

CITY OF MADISON

Proposed Conditional Use

Location: 4659 Treichel Street

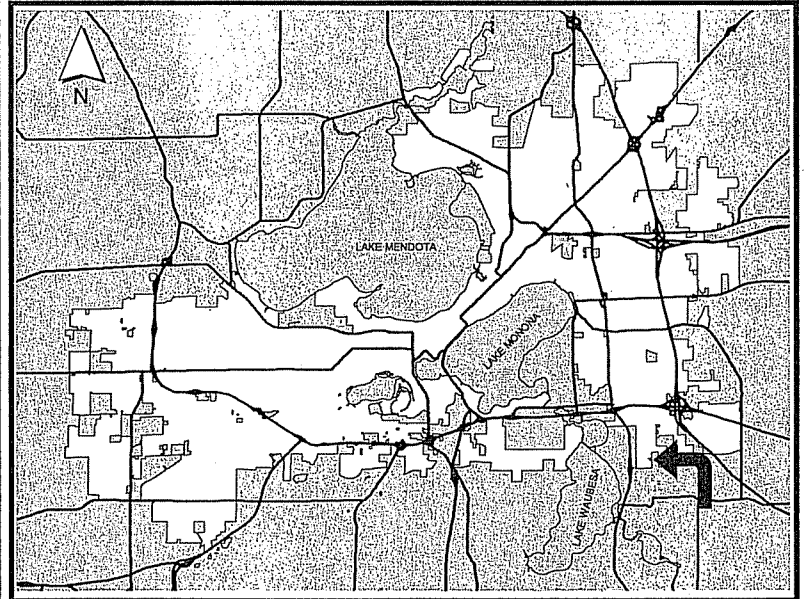
Project Name: Marsh Creek Condominium

Applicant: Tom Ellefson - Ellefson Company/
Chad Obright - Ellefson Company

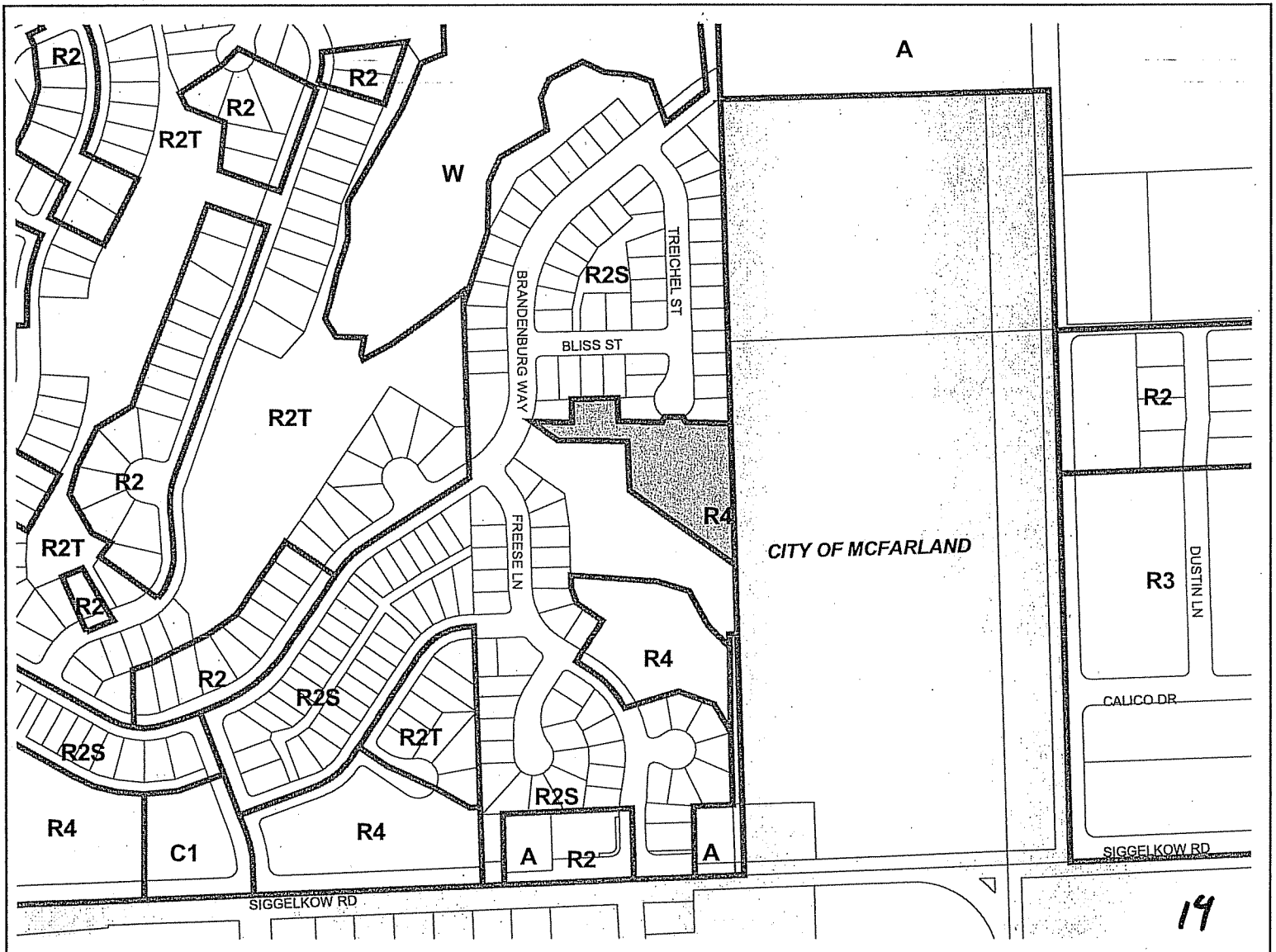
Existing Use: Vacant

Proposed Use: 24 Unit Condominium

Public Hearing Date:
Plan Commission 06 June 2005

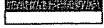


For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

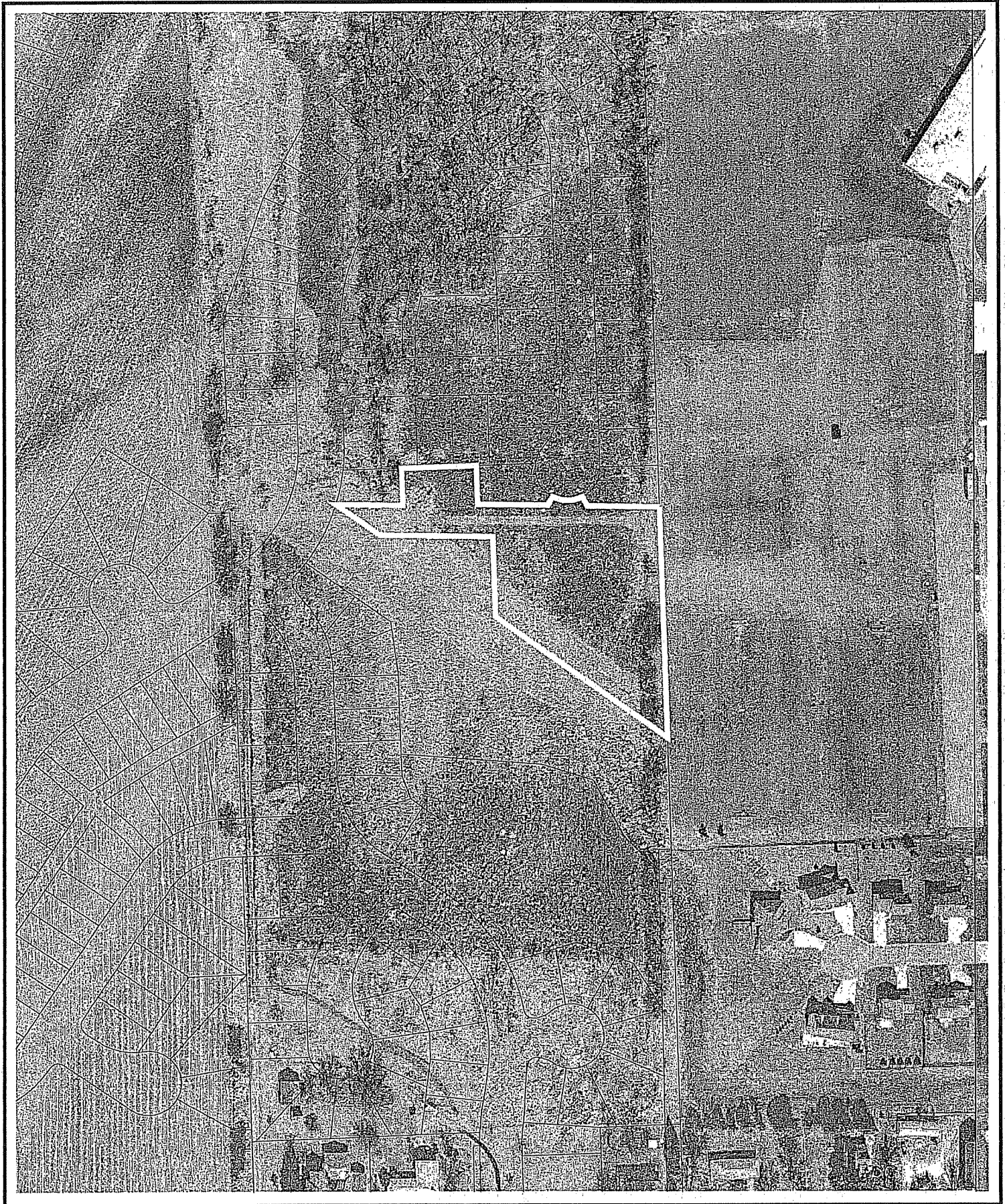


4659 Treichel Street

0 100 Feet



Date of Aerial Photography - April 2000



A

LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- Application effective February 18, 2005

~~800-XXX-XXXX~~

FOR OFFICE USE ONLY: 59874 8100 cc

Amt. Paid \$900 Receipt No. 59847 4800 ck.

Date Received 4-13-05

Received By KAU

Parcel No. 0710-341-0815-2

Aldermanic District 16 - Judy Compton

GQ plain hold. - Deed Restr.

Zoning District R-4

For Complete Submittal

Application Letter of Intent

IDUP MA Legal Descript. _____

Plan Sets Zoning Text _____

Alder Notification Waiver _____

Ngbrhd. Assn Not. Waiver _____

Date Sign Issued _____

1. **Project Address:** 4659 Treichel St, Madison 53718 **Project Area in Acres:** 1.98

Project Title (if any): Marsh Creek Condominium Lot 70 Twin Oaks.

2. **This is an application for:** (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): PRD

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

Applicant's Name: Tom Ellefson Company: Ellefson Company, Inc.

Street Address: 1018 Gammon Lane, Suite 100 City/State: Madison, WI Zip: 53719

Telephone: (608) 274-1594 Fax: (608) 276-7880 Email: cobright1@charter.net

Project Contact Person: Chad Obright Company: Ellefson Company, Inc

Street Address: 1018 Gammon Lane, Suite 100 City/State: Madison, WI Zip: 53719

Telephone: (608) 274-1594 Fax: (608) 276-7880 Email: cobright1@charter.net

