

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

7/28/21
4:14 p.m.

RECEIVED

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

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

1. Project Information

Address: _____

Title: _____

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

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

Final approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

Other

Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Street address _____

Telephone _____

Project contact person _____

Street address _____

Telephone _____

Property owner (if not applicant) _____

Street address _____

Telephone _____

Company _____

City/State/Zip _____

Email _____

Company _____

City/State/Zip _____

Email _____

City/State/Zip _____

Email _____

5. Required Submittal Materials

- ☒ Application Form
- ☒ Letter of Intent
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☒ Development Plans (Refer to checklist on Page 4 for plan details)
- ☒ Filing fee
- ☒ Electronic Submittal*
- ☒ Notification to the District Alder
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

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

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

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Kevin Firchow and Julie Cleveland on 7/16/21 and 7/26/21.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Mark Lavery Relationship to property Developer
 Authorizing signature of property owner [Signature] Date 7.28.2021

7. Application Filing Fees per Julie Cleveland - no additional fees required

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

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

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

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

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

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☐ PD text and Letter of Intent (if applicable)

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

3. Final Approval

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

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

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

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



May 5th, 2021

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Re: Rezoning of 575 Zor Shrine Place

Dear Members of the Plan Commission and Common Council:

Please accept this Letter of Intent, Application and plans as our formal request for approval to rezone the site at 575 Zor Shrine Place from the Suburban Employment (SE) to the Traditional Residential – Urban District (TR-U2). We are requesting approval of our plans for the development of two multifamily buildings on the site. The project is being financed through a first mortgage, owner equity, and equity partners in the deal. The experienced project team consists of Saturday Properties (Developer – Mark Lavery and Property Manager – Jaime Perron), a local developer out of the Twin Cities Area, Cuningham (Architect – David Stahl), Stevens Construction (General Contractor – Matt Hartenstein), and Vierbicher (Civil Engineer – Matt Schreiner).

We believe this project is a benefit to the City of Madison and neighborhood for the key reasons:

- Creation of 479 new, rental apartments that will give renters another option in an area with ~2% vacancy
- Public connection to the planned bike path
- Dedication of public right of way for future grid system as considered in the draft Odana Area Plan
- Estimated annual property taxes per year of \$1,060,000 for a parcel that is currently exempt from property taxes
- Park impact fees totalling \$1,860,000 at the time building permits are issued for the development

The Zor Shrine site is located at 575 Zor Shrine Place in Madison, WI. The site is currently home of the Madison Zor Shriners Zor Temple. They will be relocating downtown and entered into a Purchase and Sale Agreement with Saturday Properties to sell the site. The site is roughly 8.87 acres with the Zor Temple, a surface parking lot, and green space that underutilizes the site's potential. Both the temple and parking lot will be removed for the redevelopment.

The new site configuration was designed to allow for future street connectivity at the northern most point of the site between Zor Shrine Place and the West Town Mall out lot area, as called out by the Odana Area Plan, with a 65 foot right of way. The street was also designed to create a direct connection for pedestrians coming from Zor Shrine Place to get on to the future bike extension along West Beltline Hwy (Hwy 14). In addition to the development of the multifamily buildings, the western most portion of the site is also being left for the potential development of an office building at a later date.

The project redevelopment consists of an east and west multifamily building as designated by each building's geographical location on the site. The project will have a total of 479 rental units and 552 bedrooms across 471,479 gross square feet. Each building will have underground parking (247 stalls total) with shared surface parking for the project of 255 stalls, for a total parking count of 501 stalls. The breakdown between the buildings is provided on the following page.



<u>Metric</u>	<u>East Building</u>	<u>West Building</u>
Number of Units	263	216
Number of Bedrooms	305	247
Gross Square Footage	259,399	212,081
Garage Parking Stalls	130	117

Project amenities include fitness room, resort style pool, grill and chill areas, enclosed bike parking, dog run, top floor lounge with views, workout studio, yard games, hot tub, chef's kitchen, co-working space, remote working spaces, secure package storage, onsite concierge, residential events and designated move-in/move-out areas. Landscaping and trees surrounding the buildings will provide a sense of privacy and will include many native plant and tree species. The front entrance to the buildings will have seating for residents waiting for a rideshare or friends. Residents will have direct access to the future bike path connection, amongst many great neighborhood restaurants and shopping options.

The developer will acquire the property and start construction by December of 2021. Construction is scheduled to take place over two phases. The first phase consists of the east building and is estimated to take sixteen months to construct. The west building will begin in Fall 2022 and open in Spring 2024.

Once developed, the project will be managed by Saturday Properties with local staff hired to run and maintain the buildings. Saturday expects there to be a total of twelve fulltime employees across the two buildings, bringing new jobs to the area. The roles will be for a general manager, assistant manager, leasing, maintenance crew, and caretaker with staff available for questions at all times. The team will work typical hours with leasing and site visits available at peak times during the days and weeks.

Sincerely,

Saturday Properties LLC

By: 
Name: Mark Laverty

Multifamily at 575 Zor Shrine Place



Site Map

Sheet Index - LUA

Number	Sheet Name
A-0	Cover Sheet
A-1	Site Plan (Overall)
A-2	Floor Plan - Parking Level
A-3	Floor Plan - Level 1
A-4	Floor Plan - Level 2 thru 4
A-5	Floor Plan - Level 5
A-6	Roof Plan
A-7	Building Elevations - West Building
A-8	Building Elevations - East Building
A-9	Enlarged Building Elevation
D-1	Site Demo

Area Schedule (Gross Building)

Level	Area
East	
Parking Level 1	51187 SF
Level 1	41845 SF
Level 2	41591 SF
Level 3	41591 SF
Level 4	41591 SF
Level 5	41591 SF
	259399 SF
West	
Parking Level 1	44526 SF
Level 1	33511 SF
Level 2	33511 SF
Level 3	33511 SF
Level 4	33511 SF
Level 5	33511 SF
	212081 SF
Grand total: 12	471479 SF

Area Schedule (Rentable & Common)

Level	Name	Area
East		
Common Area		
Parking Level 1	Common Area	51187 SF
Level 1	Common Area	12806 SF
Level 2	Common Area	5345 SF
Level 3	Common Area	5345 SF
Level 4	Common Area	5345 SF
Level 5	Common Area	6439 SF
		86468 SF
Rentable Area		
Level 1	Rentable Area	29040 SF
Level 2	Rentable Area	36246 SF
Level 3	Rentable Area	36246 SF
Level 4	Rentable Area	36246 SF
Level 5	Rentable Area	35153 SF
		172931 SF
		259399 SF
West		
Common Area		
Parking Level 1	Common Area	44526 SF
Level 1	Common Area	13649 SF
Level 2	Common Area	4144 SF
Level 3	Common Area	4144 SF
Level 4	Common Area	4144 SF
Level 5	Common Area	5238 SF
		75845 SF
Rentable Area		
Level 1	Rentable Area	19862 SF
Level 2	Rentable Area	29367 SF
Level 3	Rentable Area	29367 SF
Level 4	Rentable Area	29367 SF
Level 5	Rentable Area	28273 SF
		136236 SF
		212081 SF
		471480 SF

PRELIMINARY
NOT FOR CONSTRUCTION

Revisions

No.	Date	Description
-----	------	-------------

Project Team

Architect

Name: Cunningham
Contact: Dave Stahl
Natina James
Address: 201 SE Main Street
Suite 325
Minneapolis, MN 55414
Phone: (612) 379-3400
FAX: (###) ###-####
E-Mail: njames@cunningham.com

Landscape

Name: Cunningham
Contact: Mike Jones
Address: 201 SE Main Street
Suite 325
Minneapolis, MN 55414
Phone: (612) 379-3400
FAX: (###) ###-####
E-Mail: mjones@cunningham.com

Civil

Name: Vietbichler Associates, Inc.
Contact: Matthew Schreiner
Address: 959 Fourier Drive
Suite 201
Madison, WI 53717
Phone: (608) 821-2961
FAX: (###) ###-####
E-Mail: msch@vietbichler.com

MEP

Name: Emanuelson-Podas
Contact: Matthew Fuls
Michael Weibert
Address: 7705 Bush Lake Road
Edina, MN 55439
Phone: (952) 930-0050
FAX: (###) ###-####
E-Mail: mfuls@epinc.com

Name:
Contact:
Address:
Phone: (###) ###-####
FAX: (###) ###-####
E-Mail:

Name:
Contact:
Address:
Phone: (###) ###-####
FAX: (###) ###-####
E-Mail:

Name:
Contact:
Address:
Phone: (###) ###-####
FAX: (###) ###-####
E-Mail:

Name:
Contact:
Address:
Phone: (###) ###-####
FAX: (###) ###-####
E-Mail:

Name:
Contact:
Address:
Phone: (###) ###-####
FAX: (###) ###-####
E-Mail:

Name:
Contact:
Address:
Phone: (###) ###-####
FAX: (###) ###-####
E-Mail:

Name:
Contact:
Address:
Phone: (###) ###-####
FAX: (###) ###-####
E-Mail:

Name:
Contact:
Address:
Phone: (###) ###-####
FAX: (###) ###-####
E-Mail:

Project Information

Phase:	LUA /UDC	Date:	06/02/2021
Project No.:	20-0084	PIC / A/C:	J/Schoeneck

Multifamily at 575 Zor Shrine Place

Sheet Title

Cover Sheet

Sheet Number

A-0

Current Revision

Copyright © 2021 by Cunningham (All Rights Reserved)

Cunningham

201 Main Street SE | Suite 325 | Minneapolis | MN 55414
cunningham.com

PRELIMINARY
NOT FOR CONSTRUCTION

Revisions		
No.	Date	Description

Project Information		
Phase:	LUA /UDC	Date: 06/02/2021
Project No.:	20-0084	PIC / AIC: JSchoeneck

Multifamily at 575 Zor Shrine Place

Sheet Title
Site Plan (Overall)Sheet Number
A-1

Current Revision

SITE METRICS

EXISTING ADDRESS: 575 ZOR SHRINE PLACE, MADISON, WI
EXISTING SITE ACREAGE: 8.87 ACRES
EXISTING ZONING: (SE) SUBURBAN EMPLOYMENT
PROPOSED ZONING: (TR-U2) TRADITION RESIDENTIAL - URBAN DISTRICT

TR-U2 REQUIREMENTS

MAX. HEIGHT -
REQUIRED - MAX. 6 STORIES OR 78'
PROVIDED - 5 STORIES AT 62'

NORTH PARCEL

SITE: 31,357 SF (0.719 ACRES)
LOT COVERAGE:
REQUIRED - 80% MAX.
PROVIDED - 71% COVERAGE
USABLE OPEN SPACE:
REQUIRED - MIN. 140 SF PER D.U. (0 UNITS = 0 SF REQUIRED)
PROVIDED - 7,152 SF
NO UNITS ARE PROVIDED ON THIS PARCEL
PAVED AREA: 22,238 SF
LANDSCAPED AREA: 9,119 SF
BUILDING: 0 SF
PARKING: 66 SPACES (NOT INCLUDED IN REQUIRED TOTALS)

WEST PARCEL

SITE: 129,781 SF (2.979 ACRES)
LOT COVERAGE:
REQUIRED - 80% MAX.
PROVIDED: 87,804 SF / 67.6% COVERAGE
USABLE OPEN SPACE:
REQUIRED - MIN. 140 SF PER D.U. (216 UNITS x 140 SF = 30,240 SF)
PROVIDED - 52,993 SF
PAVED AREA: 43,278 SF
LANDSCAPED AREA: 86,503 SF
BUILDING FOOTPRINT: 44,526 SF
MAX. BUILDING COVERAGE: N/A
GROSS BUILDING TOTAL: 212,081 SF
UNITS: 216
NUMBER OF BEDS: 247 (SEE A2 - A5 FOR DETAILS)
PARKING:
REQUIRED 216 SPACES (1 PER UNIT)
117 BELOW GRADE/ 120 AT GRADE (237 TOTAL SPACES)
*SEE PARKING NOTES BELOW
BICYCLE PARKING:
REQUIRED 216 SPACES (INDOOR) / 22 (OUTSIDE) (1 PER UNIT COVERED = 216,
1 PER 10 UNITS OUTDOOR = 22)
PROVIDED 216 (INDOOR) - 22 (OUTSIDE)

