

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM # \_\_\_\_\_**  
**Project # \_\_\_\_\_**  
**Legistar # \_\_\_\_\_**

DATE SUBMITTED: June 20, 2012

UDC MEETING DATE: July 11, 2012

**Action Requested**

- Informational Presentation  
 Initial Approval and/or Recommendation  
 Final Approval and/or Recommendation

PROJECT ADDRESS: 502 S. Park Street

ALDERMANIC DISTRICT: District 13- Sue Ellingson

OWNER/DEVELOPER (Partners and/or Principals)

The Gallina Companies

101 E Main Street Suite 500

Mount Horeb, WI 53572

ARCHITECT/DESIGNER/OR AGENT:

Plunkett Raysich Architects

2310 Crossroads Dr. Suite 2000

Madison, WI 53718

CONTACT PERSON: Steven Kieckhafer, AIA

Address: 2310 Crossroads Dr. Suite 2000  
Madison, WI 53718

Phone: 608/ 240-9900 x357

Fax: 608/ 240-9690

E-mail address: skieckhafer@prarch.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.

PLEASE PRINT!

PLEASE PRINT!

20 June 2012

Mr. Al Martin  
Department of Planning & Community Development  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

Re: Letter of Intent- Urban Design, Initial/Final Approval  
The Ideal Apartments  
502 S. Park Street  
Madison, WI  
PRA Project No. 114387-01

Dear Mr. Martin:

The following Urban Design Application for Initial/Final Approval is submitted together with the required submittal of; architectural plans, site/landscape/lighting plans, Letter of Intent, PUD Zoning Text.

Organizational Structure:

Owner:	Gallina Corporation 101 E. Main St., Ste. 500 Mt. Horeb, WI 53572 Contact: Craig Enzenroth cenzenroth@gallinacos.com	Architect:	Plunkett Raysich Architects, LLP 2310 Crossroads Dr., Ste. 2000 Madison, WI 53718 Contact: Steve Kieckhafer SKieckhafer@prarch.com
Site/Civil:	Burse Surveying and Engineering, Inc. 1400 E. Washington Ave, Suite 158 Madison, WI 53703 Contact: Michelle Burse mburse@bse-inc.net	Landscape:	Bruce Company 2830 Parmenter St. Middleton, WI 53562 Contact: Steve Short sshort@brucecompany.com
Lighting:	Hein Engineering 319 W Beltline Hwy, Suite 111 Madison, WI 53713 Contact: Mike Hein hein@chorus.net		

Introduction:

The Ideal is a proposal for a mixed-use development consisting of apartments and retail located at 502 S. Park Street in Madison, Wisconsin. This development is in the Greenbush Neighborhood and is in the Northern Design District of the Park Street Corridor and is part of Urban Design District No. 7.

Project Description:

The Ideal Development will redevelop five (5) lots on the corner of S. Park St. and along Drake St. Currently these lots hold the Ideal Body Shop at 502 S. Park St., three (3) 2-story residences at 917, 923, and 925 Drake St. and a surface parking lot at 921 Drake St.

502 S Park St- Ideal Body Shop, zoned C-3 (parcel #070923315224)

917 Drake St- single family residential rental property, zoned C-3 (parcel #070923315018)

921 Drake St- parking for Ideal Body, zoned C-3 (parcel #070923315026)

923 Drake St- 2 unit residential rental property, zoned C-3/R-3 (parcel #070923315034)

925 Drake St- single family residential rental property, zoned R-3 (parcel #070923315042)

The structures on all of the listed addresses sites have been determined to be in poor to very poor condition and will be demolished for the proposed development for which the Alder has been notified. Posted notice of demolition has been made on March 30, 2012 to the City's web address <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>

All of the listed addresses will be combined to create a one lot CSM, currently being developed; legal description of properties is attached.

The development will have just less than 4,300 S.F. of retail space accessed off of Park St. and 62 apartment units from studios to 2 Bedrooms on floors 2-5 above.

Along Park St. the new building will maintain the street edge for 3-stories and then step back the fourth and fifth floors 16-feet. The approximately 12 foot wide stair tower on Park Street maintains the street edge for five stories as an architectural element adding visual interest, depth and articulation to the east façade. The building again steps in height as it moves west along Drake St. back down to 3-stories. The mass of the building is also broken in plan along Drake St. with an 11' shift south. The goal is to create a more residentially friendly scale to the design as the building moves west along Drake St. The west end of the building doglegs to the south creating a south facing green roof/terrace for residents use. The apartments on the west end of the development have flat roofs with the roof line punctuated with a rhythm of raised flat roof areas. The intent is to provide a different more residential, though not traditional, character to this end of the development as it transitions into the residential neighborhood. A series of raised planters within the 11 foot step back along Drake St. have been added to bring a sense of human scale and nicely developed green space to the pedestrian experience.

The exterior materials for the Ideal consist of brick masonry, fiber cement panels and lap siding along with precast concrete. These materials will provide for a durable, high quality and attractive building with low maintenance.

Parking for the development will be provided in a two level parking structure beneath the building. There will be a total of 75 parking spaces provided. In addition, each parking level has ample, secure bike parking provided. Trash and recycling dumpsters are located to provide alley access behind an overhead garage door. A loading zone area is provided on site with access from the alley. Semi-trailer deliveries will not be permitted on to the site.

Green space is provided in several locations. The building is held back approximately 17-feet from the western lot line providing opportunity for a nicely landscaped buffer. The 11-foot shift in the building also provides green / landscape space and raised planters. On the south edge of the building there is a 5-foot landscape buffer. The second floor roof terrace also provides a green roof and a resident accessed terrace.

A number of gestures have been made to pay homage to the Ideal Body Co. building which currently occupies a portion of the site. First, naming the development The Ideal respectfully references the original building. The concept is that the sign will be rehabbed and reused, or if not feasible, the signage will replicate in font, and style the original. The original building also has a number of stone medallions which will be salvaged and reused in the façade along Park Street. Soldier coursing the brick at the window head will also reference the detailing on the original building. Also, the look of the factory window pattern will be incorporated into the Park Street elevation at the transom windows along the first floor and at the top of the stair tower. Additional artifacts from the Ideal Body Co. will be salvaged as possible and incorporated into the interior design of the lobby and other spaces.

#### Site Development Statistics

Lot Area	33,473 s.f. / .77 acres
Dwelling Units	62
Density	540 s.f. / du
Building Height	3-5 Stories
Gross Floor Area (Excluding parking)	77,344 s.f.
Floor Area Ratio	2.31

<u>Dwelling Unit Mix</u>	Total
Studio	8
One Bedroom	22
One Bedroom/Den	17
Two Bedroom	15
Total Dwelling Units	62

#### Vehicle Parking

Below Grade Parking	75 spaces	(including 2 handicap spaces)
---------------------	-----------	-------------------------------



Parking Ratio 1.21 spaces / du

Bike Parking

Enclosed Bike Storage available to residents, 65 spaces (62 units) greater than 1/unit, and 9 spaces available for retail.

Moped Parking

Enclosed parking available to residents within parking area, and spaces for retail located along terrace on Drake Street.

Project Schedule:

This project is anticipated to start construction in October, 2012 with completion scheduled for Fall, 2013.

Social & Economic Impacts:

The Ideal mixed use development will be a valuable asset to the Park Street Corridor and the Green Bush Neighborhood. It will provide needed housing to the area benefitting local employees. Local businesses will also benefit from the increased customer base. This development promotes connectivity, diversity, and a vibrant local community while minimizing vehicular travel and encouraging pedestrian activity. In addition, this development will provide significant employment for the local construction trades.

City Planning, Urban Design (UDC), Design Assistance Team (DAT), Alderperson and Neighborhoods:

The following is a list of dates of which meetings were held to discuss the proposed project

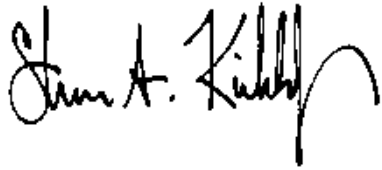
- August 5, 2011- Alder
- September 6, 2011- City Planning
- September 9, 2011- Neighborhood (Greenbush)
- November 8, 2011- City Planning
- February 2, 2012- City Planning
- February 9, 2012- Alder and Neighborhood (Greenbush-Vilas)
- March 7, 2012- UDC, Informational
- April 11, 2012- Alder and Neighborhood (Greenbush-Vilas and Monona Bay)
- April 18, 2012- UDC, Informational
- May 24, 2012- Design Assistance Team (DAT)
- June 14, 2012- Alder and Neighborhood (Greenbush-Vilas)

Please contact us with any questions or for additional information that you request.

Urban Design, Initial/Final Approval – The Ideal Apartments  
PRA Project No. 114387-01  
20 June 2012  
Page 5

Thank you for your time in reviewing our proposal.

Best regards,

A handwritten signature in black ink, reading "Steven A. Kieckhafer". The signature is written in a cursive style with a large, sweeping flourish at the end.

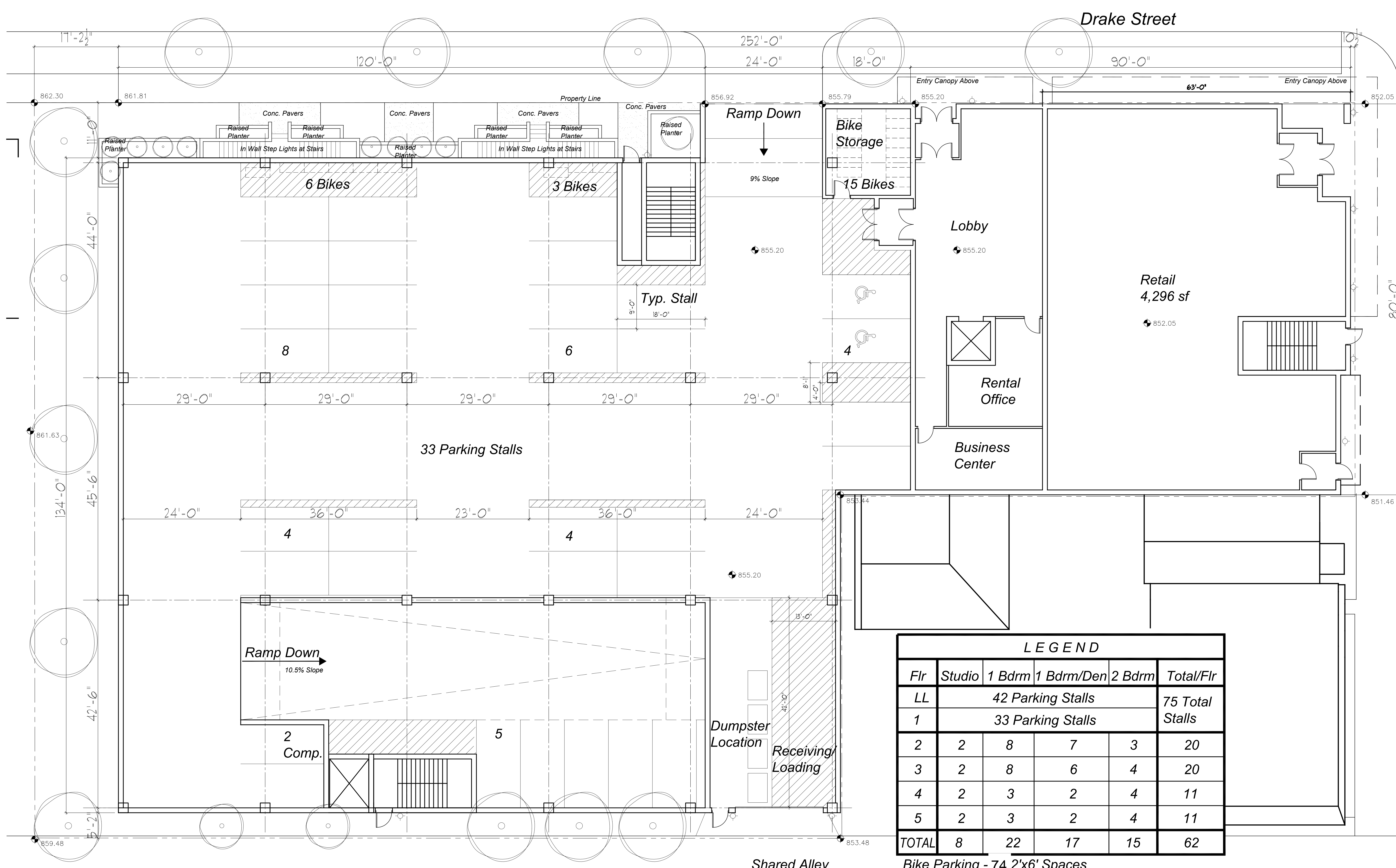
Steven A. Kieckhafer, AIA  
Architect



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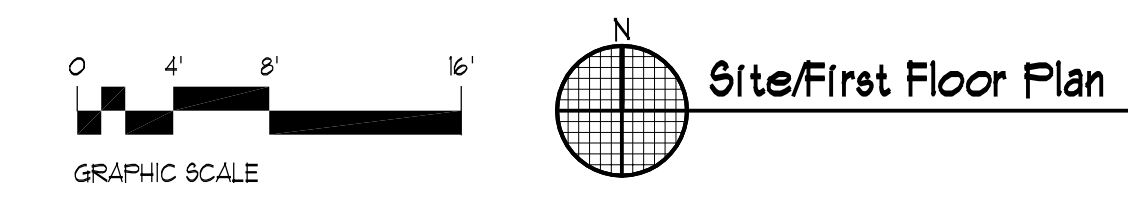
Locator Map

