

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608)266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Urban Design District \_\_\_\_\_

Submittal reviewed by \_\_\_\_\_

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## 1. Project Information

Address: 6501 Town Center Dr. & 6502 Milwaukee Street

Title: Metrotech, Lots 6 & 7

## 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested January 16, 2018

- New development       Alteration to an existing or previously-approved development  
 Informational       Initial approval       Final approval

## 3. Project Type

- Project in an Urban Design District  
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
 Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex

### Signage

- Comprehensive Design Review (CDR)  
 Signage Variance (i.e. modification of signage height, area, and setback)

### Other

- Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

Applicant name Stefan Vero Company Varo & Company, LLC

Street address 2317 Cypress Way #1 City/State/Zip Madison, WI 53713

Telephone 608-255-9998 Email svaro@aol.com

Project contact person Brian Stoddard Company Knothe & Bruce Architects, LLC

Street address 7601 University Ave., St 201 City/State/Zip Middleton, WI 53562

Telephone 608-836-3690 Email bstoddard@knothebruce.com

Property owner (if not applicant) \_\_\_\_\_

Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

**5. Required Submittal Materials**

- Application Form**
- Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans** (Refer to checklist provided below for plan details)
- Filing fee**
- Electronic Submittal\***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also 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 legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

**6. Applicant Declarations**

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on 9-28-2018.
2. 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.

Applicant name Stefan Varo Relationship to property Owner  
 Authorized signature of Property Owner  Date 11-21-2018

**7. Application Filing 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. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

## Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**



# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)**

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- 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 (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



November 28, 2018  
Revised: November 30, 2018

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  
Amended PD – GDP/SIP Application  
6501 Town Center Dr. & 6502 Milwaukee Street  
Madison, WI

KBA Project # 1821

Ms. Heather Stouder:

The following documents outline the request for an amended Planned Unit Development: General Development Plan/Specific Implementation Plan for Lots 6 & 7 of the Metrotech Neighborhood.

**Note:** *This project, in a very similar form, went through the PD-GDP amendment and GDP/SIP review process in 2016 and was granted approval. It was approved for 100 units on Lot 6 and 115 units on Lot 7. The approvals were never recorded and the property has since change ownership. The previous approval has gone through some minor modifications to adapt to the new ownership's design goals; thus, we are resubmitting for approvals.*

The amended GDP/SIP request for Lot 6 & 7 in the Metrotech Neighborhood would facilitate bringing the project in line with current mixed use market conditions and reflect the City Comprehensive Plan's goals for greater density and diversity of uses in this area.

The originally Sprecher Neighborhood Plan (1998) identified the Metrotech property as Medium Density Residential and Office Commercial. The designation of medium density within the adopted neighborhood plan was 12-16 dwelling units per acre, significantly lower than the current definitions, resulting in 72-95 dwelling units for this project. This was subsequently amended during the planning for the adopted Metrotech GDP (2002) to a mixed use designation with the intent of implementing a blend of mixed uses and residential on Lots 6 & 7; however, the Medium Density Residential calculation as the density allowed under mixed use within the neighborhood plan is not clearly defined.

The requested density brings the project closer in line with the objectives of the current City of Madison Comprehensive Plan (2018) and its approach to density. Using the current densities for Medium Density Residential (16-40 units per acre) or the sites current designation of Community Mixed Use (up to 60 dwelling units per acre) would address current market conditions promote the City's goals for this area. This project (33.5 dwelling units per acre) also allows for a density transition from the condominiums to the west (25.8 dwelling units per acre) and the proposed mixed use town center to the east (60 dwelling units per acre).



The proposed PD-GDP Amendments addresses the following long-term development of both lots as mixed use 4-5 story projects:

*Amendment #1:*

*Adjust the overall unit count to allow up to 100 units on Lot 6 and 100 units on Lot 7. This amendment will increase the allowed unit count (currently ~ 83 total units) to match the adopted format of 4-5 story buildings with upper floor residential and first floor commercial components and bring the project more in line with the goal of creating a higher density mixed use center.*

*Amendment #2: Increase in maximum F.A.R to 1.2. This amendment will increase the maximum F.A.R. (currently .75) to align with the mixed use and higher density goals.*

The proposed PD-SIP for Lots 6 & 7 outlines the development of 100-unit market rate apartments with first floor commercial components for each lot.

**Organizational Structure:**

**Owner/Developer:**

Stefan Varo  
2317 Cypress Way #1  
Madison, WI 53713  
608-255-9998  
Contact: Stefan Varo  
[svaro@aol.com](mailto:svaro@aol.com)

**Architect:**

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

**Engineer:**

D'Onofrio Kottke & Associates  
7530 Westward Way  
Madison, WI 53717  
608-833-7530  
Contact: Dan Day  
[dday@donofrio.cc](mailto:dday@donofrio.cc)

**Landscape Design:**

D'Onofrio Kottke & Associates  
7530 Westward Way  
Madison, WI 53717  
(608) 833-7530  
Contact: Dan Day  
[dday@donofrio.cc](mailto:dday@donofrio.cc)

**Project Description:**

The development consists of two buildings on two lots. Buildings are five stories with a mix of commercial space and multifamily units. The project fronts to Milwaukee Street, Sprecher Road, and Town Center Drive streetscapes. The buildings comply with the "Build-to Lines" requirements of the Metrotech PD/GDP. Parking is located in basement parking garages under each building. The buildings will contain 100 apartments and 12,000 -16,000 square feet commercial/flex space in each building.

Vehicular access is achieved from three entry drives. Traffic flow is distributed across the three entries with the entries off of Milwaukee Street and Sprecher Road being right-in-right-out only. Pedestrian and bicycle connections are facilitated with an extensive internal walk system that also connects to the surrounding streets. Bicycle parking is designed to meet the City requirements.

The property is not located in a Neighborhood Association but is located near the McClellan Park and Sprecher East neighborhoods. A well-attended joint neighborhood meeting was held on November 7, 2018. The majority of comments revolved around traffic in this area and surrounding areas.

**Site Development Data:**

Existing Zoning: PD-GDP

Proposed Zoning: Lot 6 Amended PD-GDP-SIP  
Lot 7 Amended PD-GDP-SIP

Proposed Uses: Lot 6 – up to 100 units Residential  
up to 16,000 SF Commercial/Flex Space  
Lot 7 - up to 100 units Residential  
up to 12,000 SF Commercial/Flex Space

**Densities:**

Lot Area 259,617 S.F. or 5.96 acres  
 Dwelling Units 200 units (both lots)  
 Commercial Area 28,000 SF (both lots)  
 Lot Area / D.U. 1,298 S.F./unit  
 Density 33.6 units/acre

Building Height 5 Stories  
 Lot Coverage 156,364 S.F.= 60%  
 Usable Open Space 85,688 S.F. (428 S.F./Unit)  
 Floor Area Ratio 1.14

**Unit Mix**

	Lot 6	Lot 7	Total
Efficiency	17	17	34
One bedroom	64	64	128
Two bedroom	<u>19</u>	<u>19</u>	<u>38</u>
Total	100	100	200

**Vehicle Parking Stalls (both Lots):**

Underground	180
Surface	<u>212</u>
Total	392

(1.6 stalls per residential unit and a total of 80 stalls for commercial use. Also, an allowed 8 stall reduction for mixed uses)



**Bicycle Parking Stalls**

Underground - Wall	24 Stalls (Covered)
Underground/Std. 2'x6'	150 Stalls (Covered)
Surface Residential	26 Stalls
Surface Guest	20 Stalls (10% of units)
<u>Surface Commercial</u>	<u>8 Stalls</u>
Total	228 Stalls

**Project Schedule**

The anticipated project schedule is to begin construction of Lot 7 in the Spring of 2019 with occupancy in the summer of 2020. Lot 6 to follow as market conditions dictate.

**Hours of Operation:**

The residential apartment's property will be a professionally managed apartment community. The building will have an on-site management office with hours of operation are expected to be from 8:00 A.M. – 5:00 P.M., Monday through Friday, with scheduled appointments at other times. The hours of operation for the commercial spaces on the first floor will vary depending on the specific commercial user.

Thank you for your time reviewing our proposal.

Sincerely,



Brian Stoddard AIA

## Zoning Text

### LEGAL DESCRIPTION

#### Parcel "A"

Lot 6, Metro Tech, recorded in Volume 58-012A of Plats on pages 64-65 as Document Number 3642489, located in the SE1/4 of the NE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin.

#### Parcel "B"

Lot 7, Metro Tech, recorded in Volume 58-012A of Plats on pages 64-65 as Document Number 3642489, located in the SE1/4 of the NE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin.

#### Parcel "C" (per resolution)

Part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the East quarter corner of said Section 2; thence North 00 degrees 21 minutes 18 seconds West, along the East line of the Northeast Quarter of said Section 2, 210.24 feet; thence South 89 degrees 38 minutes 42 seconds West, 45.00 feet to the point of beginning of this description; thence South 00 degrees 21 minutes 18 seconds East, parallel with said East line of the Northeast Quarter of Section 2, 113.00 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 87 degrees 40 minutes 51 seconds, an arc distance of 38.26 feet, a radius of 25.00 feet and a chord bearing South 43 degrees 29 minutes 07 seconds West, 34.63 feet; thence South 87 degrees 19 minutes 32 seconds West, parallel with the South line of the Northeast Quarter of said Section 2, 79.41 feet to a point of curvature; thence along the arc of a curve to the left through a central angle of 38 degrees 00 minutes 55 seconds, an arc distance of 178.21 feet, a radius of 268.60 feet and a chord bearing North 35 degrees 50 minutes 37.5 seconds East, 174.96 feet to the point of beginning.

This description contains approximately 5,239 square feet.

A. Statement of Purpose: These zoning districts are established to allow for the construction of a mixed use development with 200 dwelling units and 26,000 square feet of commercial, retail, flex space.

#### B. Permitted Uses:

##### Lot 6:

1. up to 100 units residential
2. up to 16,000 square feet commercial, retail, flex space
3. Those that are stated as permitted uses in the permitted use list
4. Uses accessory to permitted uses at listed in the permitted use list

##### Lot 7:

1. up to 100 units residential
2. up to 12,000 square feet commercial, retail, flex space
3. Those that are stated as permitted uses in the permitted use list
4. Uses accessory to permitted uses at listed in the permitted use list

- C. Lot Area: As shown on approved plans
- D. Height Regulations: As shown on approved plans
- E. Yard regulations: As shown on approved plans
- F. Floor Area Ratio: As shown on approved plans
- G. Landscaping: Site landscaping will be provided as shown on the approved plans
- H. Useable Open Space: As shown on approved plans
- I. Off-Street Parking and Loading: As shown on approved plans
- J. Family Definition: The family definition shall be per M.G.O. Sec 28.211
- K. Signage: Signage will be allowed as provided by M.G.O with signage as approved by the Urban Design Commission and Zoning Administrator
- L. Parking Lighting Plan/Details/Photometrics: As shown on approved plans
- M. 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.
- N. Additional Definitions: Flex Space – portions of the first floor may be interchangeable in use between residential and commercial, retail, or office uses based on market demand.



## Permitted Uses

### Offices

Artist, photographer studio, etc.  
Insurance office, real estate office, sales office  
General office, professional office

### Medical Facilities

Clinic – Health  
Physical, occupational or massage therapy  
Veterinary clinic, animal hospital

### Retail Sales and Services

Animal grooming  
ATM  
Auction rooms  
Bank, financial institution  
Bicycle-sharing facility  
Business sales and services  
Farmers' market  
Food and related goods sales  
Furniture and household goods sales  
General retail  
Laundromat, self-service  
Liquor store  
Mobile grocery store  
Package delivery service  
Photocopying  
Post office  
Service business  
Small appliance repair  
Sporting goods store, bait shop  
Telecommunications center  
Tobacco retailer

### Food and Beverages

Brewpub  
Catering  
Coffee shop, tea house  
Restaurant  
Restaurant-tavern

### Commercial Recreation, Entertainment and Lodging

Health/sports club  
Indoor recreation

### Limited Production, Processing and Storage

Artisan workshop  
Printing and publishing

### Residential - Family Living

Dwelling units in mixed-use buildings

### Civic and Institutional

Community Event  
Day care center  
Recreation, community, and neighborhood centers  
Schools, arts, technical or trade  
Schools, public and private

### Agricultural Uses

Community garden

### Accessory Uses and Structures

Accessory building or structure  
Accessory retail alcohol sales  
Composting  
Dependency living arrangements  
Home occupation  
Keeping of chickens  
Keeping of honeybees  
Lease of off-street parking facility accessory to nonresidential use to non-users of principal use  
Management office, restaurant, limited retail, recreation facilities within multi-family building  
Vending machines  
Walk-up service windows  
Yard sales



# D-Series Size 1 LED Area Luminaire

d#series



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

## Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

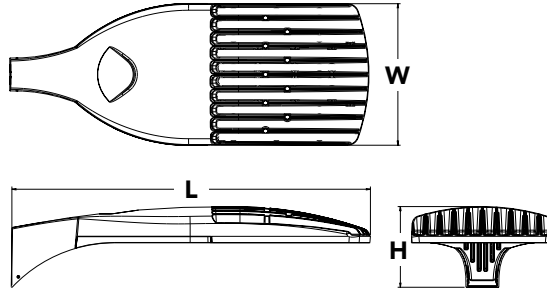
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability<sup>1</sup>
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background<sup>1</sup>

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

### Specifications

<b>EPA:</b>	1.01 ft <sup>2</sup> (0.09 m <sup>2</sup> )
<b>Length:</b>	33" (83.8 cm)
<b>Width:</b>	13" (33.0 cm)
<b>Height:</b>	7-1/2" (19.0 cm)
<b>Weight (max):</b>	27 lbs (12.2 kg)



A+ Capable options indicated by this color background.

### Ordering Information

**EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD**

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	<b>Forward optics</b> P1 P4 P7 P2 P5 P8 P3 P6 P9 <b>Rotated optics</b> P10 <sup>1</sup> P12 <sup>1</sup> P11 <sup>1</sup> P13 <sup>1</sup>	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted <sup>2</sup>	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control <sup>2,3</sup> LCCO Left corner cutoff <sup>2,3</sup> RCCO Right corner cutoff <sup>2,3</sup>	MVOLT <sup>4,5</sup> 120 <sup>6</sup> 208 <sup>5,6</sup> 240 <sup>5,6</sup> 277 <sup>6</sup> 347 <sup>5,6,7</sup> 480 <sup>5,6,7</sup>	<b>Shipped included</b> SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor <sup>8</sup> RPUMBA Round pole universal mounting adaptor <sup>8</sup> <b>Shipped separately</b> KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) <sup>9</sup>

Control options	Other options	Finish (required)
<b>Shipped installed</b> NLTAIR2 nLight AIR generation 2 enabled <sup>10</sup> PER NEMA twist-lock receptacle only (controls ordered separate) <sup>11</sup> PER5 Five-wire receptacle only (controls ordered separate) <sup>11,12</sup> PER7 Seven-wire receptacle only (controls ordered separate) <sup>11,12</sup> DMG 0-10V dimming extend out back of housing for external control (leads exit fixture) DS Dual switching <sup>13,14</sup> PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc <sup>5,15,16</sup> PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc <sup>5,15,16</sup> PIRHN Network, Bi-Level motion/ambient sensor <sup>17</sup> PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>5,15,16</sup>	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>5,15,16</sup> BL30 Bi-level switched dimming, 30% <sup>5,14,18</sup> BL50 Bi-level switched dimming, 50% <sup>5,14,18</sup> PNMTDD3 Part night, dim till dawn <sup>5,19</sup> PNMT5D3 Part night, dim 5 hrs <sup>5,19</sup> PNMT6D3 Part night, dim 6 hrs <sup>5,19</sup> PNMT7D3 Part night, dim 7 hrs <sup>5,19</sup> FAO Field adjustable output <sup>20</sup>	<b>Shipped installed</b> HS House-side shield <sup>21</sup> SF Single fuse (120, 277, 347V) <sup>6</sup> DF Double fuse (208, 240, 480V) <sup>6</sup> L90 Left rotated optics <sup>1</sup> R90 Right rotated optics <sup>1</sup> <b>Shipped separately</b> BS Bird spikes <sup>22</sup> EGS External glare shield <sup>22</sup>



# Ordering Information

## Accessories

Ordered and shipped separately.

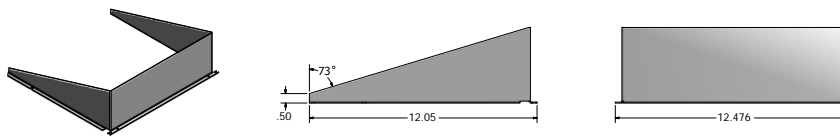
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>23</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>23</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>23</sup>
DSHORT SBK U	Shorting cap <sup>23</sup>
DSX1HS 30C U	House-side shield for 30 LED unit <sup>21</sup>
DSX1HS 40C U	House-side shield for 40 LED unit <sup>21</sup>
DSX1HS 60C U	House-side shield for 60 LED unit <sup>21</sup>
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) <sup>24</sup>
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) <sup>4</sup>

For more control options, visit [DTL](#) and [ROAM](#) online.

## NOTES

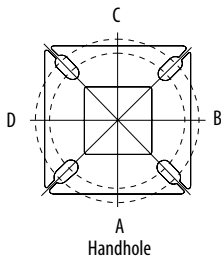
- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- AMBPC is not available with BLC, LCCO, RCCO or P4, P7, P8, P9 or P13.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P1 or P10. Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM<sup>®</sup> node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits.
- Reference Motion Sensor table on page 3.
- Reference PER table on page 3 to see functionality.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Not available with 347V, 480V, PNMT, DS. For PER5 or PER7, see PER Table on page 3. Requires isolated neutral.
- Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7, see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

# External Glare Shield



# Drilling

## HANDHOLE ORIENTATION



## Tenon Mounting Slipfitter\*\*

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

## Pole drilling nomenclature: # of heads at degree from handhole (default side A)

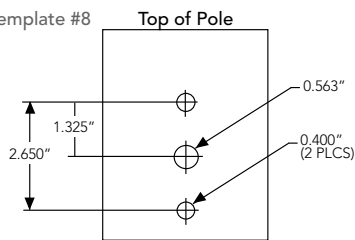
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

\*3 fixtures @120 require round pole top/tenon.

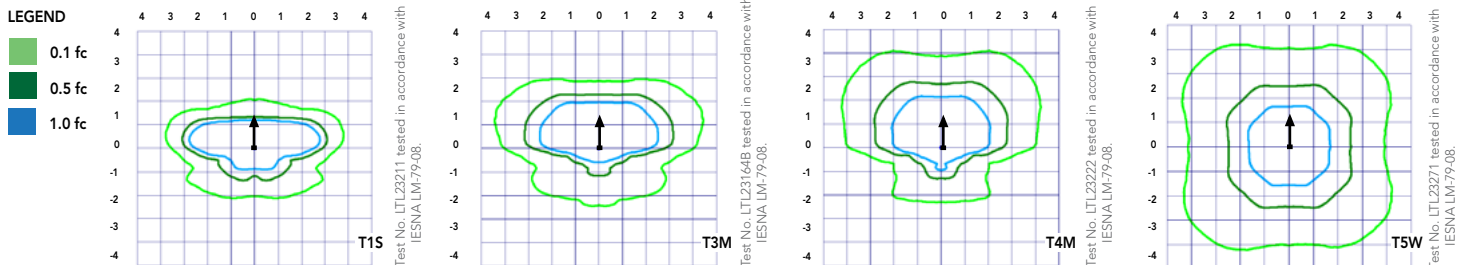
## Template #8



# Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').





## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
<b>25°C</b>	<b>77°F</b>	<b>1.00</b>
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

### Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

### Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

\*for use with Inline Dusk to Dawn or timer.

### PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	▲	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	✓	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	✗	▲	Wires Capped inside fixture	▲	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	✗	▲	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	✗	▲	Wires Capped inside fixture	✓	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended
✗ Will not work
▲ Alternate

\*Future-proof means: Ability to change controls in the future.



