

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
04545

DATE SUBMITTED: <u>10/11/2006</u>	Action Requested
UDC MEETING DATE: <u>10/18/2006</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 9701 BRADER WAY

ALDERMANIC DISTRICT: 9

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
KEITH KETTER HENRY TOM KNOOP

ALEX KING

CONTACT PERSON: ALEX KING / K.F. SULLIVAN CO.

Address: 1314 EMIL ST.
MADISON, WI 53713

Phone: 257-2289

Fax: 257-2906

E-mail address: alex@kfsullivan.com



TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



Mailing Address - P.O. Box 259463 - Madison, WI 53725-9463
Street Address - 1314 Emil Street - Madison, WI 53713
Telephone - (608) 257-2289 Fax - (608) 257-2906

October 11, 2006

Responses to UDC draft meeting minutes dated September 20, 2006

**Baer Insurance Building
9701 Brader Way
Lot / Parcel 2 of Blackhawk Church Town Center Plat
Madison, WI**

- *Reexamine the connection between the stair towers and the curtain wall.*

Response:

The curtain wall has been moved back 12" behind the face of the stairwell wall.

- *Modify the landscape plan to provide for more appropriate plantings within bioswales and infiltration areas as a replacement for lawn.*

Response:

The bioswale connecting to the rain garden has been moved down to the southern end of the property. Bioswales are not feasible within the interior islands due to the natural excessive grade of the site. Infiltration is not feasible on the site due to the clay soils beneath the site, which do not allow for infiltration.

- *Provide an outdoor break area accessible to all employees.*

Response:

With permission from the Blackhawk Church, an outdoor break area has been provided adjacent to the site in Out Lot 1.

- *Reduce and modify the extent of surface parking sufficient enough to allow for roof water infiltration on-site.*

Response:

Water infiltration is not feasible on the site due to the clay soils beneath the site, which do not allow for infiltration.

- Provide a follow-up to the provisions of the PUD-GDP for the Blackhawk Church Town Center relevant to development of this site, especially in regards to parking, landscaping and other required provisions.

- *Further examine the front canopy of the building. The building front should follow the roof curve.*

Response:

A pedestrian-scale canopy has been added at the entrance to the building. The building parapet at the entry has been modified to follow the curve of the façade glass.

- *Examine the use of EIFS on top portions of the building; its application is so minimal that it takes away from the appearance and use of other materials.*

Response:

The EIFS at the top portions of the building will be detailed such that the top surfaces are sloped to drain, so that water does not pond or collect dirt as easily. Even a stone material, such as at the state capital, will collect dirt on its horizontal surfaces. The use of a stone or cementitious product is significantly heavier and would require a building-wide structural upgrade to support the weight. Such an extensive upgrade would be financially unfeasible.

- *Look at how pedestrians get from sidewalk to the front door; want to see a front door entry to the street, including protective features such as an overhang.*

Response:

The pedestrian access from Brader has been significantly widened and accent trees have been added. A pedestrian access has also been added from Veritas. A first-floor building entry has been added to access Brader.

- *Concern with the use of EIFS on the curve form. The rough surface catches dirt; consider the use of precast for the long-term.*

Response:

The EIFS at the top portions of the building will be detailed such that the top surfaces are sloped to drain, so that water does not pond or collect dirt as easily. Even a stone material, such as at the state capital, will collect dirt on its horizontal surfaces. The use of a stone or cementitious product is significantly heavier and would require a building-wide structural upgrade to support the weight. Such an extensive upgrade would be financially unfeasible.

- *Not clear on the elevations and plans on how glazing occurs, indented/curved.*

Response:

The plans and elevations have been revised to show glazing and wall areas more clearly.

- *Corner entrance issue needs to be addressed appropriately.*

Response:

An entrance has been added to the north side of the building, to access Brader Way.

- *Given size of building, question the appropriateness of the size of brick needed, modular.*

Response:

The actual brick sizing, a 4"x12" nominal size, has been show on the 1/8" scale elevations. I believe that this is an appropriately scaled brick for a 3 story commercial building in an "urban" setting. The standard modular size brick is a more residential-scaled application.

- *Provide elevation details necessary to show the size of brick.*

Response:

See preceeding response.

- *Building was intended to provide more of an urban feel. Building doesn't address corner at all; need to engage its other sides (street sides).*

Response:

An entrance has been added to the north side of the building, to access Brader Way. In case the first floor tenant and/or use should change in the future, this same entrance type could be used in the other first-floor bays to provide street access.



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October 11, 2006

LETTER OF INTENT

Baer Insurance Building
9701 Brader Way
Lot / Parcel 2 of Blackhawk Church Town Center Plat
Madison, WI

Dear Urban Design Commission Members,

Following is a description of the intent of this project:

Existing Conditions and Uses of the Property

The previous land use for the site is agricultural. This project is Lot / Parcel 2 of the Blackhawk Church Town Center Plat, which is regulated by a General Development Plan / Specific Implementation Plan (GDP / SIP). This project is within District II of the Town Center development, which permits only Institutional, Office and Residential uses. This project's lot / parcel is specifically permitted to have Office and Retail uses. Lot / Parcel 2 is intended for Phase I development of the Town Center.

Proposed Use of the Property

Three (3) story office building with approximately 14,735 s.f. per floor. The building will be positioned in the northwest corner of the site, in conformance with the Conceptual Site Development Plan of the Blackhawk Church Town Center. Access to the building will be from its inside corner on the southeast side, facing the surface parking area. One (1) level of underground parking will be provided, which will be partially exposed along Veritas Drive, due to the natural downward slope of the road and the property. The site will try to maintain as much of the natural fall of the existing grade as possible. All project storm water will be channeled into the Town Center's shared detention pond, directly east of the project site. Site lighting will be the same or similar to those used by the Blackhawk Church.

Development Schedule for the Project

Construction is currently scheduled to begin by January 2007 and will take approximately 6 months. Landscaping will be installed prior to project completion; installer is to be determined.

Names of Persons Involved

- Owner:
Baer Insurance (Keith Ketterhenry)
- Architect & General Contractor:
K.F. Sullivan Co. (Tom Knoop, Fred Schuhmacher and Alex King)
- Civil Engineer:
D'Onofrio Kottke and Associates, Inc. (Bill Suick and Bruce Hollar)
- Landscape Architect:
LJ Geer Design (Lisa Geer)
- Site Lighting:
Nickles Electric (Mike Pohlman and Les Portz)

Types of Businesses

Office

Number of Employees

30 employees on first floor. Second and third floor tenants to be determined.

Hours of Operation

Normal Office hours

Square Footage / Acreage of the Site

81,068 square feet / 1.86 acres

Number of Dwelling Units

none

Sale or Rental Price Range for Dwelling Units

n/a

Gross Square Footage of Building(s)

Total of 44,280 s.f. (3 floors). This is nearly 16,000 s.f. less than the allowed gross building area for the site. This reduction in the actual building area will reduce the anticipated weekday trip generation from 660.6 trips to 507.1 trips. This reduction could benefit the anticipated traffic congestion at Mineral Point Road and Veritas Drive (previously named Ritchie Street) if Phase 1 is fully developed prior to Brader Way's connection to South Point Road; see page 23 of KL Engineering's July 2005 report for the Town Center).

The project's only vehicular access to the site, a proposed curb cut on Brader Way, may also help reduce possible congestion from traffic entering north onto Veritas Drive from Mineral Point Road.

Number of Parking Stalls

170 (includes five standard accessible stalls and one accessible van stall). Of the 170 stalls, 127 (plus five accessible) are exterior / surface and 37 (plus one accessible stall) are in the underground garage.

Trash Removal & Storage, Snow Removal and Maintenance Equipment

Trash storage will be located in a secure enclosure at the entrance to the parking garage (see "Screened Trash Dumpster" on Site Plan SP-1). The trash enclosure might be covered, to be used as an exterior patio by the first floor tenant.

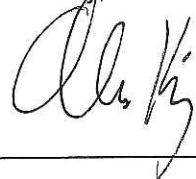
Snow Removal and Maintenance services will be contracted out. No equipment is intended to be stored on-site.

Utility meters are intended to be screened, pending utility company approval.

If you should require any additional information, or have any questions or concerns, please contact me at (608) 257-2289 or email me at alex@kfsullivan.com.

Thank you.

Cordially,





Mailing Address – P.O. Box 259463 – Madison, WI 53725-9463
Street Address – 1314 Emil Street – Madison, WI 53713
Telephone – (608) 257-2289 Fax – (608) 257-2906

September 13, 2006

ZONING TEXT

Baer Insurance Building
9701 Brader Way
Verona, Wisconsin 53593
(Lot / Parcel 2 of Blackhawk Church Town Center Plat in Madison, WI)

Legal Description:

The lands subject to this planned unit development shall include those described in the attached legal description.
 (Site location is Northwest corner of Mineral Point Road and Veritas Drive, on south side of Brader Way.)

A. Statement of Purpose:

This Zoning District
 District II: Office / Employment
 Comparable Zoning District: O-3 / O-4
 Building Sites: 1, 2, 9, 11, 12
 The Office / Employment District creates a pedestrian oriented business district ranging from two story office uses to multiple story campus settings.

B. Permitted Uses:

This Zoning District
 1. Any permitted use allowed in the O-4 Office District
 2. First Floor Retail
 3. Outdoor eating and recreation areas, when accessory to another use
 4. Medical, Dental, and Optical Clinics

This Lot
 Lot 2
 5. Office (1st / 2nd / 3rd floor)
 6. Retail (1st floor only)
 7. 30,000 – 60,000 square feet total
 a. 15,000-25,000 square foot footprint

C. Lot Area:

This Zoning District
 Minimum Lot Area 1 acre

This Lot
 Lot Size: 1.86 Acres (81,068 S.F.)

D. Floor Area Ratio:

1. Maximum floor area ratio permitted is:
This Zoning District
 0.75

2. Maximum building height shall be:
2-3 stories

E. Yard Requirements:

This Zoning District

Minimum Front Yard Setback	10' feet
Minimum Side Yard Setback	varies (will be set in SIP)
Minimum Rear Yard Setback	varies (will be set in SIP)
Minimum Building Separation	varies (will be set in SIP)
Maximum Impervious Surface Ratio	varies (will be set in SIP)
Maximum Floor Area Ratio	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)

This Lot

Brader Way:	10-20'
Veritas Drive:	10-15'
Mineral Point:	40' Minimum
East Property Line:	20' Minimum

Building Envelope, This Lot:

Brader Way / Veritas Drive

Building placement must engage intersection corner with a majority of the building fronting directly onto Veritas Drive.

F. Landscaping:

Site Landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street parking & Loading:

Accessory off-street parking and loading will be provided as shown on the approved plans.

Approximate Parking Configuration, This Lot:

1. Surface Parking: 3-4 stalls/1,000 square feet office
 - (based on 46,032 gross s.f., 3/1000 = 138 stalls)
 - (based on 46,032 gross s.f., 4/1000 = 184 stalls)3-4 stalls/1,000 square feet retail
100-125 parking stalls
2. Underground Parking: Encouraged
3. Shared Parking: No

H. Lighting:

Site Lighting will be provided as shown on the approved plans.

I. Signage:

Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the _____ district or signage will be provided as approved on the recorded plans.

J. Family Definition:

The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the _____ zoning district.

K. Alterations and Revisions:

No Alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alteration 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 Plan Commission.

Site Notes:*This Zoning District*

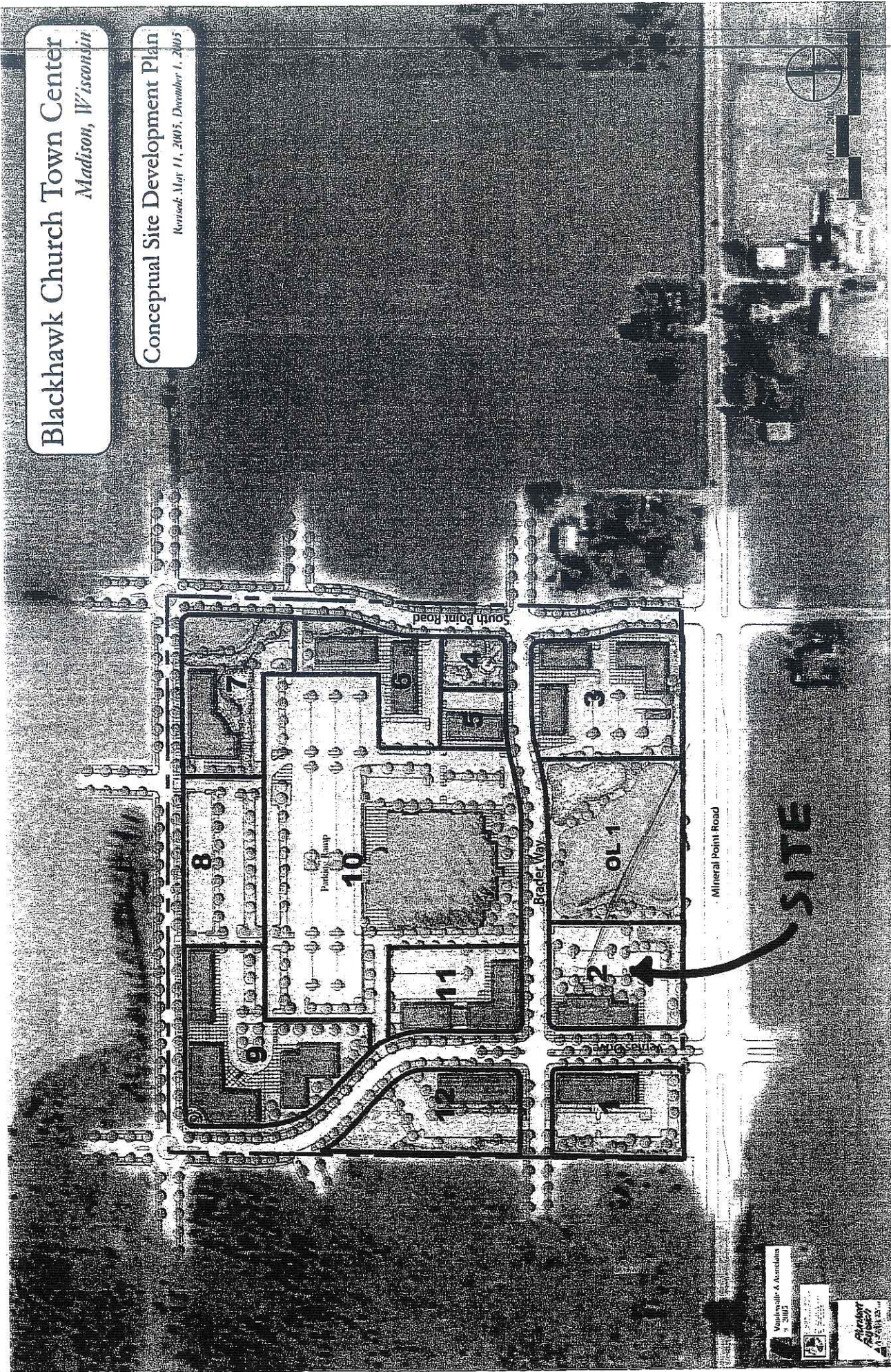
1. Site 2, along with Site 1, forms the western gateway from Mineral Point Road. Architectural character, massing, and materials should be designed to take advantage of the increased exposure and high profile site.
2. Infiltration swale/rain garden along southern boundary serves as pre-treatment for runoff from Site 1, Site 2, and Site 12 prior to release into the OL1 stormwater management facility.
3. Usable street facing entrances are encouraged

General Regulations*This Zoning District*

1. All business, servicing or processing, except off-street parking, off-street loading, and outside storage areas as regulated hereinafter, shall be conducted within completely enclosed buildings.

Blackhawk Church Town Center Madison, Wisconsin

Conceptual Site Development Plan
Revised: May 11, 2005, December 1, 2005



VanDerWal & Associates
3/2005
City of Madison
11/2005

PLANS

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
03/27/2006 07:49AM

03/27/2006 07:49AM

Trans. Fee:
Exempt #:

Rec. Fee: 101.00
Pages: 46

000117

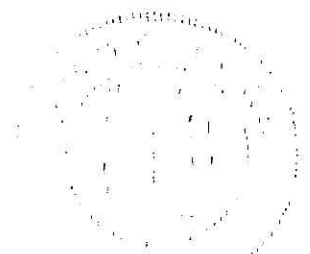
Recording Area

Name and Return Address

Vandewalle & Associates
Attn: Brian Munson
120 East Lakeside Street
Madison, WI 53715

see attached

Parcel Identification Number (PIN)



Subscribed and sworn before me
this 22nd day of March 2006.

MONICA SLAGHT

Monica Slaght
Notary Public

My commission expires: 8.19.07

Document Number
March 23, 2006

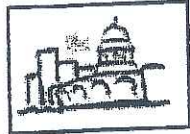
Document Title
To Whom It May Concern:
The attached set of plans and documents represent the PUD (GDP) project drawing and related zoning documents of the Blackhawk Church Town Center, located in Madison, Wisconsin, at 9602 Mineral Point Road, more particularly described as:
See attached legal description

Sincerely,
Brian Munson
Brian Munson
Agent

This document drafted by Brian Munson.

Project detail

000118



City of Madison Site Plan Verification

Admin Pick up Review All Projects User Info Logout

PROJECT 329: 9602 Mineral Point Rd

Submitted by: Vandewalle & Associates
 Contact: Brian Munson: bmunson@vandewalle.com ((608)255-3988)
 Project type: PUD(GDP)
 Description: Blackhawk Church Town Center GDP/Plat
 Status: completed on 3/20/2006

Project has been completed.

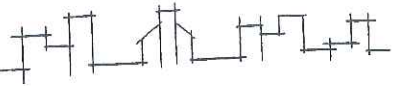
Agency	Status	Requirements	Remarks	Checkout Date	Contact	Reviewed
Zoning	approved			3/14/2006	mtucker (608-266-4569)	3/20/2006
Traffic Engineering	approved		1	3/2/2006	leach (608-267-8755)	3/2/2006
Fire	approved			3/7/2006	sstrassburg (608-261-9843)	3/10/2006
Engineering	approved			3/2/2006	troester (608-267-1995)	3/2/2006
Planning	approved			3/2/2006	broberts (608-266-5974)	3/2/2006
Real Estate	approved			3/14/2006	lekola (608-267-8719)	3/17/2006
Urban Design Commission	approved			3/3/2006	martin (608-267-8740)	3/3/2006

Revision	Submit date
original	12/22/2005
1	3/1/2006

Traffic Engineering

Note: Supplementary Condition Completed (was The Plan Commission has required a TDM Plan be submitted as a condition of approval. The applicant will need to submit the TDM Plan prior to approval.)

[Top](#)



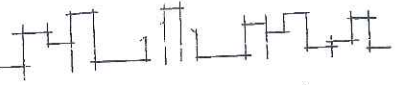
000127

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Applicant

PLAN/PARKING FACILITY APPROVAL	
ADDRESS	<u>9602 Mineral Point Rd.</u>
ID# <u>329</u>	DATE SUBMITTED <u>3/1/06</u>
ORIGINAL _____	REVISION# <u>1</u>
FINAL SIGN OFF DATE	<u>3/20/06</u>
SIGNED	<u><i>[Signature]</i></u>



Development Schedule

Begin construction on Phase I public improvements in Fall 2005.

9/11/29

The overall town center will be developed in phases in response to market demand.

Total Parcel Size

The parcel is approximately 40 acres total.

Parcel Location/Number

9602 Mineral Point Road	0708-213-0098-9
	0708-213-9840-9
7265 Mineral Point Road	0708-213-9860-5
	0708-213-9895-4

FOR THIS AND ALL FOLLOWING PAGES!

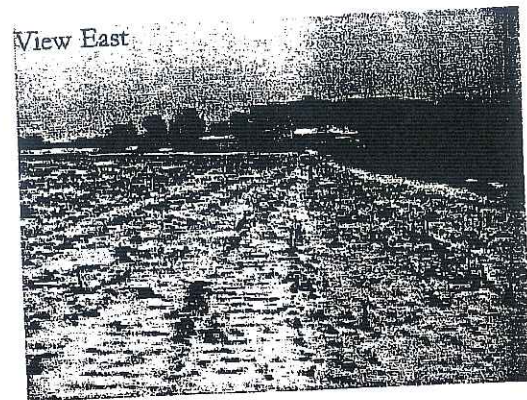
BE ADVISED THAT THE ILLUSTRATION ON THIS PAGE CANNOT BE REPRODUCED CLEARLY WHEN SCANNED.
Grantor/Agent *cmw*

Aldermanic District 9, Ald. Skidmore

Middleton Cross Plains School District

Existing Land Use

Rural Residential
Agriculture



Existing Zoning

A-1

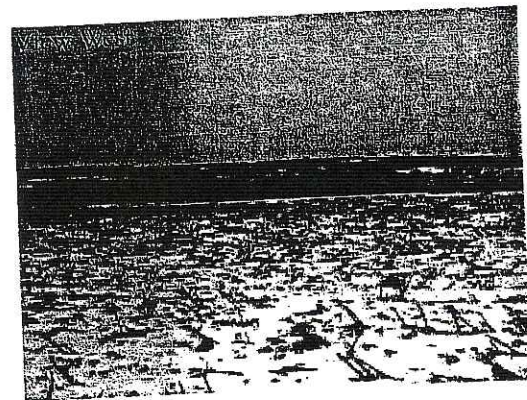
Adjacent Land Uses

North:
Agricultural
Rural Residential

East:
Agricultural
Rural Residential

South:
Agricultural
Light Industrial (Silicon Prairie)

West:
Agricultural



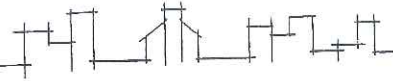
View North



000131

Blackhawk Church
Town Center
General Development Plan

Submitted: May 11, 2005
Approved: October 18, 2005
Revised: December 23, 2005
February 22, 2006
March 14, 2006



000132

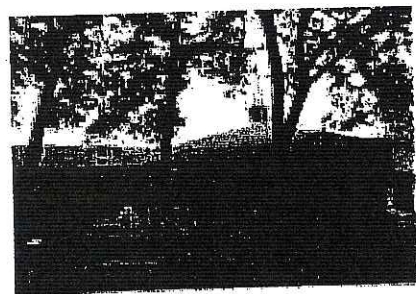
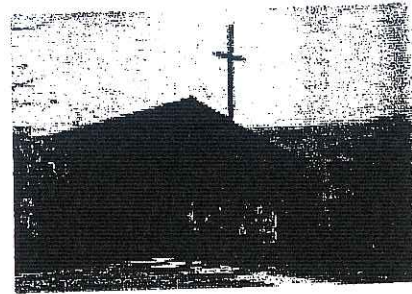
Legal Description

The lands subject to this rezoning request are included as Exhibit A Legal Descriptions, attached hereto.

Statement of Purpose

The Blackhawk Church Town Center creates the neighborhood center and employment district envisioned in the Elderberry Neighborhood Plan, while accommodating the relocation of the Blackhawk Church. Placed within a framework of pedestrian oriented buildings, walkable streetscapes, and interconnected streets, this combined town center will offer a unique and vibrant mixed use destination within the growing west side of Madison.

The relocation of Blackhawk Church to a landmark facility will form the first component of the town center and will function as the anchor tenant within the development. This use will be accented with complimentary office, retail, and potential residential uses, that will complete the framework of the pedestrian center. Through careful design and implementation the addition of the employment and commercial uses will create a high density neighborhood center with shared parking and urban surroundings.

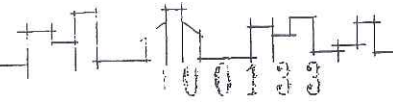


BLACKHAWK CHURCH HISTORY

In the early 1960s, Bethany Evangelical Free Church, on Madison's near east side, encouraged a small group of people to start a church on the near west side. The group met in homes for the first couple of years. This same group of people became Blackhawk's founding members when they purchased a small church building at 401 N. Blackhawk Avenue in 1965. The church was then known as Blackhawk Avenue Evangelical Free Church.

