



# 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>October 12, 2016</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>October 26, 2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>November 7, 2016</u>	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 489 Commerce Drive  
Project Title (if any): Watts Hill Apartments

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: Randy Bruce Company: Knothe & Bruce Architects, LLC  
 Street Address: 7601 University Ave., Suite 201 City/State: Middleton Zip: WI  
 Telephone: (608) 836-3690 Fax: ( ) Email: rbruce@knothebruce.com

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


Project Owner (if not applicant): Fred Rouse/Rouse Management Co.  
 Street Address: 2428 Perry Street City/State: Madison, WI Zip: 53713  
 Telephone: (608) 251-7471 Fax: ( ) Email: fred@rousemgmt.com

**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 UDC Info Meeting on August 17, 2016  
(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 Randy Bruce Relationship to Property Architect

Authorized Signature  Date October 12, 2016

## 5. Submission Requirements

**Application:** Each submittal must include **14 collated paper copies** (11" x 17" max.) and an **electronic copy** of all application materials. The electronic copy must include individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM submitted with the paper copies, or in an e-mail sent to: [UDCApplications@cityofmadison.com](mailto:UDCApplications@cityofmadison.com). The transmittal shall include the name of the project, address, and applicant. Applicants unable to provide the materials electronically should contact the Secretary of the Urban Design Commission at 267-8740 for assistance. For an application to be considered complete and scheduled for a UDC meeting, both the paper copies and electronic copy need to be submitted prior to the application deadline. Late materials will not be accepted. An application is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be easily read when reduced.

**Fees:** Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer, Madison, Wisconsin.

**Project Plans:** The items listed below are minimal 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
- Brief Narrative Description of the Project, Site Plan, and 2-dimensional images of proposed buildings or structures. Additional information may provide for a greater level of feedback from the Commission.
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Any and all relevant plans and information on which feedback from the UDC is requested.

### 2. Initial Approval

- Locator Map
- 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
- Building Elevations for all building sides
- PD text and letter of intent (if applicable)

### 3. Final Approval

- Locator Map
- Site Plan showing location of existing and proposed buildings
- Grading Plan
- Landscape Plan
- Plant List, including scientific name, size at planting, quantity and root condition for each species.
- Building Elevations for all building sides, colored with shadow lines, including exterior building materials and colors.
- Proposed Signage
- Lighting Plan, including fixture cut sheets and photometrics plan
- Utility/HVAC equipment location and screening details
- PD text and letter of intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

Signage: The items listed below are minimal 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. Initial Approval

- Locator Map
- Signage as it relates to the Sign Control Ordinance provisions for Variances or Comprehensive Design Review of Signage
- Site Plan (show location of all existing and proposed buildings, and all existing and proposed signage, specifying which existing signs, if any, are to be removed)
- Scale drawing of each proposed sign, including awning graphics
- Photographs of site

2. Final Approval

- Locator Map
- Signage as it relates to the Sign Control Ordinance provisions for Variances or Comprehensive Design Review of Signage
- Site Plan (show location of all existing and proposed buildings, and all existing and proposed signage, specifying which existing signs, if any, are to be removed)
- Scale drawing of each proposed sign, including awning graphics
- Description and/or samples of materials and colors for each proposed sign
- Photographs of site
- Context of signs in surrounding parcels, in addition to the site being discussed

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**\*NOTE:** If supplemental perspective renderings are provided, an emphasis should be placed on providing pedestrian/automobile scale viewsheds, in addition to the other required graphics.

**\*NOTE:** If applying for final approval without having received initial approval, all materials required for initial approval will be required.

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF, or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City's Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.



September 7, 2016

Ms. Heather Stouder  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
Rezoning to PUD-SIP  
489 Commerce Drive

Dear Ms. Stouder:

The following is submitted together with the plans, application and zoning text for staff for approval.

**Organizational structure:**

Owner: Fred Rouse  
Rouse Management  
2428 Perry Street  
Madison, WI 53713  
608-251-5382  
608-251-5350 fax  
Contact: Fred Rouse  
info@rousemgmt.com

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Engineer: Vierbicher  
999 Fourier Drive Ste 201  
Madison, WI 53717  
608-826-0532  
608-826-0530 fax  
Contact: Joe Doyle  
jdoyle@vierbicher.com

Landscape Design: The Bruce Company  
2830 Parmenter Street  
Middleton, WI 53562  
(608) 836-7041  
Contact: Sarah Ricker  
sricker@brucecompany.com

**Introduction:**

The proposed site is located on the northwest corner of Commerce Drive and Watts Road. It is part of the PUD that contains the Princeton Health Club, a dental office and two existing hotels: Hampton Inn & Suites and Homewood Suites. Other surrounding uses in this mixed-use neighborhood include professional offices, a grocery, restaurants, coffee shop, a senior living community and market-rate multifamily housing.

A development proposal for a third hotel is being submitted at this same time for the site immediately east of the subject property. The site planning and civil engineering have been coordinated between the two sites.

In addition to this proposal and the proposed PD-SIP for the hotel, an Alteration to a PD-GDP is being submitted which will expand the allowable uses within the GDP area. A CSM will also be submitted that will redefine the lot line separating the two proposed developments.

**Project Description:**

The project consists of an 80 unit, four-story multi-family building with enclosed parking at the basement and first floor levels. The building takes advantage of the topography and is set into the site to provide vehicular access to the two parking levels. The " L-shaped " building will front both Commerce Drive and Watts Road and features strong architecture at the street corner. Pedestrian access is located off the parking (north) and the Watts Road (south) sides of the building. Vehicular access is achieved from Homewood Way, the private internal street that serves the properties within the PUD.

**Site Development Data:**

**Densities:**

Lot Area	80,617 S.F. or 1.85 acres
Dwelling Units	80 units
Lot Area / D.U.	1,007 S.F./unit
Density	43 units/acre

Building Height	4 stories
Usable Open Space	15,586 S.F. (194 S.F./unit)
Lot Coverage	48,859 S.F.

**Dwelling Unit Mix:**

Efficiency	13
One Bedroom	47
One Bedroom + Den	4
Two Bedroom	14
Two Bedroom + Den	2
<u>Total</u>	<u>80</u>

**Vehicle Parking Stalls:**

Basement Level	63
First Floor Level	18
<u>Surface</u>	<u>43</u>
<u>Total</u>	<u>124</u>

Parking Ratio	1.5 stalls/unit
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**Bicycle Parking:**

	<u>Floor Mount</u>	<u>Wall Mount</u>	<u>Total</u>
Underground	23	12	35
First Floor	30	7	37
Total-Secured	53	19 (24%)	72 (90%)
Surface			8
<u>Surface-Short Term</u>			<u>8 (10% of units)</u>
Total			88 bike stalls

**Project Schedule:**

The project is a single building and will be constructed starting in spring 2017 and be completed in summer 2018.

**Social & Economic Impacts:**

This development will have a positive social and economic impact. Many construction industry jobs will be supported and additional high-quality, energy efficient housing will be provided to the marketplace.

Thank you for your time reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA

Zoning Text  
489 Commerce Drive  
PD -SIP  
September 07, 2016  
KBA #1217

**Legal Description:**

Lot 4, Certified Survey Map Number 11993, as recorded in Volume 73 of Certified Survey Maps, on pages 352-358, as Document Number 4257029, Dane County Registry and located in the Southwest Quarter of the Northwest Quarter of Section 26, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin.

A. Statement of Purpose: This zoning district is established to allow for the construction of a residential development with 80 dwelling units.