# Performance Data

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																											
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)							
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lu-mens	B	U	G	LPW			
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118								
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118								
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119								
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115								
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118								
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116								
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118								
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123								
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123								
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123								
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122								
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97								
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72								
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72								
				40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115				
T2S	19,206	3	0					3	105	20,690	3	0	3	113	20,952	3	0	3	114								
T2M	19,305	3	0					3	105	20,797	3	0	3	114	21,060	3	0	3	115								
T3S	18,696	3	0					3	102	20,141	3	0	3	110	20,396	3	0	4	111								
T3M	19,258	3	0					3	105	20,746	3	0	3	113	21,009	3	0	3	115								
T4M	18,840	3	0					4	103	20,296	3	0	4	111	20,553	3	0	4	112								
TFTM	19,246	3	0					4	105	20,734	3	0	4	113	20,996	3	0	4	115								
TSVS	20,017	4	0					1	109	21,564	4	0	1	118	21,837	4	0	1	119								
T5S	20,033	4	0					2	109	21,581	4	0	2	118	21,854	4	0	2	119								
T5M	19,983	4	0					2	109	21,527	5	0	3	118	21,799	5	0	3	119								
T5W	19,852	5	0					3	108	21,386	5	0	3	117	21,656	5	0	3	118								
BLC	15,780	2	0					3	86	16,999	2	0	3	93	17,214	2	0	3	94								
LCCO	11,742	2	0					3	64	12,649	2	0	3	69	12,809	2	0	3	70								
RCCO	11,742	2	0					3	64	12,649	2	0	3	69	12,809	2	0	3	70								
60	1050	P8	207W					T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119				
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118								
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119								
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115								
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119								
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116								
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119								
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123								
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123								
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123								
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122								
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97								
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72								
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72								
				60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116				
T2S	25,548	3	0					4	106	27,522	3	0	4	114	27,871	3	0	4	116								
T2M	25,680	3	0					3	107	27,664	3	0	3	115	28,014	3	0	3	116								
T3S	24,870	3	0					4	103	26,791	3	0	4	111	27,130	3	0	4	113								
T3M	25,617	3	0					4	106	27,597	3	0	4	115	27,946	3	0	4	116								
T4M	25,061	3	0					4	104	26,997	3	0	4	112	27,339	3	0	4	113								
TFTM	25,602	3	0					4	106	27,580	3	0	4	114	27,929	3	0	4	116								
TSVS	26,626	5	0					1	110	28,684	5	0	1	119	29,047	5	0	1	121								
T5S	26,648	4	0					2	111	28,707	5	0	2	119	29,070	5	0	2	121								
T5M	26,581	5	0					3	110	28,635	5	0	3	119	28,997	5	0	3	120								
T5W	26,406	5	0					4	110	28,447	5	0	4	118	28,807	5	0	4	120								
BLC	20,990	2	0					3	87	22,612	2	0	3	94	22,898	2	0	3	95								
LCCO	15,619	2	0					4	65	16,825	2	0	4	70	17,038	2	0	4	71								
									15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71				

# Performance Data

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																										
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)						
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW		
					60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134	7,167	2
T2S	12,967	4	0	4					122	13,969	4	0	4	132	14,146	4	0	4	133	7,507	2	0	2	76		
T2M	13,201	3	0	3					125	14,221	3	0	3	134	14,401	3	0	3	136	7,263	2	0	2	73		
T3S	12,766	4	0	4					120	13,752	4	0	4	130	13,926	4	0	4	131	7,424	2	0	2	75		
T3M	13,193	4	0	4					124	14,213	4	0	4	134	14,393	4	0	4	136	7,387	2	0	2	75		
T4M	12,944	4	0	4					122	13,945	4	0	4	132	14,121	4	0	4	133	7,400	2	0	2	75		
TFTM	13,279	4	0	4					125	14,305	4	0	4	135	14,486	4	0	4	137	7,288	1	0	2	74		
TSVS	13,372	3	0	1					126	14,405	4	0	1	136	14,588	4	0	1	138	7,734	3	0	1	78		
TSS	13,260	3	0	1					125	14,284	3	0	1	135	14,465	3	0	1	136	7,641	3	0	0	77		
TSM	13,256	4	0	2					125	14,281	4	0	2	135	14,462	4	0	2	136	7,737	3	0	2	78		
TSW	13,137	4	0	3					124	14,153	4	0	3	134	14,332	4	0	3	135	7,522	3	0	2	76		
BLC	10,906	3	0	3					103	11,749	3	0	3	111	11,898	3	0	3	112							
LCCO	7,789	1	0	3					73	8,391	1	0	3	79	8,497	1	0	3	80							
RCCO	7,779	4	0	4					73	8,380	4	0	4	79	8,486	4	0	4	80							
60	700	P11	137W	T1S					16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132	8,952	2	0
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131	9,377	2	0	2	72		
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133	9,072	2	0	2	69		
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129	9,273	2	0	2	71		
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133	9,227	2	0	2	70		
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131	9,243	2	0	2	71		
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134	9,103	2	0	2	69		
				TSVS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135	9,661	3	0	1	74		
				TSS	16,832	4	0	1	123	18,133	4	0	1	132	18,362	4	0	1	134	9,544	3	0	1	73		
				TSM	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134	9,665	3	0	2	74		
				TSW	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133	9,395	4	0	2	72		
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110							
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79							
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79							
				60	1050	P12	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121			
T2S	22,864	4	0					4	110	24,631	5	0	5	119	24,943	5	0	5	120							
T2M	23,277	4	0					4	112	25,075	4	0	4	121	25,393	4	0	4	123							
T3S	22,509	4	0					4	109	24,248	5	0	5	117	24,555	5	0	5	119							
T3M	23,263	4	0					4	112	25,061	4	0	4	121	25,378	4	0	4	123							
T4M	22,824	5	0					5	110	24,588	5	0	5	119	24,899	5	0	5	120							
TFTM	23,414	5	0					5	113	25,223	5	0	5	122	25,543	5	0	5	123							
TSVS	23,579	5	0					1	114	25,401	5	0	1	123	25,722	5	0	1	124							
TSS	23,380	4	0					2	113	25,187	4	0	2	122	25,506	4	0	2	123							
TSM	23,374	5	0					3	113	25,181	5	0	3	122	25,499	5	0	3	123							
TSW	23,165	5	0					4	112	24,955	5	0	4	121	25,271	5	0	4	122							
BLC	19,231	4	0					4	93	20,717	4	0	4	100	20,979	4	0	4	101							
LCCO	13,734	2	0					3	66	14,796	2	0	4	71	14,983	2	0	4	72							
RCCO	13,716	4	0					4	66	14,776	4	0	4	71	14,963	4	0	4	72							
60	1250	P13	231W					T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120			
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119							
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121							
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117							
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121							
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119							
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122							
				TSVS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123							
				TSS	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122							
				TSM	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122							
				TSW	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121							
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100							
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72							
									15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72			

---

## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft<sup>2</sup>) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1

electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

### LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

### WARRANTY

5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





# Contextual Photos

6501 Town Center Dr & 6502 Milwaukee St.



Northward View from Intersection of Sprecher Rd. and Milwaukee St.



Southwestward View from Intersection of Sprecher Rd. and Milwaukee St.



Eastward View from Milwaukee St.





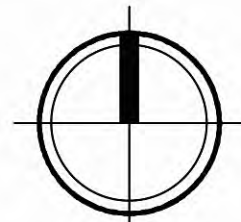
INTERSTATE 94

TOWN CENTER DRIVE

SITE

NORTH SPRECHER ROAD

MILWAUKEE ST



Metrotech Lots 6 & 7  
6501 Town Center Dr. & 6502 Milwaukee St.

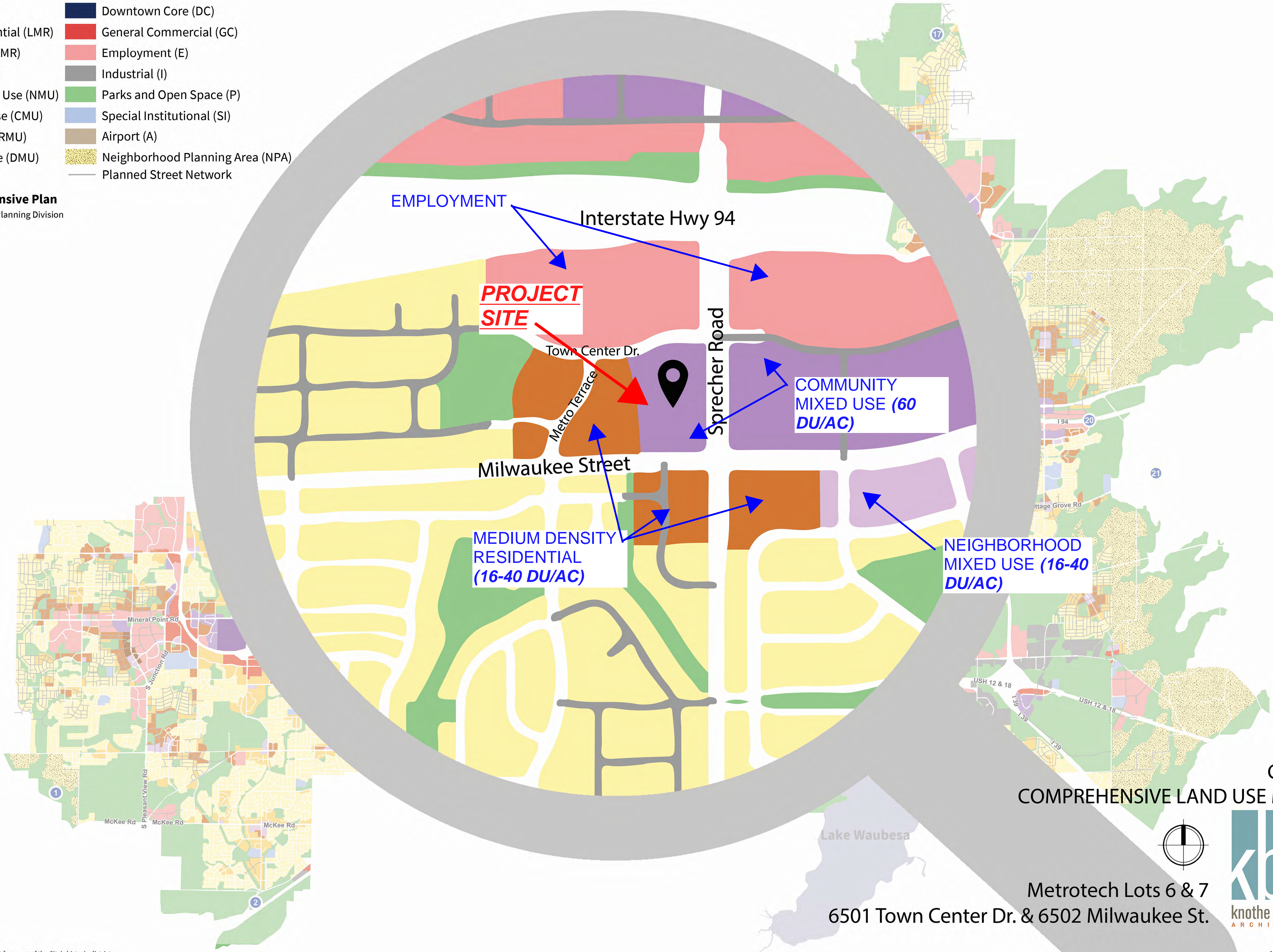




# Generalized Future Land Use Map

- Low Residential (LR)
- Low-Medium Residential (LMR)
- Medium Residential (MR)
- High Residential (HR)
- Neighborhood Mixed Use (NMU)
- Community Mixed Use (CMU)
- Regional Mixed Use (RMU)
- Downtown Mixed Use (DMU)
- Map Note
- Downtown Core (DC)
- General Commercial (GC)
- Employment (E)
- Industrial (I)
- Parks and Open Space (P)
- Special Institutional (SI)
- Airport (A)
- Neighborhood Planning Area (NPA)
- Planned Street Network

**City of Madison Comprehensive Plan**  
 Data Source: City of Madison DPCED, Planning Division



C-1.0  
 COMPREHENSIVE LAND USE MAP

Metrotech Lots 6 & 7  
 6501 Town Center Dr. & 6502 Milwaukee St.

kba  
 knothe • bruce  
 ARCHITECTS

Please see Strategy #2 of the Culture and Character Element for maps of the City's historic districts.





knothe • bruce  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

**SITE DEVELOPMENT DATA LOTS 6 & 7:**

<b>DENSITIES:</b>			
LOT AREA	259,617 SF / 5.96 ACRES		
DWELLING UNITS	200 DU		
COMMERCIAL AREA	28,000 SF		
LOT AREA / D.U.	1,298 SF / UNIT		
DENSITY	33.6 UNITS/ACRE		
<b>BUILDING HEIGHT</b>			
LOT COVERAGE	156,364 S.F. = 60%		
USABLE OPEN SPACE	85,688 S.F. (428 SF / UNIT)		
FLOOR AREA RATIO	1.14		
<b>DWELLING UNIT MIX:</b>			
EFFICIENCY	17	17	34
ONE BEDROOM	64	64	128
TWO BEDROOM	19	19	38
TOTAL DWELLING UNITS	100	100	200
<b>VEHICLE PARKING:</b>			
UNDERGROUND/ COVERED	180 STALLS		
SURFACE	212 STALLS		
TOTAL	392 STALLS		
(1.6 STALLS/DU AND A TOTAL OF 80 STALLS FOR COMMERCIAL USE. ALSO AN ALLOWED 8 STALL REDUCTION FOR MIXED USES.)			
<b>BICYCLE PARKING:</b>			
UNDERGROUND GARAGE - WALL	24 STALLS (COVERED)		
UNDERGROUND/STD. 2'X6'	150 STALLS (COVERED)		
SURFACE RESIDENTIAL	26 STALLS		
SURFACE GUEST	20 STALLS (10% OF UNITS)		
SURFACE COMMERCIAL	8 STALLS		
TOTAL	228 STALLS		

**SHEET INDEX**

<b>SITE</b>	
C-1.0	COMPREHENSIVE LAND USE MAP
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C-1.6	EXISTING CONDITIONS/DEMO PLAN
C-1.7	GRADING & EROSION CONTROL PLAN
C-1.8	UTILITY PLAN
C-1.9	DETAILS
<b>LANDSCAPE PLAN</b>	
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
<b>ARCHITECTURAL</b>	
A-1.0	BUILDING #1 BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND - FOURTH FLOOR PLAN
A-1.3	FIFTH FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-2.3	ELEVATIONS - RENDERED
A-2.4	ELEVATIONS - RENDERED
A-2.5	PERSPECTIVE RENDERING
A-2.6	PERSPECTIVE RENDERING
<b>BUILDING #2</b>	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND - FOURTH FLOOR PLAN
A-1.3	FIFTH FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-2.3	ELEVATIONS - RENDERED
A-2.4	ELEVATIONS - RENDERED
A-5.1	TYPICAL UNIT PLANS

**ISSUED**  
Issued for Land Use & UDC - Nov. 28, 2018

**PROJECT TITLE**  
Lots 6 & 7  
Metrotech

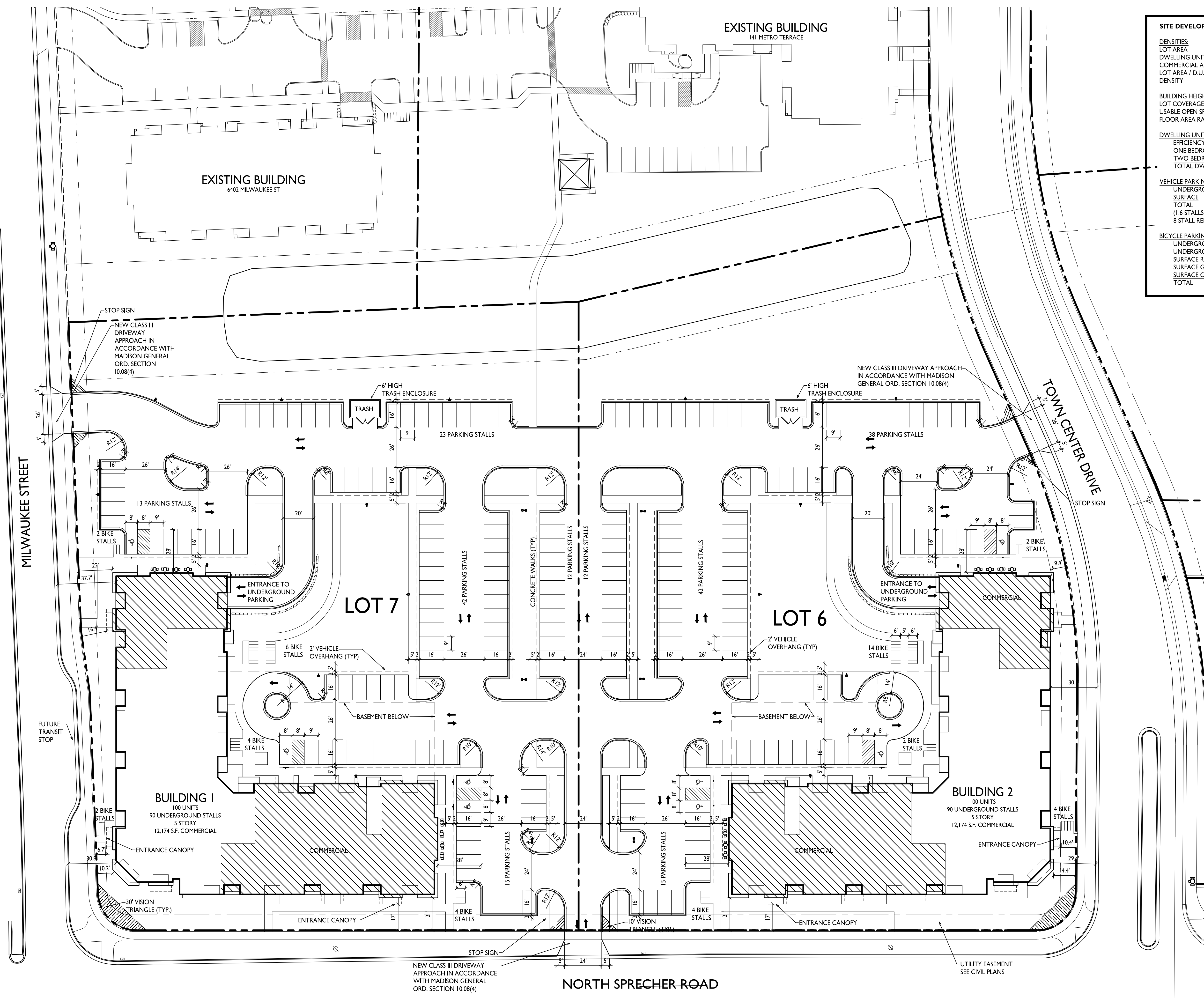
**Site Address:**  
Lot 6: (Building 2)  
6501 Town Center Dr.

**Lot 7: (Building 1)**  
6502 Milwaukee St.  
SHEET TITLE  
Site Plan

SHEET NUMBER

**C-1.1**

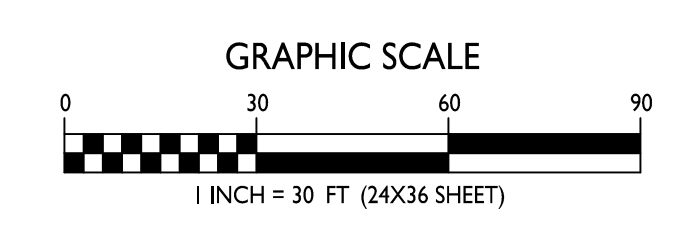
PROJECT NO. 1821  
© Knothe & Bruce Architects, LLC



**GENERAL NOTES:**

- 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.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- ALL DAMAGE TO THE PAVEMENT, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- 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.
- EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.
- 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 (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

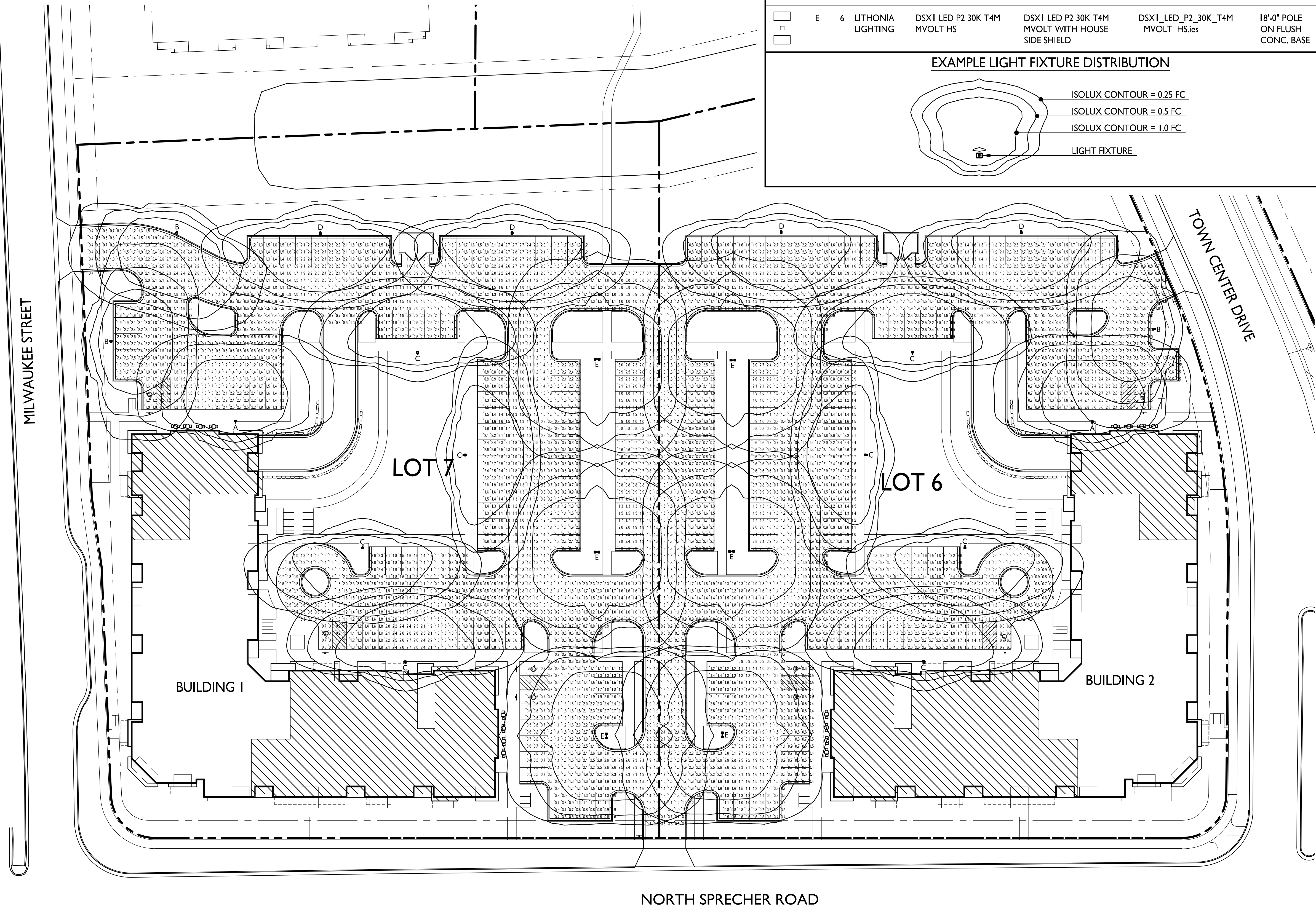
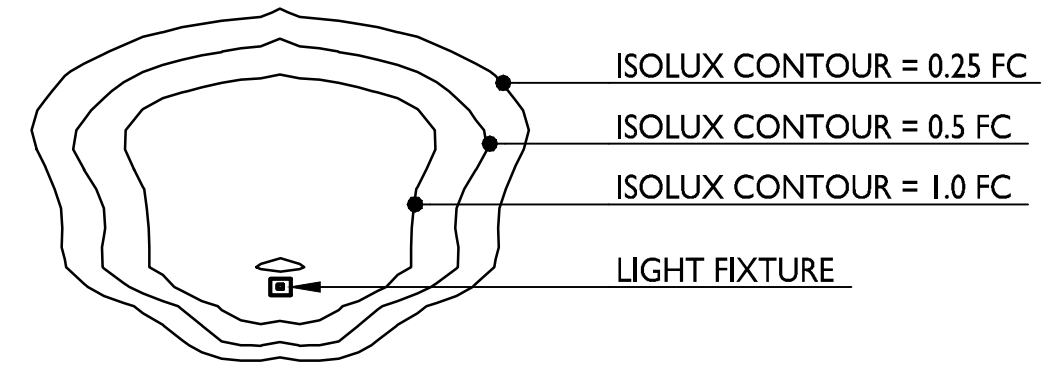
**SITE PLAN**  
C-1.1  
1" = 30'-0"