Plinkett Ryscich Architects, LLP - June 04, 2012 - 2:22pm  
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LEGEND					
Flr	Studio	1 Bdrm	1 Bdrm/Den	2 Bdrm	Total/Flr
LL	42 Parking Stalls				75 Total Stalls
1	33 Parking Stalls				Total Stalls
2	2	8	7	3	20
3	2	8	6	4	20
4	2	3	2	4	11
5	2	3	2	4	11
<b>TOTAL</b>	<b>8</b>	<b>22</b>	<b>17</b>	<b>15</b>	<b>62</b>

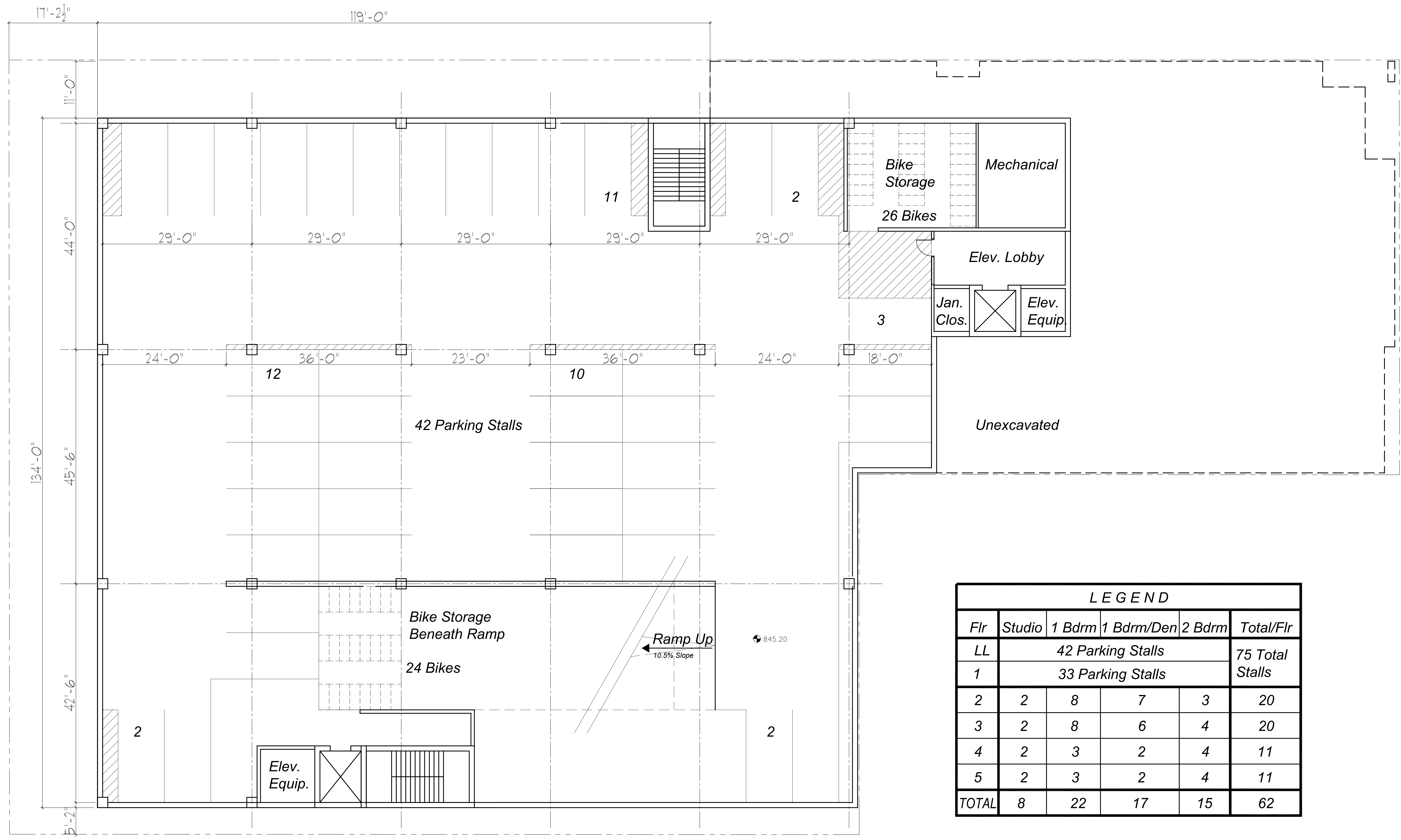
Bike Parking - 74 2'x6' Spaces



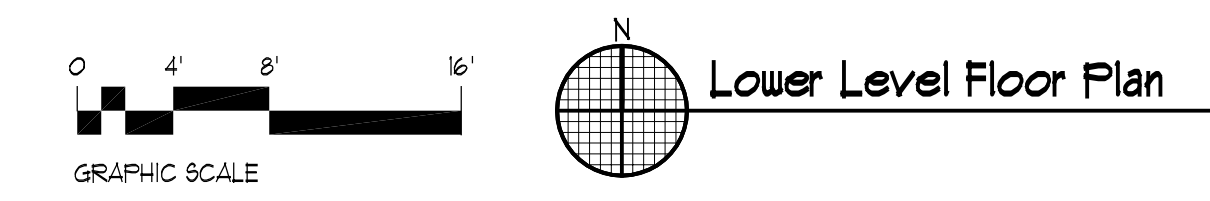
Park Street

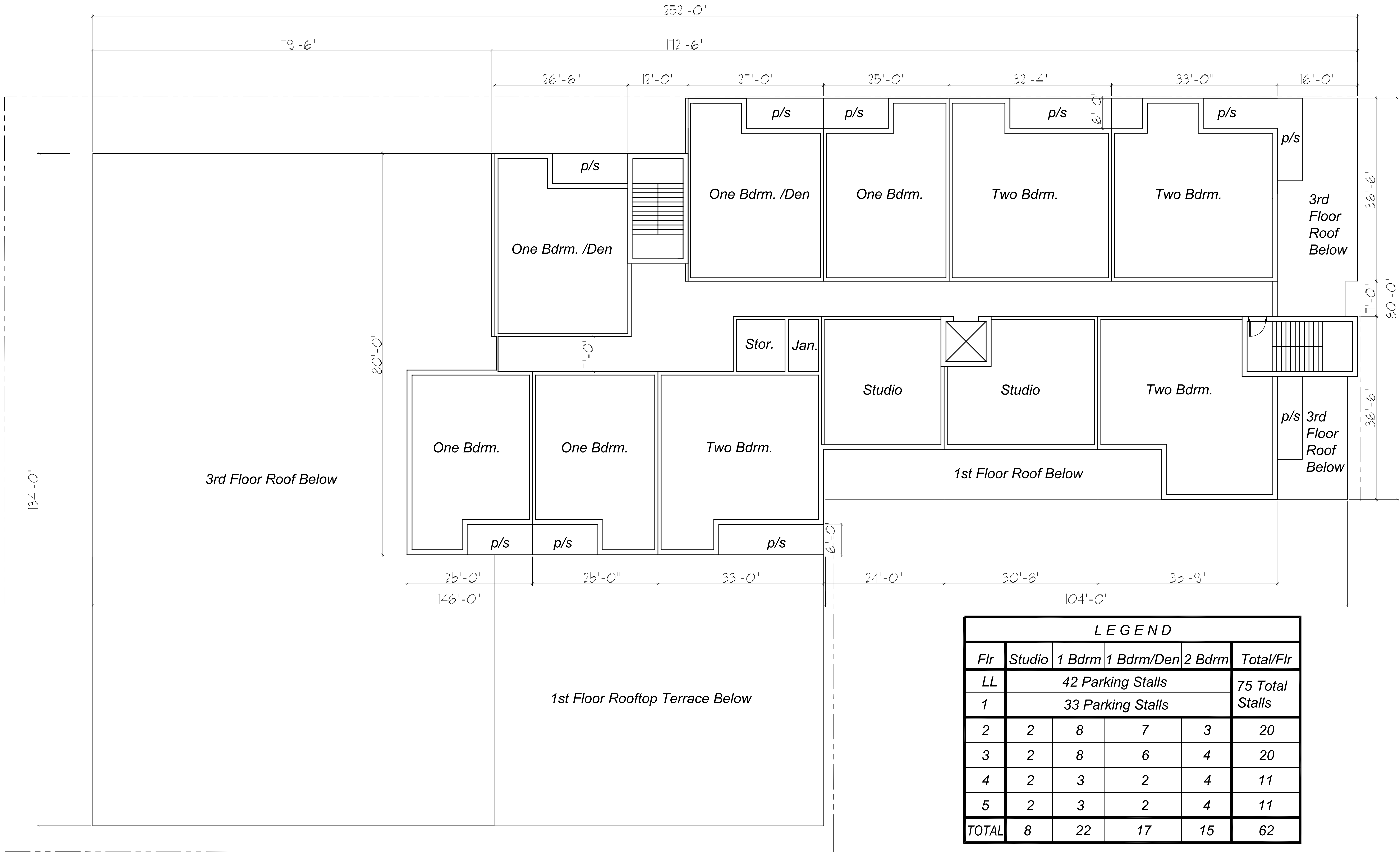
Drake Street

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LEGEND					
Flr	Studio	1 Bdrm	1 Bdrm/Den	2 Bdrm	Total/Flr
LL	42 Parking Stalls				75 Total Stalls
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2	2	8	7	3	20
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TOTAL	8	22	17	15	62

