



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the R-L district to the PD-GIP district the following described property:

1. **Location of Property/Street Address:** Southwest corner of the intersection of Novation Parkway and Ski Lane

Legal Description - (Metes & Bounds, or Lot No. And Plat):

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 01 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 02, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

***Also submit in electronic format (MS WORD or plain text) by email to: planning@fitchburgwi.gov

2. **Proposed Use of Property - Explanation of Request:**

To allow for the construction of a multi-family residential development consistent with the City of Fitchburg Southdale Neighborhood Plan. Please refer to the General Implementation Plan written statement attached.

3. **Proposed Development Schedule:** Construction anticipated to begin on the first building in October 2018.

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): Multi-family and live/work dwelling units

Total Dwelling Units Proposed: 102 **No. Of Parking Stalls:** 173

Type of Non-residential Development (If Applicable): N/A

Proposed Hours of Operation: N/A **No. Of Employees:** N/A

Floor Area: N/A **No. Of Parking Stalls:** N/A

Sewer: Municipal ☒ Private ☐ **Water:** Municipal ☒ Private ☐

Current Owner of Property: 2851 Ski Lane LLC

Address: 345 W Washington Avenue, Madison, WI 53703 **Phone No:** 608-268-8106

Contact Person: Matt Meier

Email: mdm@alexandercompany.com

Address: Same as above.

Phone No: Same as above.

Respectfully Submitted By: Matt Meier
Owner's or Authorized Agent's Signature

Matt Meier
Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** _____ **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

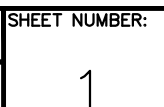
The Alexander Company
345 W. Washington Ave., Ste. 301
Madison, WI 53703

REZONING DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section 01 and the Northeast Quarter of the Northeast Quarter of Section 02, all in Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, described more particularly as follows:

Beginning at the Northwest corner of Section 01, aforesaid; thence South 87 degrees 56 minutes 27 seconds East, along the North line of the Northwest Quarter of Section 01, aforesaid, 64.29 feet to the Southeast corner of Section 36, Township 07 North, Range 09 East; thence South 89 degrees 05 minutes 41 seconds East along the North line of the Northwest Quarter of Section 01, aforesaid, 235.05 feet; thence South 02 degrees 36 minutes 50 seconds West, 827.80 feet to the centerline of old U.S. highway 14; thence North 44 degrees 00 minutes 37 seconds West along the centerline and extension thereof, 367.48 feet to the Southwesterly right-of-way of Ski Lane (old U.S. highway 14); thence North 28 degrees 33 minutes 39 seconds West along said right-of-way line, 75.47 feet; thence North 03 degrees 24 minutes 13 seconds East, 124.67 feet to the Northeasterly right-of-way line of Ski Lane (old U.S. highway 14); thence North 28 degrees 33 minutes 39 seconds West along said right-of-way line, 434.83 feet to the North line of the Northeast Quarter of Section 02, aforesaid; thence South 89 degrees 00 minutes 30 seconds East along said North line, 230.40 feet to the Point of Beginning.

Lot 1 contains 232,755 square feet or 5.343 acres and dedicated lands contains 16,352 square feet of 0.375 acres for a total of 249,107 square feet or 5.718 acres.



Artisan Village

General Implementation Plan

Prepared for:

Alexander
Company

345 W. Washington Ave., Suite 301
Madison, WI 53703

Prepared by:

JSD *Professional Services, Inc.*
• Engineers • Surveyors • Planners

161 Horizon Drive, Suite 101
Verona, WI 53593

May 22, 2018

Introduction – Project Team

For over 35 years The Alexander Company has earned national recognition specializing in historic preservation, urban revitalization, adaptive reuse, and urban infill development. The company is the master developer of the Novation Campus, a master-planned urban-infill redevelopment of approximately 70 acres along Rimrock Road just south of the Beltline. The Alexander Company, along with the development team, is pleased to introduce the next phase, Artisan Village, to be built on land now owned by affiliates of The Alexander Company.

Project Site Location

The project site is generally located at the southeast corner of the intersection of Novation Parkway and Ski Lane in both the City of Fitchburg (southern three parcels, parcels 3-5 in the table below) and the Town of Madison (northern two parcels, parcels 1 and 2 in the table below). Today, the project site is vacant.

In all, the project site is comprised of five parcels and roughly 8.22 acres as noted on the Dane County, DCiMap:

Table 1: Project Site Composition				
	Parcel ID No.	Parcel Size	Zoning	Jurisdiction
1	070936323330	2.38	C-1	Town of Madison/Dane County
2	070935498505	0.50	C-1	Town of Madison/Dane County
3	060902180009	0.71	R-L	City of Fitchburg
4	060902184809	0.32	R-L	City of Fitchburg
5	060901286004	4.42	R-L	City of Fitchburg

The northern two parcels comprising the project site are located in the Town of Madison. Upon the dissolution of the Town in 2022, the intergovernmental agreement stipulates that these parcels are to be absorbed into the City of Fitchburg.

Project Site Context

The project site's location presents a unique opportunity for development given the diversity of the existing surrounding uses and the transportation connectivity coupled with the goals identified in the Southdale Neighborhood Plan and Novation Campus Master Plan of creating a walkable, mixed-use center.