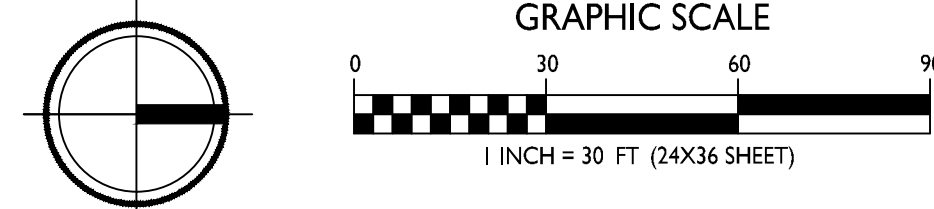
STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Area Lighting	+	1.4 fc	3.9 fc	0.4 fc	9.8:1	3.5:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	LITHONIA LIGHTING	DSX1 LED P2 30K T4M MVOLT HS	DSX1 LED P2 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX1_LED_P2_30K_T4M_MVOLT_HS.ies	20'-0" POLE ON FLUSH CONC. BASE
	B	3	LITHONIA LIGHTING	DSX1 LED P2 30K T4M MVOLT HS	DSX1 LED P2 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX1_LED_P2_30K_T4M_MVOLT_HS.ies	18'-0" POLE ON 2'-0" TALL CONC. BASE
	C	8	LITHONIA LIGHTING	DSX1 LED P2 30K T2M MVOLT HS	DSX1 LED P2 30K T2M MVOLT WITH HOUSE SIDE SHIELD	DSX1_LED_P2_30K_T2M_MVOLT_HS.ies	20'-0" POLE ON FLUSH CONC. BASE
	D	4	LITHONIA LIGHTING	DSX1 LED P2 30K T2M MVOLT HS	DSX1 LED P2 30K T2M MVOLT WITH HOUSE SIDE SHIELD	DSX1_LED_P2_30K_T2M_MVOLT_HS.ies	18'-0" POLE ON 2'-0" TALL CONC. BASE
	E	6	LITHONIA LIGHTING	DSX1 LED P2 30K T4M MVOLT HS	DSX1 LED P2 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX1_LED_P2_30K_T4M_MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



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



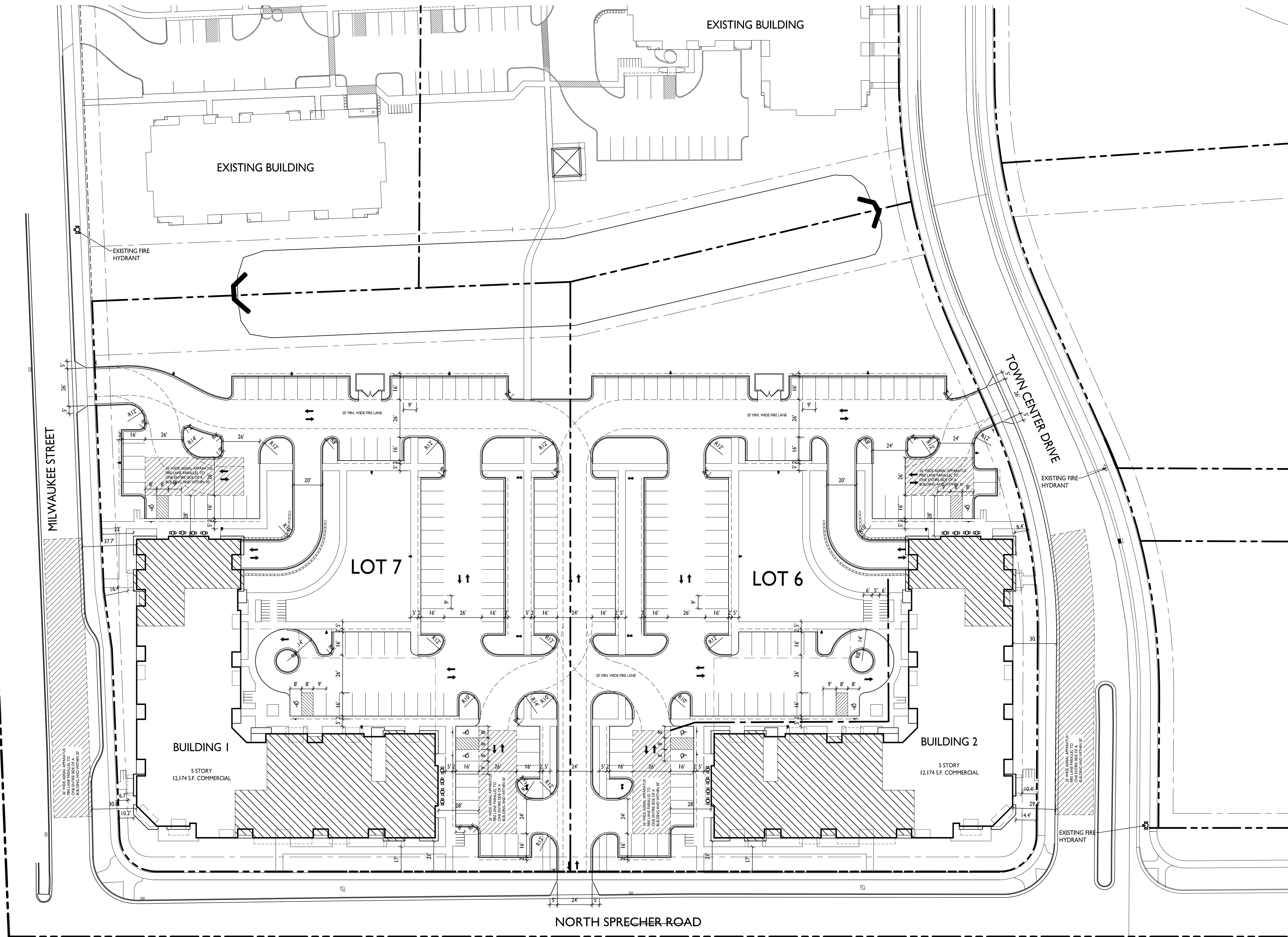
ISSUED  
 Issued for Land Use & UDC - Nov. 28, 2018

PROJECT TITLE  
**Lots 6 & 7  
 Metrotech**

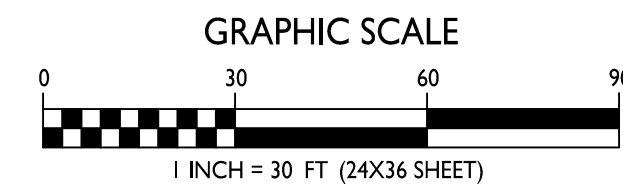
Site Address:  
 Lot 6: (Building 2)  
 6501 Town Center Dr.

Lot 7: (Building 1)  
 6502 Milwaukee St.  
 SHEET TITLE  
**Site Lighting Plan**





**1 FIRE DEPARTMENT ACCESS PLAN**  
C-1.3 1" = 30'-0"







**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Issued for Land Use & UDC - Nov. 28, 2018

PROJECT TITLE  
Lots 6 & 7  
Metrotech

Site Address:  
Lot 6: (Building 2)  
6501 Town Center Dr.

Lot 7: (Building 1)  
6502 Milwaukee St.

SHEET TITLE  
Usable Open Space

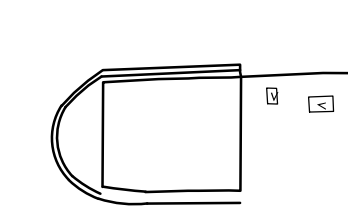
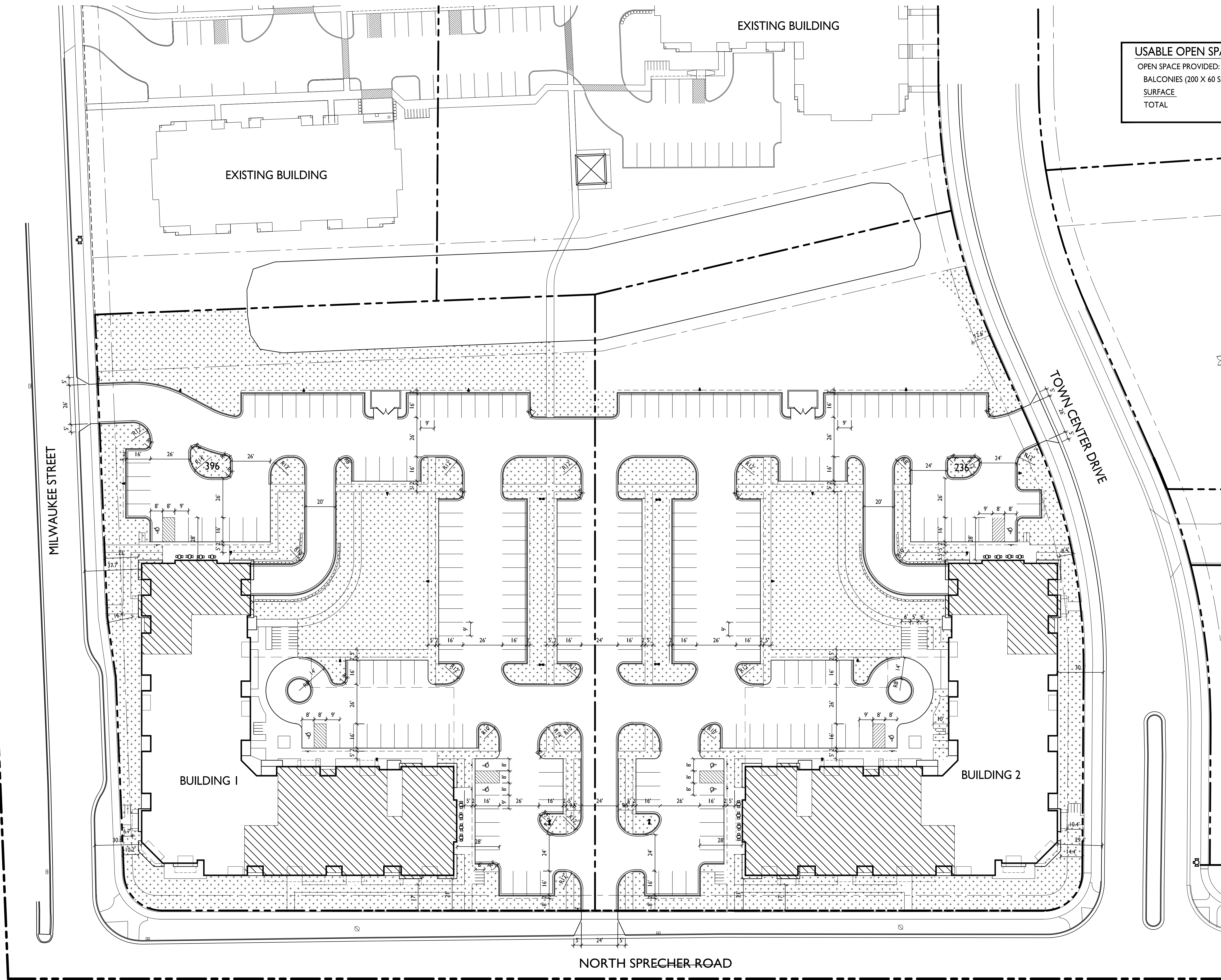
SHEET NUMBER

C-1.4

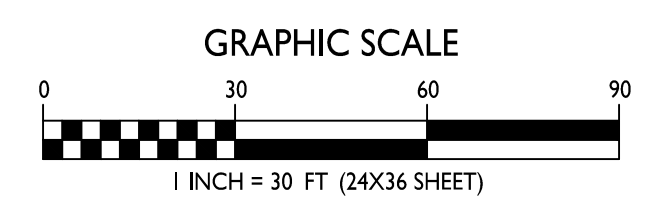
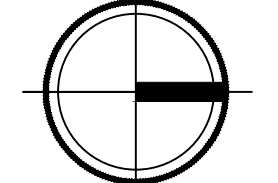
PROJECT NO. 1821

© Knothe & Bruce Architects, LLC

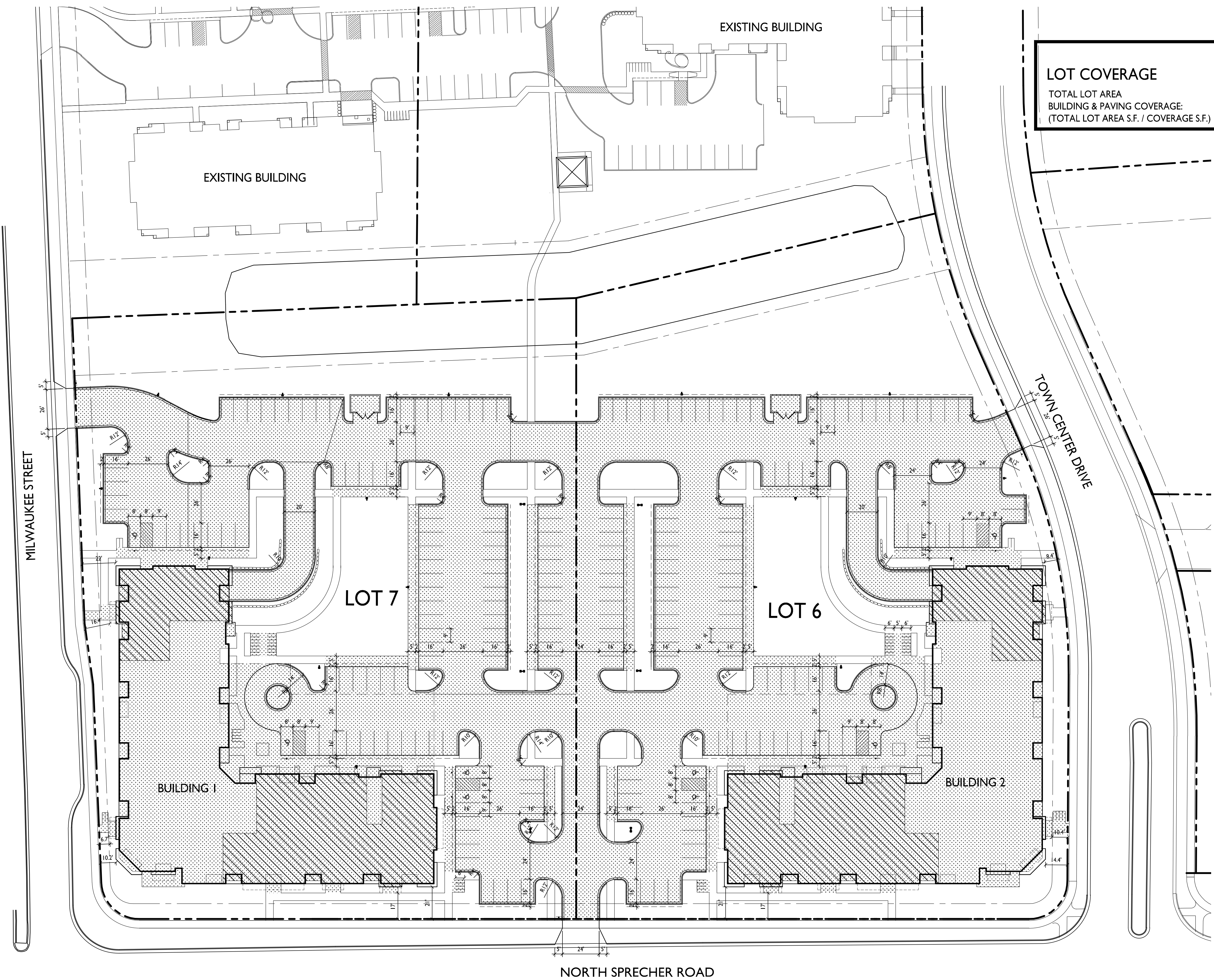
USABLE OPEN SPACE	
OPEN SPACE PROVIDED:	
BALCONIES (200 X 60 S.F.) =	12,000 S.F.
SURFACE	73,688 S.F.
TOTAL	85,688 S.F. (428 SF / UNIT)



USABLE OPEN SPACE  
C-1.4 1" = 30'-0"



SHEET NUMBER



LOT COVERAGE	
TOTAL LOT AREA	259,617 S.F.
BUILDING & PAVING COVERAGE:	156,364 S.F.
(TOTAL LOT AREA S.F. / COVERAGE S.F.)	60 %

ISSUED  
 Issued for Land Use & UDC - Nov. 28, 2018

PROJECT TITLE  
**Lots 6 & 7**  
**Metrotech**

Site Address:  
 Lot 6: (Building 2)  
 6501 Town Center Dr.

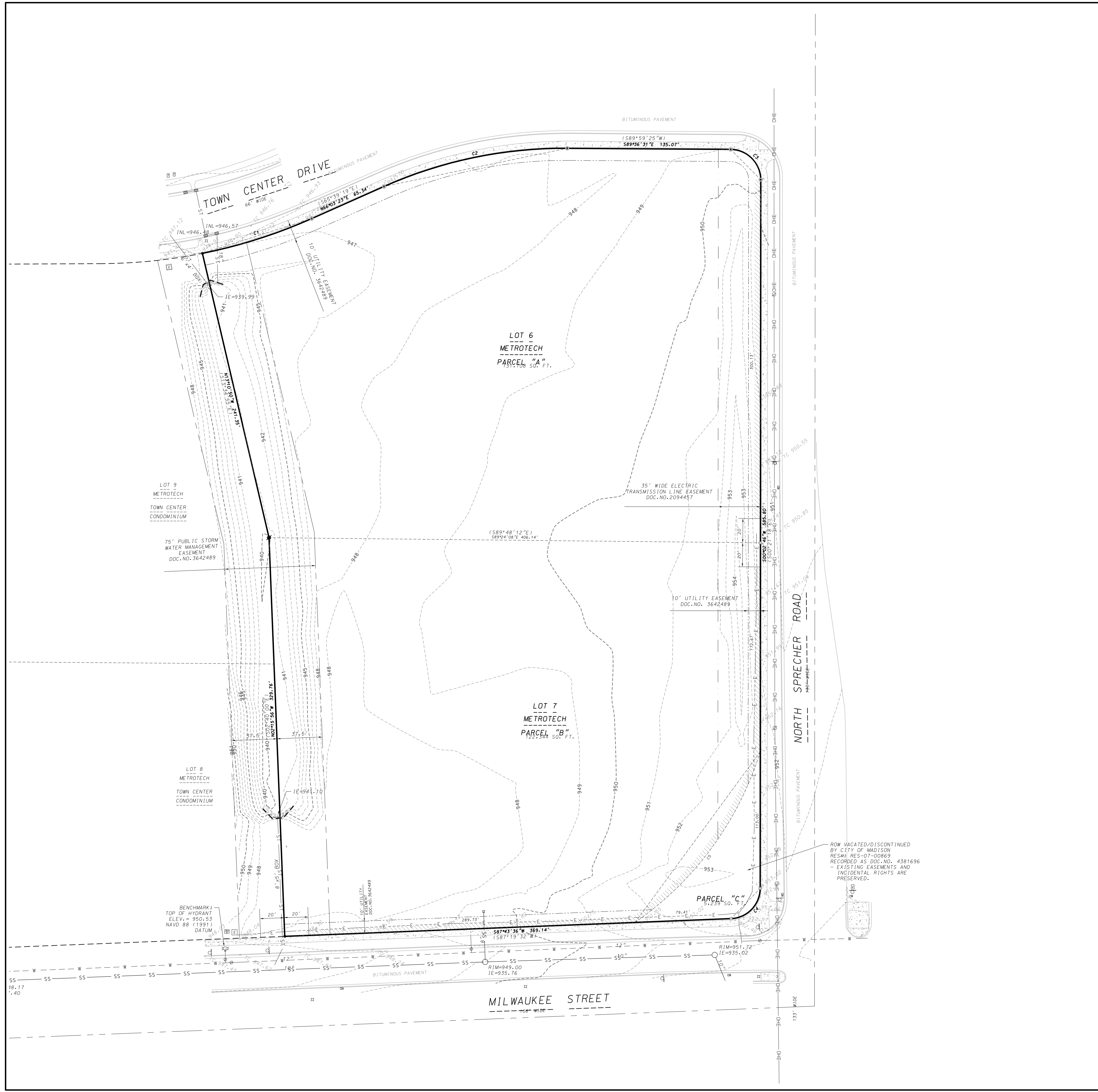
Lot 7: (Building 1)  
 6502 Milwaukee St.  
 SHEET TITLE  
**Lot Coverage**

SHEET NUMBER

**LOT COVERAGE**  
 C-1.5 1" = 30'-0"

GRAPHIC SCALE  
 0 30 60 90  
 1 INCH = 30 FT (24X36 SHEET)





**LEGEND**

●	FOUND 1-1/4" IRON REBAR
●	FOUND 3/4" IRON REBAR
○	FOUND 1" IRON PIPE
○	PLACED 3/4" x 18" IRON REBAR (WT. = 1.5 LBS/FT)
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	SANITARY SEWER
---	WATER MAIN
---	STORM SEWER
⊞	ELECTRIC TRANSFORMER
⊞	TELEPHONE PEDESTAL
⊞	TELEPHONE VAULT
⊞	INLET
⊞	LIGHT POLE
⊞	POWER POLE
⊞	SIGN
⊞	VALVE
⊞	HYDRANT
□	CONCRETE
---	CONCRETE WALL
---	CONCRETE CURB AND GUTTER
---	EXIST. CONTOUR
+	SPOT ELEVATION (± PLUS PT.)
+	TOP OF CURB ELEVATION
---	NO VEHICULAR ACCESS (DOC. NO. 3642489)
( )	'RECORDED AS' INFORMATION

**LEGAL DESCRIPTION**

**Parcel "A"**  
 Lot 6, Metro Tech, recorded in Volume 58-012A of Plots on pages 64-65 as Document Number 3642489, located in the SE1/4 of the NE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin.

**Parcel "B"**  
 Lot 7, Metro Tech, recorded in Volume 58-012A of Plots on pages 64-65 as Document Number 3642489, located in the SE1/4 of the NE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin.

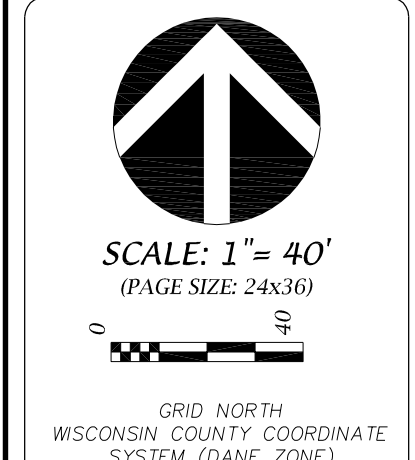
**Parcel "C" (per resolution)**  
 Part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:  
 Commencing at the East quarter corner of said Section 2; thence North 00 degrees 21 minutes 18 seconds West, along the East line of the Northeast Quarter of said Section 2, 210.24 feet; thence South 89 degrees 38 minutes 42 seconds West, 45.00 feet to the point of beginning of this description; thence South 00 degrees 21 minutes 18 seconds East, parallel with said East line of the Northeast Quarter of Section 2, 113.00 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 87 degrees 40 minutes 51 seconds, an arc distance of 38.26 feet, a radius of 25.00 feet and a chord bearing South 43 degrees 29 minutes 07 seconds West, 34.63 feet; thence South 87 degrees 19 minutes 32 seconds West, parallel with the South line of the Northeast Quarter of said Section 2, 79.41 feet to a point of curvature; thence along the arc of a curve to the left through a central angle of 38 degrees 00 minutes 55 seconds, an arc distance of 178.21 feet, a radius of 268.60 feet and a chord bearing North 35 degrees 50 minutes 37.5 seconds East, 174.96 feet to the point of beginning. This description contains approximately 5,239 square feet.

