

City of Madison

Proposed Conditional Use

Location 665 East Washington Avenue

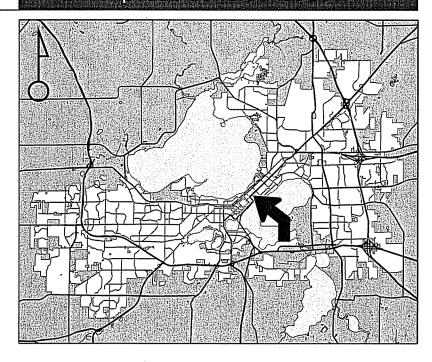
Project Name Temporary Parking Lot

Applicant MG&E/Ken Saiki -Ken Saiki Design, Inc

Existing Use Vacant land

Proposed Use Create private parking lot (in Urban Design Dist. 8)

Public Hearing Date Plan Commission 24 August 2015



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635

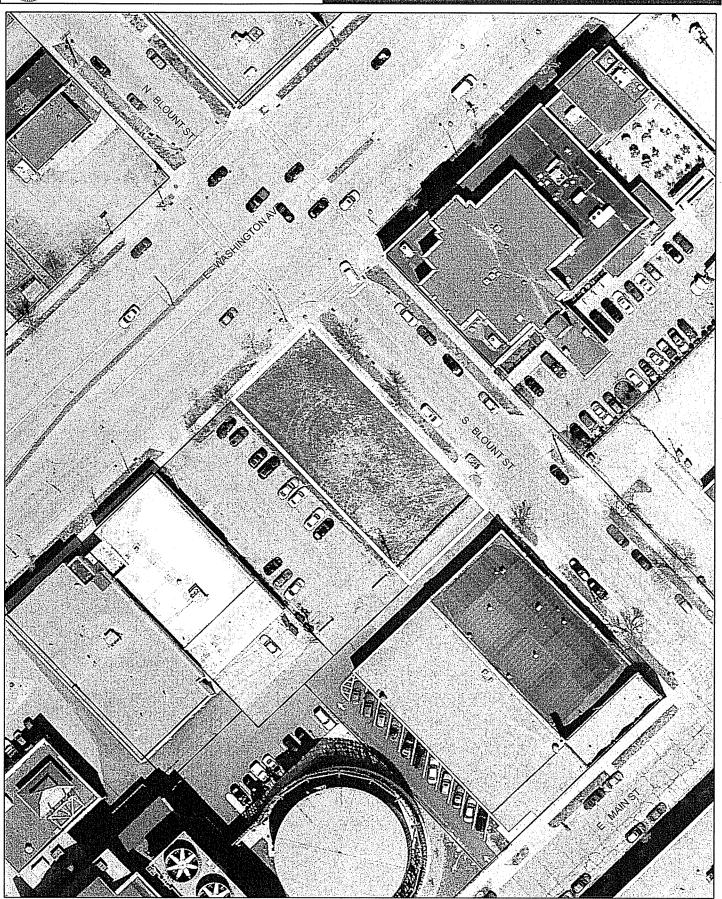


Scale: 1'' = 400'