The Southdale Neighborhood Plan identifies the project site as being within an area recommended for Urban Residential and Commercial Employment land uses. Both land use recommendations are intended to support a mix of uses at varying levels of intensity, including higher density residential development, supportive neighborhood scale retail, live/work units, institutional and office uses, business incubator, etc. The neighborhood plan focuses on facilitating successful transitions between uses and districts in a variety of ways, including building mass and scale, architectural style, and landscaping.

The project site is also located within the existing larger Novation Campus, a multi-phase master planned development anticipating commercial, mixed-use retail, multi-family, and hotel uses. Currently, the project site is surrounded by a mix of uses at varying levels of intensity, including indoor recreation, single- and multi-family residential, and various employment uses, including a car dealership, a financial institution, biotech laboratory, and various office uses.

In addition to being located within the larger Novation Campus, the project site is located within proximity (three-mile radius) of several activity centers providing additional services, including those located along South Park Street, South Towne Road, Lacy Road, and Fish Hatchery Road.



Uses immediately adjacent to the project site include indoor recreation and office to the north, across Novation Parkway, single-family detached residential to the east, motor vehicle sales to the south, and Oregon Road right-of-way and US HWY 14 on the west.

In addition, the project site is well-situated with easy access to the Beltline via Rimrock Road as well as US HWY 14, both regional major transit corridors. The project site is also well served by Metro Transit with multiple bus stops within a one-quarter mile of the project site.

Project Background and Funding

With housing costs rising faster than income generally, and with limited resources to build affordable housing, many believe we have reached a national affordable housing crisis. Dane County is no exception, which is why many of our community leaders have sought to encourage affordable housing development through creative public/private partnerships. Through these partnerships, local incentives are often used, along with private capital, to compete for state and federal affordable housing resources that are combined to make a project viable. Even with diligent efforts from all parties, the economics of building affordable housing is extremely difficult.

The site in question is uniquely positioned in Dane County to compete for these resources due to its location in a Qualified Census Tract, which allows more affordable housing credits than would otherwise be available. This is a rare opportunity in that there simply aren't many (if any) suitable sites available in qualified tracts, especially those along major transit corridors, along public transit routes, within a larger area of employment, and in proximity to services.

We are currently planning to pursue state and federal "4% credits" paired with tax-exempt bonds in addition to City of Fitchburg Tax Incremental Financing. At least 90 percent of the residential units will be affordable to those earning an average of no more than 60 percent of the Dane County median income. In 2018, the income limits at 60% of the Dane County median income are as follows: 1-person: \$38,520, 2-person: \$44,040, and 3-person: \$49,560.

Rental rates for a typical one-bedroom affordable apartment are initially expected to range from \$800 to \$875. This compares favorably to market rents of \$1,100 – 1,300. Rental rates for a typical affordable two-bedroom unit in the project are initially anticipated to range from \$975 to \$1,050 compared to market rates of well over \$1,400 per month.

With over 1,300 employees now located in the Novation Campus, Artisan Village will provide clean, safe, attractive, and affordable workforce housing allowing residents to live close to where they work and play reducing commute times and fuel consumption. The addition of quality affordable housing options close to major employers in the campus such as Exact Sciences, Unity Point Health, Zimbrick European, and many others will help attract employees to the campus while ensuring a diverse and vibrant community. At the same time, housing in this income range will cater to Dane County's creative class, artists, and hospitality and service-industry workers.

A new state affordable housing tax credit program was recently created to help make these types of projects feasible. While WHEDA is still developing their application procedures, we expect the program to be a competitive process with communities across the state competing for this limited resource. Among other criteria, it is likely that General Implementation Plan approval will be a key consideration in making the awards. The timeline for

WHEDA's application submittal deadline, while not formally announced will be sometime in June. We are hopeful that City of Fitchburg, the Town of Madison, and Dane County will join us in advocating for General Implementation Plan approval before the June deadline to maximize our chances for an award of credits.

Artisan Village - General Implementation Plan Overview

The project site is roughly 8.22 acres located in both the Town of Madison on the north, and the City of Fitchburg on the south. The project site's location is unique in that it is surrounded by a mix of uses, ranging from single-family residential to indoor recreation, and it is located within the larger Novation Campus, a mixed-use center. The General Implementation Plan for Artisan Village is designed to be sensitive the existing site context, providing for adequate transitions between the non-residential uses to the north, across Novation Parkway, and the single-family residential development to the east.

Overall, the proposed development is comprised of approximately 169 apartment-style residential units spread across a collection of six buildings ranging in size from 17,000 square-feet to 35,000 square-feet and which are organized around a central green space and clubhouse amenity. Refer to the Land Use and Building Summary tables provided below for development statistics.