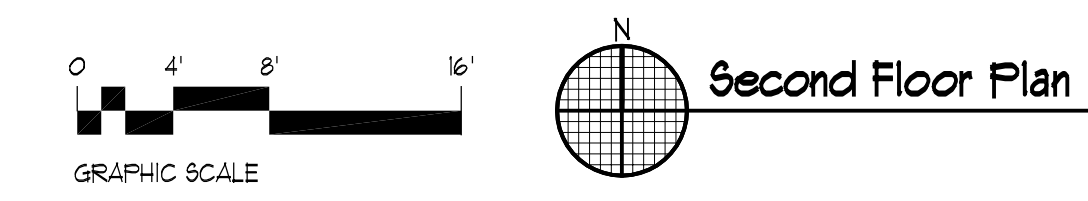
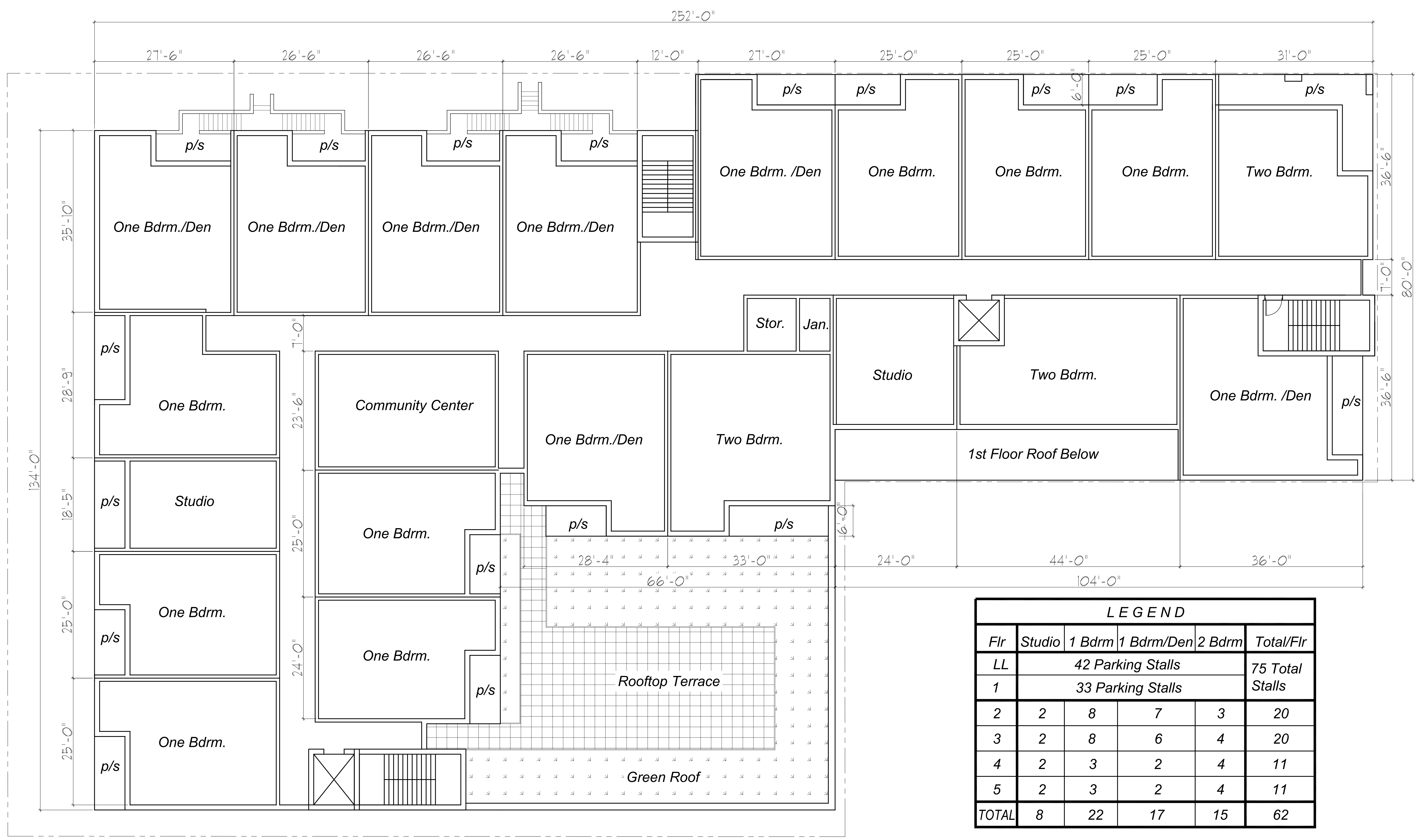




LEGEND					
Flr	Studio	1 Bdrm	1 Bdrm/Den	2 Bdrm	Total/Flr
LL	42 Parking Stalls				75 Total Stalls
1	33 Parking Stalls				
2	2	8	7	3	20
3	2	8	6	4	20
4	2	3	2	4	11
5	2	3	2	4	11
<b>TOTAL</b>	<b>8</b>	<b>22</b>	<b>17</b>	<b>15</b>	<b>62</b>



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 Plunkett Ryscich Architects, LLP - June 04, 2012 - 2:24pm







Aerial View at Park & Drake





Street Level View at Park & Drake





Northwest Aerial Perspective





Southwest Aerial Perspective





Southeast Aerial Perspective





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Sidewalk Along Drake





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Drake Looking West

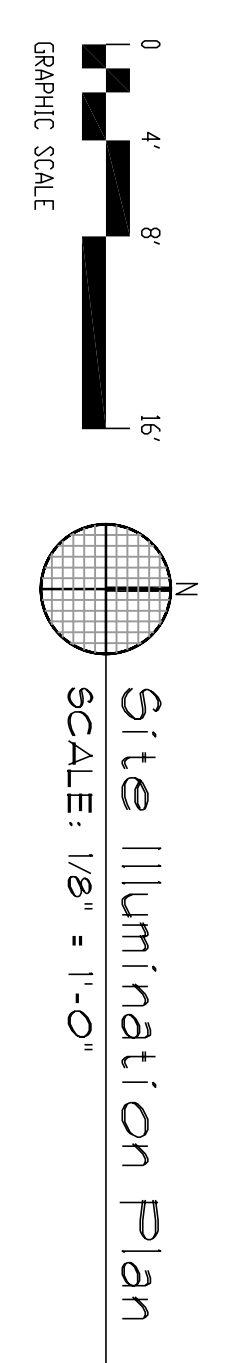
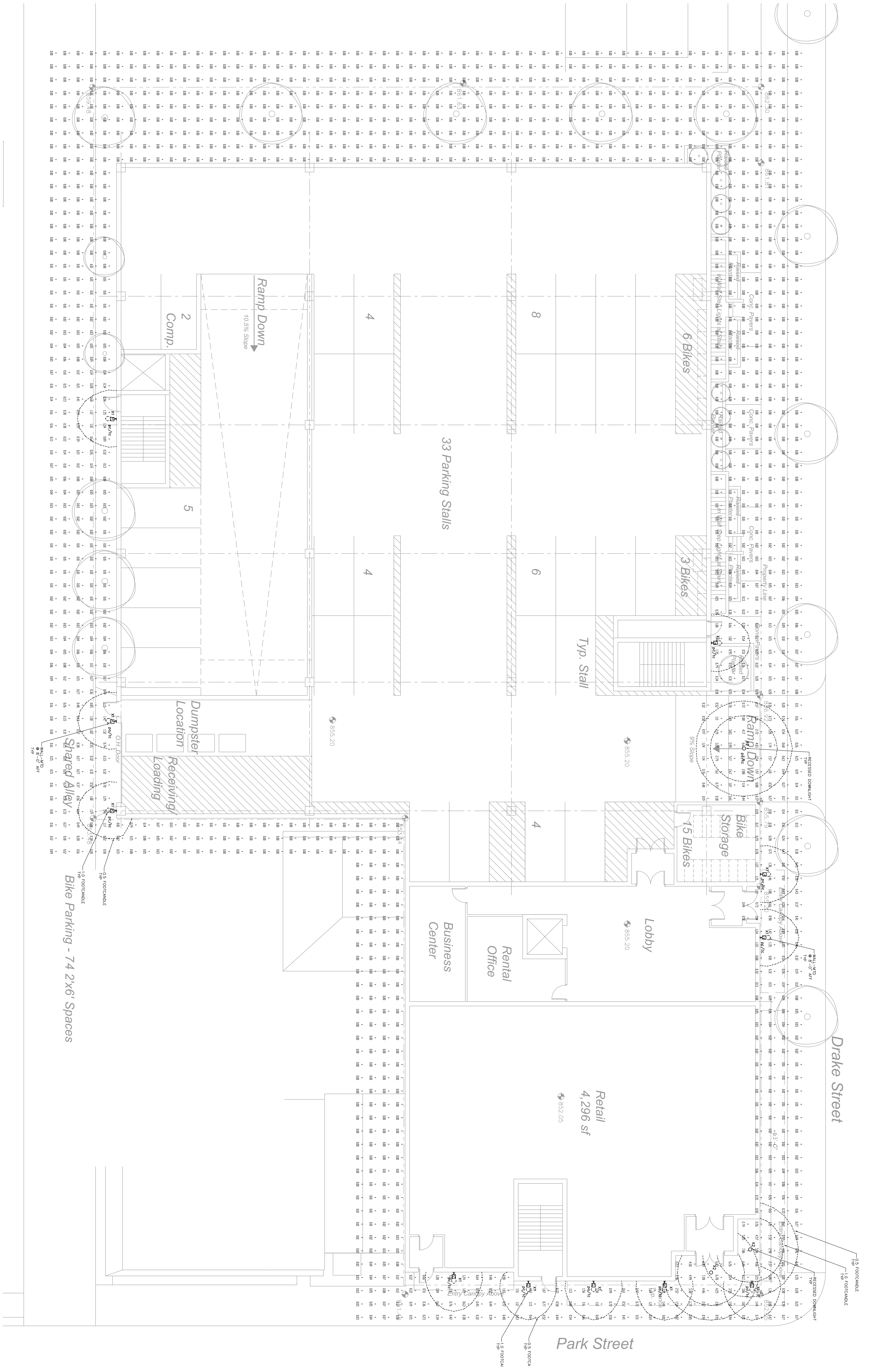




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Elevation on Drake





Per the contract by Latham, 2006, or Addendum 20202 IN

DATE	DESCRIPTION	BY	DATE
11/11/11	ISSUED FOR PERMITS	DR	11/11/11
01/07/13	ISSUED FOR PERMITS	DR	01/07/13
01/28/13	ISSUED FOR PERMITS	DR	01/28/13

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/11/11
2	ISSUED FOR PERMITS	01/07/13
3	ISSUED FOR PERMITS	01/28/13



11

12

13

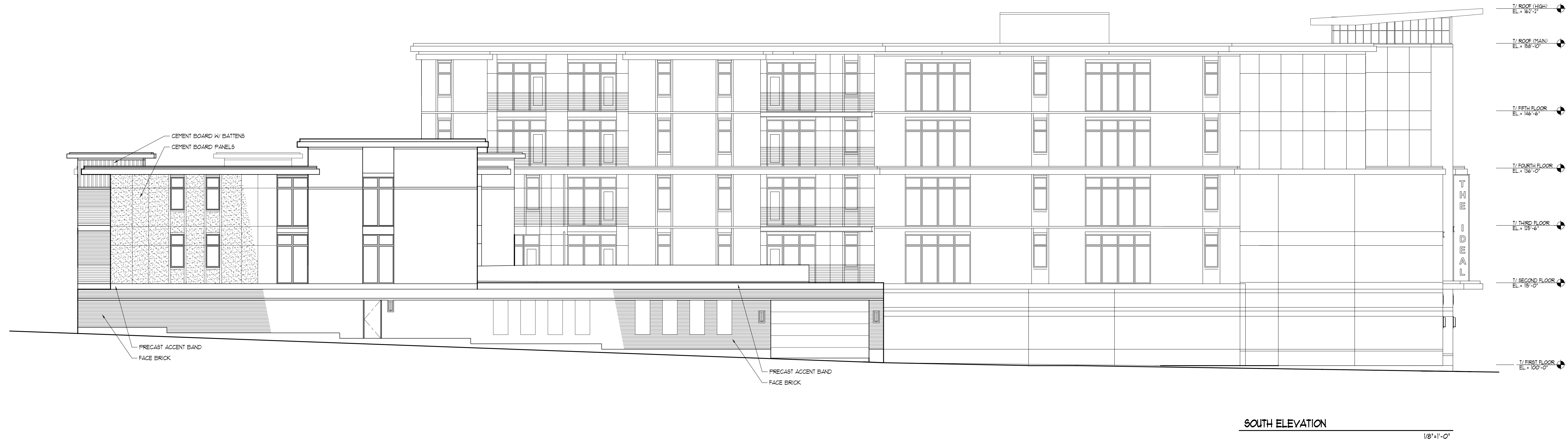
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16