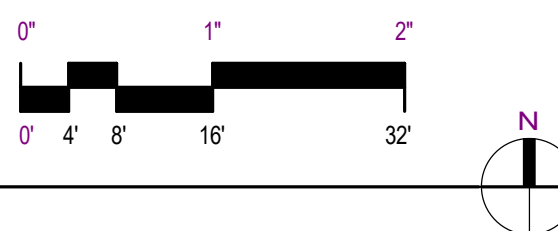
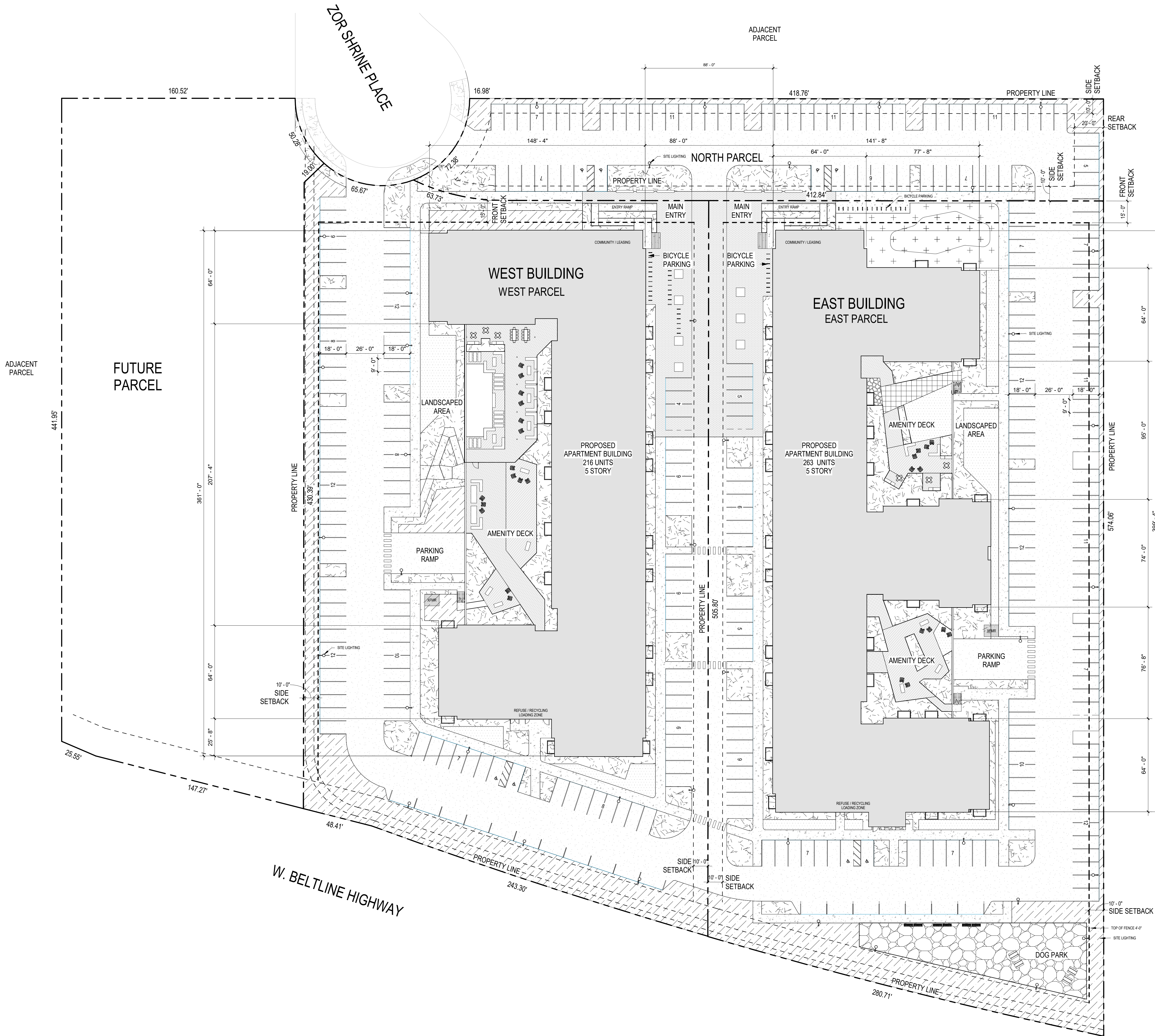
EAST PARCEL

SITE: 147,257 SF (3.381 ACRES)
LOT COVERAGE:
REQUIRED - 80% MAX.
PROVIDED: 100,828 SF / 68.4% COVERAGE
USABLE OPEN SPACE:
REQUIRED - MIN. 140 SF PER D.U. (263 UNITS = 36,820 SF REQUIRED)
PROVIDED: 53,914 SF
PAVED AREA: 49,641 SF
LANDSCAPED AREA: 55,842 SF
BUILDING FOOTPRINT: 51,187 SF
GROSS BUILDING TOTAL: 259,399 SF
UNITS: 263
NUMBER OF BEDS 305 (SEE A2 / A5 FOR DETAILS)
PARKING:
REQUIRED: 263 SPACES (1 PER UNIT)
PROVIDED: 130 BELOW GRADE/ 136 AT GRADE (266 TOTAL SPACES)
*SEE PARKING NOTES BELOW
BICYCLE PARKING:
REQUIRED: 263 SPACES (INDOOR) / 27 (OUTSIDE) (1 PER UNIT COVERED - 263,
1 PER 10 UNITS OUTDOOR = 27)
PROVIDED: 263 SPACES (INDOOR) / 27 (OUTSIDE)

FUTURE PARCEL: 77,825 SF (1.787 ACRES)
*NOT TO BE DEVELOPED AT THIS TIME - NOT INCLUDED IN REQUIRED TOTALS

PARKING NOTES

28,141 PARKING AND LOADING STANDARDS
2021-2025 - 10% EV READY SPACES / 2% EV INSTALLED

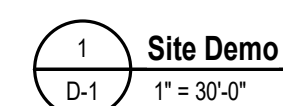




Project Information			
Phase:	LUA /UDC	Date:	06/02/2021
Project No.:	20-0084	PIC / AIC:	JSchoeneck

Sheet Title
Site Demo

D-1





A



B



C



D



Cunningham

201 Main Street SE | Suite 325 | Minneapolis | MN 55414
cunningham.com

**PRELIMINARY
NOT FOR CONSTRUCTION**

Revisions		
No.	Date	Description

Project Information
Phase: LUA Date: 05/05/2021
Project No.: 20-0084 PIC / AIC: DSahn/Schoeneck
Madison Mixed Use

Sheet Title
Existing Conditions

Sheet Number **Current Revision**

Copyright © 2021 by Cunningham. All Rights Reserved.

- EXTERIOR MATERIALS KEYNOTES
- 1. SPLIT FACE CMU, DARK, COLORED MORTAR
 - 2. ALUMINUM BALCONY AND RAILING, 9" x 5" (260 TOTAL)
 - 3. 5/4" FIBER CEMENT TRIM BOARD (EDGES, WINDOWS/DOORS)
 - 4. VINYL WINDOWS SINGLE HUNG, 1' SILL HEIGHT, 8' HEAD HEIGHT
 - 5. FIBER CEMENT LAP SIDING
 - 6. ARCHITECTURAL BAND: FIBER CEMENT FINISH
 - 7. FIBER CEMENT BOARD AND BATTEN
 - 8. STONE OR FACE BRICK
 - 9. "WOODTONE" LAP SIDING
 - 10. ALUMINUM STOREFRONT SYSTEM
 - 11. SLIDING PATIO DOOR - 8' H x 6'-4" W (OR OTHER ADA COMPLIANT WIDTH)



FIBER CEMENT BOARD AND BATTEN SIDING



FIBER CEMENT LAP SIDING



ROCK FACE CEMENT MASONRY BASE



FIBER CEMENT CEDAR-LOOK PLANK SIDING



1 Enlarged Building Elevation
A-9 1/32" = 1'-0"



PRELIMINARY
NOT FOR CONSTRUCTION

Revisions		
No.	Date	Description

Project Information		
Phase:	LUA /UDC	Date: 06/11/2021
Project No.:	20-0084	PIC /AIC: JSchoeneck

Multifamily at 575 Zor Shrine Place

Sheet Title
Enlarged Building Elevation

Sheet Number
A-9

Current Revision

- EXTERIOR MATERIALS KEYNOTES
- 1. SPLIT FACE CMU, DARK, COLORED MORTAR
 - 2. ALUMINUM BALCONY AND RAILING, 9" x 5" (260 TOTAL)
 - 3. 5/4" FIBER CEMENT TRIM BOARD (EDGES, WINDOWS/DOORS)
 - 4. VINYL WINDOWS SINGLE HUNG, 1' SILL HEIGHT, 8' HEAD HEIGHT
 - 5. FIBER CEMENT LAP SIDING
 - 6. ARCHITECTURAL BAND: FIBER CEMENT FINISH
 - 7. FIBER CEMENT BOARD AND BATTEN
 - 8. STONE OR FACE BRICK
 - 9. "WOODTONE" LAP SIDING
 - 10. ALUMINUM STOREFRONT SYSTEM
 - 11. SLIDING PATIO DOOR - 8' H x 6'-4" W (OR OTHER ADA COMPLIANT WIDTH)



FIBER CEMENT BOARD AND BATTEN SIDING



FIBER CEMENT LAP SIDING



ROCK FACE CEMENT MASONRY BASE



FIBER CEMENT CEDAR-LOOK PLANK SIDING



1 Enlarged Building Elevation
A-9 1/32" = 1'-0"



PRELIMINARY
NOT FOR CONSTRUCTION

Revisions		
No.	Date	Description

Project Information		
Phase:	LUA /UDC	Date: 06/11/2021
Project No.:	20-0084	PIC /AIC: JSchoeneck

Multifamily at 575 Zor Shrine Place

Sheet Title
Enlarged Building Elevation

Sheet Number
A-9

Current Revision



**PRELIMINARY
NOT FOR CONSTRUCTION**

Revisions		
No.	Date	Description

Project Information		
Phase:	LUA /UDC	Date: 06/11/2021
Project No.:	20-0084	PIC / AIC: JSchoeneck