Land Use Summary Table			
	City of Fitchburg	Town of Madison	GDP
Site Area	5.34 acres	2.88 acres	8.22 acres
Lot Coverage (building and impervious)	3.09 acres	1.87 acres	5.23 acres
Open Space	2.25 acres (0.42)	1.0 acres (0.35)	3.25 acres (0.39)
Building Coverage	59,510	35,636	95,146
FAR	0.49	0.64	0.54
Number of Units	102	67	169
Density	19.1 du/acre	23.26 du/acre	20.55 du/acre

Building Summary Table					
City of Fitchburg					
	Floor Area (sq. ft.)	Number of Stories	1-BD Units	2-BD Units	Total Units
Building A	17,356	2	12	5	17
Building B	34,704	2	26	8	34
Building C	17,356	2	12	5	17
Building D	34,704	2	26	8	34
Club House	3,593	1	N/A	N/A	N/A
Maintenance Building	1,592	1	N/A	N/A	N/A
Detached Garage A	1,286	1	N/A	N/A	N/A
Detached Garage B	1,286	1	N/A	N/A	N/A
Detached Garage C	1,286	1	N/A	N/A	N/A
Town of Madison					
Building A	34,704	2	26	8	34
Building B	45,952	3	13	20	33
Total	193,819	N/A	115	54	169

Additional development specific details are provided below, including:

- Site Access/Circulation. Three points of access will be provided into the project site; two from the north from Novation Parkway, and one from the west from Oregon Road.

The development will be served by a shared access drive that loops through the site and that is designed to function more as a complete street with parking, active unit entries, landscaping, and sidewalks.

The project site is highly accessible to major transportation corridors, including Rimrock Road, Highways 12 and 14, and County Highway MM. The project site is located along the Madison Metro All Day Service Bus Route 16, with the nearest transit stops being less than a quarter- mile away along Rimrock Road, and the Peak Hour Service Route 49. Both routes run to the South Transfer Point, which is located at S Park Street and W Badger Road.

- Parking. On-site parking is provided in surface parking areas (132 spaces and 66 tandem stalls), attached garage parking (56 spaces) and detached garage spaces (24 spaces). Overall, a total of 288 vehicle parking stalls are provided. Overall, across the site there is a ratio of 1.70 parking stalls per dwelling unit and over one stall per bedroom. Please refer to the Parking Table for a detailed analysis of the parking provided on site.

Parking Summary Table			
	City of Fitchburg	Town of Madison	GDP Total
Surface Parking	61	71	132
Tuck-under Garage	44	22	66
Detached Garage	24	0	24
Tandem Parking (Behind Tuck-under Garages)	44	22	66
Total	173	115	288
Parking Ratios			
Stalls per Unit	173/102 = 1.69	115/67 = 1.71	288/169= 1.70
Stalls per Bedroom	173/128=1.35	115/97=1.18	288/225=1.28

Residents will have the opportunity to park their bicycles in designated exterior bike parking stalls focused near the entrances to the buildings. Additional wall or ceiling-hung bicycle parking will be available in unit-storage lockers and garages.

- Permitted Uses. Overall, the development proposal is comprised of roughly 8.22 acres and approximately 169 apartment-style residential units, including live/work units. The intent of the live-work units is twofold; to provide a transition from the commercial uses to the north; and to provide an amenity and housing option. The live/work units are aimed at providing workforce housing while allowing for start-up or home occupation businesses, service type uses, or artist workspace.

Apartment amenities are likely to include stainless steel appliances, in-unit washer and dryers, open flexible floorplans, expansive windows and high-quality fixtures and finishes. Overall, the development offers one- and two-bedroom units at a ratio of approximately 68:32, respectively.

As an added amenity, tuck-under garage parking stalls will be included for some units (roughly 66 attached garage spaces), the majority of which will provide direct access to individual units. Approximately 24 additional garage stalls are anticipated in detached garage buildings.

Planned Development Permitted Uses as defined by the City of Fitchburg Zoning Code
Uses permitted as noted in the RH zoning district
Multi-family residential dwelling unit structures
Multiple multi-family dwelling unit structures per lot
Live/work units, including a limited vocational activity compatible with residential occupancy. Such uses may include, but are not limited to artist studio, office, small-scale commercial space, retail, personal and professional services, etc.
Home occupations
Accessory uses applicable to residential districts

- **Architecture.** General building massing will be two-stories for all of the proposed buildings with the exception of the building fronting on to Novation Parkway, which will be three stories. The intent of the General Implementation Plan is to present a building forward design with parking being located behind buildings and screened from view. Building design is intended to reflect context, a more modern, flat-roofed architectural style along Novation Parkway will be pursued, while a more residential building design is anticipated for those buildings located adjacent to the Clausen Street residences.

As noted in the Southdale Neighborhood Plan guidelines and in the Planned Development zoning district, both are intended to allow for flexibility in the application of guidelines and development standards, to allow for an enhanced design aesthetic. As part of the GDP, flexibility is built-in to allow for the potential elimination of Building A, with the 17 units being incorporated elsewhere in the project. As noted on the General Implementation Plan - Master Plan, *"Building A, located on the southern-most portion of the City of Fitchburg parcel, with 17 units is to be located as shown, or eliminated, with all or a portion of the 17 units potentially being incorporated into the remaining residential buildings in either, or both the City of Fitchburg and the Town of Madison. This may result in a slight reduction of the tuck-under garage count provided the total (surface and garage) parking ratio per unit will not be decreased. The details of this modification, if implemented, will be provided and reviewed at the SIP stage."*

Consideration has also been given to providing a buffer from the proposed multi-family residential to the single-family residential to the east; a landscape buffer that is intended to be screened with detached garages and landscaping along the eastern property line.

