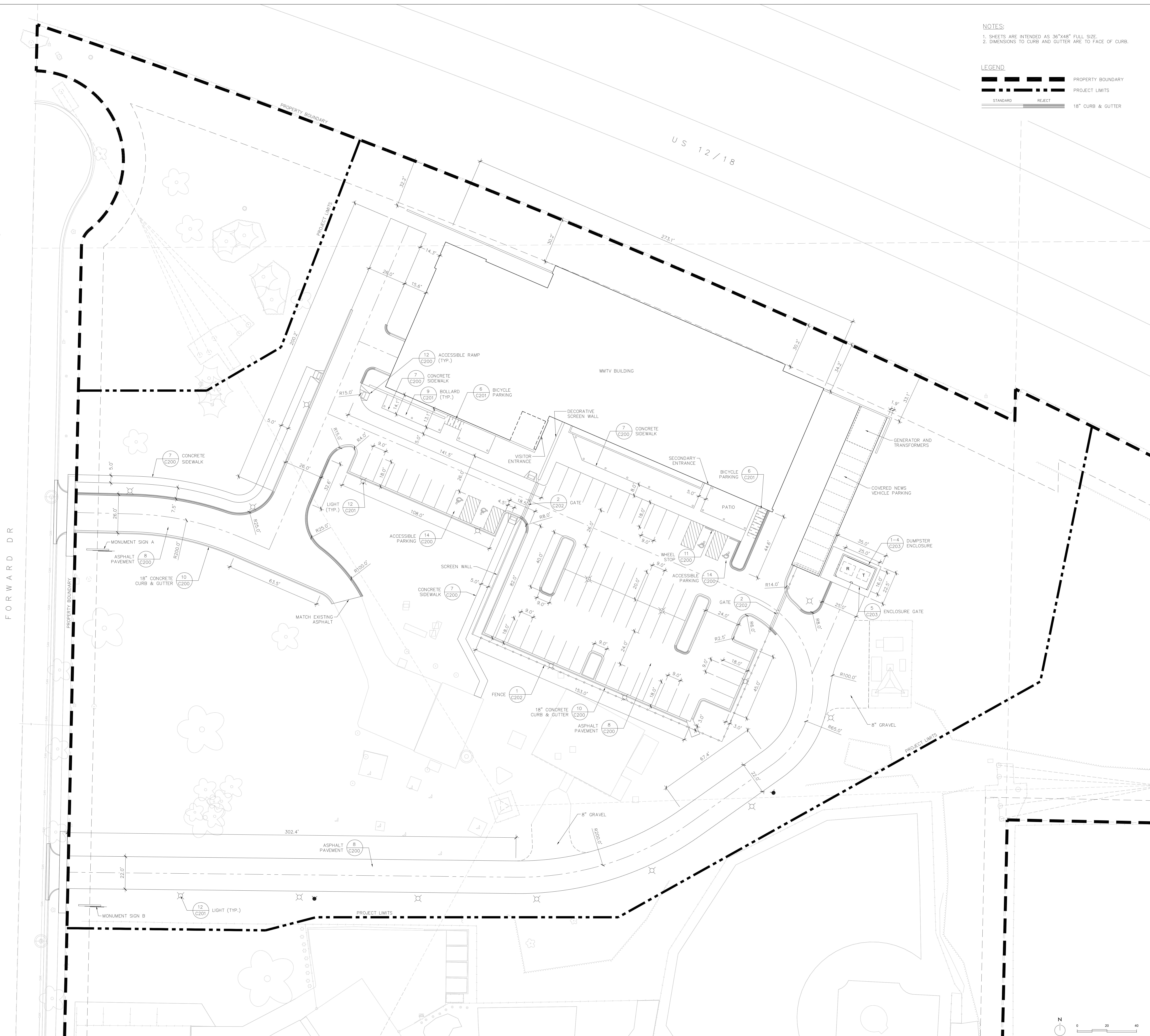
EXISTING CONDITIONS

PROJECT: **C100**
DRAWN BY:



NOTES:
1. SHEETS ARE INTENDED AS 36"x48" FULL SIZE.
2. DIMENSIONS TO CURB AND GUTTER ARE TO FACE OF CURB.

LEGEND:
 PROPERTY BOUNDARY
 PROJECT LIMITS
 STANDARD
 REJECT
 18" CURB & GUTTER



ISSUES AND REVISIONS:

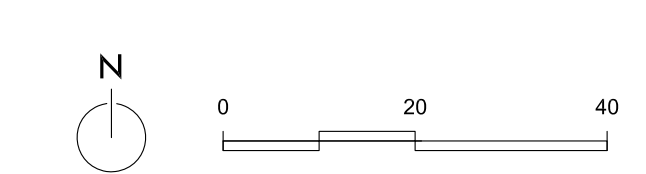
No.	Description	Date

GRAY TV - WMTV
615 FORWARD DRIVE
MADISON, WI



SITE LAYOUT PLAN

PROJECT: **C103**
DRAWN BY:



LEGEND

PROPERTY BOUNDARY	---
PROJECT LIMIT LINE	---
PROPOSED LIGHT POLE LOCATION	X
PROPOSED FLOW DIRECTION	---
EXISTING INDEX CONTOUR	---
EXISTING INTERMEDIATE CONTOUR	---
PROPOSED INDEX CONTOUR	---
PROPOSED INTERMEDIATE CONTOUR	---
PROPOSED STORM SEWER	---

SPOT ELEVATION ABBREVIATIONS:

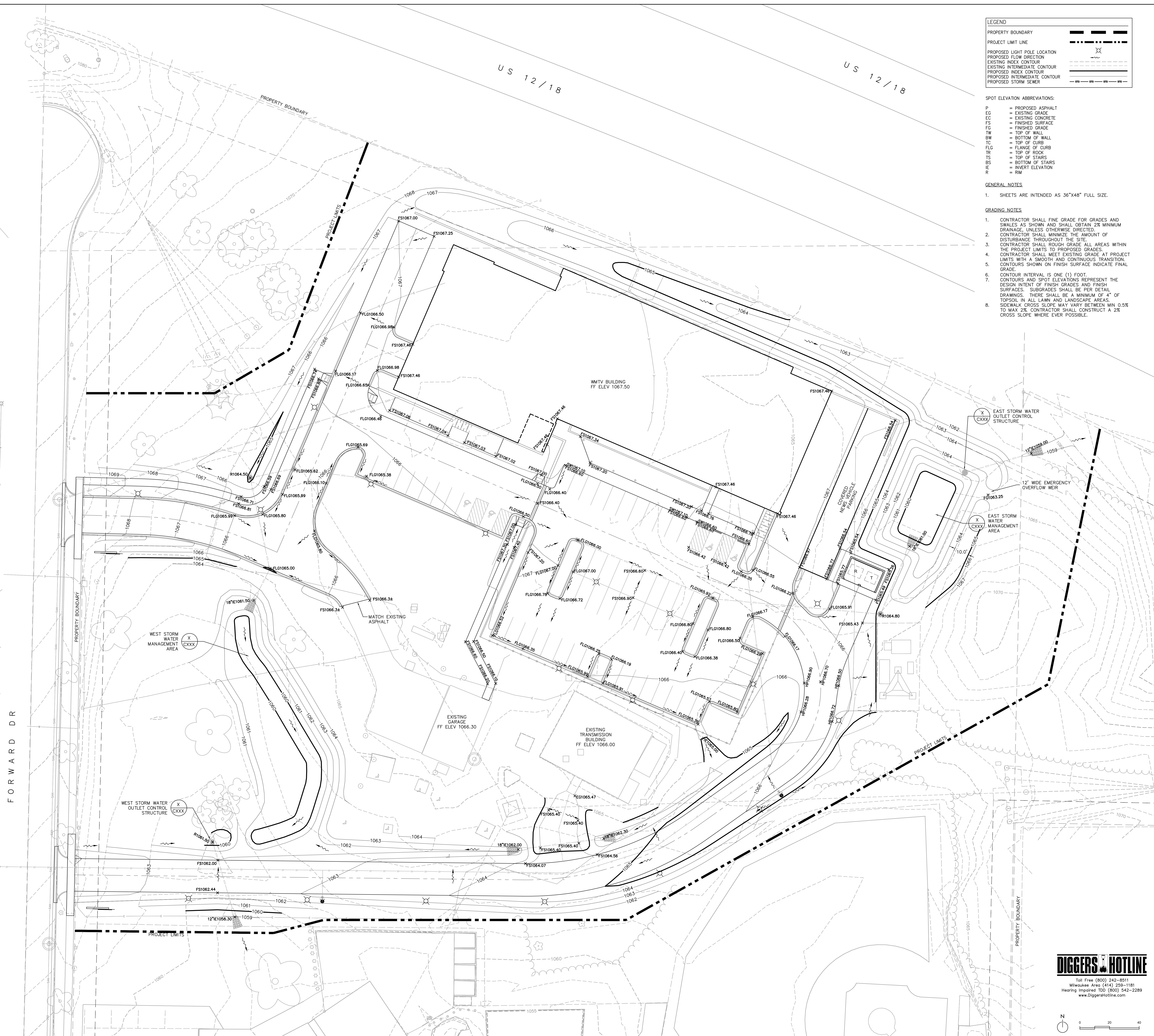
P	= PROPOSED ASPHALT
EG	= EXISTING GRADE
EC	= EXISTING CONCRETE
FS	= FINISHED SURFACE
FG	= FINISHED GRADE
TW	= TOP OF WALL
BW	= BOTTOM OF WALL
FC	= TOP OF CURB
FLC	= FLANGE OF CURB
TR	= TOP OF ROCK
TS	= TOP OF STAIRS
BS	= BOTTOM OF STAIRS
IE	= INVERT ELEVATION
R	= RM

GENERAL NOTES

1. SHEETS ARE INTENDED AS 36"x48" FULL SIZE.

GRADING NOTES

1. CONTRACTOR SHALL FINE GRADE FOR GRADES AND SWALES AS SHOWN AND SHALL OBTAIN 2% MINIMUM DRAINAGE, UNLESS OTHERWISE DIRECTED.
2. CONTRACTOR SHALL MINIMIZE THE AMOUNT OF DISTURBANCE THROUGHOUT THE SITE.
3. CONTRACTOR SHALL ROUGH GRADE ALL AREAS WITHIN THE PROJECT LIMITS TO PROPOSED GRADES.
4. CONTRACTOR SHALL MEET EXISTING GRADE AT PROJECT LIMITS WITH A SMOOTH AND CONTIGUOUS TRANSITION. CONTOURS SHOWN ON FINISH SURFACE INDICATE FINAL GRADE.
5. CONTOUR INTERVAL IS ONE (1) FOOT.
6. CONTOURS AND SPOT ELEVATIONS REPRESENT THE DESIGN INTENT OF FINISH GRADES AND FINISH SURFACES. SUBGRADES SHALL BE PER DETAIL DRAWINGS. THERE SHALL BE A MINIMUM OF 4" OF TOPSOIL IN ALL LAWN AND LANDSCAPE AREAS.
7. SIDEWALK CROSS SLOPE MAY VARY BETWEEN MIN 0.5% TO MAX 2%. CONTRACTOR SHALL CONSTRUCT A 2% CROSS SLOPE WHERE EVER POSSIBLE.