B. Permitted Uses: Following are permitted uses:

1. Multifamily residential uses as shown on approved plans.
2. Accessory uses including but not limited to:
  - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
  - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

C. Lot Area: As shown on the approved plans.

D. Height Regulations: As shown on the approved plans.

E. Yard Regulations: As shown on the approved plans.

F. Landscaping: Landscaping will be provided as shown on the approved plans.

G. Usable Open Space Requirements: Usable open space will be provided as shown on the approved plans.

H. Parking & Loading: Off-street parking and loading shall be provided as shown on the approved plans.

I. Family Definition: The family definition shall coincide with the definition given in M.G.O. for the TR-U2 zoning district.

J. Signage: Signage for the residential building will be allowed as provided by M.G.O. and as further regulated for the TR-U2 zoning district, with signage as approved by the Urban Design Commission and Zoning Administrator.

K. Alterations and Revisions: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

Project # 1217

**Preliminary Material Selections**

Watts Hill Apartments  
489 Commerce Drive  
Rouse Management

October 6, 2016

<b><u>Material</u></b>	<b><u>Manufacturer</u></b>	<b><u>Color</u></b>
Composite Fascia	Hardie	Rich Espresso
Heavy Timber	TBD	Stained Dark Mahogany
Composite Horizontal Upper Siding	Hardie	Downing Earth SW2820
Composite Vertical Siding	Hardie	Rich Espresso
Composite Horizontal Lower Siding	Hardie	Rich Espresso
Precast Band and Sills	Rockcast	Brindle- Smooth
Aluminum Railing	TBD	Black
Vinyl or Composite Windows	Visions	Heritage Brown
Metal Roof/Canopy/Panels	CMG	Burnished Slate
Cast Stone	Rockcast	Brindle-Split Face



# Cree Edge™ Series

LED Area/Flood Luminaire

## Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.

**Applications:** Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

## Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

**CRI:** Minimum 70 CRI

**CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard

**Limited Warranty\*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

\*See <http://lighting.cree.com/warranty> for warranty terms

## Accessories

Field-Installed	
<b>Bird Spikes</b> XA-BRDSPK <b>Hand-Held Remote</b> XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	<b>Backlight Control Shields</b> XA-20BLS-4 - Four-pack - Unpainted stainless steel

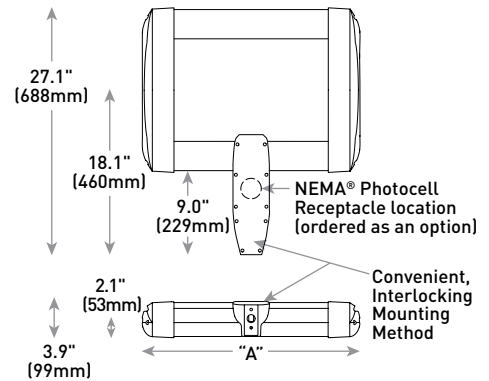
## Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Product	Optic	Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options			
ARE-EDG	2M Type II Medium w/BLS 2MB Type II Medium w/BLS 2MP Type II Medium w/Partial BLS 3M Type III Medium 3MB Type III Medium w/BLS 3MP Type III Medium w/Partial BLS 4M Type IV Medium w/BLS 4MB Type IV Medium w/BLS 4MP Type IV Medium w/Partial BLS 5M Type V Medium 5S Type V Short	AA Adjustable Arm	02	E	UL Universal 120-277V	BK Black	350 350mA	<b>DIM 0-10V Dimming</b> - Control by others - Refer to <a href="#">Dimming spec sheet</a> for details - Can't exceed specified drive current <b>F Fuse</b> - Refer to <a href="#">ML spec sheet</a> for availability with ML options - Available with UL voltage only - When code dictates fusing, use time delay fuse <b>HL Hi/Low (Dual Circuit Input)</b> - Refer to <a href="#">HL spec sheet</a> for details - Sensor not included <b>ML Multi-Level</b> - Refer to <a href="#">ML spec sheet</a> for details - Intended for downlight applications at 0° tilt <b>P Photocell</b> - Refer to <a href="#">ML spec sheet</a> for availability with ML options - Available with UL voltage only			
		DA Direct Arm	04						<b>PML Programmable Multi-Level, 20-40' Mounting Height</b> - Refer to <a href="#">PML spec sheet</a> for details - Intended for downlight applications at 0° tilt <b>PML2 Programmable Multi-Level, 10-30' Mounting Height</b> - Refer to <a href="#">PML2 spec sheet</a> for details - Intended for downlight applications at 0° tilt <b>R NEMA® Photocell Receptacle</b> - Intended for downlight applications with maximum 45° tilt - Photocell by others - Refer to <a href="#">ML spec sheet</a> for availability with ML options <b>40K 4000K Color Temperature</b> - Minimum 70 CRI - Color temperature per luminaire		
		DL Direct Long Arm	06								
		DL Direct Long Arm	08								
		DL Direct Long Arm	10								
		DL Direct Long Arm	12								
		DL Direct Long Arm	14								
		DL Direct Long Arm	16								
		SA Side Arm - Available with 20-60 LEDs	02							UH Universal 347-480V SV Silver WH White	525 525mA 700 700mA - Available with 20-60 LEDs
		SA Side Arm - Available with 20-60 LEDs	04								
		SA Side Arm - Available with 20-60 LEDs	06								
		SA Side Arm - Available with 20-60 LEDs	08								
		SA Side Arm - Available with 20-60 LEDs	10								
		SA Side Arm - Available with 20-60 LEDs	12								
		SA Side Arm - Available with 20-60 LEDs	14								
		SA Side Arm - Available with 20-60 LEDs	16								
SA Side Arm - Available with 20-60 LEDs	02										
SA Side Arm - Available with 20-60 LEDs	04										
SA Side Arm - Available with 20-60 LEDs	06										
SA Side Arm - Available with 20-60 LEDs	08										
SA Side Arm - Available with 20-60 LEDs	10										
SA Side Arm - Available with 20-60 LEDs	12										
SA Side Arm - Available with 20-60 LEDs	14										
SA Side Arm - Available with 20-60 LEDs	16										
FLD-EDG	25 25° Flood 40 40° Flood	70 70° Flood SN Sign	N6 NEMA® 6								

\* Reference EPA and pole configuration suitability data beginning on page 19  
 NOTE: Price adder may apply depending on configuration

## DA Mount



LED Count (x10)	Dim. "A"	Weight
02	12.1" [306mm]	21 lbs. [10kg]
04	12.1" [306mm]	24 lbs. [11kg]
06	14.1" [357mm]	27 lbs. [12kg]
08	16.1" [408mm]	28 lbs. [13kg]
10	18.1" [459mm]	32 lbs. [15kg]
12	20.1" [510mm]	34 lbs. [15kg]
14	22.1" [560mm]	37 lbs. [17kg]
16	24.1" [611mm]	41 lbs. [19kg]

AA/DL/SA Mount - see page 22 for weight & dimensions



US: [lighting.cree.com/lighting](http://lighting.cree.com/lighting)

T (800) 236-6800 F (262) 504-5415

Rev. Date: V3 08/03/2016

Canada: [www.cree.com/canada](http://www.cree.com/canada)

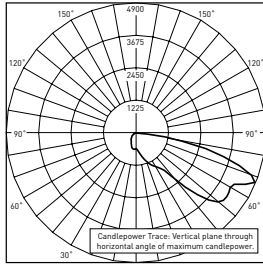


T (800) 473-1234 F (800) 890-7507

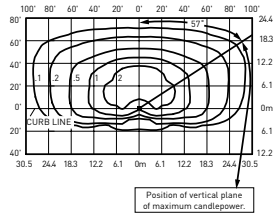
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-series-1>