- **Landscape.** Landscape materials and design will compliment and build on visual themes and styles established by the proposed architecture within the Artisan Village development. Landscaping and outdoor spaces will be provided throughout the development to create welcoming places to sit or walk between the buildings. Plantings will be used to highlight and define the edges of the overall development and architecture. An emphasis will be placed on using native species, particularly perennial grasses and wildflowers, around building foundations.

Refer to **Attachment A**, Artisan Village GDP Sample Plant List for a preliminary list of plant species and precedent photos of the landscape design intent.

- **Lighting.** Recognizing that site lighting contributes to placemaking as well as providing additional security, site lighting is anticipated to be provided in a few different forms, including pole mounted fixtures in parking areas, bollards along certain internal pathways and open spaces, and wall mounted fixtures to serve both as security lighting at building entries and as architectural accents. At this time, site lighting is anticipated to be dark skies compliant consistent with both the City of Fitchburg and Dane County zoning codes. Refer to the attached light fixture cut-sheets for examples of the types of fixtures anticipated. The exact fixtures are subject to change and will be provided as part of the SIP.
- **Amenities.** Open space is a critical component of the Artisan Village General Implementation Plan. The development includes a collection of seven buildings organized around a central green space and club house. With the goal of creating a unique successful urban infill development with a sense of place

various site amenities are being considered, including live/work units, community room, fitness center, outdoor patio with grilling station and fire pit, gardens, bike repair station, car wash station, streaming wifi in social areas and on-site management and maintenance. The size and design of the clubhouse and the ultimate configuration of the amenities will be further defined as part of the SIP approval process.

- Signage. Three types of signage are anticipated, including apartment complex monument signage, projecting signage for the live/work units, and directional wayfinding signage within the development. Based on review of the current code standards within both the City and County zoning ordinances, sign code modifications are anticipated, including projection distance from a building, setback, and quantity.

Refer to **Attachment B**, General Implementation Plan for additional information.

Land Use Entitlements - Rationale for Rezoning

Rezoning. Due to the complexities of multiple jurisdictions' regulatory requirements, Planned Development zoning approval processes are anticipated to run concurrently in both the City of Fitchburg and Dane County jurisdictions in the context of developing a cohesive plan for the site overall. It is important to note, that while the General Implementation Plan for the project site will straddle the City/County/Town boundary line, the proposed building footprints will not.

The goal of the General Implementation Plan is to contribute to the overall goals of the Southdale Neighborhood Plan in creating an urban, mixed-use, walkable community by providing workforce housing with a variety of amenities that will appeal to a multitude of interests and lifestyles.

Overall, the residential development will serve as a supporting use to the existing employment and commercial uses as well as contribute to the mix of uses present in the Novation Campus.

In addition to furthering the goals of the neighborhood; other factors contributing to the rezoning request for Planned Development zoning include:

- Conventional zoning in Fitchburg is not possible. Within the City of Fitchburg, the only zoning district that permits higher density multi-family residential development is the High Density, R-H zoning district. The maximum lot area for that district is 90,000 square feet; the project site is in excess of that standard at 5.34 acres.
- Smart Code in Fitchburg is not possible. The minimum lot area required is 40 acres, a standard that the project site does not meet at 5.34 acres; and
- Conventional Zoning in Dane County is not possible. Within the Dane County zoning code, the project site is zoned Commercial District, C-1. The intent of that zone district is primarily to support commercial uses at varying levels of intensity, however multi-family residential uses are permitted with Conditional Use approval. In evaluating potential zoning designations within the Dane County zoning code, residential zoning districts were also evaluated. The most applicable given the proposed multi-family use is the R-4 Residential District, which is primarily intended for multiple family residential uses. Within the R-4 zoning district the minimum lot area requirement of 2,000 square feet per dwelling unit cannot be met given the overall size of the parcel (3.3 acres would be required where 2.88 acres exists); Further, conventional zoning impedes the achievement of the design and functional characteristics of urban-infill, pedestrian-friendly design with buildings sited closer to the street and with ample signage to accommodate the proposed live/work concept. Providing consistent zoning across the project site. The project site is located within both the Town of Madison subject to Dane County zoning and the City of Fitchburg. In order to maintain consistent zoning across the project site, Planned Development zoning is the only zoning district that will translate between the City and County.

Land Division. The project site is currently comprised of five parcels. Two Certified Survey Map applications will be submitted to consolidate the parcels into two developable lots; one within the City of Fitchburg and one within Dane County and the Town of Madison.

Consistency with the City of Fitchburg Comprehensive Plan

Neighborhood planning for the project site was completed as part of the Southdale Neighborhood Plan, which was completed jointly by the City of Fitchburg and the Town of Madison and incorporated in each municipality's consolidated plan. The Town of Madison parcels North of the City of Fitchburg parcels are anticipated to become part of the City of Fitchburg in 2022. Until then, the zoning for those parcels is governed by Dane County and the Town of Madison. While both Fitchburg and the Town/County will need to review their portion of the project independently in accordance with their own procedures, this submittal and the incorporated site plan includes the entire project to ensure consistency of design and planning.

