



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>5/15/2017</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>6/28/2017</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 5615 Summer Shine Drive (1704 Autumn Lake Pkwy)
Project Title (if any): Part of Lot 564 of The Village at Autumn Lake

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: <u>Randy Bruce</u>	Company: <u>Knothe & Bruce Architects, LLC</u>
Street Address: <u>7601 University Avenue, Suite 201</u>	City/State: <u>Middleton, WI</u> Zip: <u>53562</u>
Telephone: <u>(608) 836-3690</u> Fax: <u>()</u>	Email: <u>rbruce@knothebruce.com</u>

Project Contact Person: <u>Randy Bruce</u>	Company: _____
Street Address: _____	City/State: _____ Zip: _____
Telephone: <u>(608) 836-3690</u> Fax: <u>()</u>	Email: _____

Project Owner (if not applicant) : <u>Grosse, Hanzel & Simon and/or signs</u>	City/State: <u>dickhanzel@yahoo.com</u> Zip: <u>53562</u>
Street Address: <u>6650 University Avenue</u>	Email: <u>Middleton, WI</u>
Telephone: <u>(608) 575-9023</u> Fax: <u>()</u>	

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 Jessica Vaughn / Matt Tucker on 5/11/2017.
(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 Agent

Authorized Signature Randy Bruce Date 5/15/17

May 10, 2017

Ms. Heather Stouder
Department of Planning & Development
City of Madison
146 S. Hamilton Street
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent
5615 Summer Shine Dr.
The Village at Autumn Lake – Lot 564 - Phase 2
KBA Project # 1644

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational structure:

Owner:	Grosse, Hanzel & Simon and/or signs 6650 University Ave. Middleton, WI 608-575-9023 Contact: Dick Hanzel dickhanzel@yahoo.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Greg Held gheld@knothebruce.com
Engineer:	D'Onofrio & Kottke 7530 Westward Way Madison, WI 53717 (608) 833-7530 (608) 833-1089 fax Contact: Dan Day dday@donofrio.cc	Landscape Design:	Olson Toon Landscaping, Inc. 3570 Pioneer Road Verona, WI 53593 (608) 827-9401 Contact: Rich Carlson rich@olsontoon.com

Introduction:

The proposed site is Lot 564 of Village of Autumn Lake subdivision, located at the northeast corner of Lien Road and City View Drive in Madison, Wisconsin. This site will be developed along with Lot 520 by development team listed above. The site is zoned CC-T and a conditional-use approval is required to allow the proposed multifamily building with more than 8 units. The plans, architecture and construction allows for the future conversion of existing residential to commercial.

Project Description:

Lot 564 is designed as a two-phase development. The first phase was approved by Plan Commission and contains a two and three-story 47-unit apartment building along with a one-story clubhouse building. The clubhouse and associated swimming pool are provided for community social and recreation facilities to serve both Lots 564 and 520.

The second phase is the subject of this proposal which contains a two and three-story 29-unit apartment building with underground parking.

The exterior architecture is well articulated, using a combination of stone and horizontal siding to create a moderately dense residential village at the entrance to the Autumn Lake subdivision.

The site is bounded on all four sides by public streets and vehicular access to the site is achieved from two of them: Summer Shine Drive and Willow Rock Road. Underground parking is provided and includes a total of xx resident parking stalls. An additional xx parking spaces are located on grade and on-street parking is available to supplement on-site parking. Bicycle parking is dispersed throughout the site with covered bike parking conveniently located in each basement garage.

Site Development Data:

Densities:

Total Lot Area	131,849 S.F. / 3 Acres
Lot Area (this submittal)	37,688 S.F. / .87 Acres
Dwelling Units	29 DU
Lot Area / D.U.	1,300 S.F. / unit
Density	33.33 units/acre
Building Height	2 - 3 stories
Lot Coverage	37,688 S.F. = 41% (75% Max.)
Usable Open Space	22,636 S.F. (780 S.F./D.U.)

Dwelling Unit Mix:

Efficiency	3
One Bedroom	11
<u>Two Bedroom</u>	<u>15</u>
Total Dwelling Units	29

Vehicle Parking:

Surface	15 stalls
<u>Underground</u>	<u>30 stalls</u>
Total	45 stalls
Ratio	1.5 stalls/unit

Bicycle Parking:

Surface	5 stalls
Surface Guest	3 stalls
Underground Garage – Wall Hung	4 stalls
<u>Underground Garage STD. 2'x6'</u>	<u>22 stalls</u>
Total	34 stalls

Letter of Intent –Conditional Use
The Village at Autumn Lake – Lot 564 – Phase 2
5615 Summer Shine Drive, Madison, WI
May 10, 2017
Page 3 of 3

Project Schedule:

This site (Lot 564) will be constructed and managed as a single development along with the buildings on Lot 520. It is anticipated that the construction on this site will start in summer 2017 and that the 7 buildings on the two sites will be completed over a 4-year build-out.

Thank you for your time reviewing our proposal.