ISSUES AND REVISIONS:

No.	Description	Date

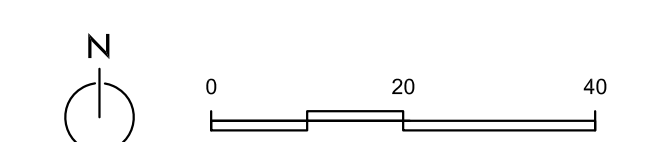
GRAY TV - WMTV
615 FORWARD DRIVE
MADISON, WI



SITE GRADING & DRAINAGE PLAN

PROJECT: **C104**
Project Number
DRAWN BY:
DRW

DIGGERS HOTLINE
Toll Free (800) 242-8511
Midwestern Area (614) 258-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



FORWARD DR

US 12/18

UTILITY NOTES:

THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

STANDARD SPECIFICATIONS: PERFORM ALL WORK IN ACCORDANCE WITH THE PROVISIONS OF:

- CITY OF MADISON SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION, LATEST EDITION
- "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" (SSSWC) LATEST EDITION
- STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (WISDOT) LATEST EDITION
- CONTRACTOR SHALL OBTAIN A CURRENT COPY OF THE CITY OF MADISON'S STANDARD SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION
- INCLUDING ALL SUPPLEMENTAL SPECIFICATIONS AND OTHER REVISIONS TO DATE, UNLESS OTHERWISE SPECIFIED IN THE SPECIFICATIONS.
- WITHIN THE RIGHT-OF-WAY OR UNDERNEATH PAVEMENTS OR BUILDINGS, GRANULAR TRENCH BACKFILL MUST BE USED TO FILL THE TRENCH. ALL OTHER AREAS MAY UTILIZE EXCAVATED TRENCH SPOIL FOR BACKFILL PROVIDING THAT THE MATERIAL IS FREE OF ORGANIC MATERIAL AND STONES LARGER THAN 6" IN DIAMETER.
- A MEANS TO LOCATE BURIED UNDERGROUND EXISTING NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES.

WATER DISTRIBUTION SYSTEM:

MAIN:

- WATER MAIN SHALL HAVE A MINIMUM BURY DEPTH OF 6 FEET TO THE TOP OF PIPE. IF 6 FEET OF BURY CANNOT BE OBTAINED, CONTRACTOR SHALL PLACE A MINIMUM OF 4 INCHES OF STYROFOAM INSULATION ON TOP AND ON THE SIDES OF THE WATER MAIN TO THE 6 FOOT BURY LINE PER THE SSSWC
- DUCTILE IRON (D.I.) AWWA C-151 CLASS 52 WITH CABLE BOND CONDUCTORS, FURNISHED AND INSTALLED PER CHAPTER 8.180 (WSWS) OR
- POLYVINYL CHLORIDE (PVC) AWWA C-900, FURNISHED AND INSTALLED PER CHAPTER 8.20.0 (WSWS)
- ALL WATER MAIN JOINTS SHALL BE RESTRAINED.

LATERALS:

- 6" - PVC AWWA, C-900, CL150, SDR 18 OR DUCTILE IRON AWWA C-151, CLASS-52
- 2" & SMALLER - TYPE K COPPER
- WATER LATERAL AND HYDRANT TEES SHALL BE ANCHORED.

STORM SEWER:

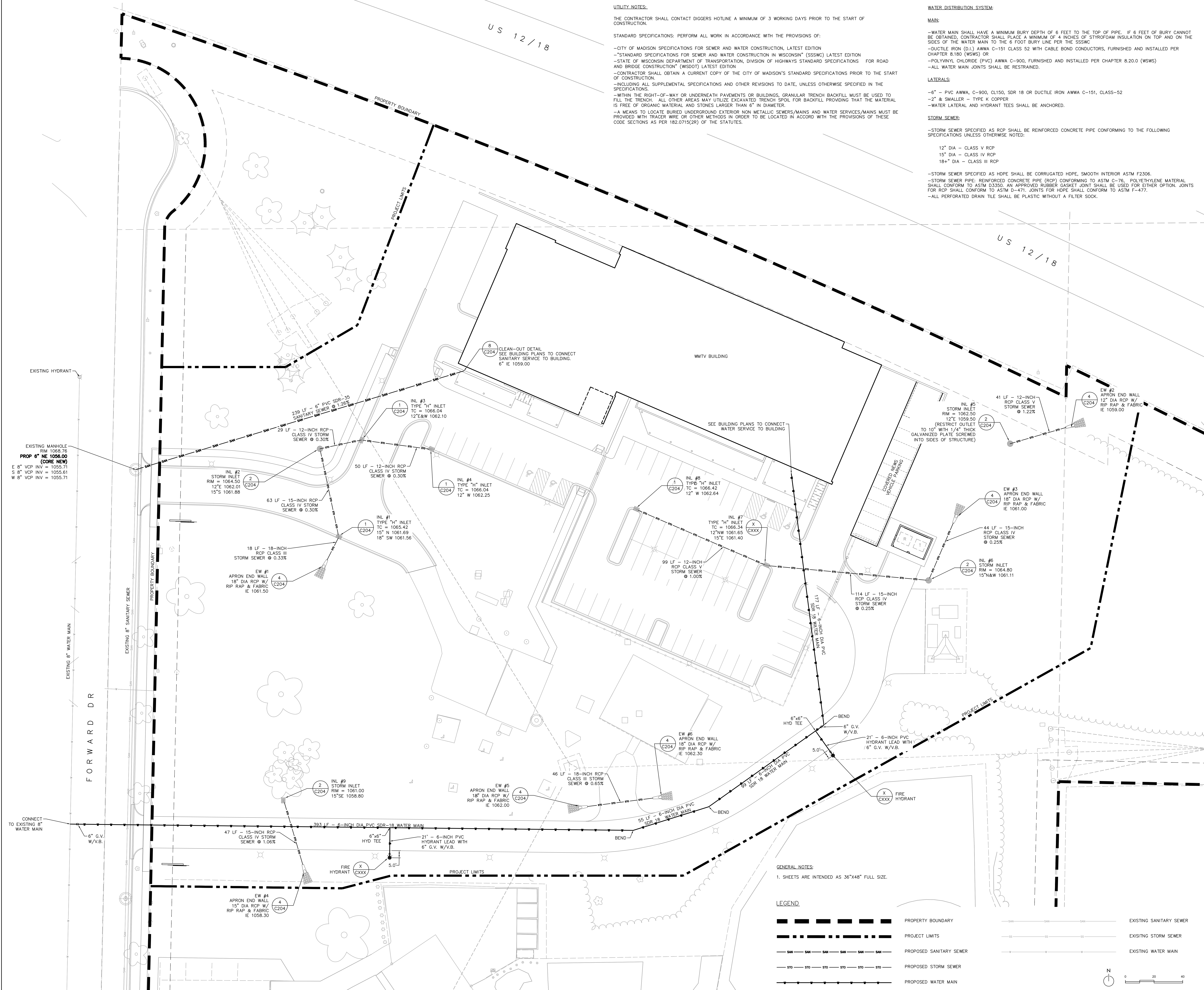
- STORM SEWER SPECIFIED AS RCP SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED:
- 12" DIA - CLASS V RCP
- 15" DIA - CLASS IV RCP
- 18+" DIA - CLASS III RCP

- STORM SEWER SPECIFIED AS HDPE SHALL BE CORRUGATED HDPE, SMOOTH INTERIOR ASTM F2306.
- STORM SEWER PIPE, REINFORCED CONCRETE PIPE (RCP) CONFORMING TO ASTM C-76, POLYETHYLENE MATERIAL SHALL CONFORM TO ASTM D-3350. AN APPROVED RUBBER GASKET JOINT SHALL BE USED FOR EITHER OPTION. JOINTS FOR RCP SHALL CONFORM TO ASTM D-471. JOINTS FOR HDPE SHALL CONFORM TO ASTM F-477.
- ALL PERFORATED DRAIN TILE SHALL BE PLASTIC WITHOUT A FILTER SOCK.

