

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
05/26/2016	DCPREZ-2016-11015
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
07/26/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MID-TOWN CENTER, LLC	PHONE (with Area Code) (608) 268-8106	AGENT NAME ADAM TEMPLER	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 345 W WASHINGTON AVE STE 345		ADDRESS (Number & Street) 4011 80TH STREET	
(City, State, Zip) MADISON, WI 53703		(City, State, Zip) KENOSHA, WI 53142	
E-MAIL ADDRESS mdm@alexandercompany.com		E-MAIL ADDRESS adam@bearddevelopment.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
SOUTH OF 2650 NOVATION PKWY					
TOWNSHIP MADISON	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0709-363-2345-0					

REASON FOR REZONE			CUP DESCRIPTION	
PLANNED DEVELOPMENT DISTRICT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
B-1 Local Business District	PUD Planned Unit	1.5		

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>DS</u>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>DS</u>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>DS</u>	<b>INSPECTOR'S INITIALS</b>  HJH3	<b>SIGNATURE:(Owner or Agent)</b> (Knothe + Bruce Koch) Denise Salimes
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<b>PRINT NAME:</b> Denise Salimes
<b>DATE:</b> 5/26/2016



# DANE COUNTY PLANNING & DEVELOPMENT

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

## Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Mid-Town Center, LLC</u>	Agent's Name	<u>Adam Templar</u>
Address	<u>345 W. Washington Ave</u> <u>Madison WI 53703</u>	Address	<u>4011 80th Sreet</u> <u>Kenosha WI 53142</u>
Phone	<u>(608) 268-8106</u>	Phone	<u>(608) 230-0206</u>
Email	<u>mdm@alexandercompany.com</u>	Email	<u>adam@beardevelopment.com</u>

Town: Madison Parcel numbers affected: 032/0709-363-2345-0

Section: 36 Property address or location: SEC 89th Degree Street/Novation Parkway

Zoning District change: (To / From / # of acres) B1-DCPREZ-2015-10880/PUD-GDP/1.572 Acres

Soil classifications of area (percentages) Class I soils:      % Class II soils:      % Other:      %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Zoning change related to increased density to allow construction of a 60-unit senior apartment project. Please see attached.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: *Maddie*

Date: 05/26/2016

# GENERAL DEVELOPMENT PLAN SUBMITTAL NARRATIVE

## Novation Senior Apartments

**Applicant:** Bear Development, LLC

**Legal Description:**

Lot One (1), Certified Survey Map No. 13543 recorded in the Office of the Register of Deeds for Dane County in Volume 59-0638 of Plats, Pages 293-294, as Document No. 4483892, located in the Southwest Quarter of Section 36, Township 7 North, Range 9 East, located in the Town of Madison, Dane County, Wisconsin

Tax Parcel Identification No.:032/0709-363-2345-0

1.572 Acres or 68,491 Square Feet

**Project Overview**

Novation Senior Apartments ("Project") is proposed building will contain 60 units of rental housing targeted toward households age 55 and over. The site is part of the Novation Campus, a master-planned mixed-use urban infill redevelopment along Rimrock Road just south of the Beltline. To date, approximately 370,000 square feet of commercial space has been completed in the campus, either as office, specialty retail, or tech/lab space. Major employers include Meriter Health Services, Physician's Plus, Zimbrick Porsche, Audi, Mercedes and BMW dealerships, Great Wolf Lodge, Exact Sciences, AquaMost, Cardinal Health, Summit Credit Union, ITT Tech and many more. With the recent influx of employment and existing housing stock fully occupied (including the recently completed 2500 building, which is fully occupied), the proposed project would provide additional and much needed rental housing.

Centrally located within the campus, the proposed project will be located at the intersection of Novation Parkway/89<sup>th</sup> Degree Street. Novation Parkway is the main street within the Novation campus, while 89<sup>th</sup> Street connects Novation Parkway to Rimrock Road. The senior housing use provides an excellent transition use between the office to the north and the single family homes to the South. The use is also compatible with the Youth Services Facility to the east.

Plans call for a four-story building containing a mix of one and two bedroom senior apartments. Parking will be provided both underground (38 stalls) complimented with 42 surface stalls located on the back side of the building. In addition to on-site parking, 11 on-street stalls are located immediately in front of the proposed building on Novation Parkway. The ground floor will contain a generous sized community room, management office and exercise room. The management office and exercise room typically are

active spaces, these rooms will face onto Novation Parkway. The balance of the ground floor will be comprised of dwelling units. Floors 2-4 will be comprised of dwelling units.