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: This will be a PRD for the existing R-4 zoning. There will be two 12 unit buildings on the site.

Development Schedule: Commencement 7/1/05 Completion 12/31/07

CONTINUE →

The Ellefson Companies

SINCE 1975

Letter of Intent

Modified

PRD Request for Approval

May 11, 2005

To: The City of Madison Plan Commission

The attached set of modified plans is for the formal submittal approval request for PRD zoning on Lot 70 of the Twin Oaks subdivision (4659 Treichel St.). During the UDC meeting (4/22/05), a minor site plan modification was requested which entailed removing the loop drive. After discussions with John Lippitt (Fire Protection Engineer), we came to the conclusion that we could remove the loop drive and still meet the fire departments site requirements. We will be obtaining final approval from UDC 5/18/05.

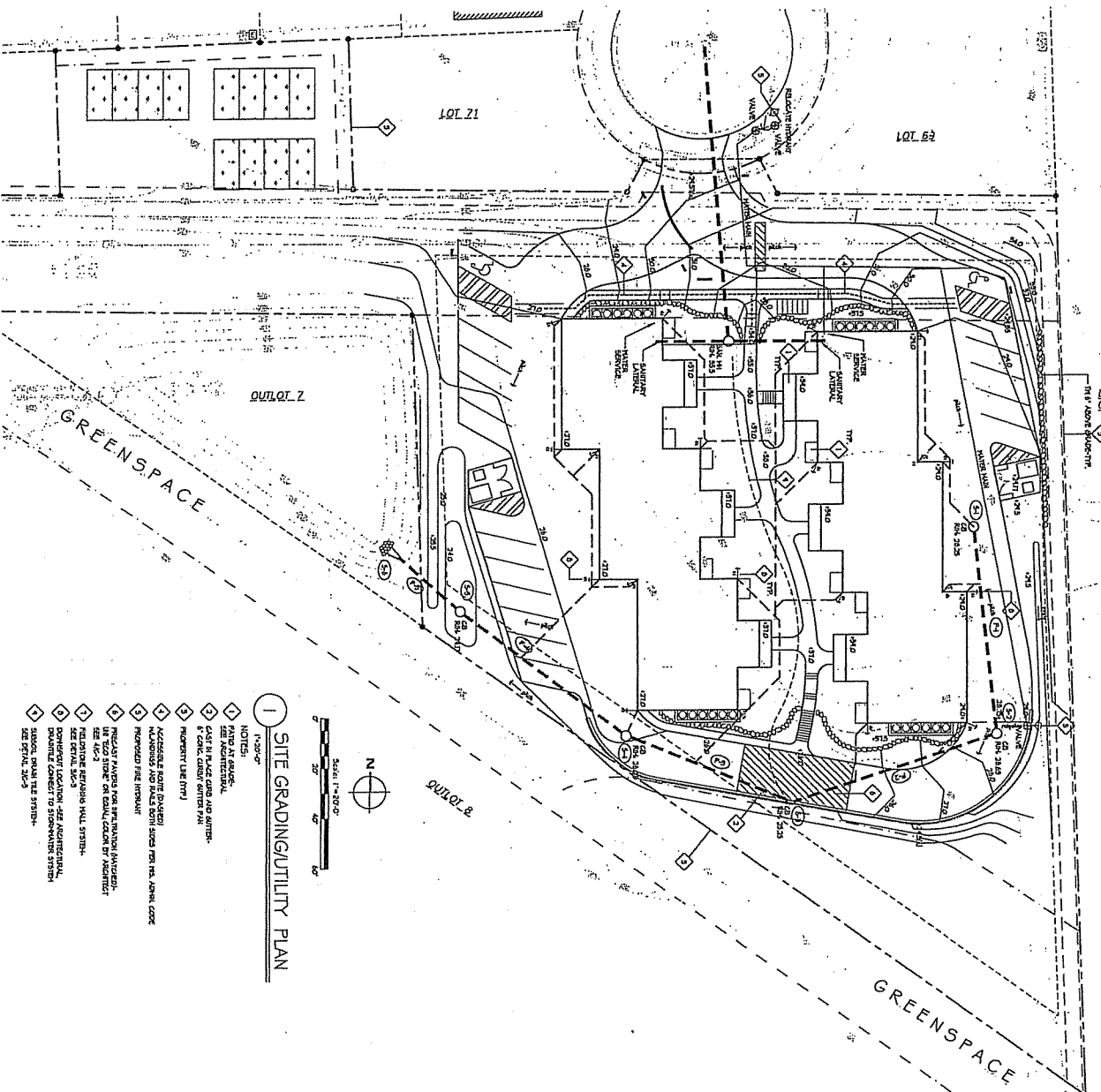
The 24 unit condominium project will consist of two—12 unit buildings and will be named the "Marsh Creek Condominiums". As a builder/developer, we are planning to take this 86,254 square foot existing lot through the approval stages and start construction by August 1st, 2005. If sales are as we expect, we hope to complete this project by the end of summer in 2007. Our target price range has been increased because of the requirement to add a sprinkler system. Originally, we had planned for the pricing to be between \$129,900 and \$139,900. Now, our expectation is that the prices will range from \$134,900 to \$144,900. As per our Condominium Disclosure Documents, these units will be owner occupied. The make up of these buildings consists of units being approximately 950 square feet with two bedrooms and one bath. Each unit will have its own clothes washing location and garage. Some units will have tandem garages and some will have one car garages with a private storage area. Each building will have its own dumpster area with a private trash removal service.