AYRES ASSOCIATES
101 East Badger Road
Madison, WI 53713
608.255.0800
www.saa-madison.com

pbd Partners by Design
213 W. INSTITUTE PLACE SUITE 203
CHICAGO, IL 60610
312.649.1111
www.pbdinc.com

Hendrick
1201 PEACHTREE STREET, NE
SUITE 1900
ATLANTA, GA 30361
402.261.9383
www.hendrickinc.com



GENERAL NOTES:

1. SHEETS ARE INTENDED AS 36"x48" FULL SIZE.

LEGEND

- PROPERTY BOUNDARY
- PROJECT LIMITS
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN

ISSUES AND REVISIONS:

No.	UDC SUBMITTAL Description	Date

GRAY TV - WMTV
615 FORWARD DRIVE
MADISON, WI



UTILITY PLAN

PROJECT: **C105**
DRAWN BY:

LANDSCAPE PLANT SCHEDULE

Symbol	Botanical name	Common Name	Size/Root	Quantity	Comments
Stormwater Management Area Type I					
cv	<i>Carex vulpinoidea</i>	Brown Fox Sedge	3" Plug	1250	18" OC
cm	<i>Carex muskingumensis</i>	Palm Sedge	3" Plug	1250	18" OC
ls	<i>Lobelia siphilica</i>	Great Blue Lobelia	3" Plug	416	18" OC
to	<i>Tradescantia ohioensis</i>	Spiderwort	3" Plug	416	18" OC
Stormwater Management Area Type II					
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	3" Plug	1112	18" OC
bc	<i>Bouteloua curtipendula</i>	Side-oats Grama Grass	3" Plug	1112	18" OC
cp	<i>Carex pensylvanica</i>	Common Oak Sedge	3" Plug	1112	18" OC
aa	<i>Aster azureus</i>	Sky Blue Aster	3" Plug	556	18" OC
cr	<i>Companula rotundifolia</i>	Harebell	3" Plug	556	18" OC

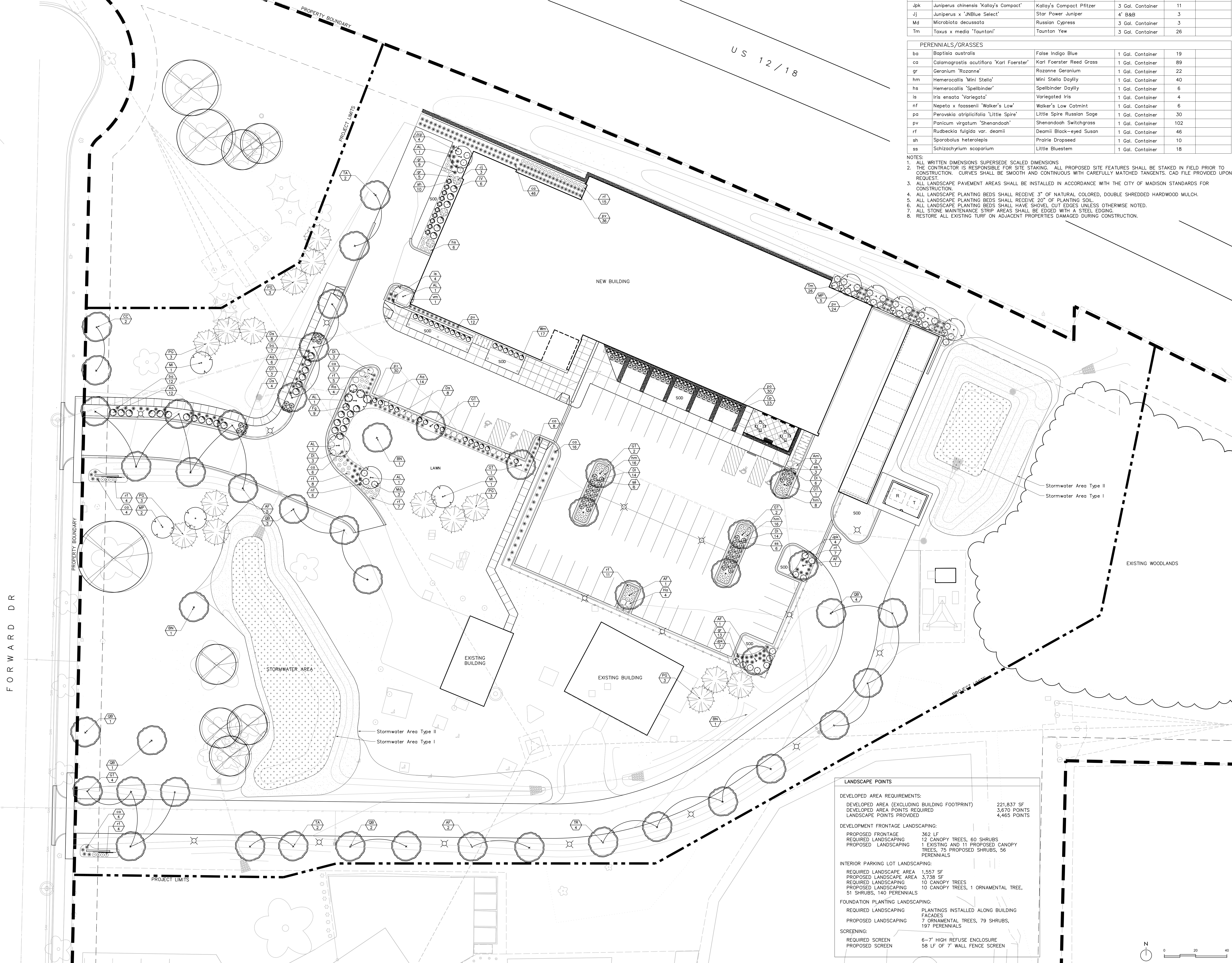
Symbol	Botanical name	Common Name	Size/Root	Quantity	Comments
TREES					
AF	<i>Acer x freemanii 'Jeffersred'</i>	Autumn Blaze Maple	2.5" Cal-B&B	11	
AL	<i>Amelanchier x grandiflora 'Cole's Select'</i>	Cole's Select Serviceberry	6" BB	5	Multistem dump
BN	<i>Betula nigra</i>	River Birch	2.5" Cal-B&B	2	Multistem dump
CC	<i>Cornus caroliniana</i>	American Hornbeam	1.5" Cal-B&B	2	
GT	<i>Gleditsia triacanthos 'Sunburst'</i>	Sunburst Honeylocust	2" Cal-B&B	15	
MI	<i>Malus 'Indian Magic'</i>	Indian Magic Crabapple	1.5" Cal-B&B	2	
MP	<i>Malus 'Prairiefire'</i>	Prairiefire Crabapple	1.5" Cal-B&B	7	
PC	<i>Picea glauca var. 'Densata'</i>	Black Hills Spruce	6" B&B	15	
QB	<i>Quercus bicolor</i>	Swamp White Oak	2" Cal-B&B	11	
TA	<i>Tilia americana 'Redmond'</i>	Redmond Linden	2" Cal-B&B	8	

SHRUBS					
Aa	<i>Aronia melanocarpa 'Autumn Magic'</i>	Autumn Magic Chokeberry	3 Gal. Container	32	
Am	<i>Aronia melanocarpa</i>	Black Chokeberry	3 Gal. Container	2	
DI	<i>Diervilla lonicera 'Copper'</i>	Copper Bush Honeysuckle	3 Gal. Container	34	
Ds	<i>Diervilla sessilifolia 'LPOC Podaras'</i>	Cool Splash Dwarf Honeysuckle	3 Gal. Container	20	
Fg	<i>Forsythia x intermedia 'Courtasol'</i>	Gold Tide Forsythia	3 Gal. Container	9	
Ha	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	5 Gal. Container	4	
Iv	<i>Ilex verticillata 'Red Sprite'</i>	Red Sprite Winterberry	5 Gal. Container	6	
Ra	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac	5 Gal. Container	4	
Wm	<i>Weigela florida 'Minuet'</i>	Minuet Weigela	3 Gal. Container	17	

EVERGREEN SHRUBS					
Cp	<i>Chamaecyparis pisifera 'Sungold'</i>	Sungold Falsecypress	5 Gal. Container	23	
Jcp	<i>Juniperus chinensis 'Pfitzeriana'</i>	Pfitzer Juniper	5 Gal. Container	4	
Jpk	<i>Juniperus chinensis 'Kallo's Compact'</i>	Kallo's Compact Pfitzer	3 Gal. Container	11	
JJ	<i>Juniperus x 'NBlue Select'</i>	Star Power Juniper	4" B&B	3	
Md	<i>Microbiota decussata</i>	Russian Cypress	3 Gal. Container	3	
Tm	<i>Taxus x media 'Tauntoni'</i>	Taunton Yew	3 Gal. Container	26	

PERENNIALS/GRASSES					
ba	<i>Baptisia australis</i>	False Indigo Blue	1 Gal. Container	19	
ca	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Reed Grass	1 Gal. Container	89	
gr	<i>Geranium 'Rozanne'</i>	Rozanne Geranium	1 Gal. Container	22	
hm	<i>Hemerocallis 'Mini Stella'</i>	Mini Stella Daylily	1 Gal. Container	40	
hs	<i>Hemerocallis 'Spellbinder'</i>	Spellbinder Daylily	1 Gal. Container	6	
is	<i>Iris ensata 'Variegata'</i>	Variegated Iris	1 Gal. Container	4	
nf	<i>Nepeta x faassenii 'Walker's Low'</i>	Walker's Low Catmint	1 Gal. Container	6	
pa	<i>Perovskia atriplicifolia 'Little Spire'</i>	Little Spire Russian Sage	1 Gal. Container	30	
pv	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switchgrass	1 Gal. Container	102	
rf	<i>Rudbeckia fulgida var. deamii</i>	Deamii Black-eyed Susan	1 Gal. Container	46	
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	1 Gal. Container	10	
ss	<i>Schizachyrium scaparium</i>	Little Bluestem	1 Gal. Container	18	

- NOTES:
- ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR SITE STAKING. ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION. CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS. CAD FILE PROVIDED UPON REQUEST.
 - ALL LANDSCAPE PAVEMENT AREAS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MADISON STANDARDS FOR CONSTRUCTION.
 - ALL LANDSCAPE PLANTING BEDS SHALL RECEIVE 3" OF NATURAL COLORED, DOUBLE SHREDDED HARDWOOD MULCH.
 - ALL LANDSCAPE PLANTING BEDS SHALL RECEIVE 20" OF PLANTING SOIL.
 - ALL LANDSCAPE PLANTING BEDS SHALL HAVE SHOVEL CUT EDGES UNLESS OTHERWISE NOTED.
 - ALL STONE MAINTENANCE STRIP AREAS SHALL BE EDGED WITH A STEEL EDGING.
 - RESTORE ALL EXISTING TURF ON ADJACENT PROPERTIES DAMAGED DURING CONSTRUCTION.