City of Madison, Planning Division: RPJ: Date: 20 August 2015



City of Madison



Date of Aerial Photography: Spring 2013



LAND USE APPLICATION

Development Schedule: Commencement

CITY OF MADISON

FOR OFFICE USE ONLY: Amt. Paid (Q) 215 Martin Luther King Jr. Blvd; Room LL-100 Receipt No. 30/ PO Box 2985; Madison, Wisconsin 53701-2985 Date Received Phone: 608.266.4635 | Facsimile: 608.267.8739 Received By Parcel No. 0709-122 All Land Use Applications should be filed with the Zoning Aldermanic District (Administrator at the above address. Zoning District • The following information is required for all applications for Plan Special Requirements (UDD) Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application. Review Required By: ☐ Urban Design Commission ☐ Plan Commission This form may also be completed online at: Other: Common Council www.cityofmadison.com/developmentcenter/landdevelopment Form Effective: February 21, 2013 665 E. Washington Ave. 1. Project Address: Project Title (if any): Temporary Parking Lot 2. This is an application for (Check all that apply to your Land Use Application): ☐ Zoning Map Amendment from ______ Major Amendment to Approved PD-SIP Zoning Review of Alteration to Planned Development (By Plan Commission) Conditional Use, or Major Alteration to an Approved Conditional Use ☐ Demolition Permit ☐\ Other Requests: _____ 3. Applicant, Agent & Property Owner Information: **Curt Brink** Applicant Name: Company: _ 53703 Madison, WI 701 E. Washington Ave. Zip: City/State: Street Address: Email: Telephone: (Company: Ken Saiki Design, Inc. Project Contact Person: Ken Saiki 53703 Madison, WI 303 S. Paterson St. City/State: Zip: Street Address: ksaiki@ksd-la.com (608) 251-2330 Email: Telephone: Property Owner (if not applicant): MG&E 53703 Madison, WI 623 Railroad St. Zip: City/State: Street Address: 4. Project Information: Temporary parking lot Provide a brief description of the project and all proposed uses of the site: October, 2015 May, 2015 Completion

5. Required Submittal Information All Land Use applications are required to include the following: ✓ Project Plans including:* Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property) Grading and Utility Plans (existing and proposed) Landscape Plan (including planting schedule depicting species name and planting size) Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials) Floor Plans (fully dimensioned plans including interior wall and room location) Provide collated project plan sets as follows: • Seven (7) copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled) Twenty Five (25) copies of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled) One (1) copy of the plan set reduced to fit onto 8 ½ X 11-inch paper * For projects requiring review by the Urban Design Commission, provide Fourteen (14) additional 11x17 copies of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting. Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to: **Building Square Footage** Value of Land **Project Team Estimated Project Cost** Number of Dwelling Units **Existing Conditions** Number of Construction & Full-Auto and Bike Parking Stalls Project Schedule Time Equivalent Jobs Created Proposed Uses (and ft² of each) Lot Coverage & Usable Open Public Subsidy Requested **Space Calculations Hours of Operation** Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: City Treasurer. [7] Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com. Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements. 6. Applicant Declarations Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices: → If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Planning Staff: Al Martin Date: 3/13/2015 Zoning Staff: Matt Tucker Date: 313/2015

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

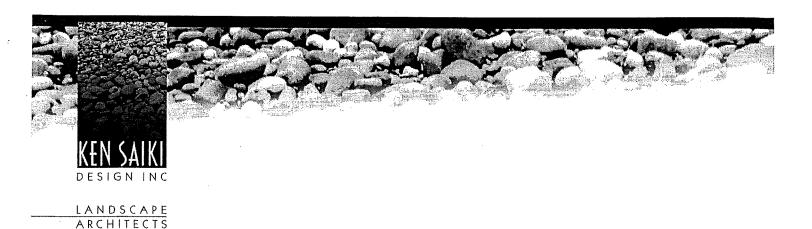
The applicant attests that this form is accurately completed and all required materials are submitted:

Authorizing Signature of Property Owner

Name of Applicant Ken Saiki

Relationsh

Relationship to Property: Agent



April 15, 2015

City of Madison

Re: 665 E. Washington Ave.

The attached information describes a temporary parking lot at the subject address being proposed by Curt Brink on a parcel owned by MG & E. The existing parcel is vacant, is currently covered in grass.

- The proposed parking lot contains 28 parking stalls.
- The plan provides a bioretention area designed to comply with ordinance related to the TMDL removal of sediment.
- The planting complies with zoning requirements for parking lot and lot frontage landscape.
- The parking lot is proposed to be illuminated with 4 solar powered parking lot lights that will meet illumination and cutoff requirements.

Planning and Zoning staff have been contacted for this project, as well as the neighborhood association. The plan has been approved by the preservation and development committee of the neighborhood association at their meeting on 4/1/2015.