Sincerely,



Randy Bruce, AIA

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

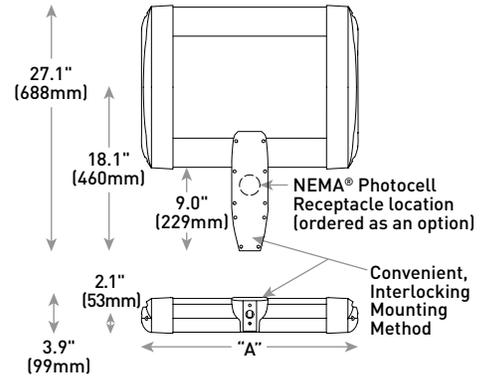
Ordering Information

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

* 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

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

Rev. Date: V3 08/03/2016

Canada: www.cree.com/canada

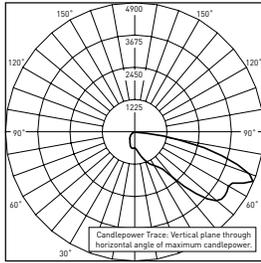


T (800) 473-1234 F (800) 890-7507

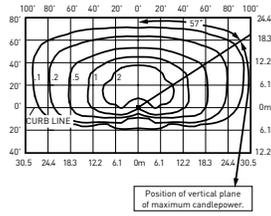
Photometry

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
350mA				
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
525mA				
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
700mA				
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

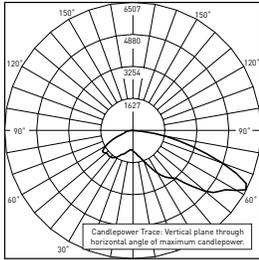
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



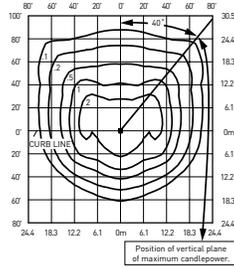
Photometry

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>

4M



CSA Test Report #: 6438
 ARE-EDG-4M-**-06-E-UL-700-40K
 Initial Delivered Lumens: 11,367



ARE-EDG-4M-**-12-E-UL-525-40K
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 17,710
 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
350mA				
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	B2 U0 G2
12	12,650	B3 U0 G3	13,137	B3 U0 G3
14	14,665	B3 U0 G3	15,229	B3 U0 G3
16	16,760	B3 U0 G3	17,405	B3 U0 G3
525mA				
02	2,993	B1 U0 G1	3,108	B1 U0 G1
04	5,986	B2 U0 G1	6,216	B2 U0 G2
06	8,876	B2 U0 G2	9,218	B2 U0 G2
08	11,835	B2 U0 G2	12,290	B3 U0 G3
10	14,759	B3 U0 G3	15,326	B3 U0 G3
12	17,710	B3 U0 G3	18,391	B3 U0 G3
14	20,531	B3 U0 G3	21,321	B3 U0 G3
16	23,464	B3 U0 G3	24,367	B4 U0 G3
700mA				
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	B2 U0 G2	11,259	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

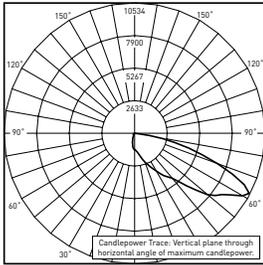
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



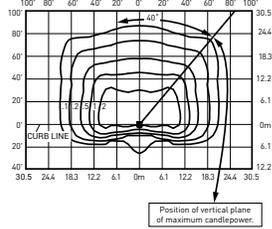
Photometry

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>

4MB



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



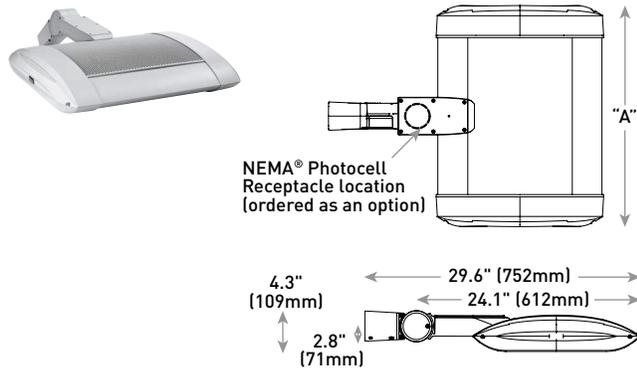
ARE-EDG-4MB-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 13,340
Initial FC at grade

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
350mA				
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
14	11,046	B1 U0 G2	11,471	B1 U0 G2
16	12,624	B1 U0 G2	13,110	B1 U0 G2
525mA				
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
10	11,117	B1 U0 G2	11,544	B1 U0 G2
12	13,340	B1 U0 G2	13,853	B2 U0 G2
14	15,465	B2 U0 G2	16,060	B2 U0 G3
16	17,674	B2 U0 G3	18,354	B2 U0 G3
700mA				
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). Actual production yield may vary between -10 and +10% of initial delivered lumens

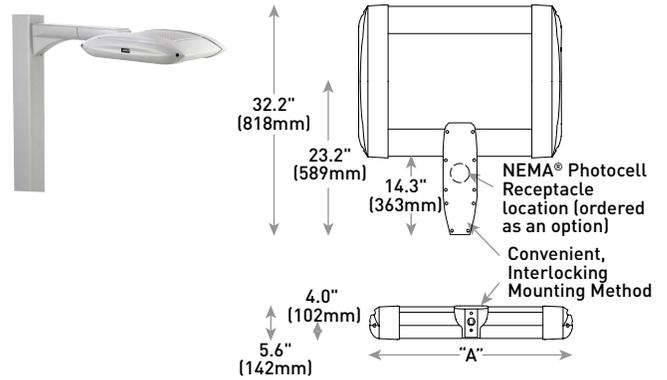
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