LANDSCAPE POINTS	
DEVELOPED AREA REQUIREMENTS:	
DEVELOPED AREA (EXCLUDING BUILDING FOOTPRINT)	221,837 SF
DEVELOPED AREA POINTS REQUIRED	3,670 POINTS
LANDSCAPE POINTS PROVIDED	4,465 POINTS
DEVELOPMENT FRONTAGE LANDSCAPING:	
PROPOSED FRONTAGE	362 LF
REQUIRED LANDSCAPING	12 CANOPY TREES, 60 SHRUBS
PROPOSED LANDSCAPING	11 EXISTING AND 11 PROPOSED CANOPY TREES, 75 PROPOSED SHRUBS, 56 PERENNIALS
INTERIOR PARKING LOT LANDSCAPING:	
REQUIRED LANDSCAPE AREA	1,557 SF
PROPOSED LANDSCAPE AREA	3,738 SF
REQUIRED LANDSCAPING	10 CANOPY TREES
PROPOSED LANDSCAPING	10 CANOPY TREES, 1 ORNAMENTAL TREE, 51 SHRUBS, 140 PERENNIALS
FOUNDATION PLANTING LANDSCAPING:	
REQUIRED LANDSCAPING	PLANTINGS INSTALLED ALONG BUILDING FACADES
PROPOSED LANDSCAPING	7 ORNAMENTAL TREES, 79 SHRUBS, 197 PERENNIALS
SCREENING:	
REQUIRED SCREEN	6-7' HIGH REFUSE ENCLOSURE
PROPOSED SCREEN	58 LF OF 7' WALL FENCE SCREEN

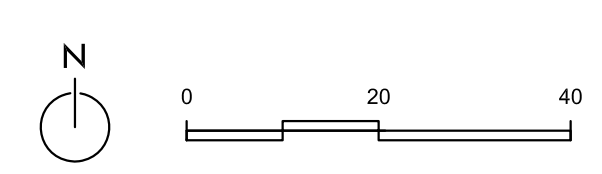
ISSUES AND REVISIONS:		
No.	DESCRIPTION	DATE

GRAY TV - WMTV
 615 FORWARD DRIVE
 MADISON, WI



LANDSCAPE PLAN

PROJECT: C106
 Project Number
 DRAWN BY: DRW



NOTES:
1. SHEETS ARE INTENDED AS 36"x48" FULL SIZE.

LEGEND
 PROPERTY BOUNDARY
 PROJECT LIMITS



Alcott Type 3
 Structure housing LED cartridge and cabinet are cast aluminum, poles are aluminum extrusion.
 Lamp: 48 Cree XP-E2 LEDs
 TM-21 L70 Line - 54,000 hours
 Drive Current: 350mA
 Optic: Proprietary AVEN™ Optic
 Lens: Diffused
 Power Supply: 100V-277V
 LED Driver: Thomas Research PLED T5W
 Dimensions: 0-100"
 BUG Rating: 81/UG1
 IP Rating: IP65 for sealed LED cartridge
 Weight: 17lbs (complete assembly)

General Description
 Pedestrian light for outdoor walkways. Light is highly designed using state-of-the-art LED lamp technology. Durable cast aluminum LED lamp housing sealed with brominated seal coats with the integrated pole to provide outstanding heat management. Sealed housing uses the latest LED technology, and improves lamp life by using more LEDs than with less current, and is removed for servicing. Diffused lens technology provides exceptional performance against glare as evident in the BUG rating. A warm white lamp color was chosen for its warm aesthetic and ecological benefits.

Features
 100V-277V 50/60 Hz Dimmable, Class 2 LED driver is standard and mounted within integrated cast aluminum base cabinet. Hawthorne approved and fully assembled and ready for installation.

Finish
 Powder IP-1 offered exclusively for Landscape Forms. Is a 10 step program of cleaning, priming, and color-coating that produces the finest metal finish available for site furniture. In addition, Powder IP-1 contains no heavy metals and is free of hazardous Air Pollutants.

Warranty
 Six years (60,000h) on LED cartridge and three years on finish and manufacturing defects.

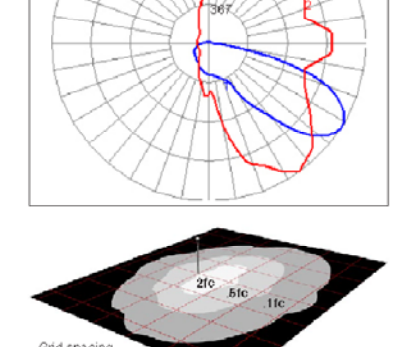
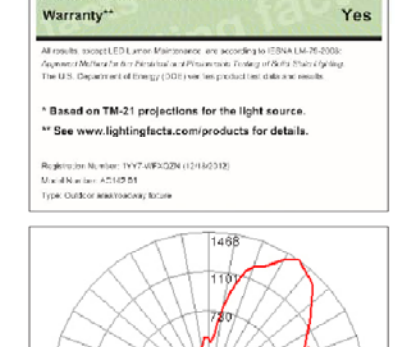
To Order
 Specify Alcott and powder coat color for frame. Specify with Type 3 or Type 5 distribution. Alcott is surface mounted and click with installation template and hardware. Mounting hardware can be pre-ordered.

Other
 UL Listed, RoHS
 Patent # US Pat D662,876
 © 2011 Landscape Forms LLC

Landscape Forms
 800.527.5247 309.393.3455 for
 433 Lombard Avenue, Madison, WI 53705
 www.landscapeforms.com

LED lighting facts

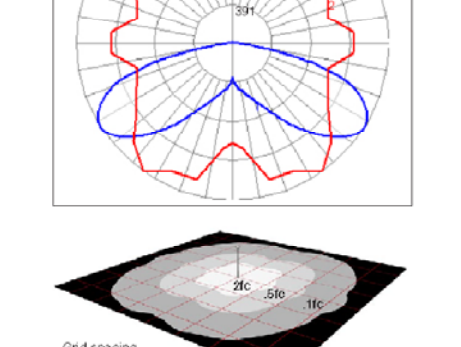
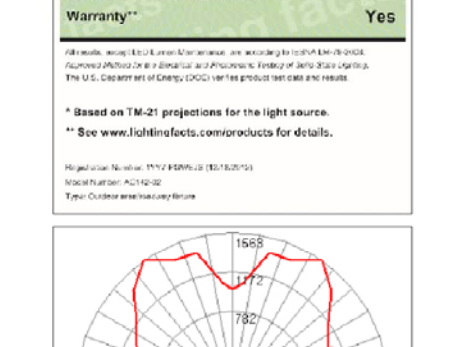
Light Output (lumens)	2700
Lumens per Watt (lm/w)	47
Color Accuracy	81
Color Rendering Index (CRI)	92
LED Lamp Replacement Equivalent (W)	48W
Power Consumption (W)	10W
Efficiency	4.64%
Life Expectancy (hours)	54,000
Energy Savings	76%



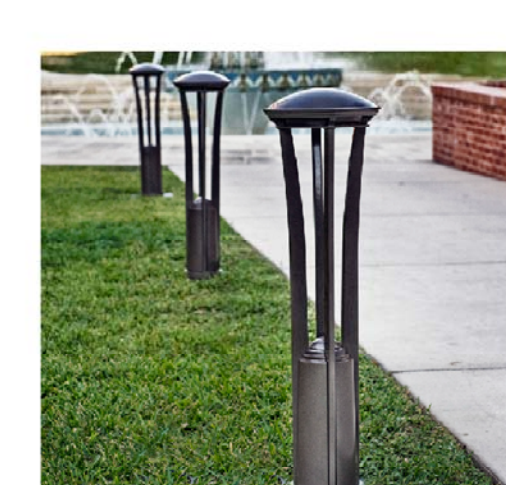
Alcott Type 5
 Structure housing LED cartridge and cabinet are cast aluminum, poles are aluminum extrusion.
 Lamp: 96 Cree XP-E2 LEDs
 TM-21 L70 Line - 54,000 hours
 Drive Current: 350mA
 Optic: Proprietary AVEN™ Optic
 Lens: Diffused
 Power Supply: 100V-277V
 LED Driver: Thomas Research PLED T5W
 Dimensions: 0-100"
 BUG Rating: 81/UG1
 IP Rating: IP65 for sealed LED cartridge
 Weight: 17lbs (complete assembly)

LED lighting facts

Light Output (lumens)	5400
Lumens per Watt (lm/w)	47
Color Accuracy	81
Color Rendering Index (CRI)	92
LED Lamp Replacement Equivalent (W)	96W
Power Consumption (W)	20W
Efficiency	4.64%
Life Expectancy (hours)	54,000
Energy Savings	76%



Beam Light Distribution and Spacing
 Alcott series, or exceeds the IESNA D04-5 standard for Park walkways, Class I walkways, and Residential sidewalks at 87' pole spacing. Intermediate sidewalks at 67' pole spacing and Commercial sidewalks at 57' pole spacing. Alcott at 57' pole spacing, also meets the "Special Conditions" criteria where increased vertical illuminance levels are needed for safety by improving barrier recognition.



Hawthorne
 Structure housing LED cartridge and cabinet are cast aluminum. Base plate is stainless steel.
 Lamp: 6 Cree XP-E2 LEDs
 TM-21 L70 Line - 54,000 hours
 Drive Current: 350mA
 Optic: 8° Beaked Collimators
 Lens: Clear
 Power Supply: 100V-277V
 LED Driver: Thomas Research PLED T5W
 Dimensions: 0-100"
 BUG Rating: 81/UG1
 IP Rating: IP65 for sealed LED cartridge
 Weight: 20 lbs.

General Description
 Pathway light for outdoor walkways. Light is highly designed using state-of-the-art LED lamp technology. Resizable sealed LED cartridge is made of durable cast aluminum and works with housing and integrated pole to provide outstanding heat management. Cartridge uses the latest LED technology and improves lamp life by using more LEDs than with less energy. A warm white lamp color was chosen for its warm aesthetic and ecological benefits.

Features
 100V-277V 50/60 Hz, Class 2 LED driver is standard and mounted within integrated cast aluminum base cabinet. Hawthorne approved and fully assembled.

Finish
 Powder IP-1 offered exclusively for Landscape Forms. Is a 10 step program of cleaning, priming, and color-coating that produces the finest metal finish available for site furniture. In addition, Powder IP-1 contains no heavy metals and is free of hazardous Air Pollutants.

Warranty
 Six years (60,000h) on LED cartridge and three years on finish and manufacturing defects.

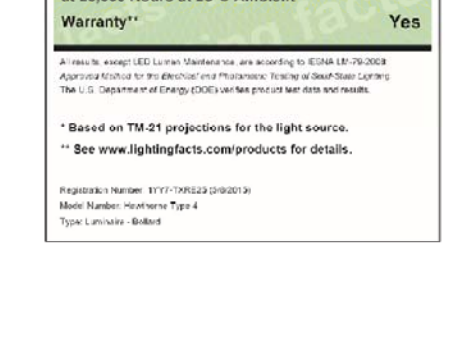
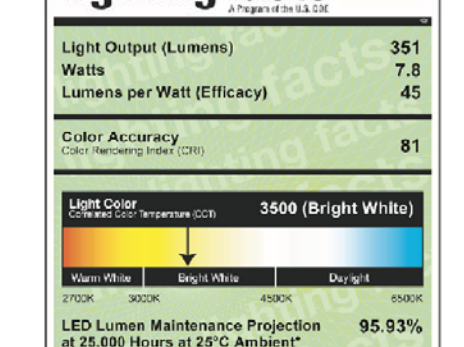
To Order
 Specify Hawthorne and powder coat color for frame. Surface mount only.