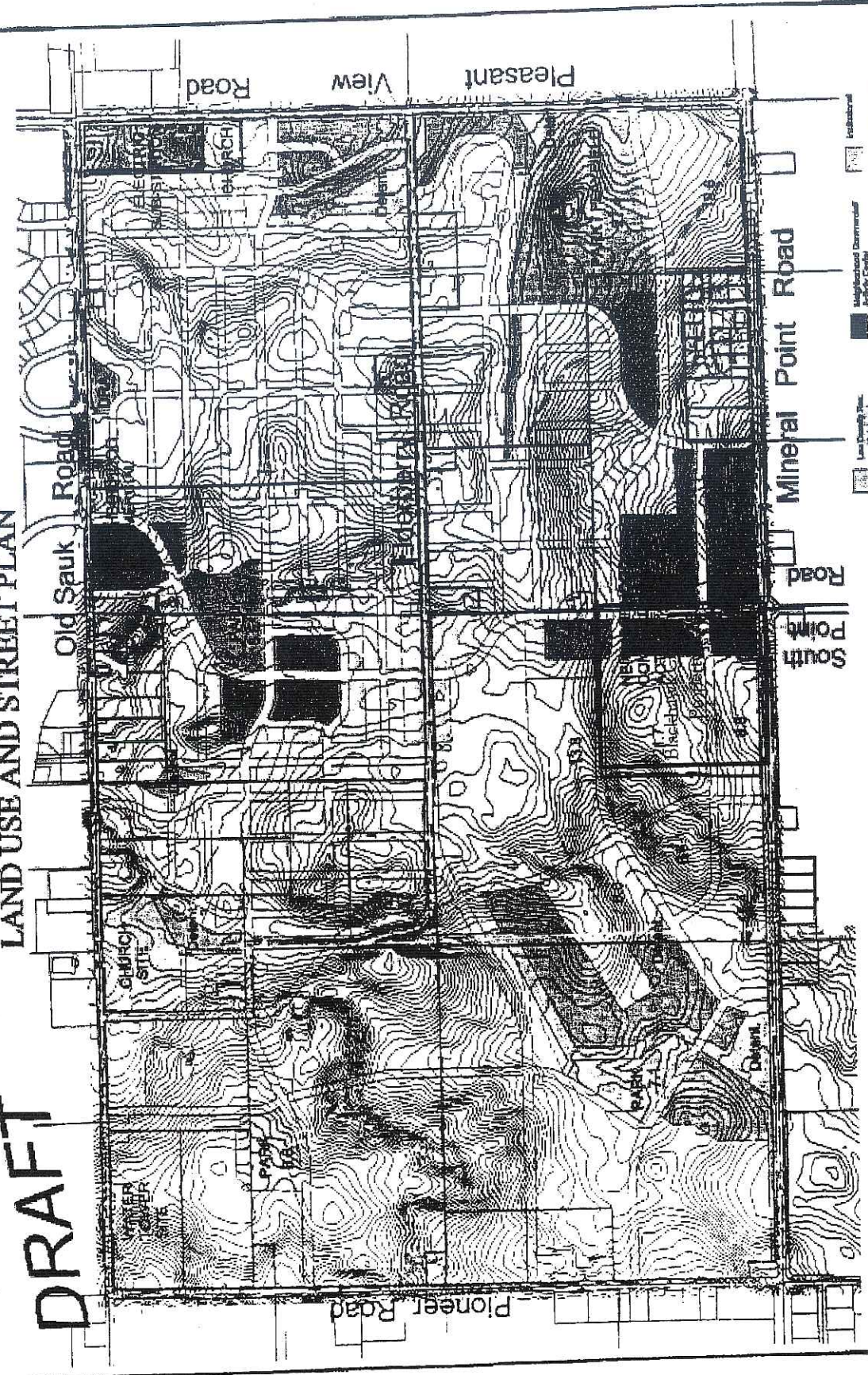
Blackhawk relocated to its current site at 110 N. Whitney Way in 1986. By 1994, the church had grown from about 100 to 300 attendees. Chris Dolson became senior pastor in 1994 and continues in that role today. During the past eleven years the church's attendance has increased significantly, and continues to grow. In December of 2000, with Sunday attendance reaching 1200, it became clear that our ministries would need more space to be able to accommodate the growing numbers. The Whitney Way facility is on just 1.9 acres, and has limited parking. The church strives to be good neighbors with the adjacent homes, but with so many people attending every Sunday, parking and traffic are weekly issues. The congregation overwhelmingly supported a proposal from the elders "to relocate as one church to one location that has room for continued growth." In July 2002, the congregation approved motions to finance and purchase a 40-acre parcel of land for a new facility on Madison's far west side.

Presently, Blackhawk Church has a Sunday attendance of about 2500 (the sanctuary seats 350). The church now has nine total sanctuary and "video café" services every Sunday, 5 in the morning at three service hours, four in the afternoon at two service hours. All services offer children's programming. The Church's plan is to continue both morning and evening services, and to maintain a multi-venue worship environment.



ELDERBERRY NEIGHBORHOOD DEVELOPMENT PLAN

LAND USE AND STREET PLAN



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Center
- Public Office
- Office/Professional
- Industrial
- Institutional
- Park, Open Space and Open Space

A

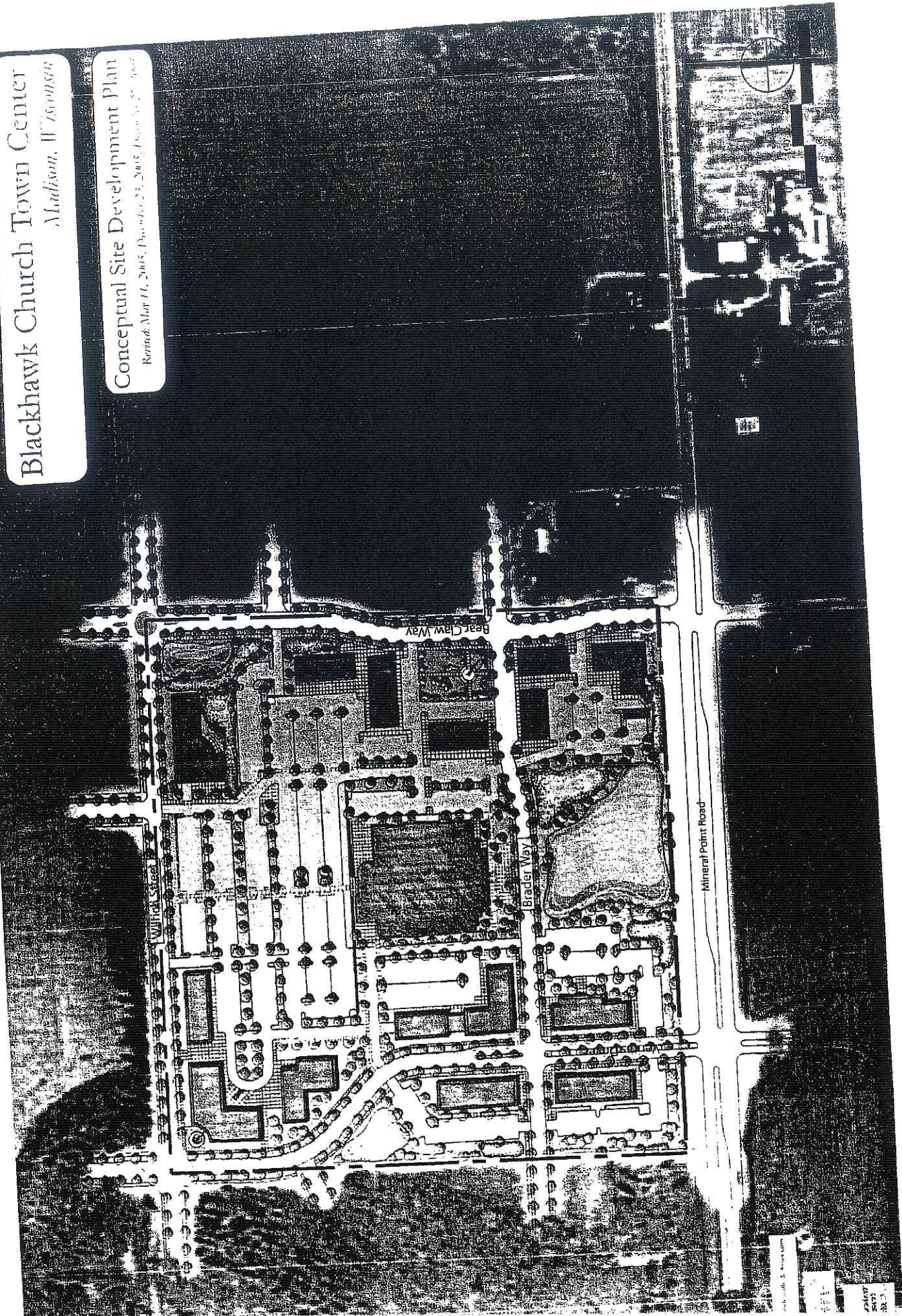
City of Madison Dept. of Plan. and Comm. Planning Unit, 10/19/95
in 1995-1996, prepared by the program/department staff for

Blackhawk Church Town Center

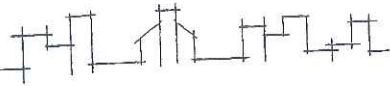
Madison, Wisconsin

Conceptual Site Development Plan

Revised: Mar 11, 2015; Drawn: 03/23/2015; Date: 03/27/2015



Blackhawk Church Town Center
Madison, Wisconsin
0110307



000138

DISTRICT II: OFFICE EMPLOYMENT

Description

The Office/Employment District creates a pedestrian oriented business district ranging from two story office uses to multiple story campus settings.

Comparable Zoning District: O-3/O-4
Building Sites: 1, 2, 9, 11, 12

Permitted Uses

Any permitted use allowed in the O-4 Office District
First Floor Retail
Outdoor Eating and recreation areas, when accessory to another use
Medical, Dental, and Optical Clinics

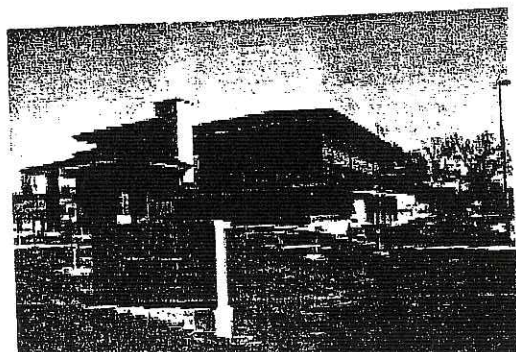
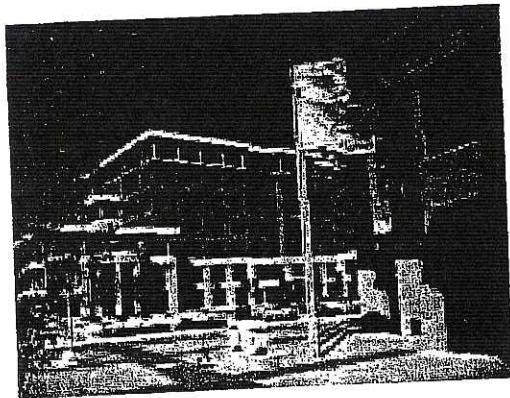
See page 33 for detailed square footages

General Regulations

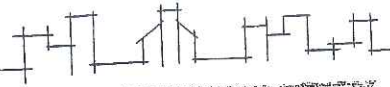
1. All business, servicing or processing, except off-street parking, off-street loading, and outside storage areas as regulated hereinafter, shall be conducted within completely enclosed buildings.
2. The building coverage on any zoning lot shall not exceed 0.75.
3. Parking of trucks as an accessory use, when used in the conduct of a permitted business listed hereinafter, shall be limited to vehicles of not over one and one-half (1-1/2) tons capacity when located within one hundred fifty (150) feet of a residence district boundary line.

Lot Requirements

Minimum Lot Area	1 acre
Minimum Front Yard Setback	10' feet
Minimum Side Yard Setback	varies (will be set in SIP)
Minimum Rear Yard Setback	varies (will be set in SIP)
Minimum Building Separation	varies (will be set in SIP)
Maximum Impervious Surface Ratio	varies (will be set in SIP)
Maximum Floor Area Ratio	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)



000140



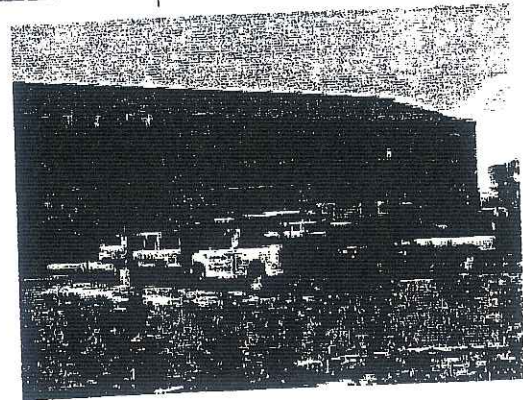
BLACKHAWK CHURCH TOWN CENTER

SITE TWO

Description:

- 1.9 Acres

- Use:
- Office (1st/2nd/3rd floor)
 - Retail (1st floor only)
 - 30,000-60,000 square feet total
 - 2-3 Story Building
 - 15,000-25,000 square foot footprint



Approximate Parking Configuration

- Surface Parking: 3-4 stalls/1,000 square feet office
3-4 stalls/1,000 square feet retail
100-125 parking stalls
- Underground Parking: encouraged
- Shared Parking: no

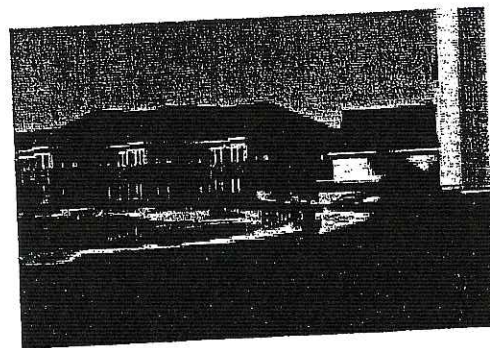
Setbacks

- Brader Way: 10-20'
- Veritas Drive: 10-15'
- Mineral Point: 40' Minimum
- East Property Line: 20' Minimum

Building Envelope:

Brader Way/Veritas Drive:

Building placement must engage intersection corner with a majority of the building fronting directly onto Veritas Drive



Site Notes:

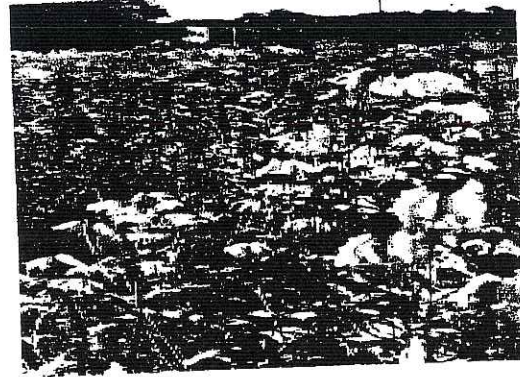
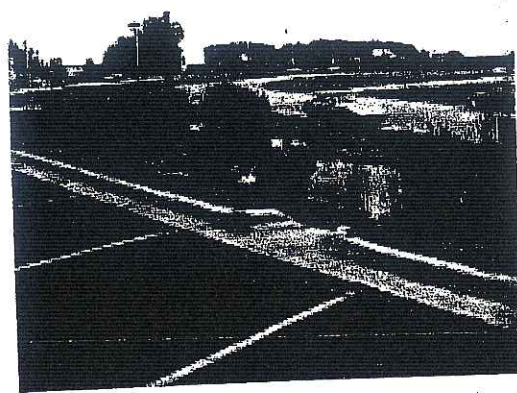
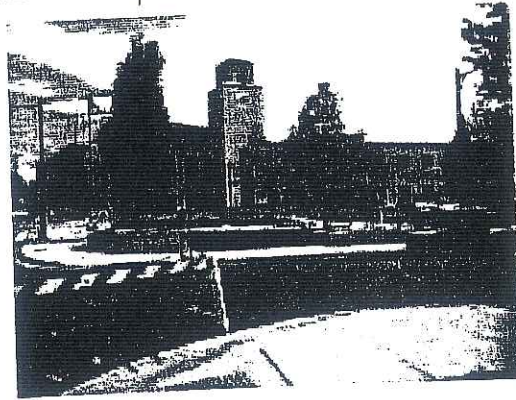
- Site 2, along with Site 1, forms the western gateway from Mineral Point Road. Architectural character, massing, and materials should be designed to take advantage of the increased exposure and high profile site.
- Infiltration swale/rain garden along southern boundary serves as pretreatment for runoff from Site 1, Site 2, and Site 12 prior to release into the OL 1 stormwater management facility.
- Usable street facing entrances are encouraged.
- The square footage devoted to retail shall be limited to 50% of the first floor area of each building.
- Retail uses will not be allowed until such time as building on sites 3, 5, and 6 have been approved and building permits have been issued for each (employee cafeterias are exempt from this requirement).



Parks & Open Space

Description

The parks & open space areas within the town center include the Village Green and stormwater management systems. These areas offer civic gathering spaces and integrated stormwater infiltration and treatment of runoff.



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BLACKHAWK CHURCH TOWNS CENTER

Our Lot 1

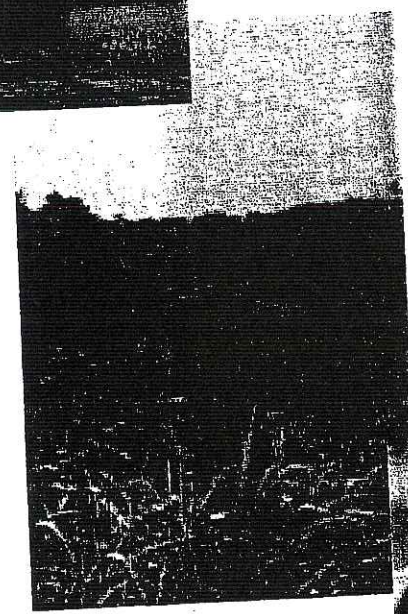
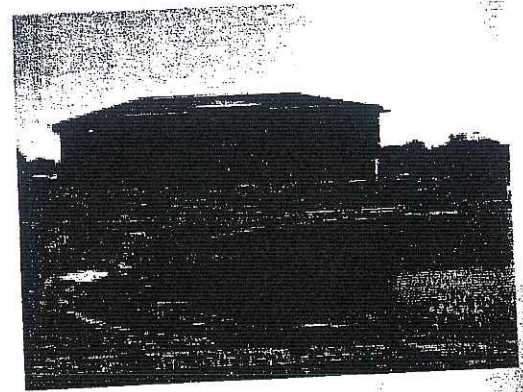
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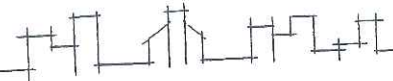
- 3.1 Acres
- Stormwater Management
- Privately owned and maintained

SITE FOUR

Description:

- 0.4 Acres
- Village Green
- Privately owned and maintained public open space





General Development Requirements

Permitted Encroachments

Front porches, balconies, awnings, stoops, open porches and covered walkways may encroach into the front yard setback and will be set as part of the SIP.

Roof eaves and overhangs may project into any required setback up to 24 inches. Roof eaves and overhangs may not extend over a property line.

Trash enclosure fencing shall be no more than 8' in height and will require approval by the Architectural Review Committee.

Bulk Mass

Building placement shall be carefully regulated so as to encourage a pedestrian environment and reinforce the street edge through a combination of reduced setbacks and parking placement. Building placements shall also be carefully regulated to maintain a pedestrian streetscape and screened parking areas.

Building Heights

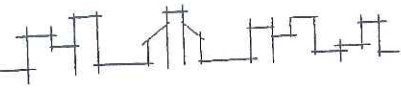
Office/Employment, multifamily, and mixed-use building heights within the town center shall be set as a component of Specific Implementation Plans.

Off-Street Parking

Parking requirements for the multifamily, office, church, and mixed-use buildings will be set as a component of Specific Implementation Plans. Parking within the project will be coordinated to encourage shared parking arrangements, structured parking, and transit use. Parking uses within the entire district, while illustrated as part of the General Development Plan are subject to change and will be set as part of each individual SIP. The overall parking strategy within the development is intended to facilitate near term and long term shared parking opportunities. While the possibility of maximum build out exists as part of the first phase construction, this document acknowledges that future additions may generate additional parking demand and as such has allowed for additional parking through the creation of structured parking opportunities. It is not the intent of this document to facilitate a surface parking approach only, and as such the following guidelines apply to all sites:

- Developments are encouraged to incorporate a comprehensive approach to the development of surface parking facilities so as to minimize under-utilized parking stalls. This can be achieved through shared parking, transit utilization, or other alternative transportation initiatives.
- In no case shall any office, mixed use, or retail site be developed with surface parking ratios that exceed 4 stalls per 1,000 square feet without the use of shared parking.
- In the event that structured parking is utilized to supply parking for a site, no maximum parking ratio shall apply.

Accessory off-street parking lots and loading berths, and access driveways shall be located, designed, and improved, so as to provide for safe and convenient access from adjoining streets, as well as safe and convenient circulation within the site. Access driveways and parking lots shall be separated from principal pedestrian walkways by pavement markings, curbs, planting areas, fences or other appropriate materials to ensure pedestrian safety. Off-street parking lots shall not be located in required front yards or street side yards on corner lots, but may be located in required rear yards to the rear of a building or in an interior side yard beyond the larger of the required front yard or the actual front setback. Access driveways shall be designed and located so that such driveways do not provide a direct un-landscaped view from the street to the loading berths or storage areas. A plan for tree islands and parking lot landscaping shall be included in the landscape plan accompanying each SIP.



Storage Areas

All storage, except for licensed motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened with screening not less than six (6) feet nor more than eight (8) feet in height, and no storage shall exceed the height of such screening. All outside storage areas shall be located to the rear of buildings and shall be limited to not more than five percent (5%) of the total lot area.

Floor Area Ratio

Floor Area Ratios for districts will be set as a component of Specific Implementation Plans.

Impervious Surface Ratio

Impervious Surface Ratios for all districts will be set as a component of Specific Implementation Plans.

Usable Outdoor Open Space Requirement

Usable Outdoor Open Space Requirement for all districts will be set as a component of Specific Implementation Plans.

Vision Triangles

The vision triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Fire Access

Appropriate fire department access for all buildings shall be supplied within this development and may include fire access drives, reduced setbacks, restricted on-street/off-street parking areas, and fire suppression systems. Detailed access plans will be supplied as part of the Specific Implementation Plan review and approval.

Alterations and Revisions

No alteration or revision of the Planned Unit Development shall be permitted unless approved by the City Plan 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 district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the Plan Commission.

Owner's Association

All lots described in this Zoning Text shall be subject to an association as described in the recorded deed restrictions.

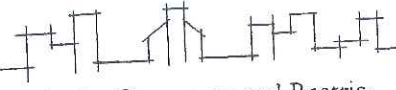
Architectural Review Committee

The Architectural Review Committee and Covenants and Restrictions Code will be set up to ensure the continued development of high quality design, architecture and building throughout the town center.

Architectural and landscape plans for any site within the Blackhawk Church Town Center shall be submitted to the Architectural Review Committee for review and approval prior to the issuance of any Building Permit, or prior to any site improvements.

The Committee will review all submitted plans to ensure the continuation of the distinct architectural character, and landscape quality established within the development. Plans will be reviewed based on the Design Guidelines established in the Covenants and Restrictions and Zoning Text. The Committee will review any future remodeling plans that will change the outward appearance of any structure found within the Blackhawk Church Town Center. The Committee will not review any minor relandscaping plans that take place more than one year after the original landscape plan is installed.

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BLACKHAWK CHURCH TOWN CENTER

The Committee has the right to enforce all design guidelines and standards found within the Covenants and Restrictions, Design Guidelines and zoning text. The Committee also retains the right to grant exceptions to the design guidelines and standards based on the merit of exceptional design that may not fall within or meet the technical requirements of the guidelines and standards, but generally accomplishes the basic principles and intent of the aforementioned documents. Exceptions may also be made on a case-by-case evaluation of individual site context issues that would inhibit the practical implementation of these guidelines and standards.

The Architectural Review Committee shall initially be appointed by the Developer, and references in this Zoning Text to the Architectural Review Committee shall mean the Developer for such period of time as the Developer remains the only member of the Architectural Review Committee as provided in the Owner's Association Bylaws. As long as the Developer is the only member of the Architectural Review Committee, the Developer, acting alone, may exercise all of the rights and powers granted to the Architectural Review Committee under this Zoning Text and the Bylaws. After the Developer ceases to be the sole member of the Architectural Review Committee, the Architectural Review Committee shall thereafter consist of such persons as are elected pursuant to the Bylaws.

The regulations and standards included in the GDP Zoning Text will be enforced by the City. Changes to the Zoning Text will require City approval, as noted above.

Yard Requirements

Office/Employment, retail, multifamily, and mixed-use sites will be required to submit detailed yard requirements as part of the Specific Implementation Plan submittal.