Transit, pedestrian and bicycle accommodations to and from the site will be provided via comprehensive infrastructure improvements recently completed in accordance with planning and traffic engineering studies approved by all appropriate local jurisdictions. New roads within the campus generally have bike paths and sidewalks on both sides of the street and bicycle parking will be provided on site. In addition to pedestrian and bicycle access the Campus provides, transit is accommodated with a Madison Metro Transit stop near the corner of Rimrock and 89<sup>th</sup> Degree St. Virtually all infrastructure for the Novation campus is in place so the Project will take advantage of a true in-fill location that does not require additional infrastructure investment.

Past use of this urban infill redevelopment site was generally commercial in nature. As part of the campus master planning process the site was cleared and graded. As such, there are no natural features on the property. On-site open space and outdoor gathering areas will be accommodated through a first floor patio area located to the rear of the building to take advantage of southern and western exposure. This outdoor space will supplement a planned plaza area adjacent to Lake George as well as Southdale Park, Rimrock Park and Badger Park, all within walking distance to the site for the use by residents and guests. The site will comply with stormwater and erosion control standards. Snow will be removed from the site as needed; ample areas exist to store the plowed snow on the southern portion of the site.

Parcels located within the Novation Campus II subdivision are subject to an approved overall SWMP for the campus. Parcels are required to provide oil and grease control for parking lots, stable outlet design and conveyance to the existing storm sewer infrastructure. Runoff rate control and total suspended solids (TSS) reduction for the parcels are handled by on-site regional facilities serving the campus. The campus is exempt from infiltration requirements.

### **Design Concept**

The building serves as a marker not only to the corner of this intersection but also as a symbol of the diversity intended for the entire campus. The site plan reflects an urban concept wherein the building hugs both streets and the intersection. The eclectic yet cohesive color pallet, mix of materials, and more modern architectural form allows for individual expression and identity while always understood as part of a singular community.

The site plan and architecture work jointly to preserve and reinforce open space, landscape and pedestrian circulation. The Project is consistent with the Novation campus master plan in terms of use, massing and density. The building hugs Novation Drive and holds the corner at 89<sup>th</sup> Degree Street (while respecting the vision triangle). The front façade features a center entrance that will primarily be used by visitors but will serve to activate the street. Rooftop mechanicals will be screened as needed.

Overall the proposed project meets many of the goals and planning principals identified in the Southdale Neighborhood Plan including the provision of affordable housing and senior housing to provide opportunities for lifelong Southdale residents. As recommended by the plan, the building will be built

by the street edge to provide a sense of enclosure and to reinforce the pedestrian zone with parking under and behind the building.

#### **Dwelling Unit Types and Land Uses**

One Bedroom Senior Rental Units: 36

Two Bedroom Senior Rental Units: 24

Total Residential Units: 60

#### **Prohibited Land Uses**

-Tattoo Parlor, Pawn Shop, Payday Loan Establishment, Sexually Orientated Businesses

#### **Development Densities and Ratios**

- 38.17 Units per Acre\*
- Building Coverage: 22.6%
- Open/ Green Space Ratio: 44.6%
- Floor Area Ratio: .9
- Hard Surface: 30.2%
- 1.33 Parking Spaces per dwelling unit (80 Spaces)\*\*

\* *The 2500 Novation development which was recently completed has 43 units on a 1.246 acre site resulting in a density of 34.51 dwelling units per acre. This development has a comparable density with that of the project.*

\*\* *Approximately 10 bicycle stalls will be available at the rear of the building. These stalls will help lower the demand for vehicular parking spaces for the project. The proposed parking ratio 80 stalls resulting in a parking ratio of 1.33 stalls per unit is below the 1.5 stall requirement (under current standards 90 stalls would be required). It should be noted that the senior nature of the facility will inherently require limited parking. The ratio of one bedroom units (36) to two bedroom units (24) increases the likelihood of single-person households that have at most one vehicle. Most households will have one car; some households will not have any vehicles. In addition, the location on a transit line and bicycle parking spaces could meet the standards for a 25% reduction from the requirement (90 x 75%= 66 required stalls).*

#### **Signage**

As noted on the enclosed plans, one monument sign will be located at the intersection of Novation Parkway and 89<sup>th</sup> Degree Street. This sign will be constructed of high quality materials and will be approximately six feet in length and approximately four feet high. The sign will be located outside of the vision triangle.

#### **Projected Timeline**

GDP Approval: July 2016

SIP Approval: September/October 2016

Construction Start: January 2017

Construction Complete: January 2018

### **Evidence of Financial Capability**

Evidence of financial capability will be provided to County staff as part of the administrative Specific Implementation Plan review in the form of a commitment letters from lending institutions, equity investors and other funding sources. The Developer has completed numerous similar projects and carries a strong balance sheet.