NORTH ELEVATION  
1/8"=1'-0"



SOUTH ELEVATION  
1/8"=1'-0"

Plunkett Rysyich Architects, LLP - June 11, 2012 - 3:39pm  
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11000 West Park Place • Milwaukee WI 53224 • Tel 414.359.3069 • Fax 414.359.3070  
Plunkett Rysyich Architects  
www.plunketterch.com

A  
B

C  
D

**The Ideal**  
502 S. Park Street  
Madison, WI 53715

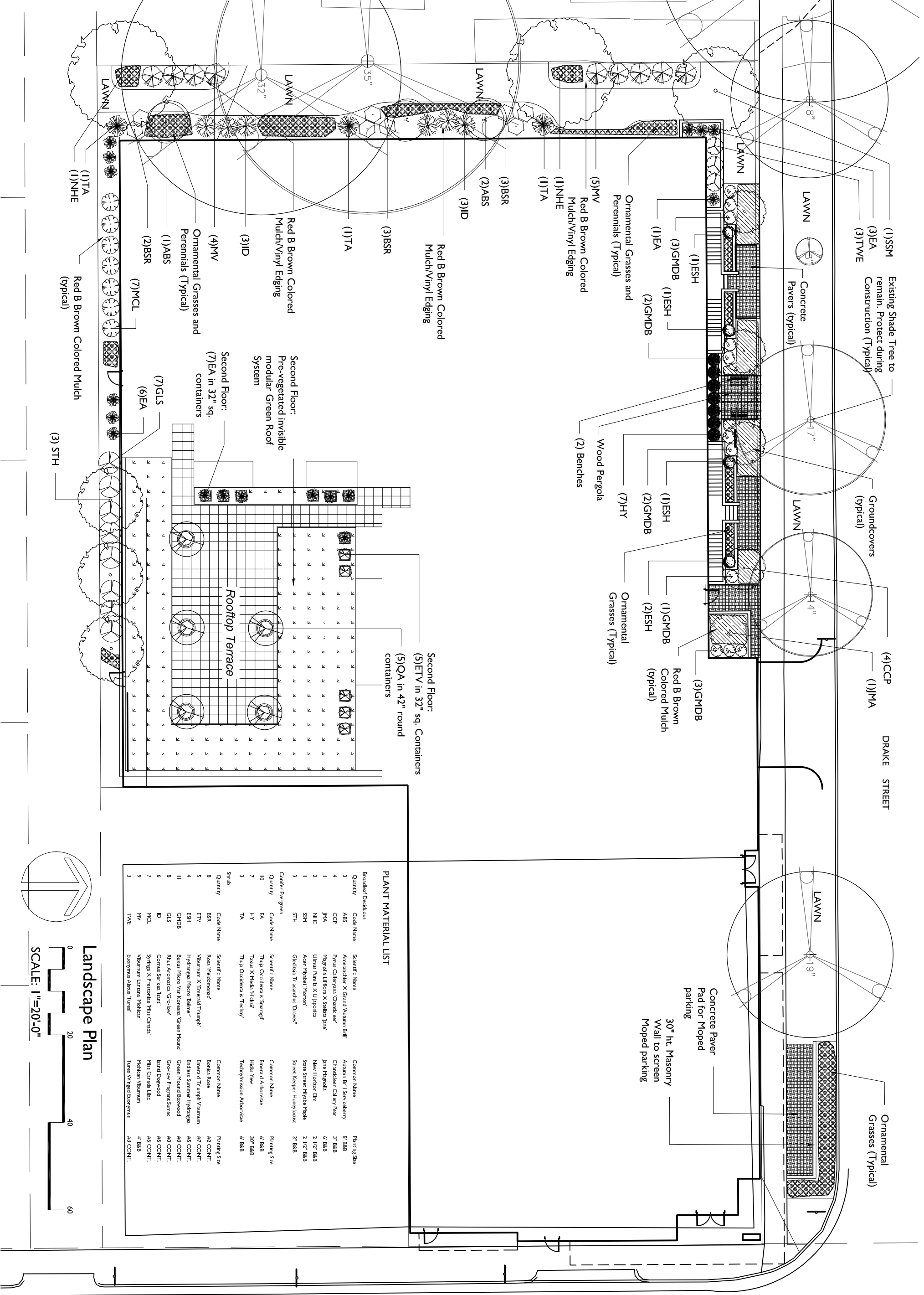
Drawn By:  
DSD

Date:  
June 6, 2012

Job No.:  
114387-01

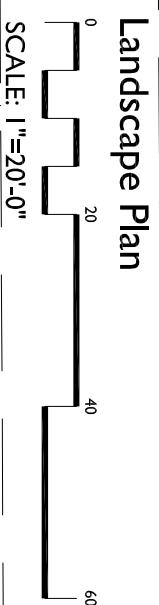
Sheet No.:  
400

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### PLANT MATERIAL LIST

Quantity	Code Name	Scientific Name	Common Name	Planting Size
3	ABS	Ametradier X Grand Avonum Blff	Autumn Brill Serviceberry	8" B&B
4	CCP	Pyrus Calleryana 'Chanticleer'	Chanticleer Callery Pear	3" B&B
1	JMA	Magnolia Lillifera X Saliata 'Jae'	Jane Magnolia	6" B&B
2	NHE	Ulmus Parviflora X U. japonica	New Horizon Elm	2 1/2" B&B
1	SSM	Acer 'Hydretel' 'Horizon'	State Street Hybrid Maple	2 1/2" B&B
3	STH	Gleditsia 'Triscandrus 'Draves'	Street Keeper Honeylocust	3" B&B
<b>Conifer/Evergreen</b>				
10	EA	Thuja Occidentalis 'Smaragd'	Emerald Arborvitae	6" B&B
7	HY	Taxus X Media 'Hickel'	Hicks Yew	30" B&B
3	TA	Thuja Occidentalis 'Teechey'	Technymission Arborvitae	6" B&B
<b>Shrub</b>				
8	BSR	Rosa 'Meldoronic'	Baltica Rose	#2 CONT.
5	ETV	Viburnum X Emerald 'Triumph'	Emerald Triumph Viburnum	#7 CONT.
4	ESH	Hydrangea Macro 'Ballmer'	Endless Summer Hydrangea	#5 CONT.
11	GMDB	Rhus Micro Var. koranana 'Green Mount'	Green Mount Boxwood	#3 CONT.
8	GLS	Rhus Avemaria 'Gro-low'	Gro-low Fragrant Sumac	#3 CONT.
6	ID	Cornus Sericea 'Iant'	Iant Dogwood	#5 CONT.
7	MCL	Spring X Presonata 'Plus Canada'	Plus Canada Lilac	#5 CONT.
9	WV	Viburnum Lantana 'Medick'	Medick Viburnum	4" B&B
3	TWE	Etiopyum Alatum 'Tureti'	Tures Winged Euonymus	#3 CONT.



Landscape Plan

**the bruce company**  
OF WISCONSIN, INC.

LANDSCAPE ARCHITECTS  
LANDSCAPE CONTRACTORS

2830 PARKMETER STREET  
P.O. BOX 620330  
MIDDLETON, WI 53562-0330

TEL (608) 836-7041  
FAX (608) 831-6266

**THE IDEAL**  
502 SOUTH PARK STREET  
MADISON, WISCONSIN 53715

Checked By: SS  
Drawn By: 6/5/2012 MF

Revised:  
Revised:  
Revised:  
Revised:

**L1**

This plan made exclusively for the party named in the title block. It is the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any method without prior written consent of The Bruce Company of Wisconsin, Inc.

## **THE IDEAL ZONING TEXT**

### **PLANNED UNIT DEVELOPMENT- GENERAL DEVELOPMENT PLAN/ SPECIFIC IMPLEMENTATION PLAN PUD-GDP-SIP**

Lots 1, Certified Survey Map No. \_\_\_\_\_,  
commonly known as 502 South Park Street,  
in the City of Madison, Dane County, Wisconsin,  
to be known as The Ideal

#### **Statement of Purpose:**

This Planned Unit Development – General Development Plan/Specific Implementation Plan PUD-GDP-SIP is established to allow for the redevelopment of five (5) lots on the corner of South Park Street and along Drake Street for the construction of a new mixed use new facility consisting of 62 mixed type residential apartments and approximately 4,300 square feet of commercial space.

#### **Permitted Uses:**

A. In the residential portion of the project, multi-family residential uses as shown on the attached approved plans and any accessory uses related thereto;  
B. In the commercial portion of the project, the uses specified in Attachment A hereto and any accessory uses related thereto; and  
C. Temporary building for storage of building materials and equipment for construction purposes when on same lot as a principal use for a period not to exceed the duration of such construction.

#### **Lot Area:**

33,309 square feet; 0.7647 acres.

#### **Height and Floor Area Ratio:**

The maximum height and floor area ratio are per the attached approved plans.

#### **Yard Requirements:**

The minimum yard requirements are per the approved plans.

#### **Landscaping Requirements:**

The minimum landscaping requirements are per the approved plans.

**Accessory Off-Street Parking, Loading Zone and Bicycle Requirements:**

The accessory off-street parking, loading zone and bicycle requirements are per the approved plans.

**Lighting Requirements:**

The lighting requirements are per the approved plans and in compliance with the City of Madison's lighting ordinances.

**Signage:**

Signage will be allowed as (i) per the approved plans or (ii) as otherwise allowed by Chapter 31 of the Madison General Ordinances as compared to the R4 zoning district for the residential portion of the project and as compared to the C3 zoning district for the commercial portion of the project subject to approval by the Urban Design Commission and Zoning Administrator.

**Family Definition:**

The family definition of this PUD-GDP-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R4 zoning district. .

**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 alterations or additions which are approved by the Director of Planning and Community and Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

**Privilege in the Street ROW:**

A Privilege in the Street Right of Way shall be granted to allow for canopy overhangs as shown on the approved plans at Park St and Drake St.

**EXHIBIT A**  
**The Ideal Zoning Text**

Commercial Permitted Uses:

I. Retail Uses:

1. Antique shops.
2. Art, school and business supply stores.
3. Art Galleries and museums.
4. Barber shops and beauty parlors.
5. Bicycle sales, rental and repair stores.
6. Books, magazines and stationery stores.
7. Camera and photographic supply stores.
8. Candy and ice cream stores.
9. Card and gift shops.
10. Carpet and floor covering stores.
11. Catering establishments.
12. China and glassware stores.
13. Clothing and costume rental stores.
14. Coin & philatelic stores.
15. Day care centers.
16. Drug stores.
17. Dry cleaning and laundry establishments.
18. Electronic stores, including the sale and service of computer, audio, radio, business machines, telecommunications and television – video equipment and accessories.
19. Employment agencies.
20. Express and parcel delivery establishments.
21. Financial institutions, including banks, savings banks, credit unions and loan agencies.
22. Florist shops.
23. Food stores including grocery stores, meat and fish markets, bakeries and delicatessens.
24. Furniture stores.
25. Hardware stores.
26. Health clubs.
27. Home improvement stores.
28. Hobby shops.
29. Interior decorating and upholstery shops.
30. Jewelry and watch stores, including repair.
31. Leather goods and luggage stores.
32. Libraries, municipally owned and operated.