Other
 UL Listed, RoHS
 Patent # US Pat D662,876
 © 2011 Landscape Forms LLC

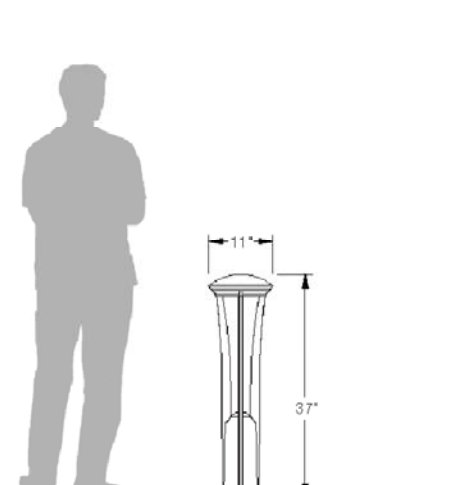
Landscape Forms
 800.527.5247 309.393.3455 for
 433 Lombard Avenue, Madison, WI 53705
 www.landscapeforms.com

LED lighting facts

Light Output (lumens)	881
Lumens per Watt (lm/w)	47
Color Accuracy	81
Color Rendering Index (CRI)	92
LED Lamp Replacement Equivalent (W)	18W
Power Consumption (W)	4W
Efficiency	4.64%
Life Expectancy (hours)	54,000
Energy Savings	76%



Beam Light Distribution and Spacing
 Hawthorne distribution is an IES Type 4 pattern and meets or exceeds IESNA D04-5 for Park walkways, Class I walkways, Residential sidewalks and Intermediate sidewalks at 27' pole spacing, and Commercial sidewalks at 17' pole spacing. Both options can also be spaced 10' apart on both sides of a 10' path for PARK-WAY Emergency Egress. Outside of North America, Hawthorne meets CEI-130-2000 for Residential Parks at 27' pole spacing.



Grid spacing equals mounting height.

AYRES ASSOCIATES
 101 East Badger Road
 Madison, WI 53713
 608.255.0800
 www.saa-madison.com

pbd 213 W. INSTITUTE PLACE SUITE 203 CHICAGO, IL 60610 312.648.1111
 Partners by Design www.pbdinc.com

Hendrick
 1201 PEACHTREE STREET, NE
 400 COLONY SQUARE
 SUITE 1900
 ATLANTA, GA 30361
 402.261.9383
 www.hendrickinc.com

ISSUES AND REVISIONS:

No.	Description	Date

GRAY TV - WMTV
 615 FORWARD DRIVE
 MADISON, WI



LIGHTING PLAN

PROJECT: C108
 DRAWN BY:

Luminaire Schedule

Symbol	Qty	Tag	Label	LF	Sum. Watts	Sum. Lumens
	12	02	ARR-BDR-2M -06-E-01-52	0.900	100	8876
	1	03	ARR-BDR-2M -06-E-01-10	0.900	134	16277
	1	04-0	ARR-BDR-2M -06-E-01-52	0.900	48	5985
	4	05	ARR-BDR-2M -06-E-01-52	0.900	100	9335
	16	02	ARR-BDR-2M -06-E-01-52	0.900	121.3	11739

Calculation Summary

Location	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
North Drive	Illuminance	FC	1.22	5.9	0.0	N/A	N/A
Parking	Illuminance	FC	1.25	6.0	0.0	N/A	N/A
South Drive	Illuminance	FC	1.97	6.6	0.0	N/A	N/A



Main WMTV Building



Parking Lot



Billboard



Access Drive



Access Drive



Lawn Area



Tower Support



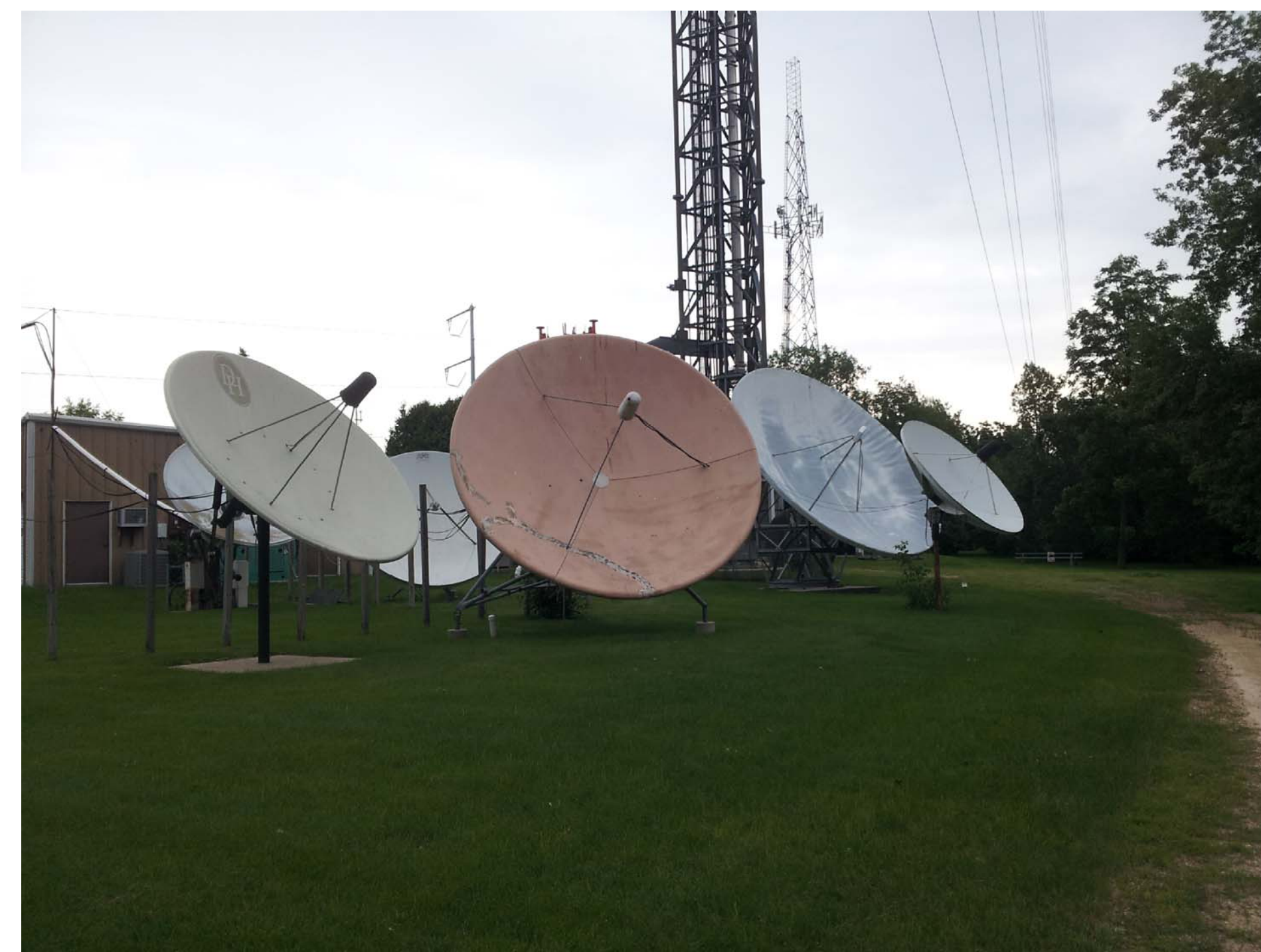
Building



Tower Base



Satellite Dishes & Gravel Drive



Satellite Dishes



Gravel Drive



Lawn Area



Lawn Area



Tree to Protect



Culvert

AYRES
ASSOCIATES

101 East Badger Road
Madison, WI 53713
608.255.0800
www.saa-madison.com

pbd 213 W. INSTITUTE
PLACE SUITE 203
CHICAGO, IL 60610
Partners by Design www.pbdinc.com
312.648.1111

Hendrick

1201 PEACHTREE STREET, NE
400 COLONY SQUARE
SUITE 1900
ATLANTA, GA 30361
402.261.9363
www.hendrickinc.com

ISSUES AND REVISIONS:		
No.	UDC SUBMITTAL Description	8/19/2015 Date

GRAY TV - WMTV
615 FORWARD DRIVE
MADISON, WI



SITE IMAGES

PROJECT: C109
Project Number
DRAWN BY:
DRW

SQUARE FOOTAGE SUMMARY
GROUND FLOOR GROSS SQUARE FOOTAGE = 26,823 SF
MEZZANINE USABLE SQUARE FOOTAGE = 2,615 SF

LOT COVERAGE =
(EXIST. & NEW BUILDINGS + PAVED AREAS) / TOTAL SITE
(37,953 SF + 67,502 SF) = 104,555 SF
104,555 SF / 277,970 SF SITE AREA = 38% LOT COVERAGE



ISSUES AND REVISIONS:

No.	Description	Date

GRAY TV - WMTV
615 FORWARD DRIVE
MADISON, WI



1ST FLOOR PLAN -
PRESENTATION

PROJECT:
15-0090
DRAWN BY:
JBL
A1.1.01B

1 1ST FLOOR - PRESENTATION
1/8" = 1'-0"



① FREEWAY RENDERED PERSPECTIVE



② ENTRANCE RENDERED PERSPECTIVE

213 W. INSTITUTE
 PLACE SUITE 203
 CHICAGO, IL 60610
 312.848.1111
 www.pbdinc.com

1201 PEACHTREE STREET, NE
 400 COLONY SQUARE
 SUITE 1900
 ATLANTA, GA 30381
 402.281.9333
 www.hendrickinc.com

ISSUES AND REVISIONS:

No.	Description	Date

GRAY TV - WMTV
 615 FORWARD DRIVE
 MADISON, WI



RENDERED BUILDING
 PERSPECTIVES

PROJECT:
 15-0090
 DRAWN BY:
 LH

A2.01A



1 ENTRANCE RENDERED PERSPECTIVE
3/4" = 1'-0"

ISSUES AND REVISIONS:

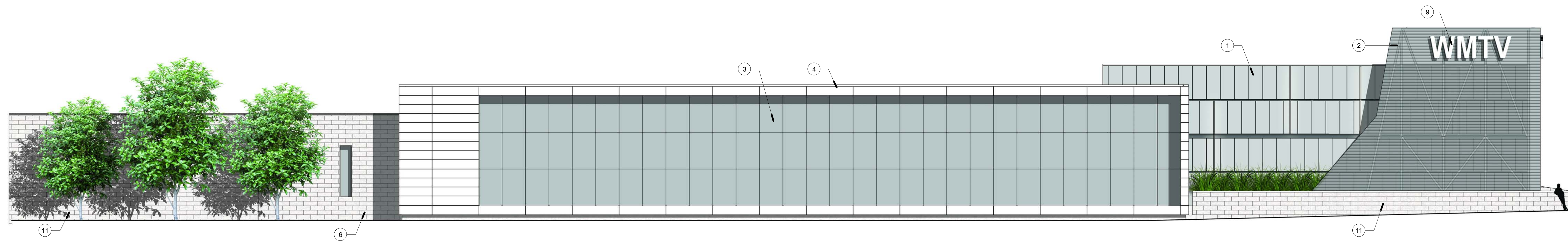
No.	Description	Date

GRAY TV - WMTV
615 FORWARD DRIVE
MADISON, WI

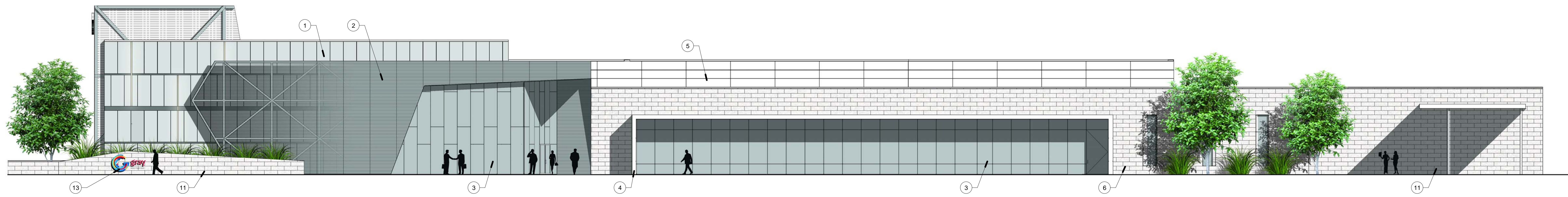


RENDERED BUILDING
PERSPECTIVES

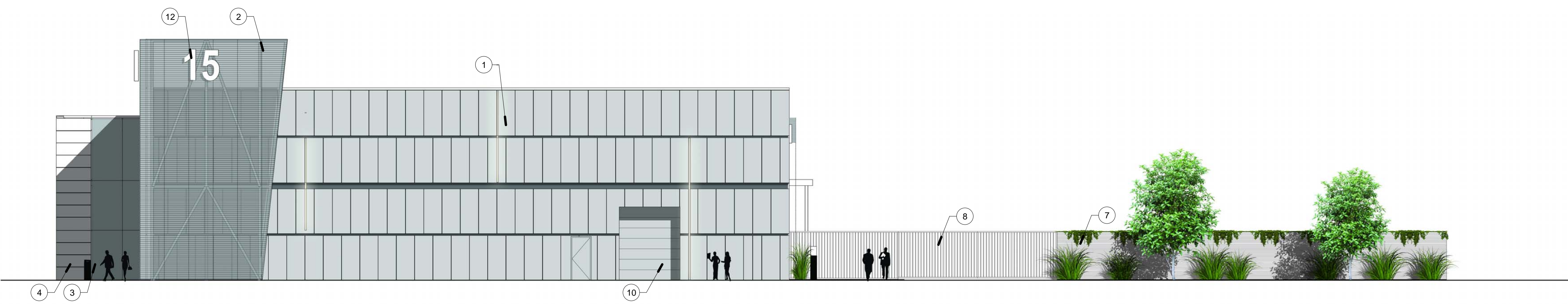
PROJECT:
15-0090
DRAWN BY:
UH **A2.01B**



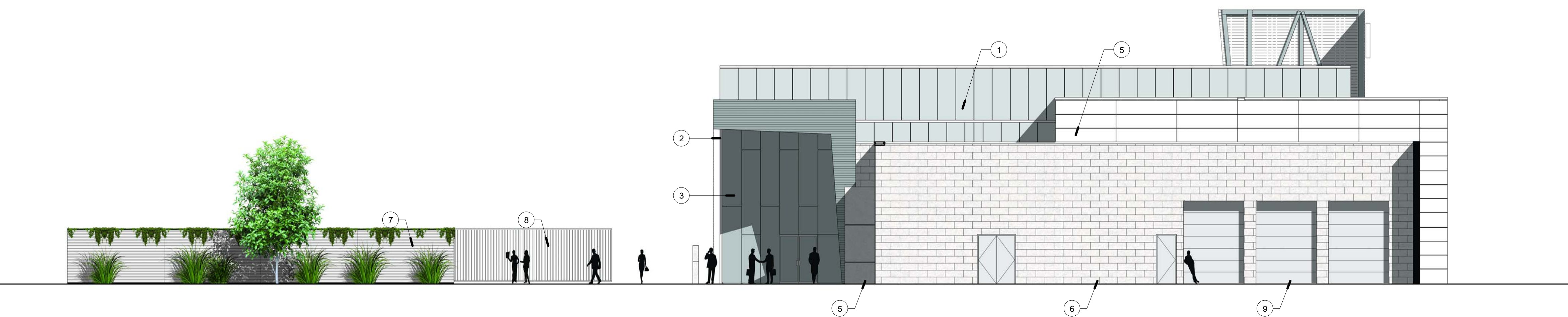
1 NORTH ELEVATION - RENDERED
3/32" = 1'-0"



2 SOUTH ELEVATION - RENDERED
3/32" = 1'-0"



3 WEST ELEVATION - RENDERED
3/32" = 1'-0"



4 EAST ELEVATION - RENDERED
3/32" = 1'-0"

KEYNOTES

- 1 COMPOSITE METAL PANEL - VERTICALLY ORIENTED PANELS - SILVER
- 2 BACK LIT PERFORATED STAINLESS STEEL MESH PANELS
- 3 GLASS CURTAIN WALL - CLEAR
- 4 METAL FRAME/TRIM - WHITE
- 5 COMPOSITE METAL PANEL - HORIZONTALLY ORIENTED PANELS - WHITE
- 6 EXTERIOR MASONRY WALL CONSTRUCTION
- 7 STAINLESS STEEL PERFORATED SCREENWALL AT SECURED PARKING LOT
- 8 CRASH GATE AT DRIVE AISLE
- 9 WALL SIGN 'A'
- 10 OVERHEAD DOOR
- 11 EXTERIOR MASONRY SITE WALL (SCREENING OR RETAINING)
- 12 WALL SIGN 'B'
- 13 WALL SIGN 'C'

ISSUES AND REVISIONS:

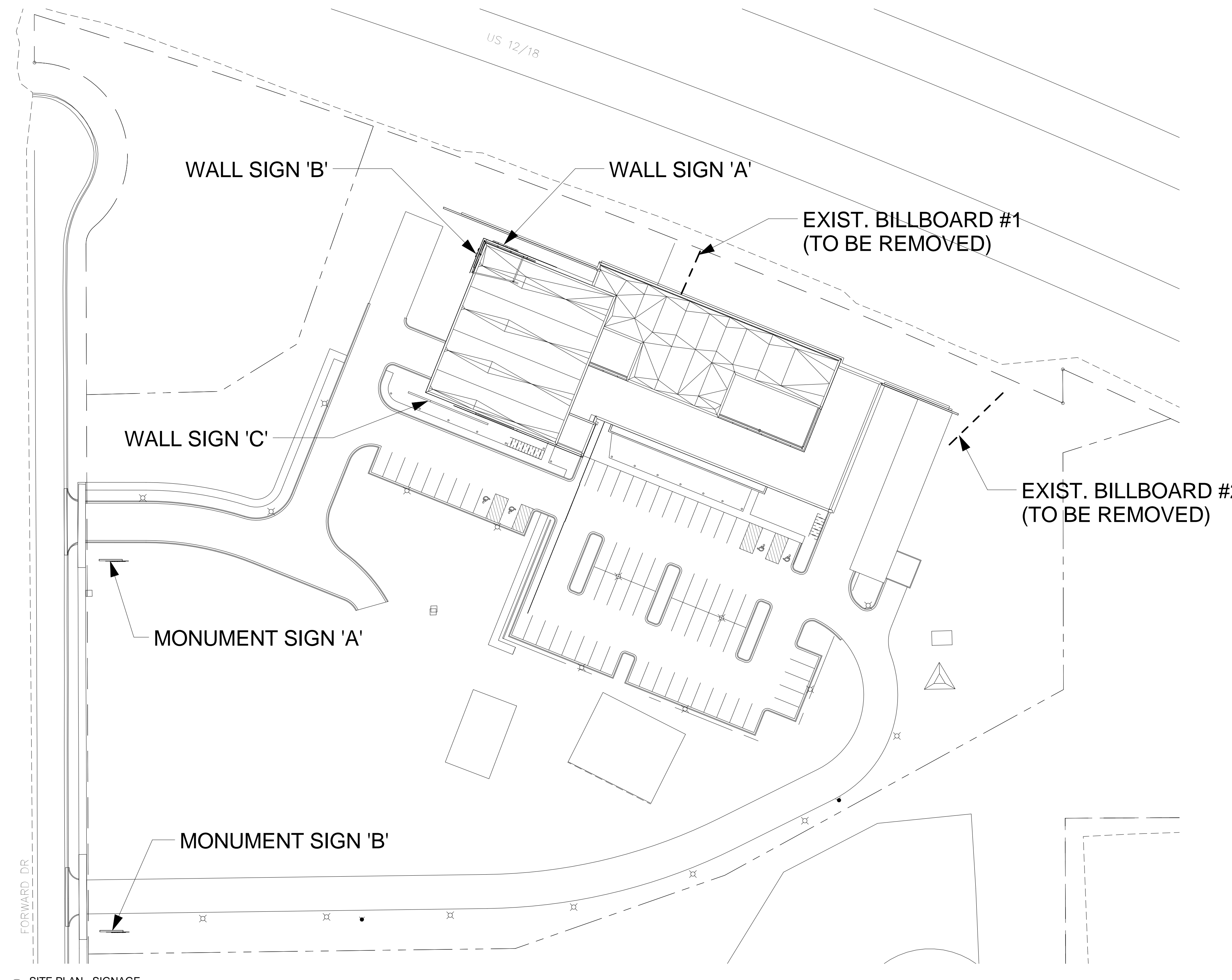
No.	Description	Date

GRAY TV - WMTV
615 FORWARD DRIVE
MADISON, WI



RENDERED
ELEVATIONS

PROJECT:
15-0090
DRAWN BY:
JL
A2.02



1 SITE PLAN - SIGNAGE
1" = 40'-0"

SIGNAGE SUMMARY

EXISTING SIGNAGE ON SITE

BILLBOARD #1 = 30' W x 9'-0" H = 290 SF
 BILLBOARD #2 = 54' W x 16' H = 864 SF
 WALL SIGN ON EXISTING BUILDING = 16' W x 3'-6" H = 59 SF
 TOTAL = 1,216 SF