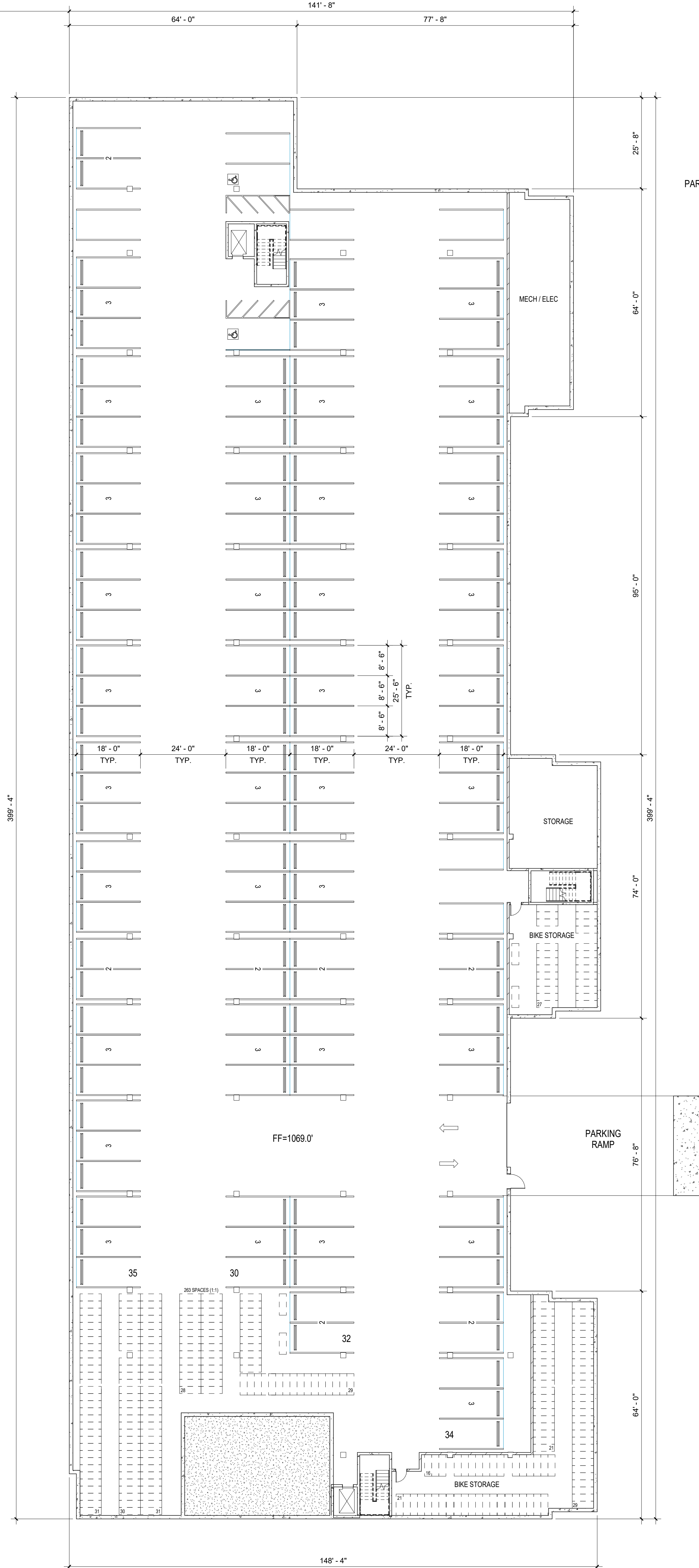
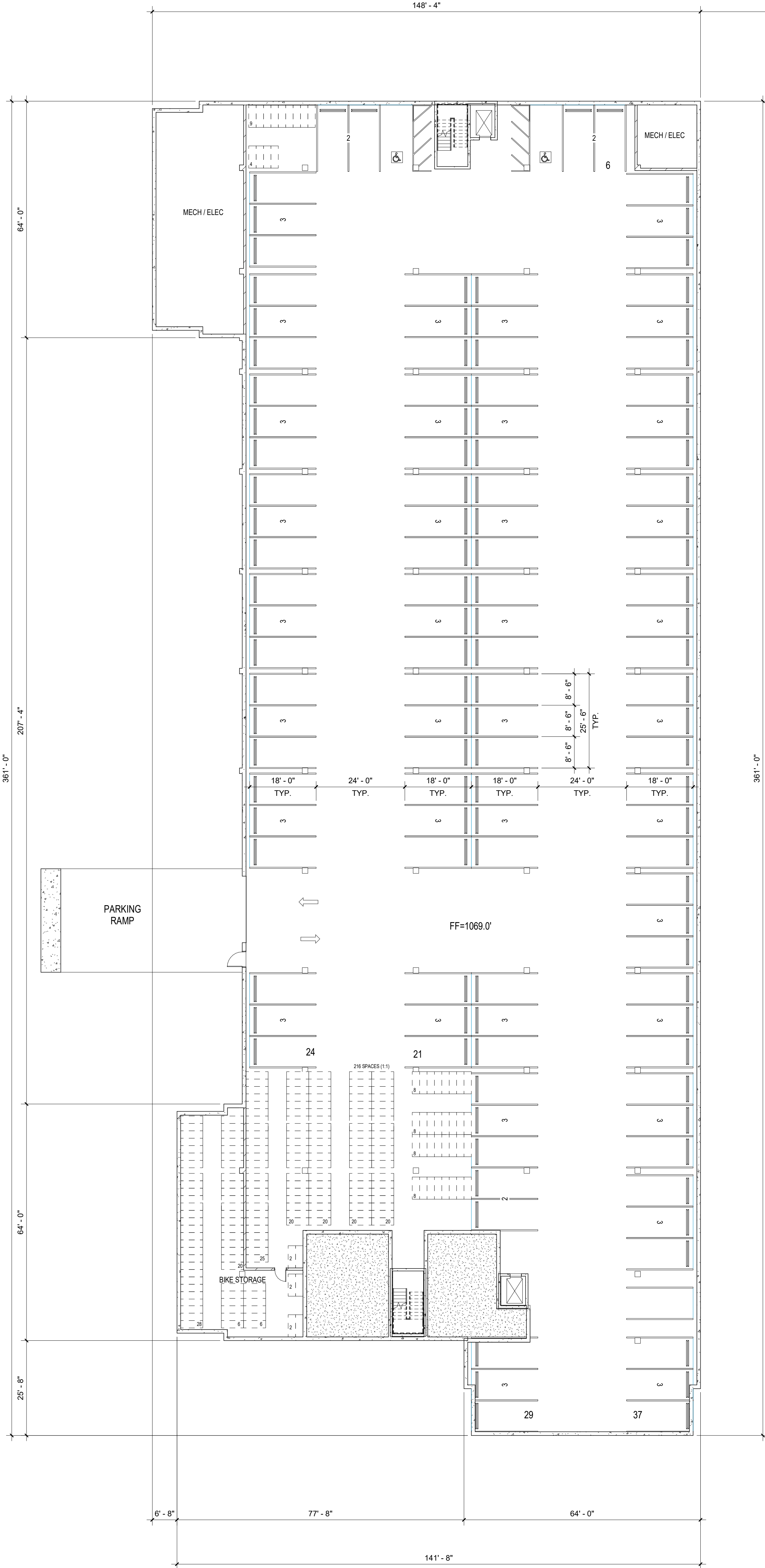
Multifamily at 575 Zor Shrine Place

Sheet Title
Renderings

Sheet Number
A-10

Current Revision

B:\160705-0004 - Multifamily Main\160705-0004_Saturday - Multifamily Main.dwg
9/10/2023 2:45:53 PM



PARKING NOTES
28,141 PARKING AND LOADING STANDARDS
2021-2025 - 10% EV READY SPACES / 2% EV INSTALLED



PRELIMINARY
NOT FOR CONSTRUCTION

Revisions		
No.	Date	Description

Project Information		
Phase:	LUA /UDC	Date: 06/02/2021
Project No.:	20-0084	PIC /AIC: JSchoeneck

Multifamily at 575 Zor
Shrine Place

Sheet Title
Floor Plan - Parking Level

Sheet Number
A-2

Current Revision
Copyright © 2021 by Cunningham (All Rights Reserved)

Cunningham

PRELIMINARY
NOT FOR CONSTRUCTION

Revisions

No. Date Description

Project Information

Phase: LUA /UDC Date: 06/02/2021
Project No.: 20-0084 PIC / AIC: JSchoenbeckMultifamily at 575 Zor
Shrine Place

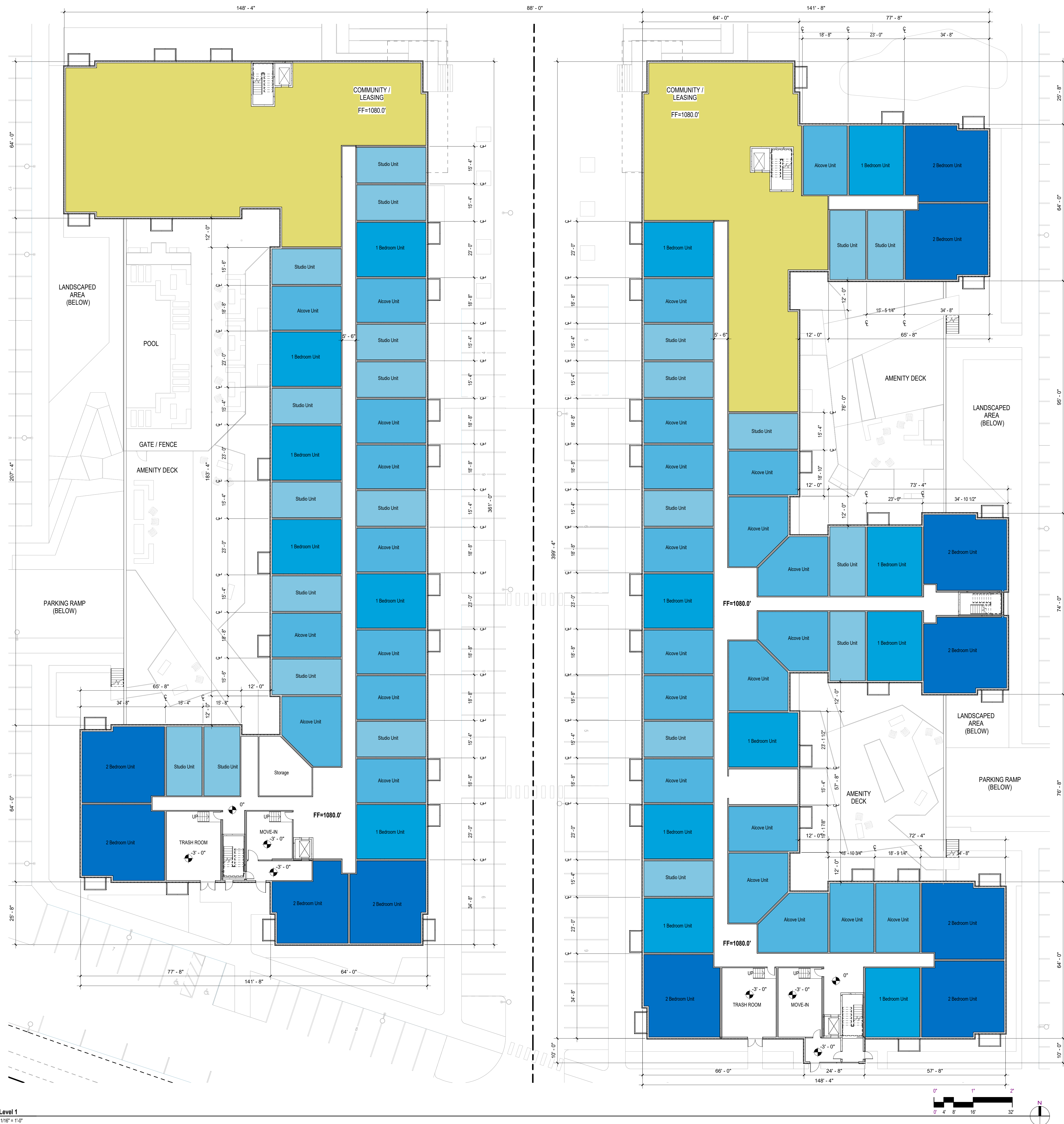
Sheet Title

Floor Plan - Level 1

Sheet Number

A-3

Current Revision





PRELIMINARY
NOT FOR CONSTRUCTION

Revisions		
No.	Date	Description

Project Information			
Phase:	LUA /UDC	Date:	06/02/2021
Project No.:	20-0084	PIC /AIC:	J/Schoeneck