**NOTES**

- Applicable note from Metrotech Plat
  - All lots within this plat are subject to a non-exclusive easement for drainage purposes and shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot, except that the easement shall be twelve (12) feet in width on the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets.
  - The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved stormwater drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
  - Upon review and approval of each PUD (SIP) proposal for multi-family development on lots, provisions for off-street parking are expected not to exceed the minimum R4 requirement of the zoning ordinance.
- Utilities were marked by Diggers Hotline ticket number 20161904224. These markings and plans were used to show the utilities on this survey.

**D'ONFRID KOTKE AND ASSOCIATES, INC.**  
 7550 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

EXISTING CONDITIONS SURVEY  
**METROTECH LOTS 6 & 7**  
 6501 TOWN CENTER DRIVE & 6502 MILWAUKEE STREET




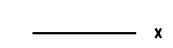


GRID NORTH  
 WISCONSIN COUNTY COORDINATE  
 SYSTEM (DANE ZONE)

DATE: 10-03-18  
 REVISED:

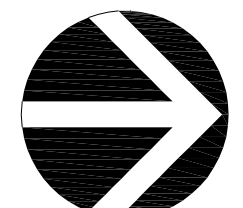

DRAWN BY: KRG  
 FN: 18-03-101  
 Sheet Number:  
 C-1.6

**LEGEND**

-  900 PROPOSED CONTOUR
-  900 EXISTING CONTOUR
-  SPOT ELEVATION  
EDGE OF PAVEMENT
-  SILT FENCE

**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 THE COUNTY OR TOWN WILL REQUIRE ADDITIONAL MEASURES TO 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 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 3:1
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. SEE 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.

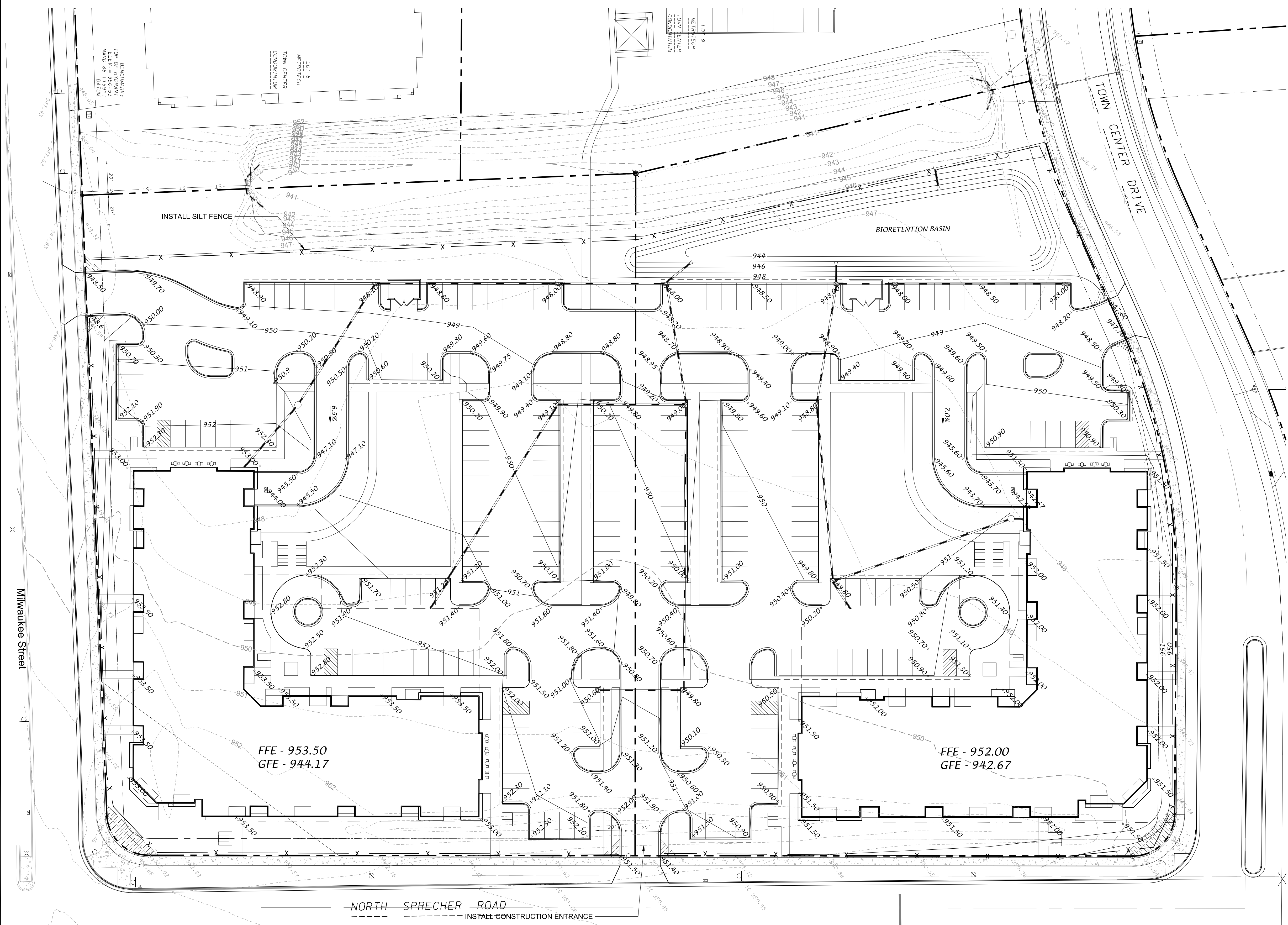
  
 SCALE: 1" = 30'  
 (PAGE SIZE: 24x36)  


DATE: 11-27-18  
 REVISED:

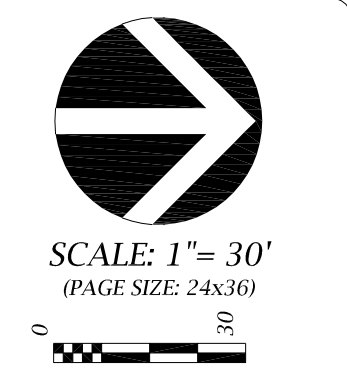
DRAWN BY: KWB

FN: 18-03-101

Sheet Number:  
 C - 1.7







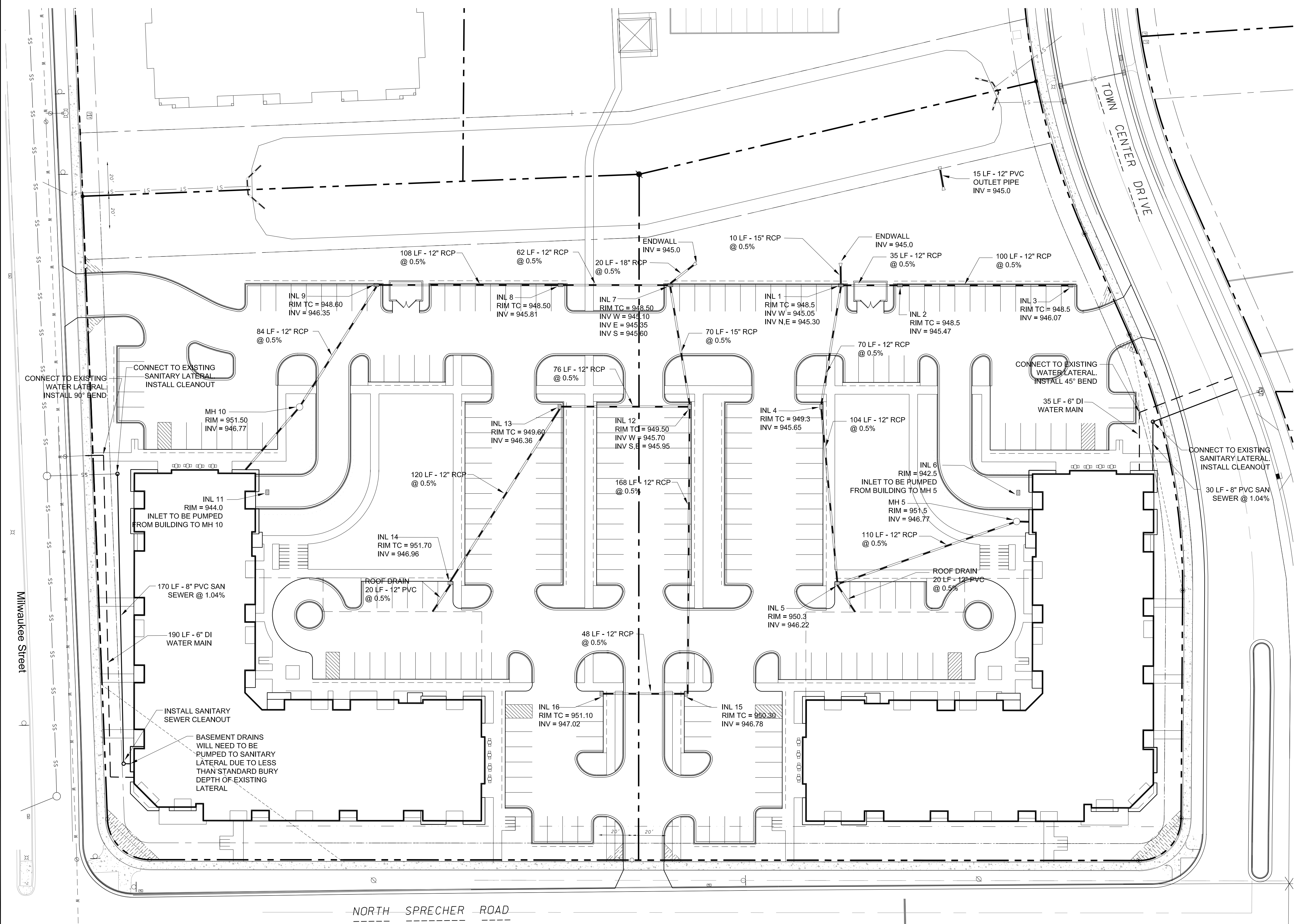
SCALE: 1" = 30'  
 (PAGE SIZE: 24x36)  
 DATE: 11-27-18  
 REVISED:  
 DRAWN BY: KWB  
 FN: 18-03-101  
 Sheet Number:  
**C - 1.8**