33. Liquor stores (packaged goods only).
34. Locksmith shops.
35. Massage therapy.
36. Medical, dental, hearing and optical clinics, including appliances and accessory laboratories.
37. Musical instrument sales & repair.
38. Office supply stores.
39. Optical sales and accessory optical laboratory.
40. Paint and wallpaper stores.
41. Pet stores.
42. Photography studios and accessory laboratory.
43. Physical culture and health services and reducing salons.
44. Picture framing.
45. Post office, including private parcel business.
46. Printing and publishing establishments, including photocopying, letter and newspaper press, stationery and business card, and other similar job printing services.
47. Records, compact disc, cassette, sheet music and phonograph stores.
48. Recreational buildings & community centers.
49. Restaurants, including restaurant-taverns and brew-pubs.
50. Shoe, hat and other leather goods repair stores.
51. Sporting goods store.
52. Tailor shops.
53. Tattoo establishments.
54. Telegraph offices.
55. Ticket agencies, amusement.
56. Tobacco shops.
57. Toy stores.
58. Travel bureaus and transportation ticket offices.
59. TYME or similar credit/money exchange structures.
60. Variety stores.
61. Veterinary clinics (outside kennels prohibited).
62. Video rental and sale establishments.
63. Wearing apparel and shoe shops.

## II. Office Uses:

1. Conference center.
2. Educational and training centers.
3. Financial institutions including banks, savings banks, credit unions and loan agencies.
4. Medical, dental, hearing, orthopedic, and optical clinics, including appliances and accessory laboratories.
5. Offices, business and professional.
6. Telecommunication centers.



7. Travel bureaus and transportation ticket offices.
8. TYME or similar credit/money exchange structures.

III. Prohibited Uses:

1. Adult entertainment facilities, including adult bookstores, adult entertainment taverns, adult motion pictures theaters and adult video stores.

IDEAL

EXTERIOR WALL

X1

HUBBARDTON FORGE®

HAND-FORGED, VERMONT MADE LIGHTING AND ACCESSORIES

- NEW DESIGNS
- CHANDELIERS
- LARGE FIXTURES
- PENDANTS
- WALL SCONCES
- TABLE LAMPS
- FLOOR LAMPS
- FLUSH & SEMI-FLUSH CEILING FIXTURES
- OUTDOOR
- HOME ACCESSORIES
- FINISHES
- SHADE OPTIONS
- GLASS OPTIONS
- ROOM SETTINGS

VIEW OUR CATALOG ONLINE opens in another window

Our Outdoor Lighting Family: Dramatic Spaces under the Stars

BASE ITEM NUMBER: 307287

DESCRIPTION: Outdoor sconce with glass options: 24" Forged Vertical Bars, aluminum or aluminum on slate (-SL)

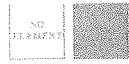
DIMENSIONS: 23.5" h. x 7.8" w.

SOCKET TYPE: medium

BULB: (1) A-19, 100 watt max. Available as Fluorescent

SHOWN IN: Natural Iron finish (-20) with opal glass (G37)

ELEMENTS AVAILABLE:



None -SL

GLASS COLOR OPTIONS:



Opal Stone Soft Amber Pearl

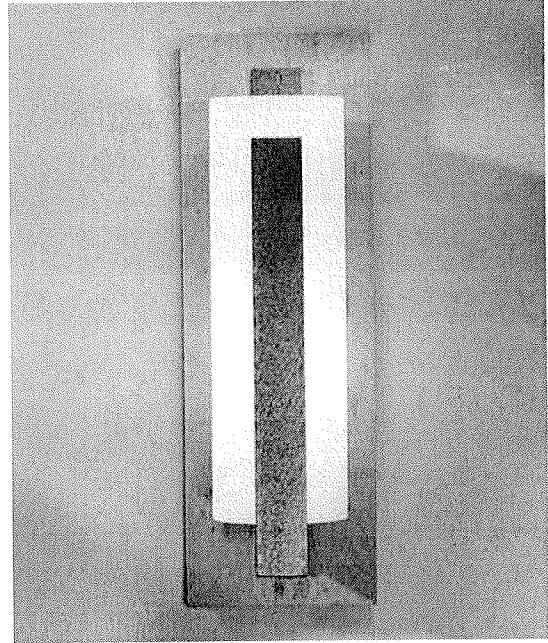


Suitable for Wet Locations

2012 CATALOG PAGE 46

Download Installation Instruction pdf B15

Download Installation Instruction pdf B8



More Photos



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Catalog Number	IDEAL
Notes	
Type	X2 RECESSED CAN

## FEATURES & SPECIFICATIONS

**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.

**CONSTRUCTION** — LP6LN (New Construction): Rugged, 16-gauge galvanized steel mounting frame with torsion spring bracket to mount the finishing module. Vertically adjustable mounting brackets that use 16-gauge flat bar hangers (included), 1/2" conduit or C channel T-bar fasteners. Provides 3-3/4" total height adjustment.

6VL (New Construction): Galvanized steel mounting/plaster frame with torsion spring bracket to mount the finishing module. Integral galvanized bar hangers span up to 24" o.c. and feature built-in T-bar clips and nailers for T-bar or wood joist installations.

6VLR (Remodel): Galvanized steel remodel mounting/plaster frame with torsion spring bracket to mount the finishing module. Four (4) remodel ARC clips included for remodel installation.

All frames are equipped with galvanized steel junction box UL Listed for through wire applications. Junction boxes equipped with two combination 1/2"-3/4" and three 1/2" knockouts for straight-through conduit runs and removable access doors. Capacity: 4 (2 in, 2 out), No. 12 AWG conductors, rated for 90°C.

Post installation adjustment possible from below the ceiling.

Maximum 1-1/2" ceiling thickness.

**LED Trim:** Rugged, one-piece, die-cast heat sink design for optimum thermal management. Wet location rated lens is tightly fitted to the housing to reduce the ingress of dust.

**OPTICS** — Precisely designed single-component elliptical upper reflector and micro prism lens, provides precise beam control. Lower splay recesses optical system into the ceiling to reduce glare and provide a traditional PAR look. Standard fixture has a 0.75 spacing criteria. The luminaire is also available with a 1.0 spacing criteria option for use in general/ambient lighting applications.

CRI > 83.

**ELECTRICAL** — On-board circuitry to ensure against wiring errors.

Thermal protection provided against improper insulation use.

High-efficiency, electronic LED 0-10V dimming driver mounted to the junction box.

The system maintains 70% lumen output for more than 50,000 hours.

Input Wattage is 17.5 W, 56 lumens per watt.

For dimming fixture requires two (2) additional low-voltage wires to be pulled.

**LISTINGS** — CSA certified to US and Canadian safety standards. Wet location listed.

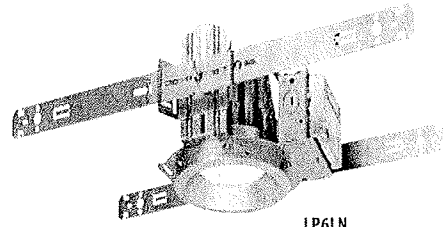
**WARRANTY** — Five-year limited warranty. Full warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Specifications subject to change without notice.

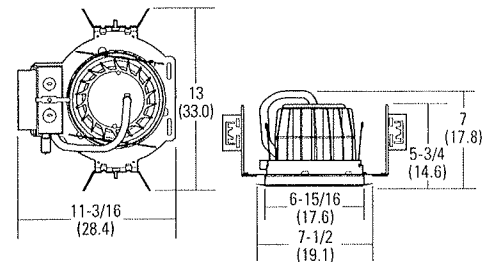
6" LED



Non-IC  
New Construction



LP6LN



### Specifications

Aperture: 4-3/8 (11.1)

Ceiling opening: 6-15/16 (17.6)

Overlap trim: 7-1/2 (19.1)

Height: 7 (17.8)

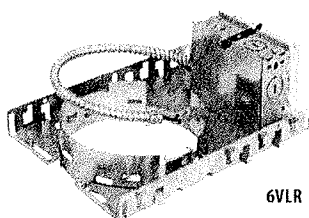
All dimensions are inches (centimeters) unless otherwise noted.

## ORDERING INFORMATION

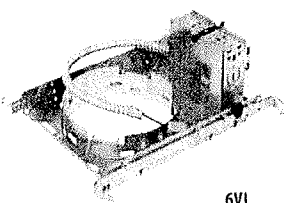
For shortest lead times, configure products using **bolded options**.

**Example:** REAL6C D6MW 1000L 35K 277 LP6LN

REAL6C D6	MW	1000L	35K				
Series/Finish		Lumen output <sup>1</sup>	Distribution	Color temperature	Voltage	Mounting pan	Options
Series	Finish	1000L 1000 lumens	(blank) 0.75 Spacing criteria 0.75SC	35K 3500K	120 277 347 <sup>2</sup>	LP6LN 6VL 6VLR	PFMW Matte white plastic flange ring PFBL Black plastic flange ring ELR <sup>3</sup> Emergency battery pack with remote test switch NSD <sup>4</sup> Sensor Switch nLight™ dimming relay GMF Single slow-blow fuse, must specify voltage
REAL6C D6	6" open downlight A Clear diffuse AZ Clear specular BLZ Black specular WT Wheat diffuse		1.0SC 1.0 Spacing criteria				



6VLR



6VL

### Notes

- Total system nominal delivered lumens.
- Using step-down transformer increases power draw by 15 watts.
- Not available with 347V.
- One 5A relay with one 0-10 VDC dimming output, shipped installed. Requires additional nLight bus power supply.

## FEATURES & SPECIFICATIONS

**INTENDED USE** — Certain airborne contaminants can diminish integrity of acrylic. [Click here for Acrylic Environmental Compatibility table for suitable uses.](#)

**CONSTRUCTION** — One-piece, extruded aluminum housing with brushed finish and chrome trim. Woodgrain vinyl laminated to injection-molded ends – brushed aluminum end appliques optional. Up/down light distribution options. Lens housing secured to channel assembly by spring-loaded latches. Gasketed back plate and silicone-sealed housing eliminate light leaks. Convenience outlet available on 120V units. Parts are die-formed from code-gauge steel.

Finish: Five-stage iron-phosphate pretreatment ensures superior paint adhesion and rust resistance. Standard finish is high-gloss, baked white enamel. All parts PAF.

Ballast is thermally-protected, Class P, HPF, non-PCB, UL listed, CSA certified ballast is standard. Sound rated A.

**ELECTRICAL** — Fixture conforms to UL 1570 and is suitable for damp locations. AWM, TFN or THHN wire used throughout, rated for required temperatures.

Luminaire Efficacy Rating (LER) and Annual Energy Cost: Two-lamp LER.FW = 58. Annual Energy Cost = \$4.14. Based on 32W T8 lamp (2850 lumens) and energy-saving electronic ballast. Ballast factor = .88, input watts = 54. Calculated in accordance with NEMA standard LE-5.

**LISTINGS** — UL listed and labeled. Listed and labeled to comply with Canadian and Mexican Standards (see Options).

Note: Specifications subject to change without notice.

Catalog Number	IDEAL
Notes	
Type	Wall mtd - Stairwells

Surface Commercial

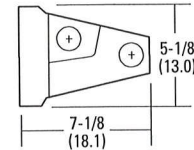


W

CONTEMPORARY WALL BRACKET  
1', 2', 3' or 4' Lengths  
1 or 2 Lamps

*Specifications*

Length: 13-5/8 (34.6)  
24-3/8 (61.9)  
36-3/8 (92.9)  
48-3/8 (122.9)  
Depth: 7-1/8 (18.1)  
Height: 5-1/8 (13.0)



All dimensions are shown in inches (centimeters) unless otherwise specified.

**ORDERING INFORMATION**

Lead times will vary depending on options selected. Consult with your sales representative.