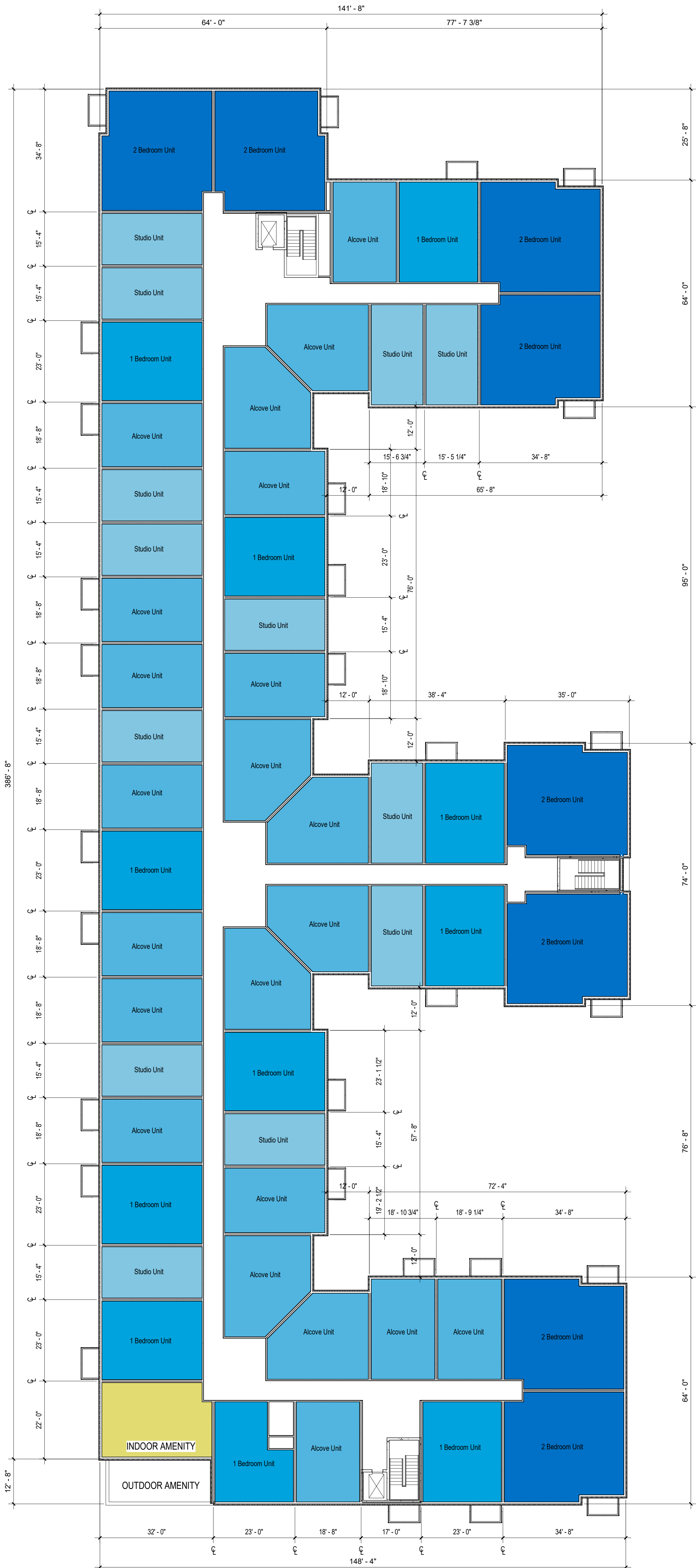
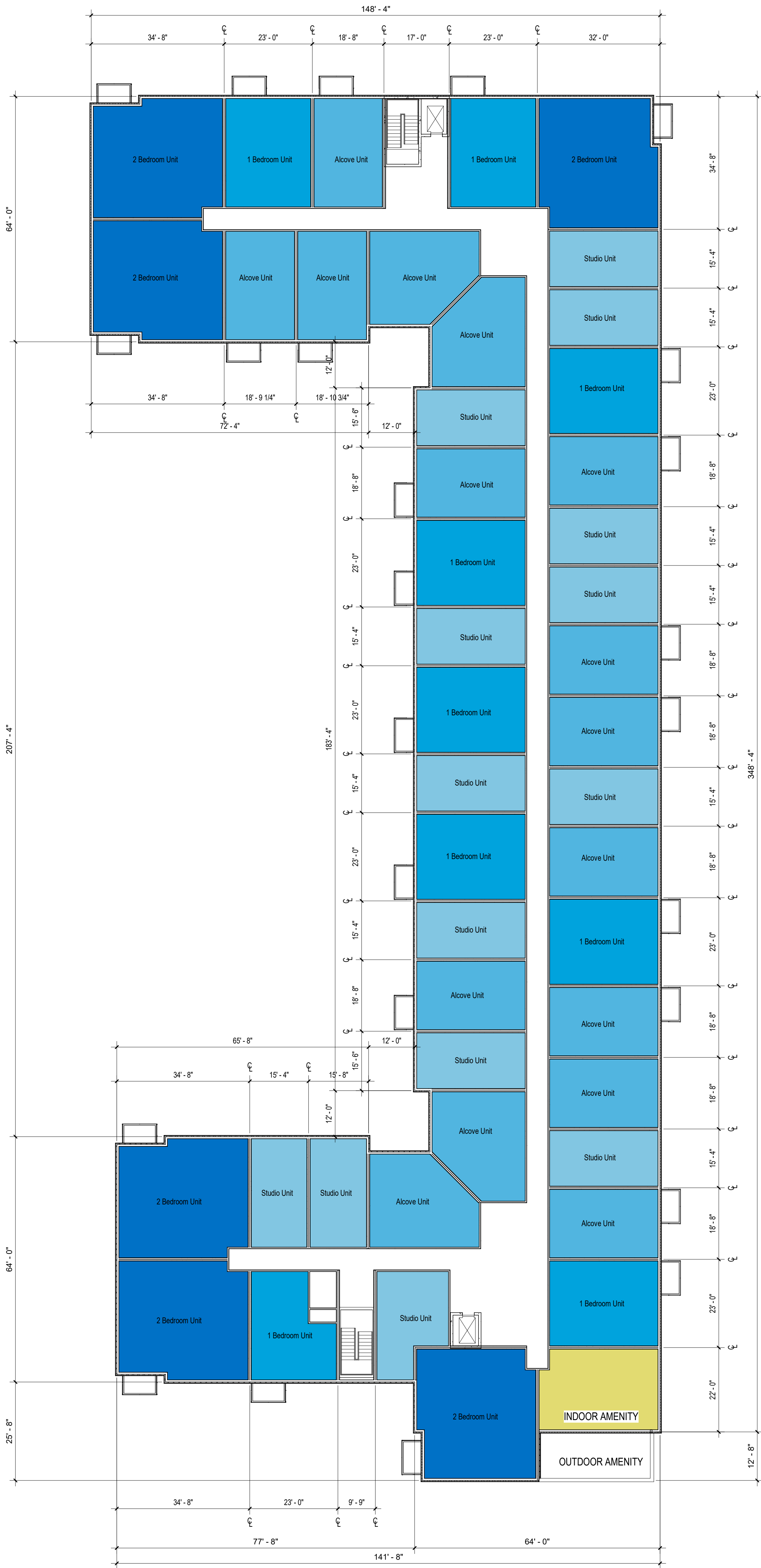
Multifamily at 575 Zor Shrine Place

Sheet Title
Floor Plan - Level 5

Sheet Number
A-5

Current Revision

Copyright © 2021 by Cunningham (All Rights Reserved)



Typical Units Area

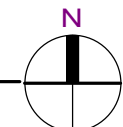
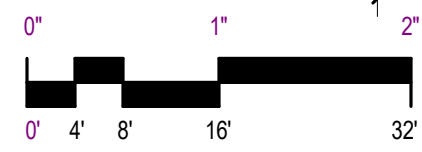
Unit Type	Area
Studio Unit	445 SF
Alcove Unit	542 SF
Cornet Alcove Unit	644 SF
1 Bedroom Unit	668 SF
2 Bedroom Unit	1,067 SF

Room Matrix - West Building

Unit Type	Level 1	Level 2	Level 3	Level 4	Level 5	Total Units	Mix Percentage
1 Bedroom Unit	6	9	9	9	9	42	19%
2 Bedroom Unit	4	7	7	7	6	31	14%
Alcove Unit	10	16	16	16	16	74	34%
Studio Unit	13	14	14	14	14	69	32%
	33	46	46	46	45	216	100%

Room Matrix - East Building

Unit Type	Level 1	Level 2	Level 3	Level 4	Level 5	Total Units	Mix Percentage
1 Bedroom Unit	9	11	11	11	11	53	20%
2 Bedroom Unit	7	9	9	9	8	42	16%
Alcove Unit	18	22	22	22	22	106	40%
Studio Unit	10	13	13	13	13	62	24%
	44	55	55	55	54	263	100%



PRELIMINARY
NOT FOR CONSTRUCTION

Revisions

No.	Date	Description
-----	------	-------------

Project Information

Phase:	LUA /UDC	Date:	06/02/2021
Project No.:	20-0084	PIC / AIC:	J.Schoeneck

Multifamily at 575 Zor
Shrine Place

Sheet Title

Roof Plan

Sheet Number

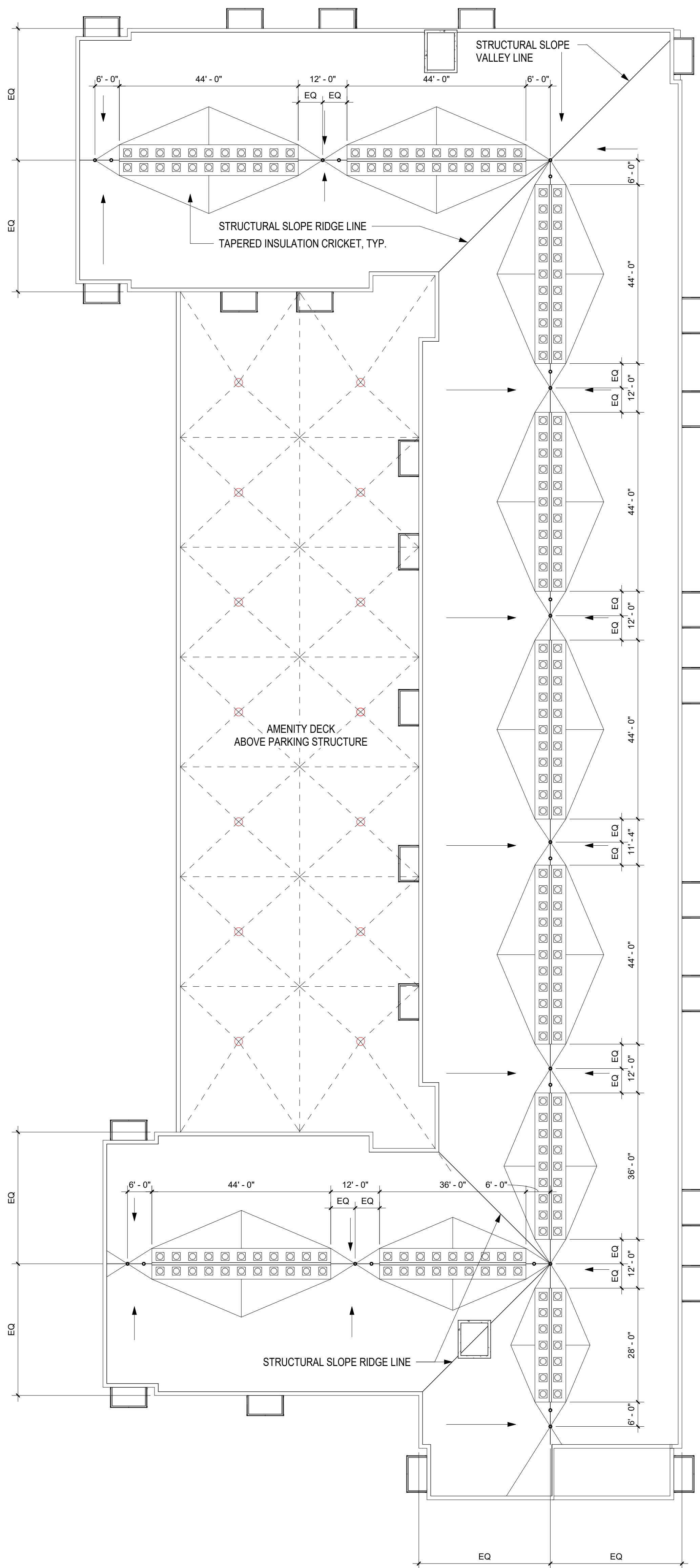
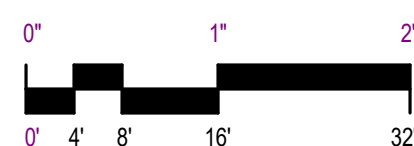
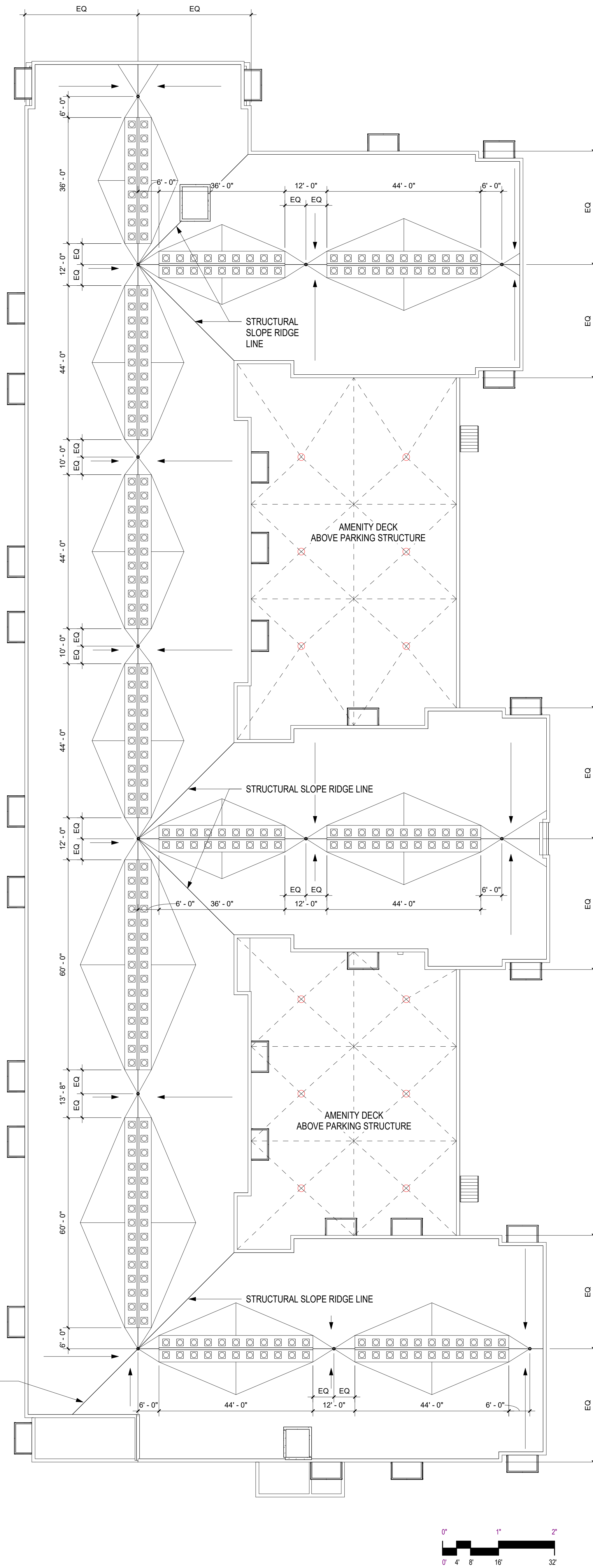
A-6