ALLOWABLE SIGNAGE ON SITE

WALL SIGN - NORTH FACADE = 3,791 SF OF SIGNABLE AREA x 40% = 1,516 SF OF NET SIGN AREA ALLOWED
 WALL SIGN - WEST FACADE = 2,891 SF OF SIGNABLE AREA x 40% = 1,156 SF OF NET SIGN AREA ALLOWED
 WALL SIGN - SOUTH FACADE = 4,480 SF OF SIGNABLE AREA x 40% = 1,792 SF OF NET SIGN AREA ALLOWED

MONUMENT SIGNS: (2) GROUND SIGNS MAX PER ZONING LOT
 ADJACENT TO 2-3 LANE ROAD, SPEED LIMIT 35-44 MPH:
 - MAXIMUM HEIGHT = 10'
 - MAXIMUM NET SIGN COPY AREA OF 50 SF PER SIGN FACE
 - MAXIMUM NET SIGN COPY AREA OF 100 SF TOTAL

PROPOSED SIGNAGE ON SITE

WALL SIGN 'A' - NORTH FACADE = 87 SF (< 1,516 SF ALLOWED)
 WALL SIGN 'B' - WEST FACADE = 29 SF (< 1,156 SF ALLOWED)
 WALL SIGN 'C' - SOUTH FACADE = 31 SF (< 1,792 SF ALLOWED)
 MONUMENT SIGN 'A' - VISITORY ENTRANCE DRIVE = 36 SF (< 50 SF ALLOWED)
 MONUMENT SIGN 'B' - EMPLOYEE ENTRANCE DRIVE = 36 SF (< 50 SF ALLOWED)
 TOTAL = 187 SF

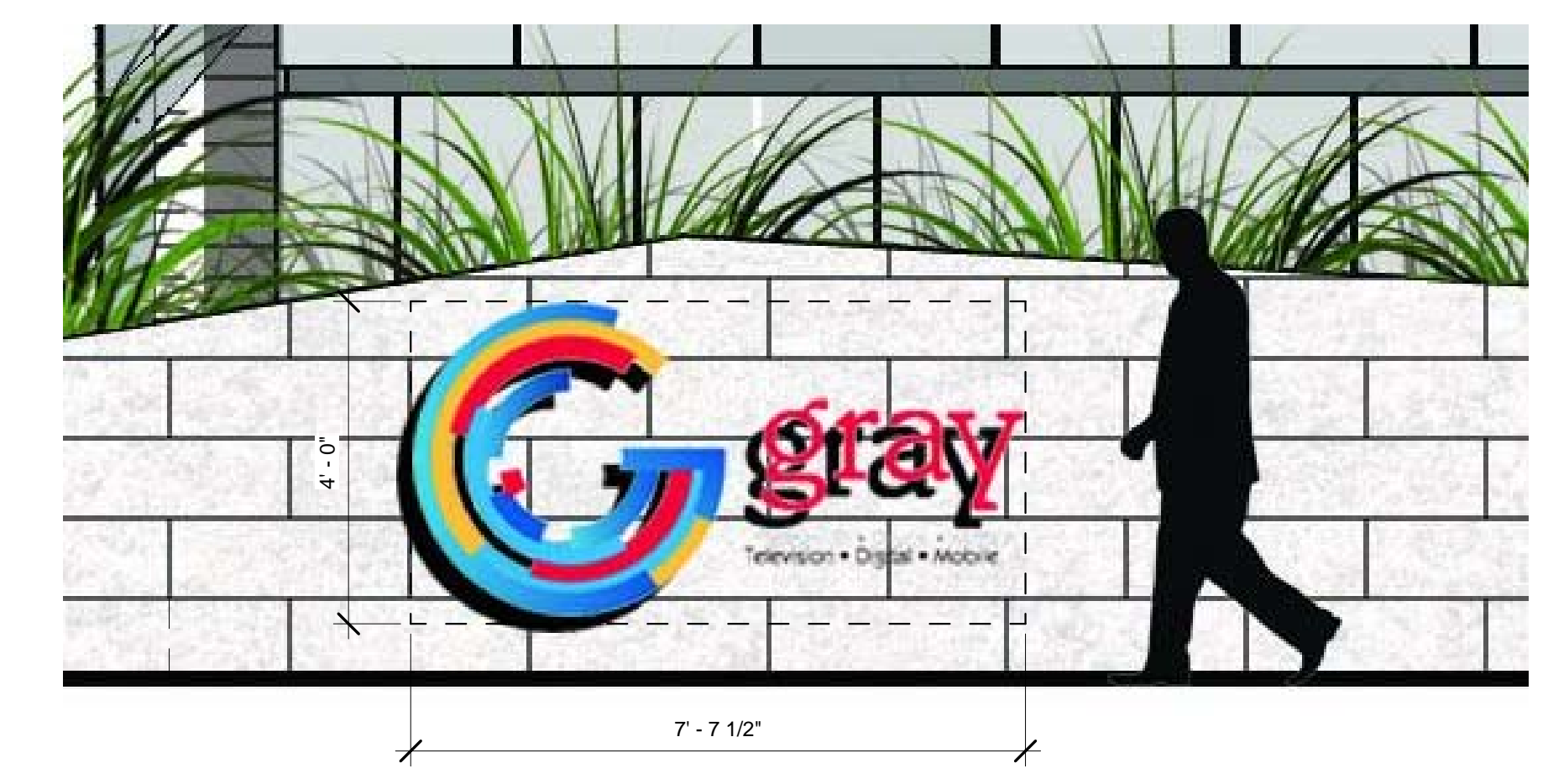
This sheet is for illustration purposes only. Signage will be included as a separate submittal.



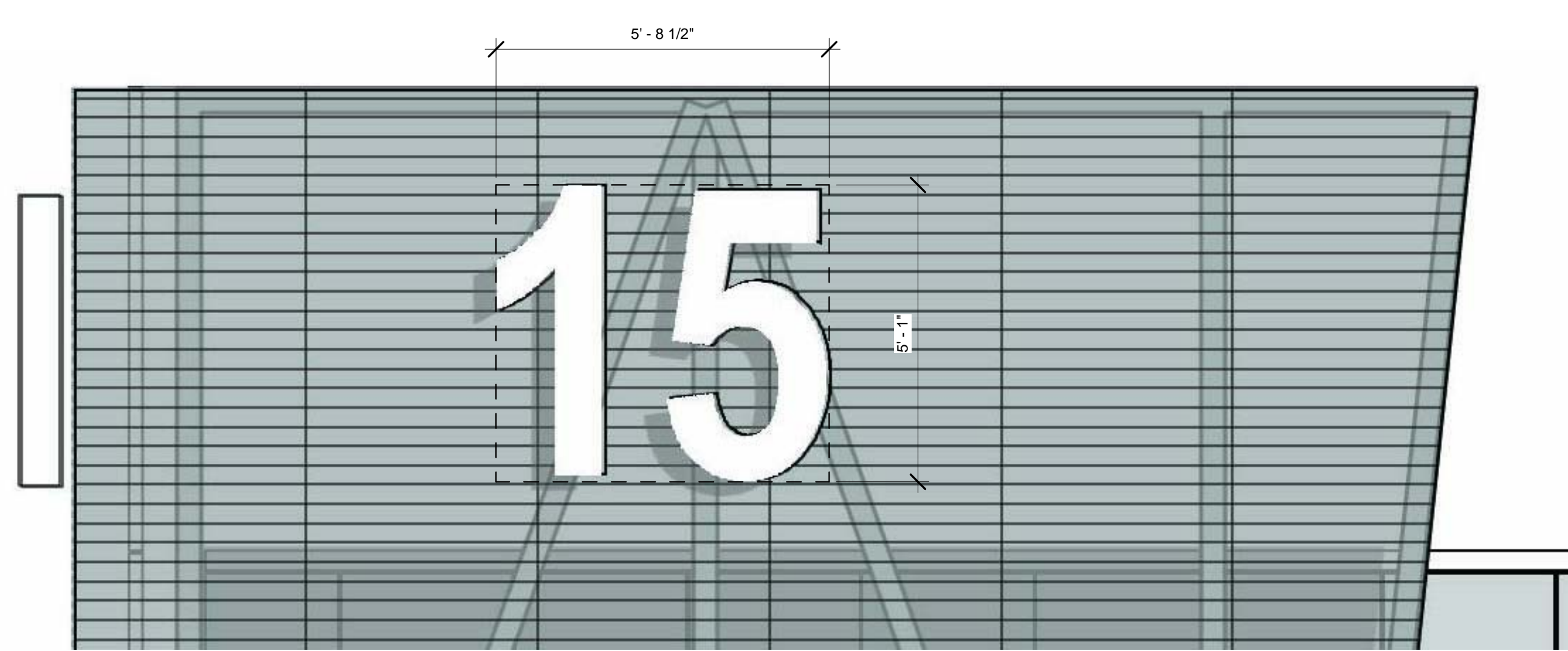
2 MONUMENT SIGN 'A' - VISITOR ENTRANCE
1/2" = 1'-0"