AA Mount



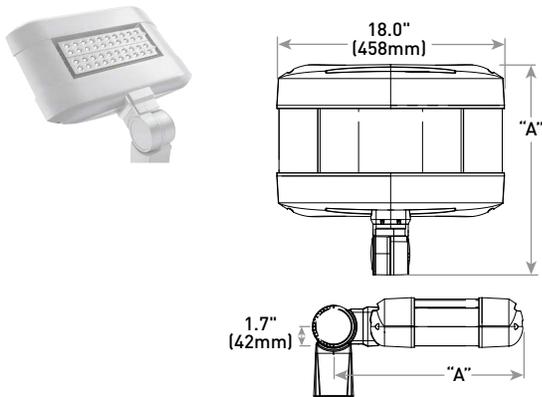
LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

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

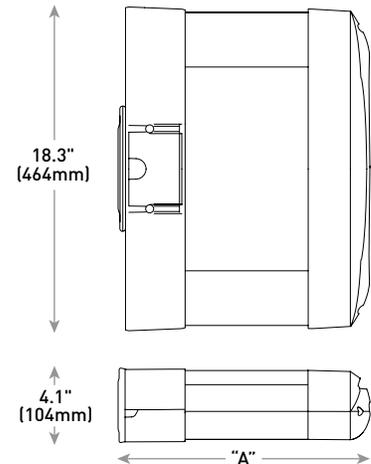
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

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

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

Accessories

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



Rev. Date: V2 07/28/2016



US: lighting.cree.com/lighting

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

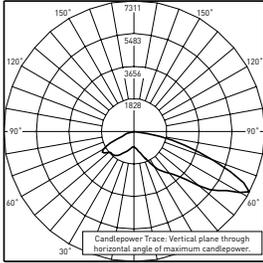
Canada: www.cree.com/canada

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

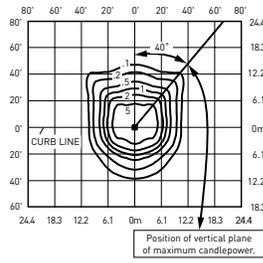
Photometry

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

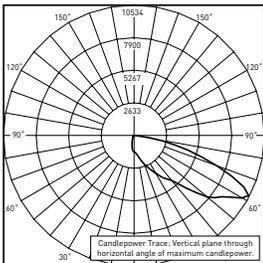


SEC-EDG-4M-**-08-E-UL-525-40K
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 11,835
Initial FC at grade

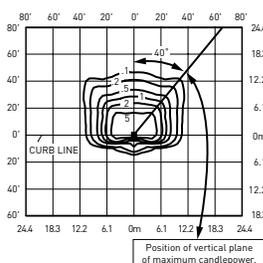
Type IV Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,138	B1 U0 G1	2,220	B1 U0 G1
04	4,276	B1 U0 G1	4,440	B1 U0 G1
06	6,340	B2 U0 G2	6,584	B2 U0 G2
08	8,454	B2 U0 G2	8,779	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
525mA				
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
700mA				
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

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
350mA				
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
525mA				
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
700mA				
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