### **Alterations and Revisions**

After approval of the GDP, and subsequent approval of the SIP by County staff, minor alterations shall be reviewed and approved by the Town of Madison. The Town of Madison's Director of Public Works shall decide if an alteration/revision is minor and shall also decide the level of Town review needed for approval. Changes that do not affect the footprint of the building or the floor area ratios shall be considered minor. For instance, changes to exterior door or window placements would be considered minor alterations that would be approved by the Town of Madison.

## Lane, Roger

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**From:** Meier, Matt <mdm@alexandercompany.com>  
**Sent:** Monday, May 23, 2016 9:40 AM  
**To:** Lane, Roger  
**Cc:** 'Renee Schwass'; Joe Schwenker  
**Subject:** RE: Development of Lot 1 CSM 13543 Novation Campus

Hi Roger. Thanks for your help on this. Please consider the CUP submittal withdrawn. We are working on the PUD submittal per your suggestions and will get that in this week.

Best Regards-

Matthew D. Meier  
Vice President of Real Estate Development  
The Alexander Company, Inc.  
345 W. Washington Ave., Suite 301  
Madison, WI 53703  
Direct: 608-268-8106  
Cell: 608-576-3478  
Fax: 608-258-5599

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**From:** Lane, Roger [<mailto:lane.roger@countyofdane.com>]  
**Sent:** Friday, May 20, 2016 11:46 AM  
**To:** Meier, Matt  
**Cc:** 'Renee Schwass'  
**Subject:** Development of Lot 1 CSM 13543 Novation Campus

Dear Matt,

The density of the proposed senior center will not meet the maximum density requirements of the B-1 Business Zoning District. I would suggest withdrawing the Conditional Use Permit and submitting a rezoning application to allow for a Planned Unit Development. See attached information. If the following information is submitted next week, we can keep with the July 26<sup>th</sup> ZLR Public Hearing date schedule.

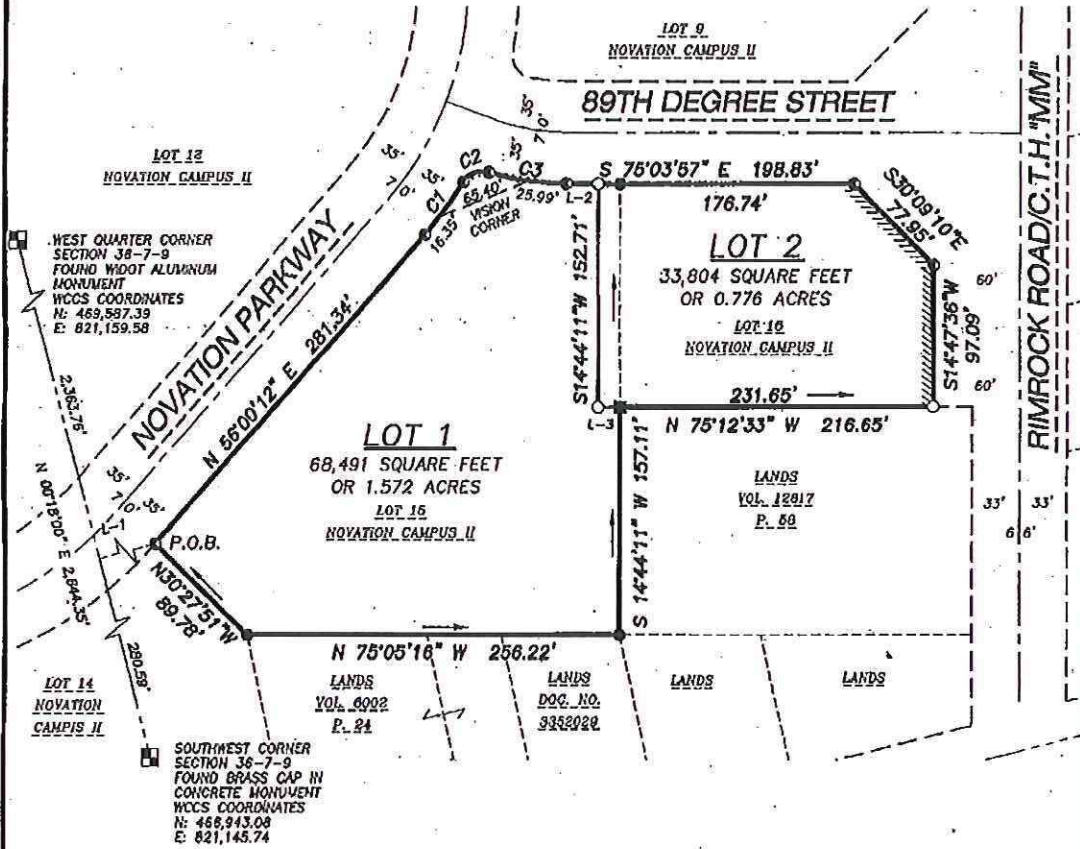
The plans meet the requirements for the General Development Plan, except for the requirements of trash management and storm water. Please revise Sheet C1.1 to reflect if a outside trash receptacle will be located on the property. Provide general information on the plan to show basic storm water management. I believe that there will only be storm water inlets for the parking area and roof downspouts. The site plan does show the placement of a monument sign. Call out a dimension of the sign for now. If other signs are desired, please show them on the revised plan.