Current Revision

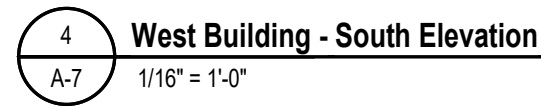
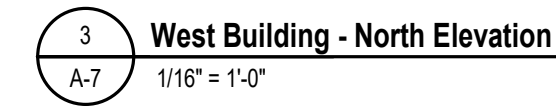
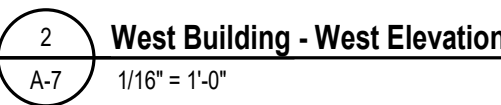
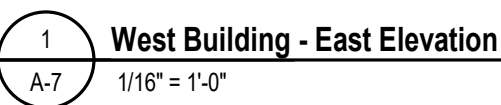
Copyright © 2021 by Cunningham (All Rights Reserved)

ROOF NARRATIVE

1. HIGH ROOF TO BE TPO ROOFING AND AMENITY DECK TO BE LIQUID MEMBRANE ROOFING BELOW LANDSCAPE.
2. MECHANICAL ROOF CONDENSING UNITS WITH DRAIN LAY-OUT TO BE REVISED PER DESIGN DEVELOPMENT.
3. STRUCTURAL ROOF SLOPE AND DRAIN LOCATION SHOWN ARE CONCEPTUAL.
4. ROOF TOP MECHANICAL EQUIPMENT SCREENED PER CODE REQUIREMENTS.

STRUCTURAL SLOPE
VALLEY LINE

201 Main Street SE | Suite 325 | Minneapolis | MN 55414
cunningham.com



Project Information			
Phase:	LUA /UDC	Date:	06/11/2021
Project No.:	20-0084	PIC / AIC:	JSchoeneck

Sheet Title

Building Elevations - West Building

Sheet Number _____ **Current Revision** _____

Copyright © 2020 by Cuningham (All Rights Reserved)

MECHANICAL SCREENING
ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREEN IN ACCORDANCE WITH 28.060



1 East Building - West Elevation
A-8 1/16" = 1'-0"

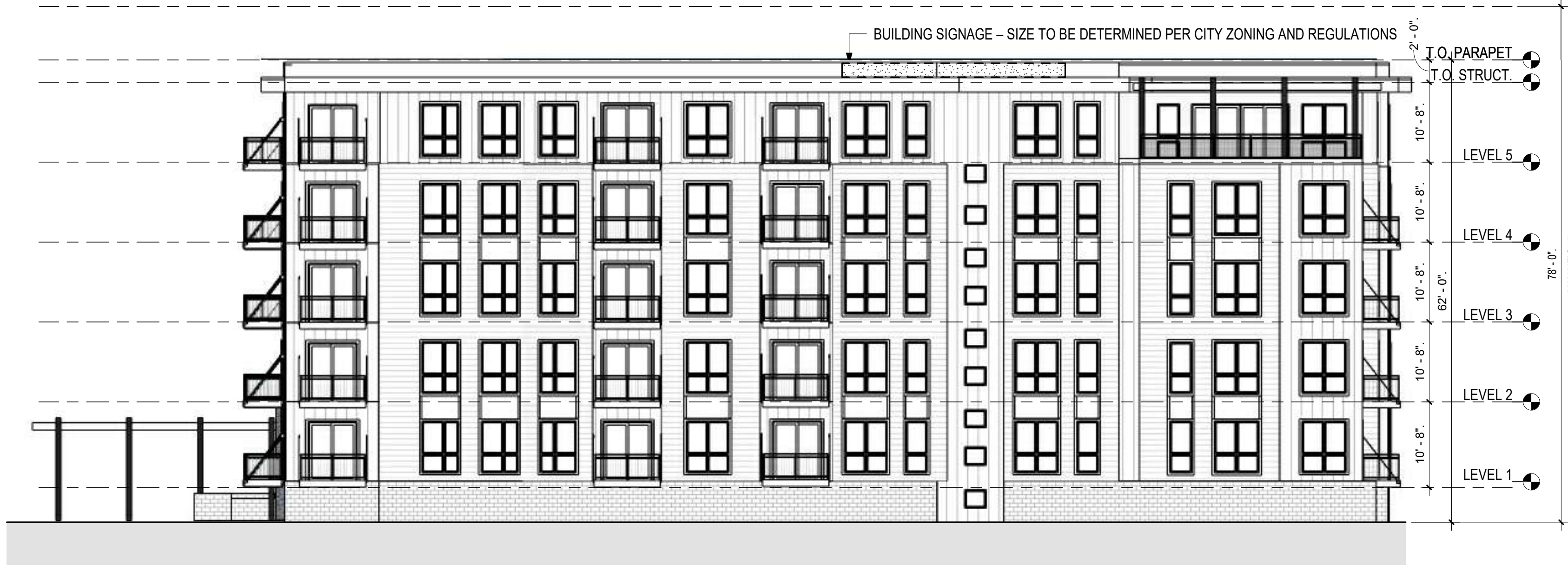
201 Main Street SE | Suite 325 | Minneapolis | MN 55414
cunningham.com



2 East Building - East Elevation
A-8 1/16" = 1'-0"



3 East Building - North Elevation
A-8 1/16" = 1'-0"



4 East Building - South Elevation
A-8 1/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Revisions
No. Date Description

Project Information
Phase: LUA /UDC Date: 06/11/2021
Project No.: 20-0084 PIC /AIC: JSchoenck

Multifamily at 575 Zor
Shrine Place

Sheet Title
Building Elevations - East
Building

Sheet Number Current Revision

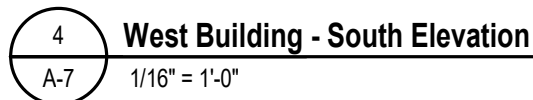
A-8

Copyright © 2021 by Cunningham All Rights Reserved

MECHANICAL SCREENING
ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREEN IN ACCORDANCE WITH 28.060

The logo for Saturday's Properties is a circular emblem with a solid orange background. The word "Saturday's" is written in a large, white, cursive script font, arching across the top half of the circle. Below it, the word "PROPERTIES" is written in a smaller, white, sans-serif, all-caps font, following the curve of the bottom half of the circle.

MECHANICAL SCREENING
ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREEN IN ACCORDANCE WITH 28.060





1 East Building - West Elevation
A-8 1/16" = 1'-0"

201 Main Street SE | Suite 325 | Minneapolis | MN 55414
cunningham.com

Cunningham



2 East Building - East Elevation
A-8 1/16" = 1'-0"



3 East Building - North Elevation
A-8 1/16" = 1'-0"



4 East Building - South Elevation
A-8 1/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Revisions
No. Date Description

Project Information
Phase: LUA /UDC Date: 06/02/2021
Project No.: 20-0084 PIC /AIC: JSchoeneck

Multifamily at 575 Zor
Shrine Place

Sheet Title
Building Elevations - East
Building

Sheet Number Current Revision

A-8

Copyright © 2021 by Cunningham All Rights Reserved

MECHANICAL SCREENING
ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREEN IN ACCORDANCE WITH 28.060

- EXTERIOR MATERIALS KEYNOTES
1. SPLIT FACE CMU, DARK, COLORED MORTAR
 2. ALUMINUM BALCONY AND RAILING, 9" x 5" (260 TOTAL)
 3. 5/4" FIBER CEMENT TRIM BOARD (EDGES, WINDOWS/DOORS)
 4. VINYL WINDOWS SINGLE HUNG, 1' SILL HEIGHT, 8' HEAD HEIGHT
 5. FIBER CEMENT LAP SIDING
 6. ARCHITECTURAL BAND: FIBER CEMENT FINISH
 7. FIBER CEMENT BOARD AND BATTEN
 8. STONE OR FACE BRICK
 9. "WOODTONE" LAP SIDING
 10. ALUMINUM STOREFRONT SYSTEM
 11. SLIDING PATIO DOOR - 8' H x 6'-4" W (OR OTHER ADA COMPLIANT WIDTH)



FIBER CEMENT BOARD AND BATTEN SIDING



FIBER CEMENT LAP SIDING



ROCK FACE CEMENT MASONRY BASE



FIBER CEMENT CEDAR-LOOK PLANK SIDING



1 Enlarged Building Elevation
A-9 1/32" = 1'-0"



PRELIMINARY
NOT FOR CONSTRUCTION

Revisions		
No.	Date	Description

Project Information		
Phase:	LUA /UDC	Date: 06/02/2021
Project No.:	20-0084	PIC /AIC: JSchoeneck

Multifamily at 575 Zor Shrine Place

Sheet Title
Enlarged Building Elevation

Sheet Number
A-9

Current Revision

Copyright © 2021 by Cunningham. All Rights Reserved.



COLORED SITE PLAN - METRICS

SITE METRICS

EXISTING ADDRESS: 575 ZOR SHRINE PLACE, MADISON, WI
 EXISTING SITE ACREAGE: 8.87 ACRES
 EXISTING ZONING: (SE) SUBURBAN EMPLOYMENT

PROPOSED ZONING: (TR-U2) TRADITION RESIDENTIAL - URBAN DISTRICT

TR-U2 REQUIREMENTS
MAX. HEIGHT -
REQUIRED - MAX. 6 STORIES OR 78'
PROVIDED - 5 STORIES AT 62'

Lot # 2 - North Parcel

SITE: 31,357 SF (0.719 ACRES)
 LOT COVERAGE:
REQUIRED - 80% MAX.
PROVIDED - 71% COVERAGE
 USABLE OPEN SPACE:
REQUIRED - MIN. 140 SF PER D.U. (0 UNITS = 0 SF REQUIRED)
PROVIDED - 7,152 SF
 *NO UNITS ARE PROVIDED ON THIS PARCEL
 PAVED AREA: 22,238 SF
 LANDSCAPED AREA: 9,119 SF
 BUILDING: 0 SF
 PARKING: 66 SPACES (NOT INCLUDED IN REQUIRED TOTALS)

Lot # 3 - West Parcel

SITE: 129,781 SF (2.979 ACRES)
 LOT COVERAGE:
REQUIRED - 80% MAX.
PROVIDED: 87,804 SF / 67.6% COVERAGE
 USABLE OPEN SPACE:
REQUIRED - MIN. 140 SF PER D.U. (216 UNITS x 140 SF = 30,240 SF)
PROVIDED - 52,993 SF
 PAVED AREA: 43,278 SF
 LANDSCAPED AREA: 86,503 SF

BUILDING FOOTPRINT: 44,526 SF
 MAX. BUILDING COVERAGE: N/A
 GROSS BUILDING TOTAL: 212,081 SF
 UNITS: 216
 NUMBER OF BEDS: 247 (SEE A2 - A5 FOR DETAILS)
 PARKING:
REQUIRED 216 SPACES (1 PER UNIT)
 117 BELOW GRADE/ 120 AT GRADE (237 TOTAL SPACES)
 *SEE PARKING NOTES BELOW
 BICYCLE PARKING:
REQUIRED 216 SPACES (INDOOR) / 22 (OUTSIDE) (1 PER UNIT COVERED = 216,
1 PER 10 UNITS OUTDOOR = 22)
 PROVIDED 216 (INDOOR) - 22 (OUTSIDE)