For this project, we did the site work in house and had the assistance of Architect Jeff Groenier for plan modifications. This unit design is similar to favorable projects complete within the last five years in the City of Madison. Such projects include one on the corner of Gammon Lane and one off of Maple Grove Road.

Sincerely,

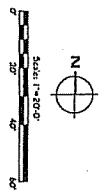


**Chad Obright
Development Manager
The Ellefson Company**

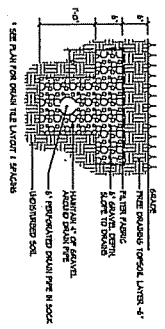


1 SITE GRADING/UTILITY PLAN

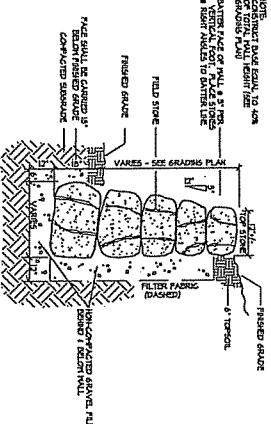
- NOTES:
- 1. PAVED AT GRADE.
 - 2. SEE ARCHITECTURAL.
 - 3. CATCH BASINS TO BE PLACED AT ALL DOWN SLOPES AND AT ALL INTERSECTIONS.
 - 4. PROPERTY LINE (M.P.).
 - 5. ACCESSIBLE TO ALL.
 - 6. ACCESSIBLE TO ALL (SEE ARCHITECTURAL).
 - 7. ALL SLOPES TO BE MAINTAINED AT ALL TIMES.
 - 8. ALL SLOPES TO BE MAINTAINED AT ALL TIMES.
 - 9. ALL SLOPES TO BE MAINTAINED AT ALL TIMES.
 - 10. ALL SLOPES TO BE MAINTAINED AT ALL TIMES.



2 SUBSOIL DRAIN TILE DETAIL



3 FIELD STONE RETAINING WALL



4 UTILITY DATA SCHEDULE

UTIL. NO.	TYPE	DEPTH	DIAMETER	LENGTH	START	END
1	STORM SEWER	48"	48"	100'	10+00	11+00
2	STORM SEWER	36"	36"	150'	11+00	12+50
3	STORM SEWER	24"	24"	200'	12+50	14+50
4	STORM SEWER	18"	18"	100'	14+50	15+50
5	STORM SEWER	12"	12"	50'	15+50	16+00

ORIGINAL
PLAN
LOOP DRIVE

14

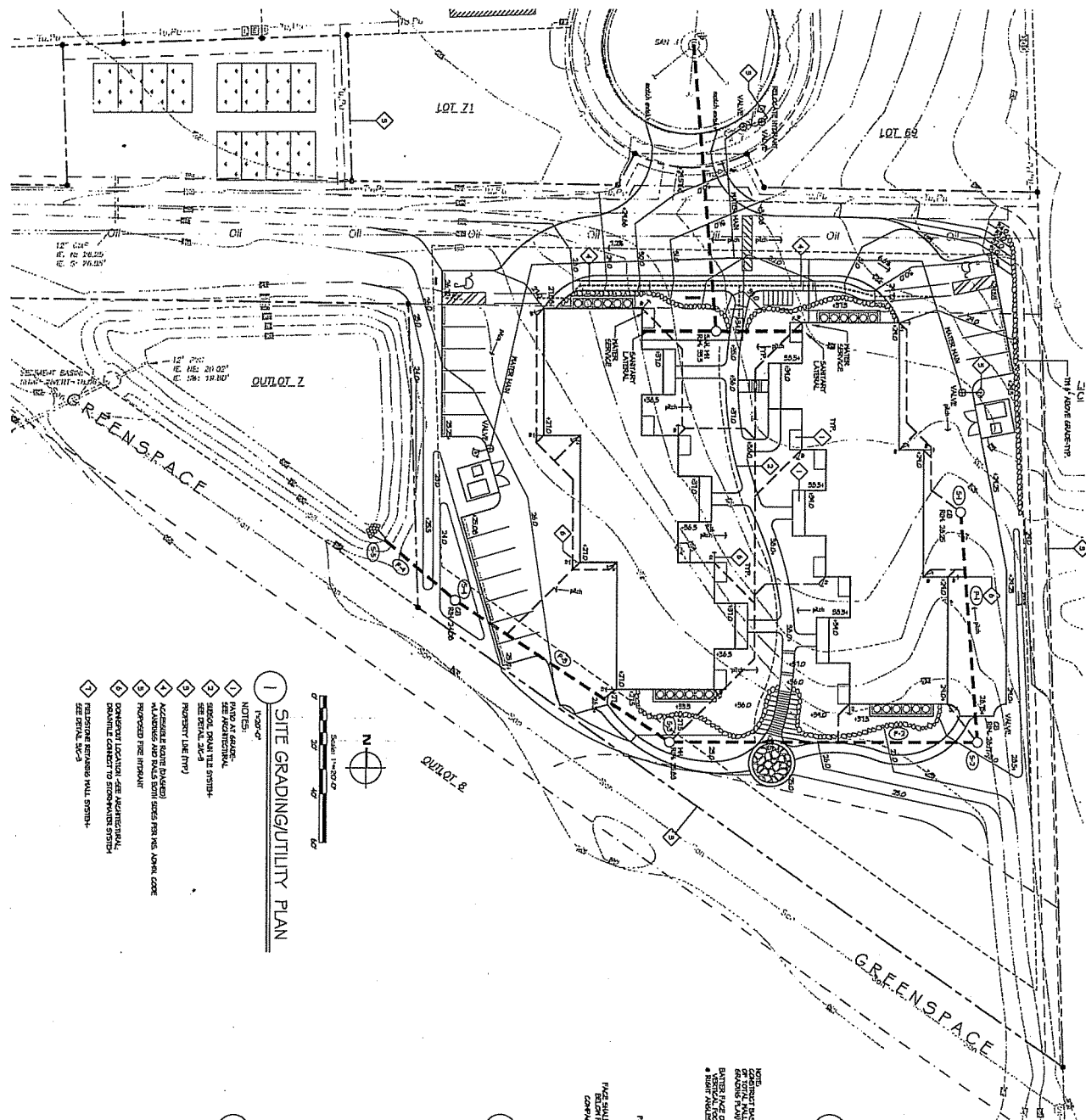
1018 Garrison Lane
Suite 100, Madison WI 53711
Phone 608-274-1594
Fax 608-276-7880