A narrative will be needed for the project. See attached checklist. The items that do not meet the B-1 Zoning District are as follows:

- Front setback minimum 30 feet (5' only for commercial buildings) = proposed building setback 9.6 feet
- Dwelling unit / lot ratio maximum 21 units per acre = proposed density 38units per acre
- Parking spaces needed for 60 units, 90 = proposed parking spaces, 80.

# CERTIFIED SURVEY MAP NO. 13543

ALL OF LOTS 15 AND 16, NOVATION CAMPUS II, AS RECORDED IN VOLUME 59-0638 OF PLATS, PAGES 293-294, AS DOCUMENT No. 4483892, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 9 EAST, TOWN OF MADISON, DANE COUNTY, WISCONSIN.



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	44.73'	258.93'	9°53'51"	44.67'	N 51°03'16" E
C-2	19.81'	15.00'	75°40'44"	18.40'	N 83°56'42" E
C-3	54.41'	185.00'	16°51'02"	54.21'	S 60°36'27" E

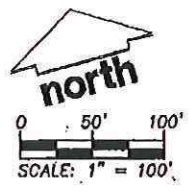
LINE	BEARING	DISTANCE
L-1	S 89°42'00" E	197.51'
L-2	S 75°03'57" E	22.10'
L-3	S 75°14'35" E	15.00'

### LEGEND

- GOVERNMENT CORNER
- 1/2" REBAR FOUND
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- CSM BOUNDARY
- LOT LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - PLATTED LOT LINE
- - - SECTION LINE
- - - CHORD LINE
- - - EASEMENT LINE
- /// NO ACCESS
- DRAINAGE DIRECTION

### NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, RECORDED AS N 00°18'00" E.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF JUNE 20, 2013.
3. VISION CORNER PER NOVATION CAMPUS II PLAT. VISION CORNER SUBJECT TO CITY OF FITCHBURG REQUIREMENTS.
4. ALL LOTS SUBJECT TO RESTRICTIONS FOR MAINTENANCE OF STORMWATER MEASURES AS DEFINED IN DOCUMENT No. 4472984 PER NOVATION CAMPUS II PLAT.
5. ALL LOTS SUBJECT TO RESTRICTIVE COVENANT PER DOCUMENT NO. 4918638.
6. ALL LOTS SUBJECT TO ALL RECORDED COVENANTS, RESTRICTIONS AND EASEMENTS THAT AFFECT THESE LOTS.



<b>PREPARED BY:</b> <b>JSD</b> Professional Services, Inc. <small>• Fitchburg • Verona • Watertown</small> 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-6060	<b>PREPARED FOR:</b> YOUTH SERVICES OF SOUTHERN WISCONSIN 1053 ATHOOD AVENUE MADISON, WI 53704	<b>PROJECT NO.:</b> 07-2888-YS <b>FILE NO.:</b> B-238 <b>FIELDBOOK/PG.:</b> 265/31 <b>SHEET NO.:</b> 1 OF 3	<b>SURVEYED BY:</b> MSO <b>DRAWN BY:</b> JK <b>CHECKED BY:</b> DRS <b>APPROVED BY:</b> HPJ	<b>VOL.:</b> _____ <b>PAGE:</b> _____ <b>DOC. NO.:</b> _____ <b>C.S.M. NO.:</b> _____
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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOTS 15 AND 16, NOVATION CAMPUS II, AS RECORDED IN VOLUME 59-0638 OF PLATS, PAGES 293-294, AS DOCUMENT NO. 4483892, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 9 EAST, TOWN OF MADISON, DANE COUNTY, WISCONSIN.