Landscaping

Site landscaping will be provided as part of each Specific Implementation Plan.

Lighting

Site Lighting will be provided as a component of each Specific Implementation Plan.

Electrical reflectors, spotlights, floodlights and other sources of illumination may be used to illuminate buildings, landscaping, street graphics, and parking and loading areas on any site, but only if they are equipped with lenses or other devices which concentrate the illumination upon such buildings, landscaping, street graphics, and parking and loading areas. All lighting shall be reflected away from residences and public streets.

Conceptual Grading Plan

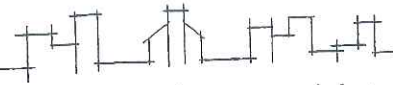
Site grading will be supplied as a component of final plat submittal.

Signage

Signage will be submitted as a component of each Specific Implementation Plan.

Private Open Space Maintenance

Blackhawk Church Town Center will be managed by an Owner's Association which will be a nonprofit membership corporation whose purpose will be to maintain, improve, and preserve certain properties within the project. To that extent, Wis. Stats. § 779.70 provides for the imposition of a Maintenance Lien on all properties in the project. Within the procedures set forth in the Maintenance Lien statute, an Association may impose upon each lot the cost of maintenance of common areas and common open space. Under the procedures set forth in the statute, these charges may become liens if not paid and the liens may be enforced by foreclosure or direct action against property owners to collect the amounts at law.



BLACKHAWK CHURCH TOWN CENTER

In the event the City of Madison wishes further security for payment of these amounts, we would recommend that the City be named as a third party beneficiary of the liens imposed by the Association. In addition, there should be a Declaration of Covenants on all lands within the Blackhawk Church Town Center. The Declaration will set forth the provisions of the Maintenance Lien outlined above and also provide for the right of the City to enforce these rights as a third party beneficiary. We recommend that the enforcement be preceded by a thirty (30) day written notice allowing the property owner or the Owner's Association to perform the maintenance required. In the event no correction is made, the City may directly make the repairs or maintenance and charge the costs of those maintenance or repairs as assessments to an individual lot owner or to several lots within the project. The declarant shall for itself and its assignees specifically waive notice and protest of tax or assessments which may be levied by the City for the maintenance or repairs performed by the City.

Street Lighting

Street lighting within the project shall be pedestrian scale and of a style appropriate to the town center surroundings. Street lighting installation will fall subject to the City of Madison's Land Subdivision Regulations of Section 16.23(9)(d)8. Street lighting plans will be developed with the City Staff and will be submitted as a component of the Subdivision Improvement Agreement submittals.

Sidewalks

Sidewalks shall be installed on both sides of all streets, with exceptions granted as requested by the City Engineering Department and the Bicycle, Pedestrian, Motor Vehicle Committee.

All sidewalks located along a public street will be maintained by the property owner of the adjacent lot.

Sidewalk connections between adjoining sites will be coordinated at time of SIP submittal to maximize pedestrian routes throughout the neighborhood, so as to create an efficient grid of sidewalks in addition to the street system.

Street Trees

Street tree plantings shall be installed on both sides of any public street and will fall subject to the City of Madison's Land Subdivision Regulations of Section 16.23(9)(d)7. Any tree plantings in the right-of-way shall be approved by the City Forestry Department.

Street trees will be placed in the landscape area located between the sidewalk edge and street curbs, unless precluded by utility placements. The design and development of terrace widths and utility placements will be coordinated to preserve the long-term viability of the tree plantings.

Additional tree plantings may be utilized on the outside of the sidewalk, but will be coordinated on a block-by-block basis through the use of planting easements or coordinated landscaping.

Traffic Measures

Several streets within the project and plat may include special traffic islands and traffic calming measures within the public right-of-way. The Owner's Association shall be responsible, at the Association's sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be performed at the discretion of the Association except to the extent required by the City of Madison and shall include landscaping. If the landscaping is not maintained, the City will give notice to the Association that it is not being maintained. If the Association does not respond to the notice within 60 days, the physical traffic measures will be topped with an asphalt pavement. The Association and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the City of Madison and its Boards, and Commissions and their officers, agents, and employees from and against all claims, demands, loss of liability of any kind or nature for any possible injury incurred during maintenance and upkeep. The Blackhawk Church Town Center Association and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold

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BLACKHAWK CHURCH TOWN CENTER

harmless the City of Madison and its Boards, and Commissions and their officers, agents, and employees from and against all claims, demands, loss of liability of any kind or nature for any possible injury incurred during maintenance and upkeep, except where caused by the City of Madison and its Boards, and Commissions and their officers, agents, and employees.

Nuisance Regulation

No use shall be so conducted as to cause the harmful discharge of any waste materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere. All uses shall be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electrical disturbance, humidity, heat, cold, glare or night illumination. Prior to issuance of a zoning certificate or occupancy certificate, the City of Madison Zoning Administrator may require evidence that adequate controls, measures, or devices have been provided to ensure and protect the public interest, health, comfort, convenience, safety, and general welfare from such nuisance, hazard, or offensive condition.

Transportation Demand Management

All uses within this development are encouraged to implement employee transit programs as well as accommodate multi-modal transportation uses including alternative work schedules, flex time, compressed workweeks, staggered shifts, telework, ridesharing, carsharing, transit, cycling, and walking.

Environmentally Sound Buildings

All buildings within this project are encouraged to pursue environmentally sustainable building practices.

Conceptual Site Development Plan

The following Conceptual Site Development Plan, Exhibit B, is intended to show a potential arrangement of buildings and parking uses within this district so as to illustrate the intent of the Zoning Text. The final configuration of buildings and parking will be subject to change and will be set as a component of each site's Specific Implementation Plan. The final lot configuration will be set as a component of the Preliminary and Final Plat submittals.

Phasing/Capital Cost Improvements

The development of the site will be contingent on the establishment of appropriate transportation capacity. No development beyond Phase One (Lots 1, 2, 10, 11, 12, OL 1) shall occur until such time as the intersection improvements for Bear Claw Way and Mineral Point Road are completed. Development of the parcels along Wilrich Road will be limited to parking facilities until such time as the street construction has been completed.

The applicant shall provide a deposit for future area traffic signals and associated intersection changes at the intersections the City plans to signalize. The proportional share of the cost is based on a parcel's daily trips generated as defined by the industry standard known as the Institute of Transportation Engineers' Trip Generation Manual. As of 2004, the City is assessing approximately \$30 per trip for the capital cost of improvements for this area. Each PUD SIP shall provide the deposit assessing \$30 per trip for capital cost of improvements at time of approval.

Definition of Family

The definition of family is the definition outlined in Section 28.03(2) Madison General Ordinances for the R-5 district.

Inclusionary Zoning

In the event that future SIP submittals contain residential units Section 28.04(24) Inclusionary Zoning requirements shall be complied with as part of the approval process.

Park Fees

Park Development Fees and park dedication and/or fee in lieu of dedication will be required in the future when/if residential uses are approved for the property.



Mailing Address - P.O. Box 259463 - Madison, WI 53725-9463
Street Address - 1314 Emil Street - Madison, WI 53713
Telephone - (608) 257-2289 Fax - (608) 257-2906

October 11, 2006

LETTER OF INTENT

**Baer Insurance Building
Lot / Parcel 2 of Blackhawk Church Town Center Plat
Madison, WI**

Dear Urban Design Commission Members,

Following is a description of the intent of this project:

Existing Conditions and Uses of the Property

The previous land use for the site is agricultural. This project is Lot / Parcel 2 of the Blackhawk Church Town Center Plat, which is regulated by a General Development Plan / Specific Implementation Plan (GDP / SIP). This project is within District II of the Town Center development, which permits only Institutional, Office and Residential uses. This project's lot / parcel is specifically permitted to have Office and Retail uses. Lot / Parcel 2 is intended for Phase I development of the Town Center.

Proposed Use of the Property

Three (3) story office building with approximately 14,735 s.f. per floor. The building will be positioned in the northwest corner of the site, in conformance with the Conceptual Site Development Plan of the Blackhawk Church Town Center. Access to the building will be from its inside corner on the southeast side, facing the surface parking area. One (1) level of underground parking will be provided, which will be partially exposed along Veritas Drive, due to the natural downward slope of the road and the property. The site will try to maintain as much of the natural fall of the existing grade as possible. All project storm water will be channeled into the Town Center's shared detention pond, directly east of the project site. Site lighting will be the same or similar to those used by the Blackhawk Church.

Development Schedule for the Project

Construction is currently scheduled to begin by January 2007 and will take approximately 6 months. Landscaping will be installed prior to project completion; installer is to be determined.

Names of Persons Involved

Owner:

Baer Insurance (Keith Ketterhenry)

Architect & General Contractor:

K.F. Sullivan Co. (Tom Knoop, Fred Schuhmacher and Alex King)

Civil Engineer:

D'Onofrio Kottke and Associates, Inc. (Bill Suick and Bruce Hollar)

Landscape Architect:

LJ Geer Design (Lisa Geer)

Site Lighting:

Nickles Electric (Mike Pohlman and Les Portz)

Types of Businesses

Office

Number of Employees

30 employees on first floor. Second and third floor tenants to be determined.

Hours of Operation

Normal Office hours

Square Footage / Acreage of the Site

81,068 square feet / 1.86 acres

Number of Dwelling Units

none

Sale or Rental Price Range for Dwelling Units

n/a

Gross Square Footage of Building(s)

Total of 44,280 s.f. (3 floors). This is nearly 16,000 s.f. less than the allowed gross building area for the site. This reduction in the actual building area will reduce the anticipated weekday trip generation from 660.6 trips to 507.1 trips. This reduction could benefit the anticipated traffic congestion at Mineral Point Road and Veritas Drive (previously named Ritchie Street) if Phase 1 is fully developed prior to Brader Way's connection to South Point Road; see page 23 of KL Engineering's July 2005 report for the Town Center).

The project's only vehicular access to the site, a proposed curb cut on Brader Way, may also help reduce possible congestion from traffic entering north onto Veritas Drive from Mineral Point Road.

Number of Parking Stalls

170 (includes five standard accessible stalls and one accessible van stall). Of the 170 stalls, 127 (plus five accessible) are exterior / surface and 37 (plus one accessible stall) are in the underground garage.

Trash Removal & Storage, Snow Removal and Maintenance Equipment

Trash storage will be located in a secure enclosure at the entrance to the parking garage (see "Screened Trash Dumpster" on Site Plan SP-1). The trash enclosure might be covered, to be used as an exterior patio by the first floor tenant.

Snow Removal and Maintenance services will be contracted out. No equipment is intended to be stored on-site.

Utility meters are intended to be screened, pending utility company approval.

If you should require any additional information, or have any questions or concerns, please contact me at (608) 257-2289 or email me at alex@kfsullivan.com.

Thank you.

Cordially,

Alex King

DESCRIPTION

STRUT enhances the rectilinear form with a housing that blends effortlessly to traditional or ambitious architectural environments. STRUT brings two housing sizes and a fluid form to match the culture in which it resides.

Catalog #	STM-400-MH-MT-5S-BZ-STR-L	Type	OA
Project	BAER INSURANCE BUILDING	Date	09/05/2006
Comments			
Prepared by			

SPECIFICATION FEATURES

A ... Housing

Two-piece heavy-wall, die-cast aluminum housing maintains a nominal .125 wall thickness and utilizes continuous silicone gasketing between castings for a forbidding seal. Optional strut rod supports manufactured of machined aluminum attach to housing top with recessed stainless steel fasteners.

B ... Door

Heavy-wall, die-cast aluminum door maintains a nominal .125 thickness. Continuous silicone gasketing provides IP66 compliant optical cavity. Toolless entry to housing is provided via two (2) flush mount quick release latches. Concealed hinging allows door to be removed from housing without the use of tools.

C ... Lens

Impact resistant 1/8" thick tempered clear or optional frosted flat glass for concealment of lamp image.

D ... Optical Systems

Choice of five (5) high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. All reflector modules feature toolless removal, quick disconnect wiring plugs, and are toolless field rotatable in 90° increments. Medium housing (STM) optics feature mogul-base lampholders for HID lamp sources.

E ... Electrical Tray

Ballast and related electrical components are mounted to a toolless release reinforced one-piece, die-cast aluminum power tray. Quick disconnects allow tray to be completely removed from housing providing ample hand and tool room for attachment of luminaire during installation.

F ... Finish

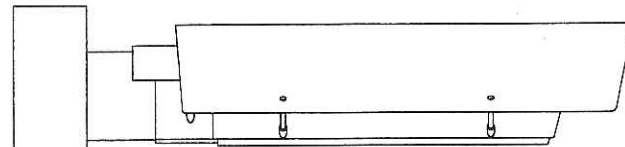
Housing and arm finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult your INVUE Lighting Systems Representative for more information.

STM STRUT SITE MEDIUM

114-400W
Metal Halide
Pulse Start Metal Halide
High Pressure Sodium
Compact Fluorescent

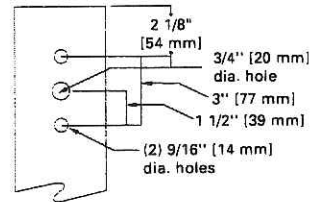
ARCHITECTURAL
AREA LUMINAIRE

**DARK SKY
COMPLIANT** FCO
Full Cutoff



DRILLING PATTERNS

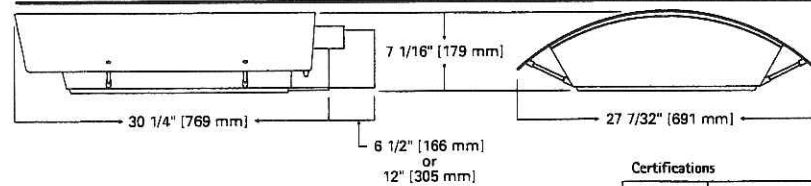
(TYPE "C")



Wattage Table

	STM
Metal Halide	175, 250, 400W
Pulse Start Metal Halide	250, 320, 350, 400W
High Pressure Sodium	150, 250, 400W
Compact Fluorescent	(2) 57, (2) 60W, (2) 70W, (2) 85W, (2) 120W

DIMENSIONS



Certifications

IP66 Rated	U.L. 1598 Listed	3G Vibration Tested	FCO Full Cutoff
CSA Listed	40°C Ambient	ISO 9001	

Shipping DATA (approx.)
Net Weight (lbs.): 51
Volume (cu. ft): 3.18

ORDERING INFORMATION

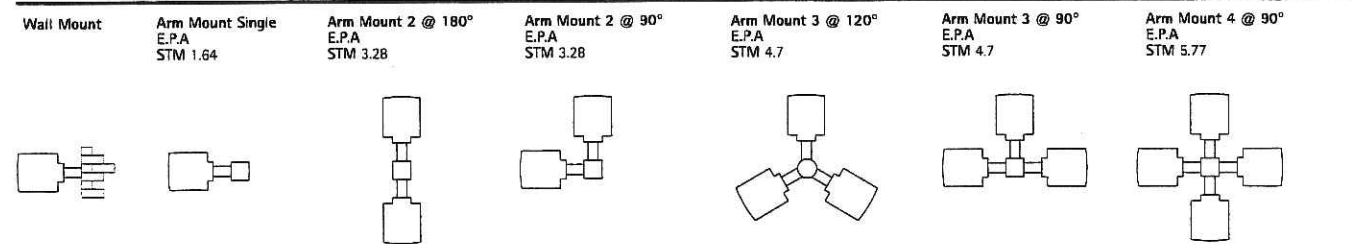
STM-400-MH-MT-5S-BZ-STR-L

STM	400	MH	MT	5S	BZ	STR	L	See Below
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<p>Product Family¹</p> <p>STM- STRUT Site Medium</p> <p>Lamp Wattage</p> <p>HID²</p> <p>150- 150W</p> <p>175- 175W</p> <p>250- 250W</p> <p>320- 320W³</p> <p>350- 350W³</p> <p>400- 400W⁴</p> <p>Compact Fluorescent</p> <p>114- (2) 57W⁵</p> <p>120- (2) 60W⁵</p> <p>140- (2) 70W⁵</p> <p>170- (2) 85W⁵</p> <p>240- (2) 120W⁵</p>	<p>Lamp Type</p> <p>MH- Metal Halide</p> <p>MP- Pulse Start Metal Halide</p> <p>HPS- High Pressure Sodium</p> <p>CF- Compact Fluorescent⁶</p> <p>Voltage⁷</p> <p>120- 120V</p> <p>208- 208V</p> <p>240- 240V</p> <p>277- 277V</p> <p>347- 347V</p> <p>480- 480V</p> <p>DT- Dual-Tap wired 277V⁸</p> <p>MT- Multi-Tap wired 277V⁹</p> <p>TT- Triple-Tap wired 347V¹⁰</p> <p>UNV- 120-277V Universal Electronic Ballast</p>	<p>Optical System</p> <p>2S- Type II</p> <p>3S- Type III</p> <p>4S- Type IV</p> <p>5S- Type V</p> <p>SL- Forward Throw w/ Spill Light Eliminator</p> <p>Color¹¹</p> <p>BK- Black</p> <p>AP- Grey</p> <p>BZ- Bronze</p> <p>WH- White</p> <p>DP- Dark Platinum</p> <p>GM- Graphite Metallic</p>	<p>Structural Options</p> <p>STR- Strut Rod Supports (Painted to match fixture)</p> <p>Options¹²</p> <p>F- Single Fuse (120, 277 or 347V) Specify Voltage</p> <p>FF- Double Fuse (208, 240 or 480V) Specify Voltage</p> <p>Q- Quartz Restrike¹³</p> <p>EM- Quartz Restrike w/ Time Delay¹³ (Also Strikes at Cold Start)</p> <p>EM/SC- Quartz Emergency Separate¹³ Circuit</p> <p>R- NEMA Twistlock Photocell Receptacle</p> <p>PC- Button Type Photocontrol (Specify Voltage)</p> <p>DS- Dual Fluorescent Switching Control¹⁴</p> <p>HS- House Side Shield¹⁵</p> <p>FR- Frosted Flat Glass Lens</p> <p>L- Lamp Included</p>	<p>Accessories¹⁶</p> <p>AA/RA1018- NEMA Photocontrol - Multi-Tap</p> <p>AA/RA1027- NEMA Photocontrol - 480V</p> <p>AA/RA1201- NEMA Photocontrol - 347V</p> <p>VA1050-BZ- Wall Mount Kit w/ 6-1/2" Arm¹⁷</p> <p>VA1055-BZ- 6-1/2" Arm for Square Pole</p> <p>VA1069-BZ- 12" Arm for Square Pole¹⁸</p> <p>VA1057-BZ- 6-1/2" Arm for Round Pole</p> <p>VA1072-BZ- 12" Arm for Round Pole¹⁸</p> <p>VA1018-BZ- Mast Arm Adapter Kit</p> <p>VA1033-BZ- Single-arm Tenon Adapter for 2 3/8" O.D. Tenon</p> <p>VA1034-BZ- 2@180° Tenon Adapter for 2 3/8" O.D. Tenon</p> <p>VA1035-BZ- 3@120° Tenon Adapter for 2 3/8" O.D. Tenon</p> <p>VA1036-BZ- 4@90° Tenon Adapter for 2 3/8" O.D. Tenon</p> <p>VA1037-BZ- 2@90° Tenon Adapter for 2 3/8" O.D. Tenon</p> <p>VA1038-BZ- 3@90° Tenon Adapter for 2 3/8" O.D. Tenon</p> <p>VA1039-BZ- 2@120° Tenon Adapter for 2 3/8" O.D. Tenon</p> <p>VA1040-BZ- Single-arm Tenon Adapter for 3 1/2" O.D. Tenon</p> <p>VA1041-BZ- 2@180° Tenon Adapter for 3 1/2" O.D. Tenon</p> <p>VA1042-BZ- 3@120° Tenon Adapter for 3 1/2" O.D. Tenon</p> <p>VA1043-BZ- 4@90° Tenon Adapter for 3 1/2" O.D. Tenon</p> <p>VA1044-BZ- 2@90° Tenon Adapter for 3 1/2" O.D. Tenon</p> <p>VA1046-BZ- 2@120° Tenon Adapter for 3 1/2" O.D. Tenon</p> <p>VA1045-BZ- 3@90° Tenon Adapter for 3 1/2" O.D. Tenon</p>
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- Notes: 1 Arm not included. See accessories.
- 2 All HID lamps are mogul-base.
- 3 320W and 350W Pulse Start Metal Halide lamps only.
- 4 400W Metal Halide requires reduced envelope ED28 lamp.
- 5 Dual Compact Fluorescent lamp options available in Type 4S distribution only.
- 6 Compact Fluorescent ballasts contain internal fusing. No supplemental fusing is necessary. CF ballasts are 120 through 277V. Specify with UNV voltage designation.
- 7 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
- 8 Dual-tap is 120/277V wired 277V.
- 9 Multi-tap is 120/208/240/277V wired 277V.
- 10 Triple-tap is 120/277/347V wired 347V.
- 11 Custom and RAL color matching available upon request. Consult your INVUE Lighting Systems Representative for further information.
- 12 Add as suffix in the order shown.
- 13 Quartz options not available with SL optic.
- 14 Dual switching requires dual 57W or dual 70W Compact Fluorescent lamps. Allows independent switching control of each lamp through use of two (2) electronic ballasts. Allows 50% power reduction when dual ballasts are independently wired and controlled.
- 15 House side shield not available on 5S and SL optics.
- 16 Order separately, replace XX with color suffix.
- 17 For use in down lighting applications only.
- 18 Use when mounting fixture heads at 90° increments.

MOUNTING VARIATIONS



DESCRIPTION

STRUT enhances the rectilinear form with a housing that blends effortlessly to traditional or ambitious architectural environments. STRUT brings two housing sizes and a fluid form to match the culture in which it resides.

Catalog #	STM-400-MH-MT-4S-BZ-STR-HS-L	Type	OB
Project	BAER INSURANCE BUILDING	Date	09/05/2006
Comments			
Prepared by			

SPECIFICATION FEATURES

A ... Housing

Two-piece heavy-wall, die-cast aluminum housing maintains a nominal .125 wall thickness and utilizes continuous silicone gasketing between castings for a forbidding seal. Optional strut rod supports manufactured of machined aluminum attach to housing top with recessed stainless steel fasteners.

B ... Door

Heavy-wall, die-cast aluminum door maintains a nominal .125 thickness. Continuous silicone gasketing provides IP66 compliant optical cavity. Toolless entry to housing is provided via two (2) flush mount quick release latches. Concealed hinging allows door to be removed from housing without the use of tools.

C ... Lens

Impact resistant 1/8" thick tempered clear or optional frosted flat glass for concealment of lamp image.

D ... Optical Systems

Choice of five (5) high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. All reflector modules feature toolless removal, quick disconnect wiring plugs, and are toolless field rotatable in 90° increments. Medium housing (STM) optics feature mogul-base lampholders for HID lamp sources.

E ... Electrical Tray

Ballast and related electrical components are mounted to a toolless release reinforced one-piece, die-cast aluminum power tray. Quick disconnects allow tray to be completely removed from housing providing ample hand and tool room for attachment of luminaire during installation.

F ... Finish

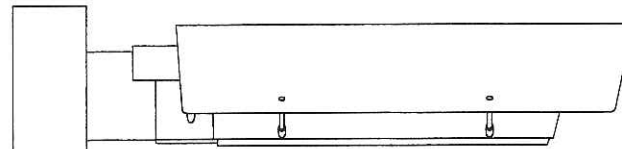
Housing and arm finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult your INVUE Lighting Systems Representative for more information.

**STM
STRUT
SITE MEDIUM**

**114-400W
Metal Halide
Pulse Start Metal Halide
High Pressure Sodium
Compact Fluorescent**

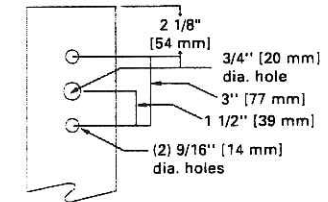
**ARCHITECTURAL
AREA LUMINAIRE**

**DARK SKY
COMPLIANT** **FCO**
Full Cutoff



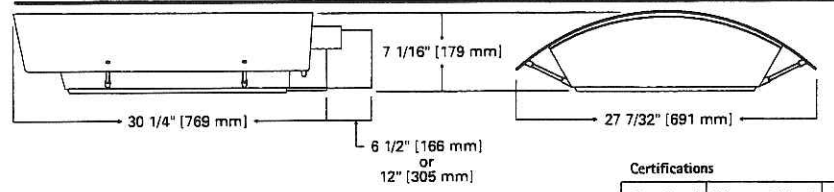
DRILLING PATTERNS

(TYPE "C")



Wattage Table	
STM	
Metal Halide	175, 250, 400W
Pulse Start Metal Halide	250, 320, 350, 400W
High Pressure Sodium	150, 250, 400W
Compact Fluorescent	(2) 57, (2) 60W, (2) 70W, (2) 85W, (2) 120W

DIMENSIONS



Certifications			
IP66 Rated	U.L. 1598 Listed	3G Vibration Tested	FCO Full Cutoff
CSA Listed	40°C Ambient	ISO 9001	

Shipping DATA (approx.)
Net Weight (lbs.): 51
Volume (cu. ft.): 3.18

Specifications and Dimensions subject to change without notice.
Consult your representative for additional options and finishes.