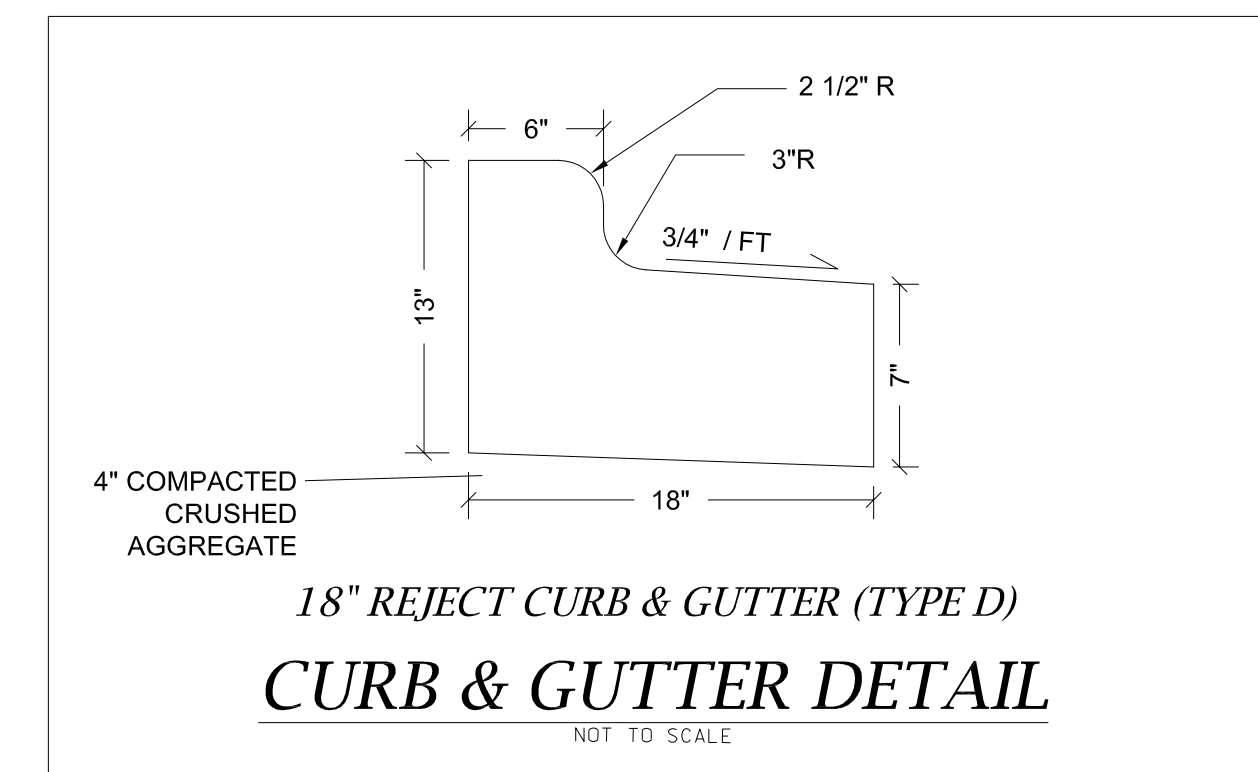
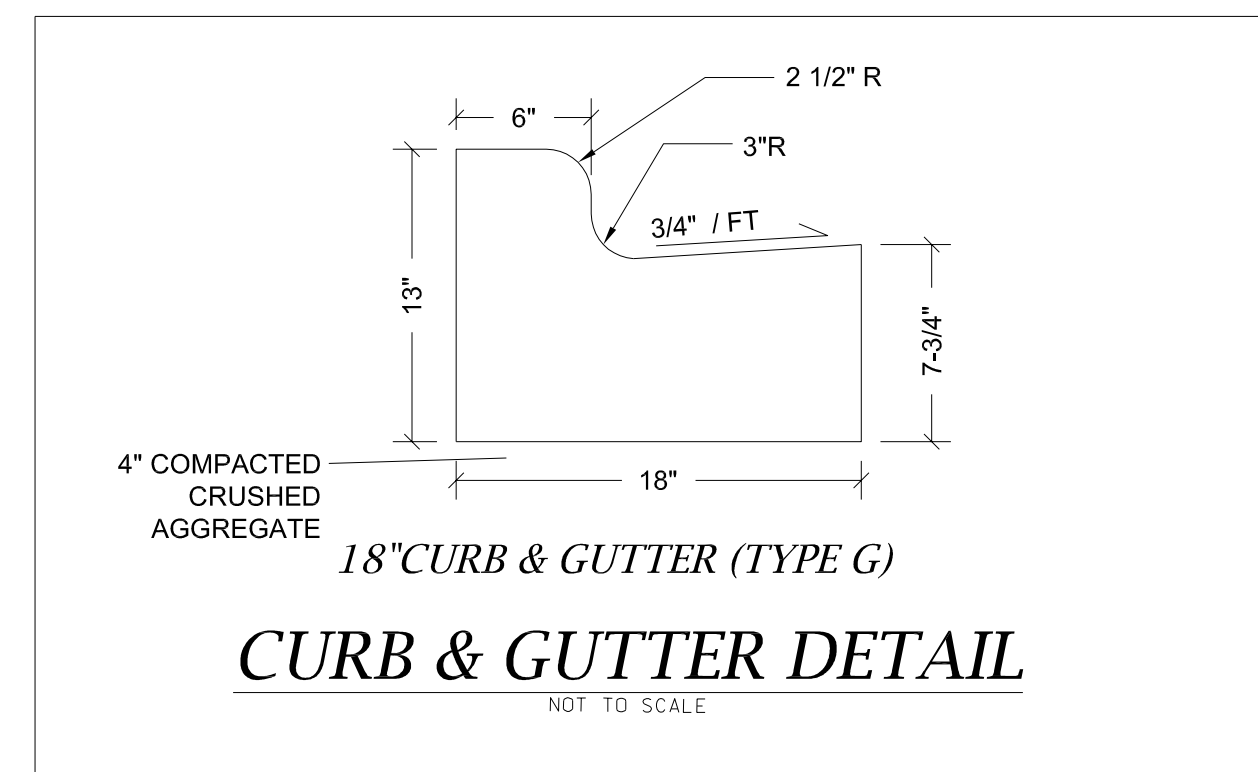
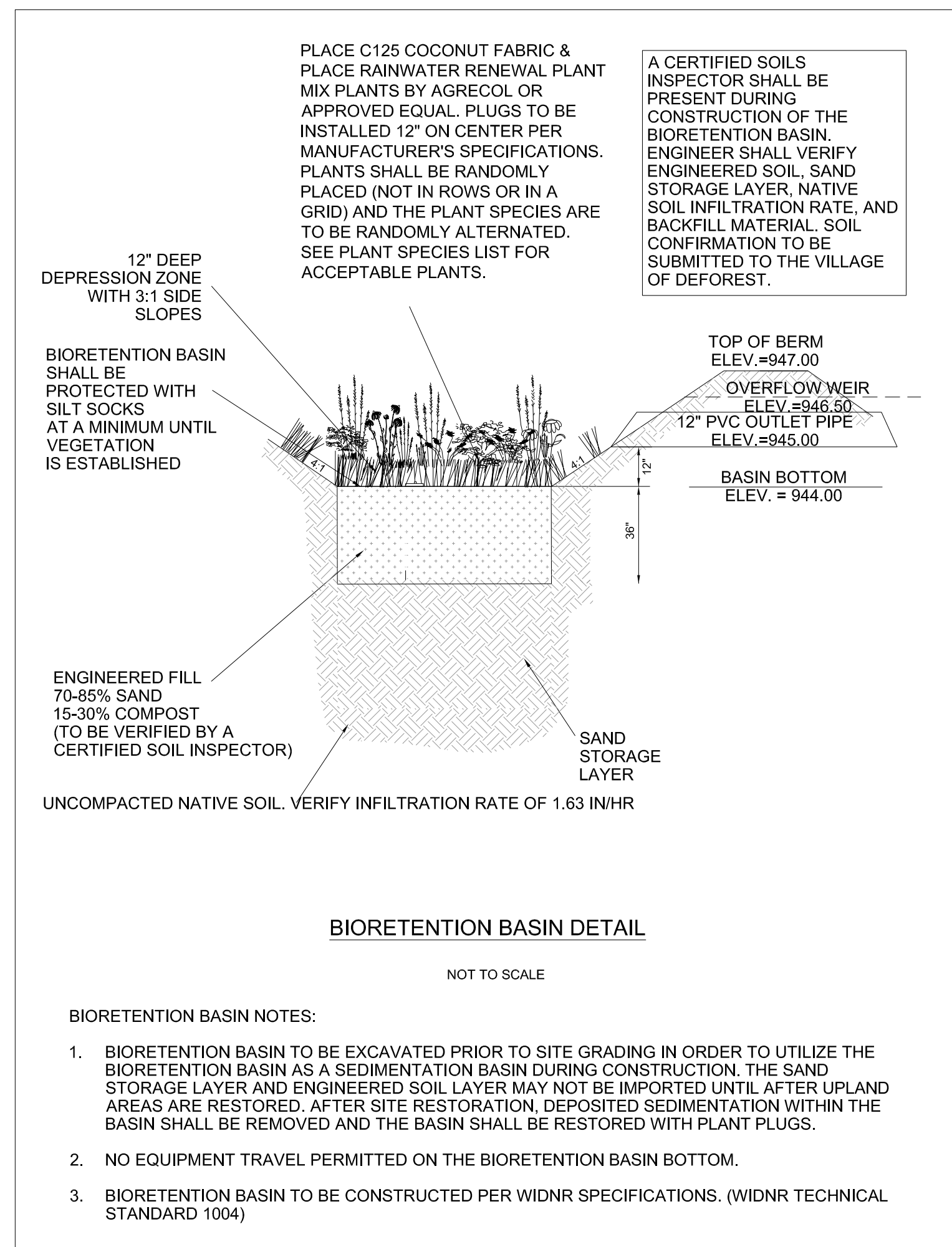
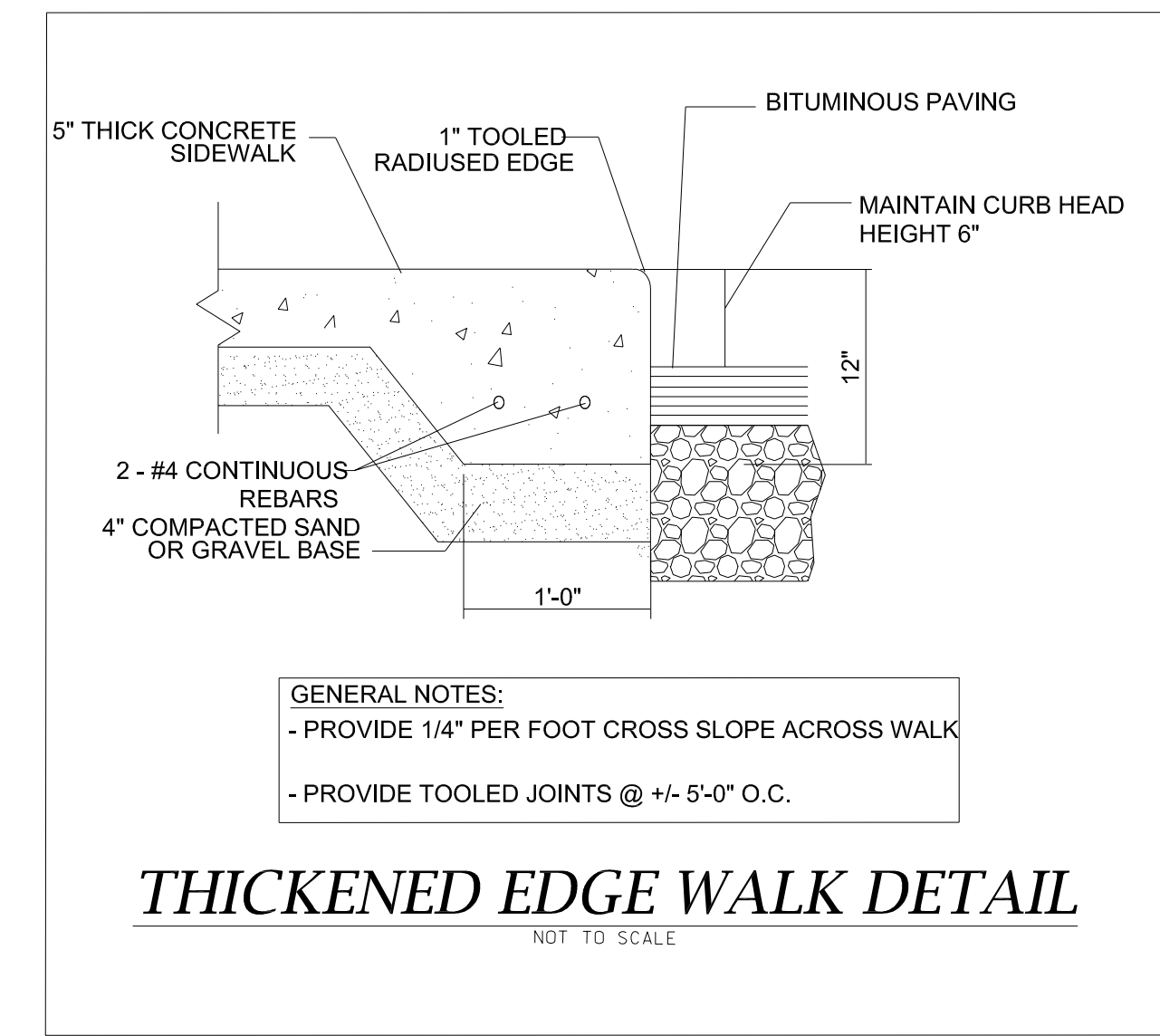
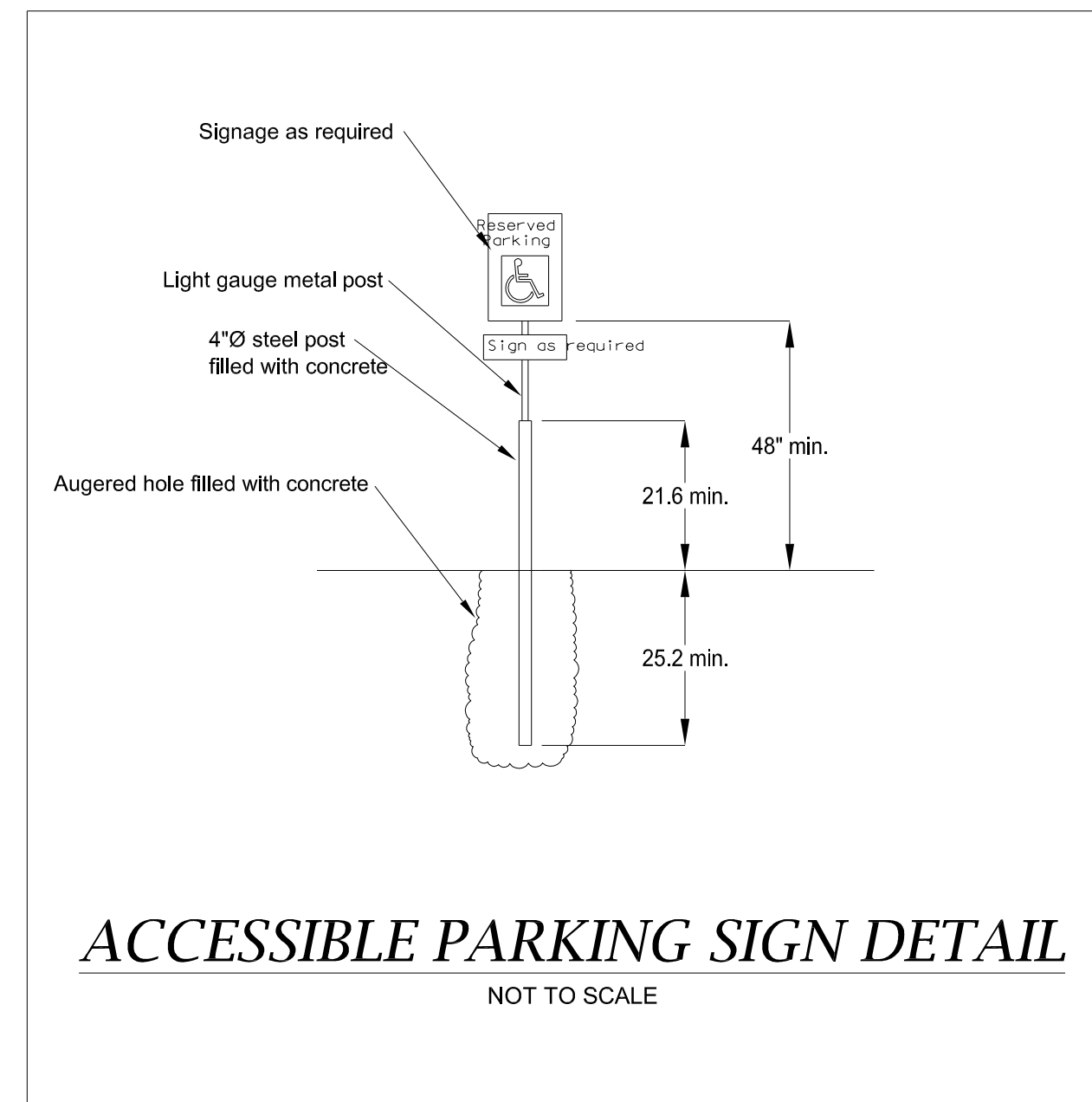
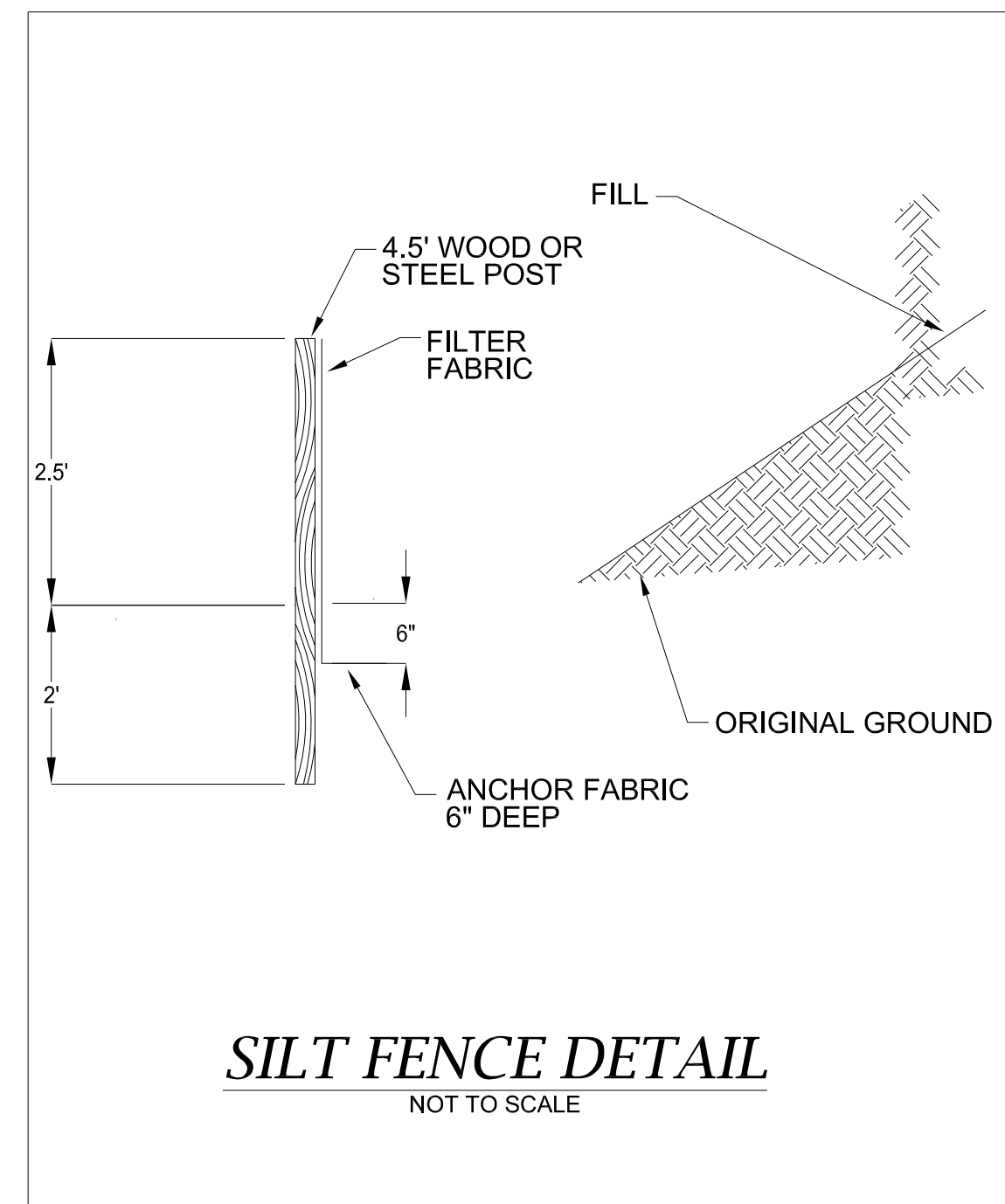
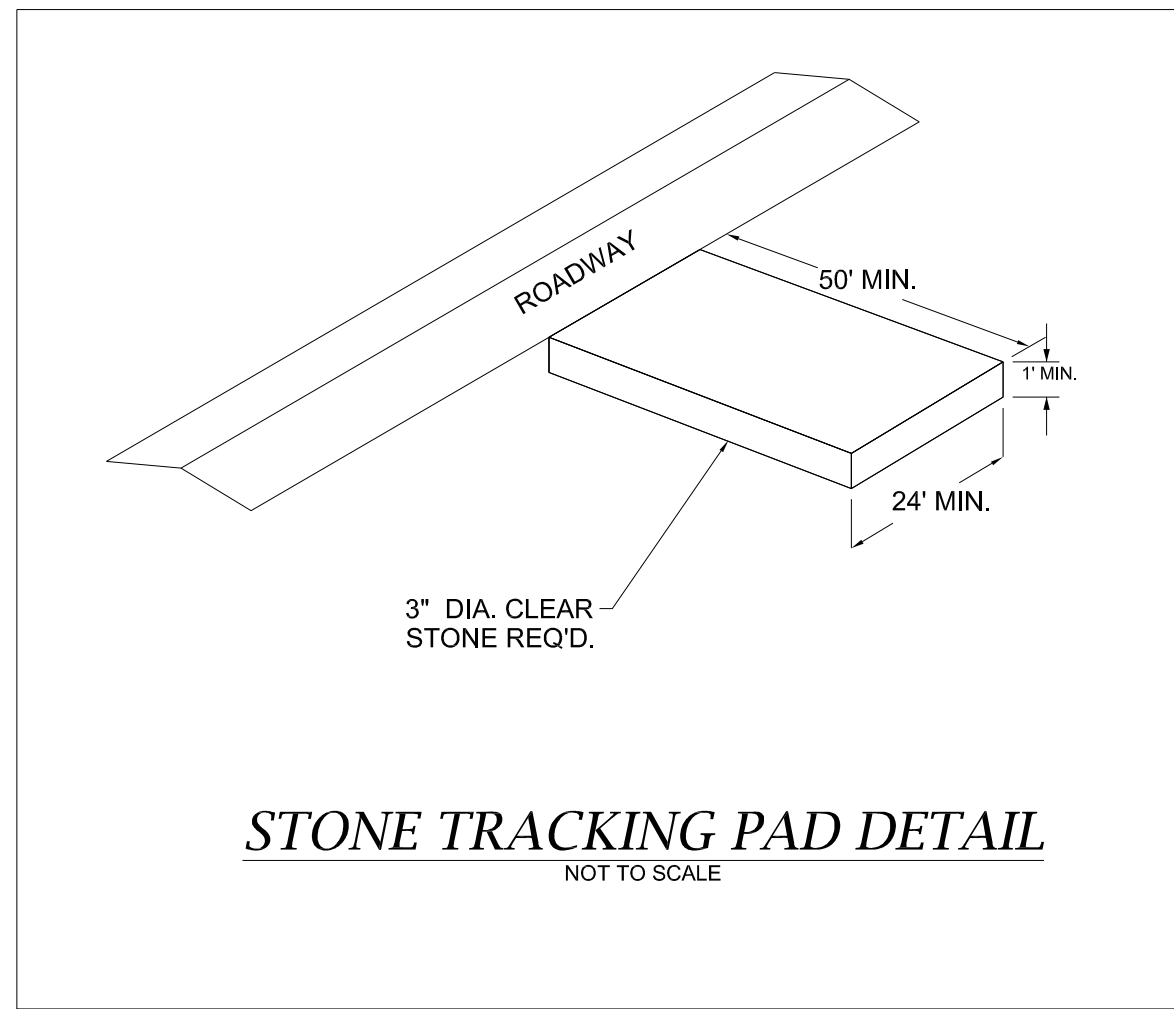
**LEGEND**

- PROPERTY LINE
- 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN/LATERAL

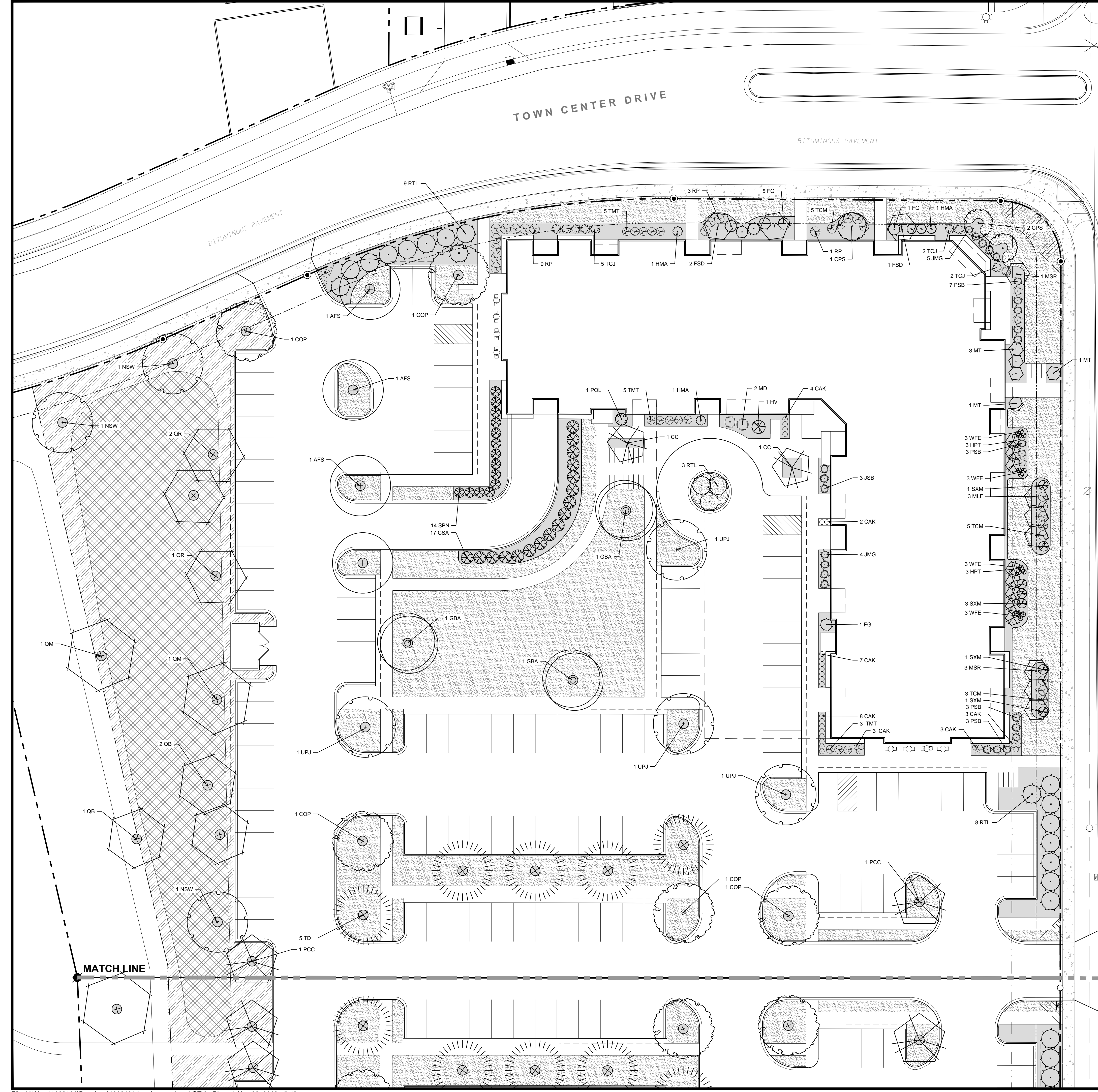
**SITE UTILITY NOTES**

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
4. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
5. ALL 2X3 INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID
6. ALL STORM MANHOLES TO BE 48" DIAMETER MANHOLE WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN
7. ALL INLETS ACCEPTING STORMWATER RUNOFF FROM PARKING AREAS SHALL HAVE CATCHALL HR-I PERMANENT INLET INSERTS INSTALLED
8. PRIVATE WATER MAIN IS IN ACCORDANCE WITH MGO SECTION 34.507 FOR MINIMUM SIZE.
9. ROOF DRAIN PIPES TO BE 6" PVC AT 1.0% SLOPE









**LOT 6 - LANDSCAPE REQUIREMENTS SUMMARY**

**LOT 6 - DEVELOPED AREA REQUIREMENT:**  
 5 POINTS PER 300 SF OF DEVELOPED AREA  
 GROSS DEVELOPED AREA = 96,031 SQ FT  
 BUILDING FOOTPRINTS = 24,430 SQ FT  
 NET DEVELOPED AREA = 71,601 SQ FT (1.64 ACRE)

TOTAL POINTS REQUIRED = 1,193 POINTS

POINTS PROVIDED = 2,366 POINTS

**LOT 6 - STREET FRONTAGE REQUIREMENT:**  
 1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 LF

**TOWN CENTER DRIVE FRONTAGE = 330 FT**  
 PLANTS REQUIRED = 11 OVERSTORY TREES OR  
 22 EVERGREEN / ORNAMENTAL TREES  
 55 SHRUBS  
 PLANTS PROVIDED = 11 OVERSTORY TREES  
 55 SHRUBS

**SPRECHER ROAD FRONTAGE = 307 FT**  
 PLANTS REQUIRED = 10 OVERSTORY TREES OR  
 20 EVERGREEN / ORNAMENTAL TREES  
 50 SHRUBS  
 PLANTS PROVIDED = 10 OVERSTORY TREES  
 50 SHRUBS

**LOT 6 - PARKING LOT LANDSCAPING REQUIREMENT:**  
 1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 46,825 SQ FT  
 REQUIRED LANDSCAPED AREA = 3,746 SQ FT (8% TOTAL PARKING LOT AREA)  
 LANDSCAPED AREA PROVIDED = 5,023 SQ FT

OVERSTORY TREES REQUIRED = 24 OVERSTORY TREES  
 OVERSTORY TREES PROVIDED = 24 OVERSTORY TREES

**LOT 6 - PLANT SCHEDULE**

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND.	NOTES
<b>OVERSTORY DECIDUOUS TREES</b>								
AFS	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	4	35	140	2.5'	B&B	
CPS	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	3	35	105	2.5'	B&B	
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	5	35	175	2.5'	B&B	
FSD	Fagus sylvatica 'Cawcok Purple'	Cawcok Purple Beech	3	35	105	2.5'	B&B	
GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3	35	105	2.5'	B&B	
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	3	35	105	2.5'	B&B	
PCC	Pyrus calleryana 'Chanticleer'	Chanticleer Select Pear	2	35	70	2.5'	B&B	
QB	Quercus bicolor	Swamp White Oak	3	35	105	2.5'	B&B	
QM	Quercus macrocarpa	Burr Oak	3	35	105	2.5'	B&B	
QR	Quercus rubra	Northern Red Oak	3	35	105	2.5'	B&B	
TD	Taxodium distichum	Bald Cypress	5	35	175	2.5'	B&B	
UPJ	Ulmus propinqua 'JFS-Bieberich'	Emerald Sunshine Elm	4	35	140	2.5'	B&B	
<b>ORNAMENTAL TREE</b>								
CC	Carpinus caroliniana	American Hornbeam	2	15	30	6' TALL	B&B	MULTI-STEM
HPT	Hydrangea paniculata 'Grandiflora'	PG Hydrangea Tree Form	8	15	120	4' TALL	B&B	TREE FORM
MLF	Malus Firebird	Firebird Crabapple	3	15	45	4' TALL	B&B	
MT	Malus 'Tina'	Tina Crabapple	5	15	75	4' TALL	B&B	
MSR	Magnolia stellata 'Royal Star'	Royal Star Magnolia	4	15	60	4' TALL	B&B	MULTI-STEM
<b>DECIDUOUS SHRUB</b>								
CSA	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	17	3	51	24" TALL	POT	
FG	Fothergilla 'Blue Shadow'	Blue Shadow Fothergilla	7	3	21	24" TALL	POT	
HMA	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	5	3	15	24" TALL	POT	
POL	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	1	3	3	24" TALL	POT	
RTB	Rhus typhina 'Bailiger'	Tiger Eyes Sumac	1	3	3	36" TALL	POT	
RTL	Rhus typhina 'Laciniata'	Cutleaf Sycamore Sumac	20	3	60	36" TALL	POT	
SPN	Salix purpurea 'Nana'	Dwarf Arctic Willow	14	3	42	36" TALL	POT	
SXM	Spiraea 'Magic Carpet'	Magic Carpet Spirea	7	3	21	12" TALL	POT	
WFE	Weigela 'Eliora'	Midnight Wine Weigela	12	3	36	12" TALL	POT	
<b>EVERGREEN SHRUB</b>								
JMG	Juniperus x media 'Sea of Gold'	Sea of Gold Juniper	9	4	36	12" TALL	POT	
JSB	Juniperus squamata 'Blue Star'	Blue Star Juniper	3	4	12	12" TALL	POT	
MD	Microbiota decussata	Russian Arborvitae	2	4	8	12" TALL	POT	
PSB	Pinus strobus 'Blue Shag'	Blue Shag Pine	16	4	64	24" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	13	4	52	24" TALL	POT	
TCJ	Tsuga canadensis 'Jeddelight'	Jeddelight Hemlock	9	4	36	24" TALL	POT	
TCM	Taxus cuspidata 'Monico'	Emerald Spreader Yew	13	4	52	24" TALL	POT	
TMT	Taxus taurion	Taurion Yew	13	4	52	24" TALL	POT	
<b>ORNAMENTAL GRASSES</b>								
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	30	2	60	1 GAL	POT	
			<b>TOTAL:</b>		<b>2389</b>		<b>POINTS</b>	