City of Fitchburg Parcels

The adopted Southdale Neighborhood Plan calls for the City of Fitchburg parcels to be consistent with either the Commercial/Employment or Urban Residential districts" (Page 35, Southdale Neighborhood Plan). The Urban Residential District Character allows the creation of urban density residential to transition from the mixed-use commercial employment area to the North to the nearby single-family areas. The neighborhood plan recommends buildings of 2-4 stories in height and 10-20 dwelling units per acre in the Urban Residential District. The Concept Site Plan is consistent with these recommended densities with approximately 18 units per acre on the Fitchburg portion of the site and just over 20 units per acre on the combined Fitchburg/Town property.

Refer to **Attachment C**, Southdale Neighborhood Plan Evaluation.

County/Town Parcels

The adopted Southdale Neighborhood Plan identifies the Town of Madison parcels as part of the Commercial Employment District, which also allows for residential and mixed-use, with 1-6 stories in height. While this portion of the site is part of the larger commercial employment district, the neighborhood plan makes special mention of the importance of the transition between the Urban Residential and the Commercial Employment districts. This proposal seeks to accomplish that through appropriate architectural design for the northernmost building facing Novation Parkway, which will be decidedly more commercial in character, likely with commercial windows and flat roofs, transitioning architecturally from the taller office uses to the north. One of the goals identified in the plan was to include spaces for smaller start-up business incubators and neighborhood oriented services. To aid in the transition of uses and to provide opportunities for start-up or home businesses, this portion of the project will have live/work units on the first floor, in particular where adjacent on-street angle parking is already constructed. We foresee the live/work units including workspace characterized by individual entrances, large expanse of glass, tall ceilings and durable surfaces such as polished concrete floors. These spaces will be designed to foster creativity and accommodate the creative process with an open and flexible floorplan. While the spaces could accommodate a variety of small businesses, they will be especially suitable to artists seeking studio space within their dwelling. Where signage is desired at a live/work unit entrance, we would foresee the use of blade signs along the Novation Parkway frontage. As part of the County Planned Development process, we will seek to ensure that the resulting zoning allows for the mixed-use nature of the project and related signage.

While the proposed project is consistent with the recommended district character, Artisan Village will also meet a number of neighborhood goals and guiding principles identified in the Southdale Neighborhood Plan. In particular, the neighborhood plan encourages the construction of affordable housing for a wide range of incomes and ages. Recently created housing phases in the neighborhood have included market rate options, senior housing, and units developed for those earning 50 percent of County median income. With proposed targeting averaging 60 percent of County median income, the proposed development will add to the diversity of the neighborhood at a price point that is not adequately served while complementing the employment base in the Novation Campus. The proposed project will demonstrate a high quality of design while incorporating sustainable practices into architecture and site development. As recommended in the plan, buildings are located near the street edge to provide a sense of enclosure and to reinforce the pedestrian zone and live/work opportunities will encourage interaction at the street level along Novation Parkway.

Consistency with the Dane County Comprehensive Plan

The Dane County Comprehensive Plan identifies the project site as being within an urban service area within an Agricultural Transition Area. Within Agricultural Transition Areas, the County seeks to:

- Continue to promote limited, compact, and efficient development; and
- Continue to refer to town plans adopted by the county board for detailed land use policies within Rural Development and Transitional Areas.

In addition, the County's Comprehensive Plan identifies overall land use goals and policies, including those related to:

- Encouraging land uses, densities and regulations that promote efficient development patterns;
- Providing adequate infrastructure and public services;
- Encouraging neighborhood designs that support a range of transportation choices; and
- Promoting and support a full range and adequate supply of housing choices through the county that meets the needs of persons of all income levels, age groups, household sizes, and persons with special needs.

The Concept Plan is generally consistent with land use goals and policies identified in the County's Comprehensive Plan, including those related to affordable housing, infill development, and multi-modal transit.

Consistency with Planned Development Standards

Planned Development zoning is typically utilized to allow for flexibility in the development standards in exchange for an enhanced design aesthetic or community benefit. Generally, the applicable Planned Development criteria for approval as noted in both the City and County zoning codes, speak to encouraging development that not only provides a community benefit, but that is also designed with sensitivity to the existing character, ensuring compatibility between land uses and intensity, including mass and scale, and in protecting natural features; providing a *"higher level of design and amenity."*

As noted in the neighborhood plan, *"To accommodate this plans redevelopment intent, changes are necessary to the current Dane County and Fitchburg zoning districts."* Planned Development zoning is the only option available that will allow for the intent of the district character identified in the neighborhood plan to take shape. While understructure parking may sometimes be offered as a "higher level of design and amenity" as part of PD zoning, understructure parking was not anticipated in the Urban Residential District as noted in the neighborhood plan. Rather, the neighborhood plan called for on-street and surface parking in this area. The proposed project provides a higher level of design and amenity with a total of 66 attached garage spaces and 24 detached garage spaces.

Both the attached and detached garage stalls will undoubtedly provide the same or higher level of amenity as understructure parking provides, including additional storage or workspace opportunities, and individually-secured vehicle parking as opposed to a shared common garage. In many cases, the attached garages will also allow residents direct access into their units, allowing residents to carry groceries directly into their unit, for example.