AVU050980
06/09/06

ORDERING INFORMATION

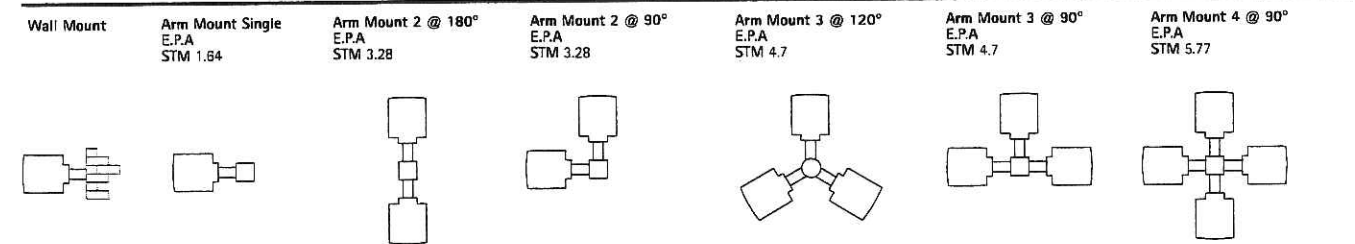
STM-400-MH-MT-4S-BZ-STR-HS-L

STM	400	MH	MT	4S	BZ	STR	HS L	See Below
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Product Family ¹ STM- STRUT Site Medium	Lamp Type MH- Metal Halide MP- Pulse Start Metal Halide HPS- High Pressure Sodium CF- Compact Fluorescent ⁶	Optical System 2S- Type II 3S- Type III 4S- Type IV 5S- Type V SL- Forward Throw w/ Spill Light Eliminator	Structural Options STR- Strut Rod Supports (Painted to match fixture)	Accessories ¹⁶ OARA1016- NEMA Photocontrol - Multi-Tap OARA1027- NEMA Photocontrol - 480V OARA1201- NEMA Photocontrol - 347V VA1050-BZ- Wall Mount Kit w/ 6-1/2" Arm ¹⁷ VA1055-BZ- 6-1/2" Arm for Square Pole VA1069-BZ- 12" Arm for Square Pole ¹⁸ VA1057-BZ- 6-1/2" Arm for Round Pole VA1072-BZ- 12" Arm for Round Pole ¹⁸ VA1018-BZ- Mast Arm Adapter Kit VA1033-BZ- Single-arm Tenon Adapter for 2 3/8" O.D. Tenon VA1034-BZ- 2@180° Tenon Adapter for 2 3/8" O.D. Tenon VA1035-BZ- 3@120° Tenon Adapter for 2 3/8" O.D. Tenon VA1036-BZ- 4@90° Tenon Adapter for 2 3/8" O.D. Tenon VA1037-BZ- 2@90° Tenon Adapter for 2 3/8" O.D. Tenon VA1038-BZ- 3@90° Tenon Adapter for 2 3/8" O.D. Tenon VA1039-BZ- 2@120° Tenon Adapter for 2 3/8" O.D. Tenon VA1040-BZ- Single-arm Tenon Adapter for 3 1/2" O.D. Tenon VA1041-BZ- 2@180° Tenon Adapter for 3 1/2" O.D. Tenon VA1042-BZ- 3@120° Tenon Adapter for 3 1/2" O.D. Tenon VA1043-BZ- 4@90° Tenon Adapter for 3 1/2" O.D. Tenon VA1044-BZ- 2@90° Tenon Adapter for 3 1/2" O.D. Tenon VA1046-BZ- 2@120° Tenon Adapter for 3 1/2" O.D. Tenon VA1045-BZ- 3@90° Tenon Adapter for 3 1/2" O.D. Tenon
Lamp Wattage HID ² 150- 150W 175- 175W 250- 250W 320- 320W ³ 350- 350W ³ 400- 400W ⁴ Compact Fluorescent 114- (2) 57W ⁵ 120- (2) 60W ⁵ 140- (2) 70W ⁵ 170- (2) 85W ⁵ 240- (2) 120W ⁵	Voltage ⁷ 120- 120V 208- 208V 240- 240V 277- 277V 347- 347V 480- 480V DT- Dual-Tap wired 277V ⁹ MT- Multi-Tap wired 277V ⁹ TT- Triple-Tap wired 347V ¹⁰ UNV- 120-277V Universal Electronic Ballast	Color ¹¹ BK- Black AP- Grey BZ- Bronze WH- White DP- Dark Platinum GM- Graphite Metallic	Options ¹² F- Single Fuse (120, 277 or 347V) Specify Voltage FF- Double Fuse (208, 240 or 480V) Specify Voltage Q- Quartz Restrike ¹³ EM- Quartz Restrike w/ Time Delay ¹³ (Also Strikes at Cold Start) EM/SC- Quartz Emergency Separate ¹³ Circuit R- NEMA Twistlock Photocell Receptacle PC- Button Type Photocontrol (Specify Voltage) DS- Dual Fluorescent Switching Control ¹⁴ HS- House Side Shield ¹⁵ FR- Frosted Flat Glass Lens L- Lamp Included	

- Notes: 1 Arm not included. See accessories.
 2 All HID lamps are mogul-base.
 3 320W and 350W Pulse Start Metal Halide lamps only.
 4 400W Metal Halide requires reduced envelope ED28 lamp.
 5 Dual Compact Fluorescent lamp options available in Type 4S distribution only.
 6 Compact Fluorescent ballasts contain internal fusing. No supplemental fusing is necessary. CF ballasts are 120 through 277V. Specify with UNV voltage designation.
 7 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 8 Dual-tap is 120/277V wired 277V.
 9 Multi-tap is 120/208/240/277V wired 277V.
 10 Triple-tap is 120/277/347V wired 347V.
 11 Custom and RAL color matching available upon request. Consult your INVUE Lighting Systems Representative for further information.
 12 Add as suffix in the order shown.
 13 Quartz options not available with SL optic.
 14 Dual switching requires dual 57W or dual 70W Compact Fluorescent lamps. Allows independent switching control of each lamp through use of two (2) electronic ballasts. Allows 50% power reduction when dual ballasts are independently wired and controlled.
 15 House side shield not available on 5S and SL optics.
 16 Order separately, replace XX with color suffix.
 17 For use in down lighting applications only.
 18 Use when mounting fixture heads at 90° increments.

MOUNTING VARIATIONS



DESCRIPTION

ENTRI Series' family of modular faceplate designs provide a tasteful architectural statement equally suitable for indoor and outdoor environments. Available luminous faceplate window adds a signature look, while affording custom color capability.

Catalog #	ENC-70-MH-120-EB-FXF-BZ-L	Type	OC
Project	BAER INSURANCE BUILDING	Date	09/05/2006
Comments			
Prepared by			

SPECIFICATION FEATURES

A ... Housing

One piece die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Accommodates either up or down mounting configurations with no modifications. Downlight and uplight lens' are impact resistant 5/32" thick tempered clear or frosted flat glass, sealed to the housing with high strength VHB adhesive tape and a continuous silicone bead gasket. Silicone wireway plug on housing back wall seals incoming electrical leads to prevent moisture and dust entry.

B ... Faceplate

One piece die-cast aluminum faceplate utilizes a continuous silicone gasket to seal securely to housing. Side hinged faceplate swings open via release of one (1) flush mount die-cast aluminum latch on housing side panel. Available luminous glass insert is .16" thick frosted glass, secured to back of faceplate with a continuous EPDM gasket. Available colored gel film secures behind glass.

C ... Optical System

Choice of ten (10) high efficiency optical systems constructed of premium 95% reflective anodized aluminum sheet, or bright specular anodized polished spun aluminum. Available distributions include Type III, Type III with 10% secondary glow, Type III with pencil secondary, Forward Throw, Forward Throw with 10% secondary glow, Forward Throw with pencil secondary, FX grazing optic, FXF 50% up/50% down grazing optic, Tight Spot, and 50% up/50% down Tight Spot. Optical segments are rigidly mounted inside a heavy wall aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. All reflector modules feature quick disconnect wiring plugs. T6 Metal Halide lamps feature G12 lampholders, White Son™ High Pressure Sodium lamp features a GX12 lampholder, Quartz Halogen lamps feature mini-can screw based lampholders, and Compact Fluorescent lamps feature GX24q-(3,4,5) 4-pin lampholders.

D ... Electrical Components

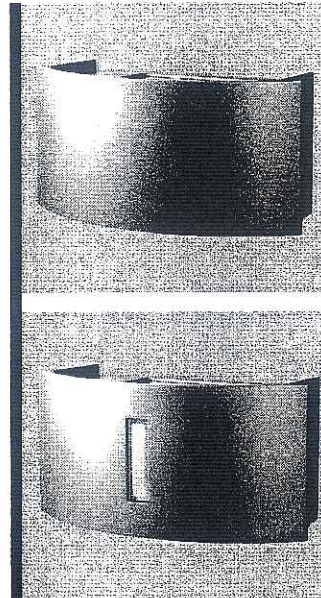
Ballast and related electrical componentry are heat sunk to the housing for cooler operation and prolonged life.

E ... Mounting

Standard zinc plated attachment plate mounts directly to 4" J-Box. Fixture slides over mounting plate and is secured with two (2) concealed stainless steel fasteners. Mounting plate features one-piece, EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast aluminum adapter box to allow for surface conduit wiring, quartz lamp options, and emergency battery pack capability.

F ... Finish

Housing finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult your INVUE Lighting Systems Representative for more information.

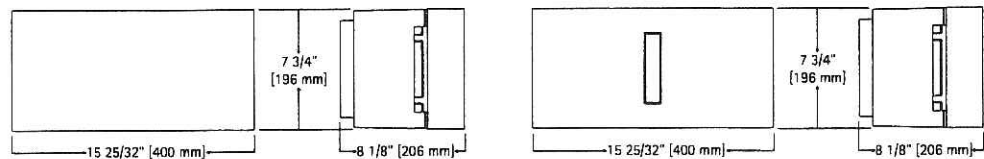


**ENC
ENTRI
ROUND CLEAN**

26-250W
Metal Halide
WhiteSON High Pressure Sodium
Compact Fluorescent
Quartz Halogen
**ARCHITECTURAL WALL
LUMINAIRE**

**DARK SKY
COMPLIANT** FCO
Full Cutoff*

DIMENSIONS



Wattage Table

ENC	
Metal Halide	39, 70, 100, 150W
White Son HPS	100W
Compact Fluorescent	26, 32, 42, 57W
Dual Compact Fluorescent	(2) 26, (2) 32, (2) 42W
Quartz Halogen	100, 150, 250W

Certifications

IP66 Rated	U.L. 1598		FCO Full Cutoff*
CSA Listed	25 °C Ambient	ISO 9001	

*In downlight only configurations with no faceplate window.

Shipping DATA (approx.)
Net Weight (lbs.): 13
Volume (cu. ft): 4.5

ORDERING INFORMATION

ENC-70-MH-120-EB-FXF-BZ-L

ENC	70	MH	120	EB	FXF	BZ		L
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<p>Product Family ENC: ENTRI Round Clean</p>	<p>Lamp Wattage HID¹ 39: 39W 70: 70W 100: 100W 150: 150W Compact Fluorescent² 26: 26W 32: 32W 42: 42W 52: (2) 26W³ 57: 57W⁴ 64: (2) 32W³ 84: (2) 42W³ Halogen⁵ 100: 100W 150: 150W 250: 250W</p>	<p>Voltage⁸ 120: 120V 208: 208V 240: 240V 277: 277V 347: 347V DT: Dual-Tap⁹ wired 277V MT: Multi-Tap¹⁰ wired 277V TT: Triple-Tap¹¹ wired 347V UNV: 120-277V Universal Electronic Ballast</p>	<p>Optical System Downlight or Uplight (HID or Halogen) 3S: Type III FT: Forward Throw FX: Wall Grazing Optic TS: Tight Spot Downlight and Uplight (HID and Halogen) 3SG: Type III, 90% Main/10% Secondary Glow 3SP: Type III with Pencil Secondary FTG: Forward Throw, 90% Main/10% Secondary Glow FTP: Forward Throw with Pencil Secondary FXF: Wall Grazing Optic, 50% Up/50% Down TSF: Tight Spot, 50% Up/50% Down Compact Fluorescent CFG: 90% Main + 10% Secondary Glow CFM: 100% Main, Up or Downlighting</p>	<p>Optional Luminous Facaplate Insert LG: Luminous Glass Insert LGO: Luminous Glass Insert w/ Warm Orange Gel LGR: Luminous Glass Insert w/ Red Gel LGB: Luminous Glass Insert w/ Bright Blue Gel LGG: Luminous Glass Insert w/ Deep Green Gel</p>	<p>Accessories¹⁹ VA2001-BZ: Thru-way Box VA2002: Wire Guard Kit</p>
	<p>Lamp Type MH: Metal Halide WS: WhiteSON High Pressure Sodium CF: Compact Fluorescent HL: Quartz Halogen</p>	<p>Ballast MB: Magnetic Ballast EB: Electronic¹² Ballast X: None (for Halogen Lamp)</p>	<p>Color¹³ BK: Black AP: Grey BZ: Bronze WH: White DP: Dark Platinum GM: Graphite Metallic</p>	<p>Options¹⁴ F: Single Fuse (120, 277 or 347V) Specify Voltage FF: Double Fuse (208, 240 or 480V) Specify Voltage DSAB: Dual Fluorescent Switching Control Adapter Box¹⁵ QAB: Quartz Restrike Adapter Box EMAB: Quartz Restrike w/ Delay Adapter Box (Also Strikes at Cold Start) EM/SCAB: Quartz Emergency Separate Circuit Adapter Box CFEMAB: Emergency Battery Backup Adapter Box¹⁶ PC: Button Type Photocontrol (Specify Voltage) WG: Wire Guard¹⁷ FRM: Frosted Main Flat Glass FRS: Frosted Secondary Flat Glass¹⁸ L: Lamp Included (Standard for all Halogen lamps)</p>	

- Notes: 1 All MH lamps are T6 envelope with G12 lamp base. All HPS lamps are T6 envelope with GX12 lamp base.
 2 All 26/32/42/57W CF lamps feature a 4-pin lamp base. Available in CFM and CFG distributions only.
 3 Dual compact fluorescent lamps.
 4 Nominal M.O.L lamp length of 57W CFL not to exceed 7".
 5 All Halogen lamps are T4 envelope with mini-can base.
 6 WhiteSON HPS lamp available in 100W only. Requires electronic ballast. 120/277V only. Requires use of VA2001 accessory Thru-way Box.
 7 Compact Fluorescent ballasts contain internal fusing. No supplemental fusing is necessary. CF ballasts are 120 through 277V. Specify with UNV voltage designation.
 8 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 9 Dual-tap is 120/277V wired 277V.
 10 Multi-tap is 120/208/240/277V wired 277V.
 11 Triple-tap is 120/277/347V wired 347V.
 12 120 through 277V only. Electronic ballasts contain internal fusing, no supplemental fusing is necessary. Electronic ballast available with all CF lamps, and 39/70/100W MH lamps. Available with 150W MH lamp with use of VA2001 accessory Thru-way Box. Not available with QAB or EMAB options.
 13 Custom and RAL color matching available upon request. Consult your INVUE Lighting Systems Representative for further information.
 14 Add as suffix in the order shown.
 15 Dual switching requires dual 26, 32 or 42W Compact Fluorescent lamps. Allows independent switching control of each lamp through use of two (2) electronic ballasts. Allows 50% power reduction when dual ballasts are independently wired and controlled.
 16 Battery backup provides 90 minutes of supplemental light at 60% of initial rated lamp lumens. Must specify 26/32/42W Compact Fluorescent lamp.
 17 For use in down lighting applications only.
 18 Frosted secondary lens provided standard on 3SG, FTG, and CFG distributions.
 19 Order separately, replace XX with color suffix.

TYPE: **OD**

CATALOG#: **M6043S-730-10002P**



DESCRIPTION

A low brightness shallow plenum downlight for use with Metal Halide or High Pressure Sodium lamps. Fresnel lens provides focused, controlled light distribution. Prismatic lens provides a wider, more diffuse light pattern. Highly efficient reflector designs allow maximum utilization of HID light sources and shallow mounting.

SPECIFICATION FEATURES

A...Reflector
Specular clear reflector with a spun parabolic contour. Positive reflector mounting via keyed holes and screws.

B...Trim Ring
Painted die-cast aluminum with choice of white or black baffle.

SPECIFICATION FEATURES

C...Housing/Mounting Frame
Precision die-cast aluminum 1 1/2" deep collar accommodates varying dimensions of ceiling materials. .060 stamped steel mounting frame.

D...Mounting
Pre-installed telescoping mounting bars are suitable for T-bar ceilings or wood joists.

E...Conduit Fittings
Die-cast screw tight connectors.

F...Socket
4KV pulse rated medium base screw shell socket.

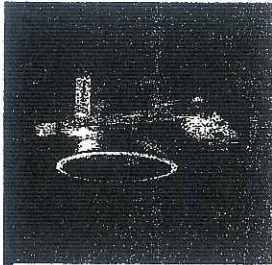
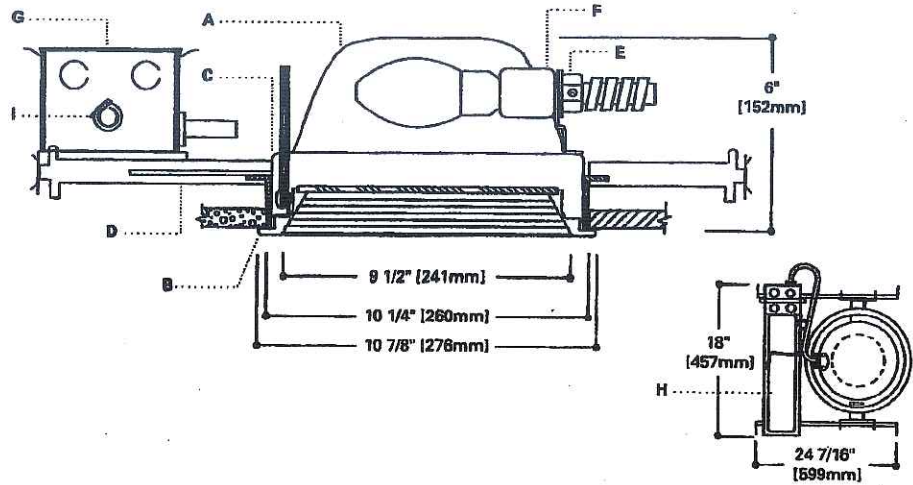
G...Junction Box
U.L. listed for four in, four out #12 at 90°C pull through branch wiring. Positioned to

allow straight conduit runs. Five 1/2" and two 3/4" knockouts are provided. Access to junction box through removal of reflector.

H...Ballast
Quick mount plug-in thermally protected ballast with dual tap for 120/277V. Ballast secures to mounting frame with spring lock.

I...Insulation Detector
Self resetting insulation detector opens circuit if insulation is improperly installed.

Labels
U.L. listed, C.S.A. certified, standard damp label, IBEW union made.



**M6043S 10002P
10012P**

**50W, 70W, 100W, 150W HPS
50W, 70W, 100W MH
9 1/2" LENS**

Ballast 720 Lamp 50W MH
Input Watts: 72W
Operating/Starting /Open Circuit Current:
120V= 0.65A / 0.80A/1.15A
277V= 0.30A / 0.35A/0.50A
Power Factor: 90% Sound Rating B
Min. Starting Temperature: -20°F (-30°C)

Ballast 730 Lamp 70W MH
Input Watts: 94W
Operating/Starting /Open Circuit Current:
120V= 0.85A / 0.63A/1.59A
277V= 0.37A / 0.27A/0.72A
Power Factor: 90% Sound Rating B
Min. Starting Temperature: -20°F (-30°C)

Ballast 740 Lamp 100W MH
Input Watts: 125W
Operating/Starting /Open Circuit Current:
120V= 1.10A / 2.20A/2.40A
277V= 0.48A / 0.95A/1.05A
Power Factor: 90% Sound Rating B
Min. Starting Temperature: -20°F (-30°C)

Ballast 620 Lamp 50W HPS
Input Watts: 65
Operating/Starting Current:
120V= 0.65 / 0.70
277V= 0.30 / 0.35
Power Factor: 90%

Ballast 630 Lamp 70W HPS
Input Watts: 90
Operating/Starting Current:
120V= 0.82 / 1.00
277V= 0.36 / 0.50
Power Factor: 90%

Ballast 640 Lamp 100W HPS
Input Watts: 125
Operating/Starting Current:
120V= 1.10 / 1.45
277V= .50 / .66
Power Factor: 90%

NOTES: Accessories should be ordered separately.
For additional options please consult your Cooper Lighting Representative.
Aizak is a registered trademark of Aluminum Company of America.

ORDERING INFORMATION: Complete unit consists of housing, ballast and trim.

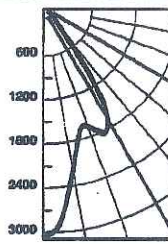
Housing	Options	Ballast	Trims	Finish	Accessories
M6043S		730	10002	P	
M6043S-9" Horizontal High Pressure Sodium and Metal Halide Housing	Q-Quartz Restrike System with Time Delay, 100W DC Bayonet Base Quartz Lamp (Included) X-DC Bayonet Lamp Socket only for Quartz Standby Lamp	520-50W HPS 120/277V Magnetic 630-70W HPS 120/277V Magnetic 638-70W HPS 120/347V Magnetic 640-100W HPS 120/277V Magnetic 648-100W HPS 120/347V Magnetic 650-150W HPS 120/277V Magnetic 658-150W HPS 120/347V Magnetic 720-50W MH 120/277V Magnetic 728-50W MH 120/347V Magnetic 730-70W MH 120/277V Magnetic 738-70W MH 120/347V Magnetic 740-100W MH 120/277V Magnetic 748-100W MH 120/347V Magnetic	10002-Regressed Fresnel Lens 10012-Regressed Concave Prismatic Lens	P-Black Baffle with White Trim Ring PWH-White Baffle with White Trim Ring	HB28-C Channel Bar Hanger, 26" Long, Pair HB50-C Channel Bar Hanger, 50" Long, Pair NSA9-Slope Adapter for 9" Aperture Housings, Specify Slope FK-Field Installed Fuse Kit, Specify Amperage

COOPER LIGHTING

ADP012585

PHOTOMETRICS

Candlepower Distribution



Test No. H30017
 M6043S -10002P
 Lamp=LU100/D/MED
 Lumens=9500
 Spacing Criteria=0.9
 Efficiency=62.9%

Candlepower

Deg.	CD
0	3647
5	3703
15	4037
25	2476
35	2383
45	1131
55	660
65	318
75	107
85	1
90	0

Average Luminance

Deg.	CD/SQM
45	34961
55	25151
65	16292
75	9836
85	251

Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
4'6"	180	4'0"
5'6"	121	5'0"
6'6"	86	6'0"
8'0"	67	7'6"
10'0"	36	9'6"
12'0"	25	11'6"

Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot. Footcandle values are initial, apply appropriate light loss factors where necessary.