**3MB**



CSA Test Report #: 6448  
 ARE-EDG-3MB-\*\*-06-E-UL-700  
 Initial Delivered Lumens: 7,740

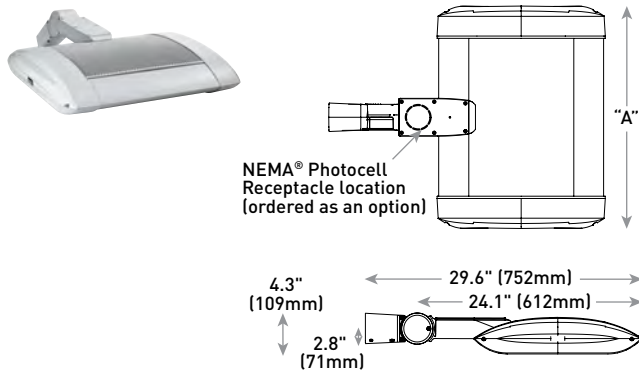


ARE-EDG-3MB-\*\*-12-E-UL-525-40K  
 Mounting Height: 25' (7.6m) A.F.G.  
 Initial Delivered Lumens: 12,420  
 Initial FC at grade

Type III Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>350mA</b>				
02	1,499	B1 U0 G1	1,557	B1 U0 G1
04	2,999	B1 U0 G1	3,114	B1 U0 G1
06	4,446	B1 U0 G1	4,617	B1 U0 G1
08	5,929	B1 U0 G2	6,157	B1 U0 G2
10	7,393	B1 U0 G2	7,677	B1 U0 G2
12	8,872	B1 U0 G2	9,213	B1 U0 G2
14	10,285	B1 U0 G2	10,680	B1 U0 G2
16	11,754	B1 U0 G3	12,206	B1 U0 G3
<b>525mA</b>				
02	2,099	B1 U0 G1	2,180	B1 U0 G1
04	4,198	B1 U0 G1	4,359	B1 U0 G1
06	6,225	B1 U0 G2	6,464	B1 U0 G2
08	8,300	B1 U0 G2	8,619	B1 U0 G2
10	10,350	B1 U0 G2	10,748	B1 U0 G2
12	12,420	B1 U0 G3	12,898	B1 U0 G3
14	14,398	B1 U0 G3	14,952	B2 U0 G3
16	16,455	B2 U0 G3	17,088	B2 U0 G3
<b>700mA</b>				
02	2,564	B1 U0 G1	2,662	B1 U0 G1
04	5,127	B1 U0 G2	5,325	B1 U0 G2
06	7,603	B1 U0 G2	7,896	B1 U0 G2

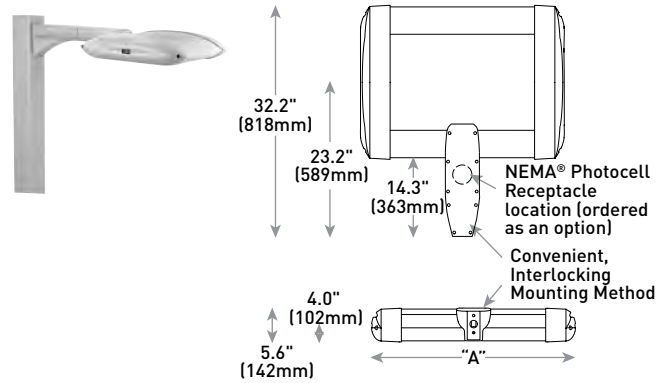
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

**AA Mount**



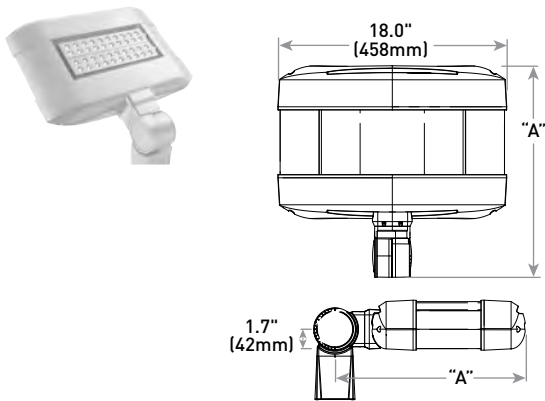
LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

**DL Mount**



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	23 lbs. (10kg)
04	12.1" (306mm)	26 lbs. (12kg)
06	14.1" (357mm)	29 lbs. (13kg)
08	16.1" (408mm)	30 lbs. (14kg)
10	18.1" (459mm)	34 lbs. (15kg)
12	20.1" (510mm)	36 lbs. (16kg)
14	22.1" (560mm)	42 lbs. (19kg)
16	24.1" (611mm)	44 lbs. (20kg)

**SA Mount**



LED Count (x10)	Dim. "A"	Weight
02	16.0" (406mm)	25 lbs. (11kg)
04	18.0" (457mm)	26 lbs. (12kg)
06	20.0" (508mm)	28 lbs. (13kg)

# Cree Edge™ Series

LED Security Wall Pack Luminaire

## Product Description

The Cree Edge™ wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.

**Applications:** General area and security lighting

## Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

**CRI:** Minimum 70 CRI

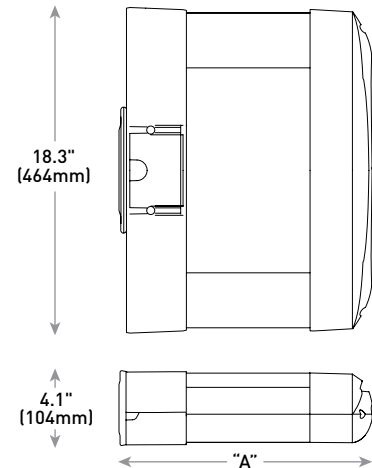
**CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard

**Limited Warranty\*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

\*See <http://lighting.cree.com/warranty> for warranty terms

## Accessories

Field-Installed	
<b>Bird Spikes</b> XA-BRDSPK	<b>Hand-Held Remote</b> XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required



LED Count (x10)	Dim. "A"	Weight
02	9.9" (251mm)	20 lbs. (9.1kg)
04	11.9" (303mm)	22 lbs. (10.0kg)
06	13.9" (353mm)	25 lbs. (11.3kg)
08	15.9" (404mm)	27 lbs. (12.2kg)
10	17.9" (455mm)	31 lbs. (14.1kg)
12	19.9" (505mm)	32 lbs. (14.5kg)

## Ordering Information

Example: SEC-EDG-2M-WM-06-E-UL-SV-700

SEC-EDG		WM		E				
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
SEC-EDG	<b>2M</b> Type II Medium <b>2MB</b> Type II Medium w/BLS <b>2S</b> Type II Short <b>2SB</b> Type II Short w/BLS <b>3M</b> Type III Medium <b>3MB</b> Type III Medium w/BLS <b>4M</b> Type IV Medium <b>4MB</b> Type IV Medium w/BLS	WM Wall Mount	<b>02</b> <b>04</b> <b>06</b> <b>08</b> <b>10</b> <b>12</b>	E	<b>UL</b> Universal 120-277V <b>UH</b> Universal 347-480V <b>34</b> 347V	<b>BK</b> Black <b>BZ</b> Bronze <b>SV</b> Silver <b>WH</b> White	<b>350</b> 350mA <b>525</b> 525mA -Available with 20-80 LEDs <b>700</b> 700mA -Available with 20-60 LEDs	<b>DIM 0-10V Dimming</b> - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current <b>F Fuse</b> - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - When code dictates fusing, use time delay fuse <b>ML Multi-Level</b> - Refer to ML spec sheet for details - Intended for downlight applications of 0° tilt <b>P Photocell</b> - Refer to ML spec sheet for availability with ML options - Must specify UL or 34 voltage <b>PML Programmable Multi-Level</b> - Refer to PML spec sheet for details - Intended for downlight applications of 0° tilt <b>40K 4000K Color Temperature</b> - Minimum 70 CRI - Color temperature per luminaire