## LEGAL DESCRIPTION

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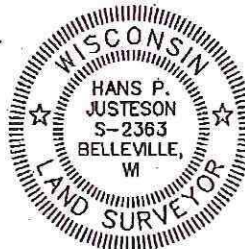
SAID PARCEL CONTAINS 102,295 SQUARE FEET OR 2.348 ACRES.

## SURVEYOR'S CERTIFICATE

I, HANS P. JUSTESON, PROFESSIONAL LAND SURVEYOR S-2363, DO HEREBY CERTIFY THAT BY DIRECTION OF MID-TOWN CENTER, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF MADISON, DANE COUNTY, WISCONSIN.

  
 HANS P. JUSTESON, S-2363  
 PROFESSIONAL LAND SURVEYOR


6/27/13  
 DATE



## CORPORATE OWNER'S CERTIFICATE

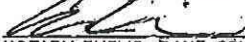
MID-TOWN CENTER, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID COMPANY FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE TOWN OF MADISON FOR APPROVAL, AND IS REQUIRED BY S. 75.17(1)(a), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID MID-TOWN CENTER, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS 12<sup>th</sup> DAY OF July, 2013.

MID-TOWN CENTER, LLC  
 BY:   
 MATTHEW D. MEIER, MANAGER

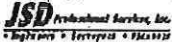
STATE OF WISCONSIN) SS  
 DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS 12 DAY OF July, 2013, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED MID-TOWN CENTER, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

  
 NOTARY PUBLIC, DANE COUNTY, WISCONSIN  
 Adam Winkler

1/12/2014  
 MY COMMISSION EXPIRES

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PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)948-5680	PREPARED FOR: YOUTH SERVICES OF SOUTHERN WISCONSIN 1955 ATWOOD AVENUE MADISON, WI 53704	PROJECT NO: <u>07-2888-YS</u> FILE NO: <u>B-238</u> FIELDBOOK/Pg: <u>265/51</u> SHEET NO: <u>2 OF 3</u>	SURVEYED BY: <u>MSO</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>DRS</u> APPROVED BY: <u>HPJ</u>
VOL. _____ PAGE _____		DOC. NO. _____	
C.S.M. NO. _____			

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## CONSENT OF MORTGAGEE CERTIFICATE

ICKE LIQUIDATING, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF HANS P. JUSTESON, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-2363, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF MID-TOWN CENTER, LLC, AS OWNER.

WITNESS THE HAND AND SEAL OF ICKE LIQUIDATING, LLC, MORTGAGEE, THIS 10 DAY OF July, 2013.

  
 PHILIP C. ICKE, MANAGING PARTNER

STATE OF WISCONSIN) SS  
 DANE COUNTY )

PERSONALLY CAME BEFORE ME THIS 10 DAY OF July, 2013, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED ICKE LIQUIDATING, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

  
 NOTARY PUBLIC, DANE COUNTY, WISCONSIN  
 MY COMMISSION EXPIRES 1/12/14

## CITY OF FITCHBURG COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF FITCHBURG COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF FITCHBURG.

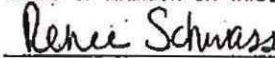
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF FITCHBURG ON THIS 25th DAY OF June, 2013.

  
 LINDA CORY, CLERK

## TOWN OF MADISON APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR APPROVAL BY THE TOWN BOARD OF THE TOWN OF MADISON, DANE COUNTY, WISCONSIN, BE AND THE SAME IS HEREBY APPROVED.

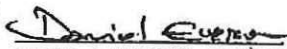
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF MADISON ON THIS 17th DAY OF June, 2013.

  
 RENEE SCHWASS, TOWN CLERK

## DANE COUNTY APPROVAL CERTIFICATE

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE ACTION OF

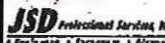
July 15, 2013.

  
 DANIEL J. EVERSON, AUTHORIZED REPRESENTATIVE



<b>OFFICE OF THE REGISTER OF DEEDS</b>	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____	
20 ____ AT _____ O'CLOCK ____ M AS	
DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED SURVEY	
MAPS ON PAGE(S) _____	
REGISTER OF DEEDS	

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PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)414-5000	PREPARED FOR: YOUTH SERVICES OF SOUTHERN WISCONSIN 1955 ATWOOD AVENUE MADISON, WI 53704	PROJECT NO: 07-2088 FILE NO: B-238 FB/PG: 265/31 SHEET NO: 3 OF 3	SURVEYED BY: HSD DRAWN BY: JK CHECKED BY: DRS APPROVED BY: HPJ
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# Structural LED with PicoPrism™