Example: W 2 32 120 GEB10IS CO

Series	W	2	32	Diffuser type/ light distribution	Voltage	Options
W Wall bracket	1	U16 16W T8 U (12")	(blank) #12 pattern .125" thick lower, matte; #12 pattern .187" thick upper lens	120	CO Grounded convenience outlet, 120V only (lower right) <sup>2</sup>	
	2	17 17W T8 (24")	A12U #12 pattern .125" lower and upper lens	277	AE Brushed aluminum end cap appliques	
	Not included	CF18 18W TT5 RS (12")	DO Downlight only	347	S1 Pull-chain switch; installed bottom left; on/off operation of all lamps only (120V only) <sup>2</sup>	
		25 25W T8 (36")		MVOLT	S2 Pull-chain switch, on/off operation of forward (down) lamp, rear (up) lamp remote-switched (120V only) <sup>2,3,4</sup>	
		32 32W T8 (48")		Others available	S4 Pull-chain switch; four position — front only, rear only, all on, all off; installed bottom left (120V only) <sup>2,3,4</sup>	
					2/1 Two 1-lamp ballasts <sup>3,4</sup>	
					BF Internal baffle for up and down light separation <sup>5</sup>	
					GEB10IS Electronic ballasts, ≤ 10% THD, Instant Start	
					GEB10RS Electronic ballasts, ≤ 10% THD, Program Rapid Start	
					ES Energy saving ballasts	
					N Unswitched night light for 7W C7 lamp; top left (120V only)	
					NS Night light with push-switch for 7W C7 lamp; top left (120V only)	
					MB Matte black finish	
					MW Matte white finish	
					CSA Listed and labeled to comply with Canadian Standards	
					NOM Listed and labeled to comply with Mexican Standards	

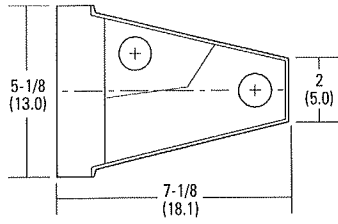
**Notes**

- One lamp only.
- For optional locations, consult factory.
- BF option must be specified if separation of up and down light is desired.
- Required with S2 or S4 options.
- Requires 2/1 option (2-lamp only).

# W Wall Bracket, Contemporary

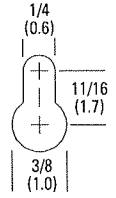
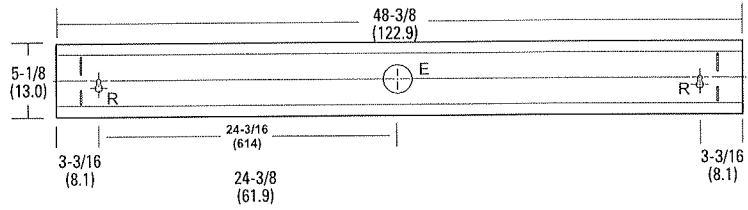
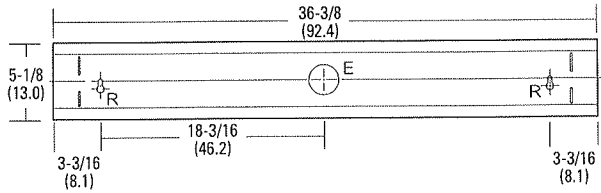
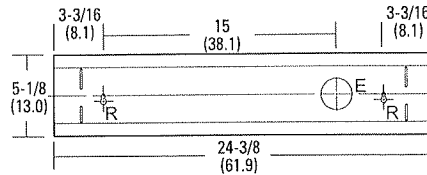
## DIMENSIONS

Inches (centimeters). Subject to change without notice.



## MOUNTING DATA

E = 2(51) Dia. K.O.  
R = Keyhole Slot



## PHOTOMETRICS

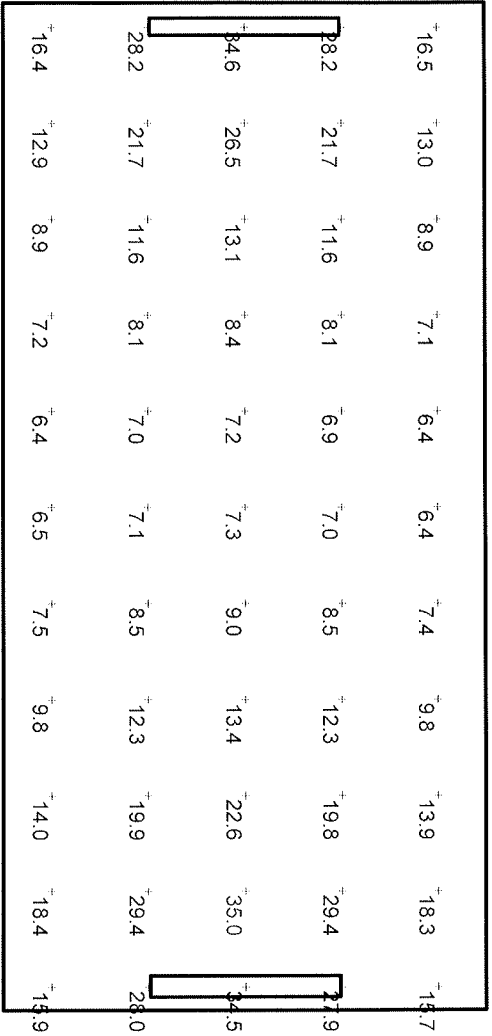
Full photometric reports available upon request.

# STATISTICS

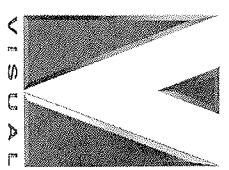
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Workplane	+	14.9 fc	35.0 fc	6.4 fc	5.5:1	2.3:1

# LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	LM-1	2	W 2 40	CONTEMPORARY WALL BRACKET 4' 2 LAMP T12RS	TWO 40--WATT T12 LINEAR FLUORESCENT.	W_2_40.ies	3150	0.90	60



**Plan View**  
Scale 1" = 4'



**IDEAL APARTMENTS**  
Stairwell Tower Illuminator  
HEIN Engineering Group

**Designer**  
M Hein, PE  
**Date**  
Jun 5 2012  
**Scale**  
**Drawing No.**



APPROVALS	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED:
PROJECT ENG:				

**The Ideal**  
502 South Park Street  
Madison, WI 53715

**Galina Corporation**  
101 East Main Street, Suite 500  
Mount Horeb, WI 53572

PROJECT #: BSE1402-10  
PLOT DATE: 06/06/2012

REVISION DATES:


ISSUE DATES:


EXISTING CONDITIONS SURVEY

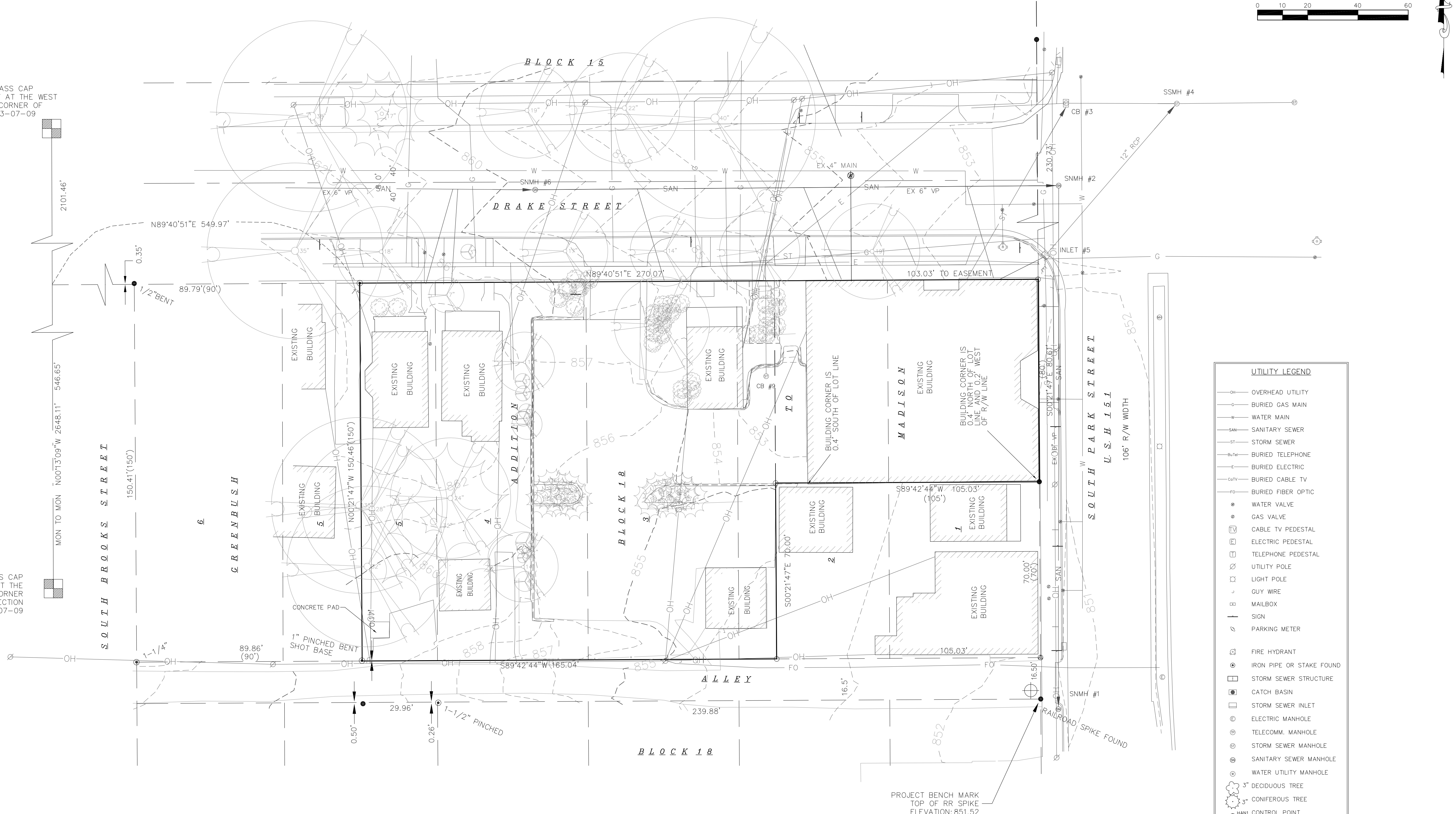
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DRAWING NUMBER

**C-100**

FOUND BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SECTION 23-07-09

FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 23-07-09



**UTILITY LEGEND**

- OVERHEAD UTILITY
- BURIED GAS MAIN
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- BURIED TELEPHONE
- BURIED ELECTRIC
- BURIED CABLE TV
- BURIED FIBER OPTIC
- WATER VALVE
- GAS VALVE
- CABLE TV PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- MAILBOX
- SIGN
- PARKING METER
- FIRE HYDRANT
- IRON PIPE OR STAKE FOUND
- STORM SEWER STRUCTURE
- CATCH BASIN
- STORM SEWER INLET
- ELECTRIC MANHOLE
- TELECOMM. MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- WATER UTILITY MANHOLE
- DEODOROUS TREE
- CONIFEROUS TREE
- CONTROL POINT
- BENCHMARK
- BT BITUMINOUS PAVEMENT
- CONC CONCRETE PAVEMENT
- TE TRAFFIC ENGINEERING
- BOLLARD

**LEGEND**

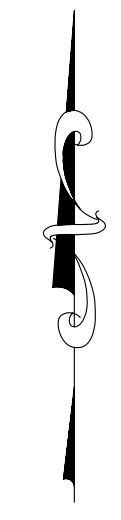
- IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
- 3/4" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- SET MAG NAIL
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

**EXISTING UTILITY STRUCTURE TABLE**



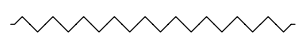

STRUCTURE #	R/W/TC	INVERT(S)
SNMH 1	851.35 841.90 S 841.89 N	
SNMH 2	852.27 843.92 W 843.63 N 843.60 S	
CB 3	852.40	STRUCTURE FLOOR ELEV: 849.04
SNMH 4	852.70	STRUCTURE FLOOR ELEV: 849.05
INLET 5	851.95	849.15 NE
SNMH 6	859.65 851.45 N 849.96 W 849.92 E	
CB 9	851.99	849.93 N

- NOTES:
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
  - VERTICAL DATUM IS NAVD88 AND WAS TRANSFERRED TO THE SITE USING THE MADISON BASE STATION AND TRIMBLE 5700 ROBOTIC RTK GPS RECEIVER.