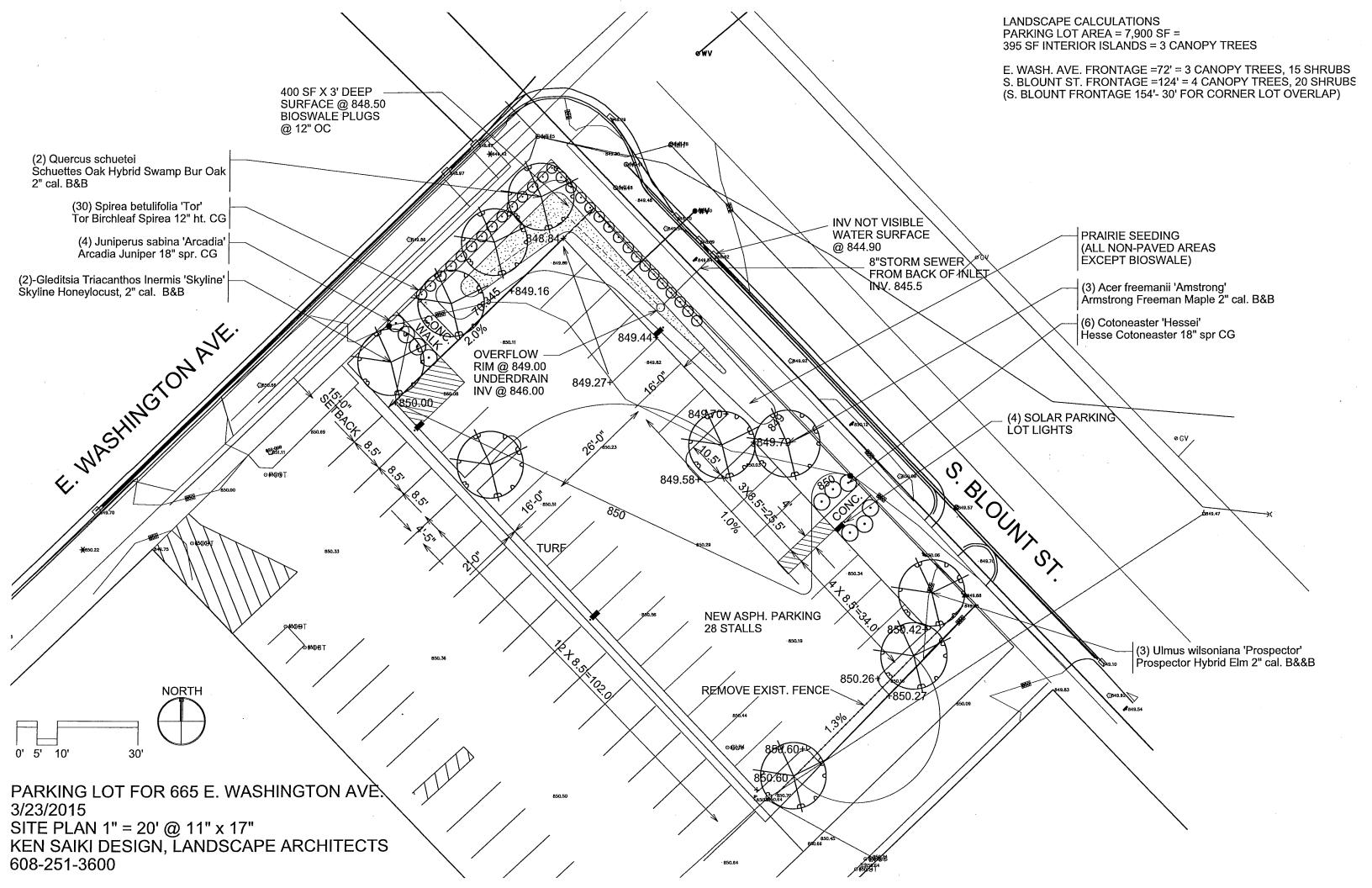
We look forward to working with you on the project. Please contact me at (608) 251-3600 if you have any questions or need additional information.

Sincerely,

Ken Saiki, ASLA Ken Saiki Design, Inc.