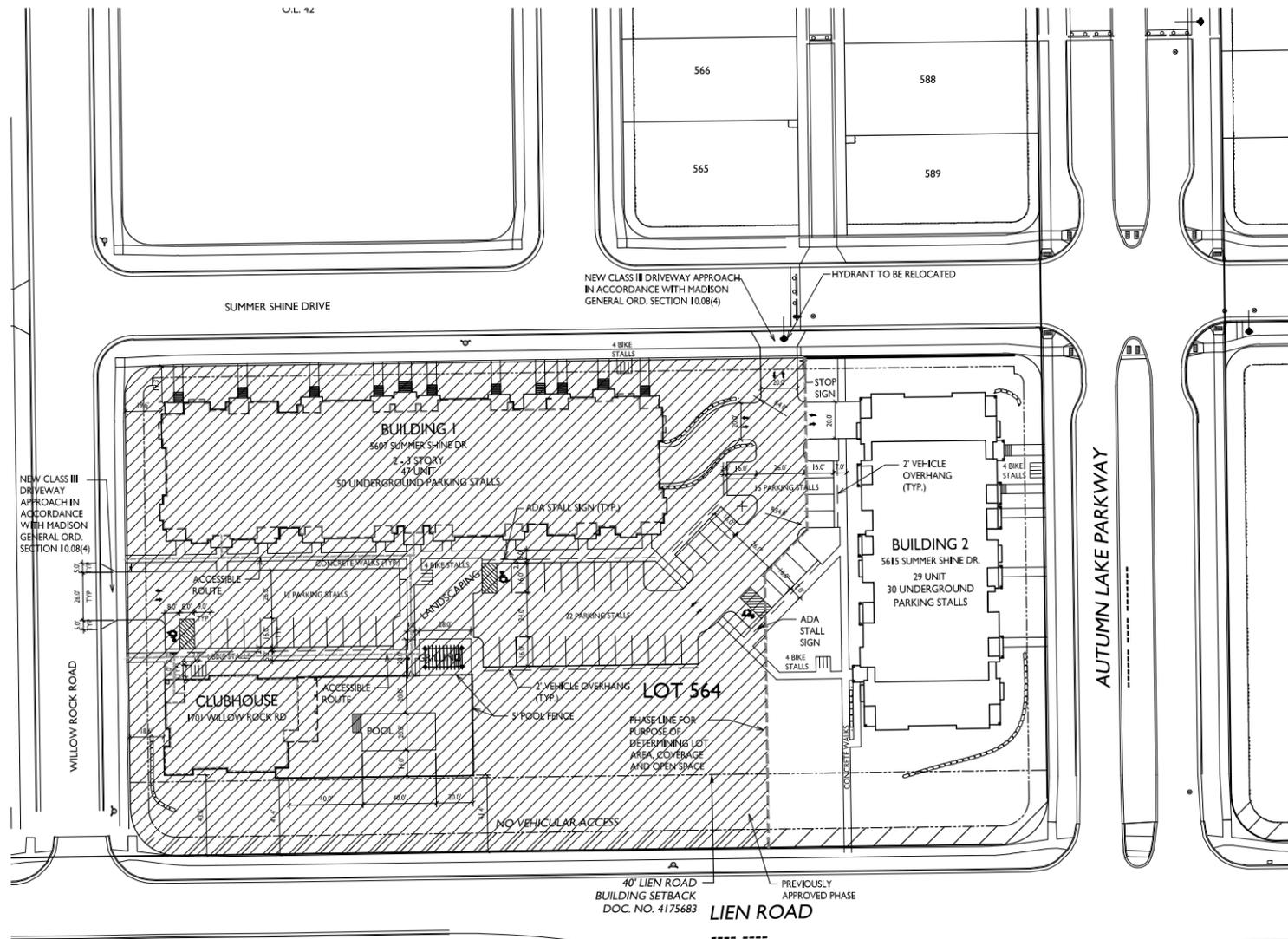


5501 Spring Tide Way & 1704 Autumn Lake Parkway

March 15, 2017

Aerial Site Plan





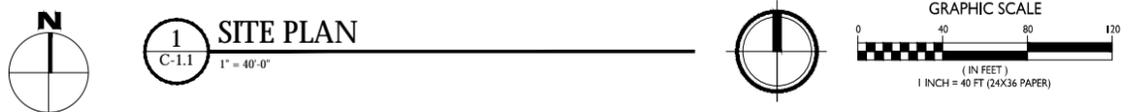
LOT 564 SITE DEVELOPMENT DATA - PHASE 2

DENSITIES	
TOTAL LOT AREA	131,849 S.F. / 3 ACRES
LOT AREA (THIS SUBMITTAL)	37,688 S.F. / .87 ACRES
DWELLING UNITS	29 DU
LOT AREA/D.U.	1,300 S.F. / DU
DENSITY	33.33 UNITS / ACRE
BUILDING HEIGHT	
	2-3 STORIES
LOT COVERAGE	
USABLE OPEN SPACE	37,688 S.F. = 41% (75% MAX)
USABLE OPEN SPACE / D.U.	22,636 S.F. 780 S.F./ D.U.
DWELLING UNIT MIX:	
EFFICIENCY	3
ONE BEDROOM	11
TWO BEDROOM	15
TOTAL UNITS	29 UNITS
VEHICLE PARKING STALLS:	
SURFACE	15
UNDERGROUND	30
TOTAL	45 VEHICLE STALLS
RATIO	1.5 STALLS/UNIT
BICYCLE PARKING STALLS	
SURFACE	5
SURFACE GUEST	3
UNDERGROUND GARAGE - WALL HUNG	4
UNDERGROUND GARAGE STD. 2'X6'	22
TOTAL	34 BICYCLE STALLS

- 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. ALL DAMAGE TO THE PAVEMENT, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 4. 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.
 5. EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.

