

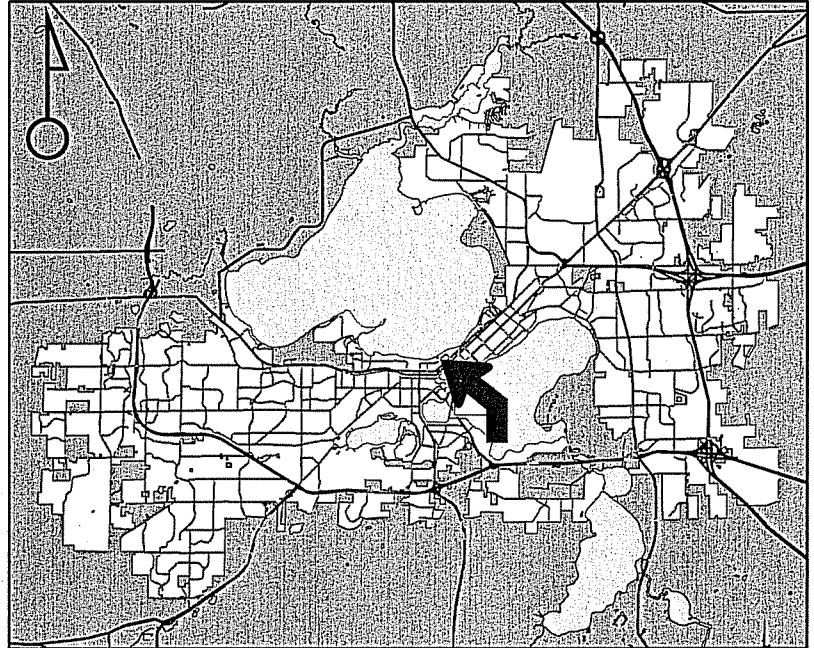


Location
633 North Henry Street

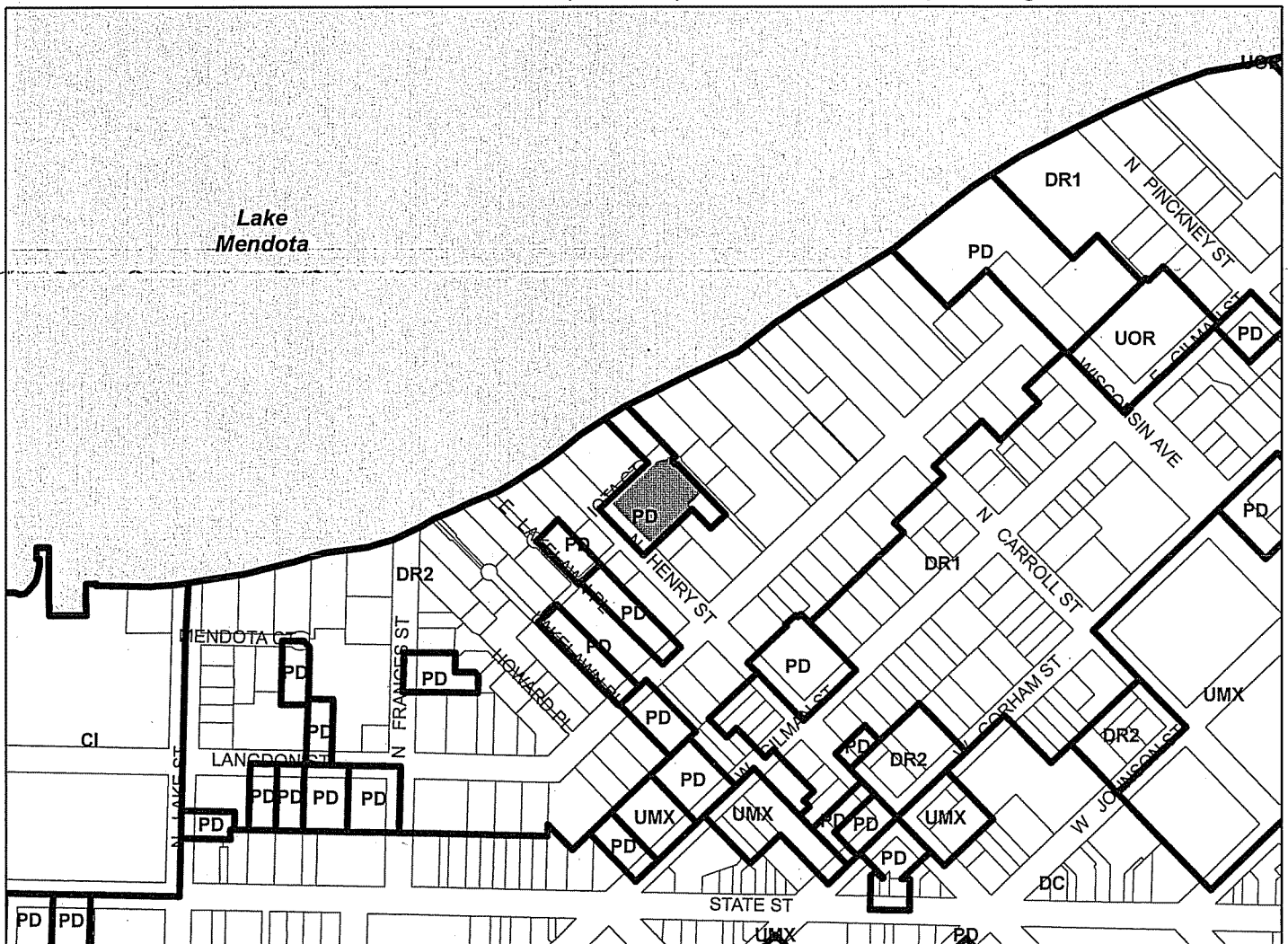
Applicant
Chris Houden – Palisades Apartments/
Randy Bruce – Knothe Bruce Architects