Cc: Curt Brink

Phone: 608 251-3600 Fax: 608 251-2330 info@ksd-la.com www.ksd-la.com





Top of Pole SeriesSolar Powered LED Lighting System

OVERVIEW

The Top of Pole Series features an adjustable mounting bracket and includes a variety of option choices to create a customized outdoor solar light solution for your application. The system is configured according to your location and lighting requirements to run throughout the night or to save energy with dimming when full light is not required. The battery enclosure and PV module mounts to your pole – square, round, fiberglass, steel, aluminum or concrete with supplied tenon.

WHY SOLAR?



REMOTE LOCATIONS

- · Where grid is difficult to access
- · Sensitive environments



IMMEDIATE ENERGY SAVINGS

· No energy costs throughout life of product



LOWER INSTALLATION COSTS

- · No trenching or cabling
- · Shorter installation time compared to on grid systems



GREEN STATEMENT

- · Viable and sustainable energy alternative
- · Recyclable battery and components

OUR DIFFERENCE

INDUSTRY-LEADING EXPERTISE

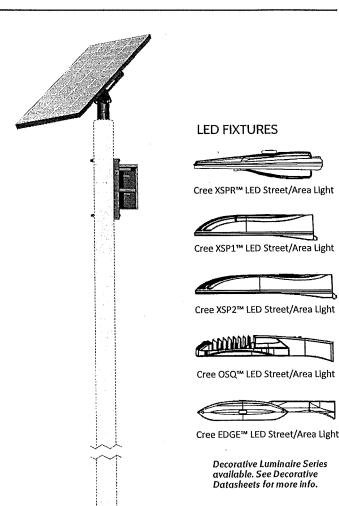
- · World leader in solar LED lighting solutions, since 1990
- · Publicly traded on the TSX (CMH)
- · Extensive experience in outdoor lighting industry
- · Manufactured in an ISO 9001 facility

ADVANCED LIGHTING TECHNOLOGY

- · Designed for lighting applications
- · Dimming and operating profiles for adaptive lighting
- · Superior LED lighting and fixtures

CUSTOM SOLUTION FOR YOUR APPLICATION

- · Precision-engineered for your application
- · Array of solar engines available for your portfolio
- · Aesthetic-design and value-built engine options



EternO® 4 ENERGY MANAGEMENT SYSTEM

The EternO[®] 4 ensures bright, reliable light output and healthy, high-functioning lighting systems with maintenance-free operation.

- Monitors and regulates charging and discharging of batteries
- Efficient transfer & dynamic management of energy (95% efficiency)
- Day/night transition via solar panel eliminates need for photocell
- Ten day/night memory averaging ensures accurate turn on/off of lights to prevent false repsonse due to weather variations
- Allows for dimming of LED luminaire
- Temperature compensation and PWM controlled battery charging
- Low-voltage disconnect for battery protection



TECHNICAL SPECIFICATIONS

Solar Panel		PV Dimensions (Length x Width x Height)	*EPA @ 45degrees (Fixture and arm additional)	System Weight (Fixture and arm additional)	Pole Tenon	
Single	125W	58.58 x 26.06 x 1.88 in 123.7 x 66.2 x 4.8 cm	10.07 ft ² .935 m ²	155 lbs 70.3 kg	3.5" O.D 8.89 cm O.D.	
	135W	59.1 x 26.3 x 1.81 in 150 x 66.8 x 4.6 cm	12.07 ft ² 1.12 m ²	210 lbs 95.25 kg	3.5" O.D 8.89 cm O.D.	
D-whi-	125W	58.58 x 52.12 x 1.88 in 123.7 x 132.4 x 4.8 cm	19.0 ft ² 1.77 m ²	250 lbs 113.4 kg	3.5" O.D 8.89 cm O.D.	
Double	135W	59.1 x 52.6 x 1.81 in 150 x 133.6 x 4.6 cm	20.5 ft ² 1.90 m ²	245 lbs 111.13 kg	3.5" O.D 8.89 cm O.D.	
 1	125W	58.58 x 78.18 x 1.88 in 123.7 x 198.6 x 4.8 cm	27.0 ft ² 2.5 m ²	440 lbs 199.58 kg	3.5" O.D 8.89 cm O.D.	
Triple	135W	59.1 x 78.9 x 1.81 in 150 x 200.4 x 4.6 cm	28.5 ft ² 2.96 m ²	435 lbs 197.31 kg	3.5" O.D 8.89 cm O.D.	
Quad	125W	58.58 x 104.24 x 1.88 in 123.7 x 264.8 x 4.8 cm	41 ft ² 3.81 m ²	427 lbs 193.68 kg	6" O,D 3.5 cm O.D	
	135W	59.1 x 105.2 x 1.81 in 150 x 267.2 x 4.6 cm	42.5 ft ² 3.94 m ²	422 lbs 191.41 kg	6" O.D 3.5 cm O.D	