**GROUND COVER LEGEND**

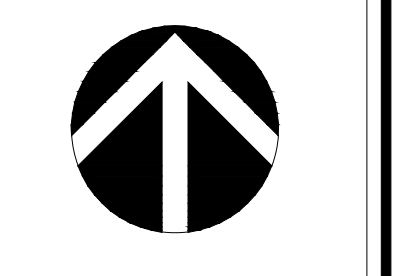
- LAWN SEED
- PRAIRIE GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS  
SEED MIX AS MANUFACTURED BY AGRECOL
- BIORETENTION BASIN - RAINWATER RENEWAL GARDEN MIX  
AS MANUFACTURED BY AGRECOL
- BARK MULCH

**SITE LANDSCAPE PLAN - GENERAL NOTES**

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
5. ALL TREES IN TURF AREAS SHALL HAVE A 4" DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
6. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
7. LAWN AREAS SHALL BE SEEDED WITH MADISON PARKS SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC, PER MANUFACTURER'S SPECIFICATIONS.
8. BIORETENTION BASINS SHALL BE PLANTED WITH RAINWATER RENEWAL GARDEN MIX AS MANUFACTURED BY AGRECOL. NATIVE NURSERY. PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 9"-12" CENTERS OR PER MANUFACTURER'S SPECIFICATIONS.
9. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
 7530 Wicard Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

LANDSCAPE PLAN - LOT 6  
**METROTECH**  
 CITY OF MADISON, WISCONSIN



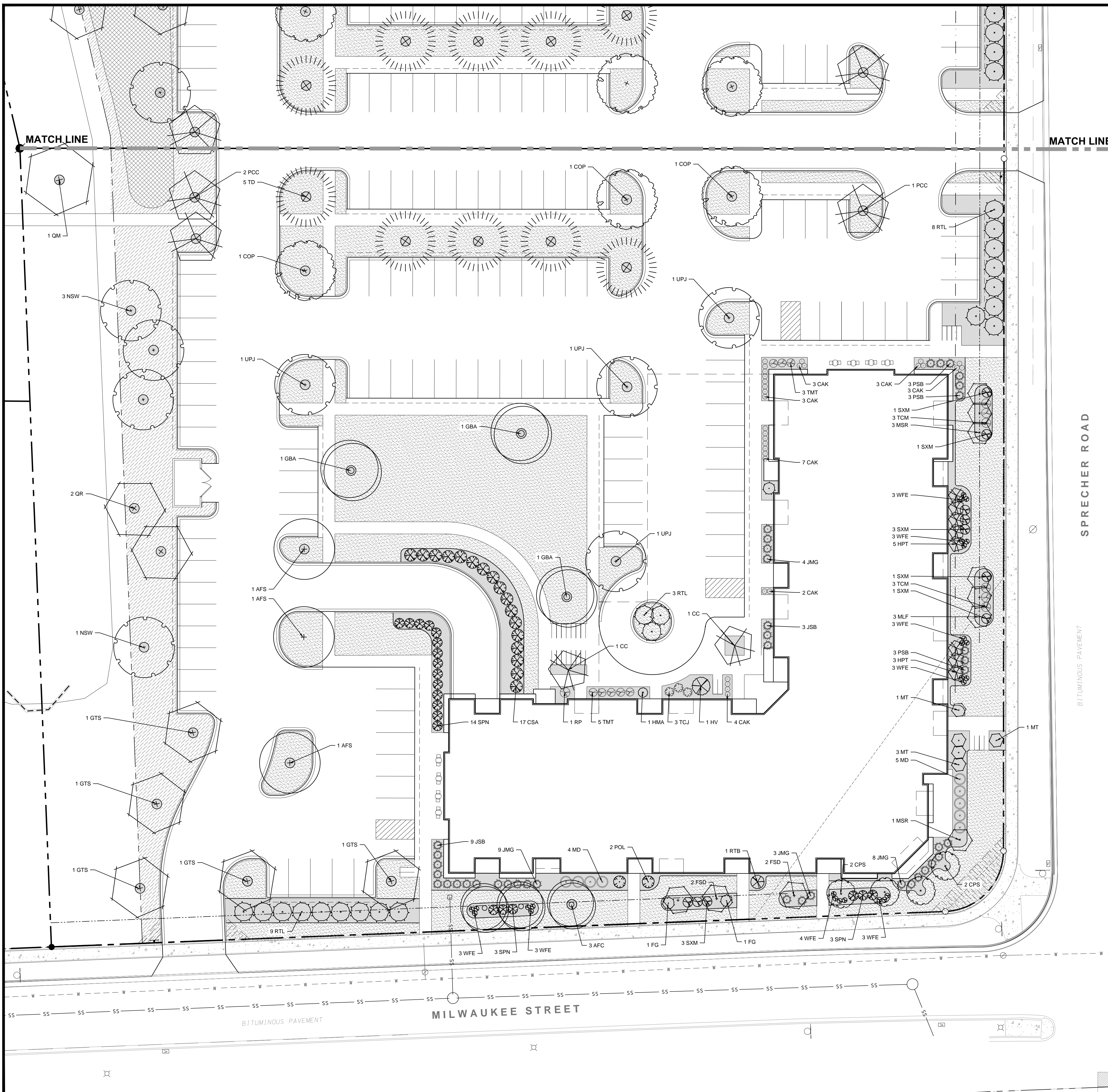
DATE: 11-27-18  
 REVISED:

DRAWN BY: MS

FN: 18-03-101

Sheet Number:  
**L-1.0**





**LOT 7 - LANDSCAPE REQUIREMENTS SUMMARY**

**LOT 7 - DEVELOPED AREA REQUIREMENT:**  
 5 POINTS PER 300 SF OF DEVELOPED AREA  
 GROSS DEVELOPED AREA = 97,227 SQ FT  
 BUILDING FOOTPRINTS = 24,430 SQ FT  
 NET DEVELOPED AREA = 72,797 SQ FT (1.64 ACRE)

TOTAL POINTS REQUIRED = 1,213 POINTS  
 POINTS PROVIDED = 2,432 POINTS

**LOT - 7 STREET FRONTAGE REQUIREMENT:**  
 1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 FT

**MILWAUKEE STREET FRONTAGE = 325 FT**  
 PLANTS REQUIRED = 11 OVERSTORY TREES OR  
 22 EVERGREEN / ORNAMENTAL TREES  
 55 SHRUBS  
 PLANTS PROVIDED = 11 OVERSTORY TREES  
 55 SHRUBS

**SPRECHER ROAD FRONTAGE = 300 FT**  
 PLANTS REQUIRED = 10 OVERSTORY TREES OR  
 20 EVERGREEN / ORNAMENTAL TREES  
 50 SHRUBS  
 PLANTS PROVIDED = 10 OVERSTORY TREES  
 50 SHRUBS

**LOT 7 - PARKING LOT LANDSCAPING REQUIREMENT:**  
 1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 46,674 SQ FT  
 REQUIRED LANDSCAPED AREA = 3,734 SQ FT (8% TOTAL PARKING LOT AREA)  
 LANDSCAPED AREA PROVIDED = 5,240 SQ FT  
 OVERSTORY TREES REQUIRED = 23 OVERSTORY TREES  
 OVERSTORY TREES PROVIDED = 23 OVERSTORY TREES

**LOT 7 - PLANT SCHEDULE**

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND.	NOTES
<b>OVERSTORY DECIDUOUS TREES</b>								
AFC	Acer x freemanii 'Cezann'	Celebration Maple	3	35	105	2.5'	B&B	
AFS	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	3	35	105	2.5'	B&B	
CPS	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	4	35	140	2.5'	B&B	
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3	35	105	2.5'	B&B	
FSD	Fagus sylvatica 'Dawycok Purple'	Dawycok Purple Beech	3	35	105	2.5'	B&B	
GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3	35	105	2.5'	B&B	
GTS	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	5	35	175	2.5'	B&B	
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	4	35	140	2.5'	B&B	
PCQ	Pyrus calleryana 'Chanticleer'	Chanticleer Seedling Pear	3	35	105	2.5'	B&B	
QR	Quercus rubra	Northern Red Oak	2	35	70	2.5'	B&B	
TD	Taxodium distichum	Bald Cypress	5	35	175	2.5'	B&B	
UPJ	Ulmus prinoquua 'JS-Bieberich'	Emerald Sunshine Elm	4	35	140	2.5'	B&B	
<b>ORNAMENTAL TREE</b>								
CC	Carpinus caroliniana	American Hornbeam	2	15	30	6' TALL	B&B	MULTI-STEM
HPT	Hydrangea paniculata 'Grandiflora'	Panicle Hydrangea Tree Form	8	15	120	4' TALL	B&B	TREE FORM
MLF	Malus 'Firebro'	Firebird Crabapple	3	15	45	4' TALL	B&B	
MT	Malus 'Tina'	Tina Crabapple	5	15	75	4' TALL	B&B	
MSR	Magnolia stellata 'Royal Star'	Royal Star Magnolia	4	15	60	4' TALL	B&B	MULTI-STEM
<b>DECIDUOUS SHRUB</b>								
CSA	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	17	3	51	24" TALL	POT	
FG	Fothergilla 'Blue Shadow'	Blue Shadow Fothergilla	3	3	9	24" TALL	POT	
HMA	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	1	3	3	24" TALL	POT	
HV	Hammamelis virginiana	Witchhazel	1	3	3	36" TALL	POT	
POL	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	2	3	6	24" TALL	POT	
RTB	Rhus typhina 'Bailiger'	Tiger Eyes Sumac	1	3	3	36" TALL	POT	
RTL	Rhus typhina 'Laciniata'	Lacinated Slaghorn Sumac	20	3	60	36" TALL	POT	
SPN	Salix purpurea 'Nana'	Dwarf Arctic Willow	20	3	60	36" TALL	POT	
SXM	Spiraea 'Magic Carpet'	Magic Carpet Spiraea	10	3	30	12" TALL	POT	
WFE	Weigela 'Evera'	Midnight Wine Weigela	25	3	75	12" TALL	POT	
<b>EVERGREEN SHRUB</b>								
JMG	Juniperus x media 'Sea of Gold'	Sea of Gold Juniper	20	4	80	12" TALL	POT	
JSB	Juniperus squamata 'Blue Star'	Blue Star Juniper	12	4	48	12" TALL	POT	
MD	Microbiota decussata	Russian Arborvitae	5	4	20	12" TALL	POT	
PSB	Pinus strobus 'Blue Shag'	Blue Shag Pine	9	4	36	24" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	1	4	4	24" TALL	POT	
TCJ	Tsuga canadensis 'Jeddleith'	Jeddleith Hemlock	3	4	12	24" TALL	POT	
TCM	Taxus cuspidata 'Monroe'	Emerald Spreader Yew	8	4	32	24" TALL	POT	
TMT	Trautvetteria 'Taunton'	Taunton Yew	8	4	32	24" TALL	POT	
<b>ORNAMENTAL GRASSES</b>								
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	30	2	60	1 GAL	POT	
				<b>TOTAL:</b>	<b>2432</b>	<b>POINTS</b>		

**GROUND COVER LEGEND**

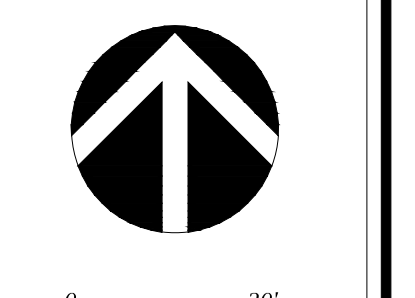
- LAWN SEED
- PRAIRIE GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS  
SEED MIX AS MANUFACTURED BY AGRECOL
- BIORETENTION BASIN - RAINWATER RENEWAL GARDEN MIX  
AS MANUFACTURED BY AGRECOL
- BARK MULCH

**SITE LANDSCAPE PLAN - GENERAL NOTES**

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
5. ALL TREES IN TURF AREAS SHALL HAVE A 4" DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
6. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
7. LAWN AREAS SHALL BE SEEDED WITH MADISON PARKS SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC PER MANUFACTURER'S SPECIFICATIONS.
8. BIORETENTION BASINS SHALL BE PLANTED WITH RAINWATER RENEWAL GARDEN MIX AS MANUFACTURED BY AGRECOL. NATIVE NURSERY. PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 9"-12" CENTERS OR PER MANUFACTURER'S SPECIFICATIONS.
9. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
 7530 Westward Way, Madison, WI 53717  
 Phone: 608.853.7530 • Fax: 608.853.1089  
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

LANDSCAPE PLAN - LOT 7  
**METROTECH**  
 CITY OF MADISON, WISCONSIN



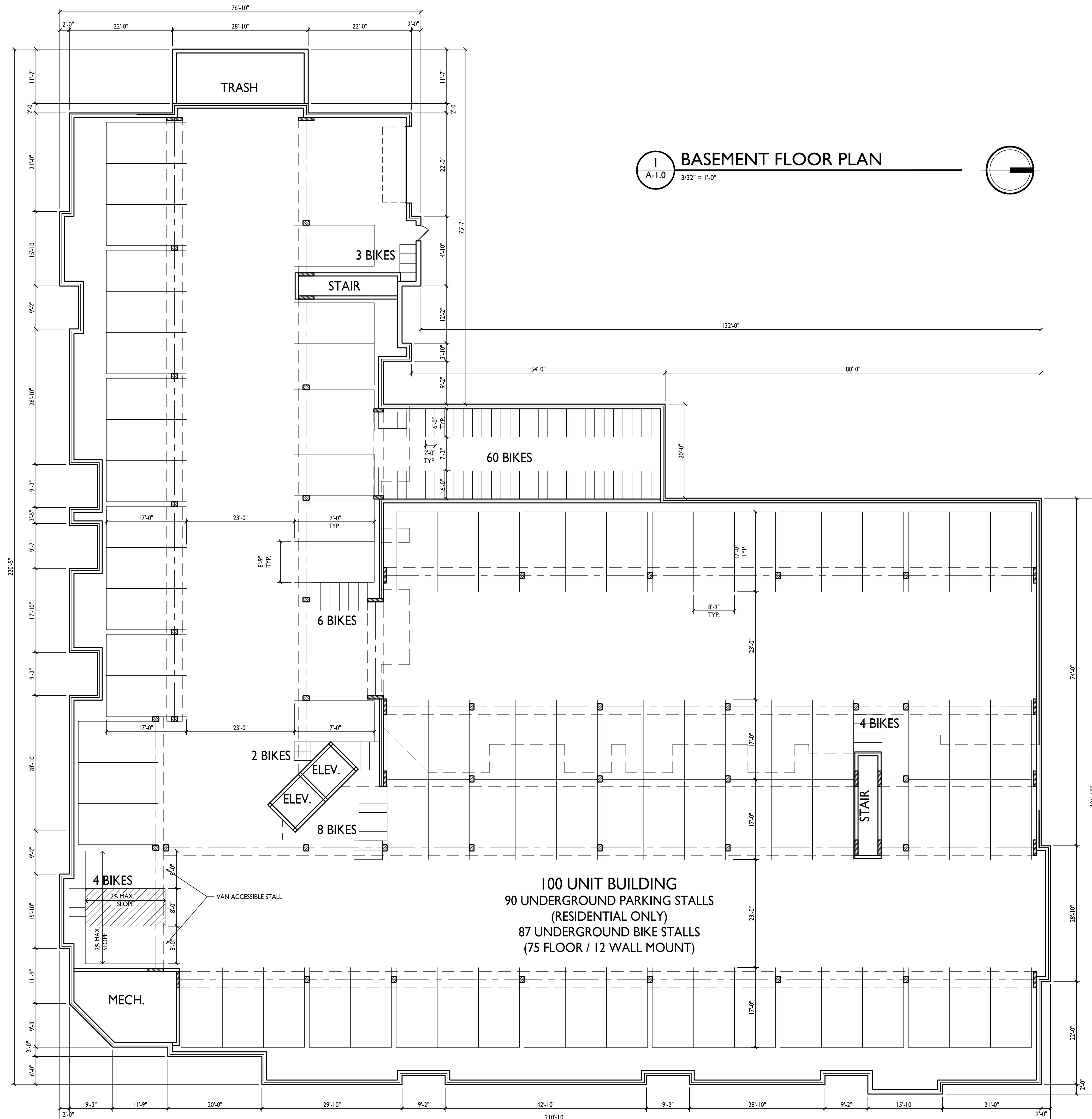
DATE: 11-27-18  
 REVISED:

DRAWN BY: MS

FN: 18-03-101

Sheet Number:

L-1.1



**I BASEMENT FLOOR PLAN**  
 A-1.0 3/32" = 1'-0"

ISSUED  
 Issued for Land Use & UDC - Nov 28, 2018

PROJECT TITLE  
**Lots 6 & 7  
 Metrotech**

Site Address:  
 Lot 6: (Building 2)  
 6501 Town Center Dr.

Lot 7: (Building 1)  
 6502 Milwaukee St.

SHEET TITLE  
**Building I  
 Basement Floor  
 Plan**

TOTAL = 32,025 SQ.FT.

SHEET NUMBER

**A-1.0**



knothe bruce  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Issued for Land Use & UDC - Nov 28, 2018

PROJECT TITLE  
Lots 6 & 7  
Metrotech

Site Address:  
Lot 6: (Building 2)  
6501 Town Center Dr.

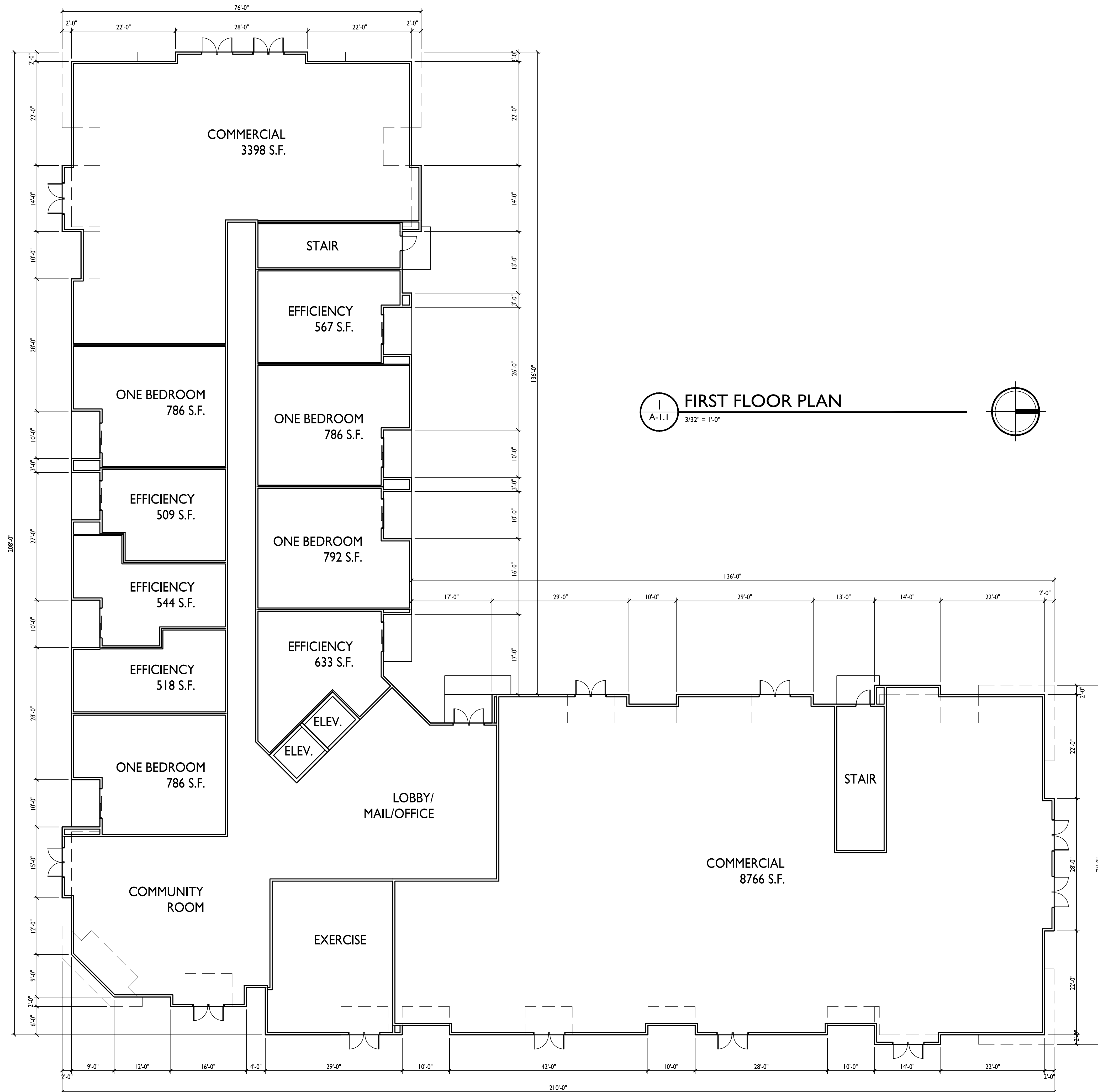
Lot 7: (Building 1)  
6502 Milwaukee St.  
SHEET TITLE  
Building 1  
First Floor Plan

SHEET NUMBER

A-1.1

PROJECT NO. 1821

© Knothe & Bruce Architects, LLC



UNIT MIX:

5 EFFICIENCIES  
4 ONE BEDROOM  
9 TOTAL UNITS

TOTAL = 23,627 SQ.FT.





**UNIT MIX:**

- 3 EFFICIENCIES
- 15 ONE BEDROOM
- 5 TWO BEDROOM
- 23 TOTAL UNITS

TOTAL = 23,218 SQ.FT.