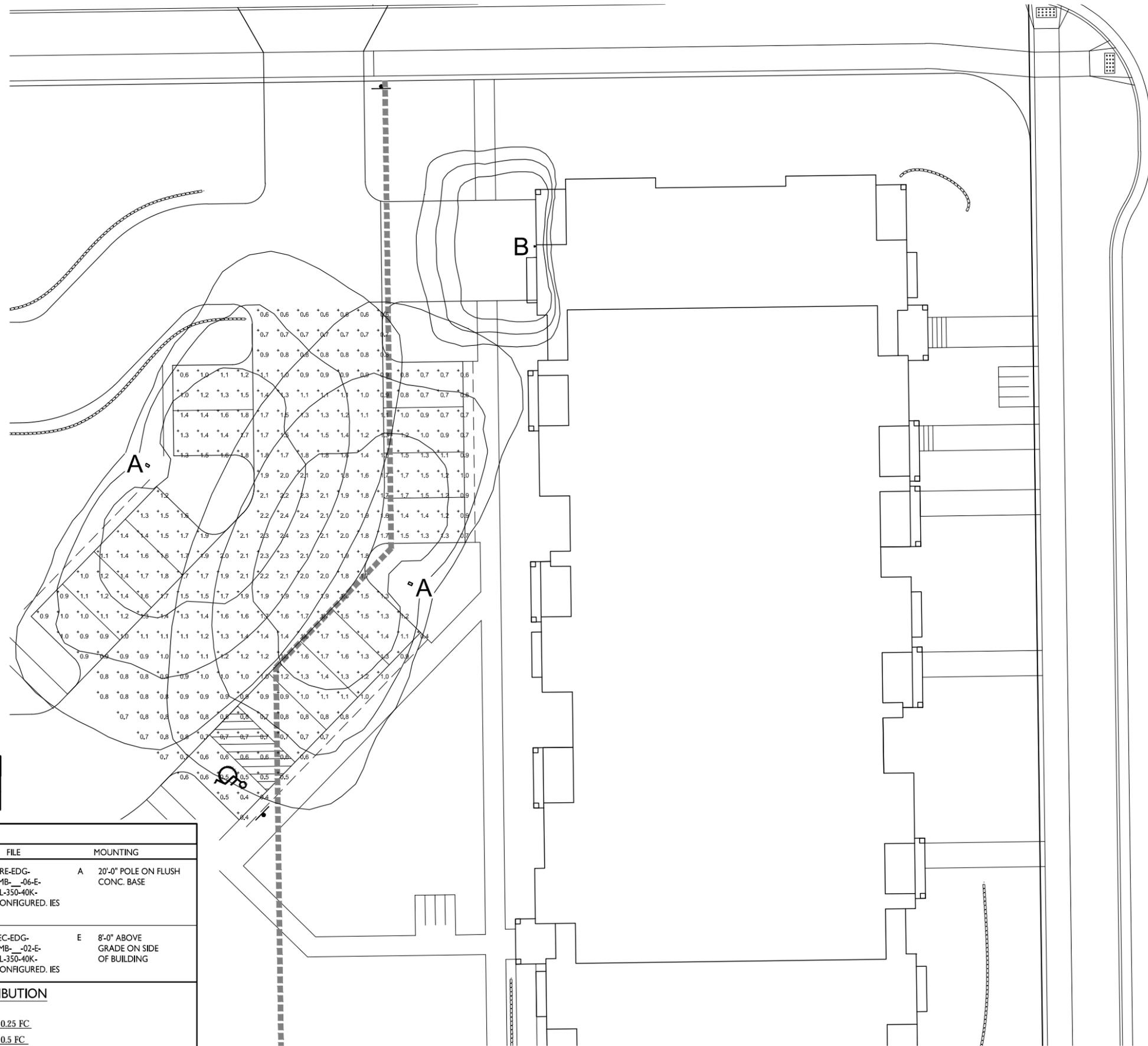
ISSUED
 Conditional Use Submittal - May 10, 2017

PROJECT TITLE
**Autumn Lake
 Building 2**
 5615 Summer Shine Dr.



Lot 564
 Village at Autumn Lake
 SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1
 PROJECT NO. **1644**
 © Knothe & Bruce Architects, LLC



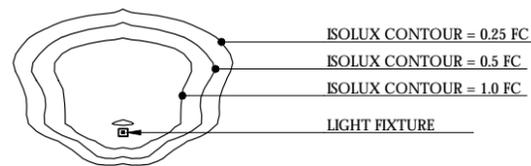
Lot #564 (Building #2) - STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Lot #564 - Building #2	+	1.2 fc	2.4 fc	0.4 fc	6.0:1	3.0:1

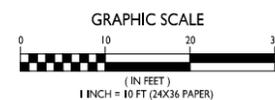
Lot #564 (Building #2) - LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY	CATALOG	DESCRIPTION	LAMP	FILE	MOUNTING
□	A	2	ARE-EDG-3MB-350-06-E-UL-350-40K (350mA)	LED TYPE III MEDIUM OPTIC W/ FULL BACKLIGHT 700MA 4000K LEDWAY STREETLIGHT	60 WHITE LED, VERTICAL BASE-UP	ARE-EDG-3MB-_-06-E-UL-350-40K-CONFIGURED. IES	A 20'-0" POLE ON FLUSH CONC. BASE
○	B	1	SEC-EDG-4MB-350-02-E-UL-350-40K (350mA)	CREE EDGE AREA, TYPE IV MEDIUM W- FULL BLS, 120 LEDS, 525mA, 4000K	120 WHITE LED, VERTICAL BASE-UP	SEC-EDG-4MB-_-02-E-UL-350-40K-CONFIGURED. IES	E 8'-0" ABOVE GRADE ON SIDE OF BUILDING

EXAMPLE LIGHT FIXTURE DISTRIBUTION



1 SITE LIGHTING PLAN
C-1.2 1" = 10'-0"



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION
EP - EDGE OF PAVEMENT
FFE - FINISHED FLOOR ELEVATION
TC - TOP OF CURB
TW - TOP OF WALL (GROUND ELEVATION)
BW - BOTTOM OF WALL (GROUND ELEVATION)
HP - HIGHPOINT
- LIMITS OF DISTURBANCE
- SILT FENCE/SILT SOCK
- FLOW ARROW
- RETAINING WALL (DESIGN BY OTHERS)

GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARDSPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
8. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB & GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION.
10. ALL DAMAGE TO THE PAVEMENT OF ADJACENT PUBLIC STREETS SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA

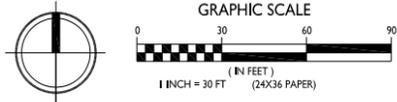
GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL TYPE D INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 4:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

LIMITS OF DISTURBANCE =123,560 SQFT

SEQUENCE/ ANTICIPATED TIME SCHEDULE

1. INSTALL EROSION CONTROL
2. ROUGH SITE GRADING, BEGIN BUILDING CONSTRUCTION
3. FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT, CONCRETE, UTILITIES, RETAINING WALL, AND BUILDING CONSTRUCTION.
4. RESPREAD TOPSOIL AND FINAL RESTORATION
5. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED.