Rev. Date: V2 07/28/2016



US: [lighting.cree.com/lighting](http://lighting.cree.com/lighting)

T (800) 236-6800 F (262) 504-5415

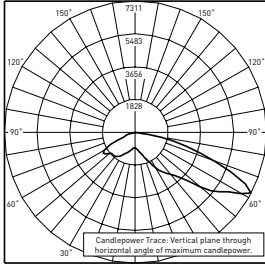
Canada: [www.cree.com/canada](http://www.cree.com/canada)

T (800) 473-1234 F (800) 890-7507

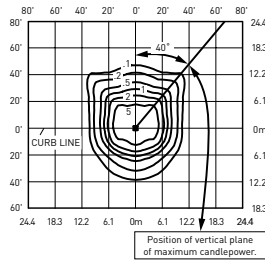
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/wall-mount/cree-edge-series-5>

**4M**



ITL Test Report #: 78793  
SEC-EDG-4M-\*\*-06-E-UL-700-40K  
Initial Delivered Lumens: 11,607

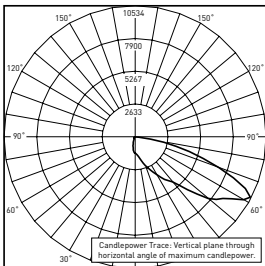


SEC-EDG-4M-\*\*-08-E-UL-525-40K  
Mounting Height: 10' (3.0m) A.F.G.  
Initial Delivered Lumens: 11,835  
Initial FC at grade

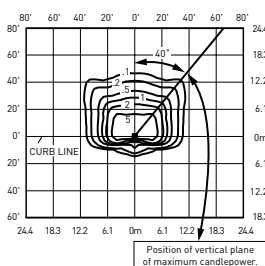
Type IV Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>350mA</b>				
02	2,138	B1 U0 G1	2,220	B1 U0 G1
04	4,276	B1 U0 G1	4,440	B1 U0 G1
06	6,340	B2 U0 G2	6,584	B2 U0 G2
08	8,454	B2 U0 G2	8,779	B2 U0 G2
10	10,542	B2 U0 G2	10,947	B3 U0 G3
12	12,650	B3 U0 G3	13,137	B3 U0 G3
<b>525mA</b>				
02	2,993	B1 U0 G1	3,108	B1 U0 G1
04	5,986	B2 U0 G2	6,216	B2 U0 G2
06	8,876	B2 U0 G2	9,218	B2 U0 G2
08	11,835	B3 U0 G3	12,290	B3 U0 G3
<b>700mA</b>				
02	3,656	B1 U0 G1	3,796	B1 U0 G1
04	7,311	B2 U0 G2	7,593	B2 U0 G2
06	10,842	B3 U0 G3	11,259	B3 U0 G3

\* Initial delivered lumens at 25°C (77°F)  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf)

**4MB**



CSA Test Report #: 6449  
ARE-EDG-4MB-\*\*-12-E-UL-525-40K  
Initial Delivered Lumens: 13,155

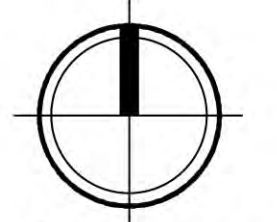


SEC-EDG-4MB-\*\*-08-E-UL-525-40K  
Mounting Height: 10' (3.0m) A.F.G.  
Initial Delivered Lumens: 8,915  
Initial FC at grade

Type IV Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>350mA</b>				
02	1,610	B0 U0 G1	1,672	B0 U0 G1
04	3,221	B1 U0 G1	3,345	B1 U0 G1
06	4,776	B1 U0 G1	4,959	B1 U0 G1
08	6,368	B1 U0 G2	6,613	B1 U0 G2
10	7,941	B1 U0 G2	8,246	B1 U0 G2
12	9,529	B1 U0 G2	9,895	B1 U0 G2
<b>525mA</b>				
02	2,254	B0 U0 G1	2,341	B0 U0 G1
04	4,509	B1 U0 G1	4,682	B1 U0 G1
06	6,686	B1 U0 G2	6,943	B1 U0 G2
08	8,915	B1 U0 G2	9,258	B1 U0 G2
<b>700mA</b>				
02	2,754	B0 U0 G1	2,860	B0 U0 G1
04	5,507	B1 U0 G1	5,719	B1 U0 G2
06	8,167	B1 U0 G2	8,481	B1 U0 G2

\* Initial delivered lumens at 25°C (77°F)  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf)





Aerial Plan  
489 Commerce Drive, Madison, WI



SITE DEVELOPMENT DATA	
<b>DENSITIES</b>	
LOT AREA	80,617 S.F./1.8 ACRES
DWELLING UNITS	80 DU
LOT AREA/D.U.	1,007 S.F./DU
DENSITY	43 UNITS/ACRE
<b>BUILDING HEIGHT</b>	
USABLE OPEN SPACE	4 STORIES
LOT COVERAGE	18,259 S.F. (228 S.F./UNIT)
	47,584 S.F. (59%)
<b>DWELLING UNIT MIX:</b>	
EFFICIENCY	13
ONE BEDROOM	47
ONE BEDROOM + DEN	4
TWO BEDROOM	14
TWO BEDROOM + DEN	2
TOTAL	80
<b>VEHICLE PARKING STALLS:</b>	
UNDERGROUND	63
FIRST FLOOR	18
SURFACE	43
TOTAL	124 VEHICLE STALLS
<b>PARKING RATIO</b>	
	1.5 STALLS/UNIT
<b>BICYCLE PARKING STALLS</b>	
	FLOOR WALL TOTAL
UNDERGROUND	23 12 35
FIRST FLOOR	30 7 37
TOTAL-SECURED	53 19 (24%) 72 (90%)
<b>SURFACE SURFACE-SHORT TERM</b>	
	8
TOTAL	8 (10% OF UNITS) 88 BIKE STALLS

**ISSUED**  
 Issued for Land Use - September 07, 2016  
 Issued for Diocese Review - September 23, 2016  
 Issued for Final UDC Submittal October 16, 2016