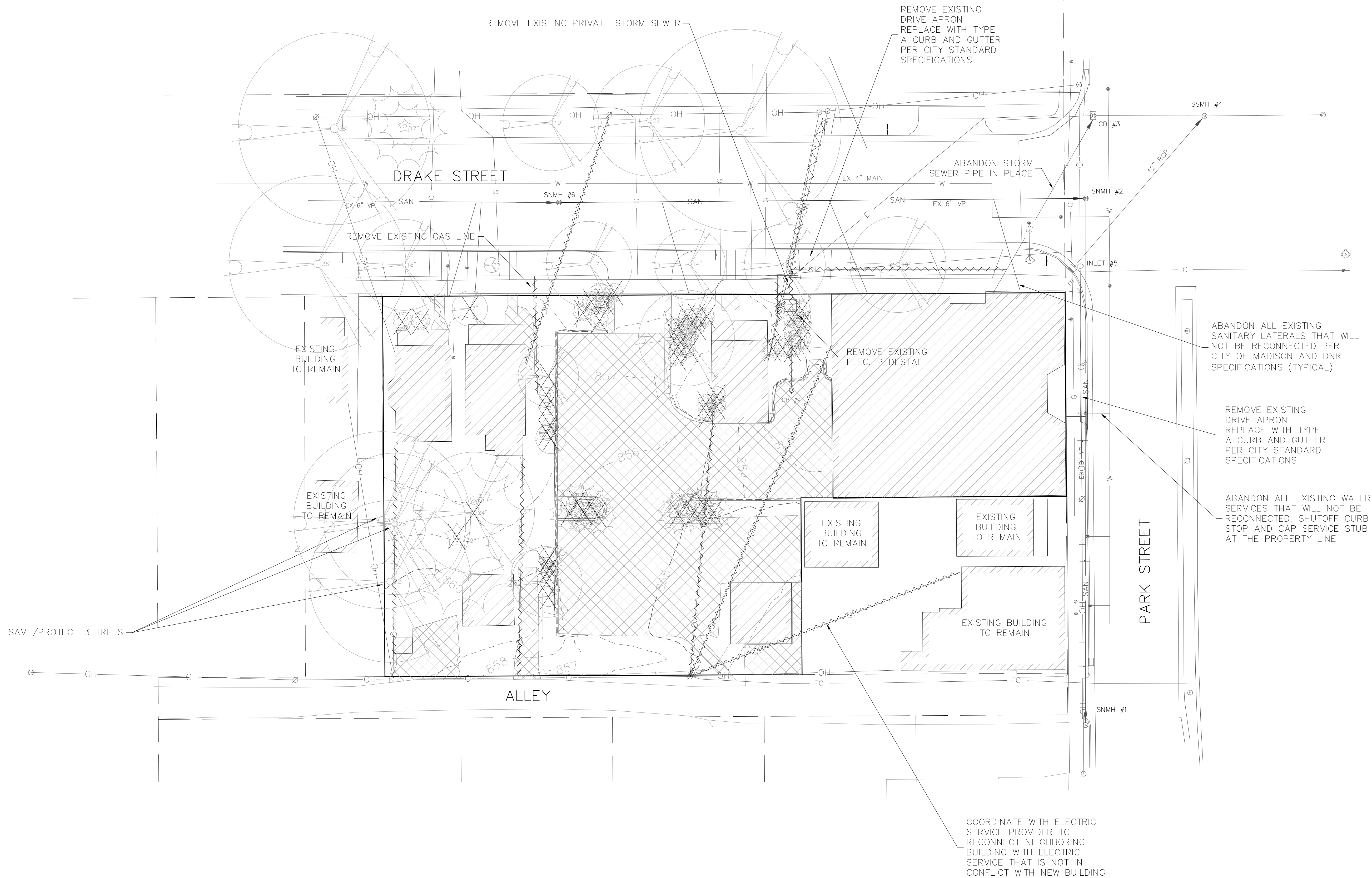
**LEGEND**

-  REMOVE PAVEMENT
-  RAZE BUILDING
-  REMOVE UTILITY LINE
-  REMOVE TREE/SHRUB

**NOTES:**

1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.

UTILITY LEGEND	
OH	OVERHEAD UTILITY
—	BURIED GAS MAIN
—	WATER MAIN
—	SANITARY SEWER
—	STORM SEWER
—	BURIED TELEPHONE
—	BURIED ELECTRIC
—	BURIED CABLE TV
—	BURIED FIBER OPTIC
•	WATER VALVE
•	GAS VALVE
□	CABLE TV PEDESTAL
□	ELECTRIC PEDESTAL
□	TELEPHONE PEDESTAL
□	UTILITY POLE
□	LIGHT POLE
—	GUY WIRE
□	MAILBOX
□	SIGN
□	PARKING METER
□	FIRE HYDRANT
•	IRON PIPE OR STAKE FOUND
□	STORM SEWER STRUCTURE
□	CATCH BASIN
□	STORM SEWER INLET
○	ELECTRIC MANHOLE
○	TELECOMM. MANHOLE
○	STORM SEWER MANHOLE
○	SANITARY SEWER MANHOLE
○	WATER UTILITY MANHOLE
○	3" DECIDUOUS TREE
○	3" CONIFEROUS TREE
○	MAN CONTROL POINT
○	BM-1 BENCHMARK
BT	BITUMINOUS PAVEMENT
CONC	CONCRETE PAVEMENT
TE	TRAFFIC ENGINEERING
•	BOLLARD



 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
**1-800-242-8511 OR 811**  
**TOLL FREE**

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE

**Burse**  
 Surveying and Engineering, Inc.

1400 E. Washington Ave, Suite 150  
 Madison, WI 53703  
 Phone: 608-250-9263  
 Fax: 608-250-9266  
 e-mail: Mburse@BSE-INC.net  
 www.burseurveyengr.com

APPROVALS	PROJECT ENG.	DESIGNED BY:	DRAWN BY:	CHECKED BY:	M.L.B.	M.L.B.

**The Ideal**  
 502 South Park Street  
 Madison, WI 53715

**Galina Corporation**  
 101 East Main Street, Suite 500  
 Mount Horeb, WI 53572

**PROJECT #:** BSE1402-10  
**PLOT DATE:** 06/06/2012

**REVISION DATES:**


**ISSUE DATES:**  
 06/06/2012

**DEMOLITION PLAN**

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**DRAWING NUMBER**  
**C-101**

MC:\BSE1402\Engineering\1402Eng.dwg Printed: Jun 05, 2012 - 1:39pm Printed By: Peter







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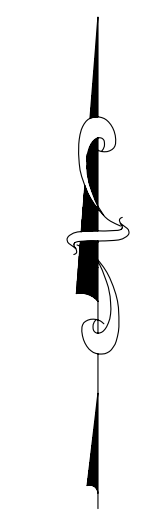
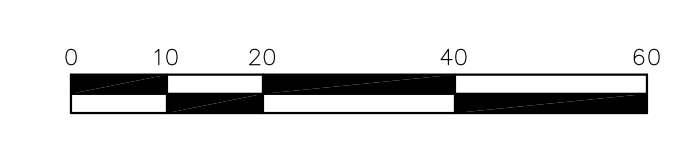
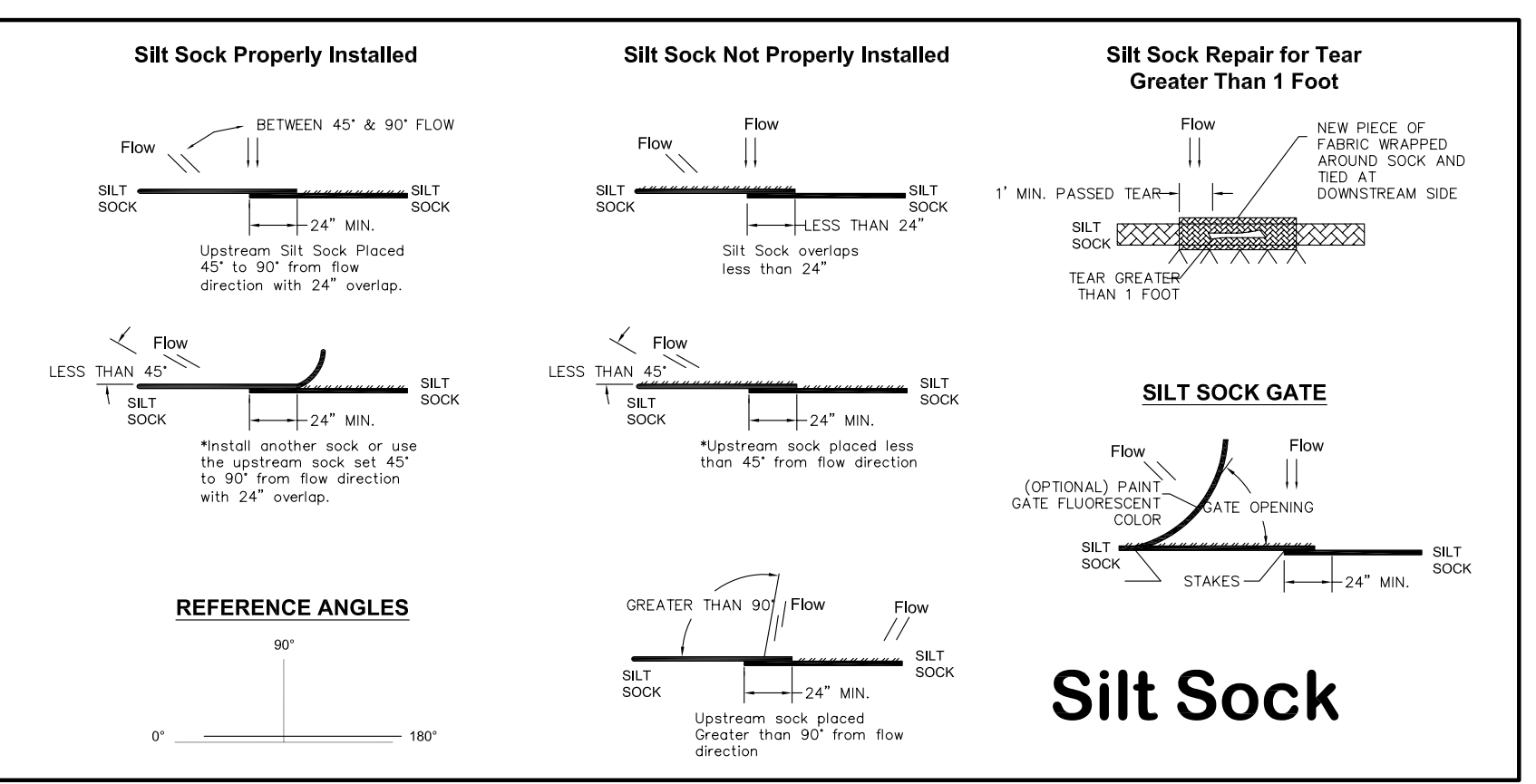
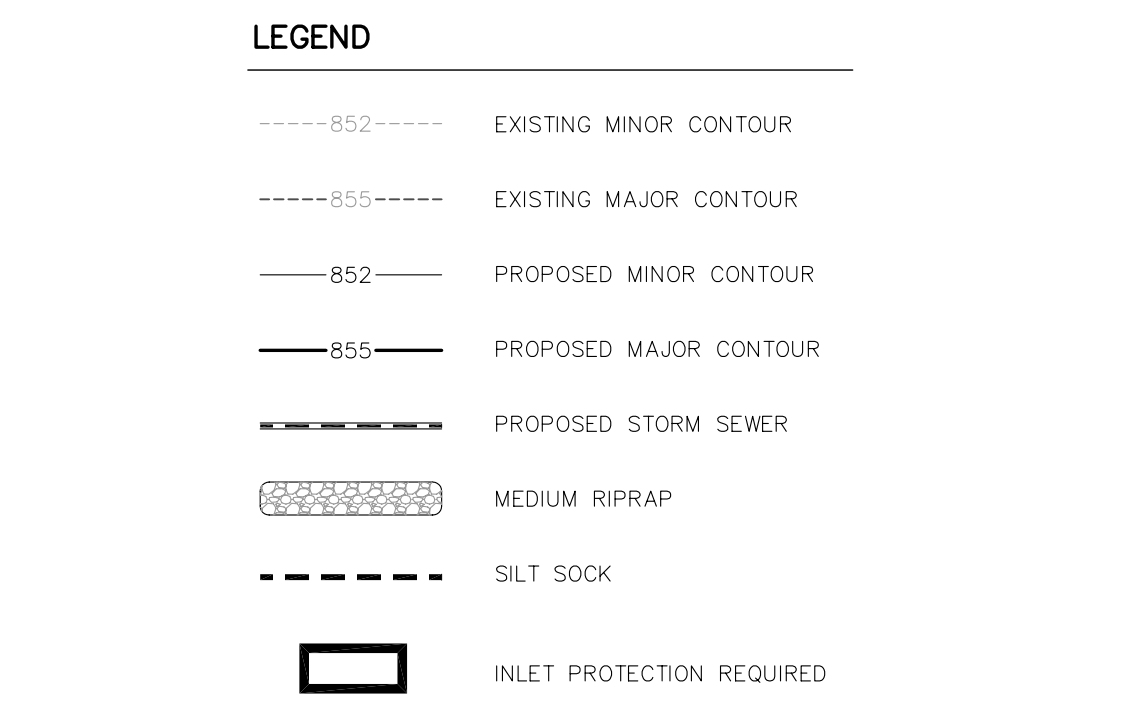
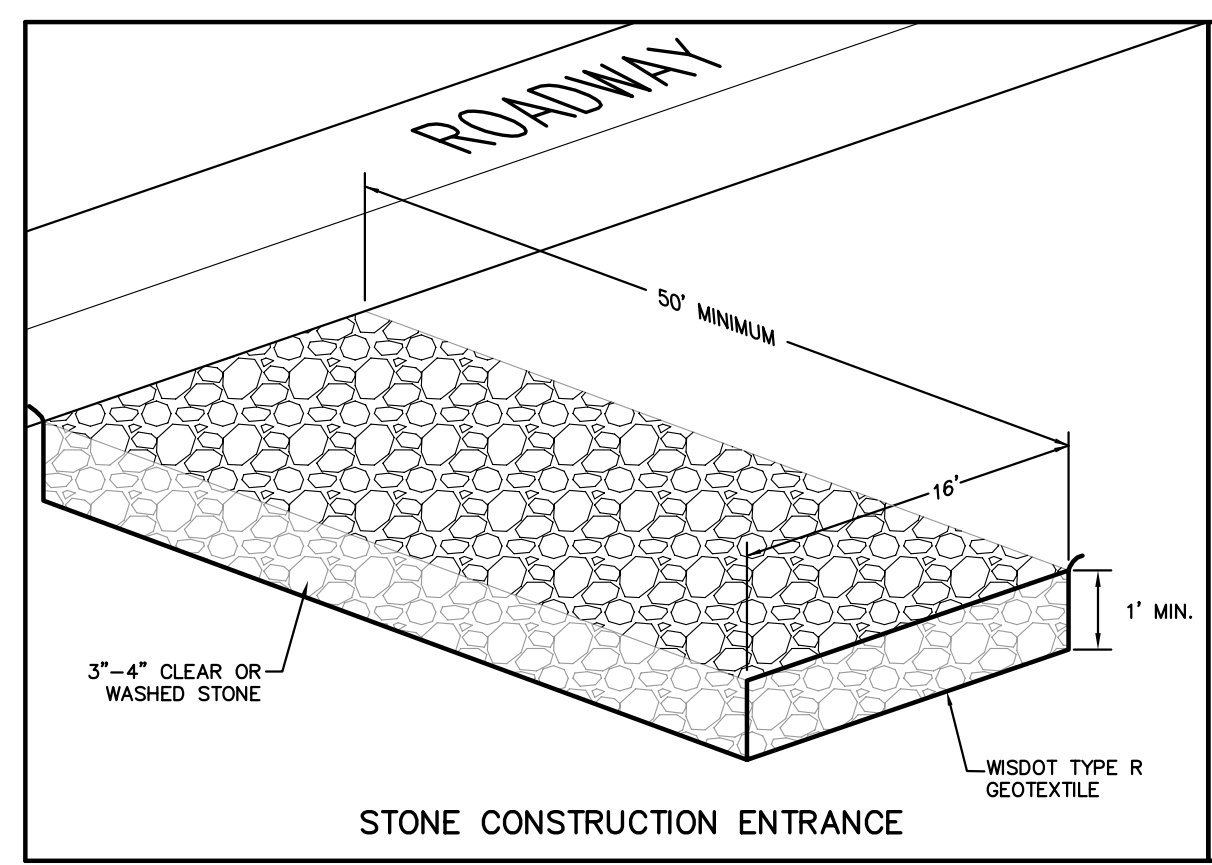
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Phone: 608-250-9263  
Fax: 608-250-9266  
e-mail: Mburse@BSE-INC.net  
www.burseurveyengr.com