Project Title:
24-Unit Condominium
Development--
City of Madison
Site Grading/Utility Plan
and Details

100%
REVIEW

1. WORK SHALL BE AT ALL TIMES MAINTAINED AT ALL TIMES.
2. ALL SLOPES TO BE MAINTAINED AT ALL TIMES.
3. ALL SLOPES TO BE MAINTAINED AT ALL TIMES.
4. ALL SLOPES TO BE MAINTAINED AT ALL TIMES.
5. ALL SLOPES TO BE MAINTAINED AT ALL TIMES.

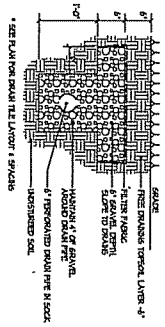
NOTES:
1. GENERAL NOTES SHALL APPLY TO ALL CONSTRUCTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS OF PUBLIC WORKS CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS OF PUBLIC WORKS CONSTRUCTION.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS OF PUBLIC WORKS CONSTRUCTION.
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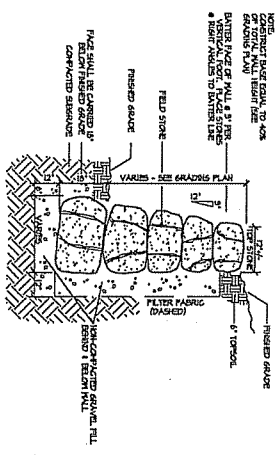
1 SITE GRADING/UTILITY PLAN

- 1. NOTES: SEE GENERAL NOTES AND SPECIFICATIONS.
- 2. SEE SITE PLAN FOR EXISTING UTILITIES.
- 3. SEE SITE PLAN FOR EXISTING ELEVATIONS.
- 4. SEE SITE PLAN FOR EXISTING PROPERTY LINE (PL).
- 5. SEE SITE PLAN FOR EXISTING ADJACENT LOT (AL).
- 6. SEE SITE PLAN FOR EXISTING ADJACENT DRIVE (AD).
- 7. SEE SITE PLAN FOR EXISTING ADJACENT SIDEWALK (SW).
- 8. SEE SITE PLAN FOR EXISTING ADJACENT PARKING (P).
- 9. SEE SITE PLAN FOR EXISTING ADJACENT GREEN SPACE (GS).
- 10. SEE SITE PLAN FOR EXISTING ADJACENT ROAD (R).

2 SUBSOIL DRAIN TILE DETAIL



3 FIELD STONE RETAINING WALL



4 UTILITY DATA SCHEDULE

STORM SEWER PIPE SCHEDULE:

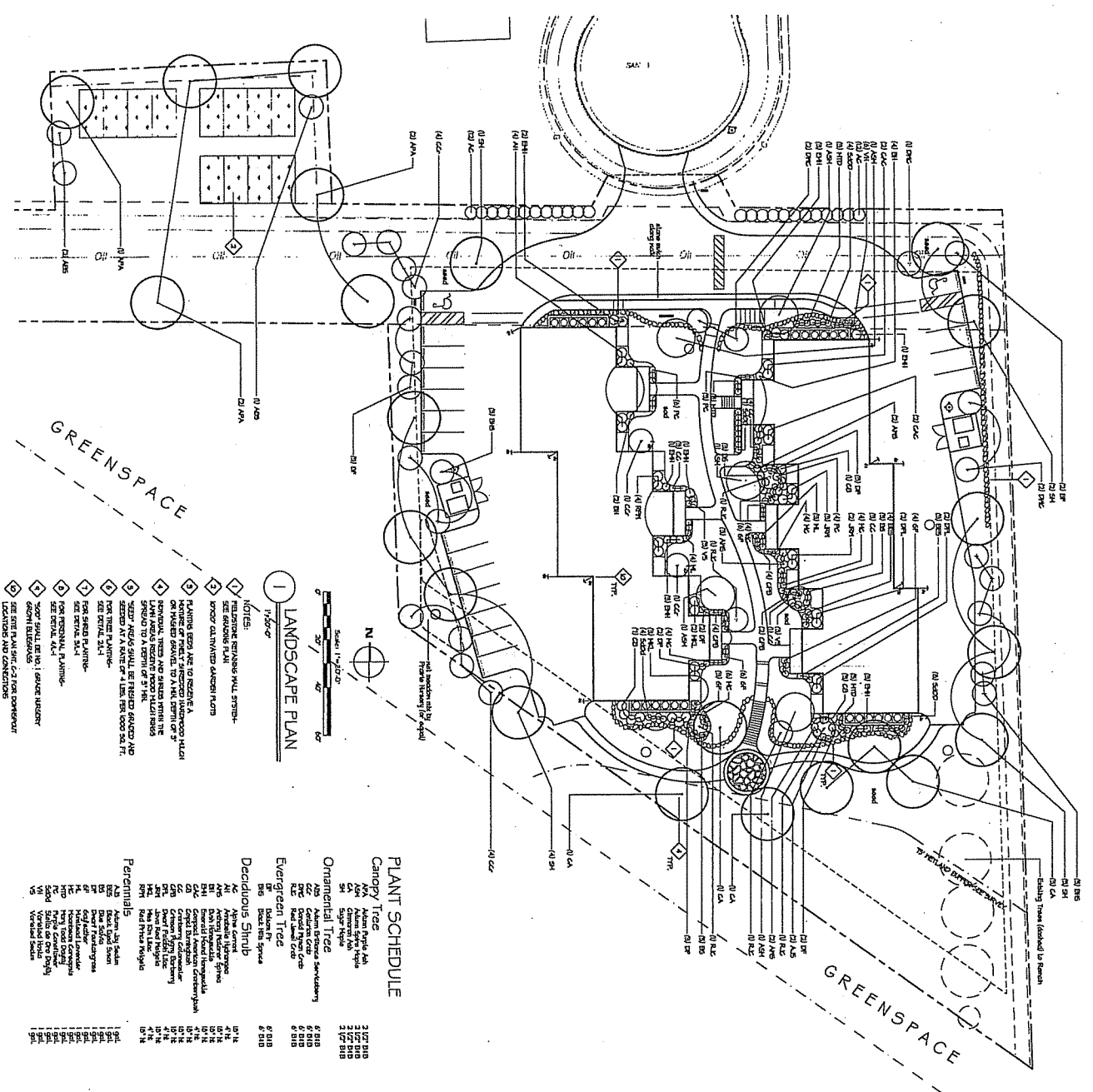
PIPE SIZE	LENGTH	DEPTH	TYPE	NOTE
12"	100'	48"	SM	SM-1
18"	100'	60"	SM	SM-2
24"	100'	72"	SM	SM-3
30"	100'	84"	SM	SM-4
36"	100'	96"	SM	SM-5
42"	100'	108"	SM	SM-6
48"	100'	120"	SM	SM-7
54"	100'	132"	SM	SM-8
60"	100'	144"	SM	SM-9
66"	100'	156"	SM	SM-10
72"	100'	168"	SM	SM-11
78"	100'	180"	SM	SM-12
84"	100'	192"	SM	SM-13
90"	100'	204"	SM	SM-14
96"	100'	216"	SM	SM-15
102"	100'	228"	SM	SM-16
108"	100'	240"	SM	SM-17
114"	100'	252"	SM	SM-18
120"	100'	264"	SM	SM-19
126"	100'	276"	SM	SM-20
132"	100'	288"	SM	SM-21
138"	100'	300"	SM	SM-22
144"	100'	312"	SM	SM-23
150"	100'	324"	SM	SM-24
156"	100'	336"	SM	SM-25
162"	100'	348"	SM	SM-26
168"	100'	360"	SM	SM-27
174"	100'	372"	SM	SM-28
180"	100'	384"	SM	SM-29
186"	100'	396"	SM	SM-30
192"	100'	408"	SM	SM-31
198"	100'	420"	SM	SM-32
204"	100'	432"	SM	SM-33
210"	100'	444"	SM	SM-34
216"	100'	456"	SM	SM-35
222"	100'	468"	SM	SM-36
228"	100'	480"	SM	SM-37
234"	100'	492"	SM	SM-38
240"	100'	504"	SM	SM-39
246"	100'	516"	SM	SM-40
252"	100'	528"	SM	SM-41
258"	100'	540"	SM	SM-42
264"	100'	552"	SM	SM-43
270"	100'	564"	SM	SM-44
276"	100'	576"	SM	SM-45
282"	100'	588"	SM	SM-46
288"	100'	600"	SM	SM-47
294"	100'	612"	SM	SM-48
300"	100'	624"	SM	SM-49
306"	100'	636"	SM	SM-50
312"	100'	648"	SM	SM-51
318"	100'	660"	SM	SM-52
324"	100'	672"	SM	SM-53
330"	100'	684"	SM	SM-54
336"	100'	696"	SM	SM-55
342"	100'	708"	SM	SM-56
348"	100'	720"	SM	SM-57
354"	100'	732"	SM	SM-58
360"	100'	744"	SM	SM-59
366"	100'	756"	SM	SM-60
372"	100'	768"	SM	SM-61
378"	100'	780"	SM	SM-62
384"	100'	792"	SM	SM-63
390"	100'	804"	SM	SM-64
396"	100'	816"	SM	SM-65
402"	100'	828"	SM	SM-66
408"	100'	840"	SM	SM-67
414"	100'	852"	SM	SM-68
420"	100'	864"	SM	SM-69
426"	100'	876"	SM	SM-70
432"	100'	888"	SM	SM-71
438"	100'	900"	SM	SM-72
444"	100'	912"	SM	SM-73
450"	100'	924"	SM	SM-74
456"	100'	936"	SM	SM-75
462"	100'	948"	SM	SM-76
468"	100'	960"	SM	SM-77
474"	100'	972"	SM	SM-78
480"	100'	984"	SM	SM-79
486"	100'	996"	SM	SM-80
492"	100'	1008"	SM	SM-81
498"	100'	1020"	SM	SM-82
504"	100'	1032"	SM	SM-83
510"	100'	1044"	SM	SM-84
516"	100'	1056"	SM	SM-85
522"	100'	1068"	SM	SM-86
528"	100'	1080"	SM	SM-87
534"	100'	1092"	SM	SM-88
540"	100'	1104"	SM	SM-89
546"	100'	1116"	SM	SM-90
552"	100'	1128"	SM	SM-91
558"	100'	1140"	SM	SM-92
564"	100'	1152"	SM	SM-93
570"	100'	1164"	SM	SM-94
576"	100'	1176"	SM	SM-95
582"	100'	1188"	SM	SM-96
588"	100'	1200"	SM	SM-97
594"	100'	1212"	SM	SM-98
600"	100'	1224"	SM	SM-99
606"	100'	1236"	SM	SM-100

REVISED
PLAN w/o
LOOP DRIVE

14

1018 Madison Lane
Suite 100 Madison WI 53719
Phone 608-276-1594
Fax 608-276-7990

Project Title
24-Unit Condominium
Development--
City of Madison
Drawing Title
Site Grading/Utility Plan
and Details



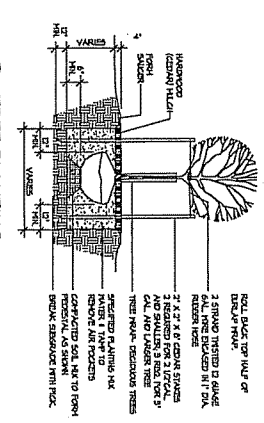
GREENSPACE

- 1 LANDSCAPE PLAN**
- NOTES:
 - 1. PLANTING SCHEDULE WILL SPECIFY TREE SPECIES, SIZE, AND PLANTING METHOD.
 - 2. PLANTING SCHEDULE WILL SPECIFY TREE SPECIES, SIZE, AND PLANTING METHOD.
 - 3. PLANTING SCHEDULE WILL SPECIFY TREE SPECIES, SIZE, AND PLANTING METHOD.
 - 4. PLANTING SCHEDULE WILL SPECIFY TREE SPECIES, SIZE, AND PLANTING METHOD.
 - 5. PLANTING SCHEDULE WILL SPECIFY TREE SPECIES, SIZE, AND PLANTING METHOD.
 - 6. PLANTING SCHEDULE WILL SPECIFY TREE SPECIES, SIZE, AND PLANTING METHOD.
 - 7. PLANTING SCHEDULE WILL SPECIFY TREE SPECIES, SIZE, AND PLANTING METHOD.
 - 8. PLANTING SCHEDULE WILL SPECIFY TREE SPECIES, SIZE, AND PLANTING METHOD.
 - 9. PLANTING SCHEDULE WILL SPECIFY TREE SPECIES, SIZE, AND PLANTING METHOD.
 - 10. PLANTING SCHEDULE WILL SPECIFY TREE SPECIES, SIZE, AND PLANTING METHOD.