PROJECT TITLE

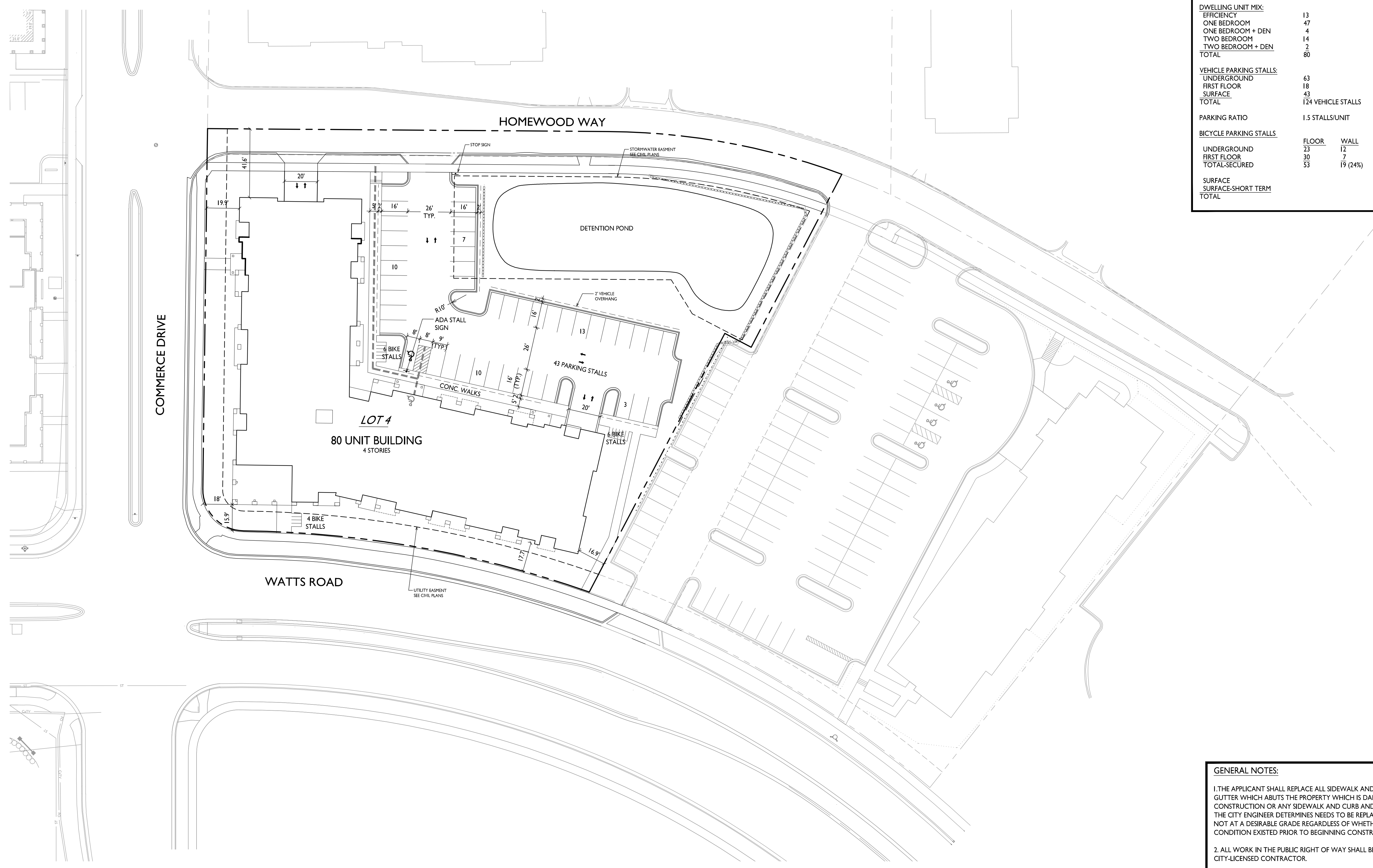
SHEET TITLE  
**Site Plan**

SHEET NUMBER

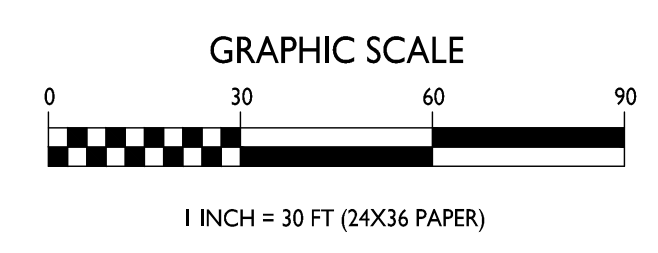
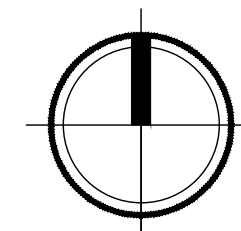
**C-1.1**

PROJECT NO.

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**I SITE PLAN**  
 C-1.1 1" = 30'-0"



- GENERAL NOTES:**
1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
  2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
  3. THE MAXIMUM RUNNING SLOPE OF ALL WALKS SHALL BE 1:20, EXCEPT AT RAMPS, WHICH SHALL HAVE A MAXIMUM SLOPE OF 1:12. THE MAXIMUM CROSS SLOPE AT ALL WALKS SHALL BE 1:50.
  4. ALL RAMPS WITH A RISE OVER 6 INCHES SHALL HAVE HANDRAILS ON BOTH SIDES.
  5. ALL STAIRWAYS WITH MORE THAN ONE RISER SHALL HAVE HANDRAILS ON BOTH SIDES.
  6. ALL DAMAGE TO THE PAVEMENT ON COMMERCE DRIVE & WATTS ROAD ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
  7. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER, 266-4816.

ISSUED  
Issued for Land Use - September 07, 2016  
Issued for Final UDC - October 12, 2016

PROJECT TITLE  
489 Commerce Dr.