Zonal Lumen Summary

Zone	Lumens	%Lamp	%Luminaire
0-30	2848	27.9	44.3
0-40	4044	42.6	67.6
0-60	5525	58.3	92.6
0-90	5980	62.9	100.0
90-180	0	0.0	0.0
0-180	5980	62.9	100.0

Coefficient of Utilization

rc	rw	80%				70%				50%				30%				10%				0%
		70	50	30	10	50	30	10	50	30	10	50	30	10	50	30	10					
0	0	75	75	75	75	73	73	73	70	70	67	67	64	64	63	63	63	63	63	63	63	
1	1	70	69	66	64	67	65	63	64	61	62	59	59	58	58	58	58	58	58	58	58	
2	2	65	61	60	60	60	57	55	58	53	56	52	54	51	50	50	50	50	50	50	50	
3	3	61	56	52	48	55	51	48	53	47	51	46	50	46	44	44	44	44	44	44	44	
4	4	57	51	46	43	50	46	42	48	42	47	41	46	41	40	40	40	40	40	40	40	
5	5	53	48	42	38	46	41	38	44	38	43	37	42	37	36	36	36	36	36	36	36	
6	6	49	42	38	34	42	37	34	41	34	40	34	39	33	32	32	32	32	32	32	32	
7	7	46	39	34	31	39	34	31	38	31	36	30	36	30	29	29	29	29	29	29	29	
8	8	44	36	32	28	36	31	28	35	28	34	28	34	28	27	27	27	27	27	27	27	
9	9	41	34	29	26	33	29	26	32	26	32	26	31	26	25	25	25	25	25	25	25	
10	10	39	31	27	24	31	27	24	31	24	30	24	29	24	23	23	23	23	23	23	23	

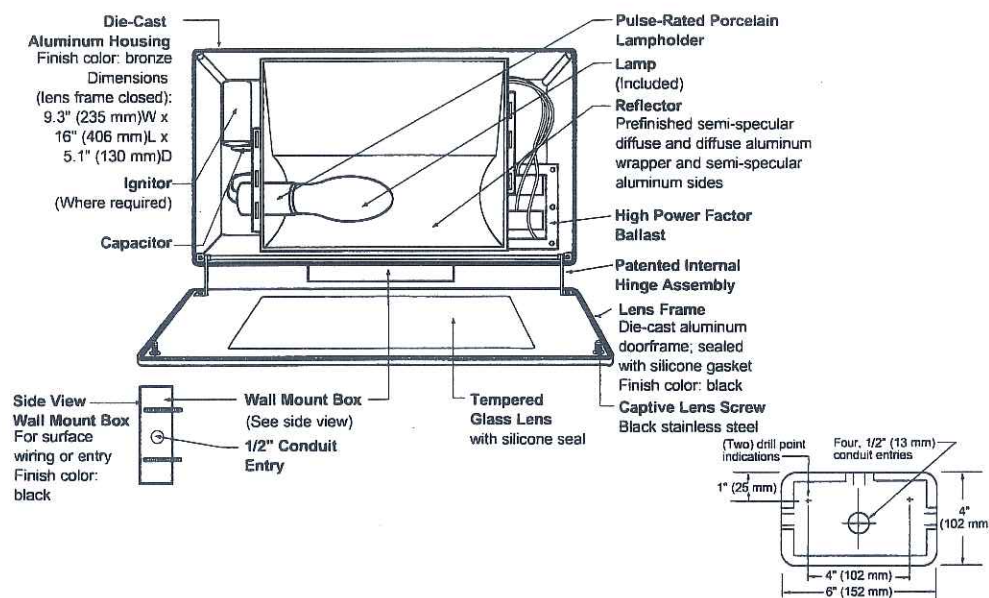
rc=Ceiling reflectance, rw=Wall reflectance, RCR=Room cavity ratio CU Data Based on 20% Effective Floor Cavity Reflectance.



**WALL MOUNT
RECTANGULAR AREA CUTOFF FLOOD**

OE

**LACW
SERIES**



SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
<input type="checkbox"/> SPEC #	125W PSMH	LACW612-(a)(b)
<input type="checkbox"/> SPEC #	150W PSMH	LACW615-(a)(b)
METAL HALIDE		
<input type="checkbox"/> SPEC #	50W MH	LACW405-(a)(b)
<input checked="" type="checkbox"/> SPEC #	70W MH	LACW407-(a)(b)
<input type="checkbox"/> SPEC #	100W MH	LACW410-(a)(b)
<input type="checkbox"/> SPEC #	175W MH	LACW417-(a)(b)
HIGH PRESSURE SODIUM		
<input type="checkbox"/> SPEC #	35W HPS	LACW503-(a)(b)
<input type="checkbox"/> SPEC #	50W HPS	LACW505-(a)(b)
<input type="checkbox"/> SPEC #	70W HPS	LACW507-(a)(b)
<input type="checkbox"/> SPEC #	100W HPS	LACW510-(a)(b)
<input type="checkbox"/> SPEC #	150W HPS	LACW515-(a)(b)

Specify (a) Voltage & (b) Options.

(a) VOLTAGE SUFFIX KEY	
D	120/277V (Standard: 125W PSMH; 50 - 100W MH; 50W HPS)
M	120/208/240/277V (Standard: 150W PSMH; 175W MH; 70 - 150W HPS)
T	120/277/347V (Canada Only) (Standard: 150W PSMH; 70 - 175W MH; 70 - 150W HPS)
1	120V (Standard: 35W HPS)
2	277V
27	277V Reactor (150W PSMH Only)
3	208V
4	240V
5	480V (175W MH; 70 - 100W HPS)
6	347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

(b) OPTIONS (factory-installed)	
-(a)F	Fusing
J	Tamperproof Lens Fasteners
-(a)P	Button Photocell
-5P	External Photocell (for 480V)

Specify (a) Single Voltage — See Voltage Suffix Key

TYPE OE

CAT. NO.: LACW407-D

NOTE: Mounted Above Overhead Door

BAER INSURANCE BUILDING

GENERAL DESCRIPTION

60° forward throw sharp cutoff luminaire with adjustable backlight control for HID lamp, totally enclosed. Backlight shield provides precise cutoff adjustability from 0° (nadir) to 30° (house-side). Housing is seamless, die-cast aluminum. Fixture mounts to wall with a 4" (102 mm) x 6" (152 mm) x 1.4" (36 mm) cast aluminum mounting box and gasket. Two 5/16" threaded mounting rods are supplied with nuts and sealing washers to attach fixture to mounting box. Also provided are four threaded and closed 1/2" conduit entries. Lens assembly consists of rigid aluminum frame, high-impact, clear-tempered glass, and backlight shield.

ELECTRICAL

Fixture includes clear, medium-base lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder with quick disconnect. Lamp ignitor included where required. All ballast assemblies are high-power factor and use the following circuit types:

Reactor (277V PSMH)
150W PSMH

Reactor
120V: 35 - 150W HPS

HX — High Reactance
50 - 100W MH; 50 - 150W HPS

CWA — Constant Wattage Autotransformer
125 & 150W PSMH; 175W MH

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in US and Canada for wet locations.

FINISH

Exclusive DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

PATENT

US 4,689,729

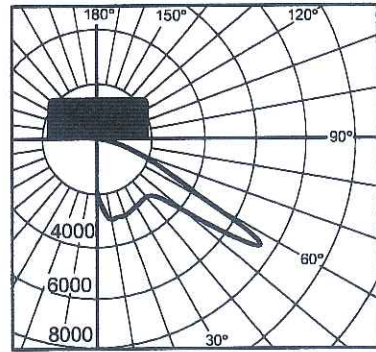
ACCESSORIES

LS-L	Polycarbonate Vandal Shield (not for use with fixtures in upright position)
TPS-1	Tamperproof Screwdriver
WG-L	Wire Guard

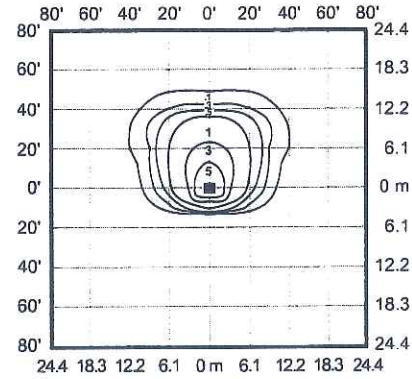


EPA RATING

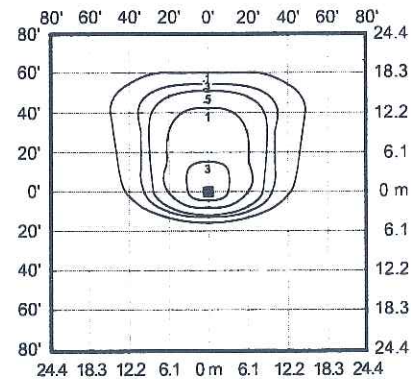
EPA 0.60 for single fixture with 0° tilt (Consult factory for EPA rating on multiple units).



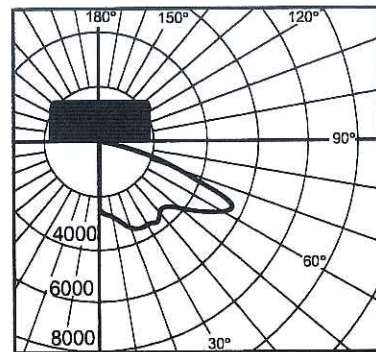
Lighting Sciences Inc.
Certified Test Report No. LSI 10695
Candlepower distribution curve of 175W MH
Rectangular Area Cutoff Floodlight, with back-
light shield located for backlight cutoff.



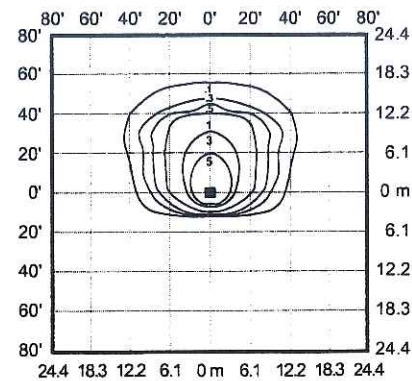
Isofootcandle plot of 175W MH Area
Cutoff Floodlight at 15' (4.6 m) mounting
height, 0° vertical tilt, with backlight
shield located for backlight cutoff.
(Plan view)



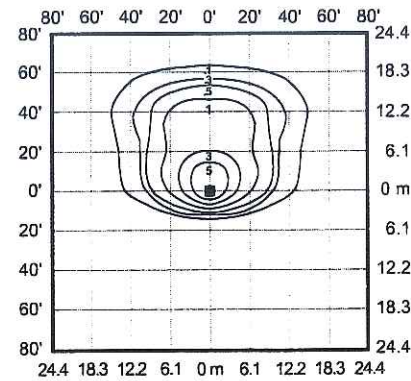
Isofootcandle plot of 175W MH Area
Cutoff Floodlight at 20' (6.1 m) mounting
height, 0° vertical tilt, with backlight
shield located for backlight cutoff.
(Plan view)



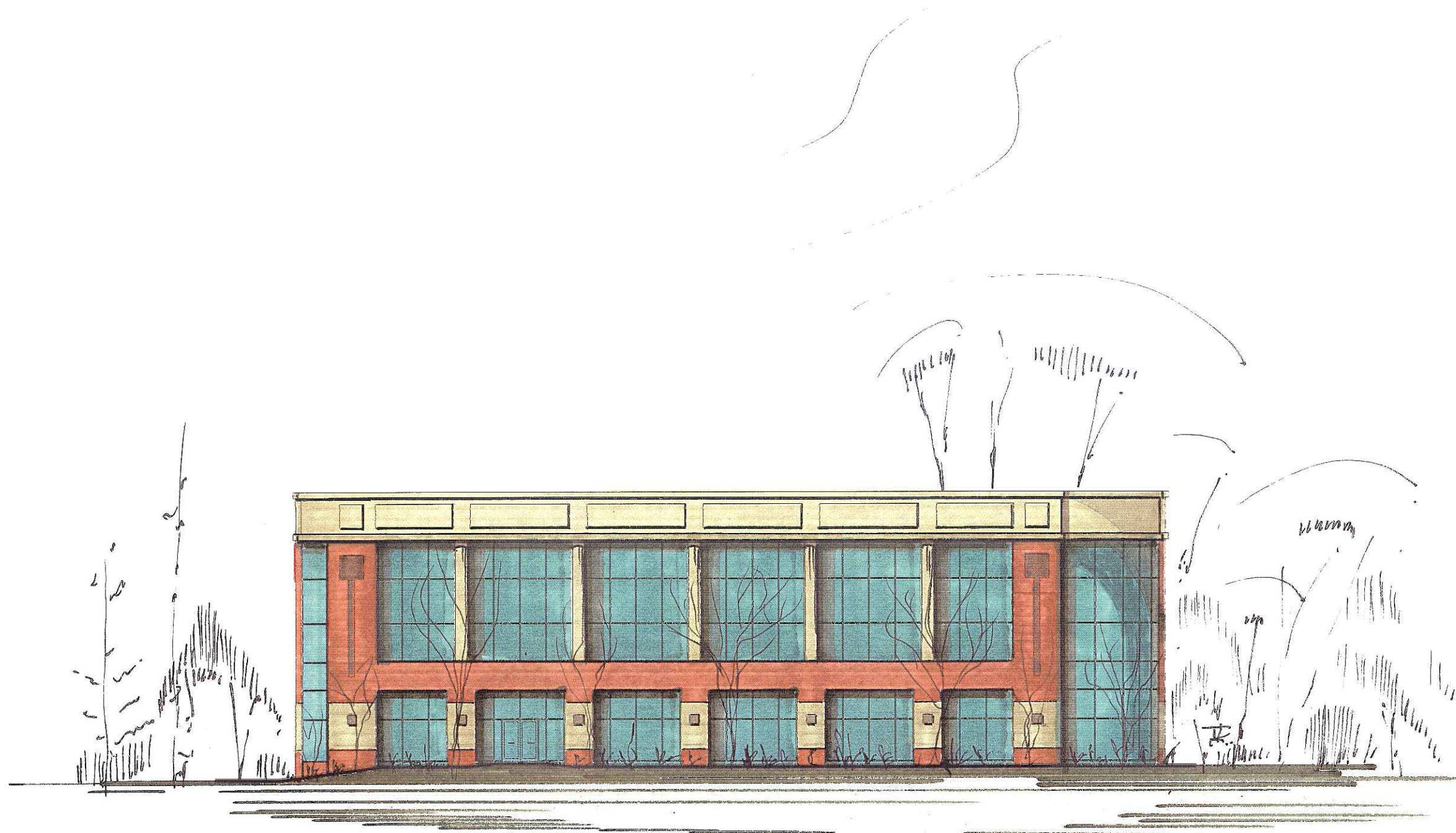
Lighting Sciences Inc.
Certified Test Report No. LSI 11233
Candlepower distribution curve of 150W HPS
Rectangular Area Cutoff Floodlight, with back-
light shield located for backlight cutoff.



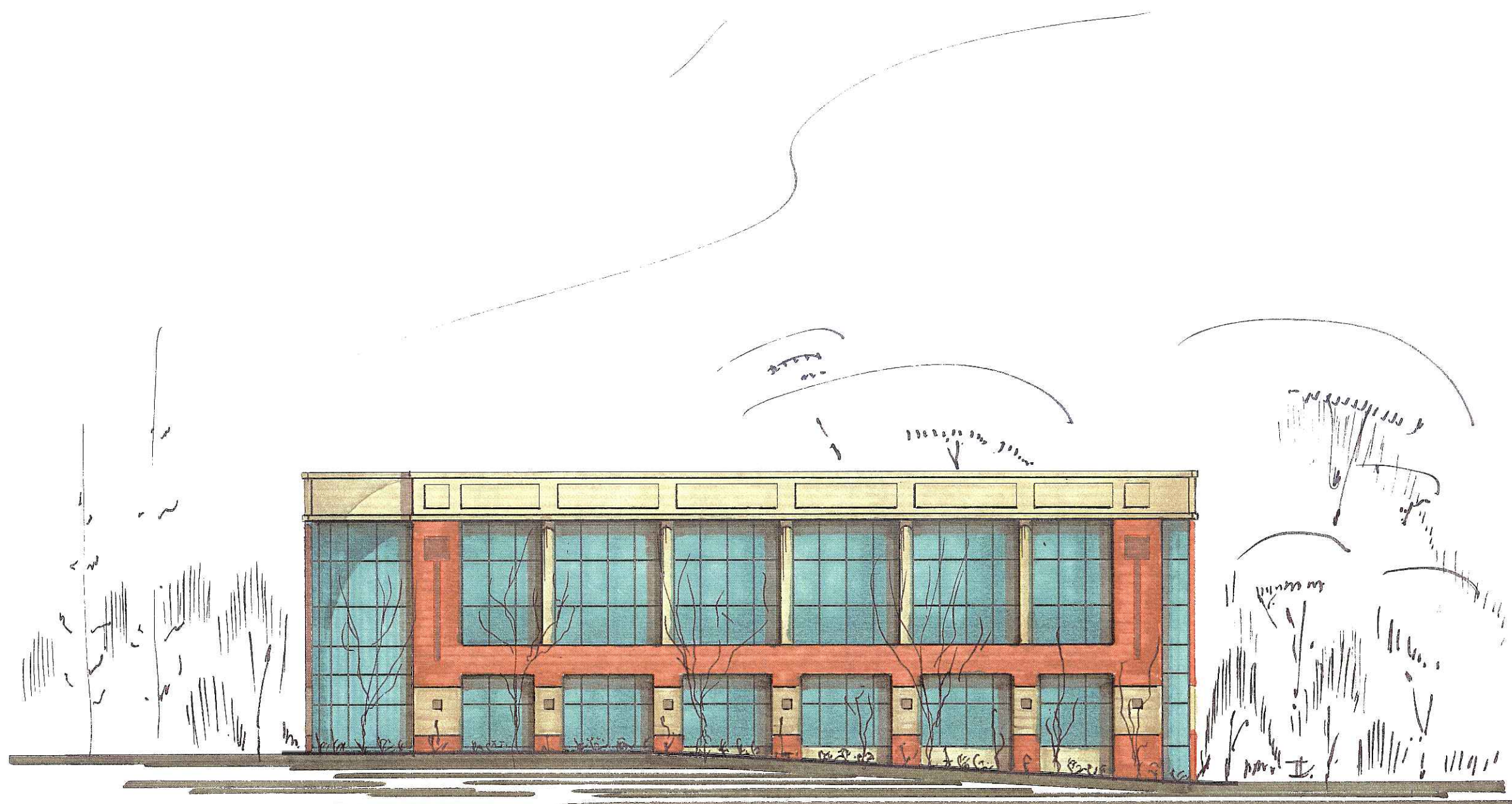
Isofootcandle plot of 150W HPS Area
Cutoff Floodlight at 15' (4.6 m) mounting
height, 0° vertical tilt, with backlight
shield located for backlight cutoff.
(Plan view)



Isofootcandle plot of 150W HPS Area
Cutoff Floodlight at 20' (6.1 m) mounting
height, 0° vertical tilt, with backlight
shield located for backlight cutoff.
(Plan view)



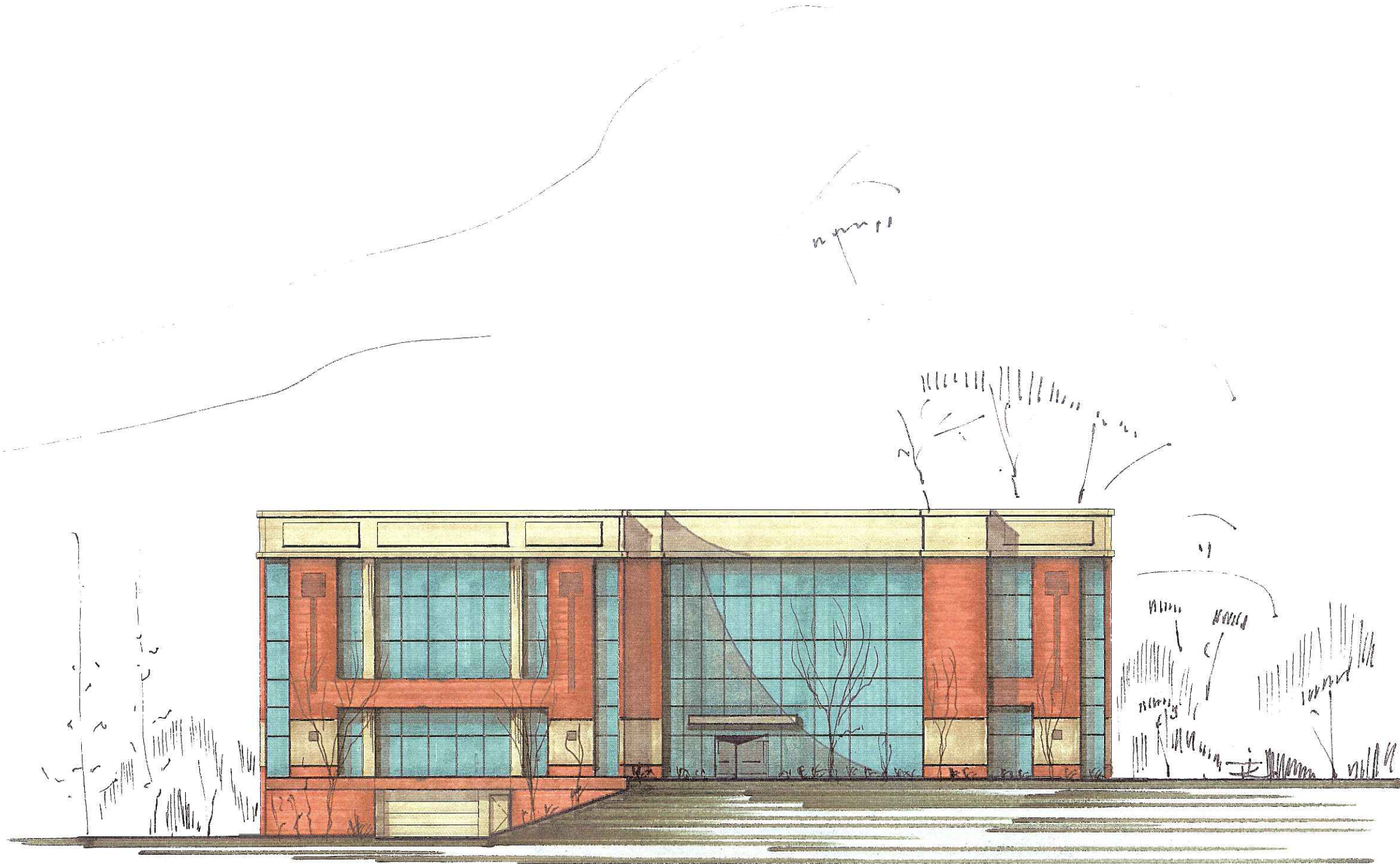
NORTH ELEVATION STUDY **BAER INSURANCE BUILDING**
1" = 20' © K. F. SULLIVAN CO. 10/11/06



WEST ELEVATION STUDY
1" = 20'

BAER INSURANCE BUILDING

© K. F. SULLIVAN CO. 10/11/06



SOUTH ELEVATION STUDY
1" = 20'

BAER INSURANCE BUILDING

© K. F. SULLIVAN CO. 10/11/06

Baer Insurance Building

9701 Brader Way
Blackhawk Church Town Center Plat, Lot/Parcel 2
Madison, Wisconsin

Date: October 11, 2006

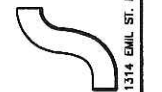
Sheet Index

SP1.0	SITE PLAN
C1.0	SITE SURVEY
C1.1	GRADING & EROSION CONTROL PLAN
C1.2	SITE UTILITY PLAN
LS1	LANDSCAPE PLAN
E1	SITE LIGHTING PLAN
A2.0	GARAGE FLOOR PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A4.1	NORTH & WEST ELEVATIONS
A4.2	SOUTH & EAST ELEVATIONS
A4.3	SOUTHEAST ELEVATION