ISSUED  
Issued for Land Use & UDC - Nov 28, 2018

PROJECT TITLE  
**Lots 6 & 7  
Metrotech**

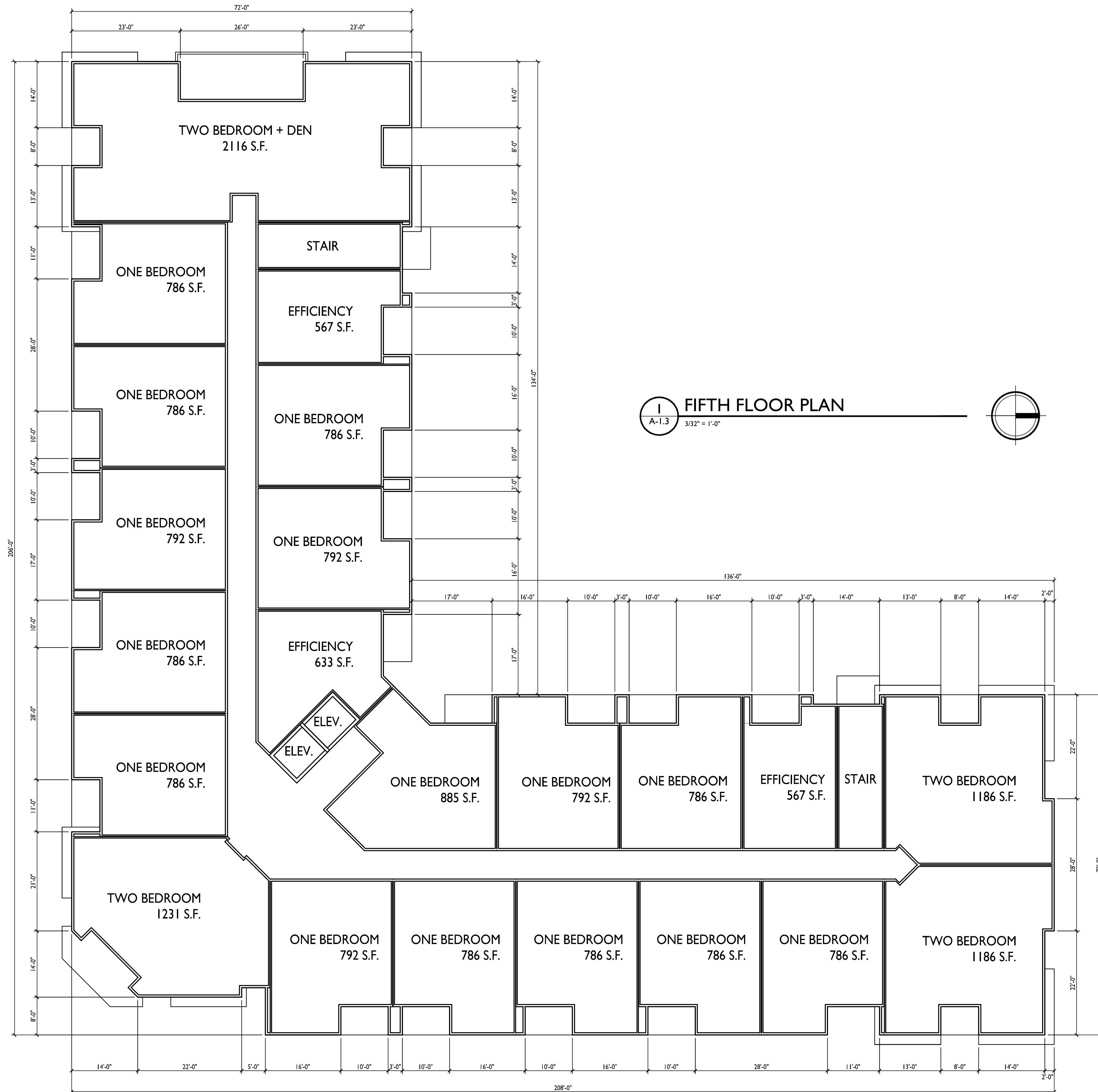
Site Address:  
Lot 6: (Building 2)  
6501 Town Center Dr.

Lot 7: (Building 1)  
6502 Milwaukee St.

SHEET TITLE  
**Building 1  
Second - Fourth  
Floor Plan**

SHEET NUMBER

**A-1.2**



**UNIT MIX:**  
3 EFFICIENCIES  
15 ONE BEDROOM  
3 TWO BEDROOM  
1 TWO BED + DEN  
**22 TOTAL UNITS**  
**TOTAL = 22,434 SQ.FT.**





ISSUED  
Issued for Land Use & UDC - Nov 28, 2018

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

EXTERIOR MATERIAL SCHEDULE	
MASONRY	ACME WHITE BLUFF
MASONRY ACCENTS	ACME WHITE BLUFF
HORIZONTAL SIDING	COMPOSITE - HARDIE NIGHT GRAY
VERTICAL METAL SIDING	UNI-CLAD SILVER METALLIC
METAL PANELS	ALPOLIC RTB BLUE
FASCIA / SOFFIT / TRIM	COMPOSITE - HARDIE NIGHT GRAY
WINDOWS	WEATHER-SHIELD CAMEO
RAILING	ALUMINUM - MATCH CAMEO
BUILDING ENTRANCES	ALUMINUM STOREFRONT - MATCH CAMEO



**2 EAST ELEVATION**  
A-2.1 3/32" = 1'-0"

PROJECT TITLE  
**Lots 6 & 7  
Metrotech**

Site Address:  
Lot 6: (Building 2)  
6501 Town Center Dr.

Lot 7: (Building 1)  
6502 Milwaukee St.

SHEET TITLE  
**Building 1  
Exterior  
Elevations**

SHEET NUMBER

**A-2.1**



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

EXTERIOR MATERIAL SCHEDULE	
MASONRY	ACME WHITE BLUFF
MASONRY ACCENTS	ACME WHITE BLUFF
HORIZONTAL SIDING	COMPOSITE - HARDIE NIGHT GRAY
VERTICAL METAL SIDING	UNI-CLAD SILVER METALLIC
METAL PANELS	ALPOLIC RTB BLUE
FASCIA / SOFFIT / TRIM	COMPOSITE - HARDIE NIGHT GRAY
WINDOWS	WEATHER-SHIELD CAMEO
RAILING	ALUMINUM - MATCH CAMEO
BUILDING ENTRANCES	ALUMINUM STOREFRONT - MATCH CAMEO

ISSUED  
Issued for Land Use & UDC - Nov 28, 2018



**TYPICAL MATERIALS**

- COMPOSITE SIDING & TRIM
- VERTICAL METAL SIDING
- ALUMINUM RAILINGS
- BRICK VENEER
- METAL PANELS
- VINYL WINDOWS
- CAST STONE SILLS, BANDS, & WINDOW HEAD

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

PROJECT TITLE  
**Lots 6 & 7  
Metrotech**

Site Address:  
Lot 6: (Building 2)  
6501 Town Center Dr.

Lot 7: (Building 1)  
6502 Milwaukee St.

SHEET TITLE  
**Building 1  
Exterior  
Elevations**

SHEET NUMBER

**A-2.2**





1 Building 1 - East Elevation  
A-2.3 3/32" = 1'-0"

**EXTERIOR MATERIAL SCHEDULE**

MASONRY	ACME WHITE BLUFF
MASONRY ACCENTS	ACME WHITE BLUFF
HORIZONTAL SIDING	COMPOSITE - HARDIE NIGHT GRAY
VERTICAL METAL SIDING	UNI-CLAD SILVER METALLIC
METAL PANELS	ALPOLIC RTB BLUE
FACIA/SOFFIT/TRIM	COMPOSITE - HARDIE NIGHT GRAY
WINDOWS	WEATHER-SHIELD CAMEO
RAILING	ALUMINUM - MATCH CAMEO
BUILDING ENTRANCE	ALUMINUM STOREFRONT - MATCH CAMEO

ISSUED  
Issued for Land Use & UDC - Nov. 28, 2018

**TYPICAL MATERIALS**

- COMPOSITE SIDING & TRIM
- VERTICAL METAL SIDING
- BRICK VENEER
- METAL PANELS
- VINYL WINDOWS
- CAST STONE SILLS, BANDS, & WINDOW HEAD



2 Building 1 - North Elevation  
A-2.3 3/32" = 1'-0"

PROJECT TITLE  
**Lots 6 & 7  
Metrotech**

Site Address:  
Lot 6: (Building 2)  
6501 Town Center  
Dr.

Lot 7: (Building 1)  
6502 Milwaukee St.

SHEET TITLE  
**Building 1 -  
Exterior  
Elevations -  
Color**

SHEET NUMBER

**A-2.3**

PROJECT NUMBER **1821**  
© 2015 Knothe & Bruce Architects, LLC



**TYPICAL MATERIALS**

- COMPOSITE SIDING & TRIM
- VERTICAL METAL SIDING
- ALUMINUM RAILINGS
- BRICK VENEER
- METAL PANELS
- VINYL WINDOWS
- CAST STONE SILL, BANDS, & WINDOW HEAD



1 Building 1 - South Elevation  
A-2.4 3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
MASONRY	ACME WHITE BLUFF
MASONRY ACCENTS	ACME WHITE BLUFF
HORIZONTAL SIDING	COMPOSITE - HARDIE NIGHT GRAY
VETICAL METAL SIDING	UNI-CLAD SILVER METALLIC
METAL PANELS	ALPOLIC RTB BLUE
FACIA/SOFFIT/TRIM	COMPOSITE - HARDIE NIGHT GRAY
WINDOWS	WEATHER-SHIELD CAMEO
RAILING	ALUMINUM - MATCH CAMEO
BUILDING ENTRANCE	ALUMINUM STOREFRONT - MATCH CAMEO



2 Building 1 - West Elevation  
A-2.4 3/32" = 1'-0"

ISSUED  
Issued for Land Use & UDC - Nov. 28, 2018

PROJECT TITLE  
**Lots 6 & 7  
Metrotech**

Site Address:  
Lot 6: (Building 2)  
6501 Town Center  
Dr.

Lot 7: (Building 1)  
6502 Milwaukee St.

SHEET TITLE  
**Building 1 -  
Exterior  
Elevations -  
Color**

SHEET NUMBER

**A-2.4**





Lots 6 & 7 Metrotech

Building 1 - Render View 1

A-2.5







Lots 6 & 7 Metrotech

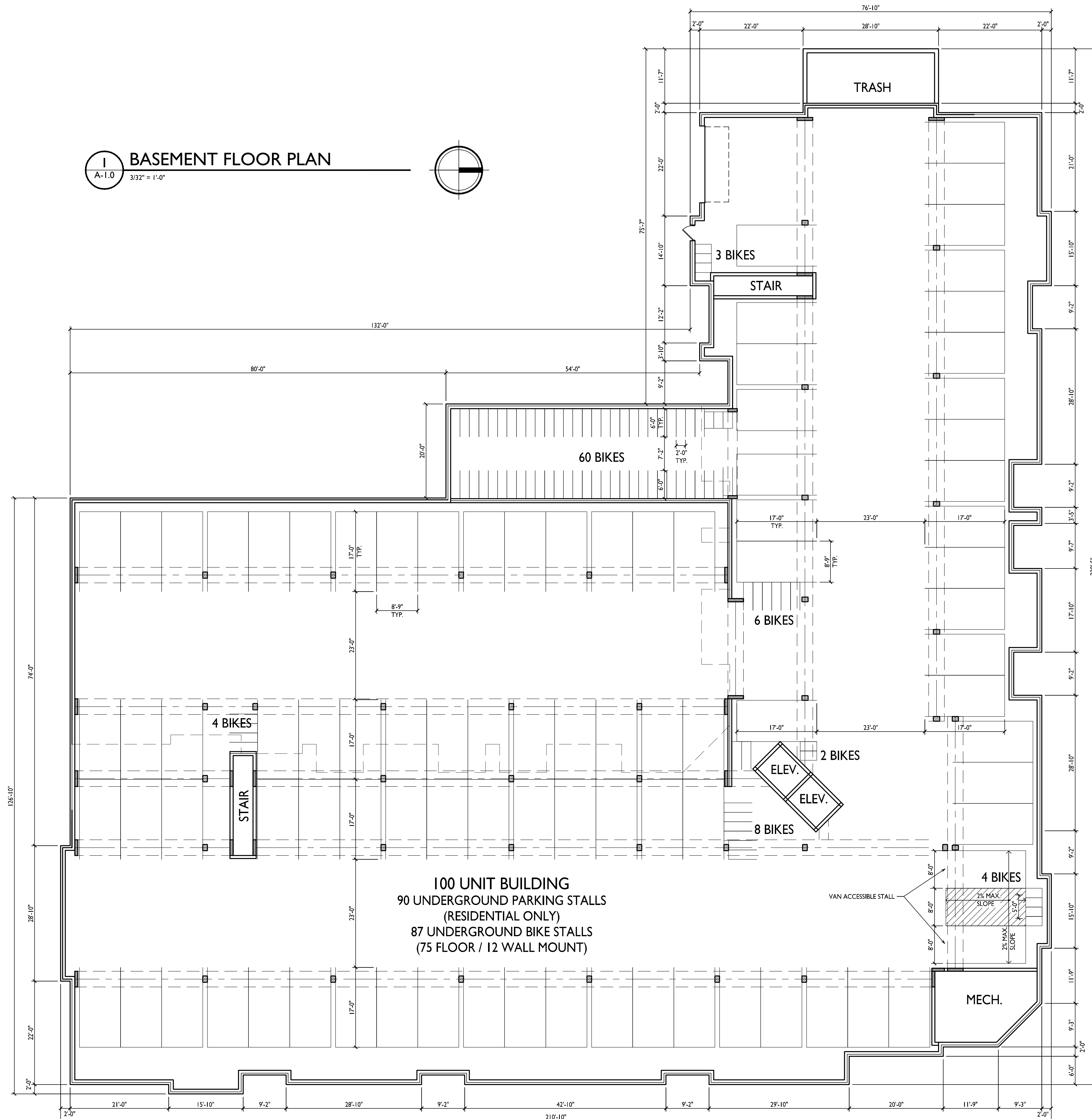
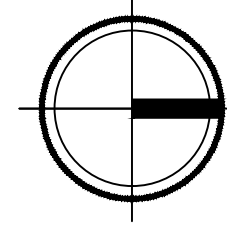
Building 1 - Render View 2

A-2.6





**I BASEMENT FLOOR PLAN**  
A-1.0 3/32" = 1'-0"



**100 UNIT BUILDING**  
90 UNDERGROUND PARKING STALLS  
(RESIDENTIAL ONLY)  
87 UNDERGROUND BIKE STALLS  
(75 FLOOR / 12 WALL MOUNT)

**TOTAL = 32,025 SQ.FT.**

ISSUED  
Issued for Land Use & UDC - Nov 28, 2018

PROJECT TITLE  
**Lots 6 & 7**  
**Metrotech**

Site Address:  
Lot 6: (Building 2)  
6501 Town Center Dr.

Lot 7: (Building 1)  
6502 Milwaukee St.

SHEET TITLE  
**Building 2**  
**Basement Floor**  
**Plan**

SHEET NUMBER

**A-1.0**





**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Issued for Land Use & UDC - Nov 28, 2018

PROJECT TITLE  
**Lots 6 & 7  
Metrotech**

Site Address:  
Lot 6: (Building 2)  
6501 Town Center Dr.

Lot 7: (Building 1)  
6502 Milwaukee St.

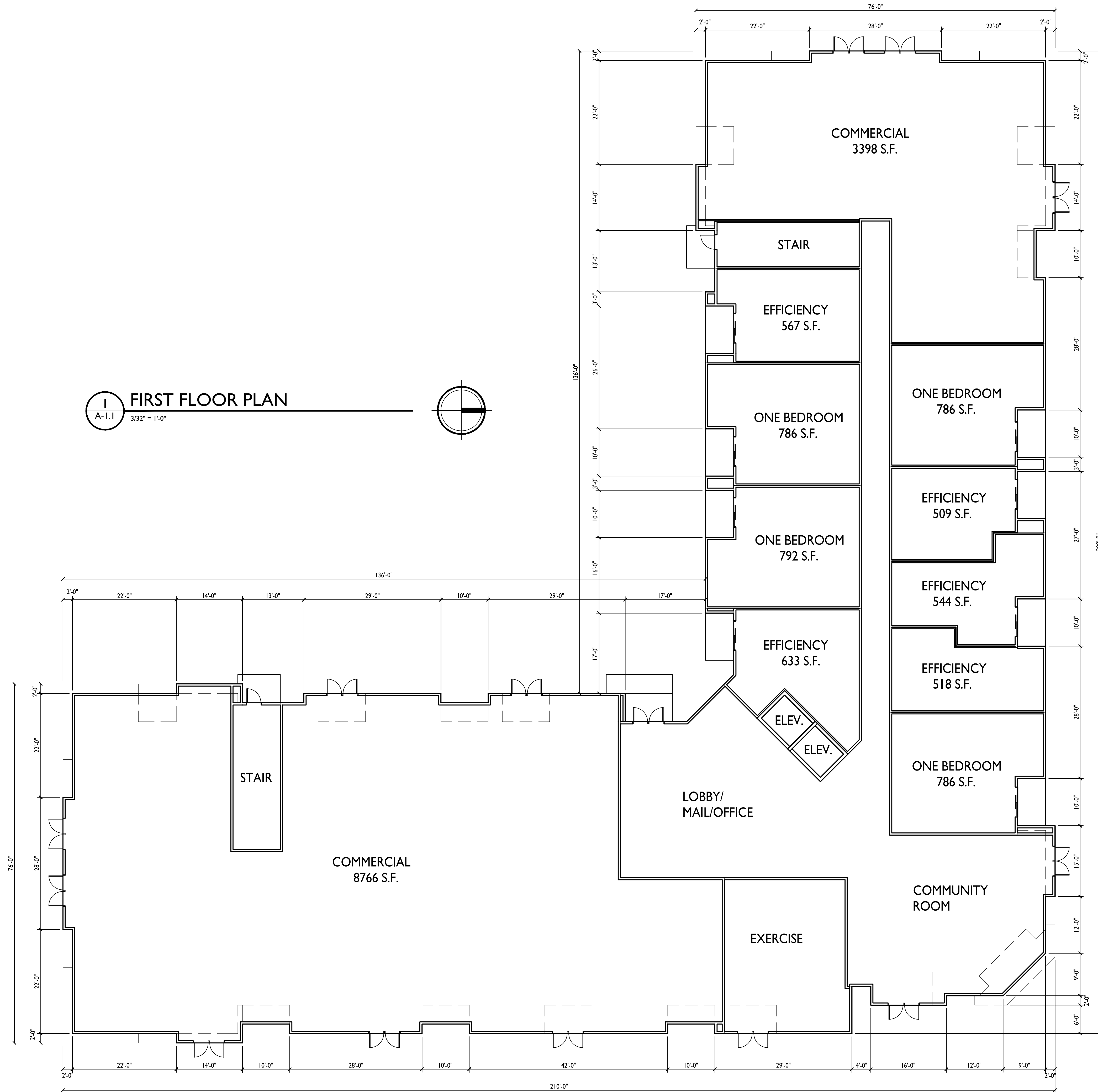
SHEET TITLE  
**Building 2  
First Floor Plan**