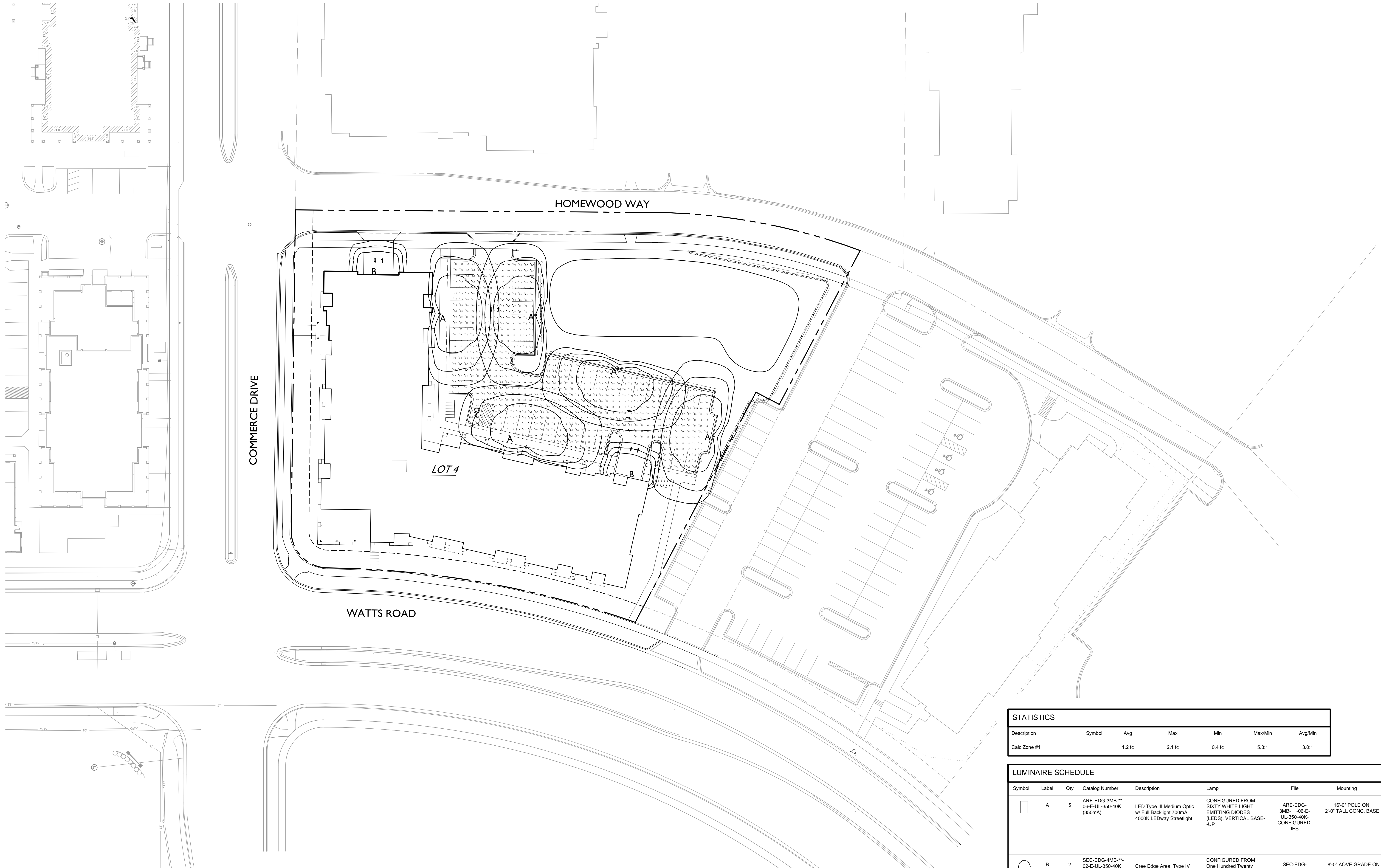
SHEET TITLE  
Site Lighting Plan

SHEET NUMBER

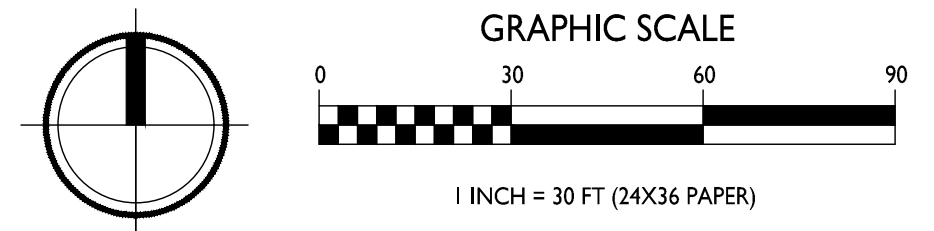
**C-1.2**

PROJECT NO.

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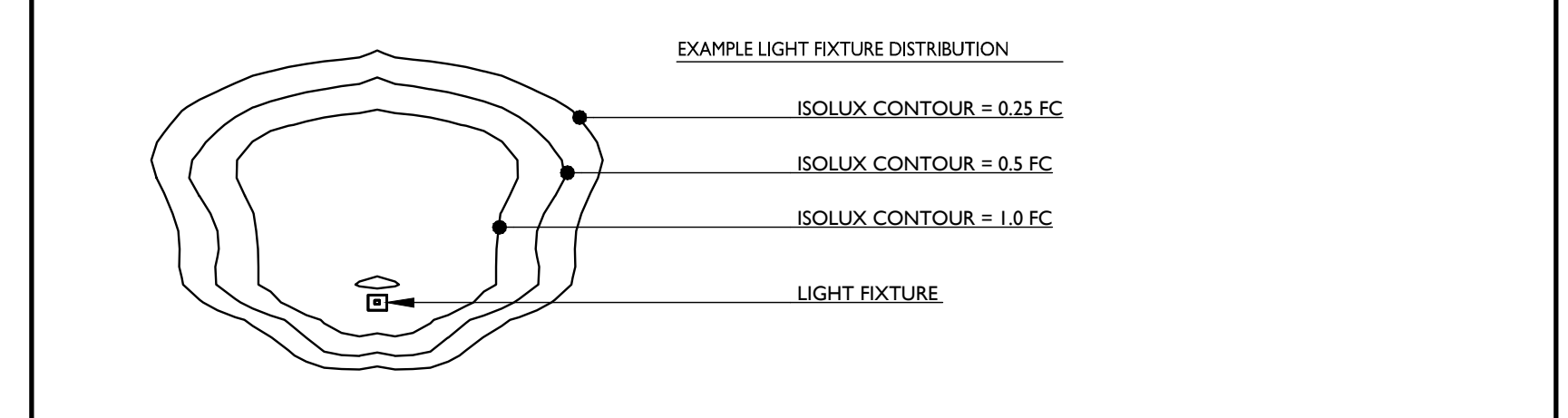


**I**  
C-1.2  
SITE LIGHTING PLAN  
1" = 30'-0"

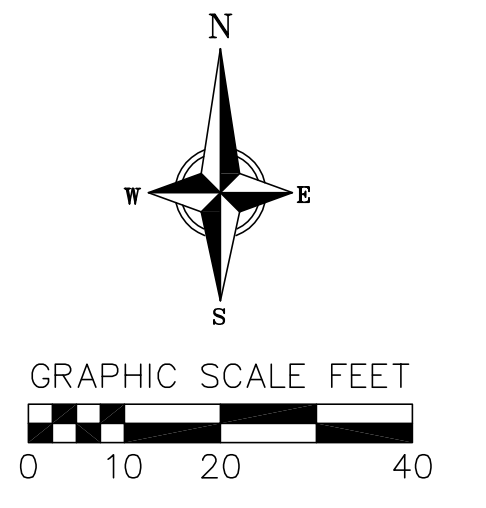
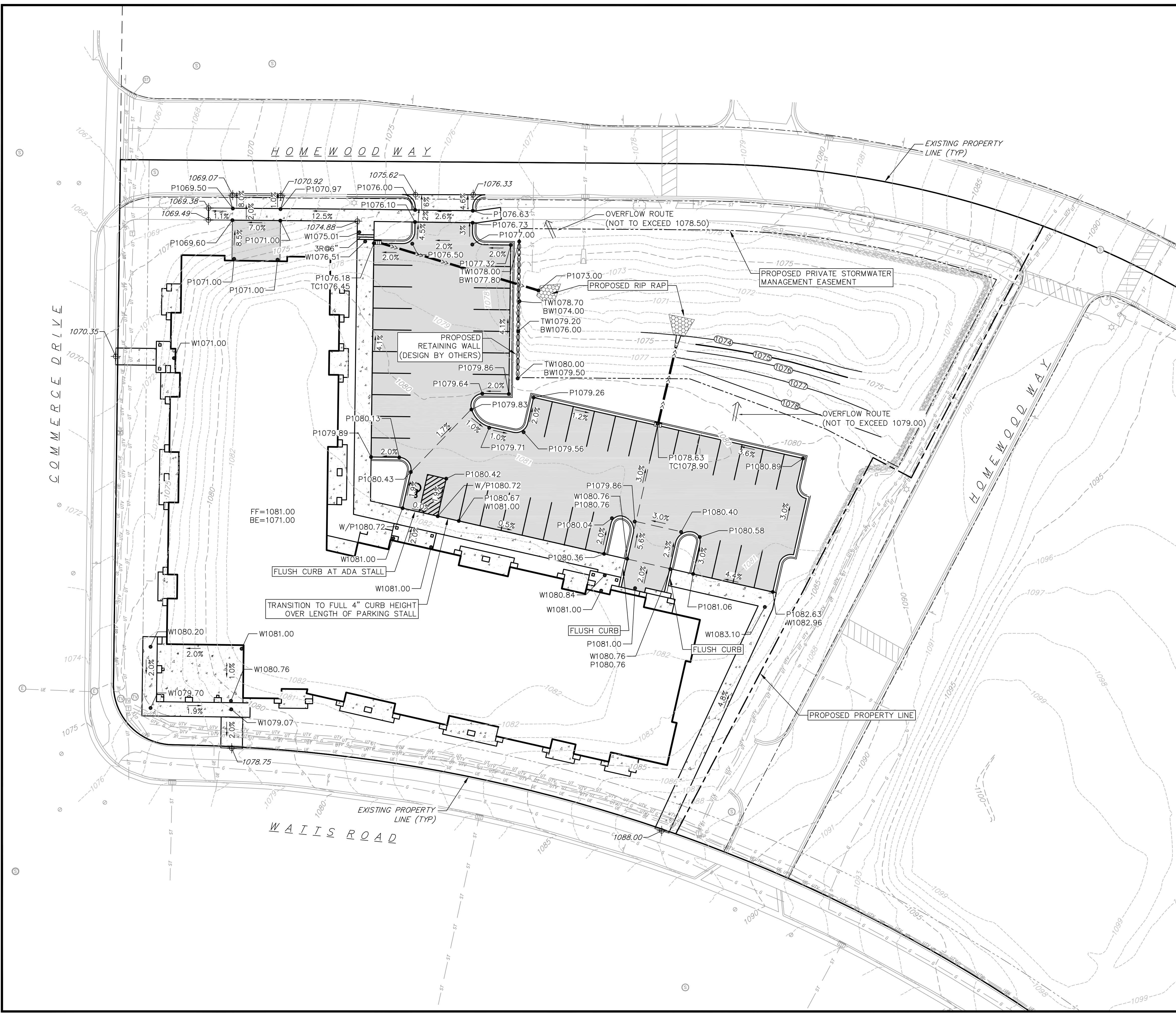


STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.2 fc	2.1 fc	0.4 fc	5.3:1	3.0:1

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Mounting
□	A	5	ARE-EDG-3MB-**-06-E-UL-350-40K (350mA)	LED Type III Medium Optic w/ Full Backlight 700mA 4000K LEDway Streetlight	CONFIGURED FROM SIXTY WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE-UP	ARE-EDG-3MB-**-06-E-UL-350-40K-CONFIGURED. IES	16'-0" POLE ON 2'-0" TALL CONC. BASE
○	B	2	SEC-EDG-4MB-**-02-E-UL-350-40K (350mA)	Cree Edge Area, Type IV Medium w- Full BLS, 120 LEDs, 525mA, 4000K	CONFIGURED FROM One Hundred Twenty White LEDs, Vertical Base-Up Position	SEC-EDG-4MB-**-02-E-UL-350-40K-CONFIGURED. IES	8'-0" ABOVE GRADE ON SIDE OF BUILDING







- GRADING LEGEND**
- 820 - EXISTING MAJOR CONTOURS
  - 818 - EXISTING MINOR CONTOURS
  - 820 - PROPOSED MAJOR CONTOURS
  - 818 - PROPOSED MINOR CONTOURS
  - - - - - RETAINING WALL
  - - - - - DRAINAGE DIRECTION
  - - - - - PROPOSED SLOPE ARROWS
  - ⊕ 1048.61 - EXISTING SPOT ELEVATIONS
  - ⊕ 1048.61 - PROPOSED SPOT ELEVATIONS
  - ▒ - RIP RAP

**vierbicher**  
 planners | engineers | advisors  
 REEDSBURG - MADISON - PRABIE DU CHIEN  
 999 First Avenue South  
 Reedburg, WI 53150  
 Phone: (815) 824-5332 Fax: (815) 824-5330

**Grading Plan**  
 Watts-Commerce Development  
 City of Madison  
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN  
 DATE 9/6/2016  
 DRAFTER CGUY  
 CHECKED JJOY  
 PROJECT NO. 160239  
 SHEET 2 OF 3  
 DWG. NO. C-3.0

Plant Material List

Quantity	Code Name	Common Name	Scientific Name	Planting Size
4	ABM	Autumn Blaze Maple	Acer X Freemanii 'Jeffersred'	2 1/2" B&B
3	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6" B&B
2	CHB	Common Hackberry	Celtis Occidentalis	2 1/2" B&B
1	PADWT	Pagoda Dogwood (tf)	Cornus Alternifolia (tf)	8" B&B
1	SKH	Street Keeper Honeylocust	Gleditsia Triacanth 'draves'	2" B&B
2	PFC	Prairie Fire Crabapple	Malus 'prairie fire'	2" B&B
4	SSC	Spring Snow Crabapple	Malus 'spring snow'	2" B&B
2	TCS	Tina Crabapple (std)	Malus Sargentii 'tina' (std)	2" B&B
3	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
4	SWO	Swamp White Oak	Quercus Bicolor	2 1/2" B&B
4	GSL	Greenspire Littleleaf Linden	Tilia Cordata 'greenspire'	2 1/2" B&B
1	NHE	New Horizon Elm	Ulmus 'new horizon'	2 1/2" B&B

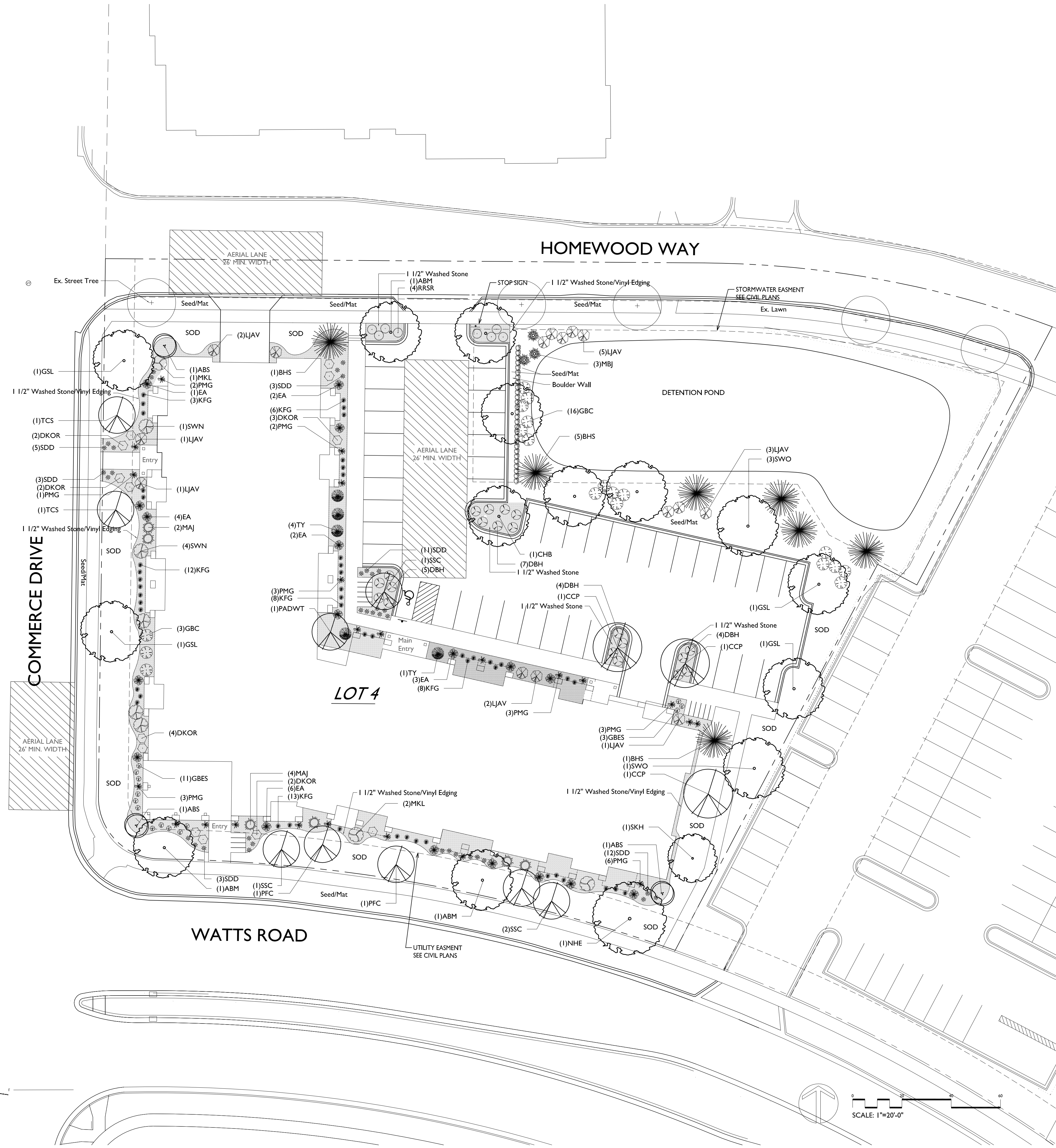
Quantity	Code Name	Common Name	Scientific Name	Planting Size
3	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	5' B&B
6	MAJ	Mini Arcadia Juniper	Juniperus Sabina 'mini Arcadia'	#3 CONT.
7	BHS	Black Hills Spruce	Picea Glauca Var Denzata	5' B&B
5	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
18	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	5' B&B

Quantity	Code Name	Common Name	Scientific Name	Planting Size
50	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#2 CONT.
37	SDD	Stella De Oro Daylily	Hemerocallis 'stella De Oro'	#1 CONT.
23	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
14	GBES	Goldsturm Black-Eyed Susan	Rudbeckia Ful Var Sullivan 'goldsturm'	#1 CONT.