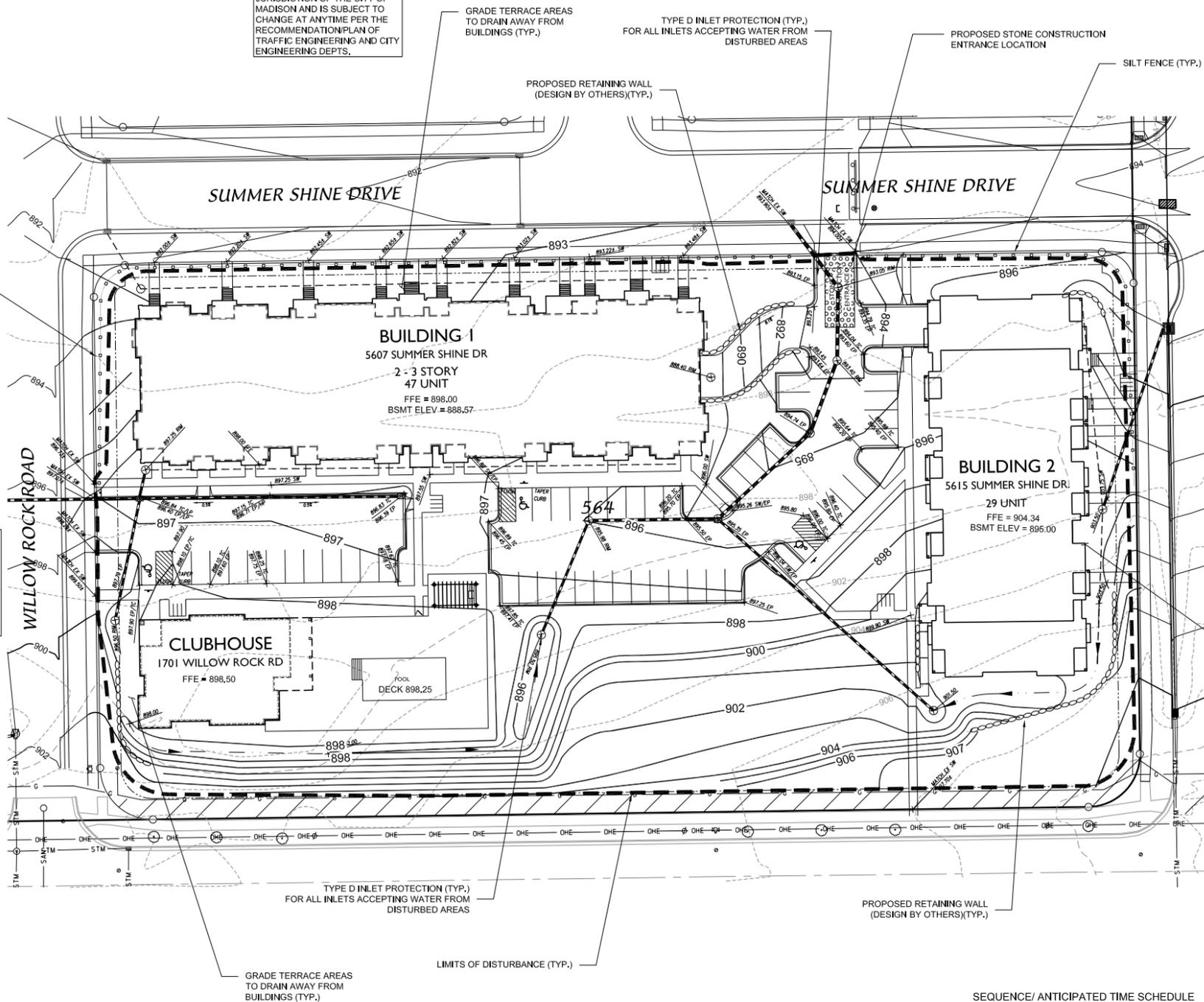


GRADING PLAN
C-1.1
1" = 40'-0"