Proposed Use
Add exterior lighting to north and west facades of new apartment building

Public Hearing Date
Plan Commission
22 September 2014

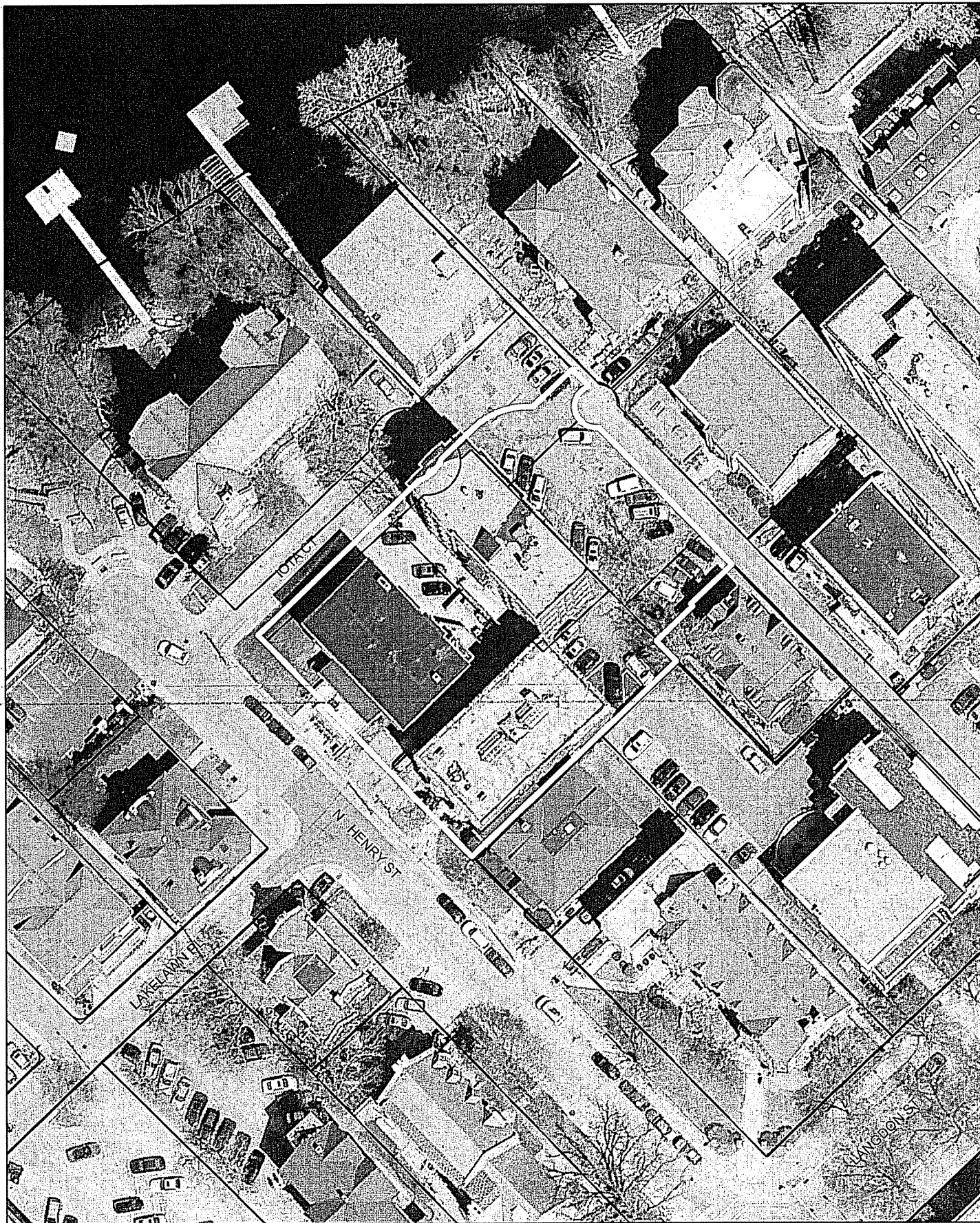


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 September 2014





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

FOR OFFICE USE ONLY:

Amt. Paid: _____ Receipt No. _____

Date Received: 8/16/14

Received By: JLK

Parcel No: 0709-144-1026-5

Aldermanic District: 2 Ledell Sellers

Zoning District: PD

Special Requirements: zone PD

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 633 N. Henry St.

Project Title (if any): The Waterfront

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: Alteration to Conditional Use

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

Applicant Name: Chris Houden **Company:** Palisades Apartments, LLC

Street Address: 6417 Normandy Lane **City/State:** Madison, WI **Zip:** 53719

Telephone: (608) 271-8864 **Fax:** (608) 277-9021 **Email:** chrish@selectpub.com

Project Contact Person: Randy Bruce **Company:** Knothe & Bruce Architects, LLC

Street Address: 7601 University Ave **City/State:** Middleton, WI **Zip:** 53562

Telephone: (608) 836-3690 **Fax:** (608) 863-6734 **Email:** rbruce@knothebruce.com

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: _____
See attached letter of intent

Development Schedule: Commencement August 2013 Completion August 2014