STL Large

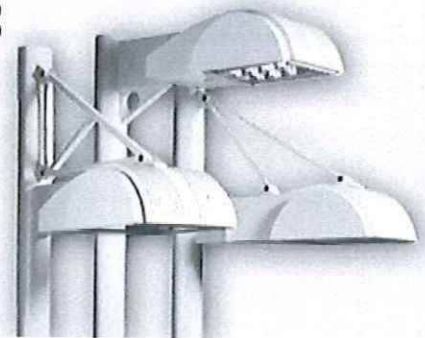
## FEATURES

- LED PicoPrism technology with up to 150% boost in lumen output
- Efficient, effective downward control of light with full uplight cutoff
- Elegant form and optional structural elements complement architectural design
- IES Type II, III, IV, V, and One-Way L or R distribution patterns

## Features exclusive wiHUBB technology

- Wireless system for 0-10VDC full range dimming control
- Programmable autonomous operation

STS LED  
STL LED



SITE / ROADWAY

## ORDERING INFORMATION (Example)

<b>1A</b>	<b>STL3P35</b>	<b>120L5K208</b>	<b>WH</b>	<b>A25</b>	<b>VSF-1A</b>	<b>—</b>	<b>PRA20-5125A/WH</b>
<b>MOUNTING - LARGE EPA</b>		<b>FIXTURE FINISH</b>		<b>FIXTURE OPTIONS</b>		<b>STRUCTURAL OPTIONS</b>	
<b>1A</b>	1 Arm Side Mt. 2.2	<b>BL</b>	Black	<b>A-25</b>	Photocell Control	<b>POLE MOUNTED</b>	<b>WALL MOUNTED</b>
<b>2B</b>	2 Arm Side Mt. 4.4	<b>DB</b>	Dark Bronze	<b>LS</b>	Polycarbonate Lens <sup>5</sup>	Single Tension	Single Tension
<b>2L</b>	2 Arm Side Mt. 2.8	<b>LG</b>	Light Gray	<b>NFO</b>	Neighbor Friendly Optic	<b>TSP</b>	Rod & clevis match fixture paint
<b>3T</b>	3 Arm Side Mt. 5.0	<b>SG</b>	Stealth Gray	<b>WIH-IM</b>	In-Fixture wireless control module	<b>TSN</b>	Stainless steel rod, nickel plated clevis
<b>3Y<sup>1</sup></b>	3 Arm Side Mt. 5.0	<b>PS</b>	Platinum Silver	<b>SF</b>	Single Fuse for 120, 277, 347V	<b>TSN-W</b>	Stainless steel rod, nickel plated clevis
<b>4C</b>	4 Arm Side Mt. 5.3	<b>WH</b>	White	<b>DF</b>	Double Fuse for 208, 240, 480V	<b>TDP</b>	Rod & clevis match fixture paint
<b>1W<sup>2</sup></b>	Single Wall Mt. —	<b>CC</b>	Custom Color*	<b>SCL</b>	Occupancy Sensor up to 16' ht.	<b>TDP-W</b>	Rod & clevis match fixture paint
		<i>*Consult representative</i>		<b>SCH</b>	Occupancy Sensor up to 30' ht.	<b>TDN</b>	Stainless steel rod, nickel plated clevis
						<b>TR</b>	Truss
						<b>GS</b>	Gusset
						<b>GS-W</b>	Gusset

NOTES: EPA is for Fixture only.

FIXTURE	
Distribution	Current
STL2 Type II	P35 350mA PicoPrism
STL3 Type III	P70 700mA PicoPrism
STL4 Type IV	
STL5 Type V	
STLR Type R	
STLL Type L	

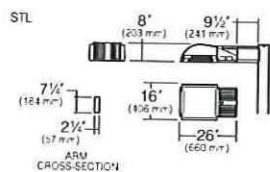
ELECTRICAL MODULE <sup>3</sup>			
Source	Color	Temperature	Voltages
80L 80 LEDs, 92W for 350mA	2K	Amber	120 120V
184W for 700mA	3K	3000K	208 208V
	4K	4200K	240 240V
	5K	5100K	277 277V
			347 347V <sup>4</sup>
			480 480V <sup>4</sup>

- <sup>1</sup> 3Y only available on round slipfitter.
- <sup>2</sup> Junction box in wall must provide adequate fixture support.
- <sup>3</sup> Driver has a 0-10V dimming interface with a dimming range of 10-100%. Compatible with most control systems.
- <sup>4</sup> Due to current unavailability of 347V and 480V drivers, specification of these voltages may feature an integral step-down transformer.
- <sup>5</sup> Required only for vandal protection in locations where fixtures can be reached by unauthorized persons.