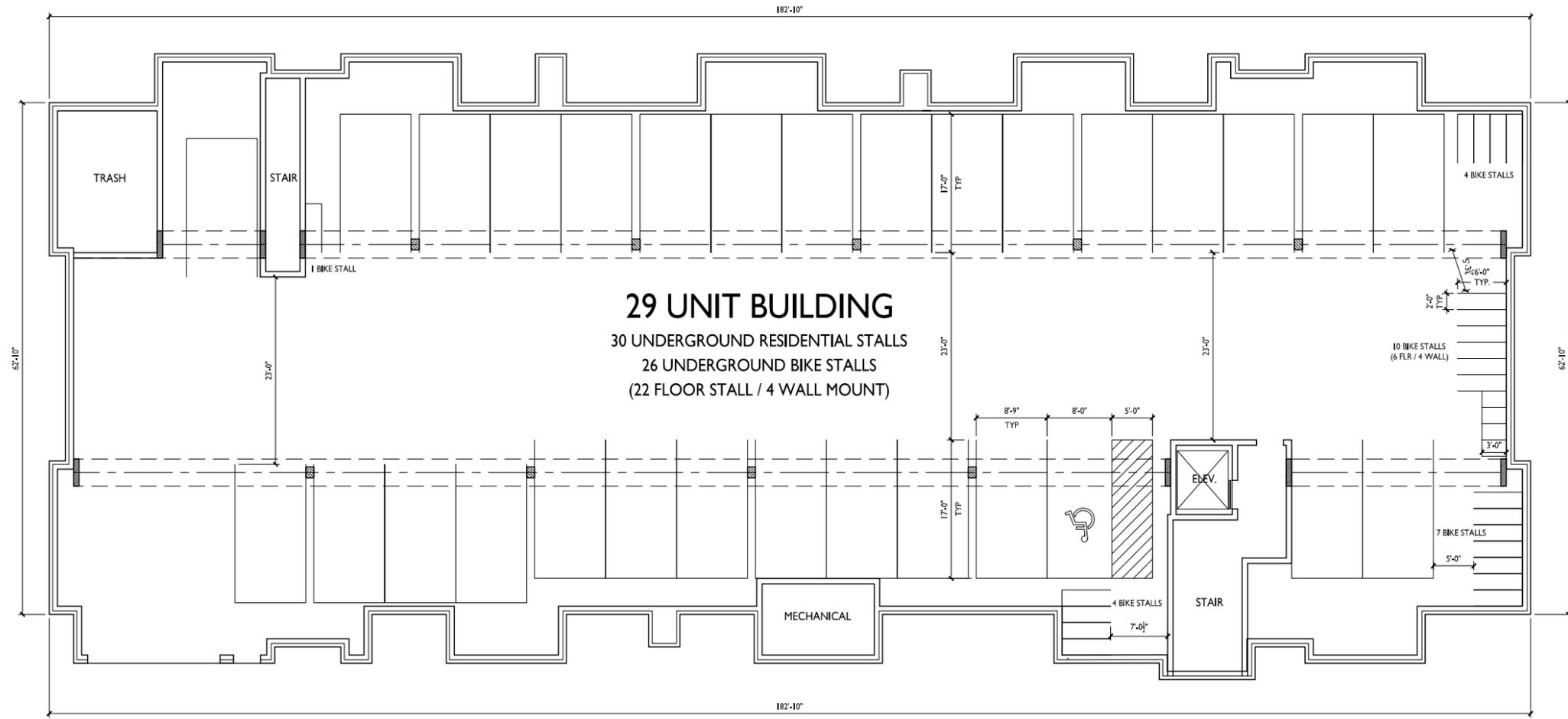
IMPROVEMENTS IN PUBLIC RIGHT OF WAY TO BE APPROVED BY BOARD OF PUBLIC WORKS. THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

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TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
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Dial 811 or (800) 242-8511
DiggersHotline.com



ISSUED
 Issued for Land Use - May 10, 2017

PROJECT TITLE
**Autumn Lake
 Building 2**
 5615 Summer Shine Dr.

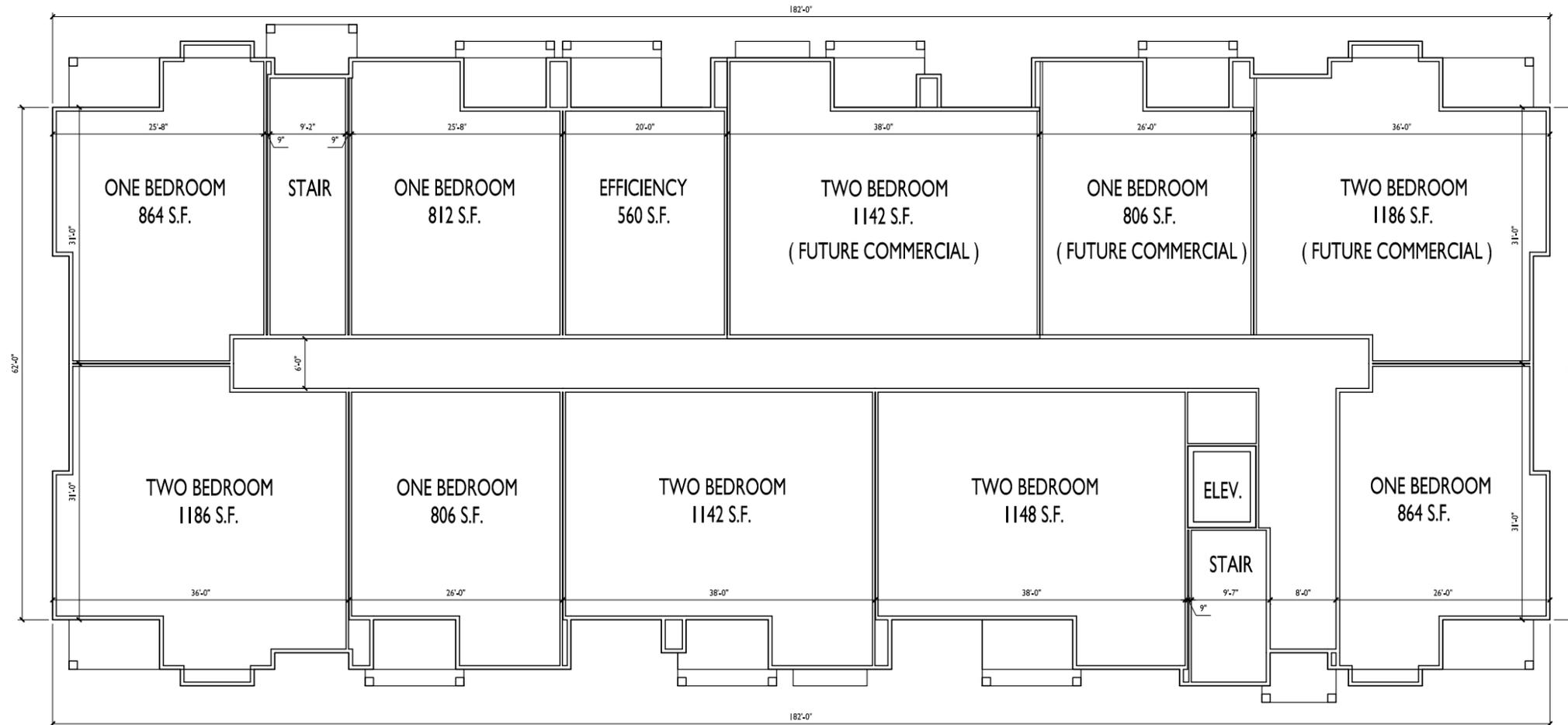
Lot 564
 Village at Autumn Lake
 SHEET TITLE
**Basement Floor Plan
 Building 2**