3 MONUMENT SIGN 'B' - EMPLOYEE ENTRANCE
1/2" = 1'-0"

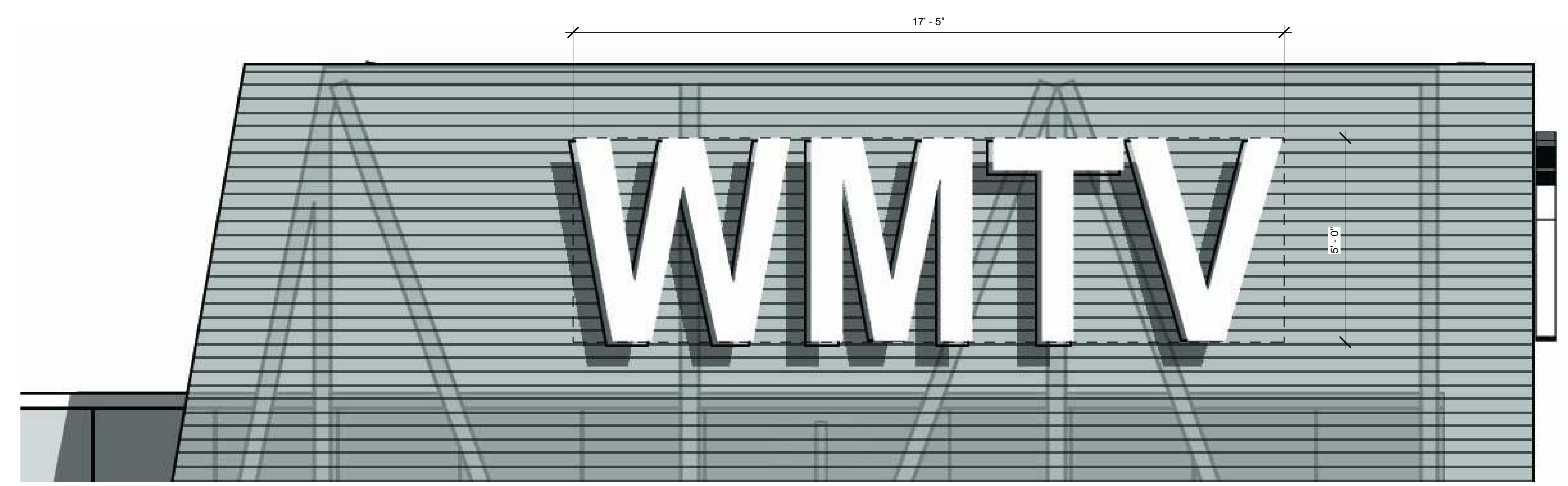


4 WALL SIGN 'C' - SOUTH FACADE
1/2" = 1'-0"



5 WALL SIGN 'B' - WEST FACADE
1/2" = 1'-0"

This sheet is for illustration purposes only. Signage will be included as a separate submittal.



6 WALL SIGN 'A' - NORTH FACADE
1/2" = 1'-0"

This sheet is for illustration purposes only. Signage will be included as a separate submittal.

ISSUES AND REVISIONS:

No.	Description	Date

GRAY TV - WMTV
 615 FORWARD DRIVE
 MADISON, WI

G gray

EXTERIOR SIGNAGE

LANDSCAPE PLANT SCHEDULE

Symbol	Botanical name	Common Name	Size/Root	Quantity	Comments
Stormwater Management Area Type I					
cv	Carex vulpinoidea	Brown Fox Sedge	3" Plug	1250	18" OC
cm	Carex muskingumensis	Palm Sedge	3" Plug	1250	18" OC
ls	Lobelia siphilitica	Great Blue Lobelia	3" Plug	416	18" OC
to	Tradescantia ohioensis	Spiderwort	3" Plug	416	18" OC
Stormwater Management Area Type II					
sh	Sporobolus heterolepis	Prairie Dropseed	3" Plug	1112	18" OC
bc	Bouteloua curtipendula	Side-oats Grama Grass	3" Plug	1112	18" OC
cp	Carex pensylvanica	Common Oak Sedge	3" Plug	1112	18" OC
aa	Aster azureus	Sky Blue Aster	3" Plug	556	18" OC
cr	Campanula rotundifolia	Harebell	3" Plug	556	18" OC

Symbol	Botanical name	Common Name	Size/Root	Quantity	Comments
TREES					
AF	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" Cal-B&B	11	
AL	Amelanchier x grandiflora 'Cole's Select'	Cole's Select Serviceberry	6" BB	5	Multistem clump
BN	Betula nigra	River Birch	2.5" Cal-B&B	2	Multistem clump
CC	Carpinus caroliniana	American Hornbeam	1.5" Cal-B&B	2	
GT	Gleditsia tricanthos 'Sunburst'	Sunburst Honeylocust	2" Cal-B&B	15	
MI	Malus 'Indian Magic'	Indian Magic Crabapple	1.5" Cal-B&B	2	
MP	Malus 'Prairiefire'	Prairiefire Crabapple	1.5" Cal-B&B	7	
PG	Picea glauca var. 'Densata'	Black Hills Spruce	6" B&B	15	
QB	Quercus bicolor	Swamp White Oak	2" Cal-B&B	11	
TA	Tilia americana 'Redmond'	Redmond Linden	2" Cal-B&B	8	

SHRUBS					
Aa	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Chokeberry	3 Gal. Container	32	
Am	Aronia melanocarpa	Black Chokeberry	3 Gal. Container	2	
Di	DierVilla lonicera 'Copper'	Copper Bush Honeysuckle	3 Gal. Container	34	
Ds	DierVilla sessilifolia 'L'PDC Pedaras'	Cool Splash Dwarf Honeysuckle	3 Gal. Container	20	
Fg	Forsythia x intermedia 'Courtasol'	Gold Tide Forsythia	3 Gal. Container	9	
Ha	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangeas	5 Gal. Container	4	
Iv	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	5 Gal. Container	6	
Ra	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 Gal. Container	4	
Wm	Weigela florida 'Minuet'	Minuet Weigela	3 Gal. Container	17	

EVERGREEN SHRUBS					
Cp	Chamaecyparis pisifera 'Sungold'	Sungold Falsecypress	5 Gal. Container	23	
Jcp	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	5 Gal. Container	4	
Jpk	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Pfitzer	3 Gal. Container	11	
Mj	Juniperus x 'JNBlue Select'	Star Power Juniper	4" B&B	3	
Md	Microbiota decussata	Russian Cypress	3 Gal. Container	3	
Tm	Taxus x media 'Tauntoni'	Taunton Yew	3 Gal. Container	26	

PERENNIALS/GRASSES					
ba	Baptisia australis	False Indigo Blue	1 Gal. Container	19	
ca	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	1 Gal. Container	89	
gr	Geranium 'Rozanne'	Rozanne Geranium	1 Gal. Container	22	
hm	Hemerocallis 'Mini Stella'	Mini Stella Daylily	1 Gal. Container	40	
hs	Hemerocallis 'Spellbinder'	Spellbinder Daylily	1 Gal. Container	6	
is	Iris ensata 'Variegata'	Variegated Iris	1 Gal. Container	4	
nf	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 Gal. Container	6	
pa	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 Gal. Container	30	
pv	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	1 Gal. Container	102	
rf	Rudbeckia fulgida var. deamii	Deamii Black-eyed Susan	1 Gal. Container	46	
sh	Sporobolus heterolepis	Prairie Dropseed	1 Gal. Container	10	
ss	Schizachyrium scoparium	Little Bluestem	1 Gal. Container	18	

- NOTES:
- ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR SITE STAKING. ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION. CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS. CAD FILE PROVIDED UPON REQUEST.
 - ALL LANDSCAPE PAVEMENT AREAS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MADISON STANDARDS FOR CONSTRUCTION.
 - ALL LANDSCAPE PLANTING BEDS SHALL RECEIVE 3" OF NATURAL COLORED, DOUBLE SHREDDED HARDWOOD MULCH.
 - ALL LANDSCAPE PLANTING BEDS SHALL RECEIVE 20" OF PLANTING SOIL.
 - ALL LANDSCAPE PLANTING BEDS SHALL HAVE SHOVEL CUT EDGES UNLESS OTHERWISE NOTED.
 - ALL STONE MAINTENANCE STRIP AREAS SHALL BE EDGED WITH A STEEL EDGING.
 - RESTORE ALL EXISTING TURF ON ADJACENT PROPERTIES DAMAGED DURING CONSTRUCTION.

AYRES ASSOCIATES
 101 East Badger Road
 Madison, WI 53713
 608.255.0800
 www.saa-madison.com

pbd 213 W. INSTITUTE PLACE SUITE 203 CHICAGO, IL 60610 402.261.9383 www.pbdinc.com
 Partners by Design

Hendrick
 1201 PEACHTREE STREET, NE
 400 COLONY SQUARE
 SUITE 1900
 ATLANTA, GA 30361
 402.261.9383
 www.hendrickinc.com



LANDSCAPE POINTS

DEVELOPED AREA REQUIREMENTS:	
DEVELOPED AREA (EXCLUDING BUILDING FOOTPRINT)	221,837 SF
DEVELOPED AREA POINTS REQUIRED	3,670 POINTS
LANDSCAPE POINTS PROVIDED	4,465 POINTS
DEVELOPMENT FRONTAGE LANDSCAPING:	
PROPOSED FRONTAGE	362 LF
REQUIRED LANDSCAPING	12 CANOPY TREES, 60 SHRUBS
PROPOSED LANDSCAPING	1 EXISTING AND 11 PROPOSED CANOPY TREES, 76 PROPOSED SHRUBS, 56 PERENNIALS
INTERIOR PARKING LOT LANDSCAPING:	
REQUIRED LANDSCAPE AREA	1,557 SF
PROPOSED LANDSCAPE AREA	3,738 SF
REQUIRED LANDSCAPING	10 CANOPY TREES
PROPOSED LANDSCAPING	10 CANOPY TREES, 1 ORNAMENTAL TREE, 51 SHRUBS, 140 PERENNIALS
FOUNDATION PLANTING LANDSCAPING:	
REQUIRED LANDSCAPING	PLANTINGS INSTALLED ALONG BUILDING FACADES
PROPOSED LANDSCAPING	7 ORNAMENTAL TREES, 79 SHRUBS, 197 PERENNIALS
SCREENING:	
REQUIRED SCREEN	6-7' HIGH REFUSE ENCLOSURE
PROPOSED SCREEN	58 LF OF 7' WALL FENCE SCREEN

ISSUES AND REVISIONS:

No.	UDC SUBMITTAL Description	8/19/2015 Date

GRAY TV - WMTV
 615 FORWARD DRIVE
 MADISON, WI

gray

LANDSCAPE PLAN

PROJECT: C106
 Project Number
 DRAWN BY: DRW