PLANT SCHEDULE

Category	Plant Name	Quantity
Canopy Tree	1. 12" B1B	1
	2. 12" B1B	1
	3. 12" B1B	1
	4. 12" B1B	1
Ornamental Tree	5. 12" B1B	1
	6. 12" B1B	1
	7. 12" B1B	1
	8. 12" B1B	1
Evergreen Tree	9. 12" B1B	1
	10. 12" B1B	1
	11. 12" B1B	1
	12. 12" B1B	1
Deciduous Shrub	13. 12" B1B	1
	14. 12" B1B	1
	15. 12" B1B	1
	16. 12" B1B	1
Perennials	17. 12" B1B	1
	18. 12" B1B	1
	19. 12" B1B	1
	20. 12" B1B	1

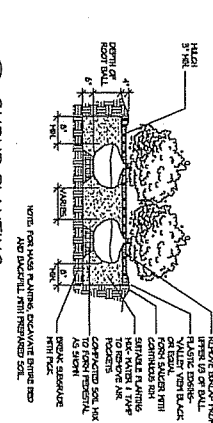
2 TREE PLANTING



LANDSCAPE REQUIREMENT CHART

Item	Quantity	Notes
1. 12" B1B	1	
2. 12" B1B	1	
3. 12" B1B	1	
4. 12" B1B	1	
5. 12" B1B	1	
6. 12" B1B	1	
7. 12" B1B	1	
8. 12" B1B	1	
9. 12" B1B	1	
10. 12" B1B	1	
11. 12" B1B	1	
12. 12" B1B	1	
13. 12" B1B	1	
14. 12" B1B	1	
15. 12" B1B	1	
16. 12" B1B	1	
17. 12" B1B	1	
18. 12" B1B	1	
19. 12" B1B	1	
20. 12" B1B	1	

3 SHRUB PLANTING



4 PERENNIAL PLANTING

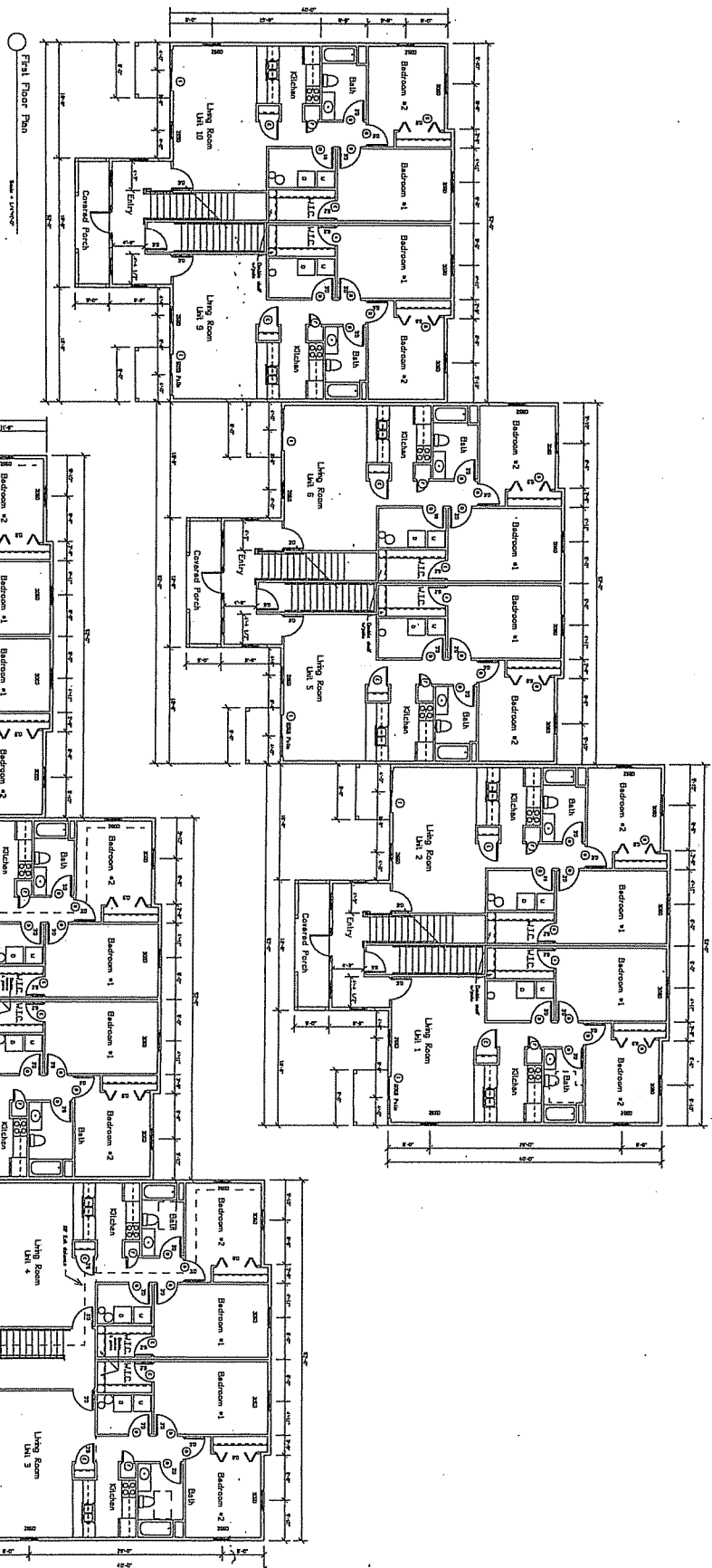


10/18 Garrison Lane
 Cornerstone
 Development
 # Design
 Suite 400 Tom Edition
 Phone 608-274-1594
 Fax 608-276-7080

Project Title
 24-Unit Condominium
 Development--
 City of Madison
 Drawing Title
 Landscape Plan
 and Details
 Drawing No.
 L-1

100% REVIEW

10/18/2009 - 10:00 AM (10/18/2009)
 10/18/2009 - 10:00 AM (10/18/2009)
 10/18/2009 - 10:00 AM (10/18/2009)