URBAN DESIGN COMMISSION
INITIAL & FINAL REVIEW



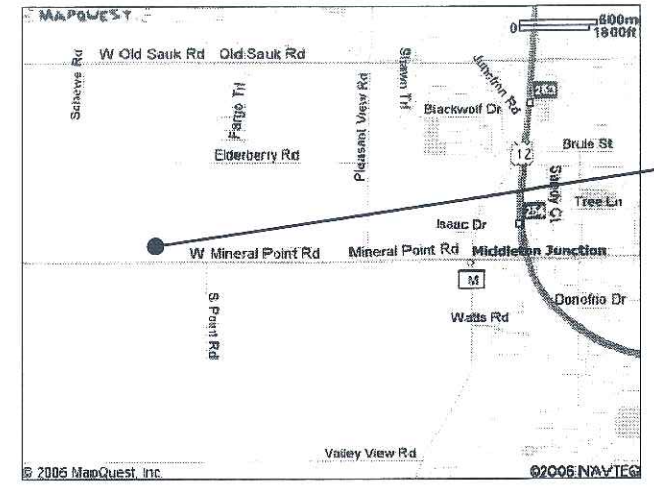
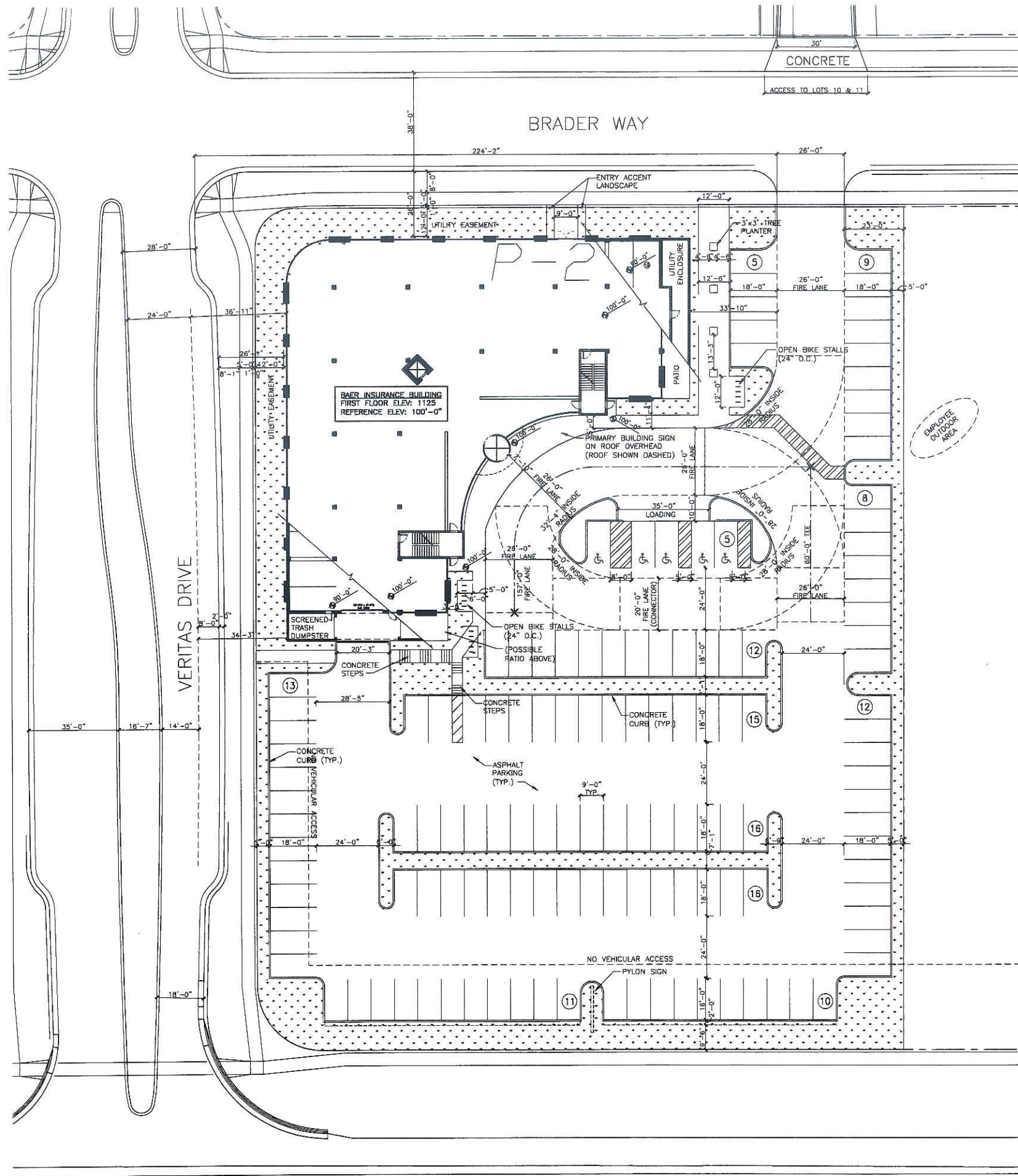
CONTACT: ALEX KING
1314 EMIL ST.
MADISON, WI 53713
TEL: (608) 257-2289
FAX: (608) 257-2906
WWW.KFSULLIVAN.COM



DRAWING NAME:
TITLE SHEET
SCALE: N.T.S.
DRAWN BY: AK
DATE:

SHEET NO.
T.0
PROJ. #206-066

Baer Insurance Building
9701 Brader Way
Verona, Wisconsin 53593
(Blackhawk Church Town Center Plat, Parcel 2)



LOCATION MAP



LEGAL DESCRIPTION

PARCEL 2 OF THE "BLACKHAWK CHURCH TOWN CENTER PLAT". (LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 21, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN)

SITE INFORMATION	
SITE ADDRESS:	NE CORNER MINERAL POINT ROAD & VERITAS DRIVE MADISON, WI
SITE ACREAGE:	1.86 AC (81,068 S.F.)
FLOOR AREA RATIO:	0.19
NO. OF BUILDING STORIES (ABOVE GRADE):	3
BUILDING HEIGHT:	47'-0" ABOVE GRADE
D.O.C. TYPE OF CONSTRUCTION (NEW) OR (ADDITION):	NEW
USE OF PROPERTY:	B: PROFESSIONAL SERVICES
CAPACITY OF RESTAURANT / PLACE OF ASSEMBLY:	N/A
AREAS (GROSS SQUARE FEET)	
FIRST FLOOR (OFFICE)	15,156
SECOND FLOOR (OFFICE)	14,103
THIRD FLOOR (OFFICE)	15,111
TOTAL BUILDING, EXCLUDING PARKING GARAGE	44,280

# OF REQUIRED PARKING STALLS	S.F.	# STALLS
OFFICE: 1 STALL PER 300 SF GROSS FLOOR AREA	44,280	148
TOTAL:		148

PARKING STALL TYPES (SIZE: 9'x18')	REQUIRED	PROPOSED
H/C VAN ACCESSIBLE (SURFACE)	1	1
H/C ACCESSIBLE (SURFACE)		4
H/C ACCESSIBLE (BASEMENT)	5	1
STANDARD (SURFACE)		108
9'x18' W/ 2' OVERHANG (MAX 25% OF TOTAL STANDARD (BASEMENT))	142	21
TOTAL	148	170

# OF BICYCLE STALLS	AUTO	BIKE
1 PER 10 REQ'D AUTO STALLS	148	15

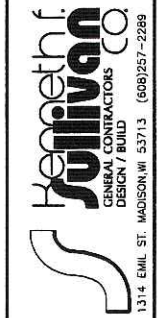
OFF-STREET LOADING FACILITIES: 10'x35'	REQUIRED	PROPOSED
1 FOR 10,000 SF TO 100,000 SF OF GROSS FLOOR AREA	1	1



1 SITE PLAN
SP-1 SCALE: 1 : 20

REVISIONS

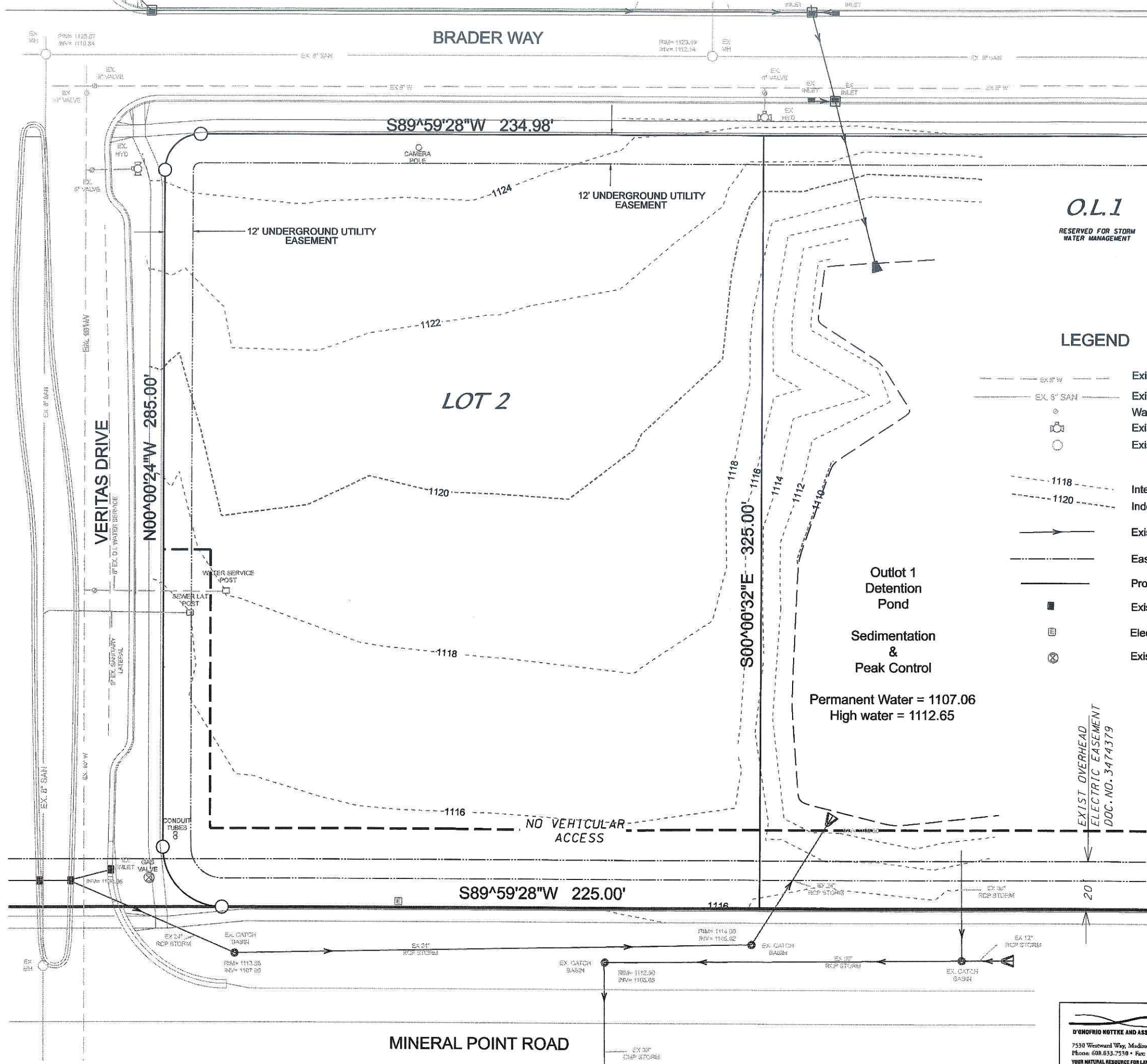
Baer Insurance Building
 9701 Brader Way
 Verona, Wisconsin 53593
 (Blackhawk Church Town Center Plat, Parcel 2)



DRAWING NAME: SITE PLAN
 SCALE: 1 : 20
 DRAWN BY: AK
 DATE:

SHEET NO. **SP1.0**
 PROJ. # 206-086

MINERAL POINT ROAD



O.L.1
RESERVED FOR STORM
WATER MANAGEMENT

LEGEND

- Existing Water Main
- Existing Sanitary Sewer
- Water Valve
- Existing Hydrant
- Existing Manhole
- Intermediate Contour
- Index Contour
- Existing Storm Sewer
- Easement Line
- Property Line
- Existing Inlet
- Electric Transformer
- Existing Gas Valve

Outlet 1
Detention
Pond

Sedimentation
&
Peak Control

Permanent Water = 1107.06
High water = 1112.65

EXIST OVERHEAD
ELECTRIC EASEMENT
DOC. NO. 3474379



D'ONOFRIO KOTYK AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.433.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

REVISIONS

Baer Insurance Building
9701 BRADER WAY
VERONA, WISCONSIN 53593
BLACKHAWK CHURCH TOWN CENTER PLAT, PARCEL 2

Henneth f. Sullivan
GENERAL CONTRACTORS CO.
DESIGN/BUILD
1314 EML ST. MADISON, WI 53713 (608)257-2289

DRAWING NAME:
SITE SURVEY
SCALE: 1" = 20'
DRAWN BY: B/JH
DATE: 10-11-06

SHEET NO.
C 1.0
PROD. *

BRADER WAY

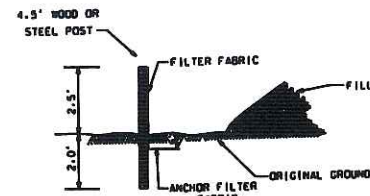
SITE GRADING AND EROSION CONTROL NOTES

- 1) Pavement grades and parking lot slopes have been rounded off to the nearest tenth on the Site Grading Plan.
- 2) All site grading and erosion control shall conform with the "City of Madison Standard Specifications" and all addendums issued prior to the contract bid date.
- 3) Stone tracking pad shall be installed at the designated locations at the commencement of construction. Stone tracking pad shall be a minimum of 20 feet wide, 50 feet long and 1 foot thick, constructed with a minimum of 3" clear stone. Entrance shall be maintained in a condition which will prevent tracking of mud onto public right-of-way.
- 4) Silt fence shall be installed at the start of site grading and maintained until the site has been stabilized.
- 5) Area disturbed within any street right-of-way shall be restored with 4" topsoil, fertilizer, seed, and mulch.
- 6) Disturbed areas outside the street right-of-way shall be restored with seed, fertilizer and mulch or in accordance with an approved landscape plan.
- 7) Public streets and adjacent parking lots shall be cleaned daily as necessary.
- 8) Erosion control shall be the responsibility of the Contractor until the site has been stabilized. Erosion measures as listed shall be the minimum measures that will be acceptable.
- 9) The Contractor shall install additional erosion measures as requested in writing by the project superintendent or the City of Madison within 24 hours of notification.
- 10) The contractor shall install a Type D inlet bag in all proposed storm sewer inlets receiving runoff.

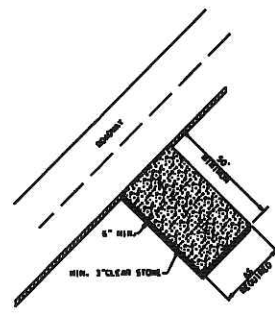
LEGEND

- □ PROPOSED INLET
- PROPOSED STORM SEWER
- - - 1112 - - - EXIST. CONTOUR
- 1120 — PROPOSED CONTOUR
- + 1127.1 PAVEMENT GRADE
- - - EX. W. MAIN EX. WATER MAIN
- - - EX. 8" SAN EX. SANITARY SEWER
- EX. VALVE
- EX. HYDRANT
- EX. SANITARY MANHOLE
- EX. POWER POLE
- BOW BACK OF WALK
- TOW TOP OF WALL
- BOULDER RETAINING WALL

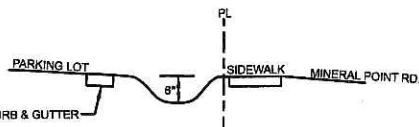
VERITAS DRIVE



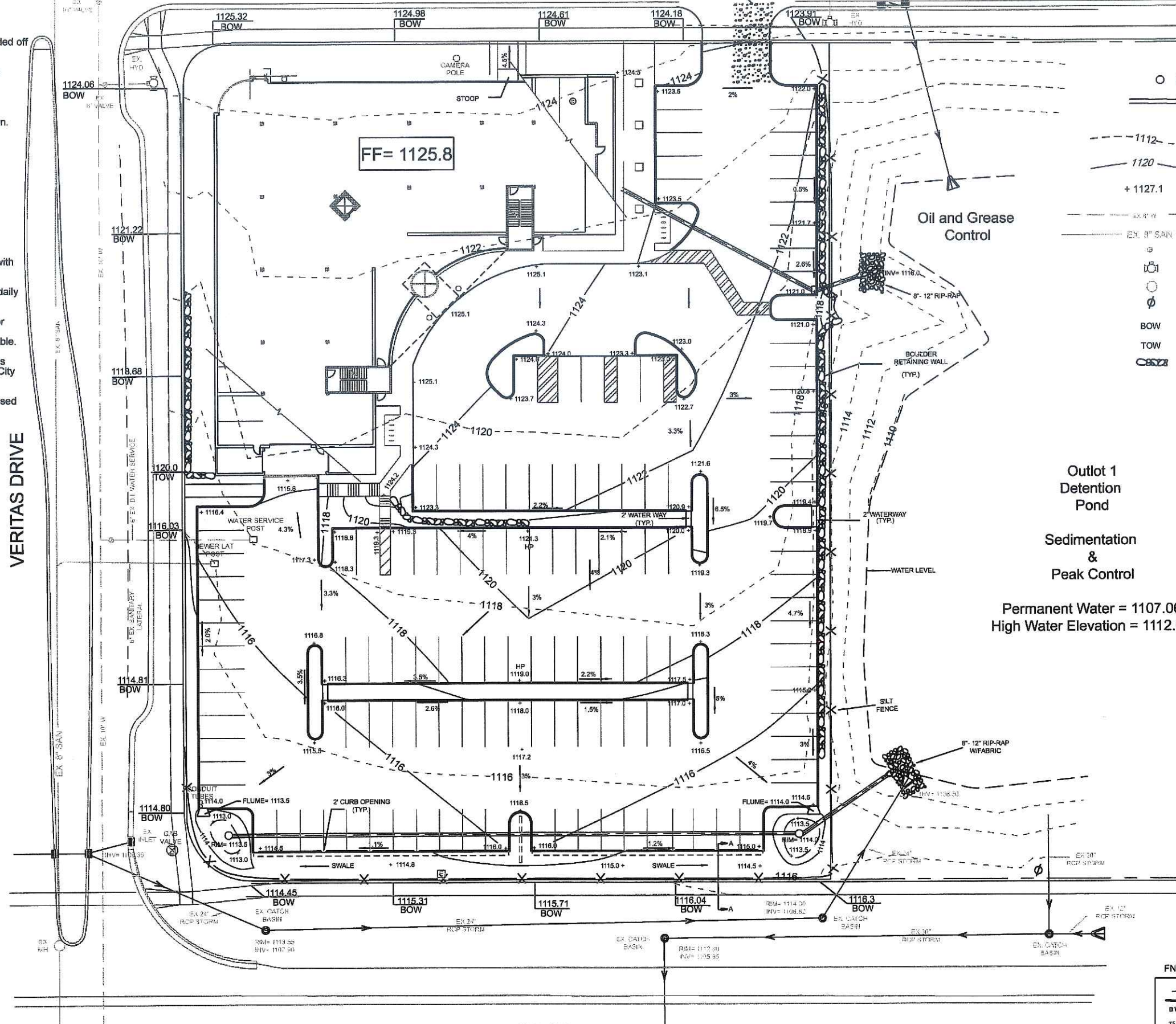
SILT FENCE DETAIL NOT TO SCALE



STONE TRACKING PAD NOT TO SCALE



SECTION A-A NOT TO SCALE



Outlet 1
Detention Pond
Sedimentation & Peak Control
Permanent Water = 1107.06
High Water Elevation = 1112.65



FN: 06-05-146 DATE: 10-11-06

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7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1689
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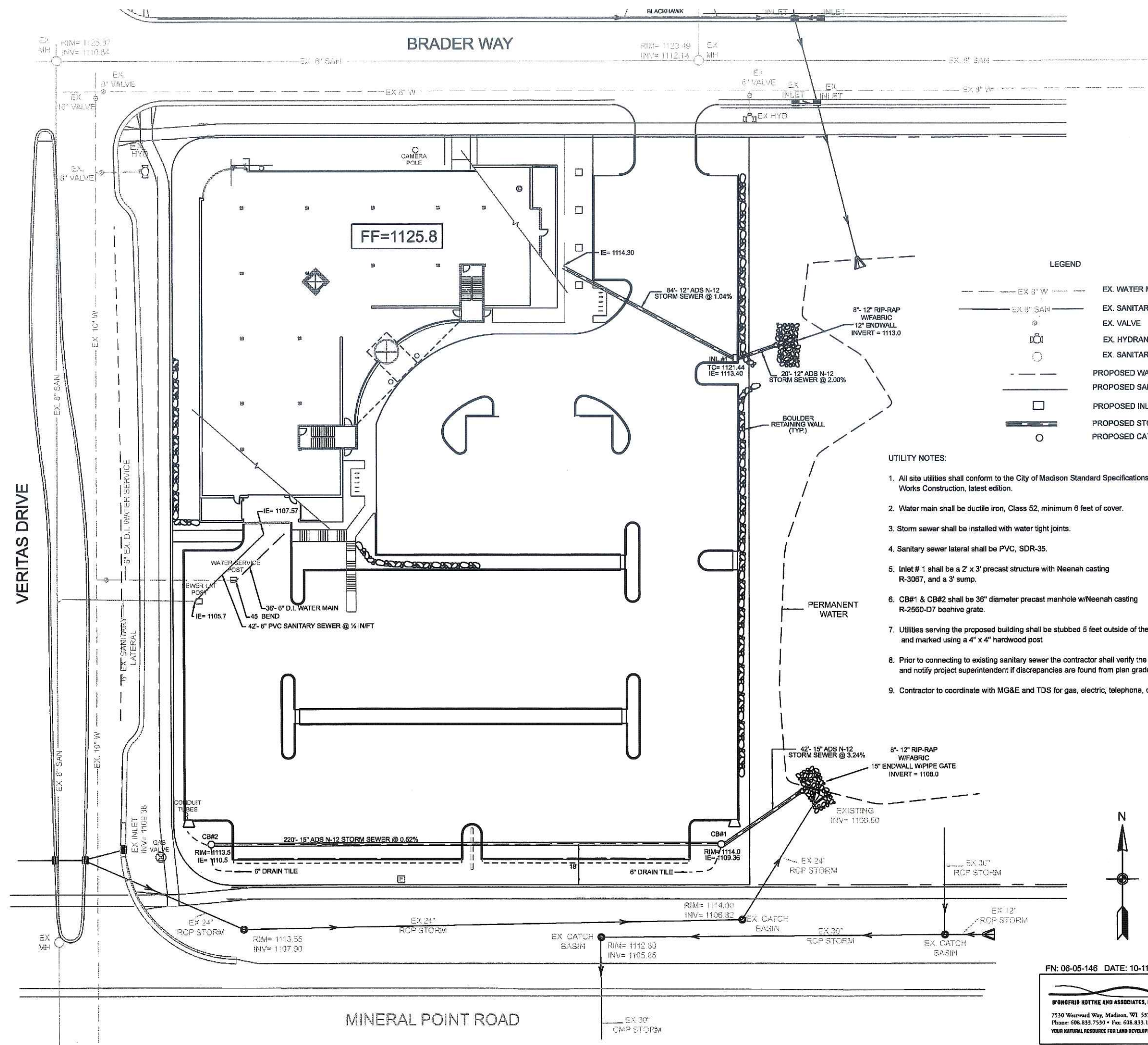
REVISIONS

Baer Insurance Building
9701 BRADER WAY
VERONA, WISCONSIN 53593
BLACKHAWK CHURCH TOWN CENTER PLAT, PARCEL 2

Henneth Sullivan
GENERAL CONTRACTORS
DESIGN/BUILD
1314 E. MIL. ST. MADISON, WI 53713 (608)257-2289

DRAWING NAME:
GRADING & EROSION CONTROL PLAN
SCALE: 1" = 20'
DRAWN BY: BJK
DATE: 10-11-06

SHEET NO.
C 1.1
PROJ.