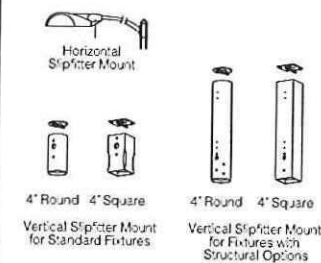
## SLIPFITTER MOUNTING OPTIONS

VERTICAL		HORIZONTAL
<b>4" Round, Standard Fixtures</b>	<b>4" Round, Structural Option</b>	<b>HSF for Pole Davit Arm</b>
<b>VSF-1A</b> 1 fixture side mt.	<b>STRF-1A</b> 1 fixture side mt.	
<b>VSF-2B</b> 2 fixtures side mt. 180°	<b>STRF-2B</b> 2 fixtures side mt. 180°	
<b>VSF-2L</b> 2 fixtures side mt. 90°	<b>STRF-2L</b> 2 fixtures side mt. 90°	
<b>VSF-3T</b> 3 fixtures side mt. 90°	<b>STRF-3T</b> 3 fixtures side mt. 90°	
<b>VSF-3Y</b> 3 fixtures side mt. 120°	<b>STRF-3Y</b> 3 fixtures side mt. 120°	
<b>VSF-4C</b> 4 fixtures side mt. 90°	<b>STRF-4C</b> 4 fixtures side mt. 90°	
<b>4" Square, Standard Fixtures</b>	<b>4" Square, Structural Option</b>	
<b>SVSF-1A</b> 1 fixture side mt.	<b>STSF-1A</b> 1 fixture side mt.	
<b>SVSF-2B</b> 2 fixtures side mt. 180°	<b>STSF-2B</b> 2 fixtures side mt. 180°	
<b>SVSF-SL</b> 2 fixtures side mt. 90°	<b>STSF-2L</b> 2 fixtures side mt. 90°	
<b>SVSF-3T</b> 3 fixtures side mt. 90°	<b>STSF-3T</b> 3 fixtures side mt. 90°	
<b>SVSF-4C</b> 4 fixtures side mt. 90°	<b>STSF-4C</b> 4 fixtures side mt. 90°	

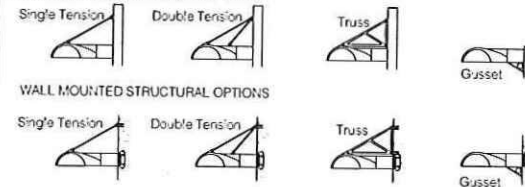
HID to LED Upgrade Kits available. Contact factory.



## SLIPFITTER MOUNT OPTIONS



## POLE MOUNTED STRUCTURAL OPTIONS





Buritt Rd

2722

2719

2723

5502550629H

2725

Zone AE

Zone AE

### Parcel Number - 046/0611-321-4682-5

Current

← Parcel Parents

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF PLEASANT SPRINGS	
Parcel Description	OAK KNOLL LOT 22	
Owner Names	LARRY R FEMRITE DIANE K FEMRITE	
Primary Address	2723 BURRITT RD	
Billing Address	2723 BURRITT RD STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G1	
Assessment Acres	0.503	
Land Value	\$65,200.00	
Improved Value	\$130,900.00	
Total Value	\$196,100.00	

Show Valuation Breakout

5/17/16

call in

new storage shed  
no permits

Exchange st ✓

10' x 16'

2" gravel

20' x 35'

too close to  
lot line  
of gravel  
pad

# Dane County Planned Unit Development (PUD) Process

## Initial meeting

An informal meeting will be held with the Zoning and Land Regulation Committee (ZLR) and the Town regarding the proposed development. A concept plan shall be submitted with information that includes:

- ✓ • Area Plan showing the property and surrounding neighborhood
- Site Plan showing the general layout of the development project noting building location, parking area, outside storage area or outside activity area, green space, and storm water detention facilities.
- ✓ • Elevation plans showing the conceptual building
- A narrative describing the project noting the general mix of dwelling units and land uses, density, relationship with surrounding land uses, project timeline or phasing, and which aspects of the zoning code that the project will meet and not meet.

At the meeting, the ZLR Committee and the Town will decide if a Planned Unit Development is warranted and express any concerns that should be addressed as part of the PUD.