In addition to the at-grade garages, the project will provide a *"higher level of design and amenity"* and community benefit through the following:

- Affordable Housing. Most if not all of the units provided in the development will be affordable to those earning an average of no more than 60 percent AMI. Undoubtedly, affordable housing in this location is an amenity given the continued success of the Novation Campus as a mixed-use center. That said, the affordability factor, while an amenity in and of itself, also plays a role in the ability to support and allocate amenities across the development and in the creation of a "place."
- Site Design and Amenities: In the design and planning of the development, due consideration was given to the allocation of amenities not typically found in other properties in the Southdale

Neighborhood, including creating a sense of place, transitions between uses with differing levels of intensity, both architecturally and site design-wise, providing exceptional landscape design amenities, creating at-grade open spaces that encourages a variety of recreation opportunities, and providing unique amenities such as a common patio, fire pit and grilling area, and gardens, etc.

- **Unit Amenities.** Enhanced unit amenities are being provided with a higher grade of finishes and fixtures while maintaining affordability, including stainless steel appliances, in-unit washer and dryers, open flexible floorplans, expansive windows and high-quality fixtures and finishes;
- **Common Amenities and Open Space.** A more diverse program for at-grade open space will be provided to encourage both passive and active recreation, including community room with common kitchen and entertainment area, fitness center, outdoor patio with grilling stations and fire pit, gardens, bike repair station, car wash station, streaming wifi in social areas and on-site management and maintenance.
- **Building Design and Materials.** As evidenced by the attached preliminary elevations, we envision an enhanced building design and material palette with a higher level of design than one might find in a typical suburban apartment building. This includes a creative blend of brick, lap siding or fiber cement panel and metal panel and a combination of flat, pitched and shed roof accents.

Overall, the proposed development will contribute to urban infill instead of sprawl, incorporating sustainable practices into architecture and site development, and will encourage walkability, reduce vehicle miles traveled, and support small business development.

City and County Zoning Code Modifications

City of Fitchburg (RH Zoning)

Section 22-145, Conditional Uses

Section 22-146, Dimensional Standards, including lot area requirements and setbacks

City of Fitchburg Parking Requirements and Driveway Standards, Revised July 2010, two parking stalls per residential dwelling unit are required.

Chapter 26, Signs

Dane County (C-1 Zoning)

Section 10.13(2), Conditional Uses

Section 10.13(3).5-7, Setbacks and Height Requirements

Section 10.11(5), Minimum Lot Width and Area

Subchapter II, Sections 10.70-10.93, Signs (including size, shape, and projection)

Economic, Social, and Environmental Impacts

Today, the site of Artisan Village is vacant, but surrounded by development, including single-family detached housing, retail, and commercial uses. The proposed residential development will provide additional housing opportunities within the City of Fitchburg and the Town of Madison, contributing to urban infill instead of sprawl, and promoting sustainability efforts to encourage walkability, reduce vehicle miles traveled, and support small business development.

The provision of quality affordable workforce housing will have tremendous economic and social impacts that cannot be understated. At a time when affordable housing has never been harder to create, this proposal is a unique opportunity to benefit the neighborhood along with its future residents, who might not otherwise have access to clean, safe and affordable housing.

Artisan Village will feature a wide array of community amenities to match the interest of all residents. A spacious community building will offer residents a place to gather, host a business meeting, prepare a meal in the common

kitchen or entertain in the dining area. At the heart of every community is a gathering space, a place where residents, visitors, families and friends meet up for events, holidays, or just to spend time together outdoors. The centrally located community and open space with adjacent gardens will be available for all to enjoy, and will be home to various community-driven events and social activities.

The addition of this quality residential community will improve the perceived image of the neighborhood with new investment and improved housing stock with higher standards in design. This project will act as a catalyst for other uses such as retail and commercial space while encouraging others to invest in their own properties.

Neighborhood Meetings

Two neighborhood meetings have been scheduled. The first will be held on May 21, 2018, with the Indian Springs Neighborhood Association regular quarterly meeting. Recognizing that many of the site's neighbors may not belong to the neighborhood association, a second meeting will be held on May 22, 2018. A formal invitation to this meeting was sent to all property owners within 300-feet of the project site. A copy of the mailed notification is attached for reference (**Attachment D**, Neighborhood Meeting Notification).

A summary of the comments provided from the Indian Springs Neighborhood Association meeting are as follows:

On May 21, 2018, Matt Meier met at the Badger Rock school with the 10-12 neighbors from the Indian Springs Neighborhood Association, the association for the area directly east of Rimrock Road. The presentation began with a recap of the history of the Novation Campus and an update on recent additions to the campus. This was followed by an overview of the proposed next phase, Artisan Village, including a detailed explanation of the affordable workforce housing concept. While there was no formal action requested of the association, neighbors seemed excited about continued progress in the campus generally and there were no concerns voiced regarding the Artisan Village proposal.

A summary of the comments provided from the May 22 outreach meeting will be provided following the meeting.

Schedule of Completion

Construction is anticipated to begin on the first building in October with occupancy of the first building anticipated for the spring of 2019. The preliminary timeline calls for subsequent buildings to be delivered monthly until completion.