SHEET NUMBER

**A-1.1**

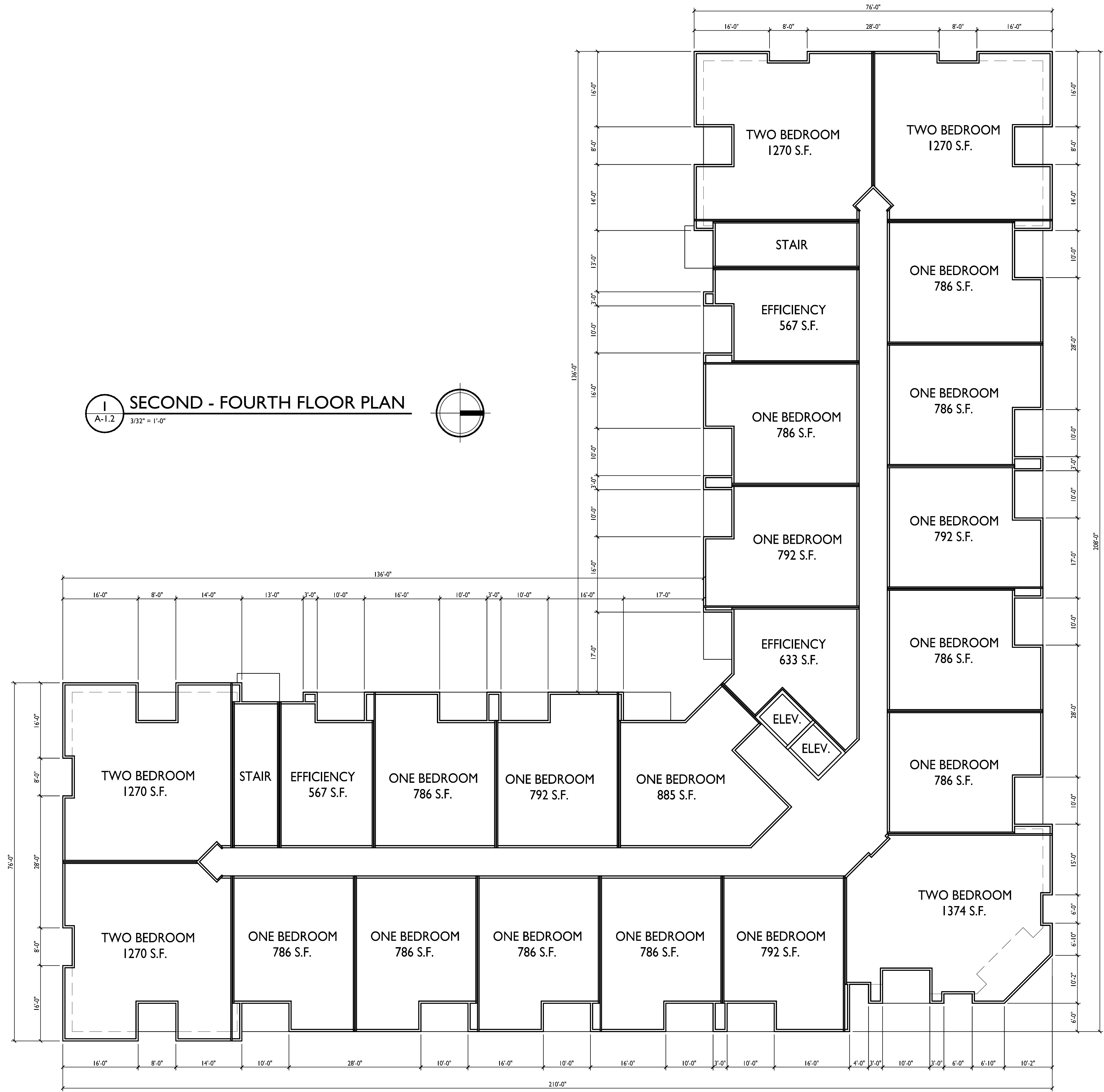
PROJECT NO. **1821**

© Knothe & Bruce Architects, LLC



**UNIT MIX:**  
5 EFFICIENCIES  
4 ONE BEDROOM  
9 TOTAL UNITS

**TOTAL = 23,627 SQ.FT.**



**UNIT MIX:**

**3 EFFICIENCIES  
15 ONE BEDROOM  
5 TWO BEDROOM  
23 TOTAL UNITS**

**TOTAL = 23,218 SQ.FT.**





**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Issued for Land Use & UDC - Nov 28, 2018

PROJECT TITLE  
**Lots 6 & 7  
Metrotech**

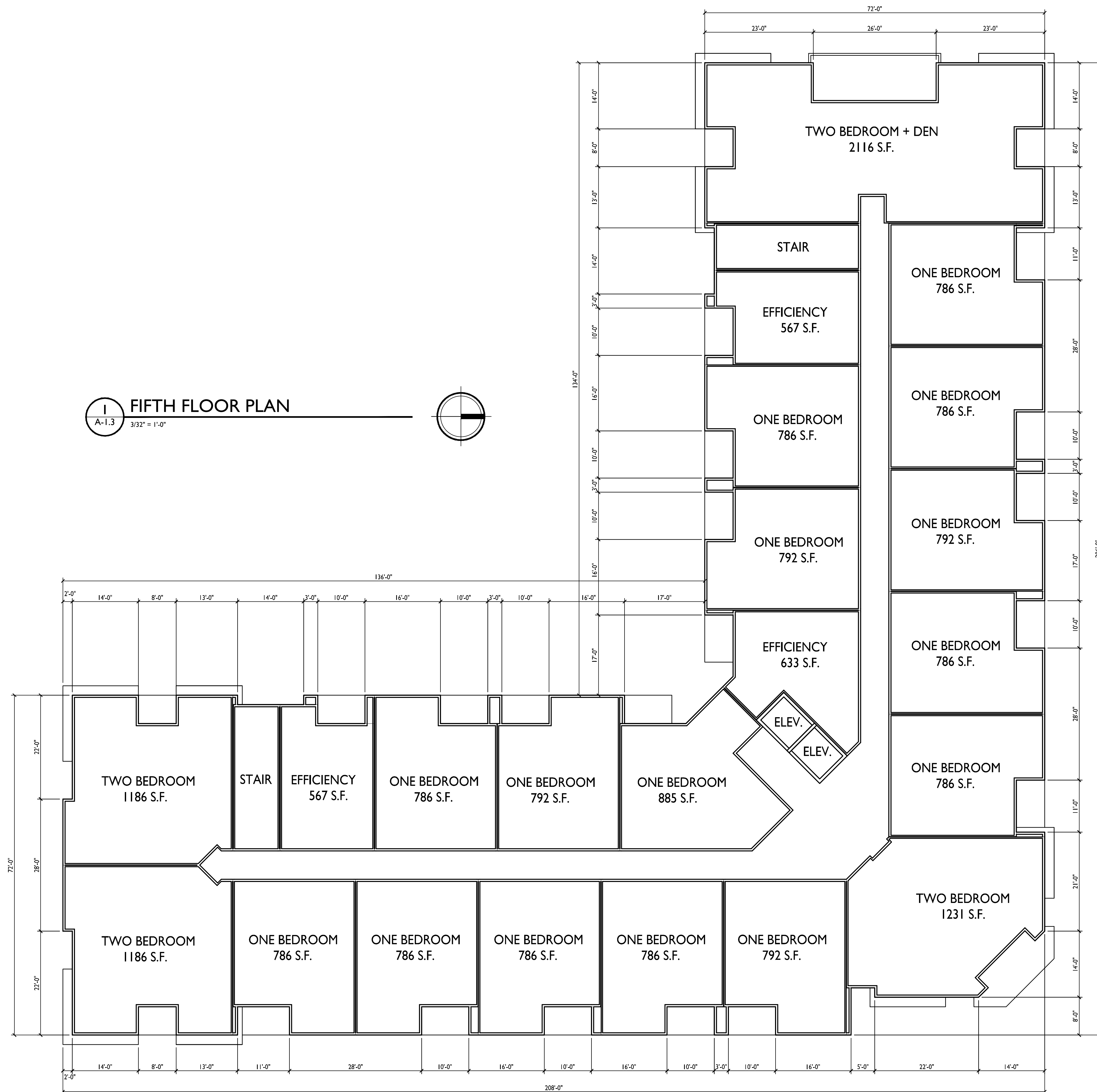
Site Address:  
Lot 6: (Building 2)  
6501 Town Center Dr.

Lot 7: (Building 1)  
6502 Milwaukee St.  
SHEET TITLE  
**Building 2  
Fifth Floor Plan**

SHEET NUMBER

**A-1.3**

PROJECT NO. **1821**  
© Knothe & Bruce Architects, LLC



**UNIT MIX:**

3 EFFICIENCIES  
15 ONE BEDROOM  
3 TWO BEDROOM  
1 TWO BED + DEN  
**22 TOTAL UNITS**

**TOTAL = 22,434 SQ.FT.**



ISSUED  
Issued for Land Use & UDC - Nov 28, 2018

**1 NORTH ELEVATION**  
A-2.1 3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
MASONRY	ACME WHITE BLUFF
MASONRY ACCENTS	ACME WHITE BLUFF
HORIZONTAL SIDING	COMPOSITE - HARDIE NIGHT GRAY
VERTICAL METAL SIDING	UNI-CLAD SILVER METALLIC
METAL PANELS	ALPOLIC RTB BLUE
FASCIA / SOFFIT / TRIM	COMPOSITE - HARDIE NIGHT GRAY
WINDOWS	WEATHER-SHIELD CAMEO
RAILING	ALUMINUM - MATCH CAMEO
BUILDING ENTRANCES	ALUMINUM STOREFRONT - MATCH CAMEO



**2 EAST ELEVATION**  
A-2.1 3/32" = 1'-0"

PROJECT TITLE  
**Lots 6 & 7  
Metrotech**

Site Address:  
Lot 6: (Building 2)  
6501 Town Center Dr.

Lot 7: (Building 1)  
6502 Milwaukee St.

SHEET TITLE  
**Building 2  
Exterior  
Elevations**

SHEET NUMBER

**A-2.1**





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

EXTERIOR MATERIAL SCHEDULE	
MASONRY	ACME WHITE BLUFF
MASONRY ACCENTS	ACME WHITE BLUFF
HORIZONTAL SIDING	COMPOSITE - HARDIE NIGHT GRAY
VERTICAL METAL SIDING	UNI-CLAD SILVER METALLIC
METAL PANELS	ALPOLIC RTB BLUE
FASCIA / SOFFIT / TRIM	COMPOSITE - HARDIE NIGHT GRAY
WINDOWS	WEATHER-SHIELD CAMEO
RAILING	ALUMINUM - MATCH CAMEO
BUILDING ENTRANCES	ALUMINUM STOREFRONT - MATCH CAMEO

ISSUED  
Issued for Land Use & UDC - Nov 28, 2018



- TYPICAL MATERIALS**
- COMPOSITE SIDING & TRIM
  - VERTICAL METAL SIDING
  - BRICK VENEER
  - METAL PANELS
  - VINYL WINDOWS
  - CAST STONE SILLS, BANDS, & WINDOW HEAD

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

PROJECT TITLE  
**Lots 6 & 7  
Metrotech**

Site Address:  
Lot 6: (Building 2)  
6501 Town Center Dr.

Lot 7: (Building 1)  
6502 Milwaukee St.

SHEET TITLE  
**Building 2  
Exterior  
Elevations**

SHEET NUMBER

**A-2.2**





**TYPICAL MATERIALS**

- COMPOSITE SIDING & TRIM
- VERTICAL METAL SIDING
- ALUMINUM RAILINGS
- BRICK VENEER
- METAL PANELS
- VINYL WINDOWS
- CAST STONE SILL, BANDS, & WINDOW HEAD

2 Building 2 - North Elevation  
 A-2.3 3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
MASONRY	ACME WHITE BLUFF
MASONRY ACCENTS	ACME WHITE BLUFF
HORIZONTAL SIDING	COMPOSITE - HARDIE NIGHT GRAY
VERTICAL METAL SIDING	UNI-CLAD SILVER METALLIC
METAL PANELS	ALPOLIC RTB BLUE
FACIA/SOFFIT/TRIM	COMPOSITE - HARDIE NIGHT GRAY
WINDOWS	WEATHER-SHIELD COMEJO
RAILING	ALUMINUM - MATCH COMEJO
BUILDING ENTRANCE	ALUMINUM STOREFRONT - MATCH COMEJO

ISSUED  
 Issued for Land Use & UDC - Nov. 28. 2018



1 Building 2 - East Elevation  
 A-2.3 3/32" = 1'-0"

PROJECT TITLE  
**Lots 6 & 7  
 Metrotech**

Site Address:  
 Lot 6: (Building 2)  
 6501 Town Center  
 Dr.

Lot 7: (Building 1)  
 6502 Milwaukee St.

SHEET TITLE  
**Building 2 -  
 Exterior  
 Elevations -  
 Color**

SHEET NUMBER

**A-2.3**





2 Building 2 - West Elevation  
A-2.4 3/32" = 1'-0"

ISSUED  
Issued for Land Use & UDC - Nov. 28, 2018

EXTERIOR MATERIAL SCHEDULE	
MASONRY	ACME WHITE BLUFF
MASONRY ACCENTS	ACME WHITE BLUFF
HORIZONTAL SIDING	COMPOSITE - HARDIE NIGHT GRAY
VERTICAL METAL SIDING	UNI-CLAD SILVER METALLIC
METAL PANELS	ALPOLIC RTB BLUE
FACIA/SOFFIT/TRIM	COMPOSITE - HARDIE NIGHT GRAY
WINDOWS	WEATHER-SHIELD CAMEO
RAILING	ALUMINUM - MATCH CAMEO
BUILDING ENTRANCE	ALUMINUM STOREFRONT - MATCH CAMEO



1 Building 2 - South Elevation  
A-2.4 3/32" = 1'-0"

**TYPICAL MATERIALS**

- COMPOSITE SIDING & TRIM
- VERTICAL METAL SIDING
- BRICK VENEER
- METAL PANELS
- VINYL WINDOWS
- CAST STONE SILLS, BANDS, & WINDOW HEAD

PROJECT TITLE  
**Lots 6 & 7  
Metrotech**

Site Address:  
Lot 6: (Building 2)  
6501 Town Center  
Dr.

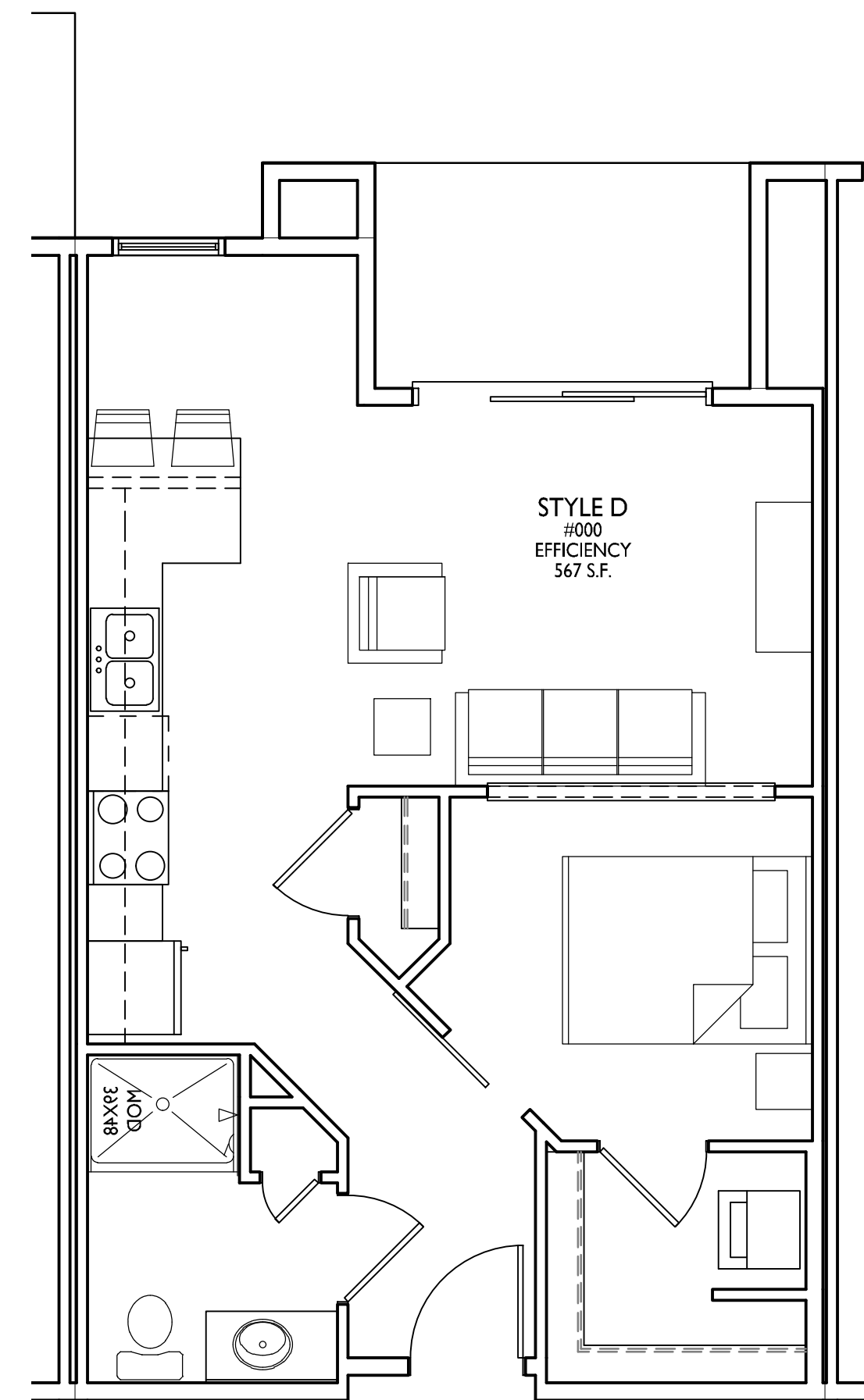
Lot 7: (Building 1)  
6502 Milwaukee St.

SHEET TITLE  
**Building 2 -  
Exterior  
Elevations -  
Color**

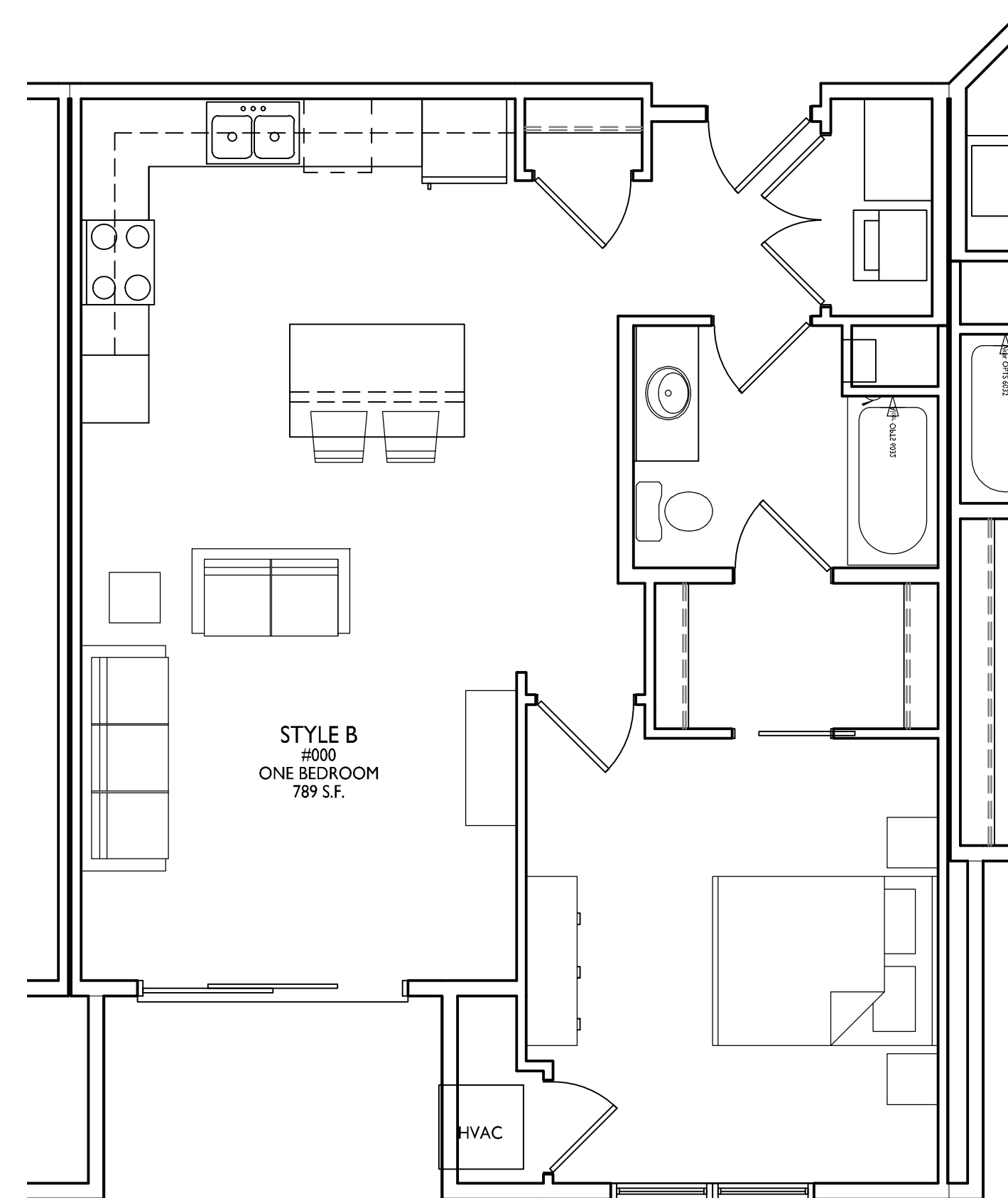
SHEET NUMBER

**A-2.4**

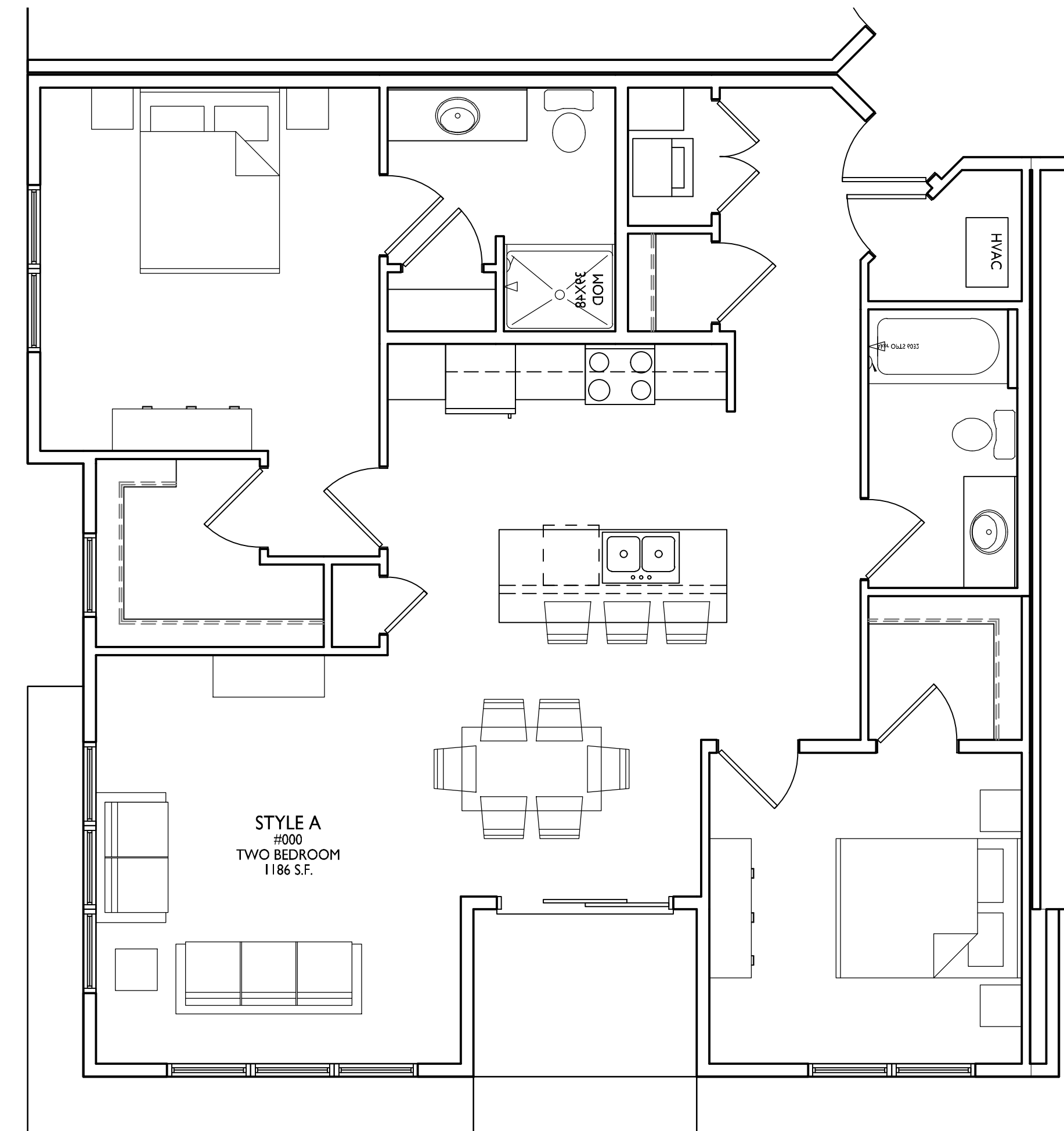




**TYPICAL EFFICIENCY**  
A-5.1 1/4" = 1'-0"



**TYPICAL ONE BEDROOM UNIT**  
A-5.1 1/4" = 1'-0"



**TYPICAL TWO BEDROOM UNIT**  
A-5.1 1/4" = 1'-0"

ISSUED  
Issued for Land Use & UDC - Nov 28, 2018

PROJECT TITLE  
**Lots 6 & 7  
Metrotech**

Site Address:  
Lot 6: (Building 2)  
6501 Town Center Dr.

Lot 7: (Building 1)  
6502 Milwaukee St.  
SHEET TITLE  
**Typical Unit Floor  
Plan**

SHEET NUMBER

**A-5.1**

PROJECT NO. **1821**  
© Knothe & Bruce Architects, LLC