Lot # 4 - East Parcel

SITE: 147,257 SF (3.381 ACRES)
 LOT COVERAGE:
REQUIRED - 80% MAX.
PROVIDED: 100,828 SF / 68.4% COVERAGE
 USABLE OPEN SPACE:
REQUIRED - MIN. 140 SF PER D.U. (263 UNITS = 36,820 SF REQUIRED)
PROVIDED: 53,914 SF
 PAVED AREA: 49,641 SF
 LANDSCAPED AREA: 55,842 SF

BUILDING FOOTPRINT: 51,187 SF
 GROSS BUILDING TOTAL: 259,399 SF
 UNITS: 263
 NUMBER OF BEDS 305 (SEE A2 / A5 FOR DETAILS)
 PARKING:
REQUIRED: 263 SPACES (1 PER UNIT)
 PROVIDED: 130 BELOW GRADE/ 136 AT GRADE (266 TOTAL SPACES)
 *SEE PARKING NOTES BELOW
 BICYCLE PARKING:
REQUIRED: 263 SPACES (INDOOR) / 27 (OUTSIDE) (1 PER UNIT COVERED - 263,
1 PER 10 UNITS OUTDOOR = 27)
 PROVIDED: 263 SPACES (INDOOR) / 27 (OUTSIDE)

FUTURE PARCEL: 77,825 SF (1.787 ACRES)
****NOT TO BE DEVELOPED AT THIS TIME - NOT INCLUDED IN REQUIRED TOTALS**

PARKING NOTES
 28.141 PARKING AND LOADING STANDARDS
 2021-2025 - 10% EV READY SPACES / 2% EV INSTALLED

201 Main Street SE | Suite 325 | Minneapolis | MN 55414
cunningham.com



PRELIMINARY
NOT FOR CONSTRUCTION

Revisions		
No.	Date	Description

Project Information			
Phase:	LUA /UDC	Date:	7/28/2021
Project No.:	20-0084	PIC / AIC:	J.Schoenbeck

Multifamily at 575 Zor Shrine Place

Sheet Title

A-11

Sheet Number

Current Revision



COLORED SITE PLAN - SITE HIGHLIGHTS



PRELIMINARY
NOT FOR CONSTRUCTION

Revisions		
No.	Date	Description

Project Information		
Phase:	LUA /UDC	Date: 7/28/2021
Project No.:	20-0084	PI / AIC: JSchoenck

Multifamily at 575 Zor Shrine Place

Sheet Title

A-12

Sheet Number Current Revision



VIEW FROM ENTRY TO SITE - NORTH WEST



PRELIMINARY
NOT FOR CONSTRUCTION

Revisions		
No.	Date	Description

Project Information		
Phase:	LUA I/UDC	Date: 7/28/2021
Project No.:	20-0084	PIC / AIC: J/Schoeneck

Multifamily at 575 Zor
Shrine Place

Sheet Title

A-13

Sheet Number

Current Revision



VIEW OF “FRONT DOOR” - BUILDING MAIN ENTRY



PRELIMINARY
NOT FOR CONSTRUCTION

Revisions		
No.	Date	Description

Project Information		
Phase:	LUA /UDC	Date: 7/28/2021
Project No.:	20-0084	PIC /AIC: JSchoeneck

Multifamily at 575 Zor
Shrine Place

Sheet Title

A-14

Sheet Number

Current Revision



BADGER PLAZA



PRELIMINARY
NOT FOR CONSTRUCTION

Revisions		
No.	Date	Description

Project Information		
Phase:	LUA /UDC	Date: 7/28/2021
Project No.:	20-0084	PIC /AIC: JSchoeneck

Multifamily at 575 Zor Shrine Place

Sheet Title

A-15

Sheet Number Current Revision



VIEW FROM NORTH EAST



PRELIMINARY
NOT FOR CONSTRUCTION

Revisions		
No.	Date	Description

Project Information			
Phase:	LUA /UDC	Date:	7/28/2021
Project No.:	20-0084	PIC / AIC:	J.Schoenck

Multifamily at 575 Zor Shrine Place

Sheet Title

A-16

Sheet Number Current Revision



VIEW FROM SOUTH EAST

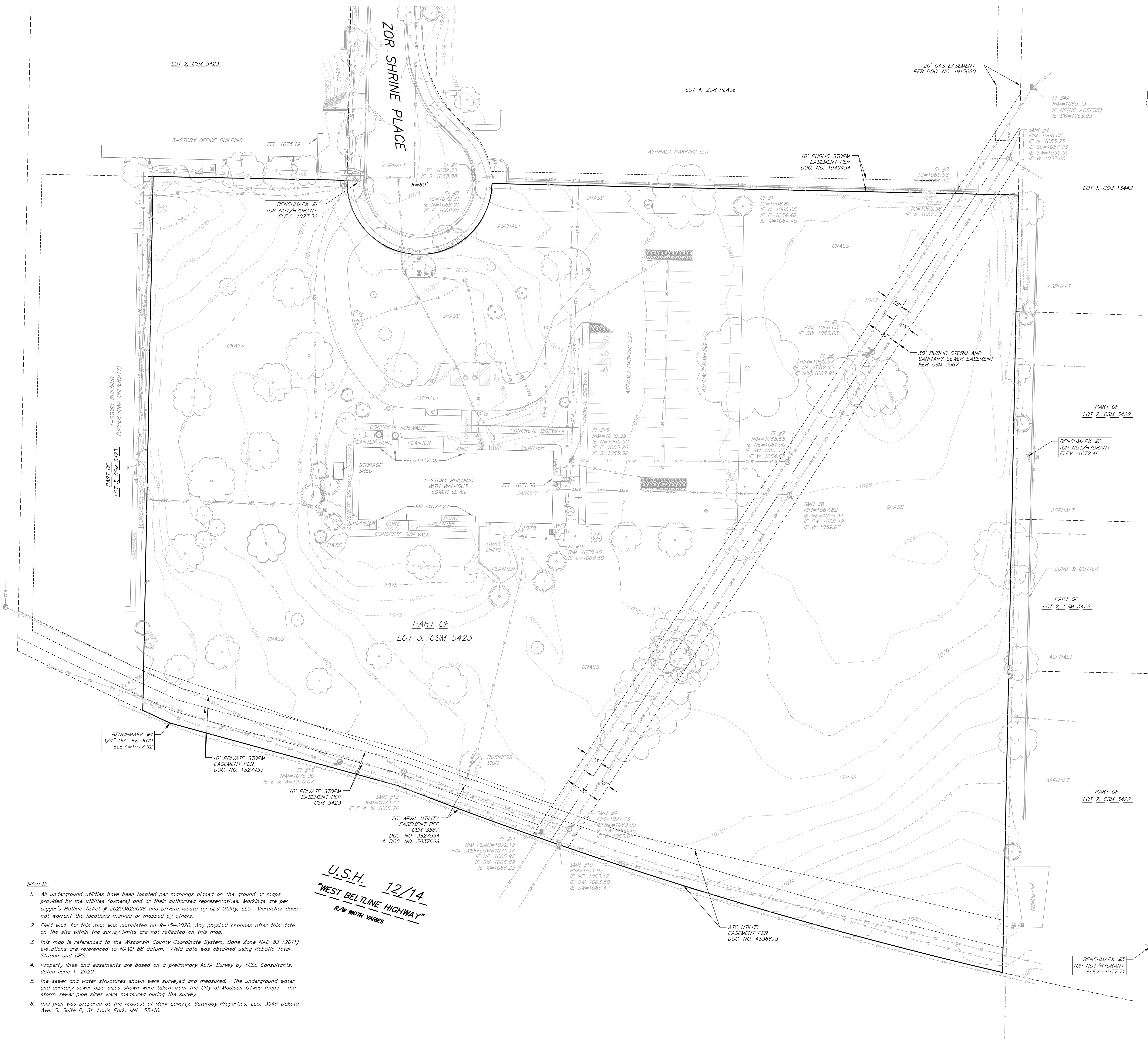
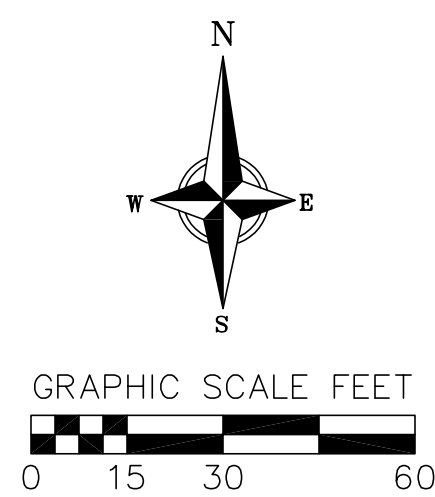


PRELIMINARY
NOT FOR CONSTRUCTION

Revisions		
No.	Date	Description

Project Information		
Phase:	LUA /UDC	Date: 7/28/2021
Project No.:	20-0084	PIC / AIC: JSchoeneck
Multifamily at 575 Zor Shrine Place		

Sheet Title	
A-17	
Sheet Number	Current Revision



NOTES:

- All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline Ticket # 20203620098 and private locate by GLS Utility, LLC. Vierbicher does not warrant the locations marked or mapped by others.
- Field work for this map was completed on 9-15-2020. Any physical changes after this date on the site within the survey limits are not reflected on this map.
- This map is referenced to the Wisconsin County Coordinate System, Dane Zone NAD 83 (2011). Elevations are referenced to NAVD 88 datum. Field data was obtained using Robotic Total Station and GPS.
- Property lines and easements are based on a preliminary ALTA Survey by XCEL Consultants, dated June 1, 2020.
- The sewer and water structures shown were surveyed and measured. The underground water and sanitary sewer pipe sizes shown were taken from the City of Madison GWeb maps. The storm sewer pipe sizes were measured during the survey.
- This plan was prepared at the request of Mark Laverty, Saturday Properties, LLC, 3546 Dakota Ave, S, Suite D, St. Louis Park, MN 55416.