LEGEND

---	EX. 8" W	EX. WATER MAIN
---	EX. 8" SAN	EX. SANITARY SEWER
○	EX. VALVE	EX. VALVE
⊕	EX. HYDRANT	EX. HYDRANT
○	EX. SANITARY MANHOLE	EX. SANITARY MANHOLE
---	PROPOSED WATER MAIN	PROPOSED WATER MAIN
---	PROPOSED SANITARY SEWER	PROPOSED SANITARY SEWER
□	PROPOSED INLET	PROPOSED INLET
---	PROPOSED STORM SEWER	PROPOSED STORM SEWER
○	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN

- UTILITY NOTES:
- All site utilities shall conform to the City of Madison Standard Specifications for Public Works Construction, latest edition.
 - Water main shall be ductile iron, Class 52, minimum 6 feet of cover.
 - Storm sewer shall be installed with water tight joints.
 - Sanitary sewer lateral shall be PVC, SDR-35.
 - Inlet # 1 shall be a 2' x 3' precast structure with Neenah casting R-3067, and a 3' sump.
 - CB#1 & CB#2 shall be 36" diameter precast manhole w/Neenah casting R-2560-D7 beehive grate.
 - Utilities serving the proposed building shall be stubbed 5 feet outside of the building and marked using a 4" x 4" hardwood post.
 - Prior to connecting to existing sanitary sewer the contractor shall verify the existing inverts and notify project superintendent if discrepancies are found from plan grades.
 - Contractor to coordinate with MG&E and TDS for gas, electric, telephone, cable extensions

REVISIONS

Baer Insurance Building
 9701 BRADER WAY
 VERONA, WISCONSIN 53593
 BLACKHAWK CHURCH TOWN CENTER PLAT, PARCEL 2

Heinemann Sullivan
 GENERAL CONTRACTORS
 DESIGN / BUILD
 1314 EML. ST. MADISON, WI 53713 (608)257-2289

DRAWING NAME:
 SITE UTILITY
 PLAN
 SCALE: 1" = 20'
 DRAWN BY: B.J.H.
 DATE: 10-11-06

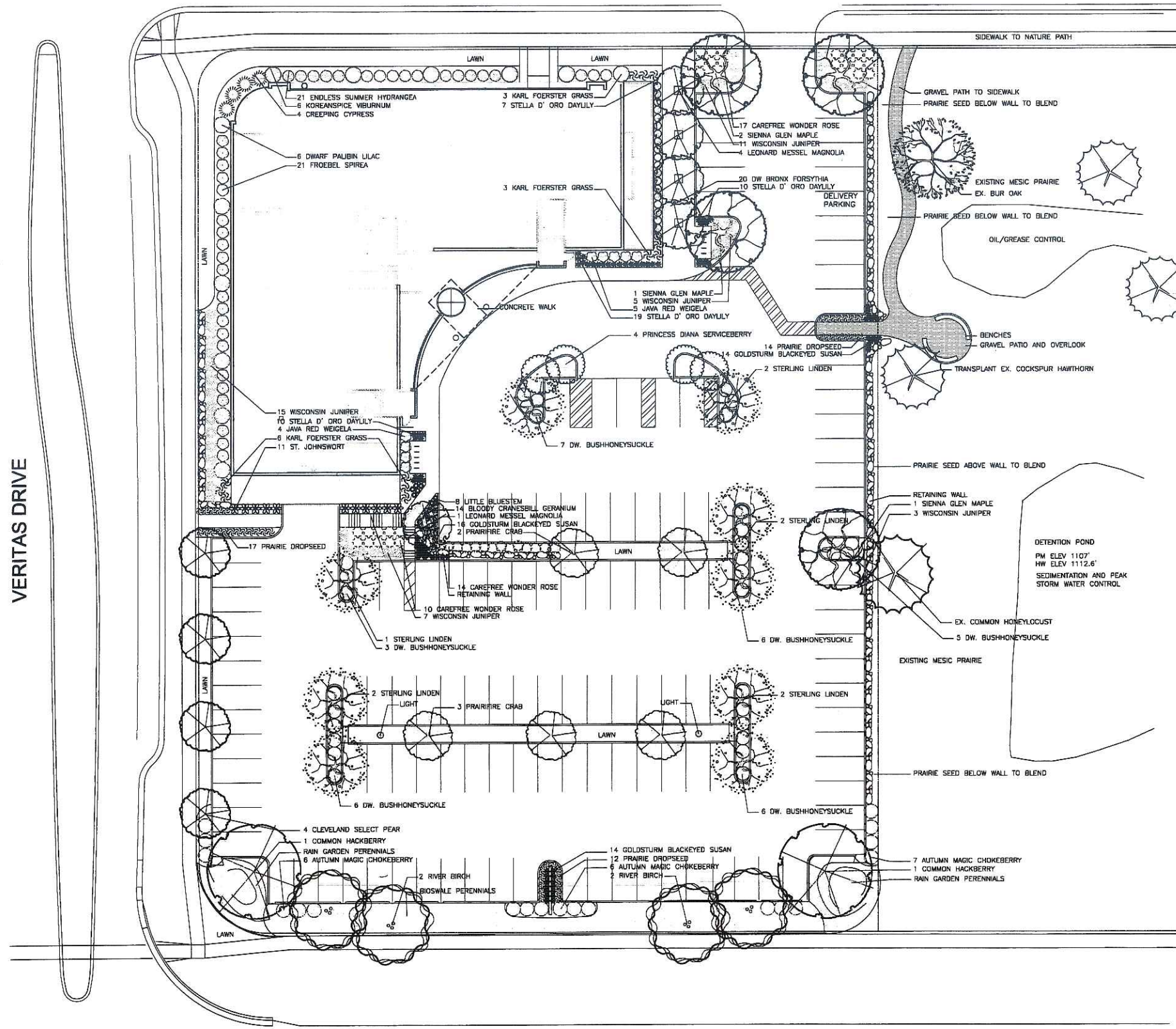
SHEET NO.
C 1.2
 PROJ. #

FN: 06-05-146 DATE: 10-11-06

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 7530 Westwood Way, Madison, WI 53717
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 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



BRADER WAY



LANDSCAPE WORKSHEET

NUMBER OF TREES REQUIRED			
NUMBER OF PARKING STALLS	132 STALLS		
NUMBER OF CANOPY SHADE TREES REQUIRED	10 TREES		
NUMBER OF CANOPY SHADE TREES PROVIDED	10 TREES		
NUMBER OF LANDSCAPE POINTS REQUIRED			
NUMBER OF LANDSCAPE POINTS REQUIRED	583 POINTS		
POINTS REQUIRED FOR LOADING AREAS	75 POINTS		
TOTAL NUMBER OF POINTS REQUIRED	658 POINTS		
TABULATION OF POINTS AND CREDITS			
ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED
CANOPY TREE: 2"-2 1/2"	35	9	315
DECIDUOUS SHRUBS	2	96	192
EVERGREEN SHRUBS	3	23	69
DECORATIVE WALL OR FENCE	5	0	0
EVERGREEN TREES 3' HT.	15	0	0
SMALL TREE: 1 1/2"-2"	15	14	210
	SUBTOTALS		786
NUMBER OF LANDSCAPE POINTS PROVIDED			786 POINTS

LANDSCAPE LEGEND

QTY	COMMON NAME	LATIN NAME	SIZE	ROOT
SHADE AND ORNAMENTAL TREES				
4	Sienna Glen Maple	<i>Acer x freemanii</i> 'Sienna'	2"-2 1/2" Cal.	B&B
9	Sterling Linden	<i>Tilia tomentosa</i> 'Sterling'	2"-2 1/2" Cal.	B&B
2	Common Hackberry	<i>Celtis occidentalis</i> 'Chicagoland'	2"-2 1/2" Cal.	B&B
4	Princess Diana Serviceberry	<i>Amelanchier x grandiflora</i> 'Pr.Diana'	8" Ht. M1stem	B&B
6	Prairifire Crab	<i>Malus</i> 'Prairifire'	1"-1 1/2" Cal.	B&B
5	Leonard Messel Magnolia	<i>Magnolia x loebernei</i> 'Leonard Messel'	1"-1 1/2" Cal.	B&B
4	Cleveland Select Pear	<i>Pyrus calleryana</i> 'Cleveland Select'	1"-1 1/2" Cal.	B&B
4	River Birch	<i>Betula nigra</i> (clump)	10'-12' Ht.	B&B
DECIDUOUS SHRUBS				
21	Endless Summer Hydrangea	<i>Hydrangea macro</i> 'Bailmer'	3 Gal.	Cont.
20	Dwarf Bronx Forsythia	<i>Forsythia viridissima</i> 'Bronxensis'	3 Gal.	Cont.
6	Koreanspice Viburnum	<i>Viburnum carlesii</i>	24" Ht.	B&B
6	Dw. Palibin Lilac	<i>Syringa meyeri</i> 'Palibin'	24" Ht.	B&B
21	Froebel Spirea	<i>Spiraea japonica</i> 'Froebeli'	3 Gal.	Cont.
9	Java Red Weigela	<i>Weigela florida</i> 'Java Red'	3 Gal.	Cont.
11	Kalm St. Johnswort	<i>Hypericum kalmianum</i>	3 Gal.	Cont.
19	Autumn Magic Chokeberry	<i>Aronia melanocarpa</i> 'Autumn Magic'	3 Gal.	Cont.
33	Dw. BushhoneySuckle	<i>Diervilla lonicera</i>	3 Gal.	Cont.
41	Carefree Wonder Rose	<i>Rosa</i> 'Carefree Wonder'	3 Gal.	Cont.
EVERGREEN TREES AND SHRUBS				
4	Creeping Cypress	<i>Microbiota decussata</i>	5 Gal.	Cont.
38	Wisconsin Juniper	<i>Juniperus horizontalis</i> 'Wisconsin'	5 Gal.	Cont.
PERENNIALS				
12	Karl Foerster Reed Grass	<i>Calamagrostis acutiflora</i> 'Karl F.'	1 Gal.	Cont.
39	Stella D' Oro Daylily	<i>Hemerocallis</i> 'Stella D' Oro'	1 Gal.	Cont.
14	Bloody Cranesbill Geranium	<i>Geranium sanguinum</i>	1 Gal.	Cont.
42	Goldstrum Blackeyed Susan	<i>Rudbeckia fulgida</i> 'Goldstrum'	1 Gal.	Cont.
8	Little Bluestem	<i>Schizachyrium scoparium</i>	1 Gal.	Cont.
43	Prairie Dropseed	<i>Sporobolus heterolepis</i>	1 Gal.	Cont.

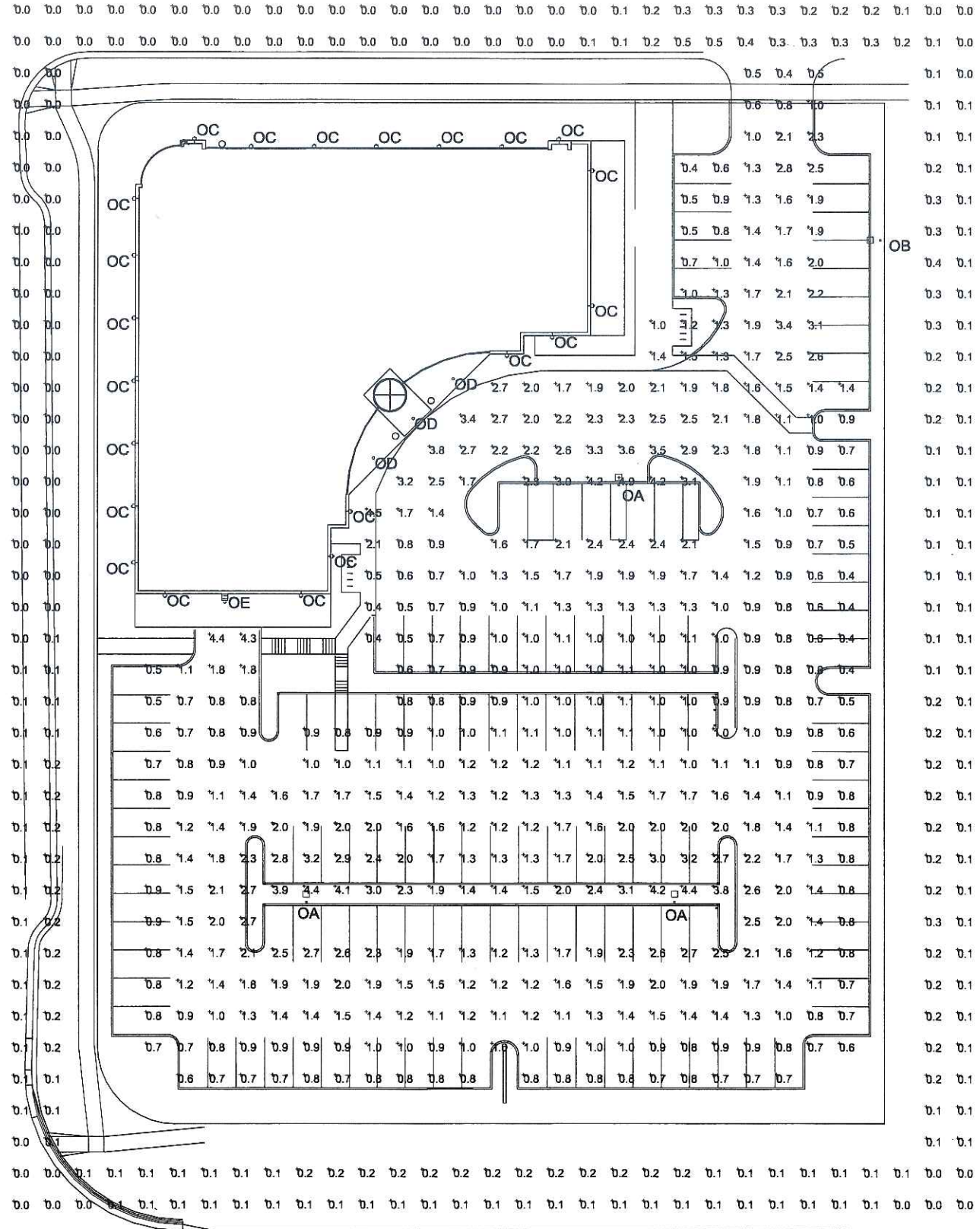
VERITAS DRIVE

MINERAL POINT ROAD

L.J. GEER DESIGN
 2813 Atwood Avenue #1
 Madison, WI 53704
 TEL: 608-244-0280 F: 608-228-8247

LANDSCAPE PLAN
 SCALE: 1 : 20
 DRAWN BY: LG
 DATE: 10-11-08

REVISIONS
 Baer Insurance Building
 9701 Brader Way
 Verona, Wisconsin 53593
 (Blackhawk Church Town Center Plat, Parcel 2)
 Hemmeth f. Sullivan
 GENERAL CONTRACTORS
 DESIGN / BUILD
 1314 EMIL ST. MADISON, WI 53713 (608)257-2289
 DRAWING NAME: LANDSCAPE PLAN
 SCALE: 1 : 20
 DRAWN BY: LG
 DATE: 10-11-08
 SHEET NO. **LS1**
 PROJ. # -



LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	OA	3	STM-400-MH-XX-5S	ARCHITECTURAL LUMINAIRE TYPE V 25' POLE	400-WATT MH CLEAR ED-28	STM40M5S.IES	36000	0.95	400
	OB	1	STM-400-MH-XX-4S-XX-HS	ARCHITECTURAL LUMINAIRE TYPE IV HOUSE SIDE SHIELD 25' POLE	400 WATT MH CLEAR ED-28	STM40M4SHS.IES	36000	0.95	400
	OC	22	ENC-70-MH-XX-MB-FXF	ARCHITECTURAL WALL LUMINAIRE 50/50 WALL GRAZING DISTRIBUTION	70 WATT MH CLEAR T-5	ENC70MFXF.IES	6600	0.95	150
	OD	3	M6043S-10012P	10" DIA RECESSED	70 WATT MH MED ED17	M6043S-10012P-LU100_MED.IES	5000	0.95	130
	OE	1	LACW407	12" AREA CUTOFF / FORWARD THROW	70 WATT ED17, CLEAR	LAC815.IES	5000	0.95	185

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
Calc Zone #1	+	1.5 fc	4.9 fc	0.4 fc	12.3:1	3.6:1

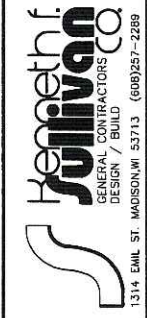
- NOTES**
1. FIXTURES OA, OB, & OC MATCH THOSE AT BLACKHAWK CHURCH
 2. CALC ZONE #1 IS PARKING LOT
 3. CALC ZONE #2 IS 10' BEYOND PROPERTY LINE



REVISIONS

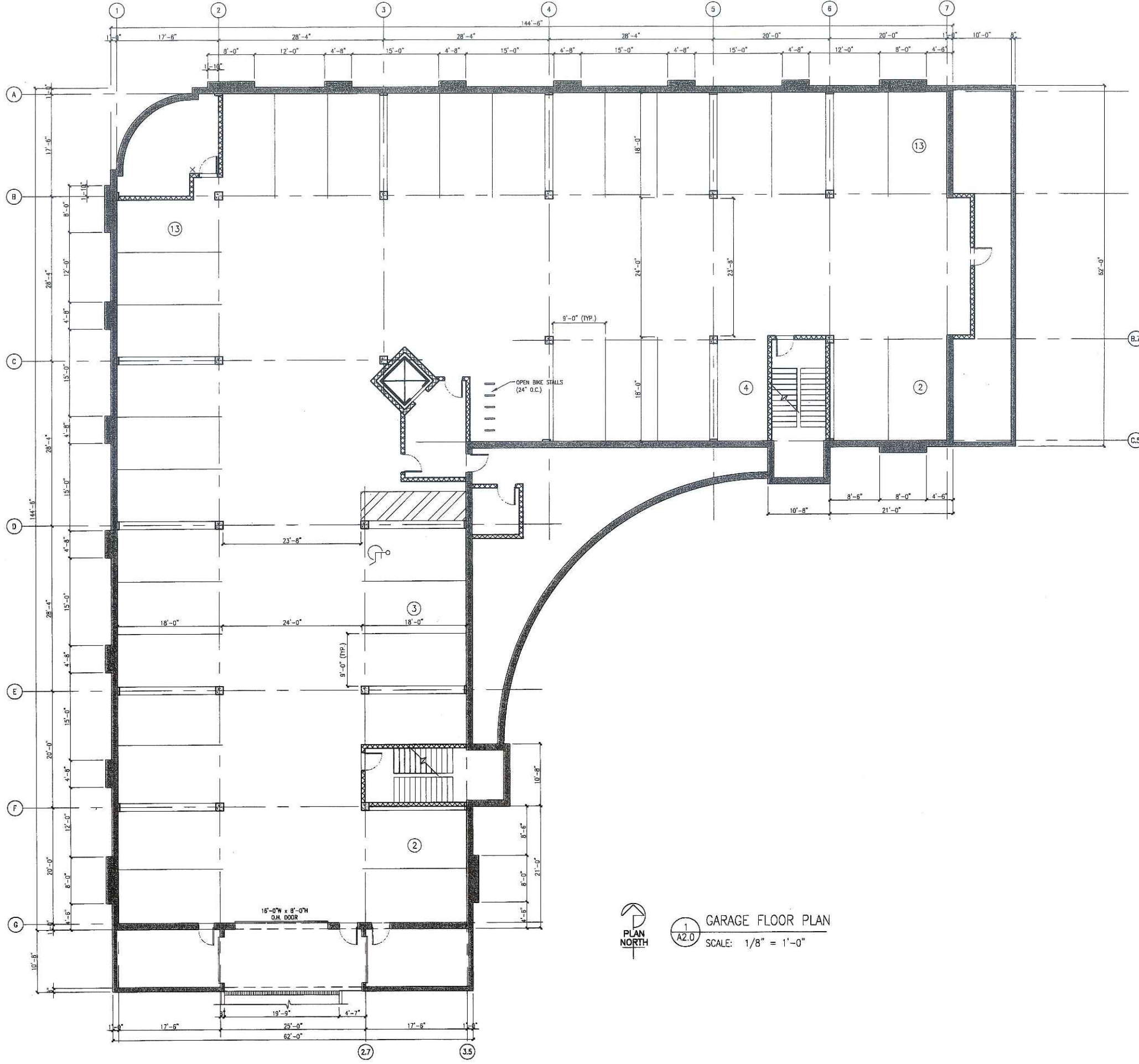
No.	Description

Baer Insurance Building
 NE Corner Mineral Point Rd. & Veritas Dr.
 (Blackhawk Church Town Center Plat)
 Madison, WI



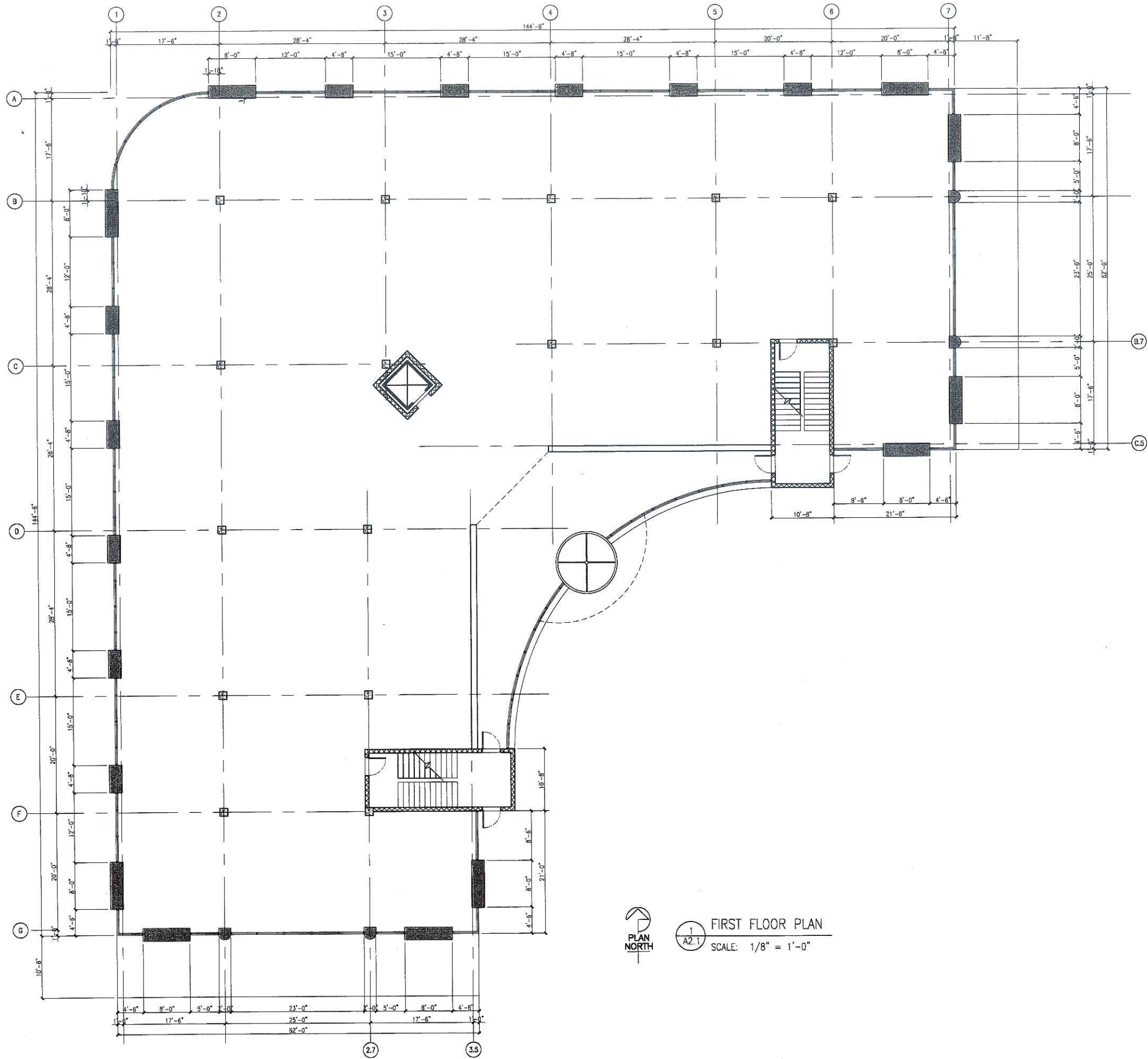
DRAWING NAME:
 SITE LIGHTING
 PLAN
 SCALE: 1 : 20
 DRAWN BY: LP
 DATE: 10/11/06

SHEET NO. **E1**
 PROJ. # -



1 GARAGE FLOOR PLAN
 A2.0 SCALE: 1/8" = 1'-0"

SHEET NO. A2.0	DRAWING NAME: GARAGE PLAN	REVISIONS
	SCALE: 1/8" = 1'-0" DRAWN BY: AK DATE:	
PROJ. # 206-086	Henneith Sullivan GENERAL CONTRACTORS DESIGN / BUILD 1314 EMIL ST. MADISON, WI 53713 (608)257-2289	
Baer Insurance Building 9701 Brader Way Verona, Wisconsin 53593 (Blackhawk Church Town Center Plat, Parcel 2)		



1
A2.1
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREAS (S.F.)	
FIRST:	15,156
SECOND:	14,013
THIRD:	15,111
TOTAL:	44,280