First Floor Plan

Second Floor Plan

SHEET
1

Date: 01-13-05
Scale: As Noted
Job #: 05-01

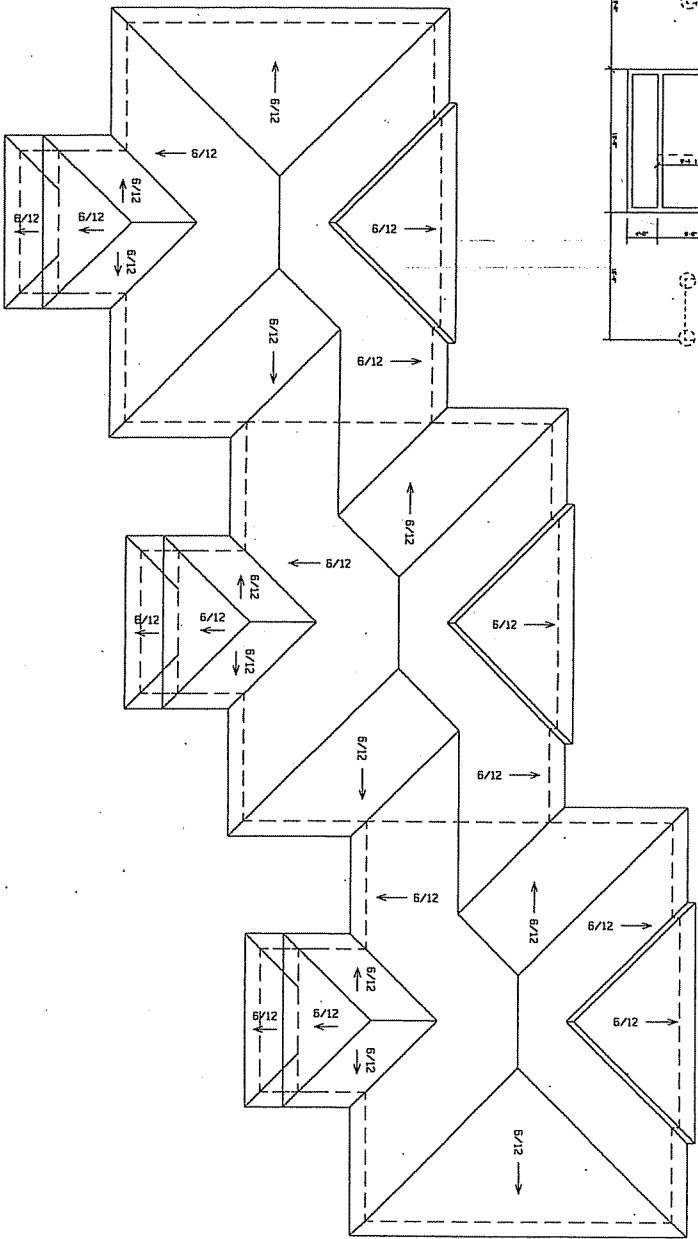
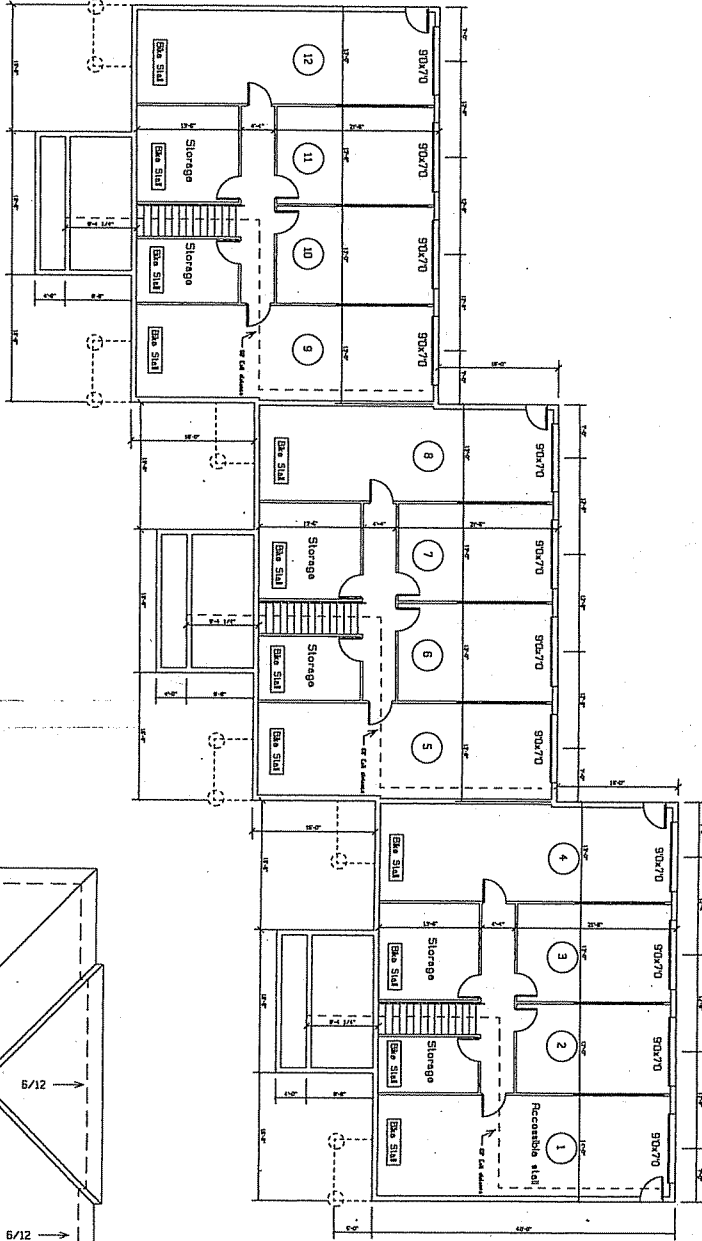
Project: 12 Unit
Address: Madison, WI
Sheet Title: Floor Plans

Proposed for: Ellefson Construction Company
Address: 1018 Cannon Lane, Suite 100
Madison, WI 53719
608-274-1494

Concepts
In
Architecture, LLC

Jeffrey Groenler, Architect
830 S. Main Street
Oregon, WI 53575
608-835-3196
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14



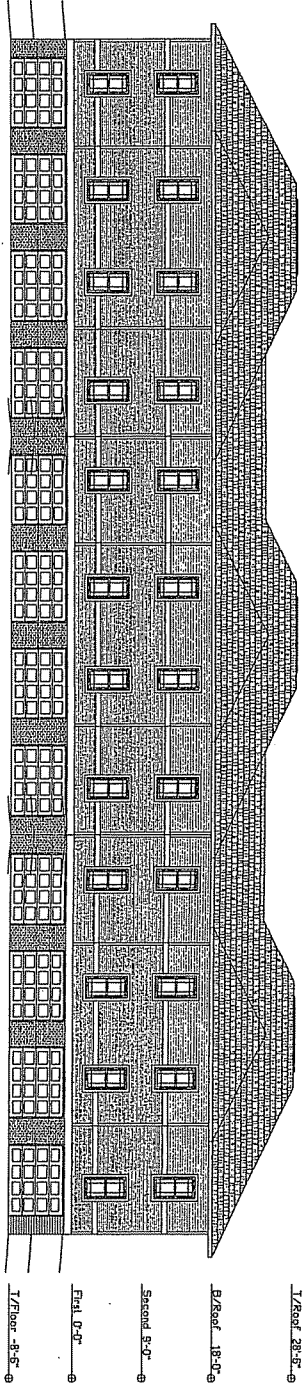
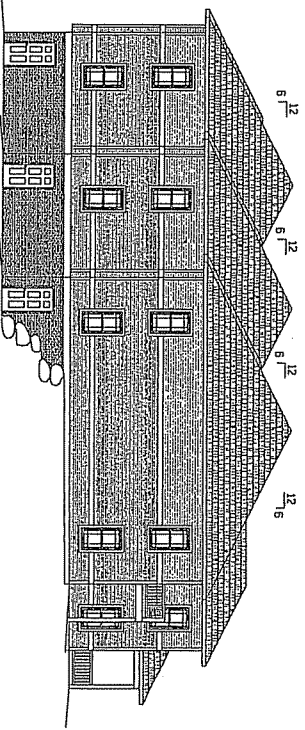
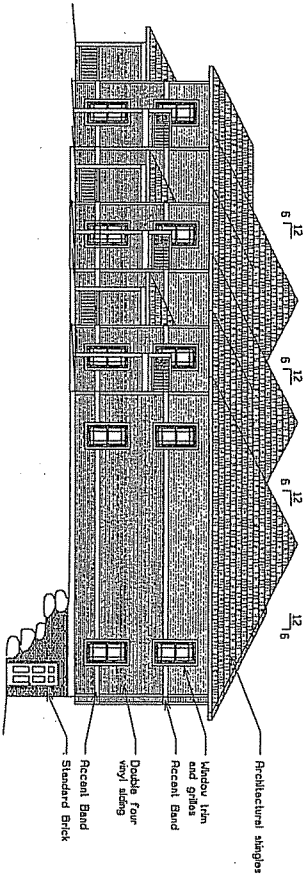
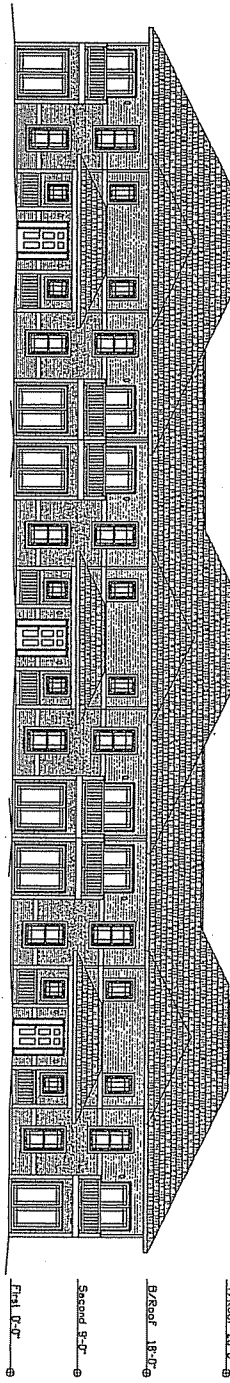
Date: 01-12-03
 Scale: As Noted
 Job #: 05-01