U.S.H. 12/14
"WEST BELTLINE HIGHWAY"
R/W WIDTH VARIES

PRELIMINARY
NOT FOR CONSTRUCTION

Revisions

No.	Date	Description
-----	------	-------------

Project Information

Phase	CITY SUBMITTAL	Date	5-5-2021
Project No.	200147	PIG/AIC	

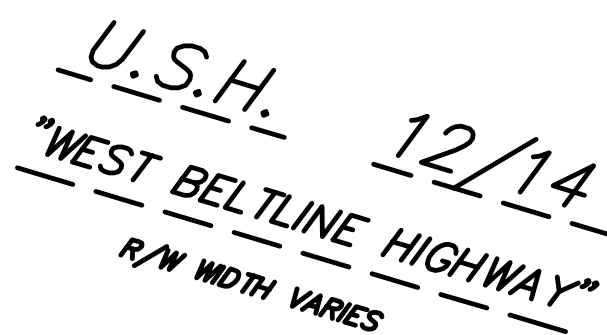
Sheet Title

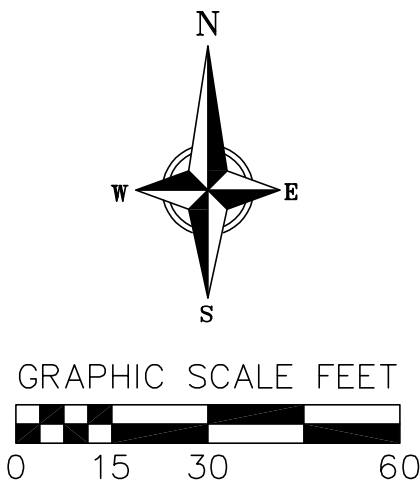
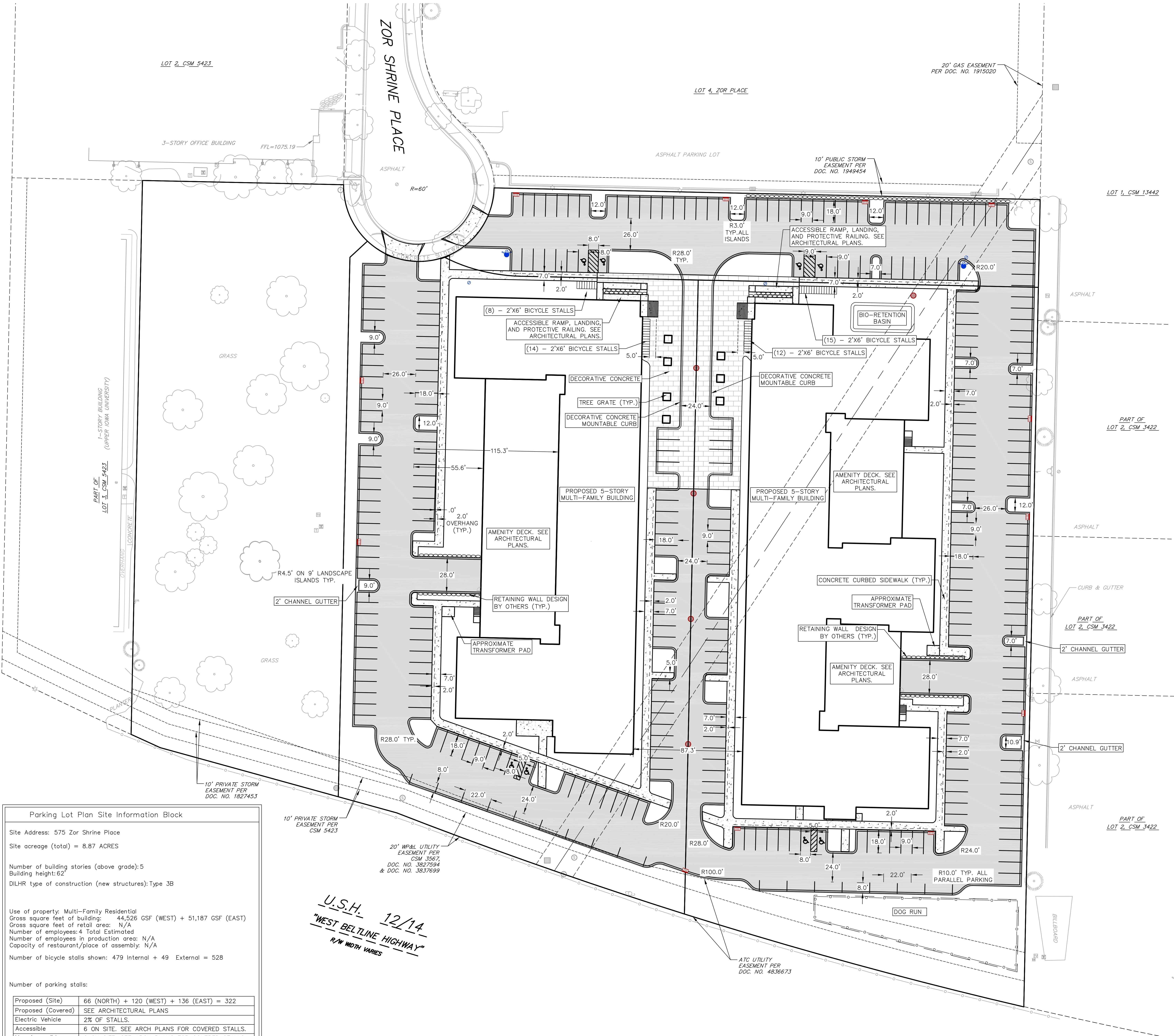
EXISTING CONDITIONS
PLAN

Sheet Number

C100

Current Revision





Cunningham

201 Main Street SE | Suite 325 | Minneapolis | MN 55414
cunningham.com

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

PRELIMINARY
NOT FOR CONSTRUCTION

Revisions

No.	Date	Description
-----	------	-------------

Project Information

Phase:	CITY SUBMITTAL	Date:	5-5-2021
Project No.:	200147	PIC / AIC:	

Sheet Title

SITE PLAN

Sheet Number

C300

Current Revision

Copyright © 2021 by Cunningham and Associates, Inc.

Parking Lot Plan Site Information Block

Site Address: 575 Zor Shrine Place
Site acreage (total) = 8.87 ACRES

Number of building stories (above grade): 5
Building height: 62'
DILHR type of construction (new structures): Type 3B

Use of property: Multi-Family Residential
Gross square feet of building: 44,526 GSF (WEST) + 51,187 GSF (EAST)
Gross square feet of retail area: N/A
Number of employees: 4 Total Estimated
Number of employees in production area: N/A
Capacity of restaurant/place of assembly: N/A

Number of bicycle stalls shown: 479 Internal + 49 External = 528

Number of parking stalls:

Proposed (Site)	66 (NORTH) + 120 (WEST) + 136 (EAST) = 322
Proposed (Covered)	SEE ARCHITECTURAL PLANS
Electric Vehicle	2% OF STALLS
Accessible	6 ON SITE, SEE ARCH PLANS FOR COVERED STALLS
Van Accessible	2 ON SITE, SEE ARCH PLANS FOR COVERED STALLS
Total	569 (SITE + COVERED)

Number of trees shown: See Landscape Plan

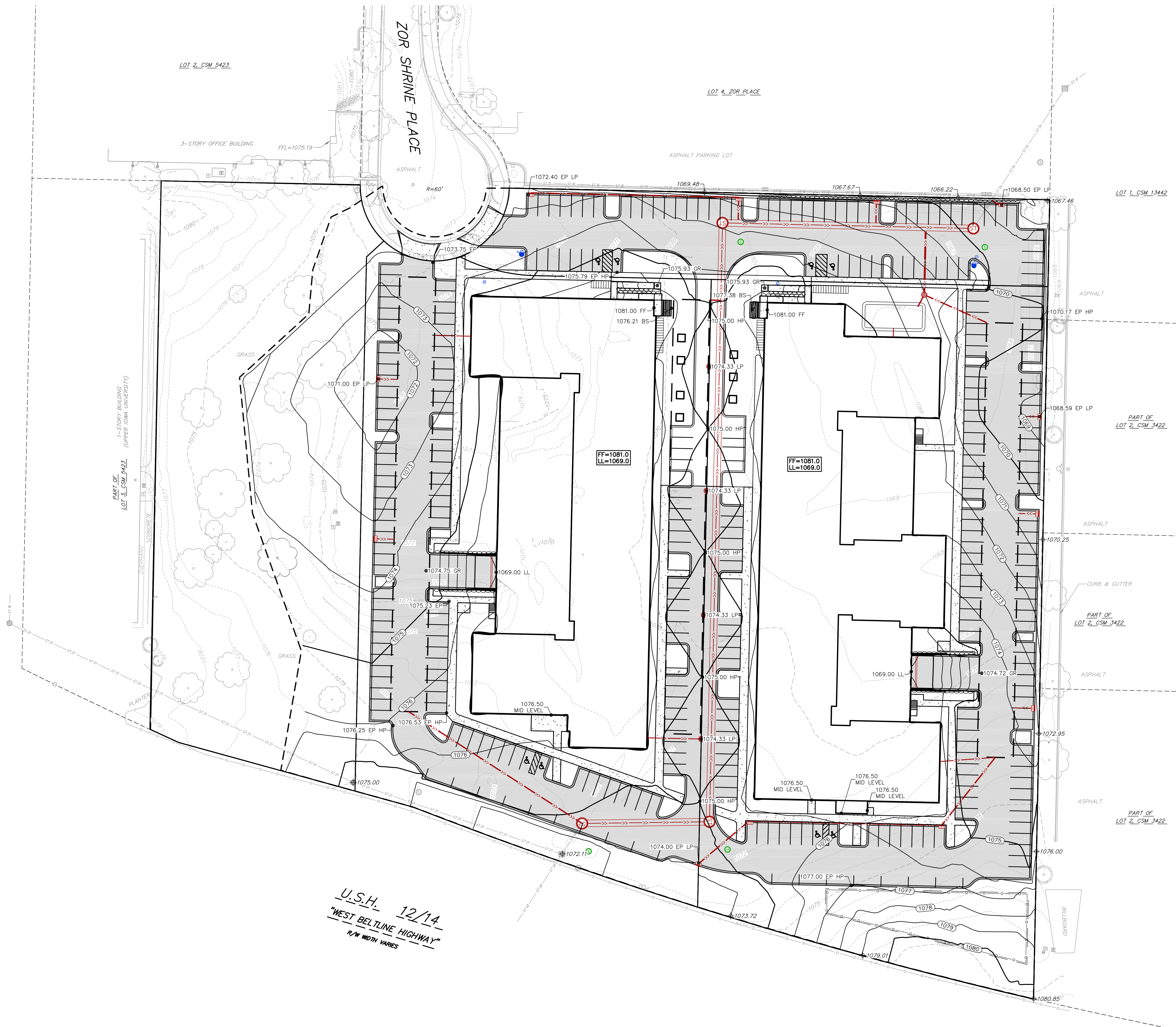
U.S.H. 12/14
"WEST BELTLINE HIGHWAY"
R/W WIDTH VARIES



Sheet Number Current Revision

C500

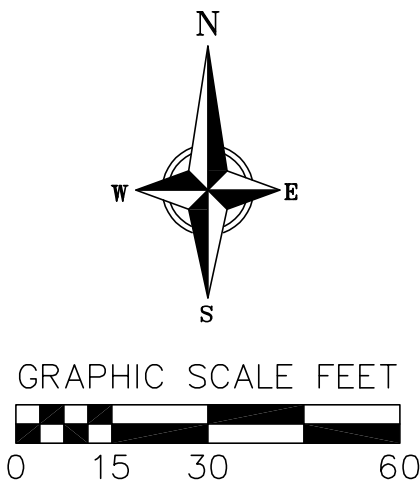
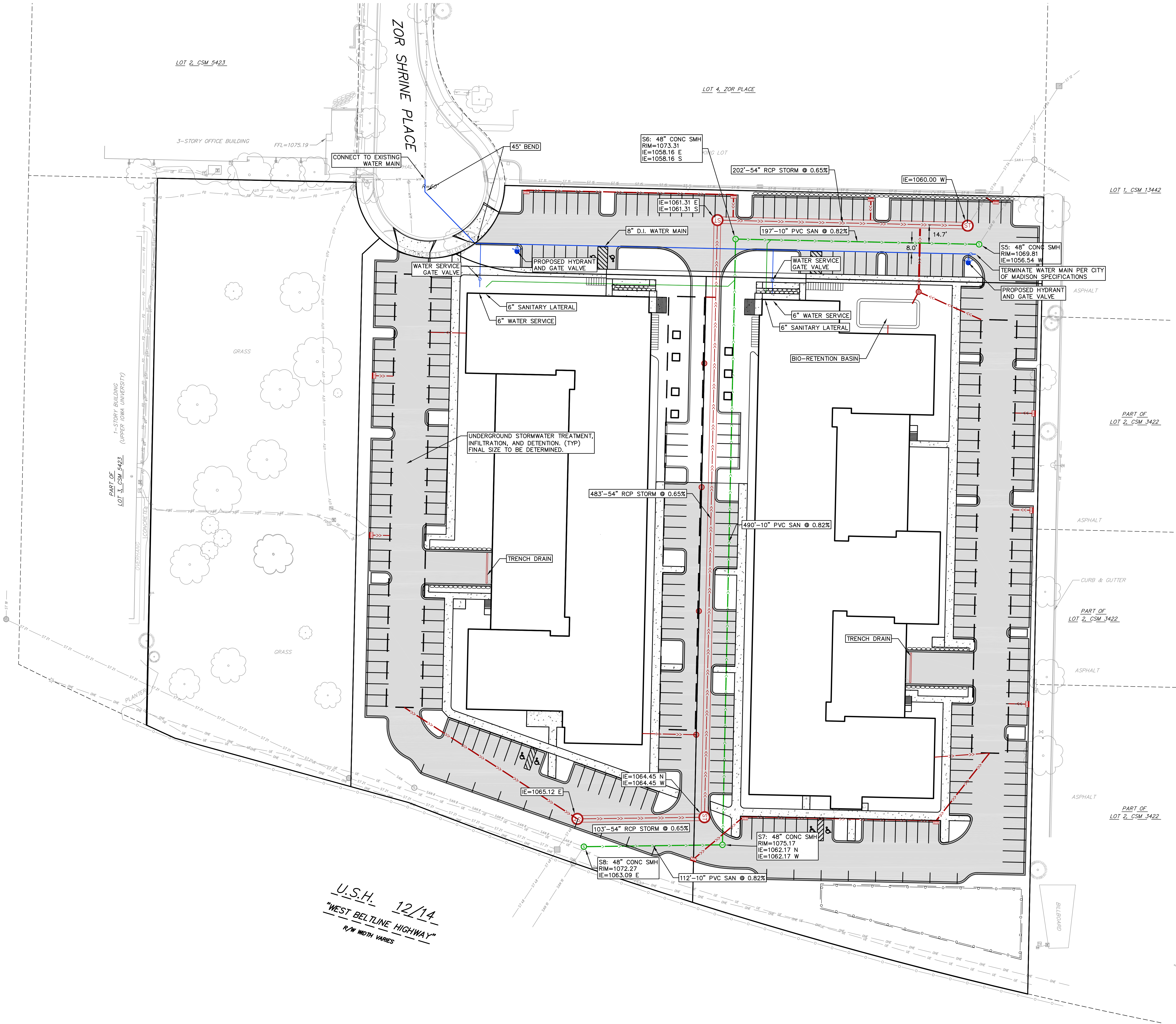
Copyright © 2020 by Cunningham (All Rights Reserved)