REVISIONS

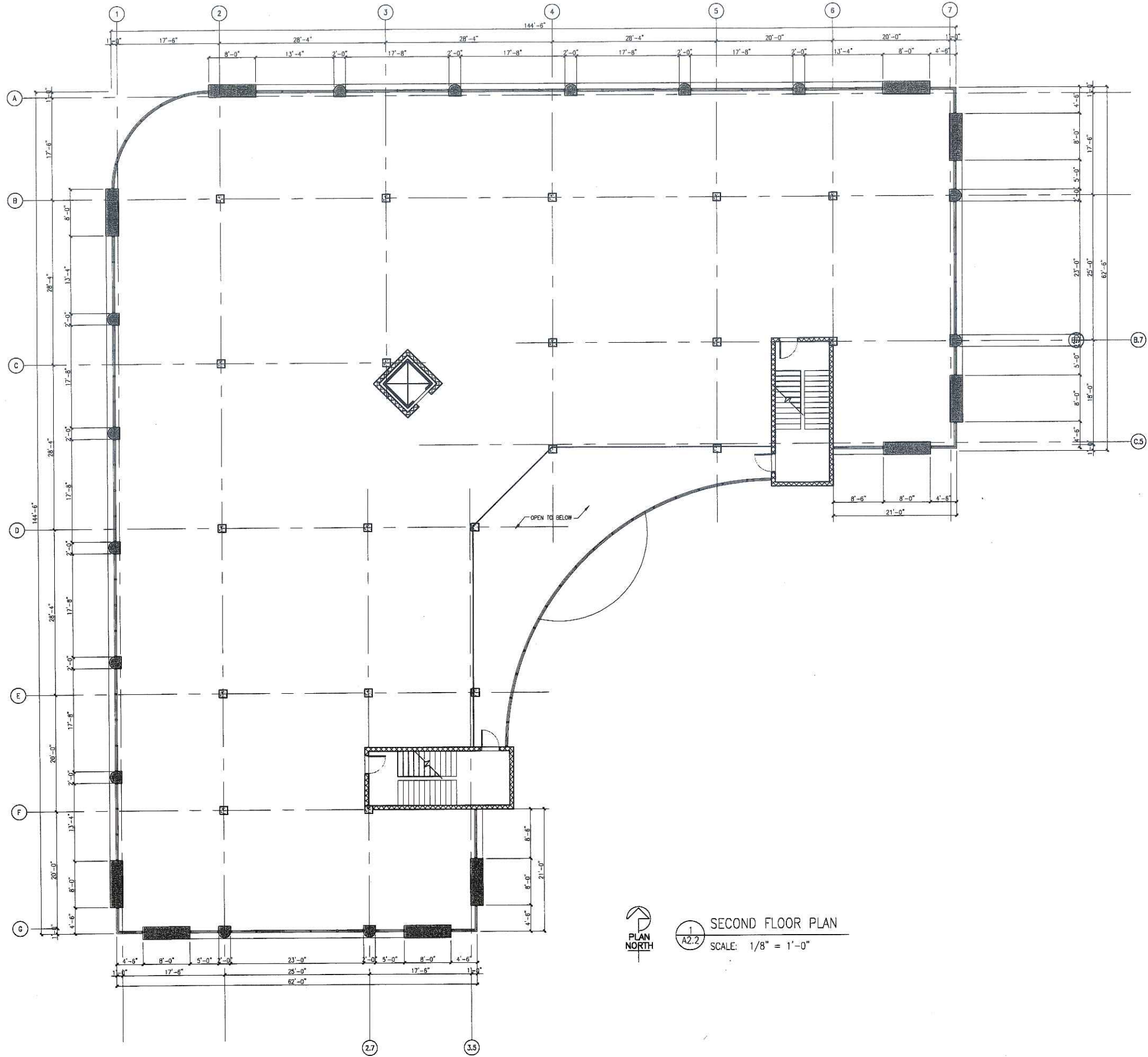
Baer Insurance Building
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 Verona, Wisconsin 53593
 (Blackhawk Church Town Center Plat, Parcel 2)



DRAWING NAME:
 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 DRAWN BY: AK
 DATE:

SHEET NO.
A2.1
 PROJ. #206-086

1314 EML ST. MADISON, WI 53713 (608)257-2289



1
A2.2
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

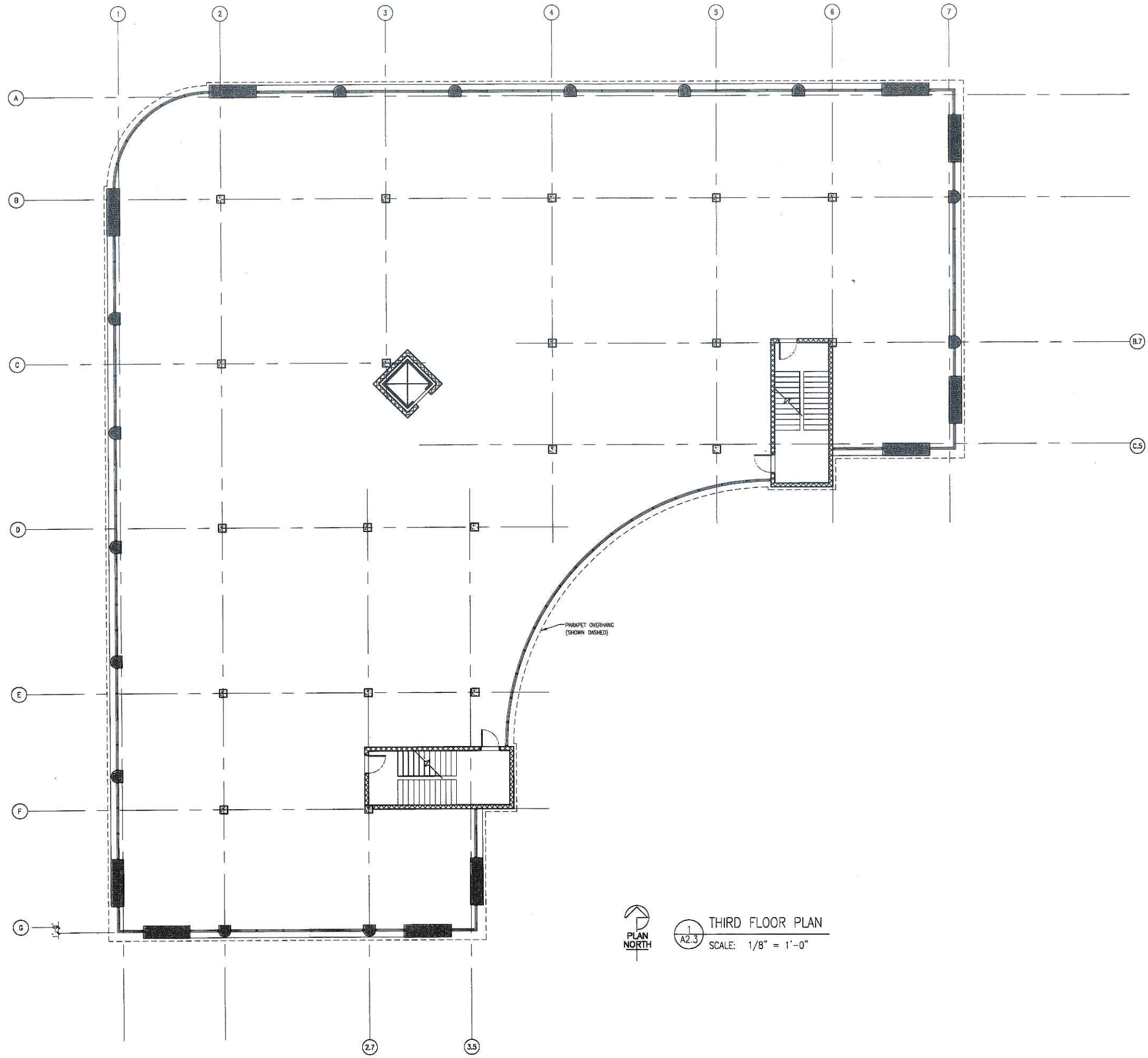
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 (Blackhawk Church Town Center Plat, Parcel 2)



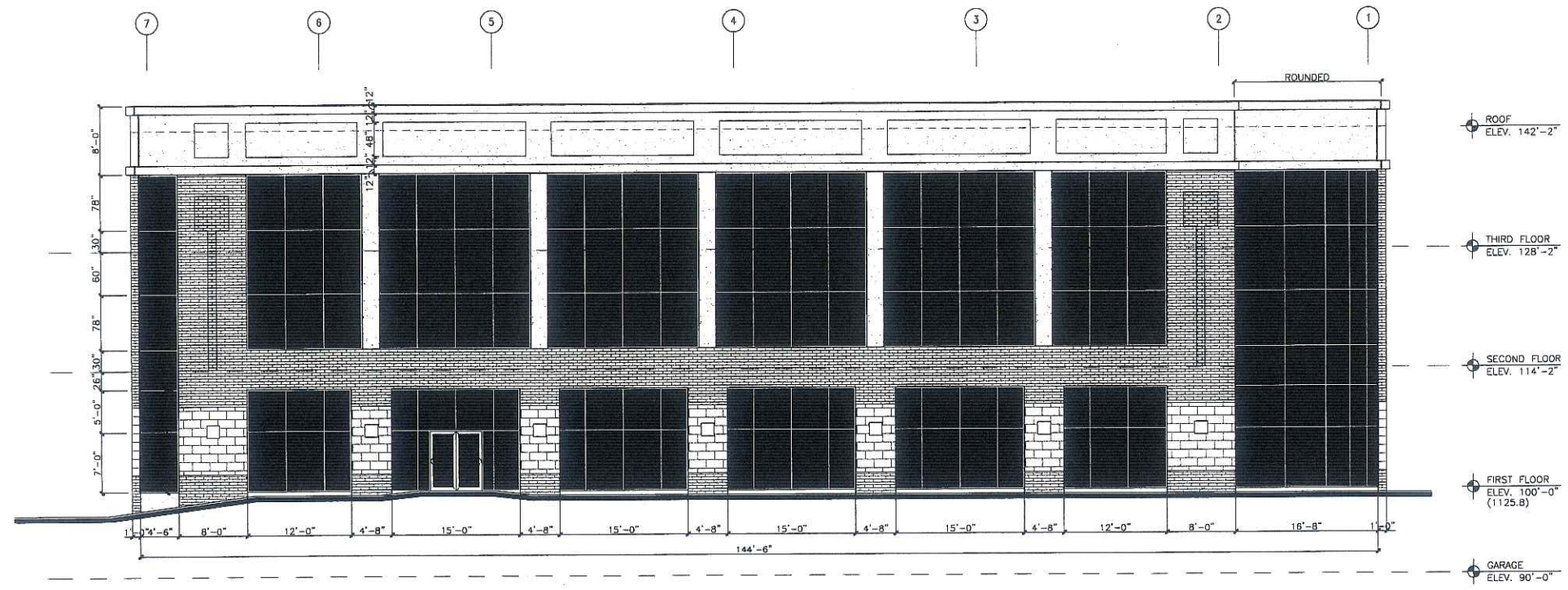
DRAWING NAME:
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 DRAWN BY: AK
 DATE:

SHEET NO.
A2.2
 PROJ. #206-086







A2.3
THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

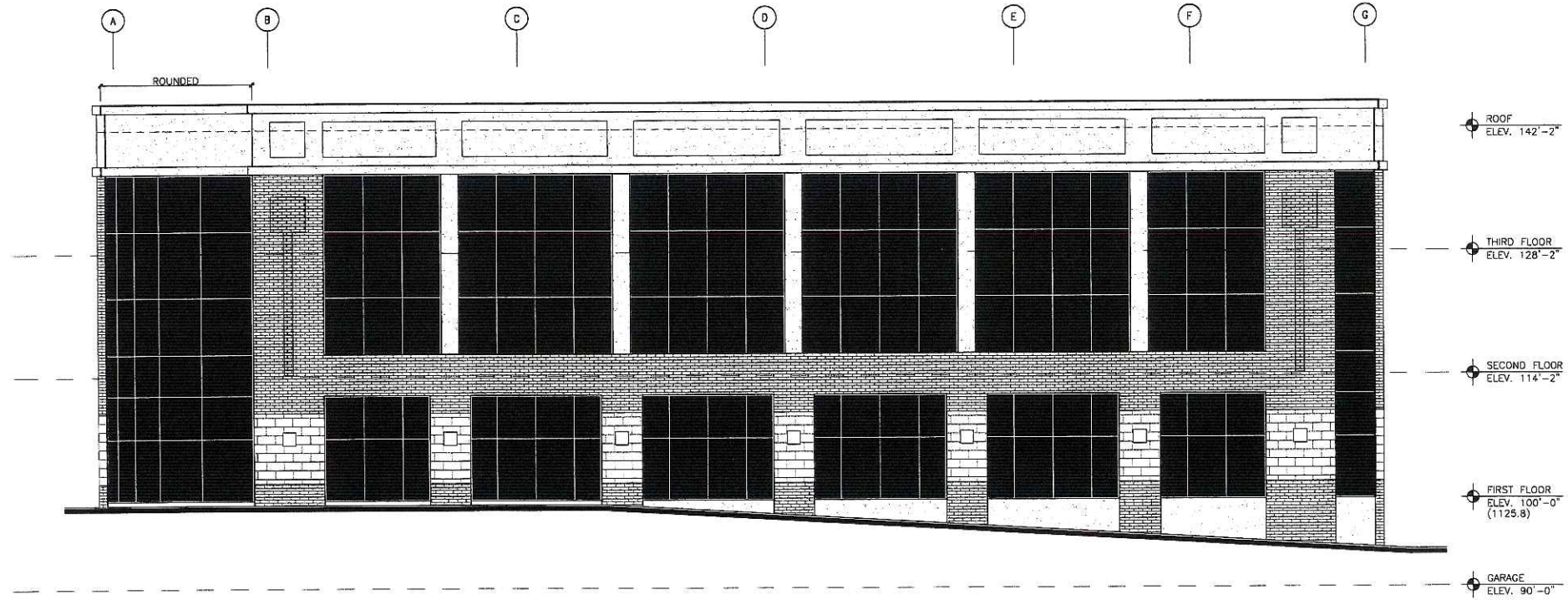
SHEET NO. A2.3	PROJ. #206-086	DRAWING NAME: THIRD FLOOR PLAN	SCALE: 1/8" = 1'-0" DRAWN BY: AK DATE:	 <p style="font-size: 8px;"> 1314 EMIL ST. MADISON, WI 53713 (608)257-2289 </p>	Baer Insurance Building 9701 Brader Way Verona, Wisconsin 53593 (Blackhawk Church Town Center Plat, Parcel 2)	REVISIONS <table border="1" style="width: 100%; height: 40px;"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>				



1 NORTH ELEVATION
A4.1
SCALE: 1/8" = 1'-0"

LEGEND

-  EIFS (COLOR TO MATCH BLOCK)
-  BRICK (4"x12" UTILITY SIZE)
-  BRICK ACCENT (4"x12" UTILITY SIZE)
-  SPLIT FACE BLOCK (12"x24")



2 WEST ELEVATION
A4.1
SCALE: 1/8" = 1'-0"

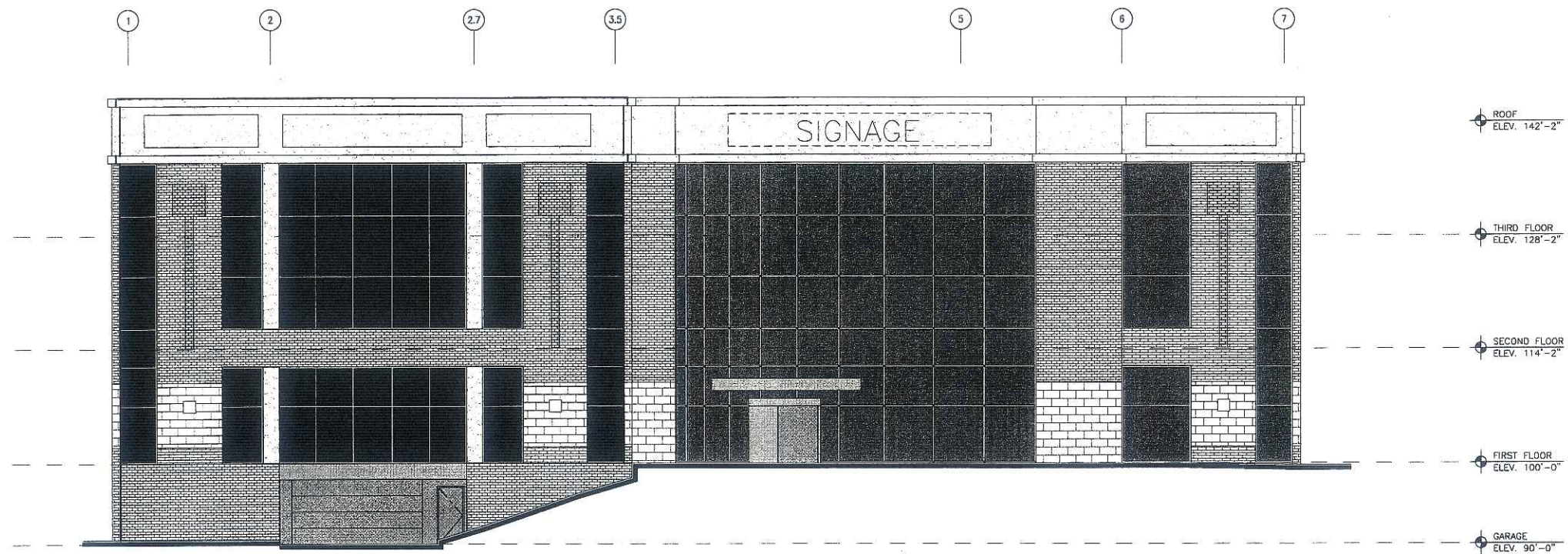
REVISIONS

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9701 Brader Way
Verona, Wisconsin 53593
(Blackhawk Church Town Center Plat, Parcel 2)

Kenneth J. Sullivan
DESIGN & CONSTRUCTION CO.
DESIGN / BUILD
1314 EMBL ST. MADISON, WI 53713 (608) 257-2288

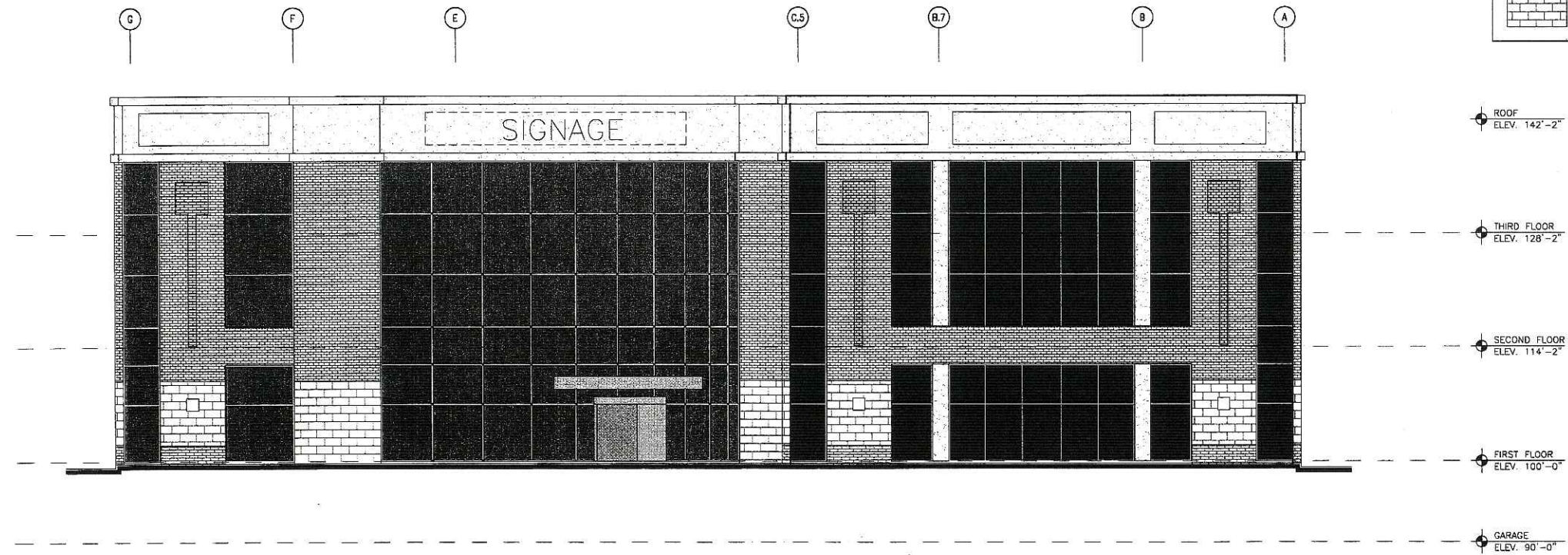
DRAWING NAME:
SOUTH & SOUTHEAST
EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"
DRAWN BY: AK
DATE:

SHEET NO.
A4.1
PROJ. #206-086



1 SOUTH ELEVATION
A4.2
SCALE: 1/8" = 1'-0"

LEGEND	
	EIFS (COLOR TO MATCH BLOCK)
	BRICK (4"x12" UTILITY SIZE)
	BRICK ACCENT (4"x12" UTILITY SIZE)
	SPLIT FACE BLOCK (12"x24")



2 EAST ELEVATION
A4.2
SCALE: 1/8" = 1'-0"

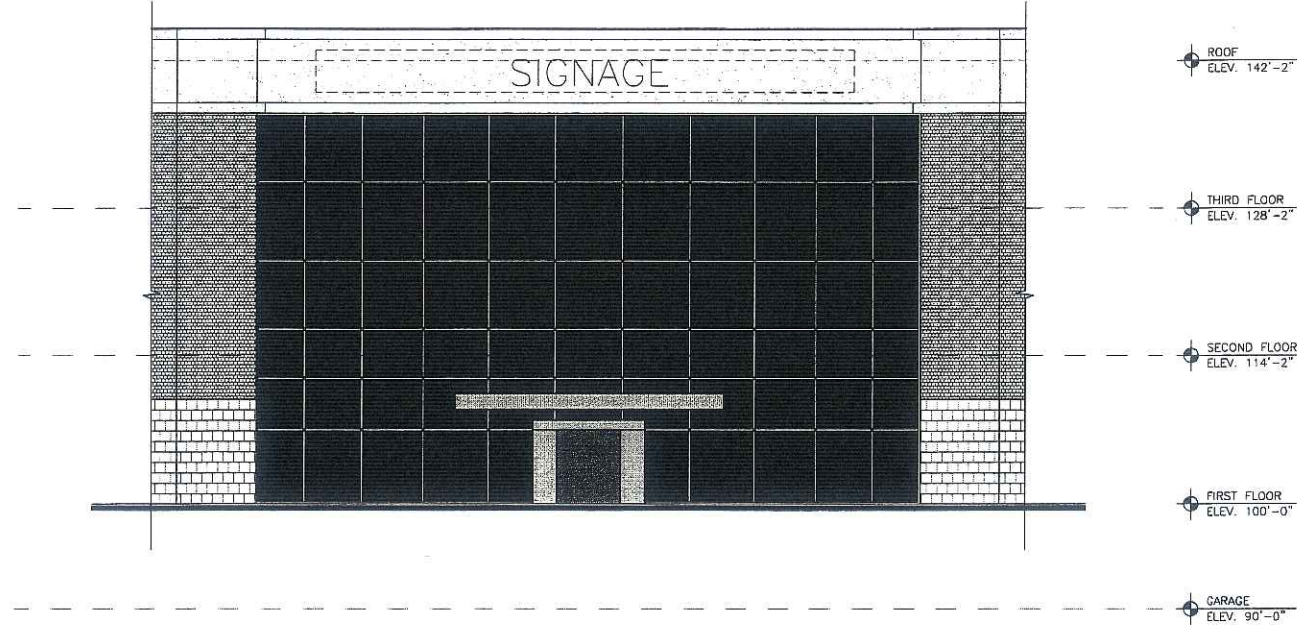
REVISIONS

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Verona, Wisconsin 53593
(Blackhawk Church Town Center Plat, Parcel 2)



DRAWING NAME:
WEST EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"
DRAWN BY: AK
DATE:

SHEET NO. **A4.2**
PROJ. #206-086



1
A4.3
SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND	
	EIFS (COLOR TO MATCH BLOCK)
	BRICK (4"x12" UTILITY SIZE)
	BRICK ACCENT (4"x12" UTILITY SIZE)
	SPLIT FACE BLOCK (12"x24")

SHEET NO. A4.3	DRAWING NAME: EXTERIOR ELEVATIONS SCALE: 1/8" = 1'-0" DRAWN BY: AK DATE:	 Hemeth Sullivan GENERAL CONTRACTORS CO. DESIGN / BUILD 1314 EMIL ST. MADISON, WI 53713 (608)257-2288	Baer Insurance Building 9701 Brader Way Verona, Wisconsin 53593 (Blackhawk Church Town Center Plat, Parcel 2)	REVISIONS
				PROJ. # 206-086