Project: **12 Unit**
 Address: **Madison, WI**
 Sheet Title: **Floor Plans**

Proposed for: **Ellefson Construction Company**
 Address: **1018 Cannon Lane, Suite 100
 Madison, WI 53719
 608-274-1494**

Concepts In Architecture, LLC

Jeffery Gruener, Architect
 830 S. Main Street
 Oregon, WI 53575
 608-835-3196
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Jeffery Groenier, Architect
 830 S. Main Street
 Oregon, WI 53575
 608.835.3196

Concepts
In
Architecture, LLC

Prepared for: **Ellefson Construction Company**
 Address: 1018 Common Lane, Suite 100
 Madison, WI 53719
 608-274-1494

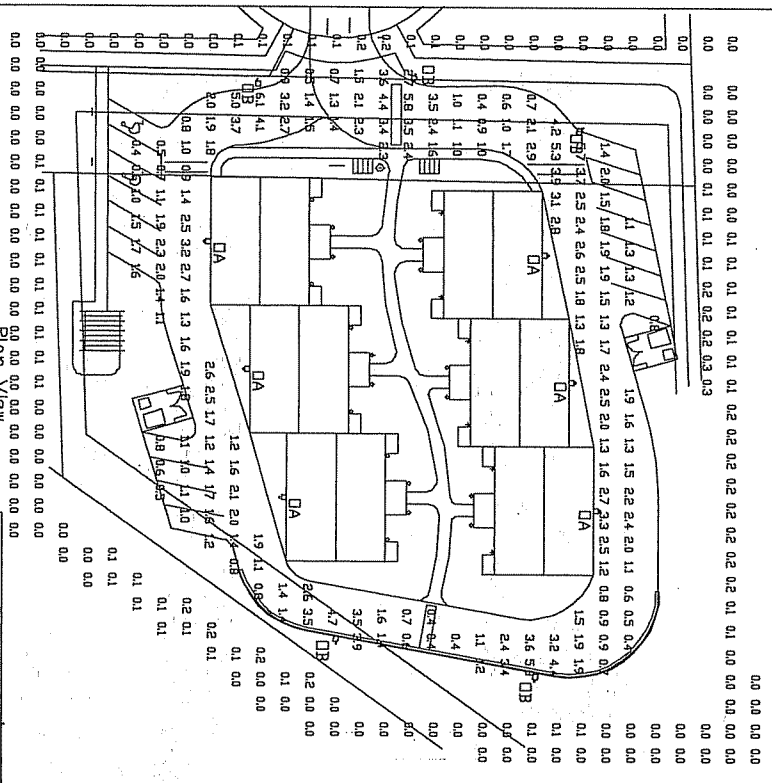
Project: **12 Unit**
 Address: **Madison, WI**
 Sheet Title: **Elevations**

Date: 01-12-05
 Scale: As Noted
 Job #: 03-01

SHEET
3

14

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Scale: 1" = 50'

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF
	OA	6	LACW417-D	12" AREA CUTOFF / FORWARD THROW	100W METAL HALIDE	LAC515.lbs	9000	0.95
	OB	5	LAC1417-D-SBL ON 20' POLE	12" AREA CUTOFF / W/BACK LT. SHIELD	175W METAL HALIDE	LAC515SBL.lbs	14000	0.95

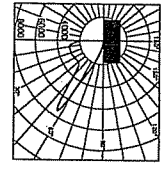
STATISTICS			
Description	Avg	Min	Avg/Min
Calc Zone #1	1.91c	0.41c	4.8:1

ELLEFSON LOT 70
PARKING LOT LIGHTING

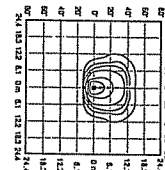
Designer
Date: Mar 8 2005
Scale: AS SHOWN
Drawing No.

WALL MOUNT
RECTANGULAR AREA CUTOFF FLOOD

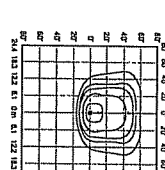
EPA RATING
EPA D50 for single fixture with 0° tilt (Consult factory for EPA rating on multiple units).



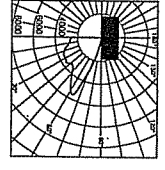
Lighting Diagram No. 120W 15°
Castlighter distribution cone at 15° tilt. Horizontal distance 100 ft. Vertical distance 17.3 ft. Height of beam at 100 ft. 17.3 ft.



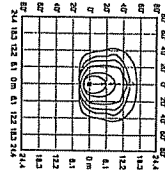
Lighting Diagram No. 120W 30°
Castlighter distribution cone at 30° tilt. Horizontal distance 100 ft. Vertical distance 17.3 ft. Height of beam at 100 ft. 17.3 ft.



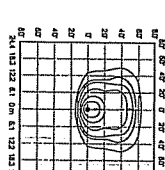
Lighting Diagram No. 120W 45°
Castlighter distribution cone at 45° tilt. Horizontal distance 100 ft. Vertical distance 17.3 ft. Height of beam at 100 ft. 17.3 ft.



Lighting Diagram No. 120W 60°
Castlighter distribution cone at 60° tilt. Horizontal distance 100 ft. Vertical distance 17.3 ft. Height of beam at 100 ft. 17.3 ft.



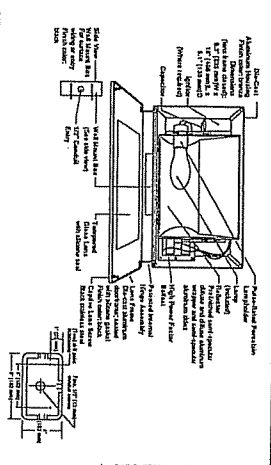
Lighting Diagram No. 120W 75°
Castlighter distribution cone at 75° tilt. Horizontal distance 100 ft. Vertical distance 17.3 ft. Height of beam at 100 ft. 17.3 ft.



Lighting Diagram No. 120W 90°
Castlighter distribution cone at 90° tilt. Horizontal distance 100 ft. Vertical distance 17.3 ft. Height of beam at 100 ft. 17.3 ft.

RUPD LIGHTING
2001 Washington Avenue, Racine, Wisconsin 53405-3772 USA
Phone (262) 868-1900 Fax (262) 864-3209
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WALL MOUNT
RECTANGULAR AREA CUTOFF FLOOD



Part No.	Description	Part No.	Description
1	REFLECTOR	1	REFLECTOR
2	REFLECTOR	2	REFLECTOR
3	REFLECTOR	3	REFLECTOR
4	REFLECTOR	4	REFLECTOR
5	REFLECTOR	5	REFLECTOR
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100	REFLECTOR	100	REFLECTOR

80° forward throw sharp cutoff luminaire with...
 120W, 35 - 150W HPS
 120W, 35 - 150W HPS
 50 - 100W MH, 35 - 150W HPS
 125 & 150W FSWH, 125W MH

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