^{*} System weight and EPA may vary with number of fixtures and batteries. The chart above is for reference only. Sol provides a calculated EPA and weight when a system is quoted and submitted.

SYSTEM DATA							
System Colors	Aluminum/Silver; Bronze						
Material	Grade "A" corrosion resistant aluminum for battery enclosure and solar panel frame						
Security	Security bolts used to fasten cover. Battery box mounted at top of pole to reduce vandalism and theft opportunities.						
Options	Panel Pan for certain combinations						
Warranty	5 year system warranty, additional pass-through of existing warranties, batteries pro-rated						
BATTERY							
Туре	Maintenance-free, lead acid gel cell battery; spill-proof, leak-proof						
Rating	1800 cycles to 20% Depth of Discharge at 20°C (68°F)						
FIXTURE							
Types of Compatiable Fixtures	Cree XSP Series™ LED Street/Area Luminaire; Cree EDGE luminaire; decorative options - see decorative datasheets						
IES Light Distrubutions	Type 2 Long, 3 Med, 4 Med, 5 Short						
Color Temperature Options	4000K; 5700K						
Color Rendering Index (CRI)	Minimum 70CRI						
Mounting Mounts on 1.25" IP, 1.66" (42mm) O.D. or 2" IP, 2.375" (60mm) O.D. horizontal tenon (minimum 8" [203mm and is adjustable +/- 5" to allow for fixture leveling: tool-less entry							
CONTROLLER							
Туре	EternO 4® integrated solar charge controller and LED driver						
Optional Operating Profiles	Dusk to Dawn; 9 Dim 2; 7 Dim 2; 5 Dim 2; 7 Off 2; 7 Off						
Day/Night Transition	Via solar panels						
CERTIFICATIONS	MCAN TO THE TOTAL TOTAL TO THE TOTAL TOTAL TO THE TOTAL TOTA						
Battery	Built to comply with IES 896-2, DIN 43534, BS 6290 Pt4, Eurobat; UL Recognized						
· · · · · · · · · · · · · · · · · · ·	cULus Listed						
	Certified to ANSI C136.31-2001 3G Bridge and Overpass Vibration Standards						
	Meets CALTrans 611 Vibration testing						
Fixture	Meets Buy American requriements within ARRA						
	Suitable for wet locations						
	Luminaire and finish endurance tested to withstand 5000 hours of elevated ambient salt fog conditions as defined in						
	ASTM Standard B 117						
"	TUV listed to UL 60950-1:2007						
Controller	CSA C22.2.60950-1:2007						

^{*(}Effective Projected Area) at O° Power Unit + Arm + Battery Box + Fixture

Specifications subject to change without notice.

Document: SOL_TP_Spec_Sheet_RevB



ARE-EDG-4MB/4MP-DA

Cree Edge™ Area Luminaires - Type IV Medium w/ Backlight Control - Direct Arm Mount

Product Description

Slim, low profile design minimizes wind load requirements. Luminaire sides are rugged cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks, Convenient, interlocking mounting method. Mounting housing is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, Luminaire is secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers.