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 1/2 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 ² 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 alder/person, neighborhood association(s), and business association(s) AND the dates you sent the notices:

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

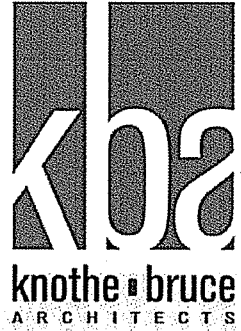
Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date:

Planning Staff: _____ Date: _____ Zoning Staff: _____ Date: _____

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

Name of Applicant: Chris Houden Relationship to Property: Owner
Authorizing Signature of Property Owner:  Date: 7/30/2014

July 30, 2014



Ms. Katherine Cornwell
Department of Planning and Development
City of Madison
215 Martin Luther King Jr. Blvd.
PO Box 2985
Madison, WI 53701

Re: Alt to Conditional Use
633 N Henry St.
Madison, WI

KBA Project # 0804

Dear Ms. Cornwell,

The following alterations have been made to the plans since the Plan Commission approval on February 5, 2013 and are submitted for your approval.

Elevations: Sheets A-2.1 – A-2.3:

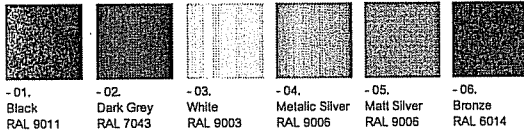
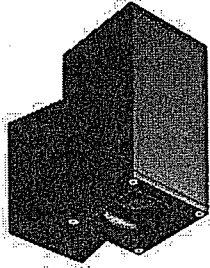
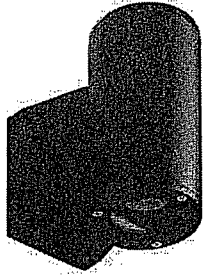
- We are proposing to add exterior lighting to the Iota Court and Henry Street facades.

Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Randy Bruce', with a long, sweeping underline.