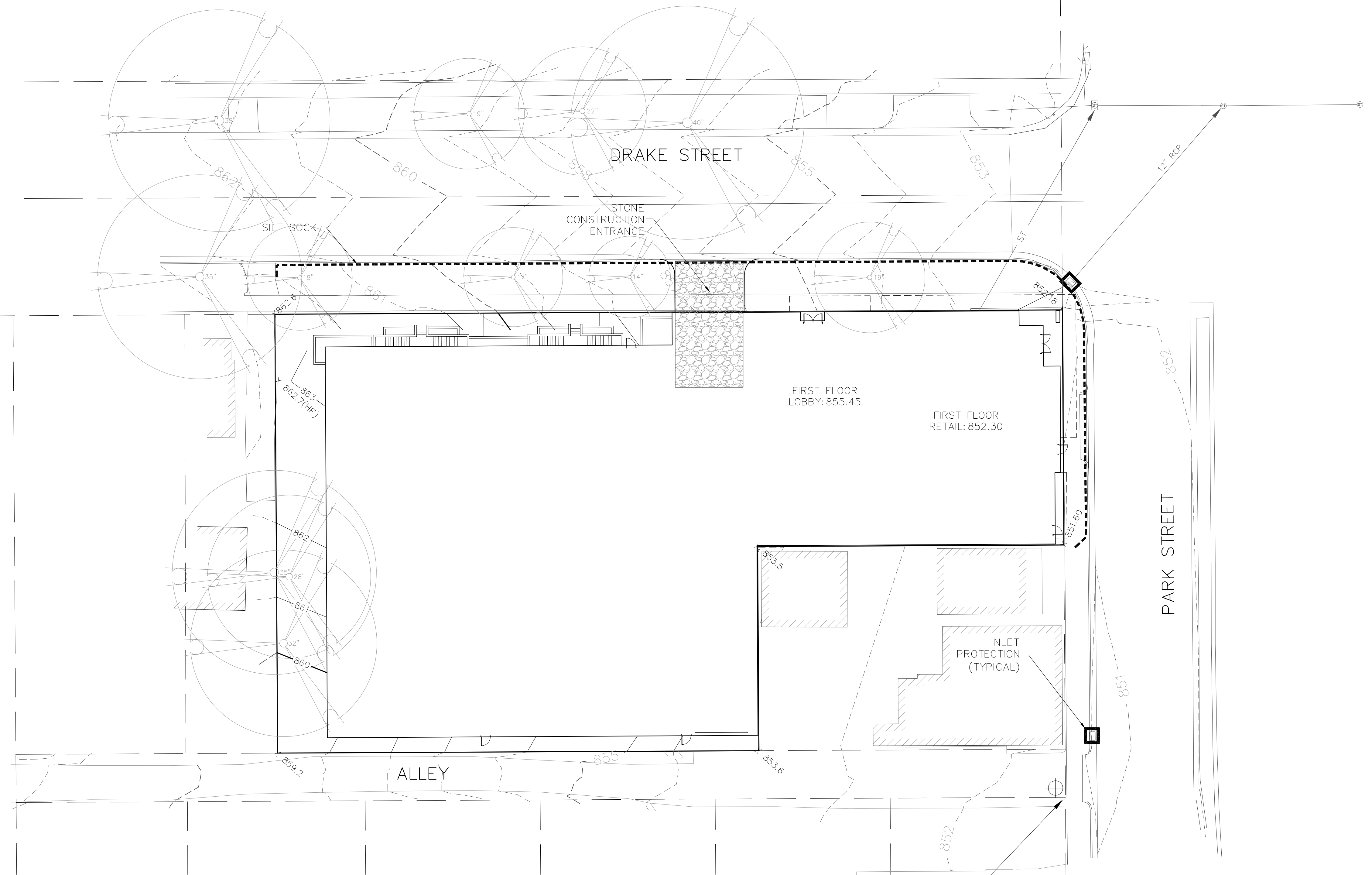
**Erosion Control Notes/Specifications:**

- Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
- Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures as shown shall be the minimum precautions that will be allowed. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. Additional erosion control measures, as requested in writing by the state or local inspectors, or the developer's engineer, shall be installed within 24 hours.
- All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours.
- Construction Entrances - Provide a stone tracking pad at each point of access. Install according to WDNr Standard 1057. Refer to WDNr's stormwater web page of technical standards at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm>
- Temporary stabilization using anionic polymer. After November 1, 2012, anionic polyacrylamide will be applied to all disturbed areas where City of Madison inspectors deem stabilization and/or erosion to be problematic. Application of polyacrylamide will be according to WDNr Conservation Practice standard 1050, Erosion Control Land Application of Anionic Polyacrylamide. Refer to WDNr's stormwater web page of technical standards at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm>.
- Dewatering - Water pumped from the site shall be treated by using a temporary sedimentation basin, portable dewatering basin, geotextile bag, or an equivalent device. Show on the plan the anticipated locations of dewatering activity, and provide an engineering detail of the dewatering system. Devices shall comply with WDNr Technical Standard 1061 found at <http://dnr.wi.gov/runoff/stormwater/techstds.htm>. This water shall be discharged in a manner that does not induce erosion of the site or adjacent property.
- Storm Sewer Inlets - Provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/engineering/pal.htm>. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until plot-level stabilization is complete.
- Building and waste materials shall be prevented from running-off the site and entering waters of the state in conformance with NR151.12(6m).
- No solid material shall be discharged or deposited into waters of the state in violation of Ch. 30 or 31 of the Wisconsin State Statutes or 33 USC 1344 permits.
- Erosion control devices shall adhere to the technical standards found at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm> and comply with all City of Madison ordinances.
- All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
- All building and waste material shall be handled properly to prevent runoff of these materials off of the site.
- All disturbed areas shall be seeded, sodded, or otherwise restored immediately after grading activities have been completed per the approved landscape plan.

**Emergency Contact**  
Craig Enzenroth  
Galina Corporation  
101 E. Main Street, Suite 500  
Mount Horeb, WI 53572  
(608) 437-8300

**Schedule:**

Sept. 10, 2012	Install silt fence and construction entrance.
Sept. 11, 2012	Begin demolition and excavation.
July 1, 2013	Building construction complete. Restore all disturbed areas.
Sept 1, 2013	Vegetation established.



PROJECT BENCH MARK  
TOP OF RR SPIKE  
ELEVATION: 851.52

**APPROVALS**

PROJECT ENG:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED:
--------------	--------------	-----------	-------------	-----------

**The Ideal**  
502 South Park Street  
Madison, WI 53715

**Galina Corporation**  
101 East Main Street, Suite 500  
Mount Horeb, WI 53572

**PROJECT #:** BSE1402-10  
**PLOT DATE:** 06/06/2012

**REVISION DATES:**


**ISSUE DATES:**

06/06/2012

**GRADING & EROSION CONTROL PLAN**

**Burse**  
Surveying and Engineering, Inc.

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**DRAWING NUMBER**  
**C-103**