Performance Summary

Utilizes BetaLED® Technology

Patented NanoOptic* Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

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

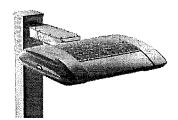
Limited Warranty[†]: 10 years on luminaire / 10 years on Colorfast DeltaGuard^a finish

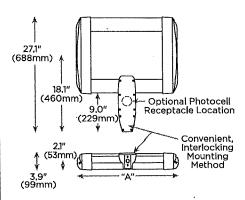
EPA and Weight: Reference EPA and Weight spec sheet

Accessories

	Told Installed Accessories
XA-BRDSPK Bird Spikes	







LED Count (x10)	Dim. "A"
04	12,1" (306mm)
06	14,1" (357mm)
80	16.1" (408mm)
10	18.1" (459mm)
12	20,1" (510mm)
14	22,1" (560mm)
16	24.1" (611mm)
20	28,1" (713mm)
24	32,1" (814mm)

ARE-EDG		DA		E				
= tabilist:	Oplic	Mounths	1(9) (aunt ((10)	Sellos -	Voltage	Color Collions	Office Office I	aliolis
ARE-EDG	4MB Type IV Medium W / BLS 4MP Type IV Medium W / Partial BLS	DA Direct Arm	04 05 08 10 12 14 16 20 24	E	UL Universal 120-277V UH Universal 347-480V 34 347V	SV Silver (Standard) BK Black BZ Bronze PB Platinum Bronze WH White	350* 350mA 525" 525mA 700" 700mA	40K 400K Color Temperature Color temperature Color temperature per luminalre

- * See www.cree.com/lighting/products/warranty for warranty terms
- * Available on luminaires with 60-240 LEDs, ** Available on luminaires with 40-160 LEDs,
- *** Available on luminaires with 40–160 LEDs







Rev. Date: 09/27/13



ML Multi-Level

- Refer to ML spec sheet for details

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- · Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartments and high performance heat sinks
- Convenient interlocking mounting method. Mounting housing is rugged dle cast aluminum mounting to 3-6" (76-152mm) square or round pole, secured by two $5/16-18\,$ UNC bolts spaced on 2" (51mm) centers
- · Includes leaf / debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion, Standard is silver, Bronze, black, white, and platinum bronze are also available

ELECTRICAL SYSTEM

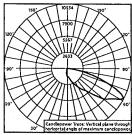
- Input Voltage: 120-277V or 347-480V, 50 / 60Hz, Class 1 drivers
- · Power Factor: > 0,9 at full load
- · Total Harmonic Distortion: < 20% at full load
- Integral weathertight electrical box with terminal strips (12Ga-20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C / D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS

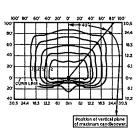
- · cULus Listed
- · Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- · Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE / ANSI C62,41,2
- · Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Product qualified on the DesignLights Consortium™ ("DLC") Qualified Products List ("QPL") when ordered without full backlight control shield
- · Meets Buy American requirements within ARRA

Photometry

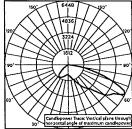
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory.



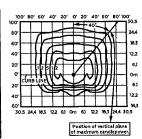
CSA Test Report #: 6449 ARE-EDG-4MB-**-12-E-UL-525-40K Initial Delivered Lumens: 13.155



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



CSA Test Report #: 6417 ARE-EDG-4MP-**-06-E-UL-700-40K Initial Delivered Lumens: 9,989



ARE-EDG-4MP-**-12-E-UL-525-40K Mounting Height: 25' (7.6m) A.F.G. Initial Delivered Lumens: 15,640 Initial FC at grade

IES Files
To obtain an IES file specific to your project consult: http://www.cree.com/lighting/tools-and-support/exterior-les-configuration-tool