J. Randy Bruce, AIA
Managing Member



Jet cylindrical and square wall down light HP LED

IP65 ◆ ▲ ▲ /EN 60598/CLASS I ⊕ /▽/CE /IK08

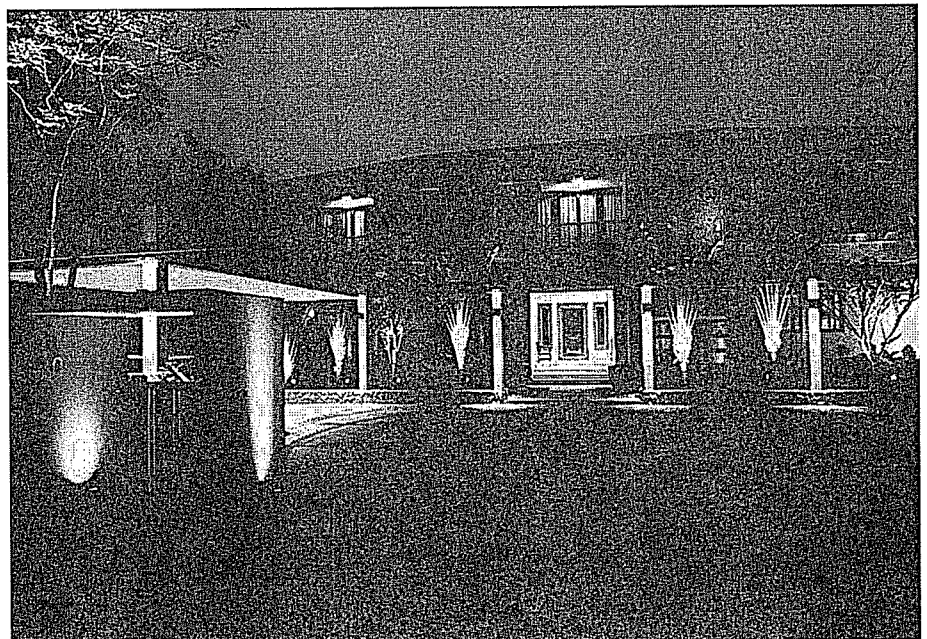
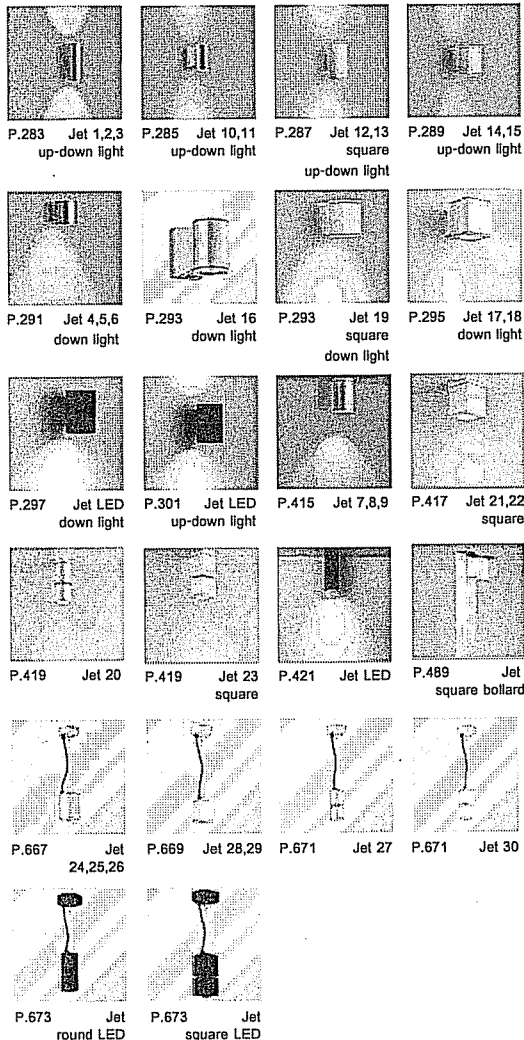


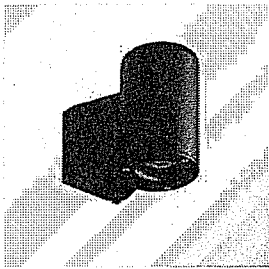
Suitable for wet locations

Wall luminaires with a selection beam distributions for various downward lighting requirements. Designed to illuminate the wall surface and for light accents on vertical surfaces. They are suitable for many other applications such as residential and pedestrian areas, shopping malls, parks and gardens as well as commercial, historic or modern architectural interiors and exteriors. The luminaires have features such as long life, limited maintenance and constant lifetime performance. The cool lens is perfect for public and pedestrian area. The luminaires use a high quality LED source with low energy consumption.