## General Development Plan (GDP) Submittal

A general zoning petition application along with an application fee of \$1000 shall be submitted to Dane County Zoning Division along with the information noted in Dane County Code of Ordinance Section 10.153(5)(a). 25 copies of the following information shall be submitted:

- Site Plan showing the general layout of the development project noting building location, parking area, outside storage area or outside activity area, green space, trash management, and storm water detention facilities.
- ✓ ✓ ✓ ✓ ✓ • Elevation plans of the buildings
- ✓ ✓ ✓ ✓ ✓ • Landscaping plan showing location of general landscaping features
- ✓ ✓ ✓ ✓ ✓ • Lighting plan showing lighting styles and general location of the light fixtures
- Signage plan showing the location and general style of signs
- A narrative of the proposal with the following information:
  - Name of applicant
  - Complete legal description of property
  - general project themes, images and design concepts
  - general mix of dwelling unit types and list of specific land uses
  - development densities
  - treatment of natural features and provisions for open space preservation
  - relationship to nearby properties and existing and planned streets, highways and other transportation improvements
  - relationship to the approved town land use plan
  - timeline for project and submittal of Specific Implementation Plan (SIP).
  - A description of why the applicant wishes to develop the project using PUD zoning
  - A list of standard zoning provisions which will be met by the proposed PUD and a list which will not be met

Dimension of MONUMENT  
→ OTHER STORAGE SPACE

30' DW/DRIVE

SETBACK BAR

PLAN

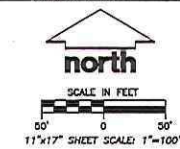
$$\frac{42}{38} = 80$$

UNIT/LOT RATIO.  
21 UNIT/ACRE.  
FRONT SETBACK 30'  
PARKING 1.5

D:\13543\13543-1\13543-1.dwg Plot 13, 2014 - 10:15:10 xref



PARCEL	OWNER & ADDRESS	ZONING
Lot 8, Novation Campus II	Mid-Town Center LLC 345 W Washington Ave #301 Madison, WI 53703	ZONED: B-1
Lot 9, Novation Campus II	Mid-Town Center LLC 345 W Washington Ave #301 Madison, WI 53703	ZONED: U-1
Lot 2, CSM No. 13543	Youth Services, LLC, 2720 Rimrock Rd, Madison, WI 53713	ZONED: C-1
Lot 12, Novation Campus II	Mid-Town Center LLC 345 W Washington Ave #301 Madison, WI 53703	ZONED: U-1
Lot 13, Novation Campus II	C/O The Alexander Co 345 W Washington Ave #301 Madison, WI 53703	ZONED: C-1
Lot 14, Novation Campus II	Mid-Town Center LLC 345 W Washington Ave #301 Madison, WI 53703	ZONED: C-1
A	Mid-Town Center LLC 345 W Washington Ave #301 Madison, WI 53703	ZONED: RH-1
B	C/O The Alexander Co 345 W Washington Ave #301 Madison, WI 53703	
C	Shariene Palmer 2800 Clausen St Fitchburg, WI 53713	ZONED: RH-1
D	Robert M Gunn Cheyenne K Gunn PO Box 593 Georgetown, FL 32139	ZONED: RH-1
E	John V Seltz 354 Maloney Dr Madison, WI 53713	ZONED: RH-1
F	Robert Neal Rowland-Russell Jennifer Lynn DeLatore 270 Maloney Dr, Madison, WI 53713	ZONED: RH-1
G	Louis Wesser Coast Wesser 288 Maloney Dr Madison, WI 53713	ZONED: RH-1
H	Christopher P Drueger 2750 Rimrock Rd Madison, WI 53713	ZONED: RH-1
I	Thomas D Dellinger Tami Jo Dellinger 2740 Rimrock Rd Madison, WI 53713	ZONED: RH-1
J	Barry J Roberts 137 Maloney Dr Fitchburg, WI 53713	ZONED: RH-1
K	Chad Schwitzer & Cheryl M Schwitzer, 115 Maloney Dr, Fitchburg, WI 53713	ZONED: R-LM
L	James Robert Dash 2800Rimrock Rd Fitchburg, WI 53713	ZONED: R-LM
M	Soiree Living Trust 2800 Clausen Street Madison, WI 53713	



**JSD Professional Services, Inc.**  
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- WATER RESOURCES
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- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON | MILWAUKEE  
 KENOSHA | APPLETON | WAUKESHA  
 WWW.JSDINC.COM

SERVICES PROVIDED TO:

**Bear Development**  
 4011 80th Street  
 KENOSHA, WI 53142

PROJECT:

**Novation Senior Center, Lot 1 of CSM #13543**

PROJECT LOCATION:  
 Town of Madison  
 Dane County, WI  
 JSD PROJECT NO.: 07-2088-L1

SCALE/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: DNO  
 DATE: 09/19/2016

APPROVED:

PLAN MODIFICATIONS: DATE:

SHEET TITLE:  
**ZONING EXHIBIT**

SHEET NUMBER:  
**1 of 1**

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