Lumen Output, Electrical, and Lumen Maintenance Data

	1.7) i	ype W Medili	mDistribution	rw/fel.s		•					
	5700K				4000K					TOTAL CURRENT						
LED Count (x10)	initia Delivered Lumens w/ BLS*	BUG Ralings** Per TH-C-11	initial Delivered Lumens w/ Partial BLS*	BUG Ratings** Per TM-15-11	initial Delivered Lumens w/ BLS*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens w/ Partial BLS*	BUG Ratings** Per TH-IS-II	System Walts 120–480V	120V	208V	240V	2779	347V	480Y	50K Hours Projected Lumen Maintenance Factor @ 15°C (59°F)***
						350m/	(@ 25°C (77	"F)								
06	4,959	B1 U0 G1	5,815	BI UO GI	4,776	B1 U0 G1	5,599	BI UO GI	66	0,52	0.31	0.28	0,26	0.20	0.15	
- 08	6,613	81 U0 G2 ·	7,753	82 UO G2	6,368	B1 U0 G2	7,466	B2 U0 G2	90	0.75	0.44	-0.38	0,34	0,26	0,20	
10	8,246	B1 U0 G2	9,668	B2 U0 G2	7,941	B1 U0 G2	9,310	82 UO G2	110	0.92	0.53	0.47	0,41	0.32	0.24	
. 12	9,895	B1 U0 G2	11,601	82 VO G2	9,529	B1 U0 G2	11,172	B2 U/O G2	130	-1.10_	0.63	0.55	0,48	0.38	0.28	93%
14	11,471	B1 U0 G2	13,449	B2 U0 G2	11,046	B1 U0 G2	12,951	B2 U0 G2	158	1.32	0.77	0.68	0.62	0.47	0.35	
16	13,110	BI U0 G2	15,370	B3 U0 G2	12,624	B1 U0 G2	14,801	B3 U0 G2	179	1,49	0,87	0.77	0,68	0.53	0,39	
20	16,388	B2 U0 G3	19,213	B3 U0 G3	15,781	B2 U0 G3	18,501	B3 U0 G2	220	1,84	1.06	0,93	0,83	0,64	0.47	
24	19,665	82 UO G3	23,056	B3 UD G3	18,937	82 UD G3	22,202	B3 U0 G3	261	2.19	1,26	1.10	0.97	0,76	0.56	
						525m/	\∗a: 25° C (77									
04	4,682	BI UO GI	5,490	BI UO GI	4,509	81 UO G1	5,286	81 UO G1	70	0.58	0.34	0.31	0.28	0.21	0.16	
06	6,943	B1 U0 G2	8,140	B2 U0 G2	6,686	B1 U0 G2	7,839	B2 U0 G2	101	0.84	0.49	0,43	0,38	0,30	0,22	
-08	9,258	B1 U0 G2	10,854	B2 U0 G2	8,915	81:00 62	10,452	B2 UO G2	153	1.13	0.66	0.58	0.51	0.39	0.28	92%
10	11,544	B1 U0 G2	13,535	B2 U0 G2	11,117	B1 U0 G2	13,034	B2 U0 G2	171	1.43	0.83	0.74	0.66	0.50	0.38	J2.N
12	13,853	B2 U0 G2	16,242	B3 U0 G2	13,340	B1 U0 G2	15,640	B3 U0 G2	202	1.69	0.98	93.0	0.77	0.59	, 0,44	
14	16,060	B2 U0 G3	18,829	B3 U0 G2	15,465	B2 U0 G2	18,131	B3 U0 G2	232	1,94	1.12	0.98	0.87	0.68	0,50	!
16	18,354	82 UO G3	21,519	83 VO G3	17,674	B2 U0 G3	20,722	83 UO G3	263	2,21	1,27	1,11	0.97	0.77	0.56	
						700m/	4 @ 25°C (77								8	i
04	5,719	B1 U0 G2	6,705	82 UO G1	5.507	BIUOGL	6,457	B2 UO G1	92	0.78	0.46	0.40	0.36	0,27	0.20	90%
06	8.481	B1 U0 G2	9,943	B2 U0 G2	8.167	B1 U0 G2	9,575	B2 U0 G2	134	1.14	0.65	0.57	0.50	0,39	0.29	[

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^{*}Actual production yield may vary between -4 and +00% of initial delivered Jumens.
*For more information on the IES BUG (Backight-Updight-Glare) Rating vist www.lesna.org/PDF/Erratas/TM45-1lBugRatings/uddendum.pdf,
**For recommended Lumen maintenance factor data see TD43, Calculared L₂₂ based on 6.000 hours. LM-80-08 testing: > 150,000 hours.