The luminaire is rated as class I with the high power LED integral driver. Low copper content die-cast aluminium housing. Stainless steel screws. Durable silicone rubber gasket and clear toughened glass. Single cable entry. Housing is treated with a chemical chromated protection before powder coating, ensuring high corrosion resistance. To maintain the integrity of the IP rating of this luminaire it is supplied with a specially designed SHG self sealing wiring grommet that is used when connecting to the power supply. This grommet insures that water and dust does not enter the luminaire through the knockout hole in the back of the luminaire.

Product Family

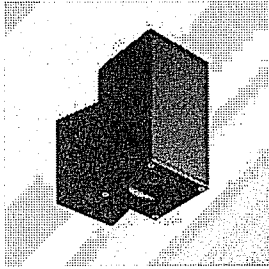




UJE-31741-N-W27

Jet Cylindrical wall down light dia 4.02" HP LED

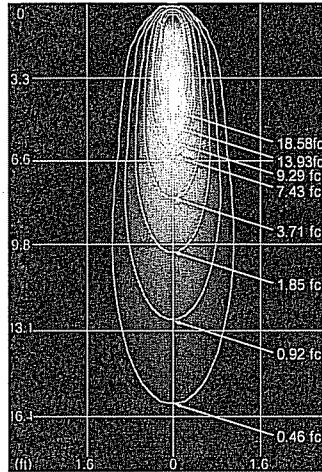
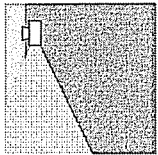
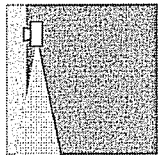
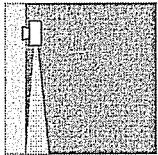
Model No.	Lamp	Light output	LED colour	Power W	Beam	Weight	Dimmable 1-10V
UJE-31741-N-W27	7 LED	595 lm	2700K	12	19°	4.8 lb.	•
UJE-31741-N-W30	7 LED	633 lm	3000K	12	19°	4.8 lb.	•
UJE-31741-N-W40	7 LED	710 lm	4000K	12	19°	4.8 lb.	•
UJE-31741-M-W27	7 LED	599 lm	2700K	12	25°	4.8 lb.	•
UJE-31741-M-W30	7 LED	638 lm	3000K	12	25°	4.8 lb.	•
UJE-31741-M-W40	7 LED	692 lm	4000K	12	25°	4.8 lb.	•
UJE-31741-W-W27	7 LED	584 lm	2700K	12	34°	4.8 lb.	•
UJE-31741-W-W30	7 LED	622 lm	3000K	12	34°	4.8 lb.	•
UJE-31741-W-W40	7 LED	672 lm	4000K	12	34°	4.8 lb.	•



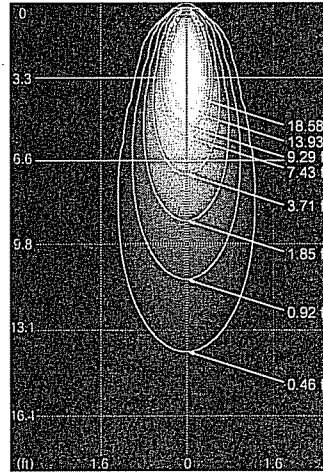
UJE-31761-N-W27

Jet square wall down light 4.02" HP LED

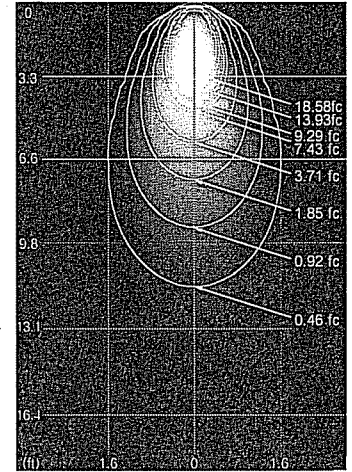
Model No.	Lamp	Light output	LED colour	Power W	Beam	Weight	Dimmable 1-10V
UJE-31761-N-W27	7 LED	595 lm	2700K	12	19°	5.7 lb.	•
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UJE-31761-M-W30	7 LED	638 lm	3000K	12	25°	5.7 lb.	•
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UJE-31761-W-W27	7 LED	584 lm	2700K	12	34°	5.7 lb.	•
UJE-31761-W-W30	7 LED	622 lm	3000K	12	34°	5.7 lb.	•
UJE-31761-W-W40	7 LED	672 lm	4000K	12	34°	5.7 lb.	•