SHEET NUMBER

A-1.0

PROJECT NO. **1644**
 © Knothe & Bruce Architects, LLC

1 BASEMENT FLOOR PLAN
 A-1.0 1/8" = 1'-0"



ISSUED
 Issued for Land Use - May 10, 2017

PROJECT TITLE
**Autumn Lake
 Building 2**
 5615 Summer Shine Dr.

Lot 564
 Village at Autumn Lake
 SHEET TITLE
**First Floor Plan
 Building 2**

SHEET NUMBER

A-1.1

PROJECT NO. **1644**
 © Knothe & Bruce Architects, LLC

1 FIRST FLOOR PLAN
 A-1.1 1/8" = 1'-0"




knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
408.836.3690 Middleton, WI 53562



ISSUED
Issued for Land Use - May 10, 2017

PROJECT TITLE
**Autumn Lake
Building 2**
5615 Summer Shine Dr.

Lot 564
Village at Autumn Lake
SHEET TITLE
**Second Floor Plan
Building 2**

SHEET NUMBER

A-1.2

PROJECT NO. **1644**
© Knothe & Bruce Architects, LLC

1 SECOND FLOOR PLAN
A-1.2 1/8" = 1'-0"





knothe bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
408.836.3690 Middleton, WI 53562



ISSUED
Issued for Land Use - May 10, 2017

PROJECT TITLE
**Autumn Lake
Building 2**
5615 Summer Shine Dr.

Lot 564
Village at Autumn Lake
SHEET TITLE
**Third Floor Plan
Building 2**

1 THIRD FLOOR PLAN
A-1.3 1/8" = 1'-0"



SHEET NUMBER

A-1.3

PROJECT NO. **1644**

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TYPICAL MATERIALS

- ASPHALT SHINGLES
- FASCIA
- VINYL WINDOWS
- HORIZONTAL SIDING
- TRIM
- SHAKES
- ALUMINUM RAILINGS
- CAST STONE SILLS & BANDS
- STONE VENEER

1
 EAST ELEVATION
 (ALONG AUTUMN LAKE PARKWAY, WITH RESIDENTIAL)
 A-2.1 1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF WEATHERED WOOD
MASONRY VENEER	MILL CREEK - CASTLE ROCK (MADISON BLOCK & STONE)
CAST STONE HEADS & SILLS	BLUFF
HORIZONTAL SIDING	COMPOSITE - IRON GRAY - JAMES HARDIE
SHAKE SIDING, FRIEZE, DECK, WINDOW TRIM BRDS	COMPOSITE - COBBLE STONE - JAMES HARDIE
FASCIA	ALUMINUM WRAPPED - HERRINGBONE #819 - QUALITY EDGE
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
ENTRY DOORS	ALUMINUM STOREFRONT - DARK BRONZE

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 Issued for Land Use - May 10, 2017



2
 WEST ELEVATION
 A-2.1 1/8"=1'-0"

PROJECT TITLE

SHEET TITLE
 Exterior Elevations
 Building 2

SHEET NUMBER

A-2.1

PROJECT NO.
 © Knothe & Bruce Architects, LLC



1
A-2.2
1/8"=1'-0"
EAST ELEVATION
(ALONG AUTUMN LAKE PARKWAY, WITH COMMERCIAL)

ISSUED
Issued for Land Use - May 10, 2017



2
A-2.2
1/8"=1'-0"
NORTH ELEVATION
(ALONG SUMMER SHINE DR.)



3
A-2.2
1/8"=1'-0"
SOUTH ELEVATION
(ALONG LIEN RD.)

PROJECT TITLE

SHEET TITLE
Exterior Elevations
Building 2

SHEET NUMBER

A-2.2



1 EAST ELEVATION
A-2.1 ALONG AUTUMN LAKE PARKWAY
1/8"=1'-0"



2 WEST ELEVATION
A-2.1
1/8"=1'-0"

Elevations - Building #2
Lot 564 Autumn Lake
1704 Autumn Lake Parkway, Madison, WI
March 15, 2017