Attachments:

- Attachment A: Artisan Village GDP Sample Plant List
- Attachment B: General Implementation Plan
- Attachment C: Southdale Neighborhood Plan Evaluation
- Attachment D: Neighborhood Meeting Notification

Attachment A: Artisan Village GDP Sample Plant List

COMMON NAME	BOTANICAL NAME
OVERSTORY DECIDUOUS TREES	
<i>Prairie Pride Common Hackberry</i>	<i>CELTIS occidentalis 'Prairie Pride'</i>
<i>Swamp White Oak</i>	<i>QUERCUS bicolor</i>
<i>Redmond Linden</i>	<i>TILIA americana 'Redmond'</i>
<i>Draves Honey Locust</i>	<i>GLEDITSIA tricanthos 'Draves'</i>
<i>Royal Red Maple</i>	<i>ACER platanoides 'Royal Red'</i>
<i>Red Sunset Maple</i>	<i>ACER rubrum 'Franksred'</i>
<i>State Street Maple</i>	<i>ACER miyabei 'Morton'</i>
<i>Espresso Cofeetree</i>	<i>GYMNOCLADUS dioicus 'Espresso'</i>
<i>Autumn Gold Ginkgo</i>	<i>GINKGO biloba 'Autumn Gold'</i>
<i>Whitespire Birch</i>	<i>BETULA populifolia 'Whitespire'</i>
<i>River Birch</i>	<i>BETULA nigra</i>
<i>New Horizon Elm</i>	<i>ULMUS x 'New Horizon'</i>
<i>Siouxland Poplar</i>	<i>POPULUS deltoides 'Siouxland'</i>
TALL EVERGREEN TREES	
<i>Black Hills Spuce</i>	<i>PICEA glauca var. densata</i>
<i>White Pine</i>	<i>PINUS strobus</i>
ORNAMENTAL DECIDUOUS TREES	
<i>Crabapple spp.</i>	<i>MALUS spp.</i>
<i>Serviceberry spp.</i>	<i>AMELANCHIER spp.</i>
<i>Hawthorn spp.</i>	<i>CRATAEGUS spp.</i>
<i>Pear spp.</i>	<i>PYRUS spp.</i>
<i>Japanese Tree Lilac</i>	<i>SYRINGA reticulata</i>
<i>Fox Valley Dwarf River Birch</i>	<i>BETULA nigra 'Little King'</i>
UPRIGHT EVERGREEN TREES	
<i>Arborvitae spp.</i>	<i>THUJA spp.</i>
<i>Juniper spp.</i>	<i>JUNIPER spp.</i>
DECIDUOUS SHRUBS	
<i>Dogwood spp.</i>	<i>CORNUS spp.</i>
<i>Viburnum spp.</i>	<i>VIBURNUM spp.</i>
<i>New Jersey Tea</i>	<i>CEANOTHUS americana</i>
<i>Winterberry spp.</i>	<i>ILEX spp.</i>
<i>Little Devil Ninebark</i>	<i>PHYSOCARPUS opulifolius 'Donna May'</i>

Wine & Roses Weigela
Spring Red Compact Cranberrybush Vib.
Bloomerang Lilac
Alpine Currant
Gro-low Sumac
Purpleleaf Sandcherry
Barberry spp.
Black Chokeberry

WEIGELA florida 'Alexandra'
VIBURNUM trilobum 'Spring Red'
SYRINGA x 'Penda'
RIBES alpinum
RHUS aromatica 'Gro-Low'
PRUNUS x *cistena*
BERBERIS spp.
ARONIA melanocarpa

EVERGREEN SHRUBS

Yew spp.
Juniper spp.

TAXUS x *media* spp.
JUNIPERUS spp.

ORNAMENTAL GRASSES

Korean Feather Reed Grass
Prairie Dropseed
Flame Grass
Indiangrass
Autumn Moor Grass
Tufted Hairgrass
Northwind Switch Grass
Heavy Metal Switch Grass
Dwarf Fountain Grass

CALAMAGROSTIS brachytricha
SPOROBOLUS heterolepis
MISCANTHUS purpurascens
SORGHASTRUM nutans
SESLERIA autumnalis
DESCHAMPIA cespitosa
PANICUM virgatum 'Northwind'
PANICUM virgatum 'Heavy Metal'
PENNISETUM alopecuroides 'Hameln'

PERENNIALS

Brown-eyed Susan
Yellow Coneflower
Coneflower spp.
Little Spire Russian Sage
Coral Bells Palace Purple
May Night Perennial Salvia
Ornamental Onion spp.
Sedum spp.
Sky Blue Aster
False Blue Indigo
Prairie Blazing Star
Fireworks Goldenrod
Daylily spp.
Catmint spp.

RUDBECKIA triloba
RATIBIDA pinnata
ECHINAEA pallida
PEROVSKIA atriplicifolia 'Little Spire'
HEUCHERA micranatha var. *diversifolia* 'Palace Purple'
SALVIA nemorosa 'Mainacht'
ALLIUM spp.
SEDUM spp.
ASTER azureus
BAPTISIA australis
LIATRIS pycnostachya
SOLIDAGO rugosa 'Fireworks'
HEMEROCALLIS spp.
NEPETA spp.