U.S.H. 12/14
"WEST BELTLINE HIGHWAY"
R/W WIDTH VARIES

11/2/2017 2:50:19 PM
BIM 360://20-0054 - Madison Mbood Usa Saturday - Madison Mbood Usa.rvt

BM 160752-5561 - Madison Street, Eau Claire, WI
4/20/2021 11:59:51 PM



Cunningham

201 Main Street SE | Suite 325 | Minneapolis | MN 55414
cunningham.com

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

PRELIMINARY
NOT FOR CONSTRUCTION

Revisions

No.	Date	Description
-----	------	-------------

Project Information

Phase:	CITY SUBMITTAL	Date:	5-5-2021
Project No.:	200147	PIG / AIC:	

Sheet Title

UTILITY PLAN

Sheet Number

C600

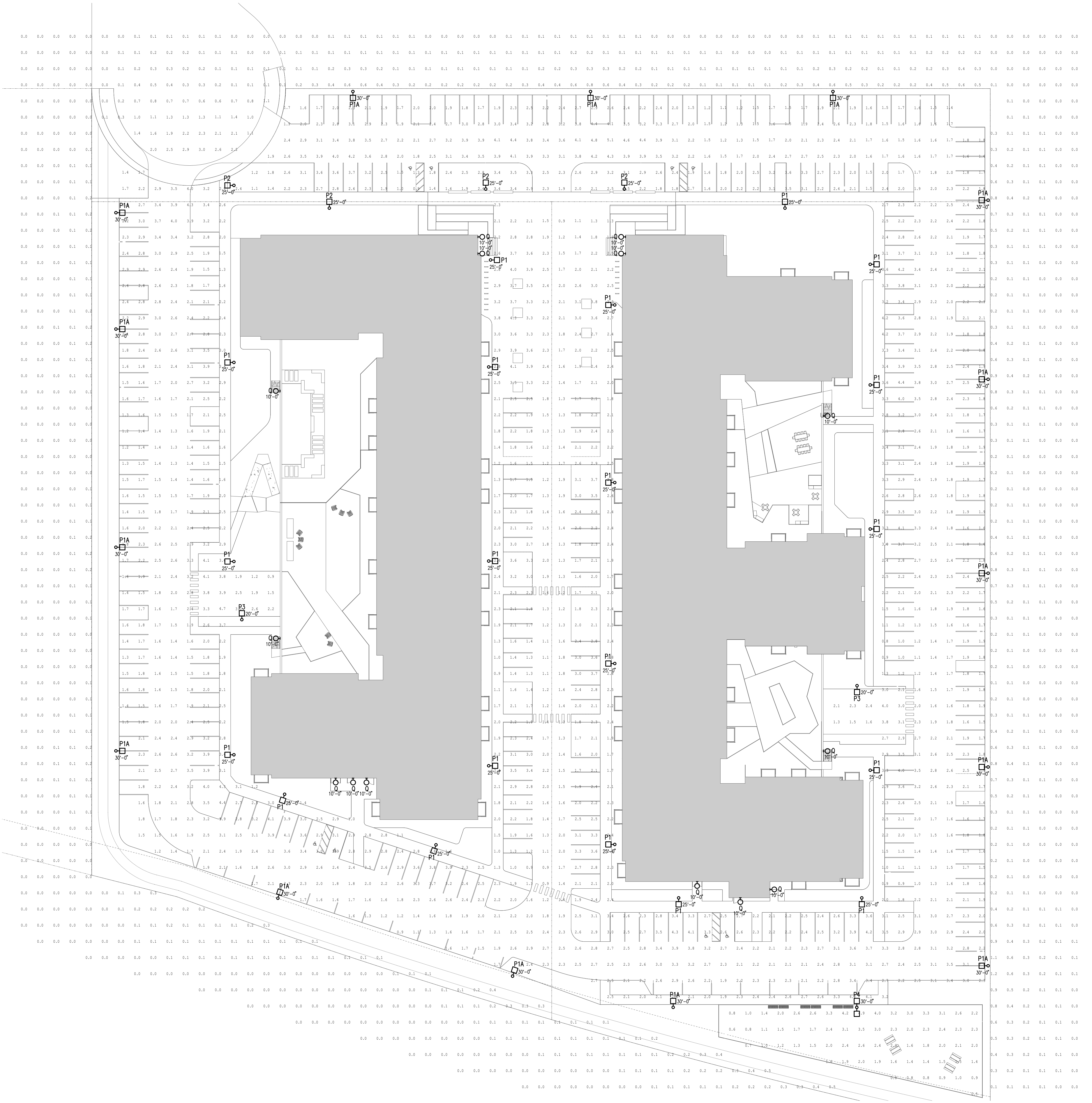
Current Revision

Copyright © 2021 by Cunningham and Vierbicher

GENERAL NOTES

- A. LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF .855 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.
- B. FIXTURES SHALL BE CONTROLLED BY A COMBINATION OF PHOTOCELL AND TIMECLOCK.

CALCULATION SUMMARY						
TYPE	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN
100 PARK	ILLUMINANCE	FC	1.96	4.9	0.5	3.52
THROWING LIGHT	ILLUMINANCE	FC	2.31	5.1	0.8	2.89
SITE BOUNDARIES	ILLUMINANCE	FC	0.13	3.0	0.0	N/A



1 PHOTOMETRIC SITE PLAN
1" = 30'-0"

201 Main Street SE | Suite 325 | Minneapolis | MN 55414
cunningham.com



Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439
952.930.0090 | www.epinc.com



3546 Dakota Ave S
Suite D
St. Louis Park, MN 55416

PRELIMINARY
NOT FOR CONSTRUCTION

Revisions		
No.	Date	Description

Project Information	
Phase:	Date: 05/05/2021
Project No.: 4506.0000	PIC / AIC:

Sheet Title
Photometric
Site Plan

Sheet Number
E-1

Current Revision

Copyright © 2000 by Caringham | All Rights Reserved



MR2 LED

LED Area Luminaire

Capacity Number
Notes
Spec





Buy American

Specifications

EPA: 0.9 ft²
(0.08 m²)

Length: 32.78" (83.3 cm)

Width: 25" (63.5 cm)

Height: 8.14" (20.8 cm)

Weight (max): 42 lbs (19 kg)



Capable Luminaire

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

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background DTL D.L. equipped luminaires meet the A+ specification for luminaires to photosensitive interoperability)
- This luminaire is part of an A+ Certified solution for ROAM/P2 or XPan™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roaming Link to DTL D.L.](#)



A+ Capable option indicated by the color background.

Ordering Information

EXAMPLE: MR2 LED 60C 1000 40K TSM MVOLT SPA DDBX									
MR2 LED		60C		1000		40K		TSM	
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish required	
MR2 LED	60C 60 LEDs	700 mA	40K 5000K	TSM Type II	120V	SPA	Shipped included	Shipped included	DBB10
PERLED		1000 mA		TSM Type II	208V	SPA	Square pole mounting	PER NEMA three lock receptacle only (no controls)	DBB10 Black
PERLED				TSM Type II	208V	RFA	Round pole mounting	PER Five wire receptacle only (no controls)	DBB10 Black
PERLED				DTFM Forward	227V	WBA	Ball bracket	PER Six wire receptacle only (no controls)	DBB10 White
				DTFM Forward	277V			DCL Dimmable and controllable via ROAM (no controls)	DBB10 Black
					480V	SPUMA	Square pole mounting	DAG 0-10V dimming wire pulled outside fixture (5 or 6 with an external control, ordered separately)	DBB10 Black
						SPUMA	Round pole mounting	IS 5000K (4000K, 5000K, 6000K, 7000K, 8000K, 9000K, 10000K)	DBB10 Black
						RFPUMA	Round pole mounting	SE Single five (120, 277, 347V)	DBB10 Black
								SE Double five (208, 240, 277V)	DBB10 Black
								RS 3-wire twisted/dimming, normal 5000K	DBB10 Black
						KMA	Acuity remote	RLS0 0-10V twisted/dimming, normal 5000K	DBB10 Black
						DDDBX	Acuity remote (order separately)		DBB10 Black
							Shipped separately	Shipped separately	DBB10 Black
							VE	Neutral point	DBB10 Black



One Lithonia Way • Cary, Georgia 30012 • Phone: 800-755-5759 (2378) • www.lithonia.com

© 2011-2021 Acuity Brands Lighting, Inc. All rights reserved.

MR2 LED
Rev 10/2021
Page 1 of 3

[illegible]

Photometric Diagrams

To see complete photometric reports or download as files for this product, visit [Lithonia Lighting's LUXE LED homepage](#).

Isocandela plot for the LMR 402-400 1000-40K. Diagrams are in units of footcandle (FOOT).

FEATURES & SPECIFICATIONS

INTENDED USE

Highly efficient and long-lasting, the LMR LED is ideal for parking areas, street lighting, walkways and so on.

CONSTRUCTION

Single-piece die cast housing has a unique flow-through design that allows for optimized thermal management through convective cooling. As reinforced housing prevents debris build-up and allows for easy light engine upgrade. The LED driver and electronics are thermally isolated from the light engine, ensuring long life. Housing is completely sealed against moisture and environmental contaminants. Low EPR (5.9 ft) for optimized point and flooding.

FINISH

Exterior parts are protected by a zinc-nickel/Super Durable TOC thermostat powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mil thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS

Precisely molded acrylic lenses provide optimal uniform spacing and improved uniformity. Lenses are locked in the visual field to ensure consistent optical alignment and delivering superior photometric performance. Light engines are available in standard 4000 K-57 CRI or optional 2000 K-57 CRI configurations. The LMR has zero spill light and qualifies as a lighttight, friendly* product, meaning it is consistent with the LEED® and Green Globes® criteria for eliminating spill light.*

ELECTRICAL

Light output consists of 60 high-efficiency LEDs mounted to metal core circuit boards to maximize heat dissipation and promote long life. The LMR 402-400, 1000-40K, CRI, CRI, electronic driver designed to provide a power factor >94%, THD <20%, with an expected life of 100,000 hours at 70 °F (21 °C) life rate. Early serviceable safety protection device meets a minimum Category CUL operation per ANSI/IEEE CUL 247.

INSTALLATION

Integral arm provides easy installation in a pole and assists in alignment and leveling. Secure connection withstands up to 25.0 ultimate load torque per ANSI C136.3. The LMR utilizing the ALETRM® remote pole drilling center for SPA and BPA options, wall mounting bracket also available.

LISTINGS

UL listed for U.S. and Canadian markets. Light engines are IP68 rated, luminaires in IP65 rated. **U.S. Patent No. D554,357.**

BUY AMERICAN

This product is assembled in the USA and meets the Buy American! government procurement requirements for HARS, DMAS and DOD. Please refer to [www.buyusa.gov](#) for more information or for additional information.

WARRANTY

5-year limited warranty. Complete warranty terms located at [www.lithonia.com/warranty](#).

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

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-5ER7 (5276) • [www.lithonia.com](#)
 © 2011-2021 Avoxy Brands Lighting, Inc. All rights reserved.

MR-LED
Rev. 10/17/21
Page 3 of 3

FIXTURES TYPE P1, P1A, P2, P4

Copyright © 2020 by Caringham IAI Rights Reserved

FIXTURE TYPE Q

NOTES:

1. COORDINATE POLE HEIGHT AND CONCRETE BASE. REFER TO POLE BASE DETAILS.