Quantity	Code Name	Common Name	Scientific Name	Planting Size
19	GBC	Glossy Black Chokeberry	Aronia Melanocarpa Var Elata	#5 CONT.
20	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#5 CONT.
5	SWN	Summer Wine Ninebark	Physocarpus Opulifolius 'seward'	#5 CONT.
8	RRSR	Red Ribbons Sh Rose	Rosa 'kortemna'	#3 CONT.
13	DKOR	Double Knock Out Rose	Rosa 'radtko'	#3 CONT.
3	MKL	Miss Kim Lilac	Syringa Pubescens Subsp. Patula 'miss Kim'	#5 CONT.
15	LJAV	Little Joe Arwd Viburnum	Viburnum Dentatum 'klmsevennten'	#5 CONT.

GENERAL NOTES

- A) Areas labeled "Brown Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch beds (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3" wide beds for shrub groupings).
- C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:  
 10% Palmer IV Perennial Ryegrass  
 20% Dragon Kentucky Bluegrass  
 20% Diva Kentucky Bluegrass  
 20% Foxy II Creeping Red Fescue  
 15% Vail II Perennial Ryegrass  
 15% Ginney Kentucky Bluegrass
- G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.
- H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
- I) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.
- J) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction-  
<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.
- K) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.



MADISON LANDSCAPE WORKSHEET

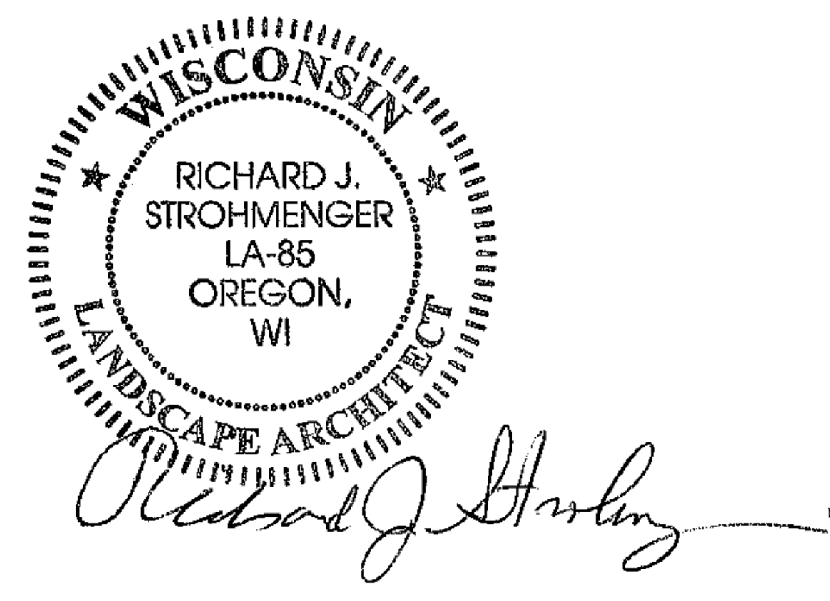
Zoning district is PUD/SIP  
 Total square footage of developed area = 19,184 SF  
 Total square footage of first 5 acres of developed area + 300 square feet = 64 Landscape Units  
 Total square footage of 0 additional acres of developed area + 100 square feet = 0 Landscape Units

NUMBER OF LANDSCAPE POINTS REQUIRED  
 64 Landscape Units x 5 landscape points for first 5 acres = 320 points  
 0 Landscape Units x 1 landscape point for additional acres = 0 points  
 TOTAL LANDSCAPE POINTS REQUIRED = 320 points

PLANT TYPE OR ELEMENT	Point Value	NEW		EXISTING		TOTAL POINTS PROVIDED
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	19	665			
Tall Evergreen Tree : 5-6 feet tall	35	7	245			
Ornamental Tree : 1-1/2" Caliper (dbh)	15	12	180			
Upright Evergreen Shrub : 3-4 feet tall	10	21	210			
Shrub, deciduous : 3 gallon / 12"-24"	3	83	249			
Shrub, evergreen : 3 gallon / 12"-24"	4	11	44			
Ornamental grass/perennial : 1-gallon / 8"-18"	2	124	248			
Ornamental / Decorative fencing or wall	4 per 10 l.f.					
Existing significant specimen tree	14 per Cal. In.					
Landscape furniture for public seating and/or transit connections	5 per 'seat'					
Sub Totals		1841		NA		1841

Street Frontage Landscape Required  
 Street Frontage = 812 LF  
 Canopy Trees Required: 1 per 30 LF Frontage = 27  
 Shrubs Required : 5 per 30 LF Frontage = 135

Street Frontage Landscape Supplied  
 Proposed Canopy Trees = 32  
 Proposed Shrubs = 115



CORTLAND III  
 489 COMMERCE DRIVE  
 MADISON, WISCONSIN 53719

Checked By: SS  
 Drawn By: 9/23/16 RS

Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:

L1

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18076 CAD/STEE SHORT/CORTLAND III/CORTLAND III/RECDWG Created: 9/19/2016, Saved: 9/23/2016, Printed: 9/23/2016



**1** SOUTH ELEVATION ALONG WATTS ROAD  
A-2.1 3/32" = 1'-0"

ISSUED  
Issued for Land Use - September 07, 2016  
Issued for Land Use Supplement - Sept. 12, 2016  
Issued for Diocese Review - September 23, 2016  
Issued for Final UDC Submittal October 16, 2016



**2** WEST ELEVATION ALONG COMMERCE DRIVE  
A-2.1 3/32" = 1'-0"

PROJECT TITLE  
**Watts Hill  
Apartments**

489 Commerce Dr.  
Madison, WI  
SHEET TITLE  
**Elevations**

SHEET NUMBER

**A-2.1**

PROJECT NO. 1217  
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**ISSUED**

Issued for Land Use - September 07, 2016  
Issued for Land Use Supplement - Sept. 12, 2016  
Issued for Diocese Review - September 23, 2016  
Issued for Final UDC Submittal October 16, 2016

**PROJECT TITLE**

Watts Hill  
Apartments

489 Commerce Dr.  
Madison, WI

**SHEET TITLE**  
Elevations

**SHEET NUMBER**

**A-2.2**

PROJECT NO. 1217  
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**1 NORTH ELEVATION**  
A-2.2 3/32" = 1'-0"



**2 EAST ELEVATION**  
A-2.2 3/32" = 1'-0"



West Elevation along Commerce Drive



South Elevation along Watts Road

Watts Hill Elevations  
489 Commerce Drive, Madison, WI  
October 12, 2016