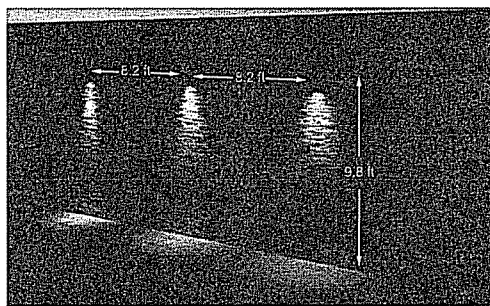
(N) Narrow beam



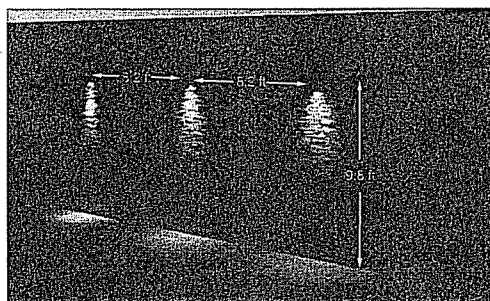
(M) Medium beam



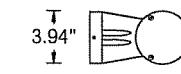
(W) Wide beam



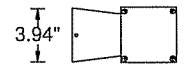
(N), (M), (W) beam in 3000K



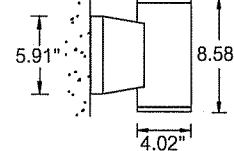
(N), (M), (W) beam in 4000K



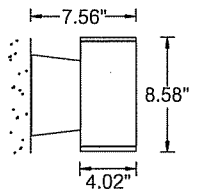
Top view



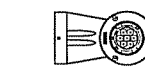
Top view



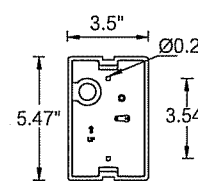
Bottom view



Bottom view



Bottom view



Mounting detail

22



1 ELEVATION ALONG IOTA COURT
1/8" = 1'-0"



2 ELEVATION ALONG HENRY STREET
1/8" = 1'-0"

Revisions
Issued For Preliminary Bidding, March 14, 2013
Contract Set, July 1, 2013
Issued for Plan Review, August 2, 2013
Re-issued for Plan Review, August 14, 2013
Issued for Construction, September 3, 2013
Minor Alteration, January 13, 2014

Project Title
The Waterfront Apartments

633 N. Henry Street
Madison, WI
Drawing Title
Elevations

Project No. Drawing No.

0804

A-2.1

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1 **SOUTHEAST ELEVATION**
A-2.2 1/8" = 1'-0"



2 **NORTHEAST ELEVATION**
A-2.2 1/8" = 1'-0"

Revisions

- Issued For Preliminary Bidding: March 14, 2013
- Contract Set: July 1, 2013
- Issued for Plan Review: August 2, 2013
- Re-issued for Plan Review: August 14, 2013
- Issued for Construction: September 3, 2013
- Minor Alteration: January 13, 2014

Project Title

The Waterfront
Apartments

633 N. Henry Street
Madison, WI

Drawing Title
Elevations

Project No.

0804

Drawing No.

A-2.2

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EXTERIOR MATERIAL SCHEDULE			
BUILDING MATERIAL	MATERIAL	MANUFACTURER	COLOR
COMPOSITE BOARD AND TRIM	COMPOSITE	SMART SIDE	TBD
METAL PANEL	METAL	CHS, COATED METALS GROUP	TBD
WINDOW TRIM	COMPOSITE	SMART SIDE	TBD
WINDOWS	FIBERGLASS	MARVIN ALL ULTREX	TBD
BRICK VENEER #1	MASONRY	TBD	TBD
BRICK VENEER #2	MASONRY	TBD	TBD
BRICK VENEER #3	MASONRY	TBD	TBD
MORTAR			COLOR TO MATCH MASONRY
FLASHING	STEEL	PAC GLAD	MATCH TO ADJACENT MATERIAL
PRECAST SILL	PRECAST	EDWARDS	TBD
DECK TRIM	STEEL CHANNEL		TBD
RAILINGS	ALUMINUM	MILLIANS	BLACK
ENTRANCE DOORS	ALUMINUM	T.B.D.	TBD
BASEMENT WINDOWS	ALUMINUM	T.B.D.	TBD
GARAGE MAN DOOR	STEEL	T.B.D.	TBD
OVERHEAD GARAGE DOOR	ALUMINUM	T.B.D.	TBD

Revisions
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Project Title
**The Waterfront
 Apartments**

633 N. Henry Street
 Madison, WI
 Drawing Title
Elevations

Project No. Drawing No.

0804 A-23

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The Waterfront
Exterior Lighting
July 30, 2014