Landscape Design Intent – Example Images



ARTISAN VILLAGE

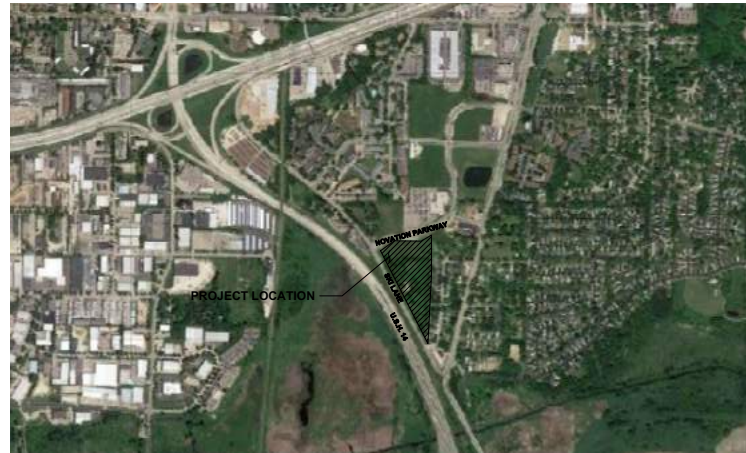
CITY OF FITCHBURG, WISCONSIN

LOT 14, NOVATION CAMPUS II, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 07 NORTH, RANGE 09 EAST, TOWN OF MADISON, DANE COUNTY, WISCONSIN.

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 01 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 02, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

DRAWING INDEX

TS0.0	TITLE SHEET
V1.0	1000 FOOT CONTEXT
V1.1	1000 FOOT CONTEXT ZONING
V1.2	500 FOOT CONTEXT PROPERTY OWNERS
V1.3	500 FOOT CONTEXT ZONING
S1.0	EXISTING CONDITIONS SURVEY
C1.0	GIP - SITE PLAN
C1.1	GIP - BUILDING SETBACK EXHIBIT
C2.0	GIP - PRELIMINARY GRADING PLAN
C3.0	GIP - PRELIMINARY UTILITY PLAN
L1.0	GIP - GENERAL LANDSCAPE PLAN
L1.1	GIP - SCREENING EXHIBIT
L1.2	GIP - AMENITIES PLAN
L1.3	GIP - BUS STOP LOCATION
ASK-001-014	GIP - FLOOR PLANS AND ELEVATIONS
ASK-015	GIP - SIGNAGE
ASK-017	GIP - RENDERING



PROJECT AREA



PROJECT INFORMATION

OWNER THE ALEXANDER COMPANY CONTACT: MATT MEIER 345 W. WASHINGTON AVE STE 301 MADISON, WI 53703 P: 608-268-8106 mdm@alexandercompany.com	ARCHITECT KAHLER SLATER CONTACT: THOMAS MILLER 44 EAST MIFFLIN ST. MADISON, WI 53703 P: 414-290-3748 tmiller@kahlerslater.com
CIVIL CONSULTANT JSD PROFESSIONAL SERVICES CONTACT: HANS JUSTESON 161 HORIZON DRIVE, SUITE 101 VERONA, WI 53593 P: 608-848-5060 (OFFICE) hans.justeson@jsdinc.com	

MUNICIPAL CONTACTS

TOWN OF MADISON DEPARTMENT OF PUBLIC WORKS CONTACT: RENEE SCHWASS 2120 FISH HATCHERY RD. MADISON, WI 53713-1289 P: 608-210-7264 schwassar@town.madison.wi.us	CITY OF FITCHBURG DEPARTMENT OF PUBLIC WORKS CONTACT: BILL BALKE, P.E. 5520 LACY ROAD FITCHBURG, WI 53711 P: 608-270-4260 bill.balke@fitchburgwi.gov
---	---

UTILITY CONTACTS

GAS MADISON GAS AND ELECTRIC CO. CONTACT: STEVE BEVERSDORF 133 S. BLAIR ST. MADISON, WI 53701-1231 P: 608-252-1552 C: 608-444-9620 Sbeversdorf@mge.com	CABLE TV CHARTER COMMUNICATIONS CONTACT: GLEN JAKUSZ 2701 DANIELS ST. MADISON, WI 53718 P: 608-274-3822 C: 608-209-3202 gjakusz@chartercom.com	ELECTRIC MADISON GAS AND ELECTRIC CO. CONTACT: CHRIS ERICKSON 133 S. BLAIR ST. MADISON, WI 53701-1231 P: 608-252-5670 C: 608-516-7940 cerickson@mge.com
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KENOSHA | APPLETON | WAUBSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P: 608.848.5060

CLIENT:
THE ALEXANDER
COMPANY

CLIENT ADDRESS:
345 W. WASHINGTON AVE STE 301
MADISON, WI 53703

PROJECT:
ARTISAN VILLAGE
NOVATION CAMPUS

PROJECT LOCATION:
FITCHBURG, WI
DANE COUNTY

PLAN MODIFICATIONS:		
#	Date	Description
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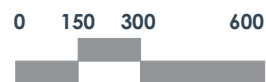
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Approved:

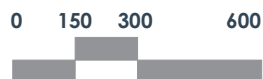
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TITLE SHEET

SHEET NUMBER:
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Toll Free (800) 242-8811





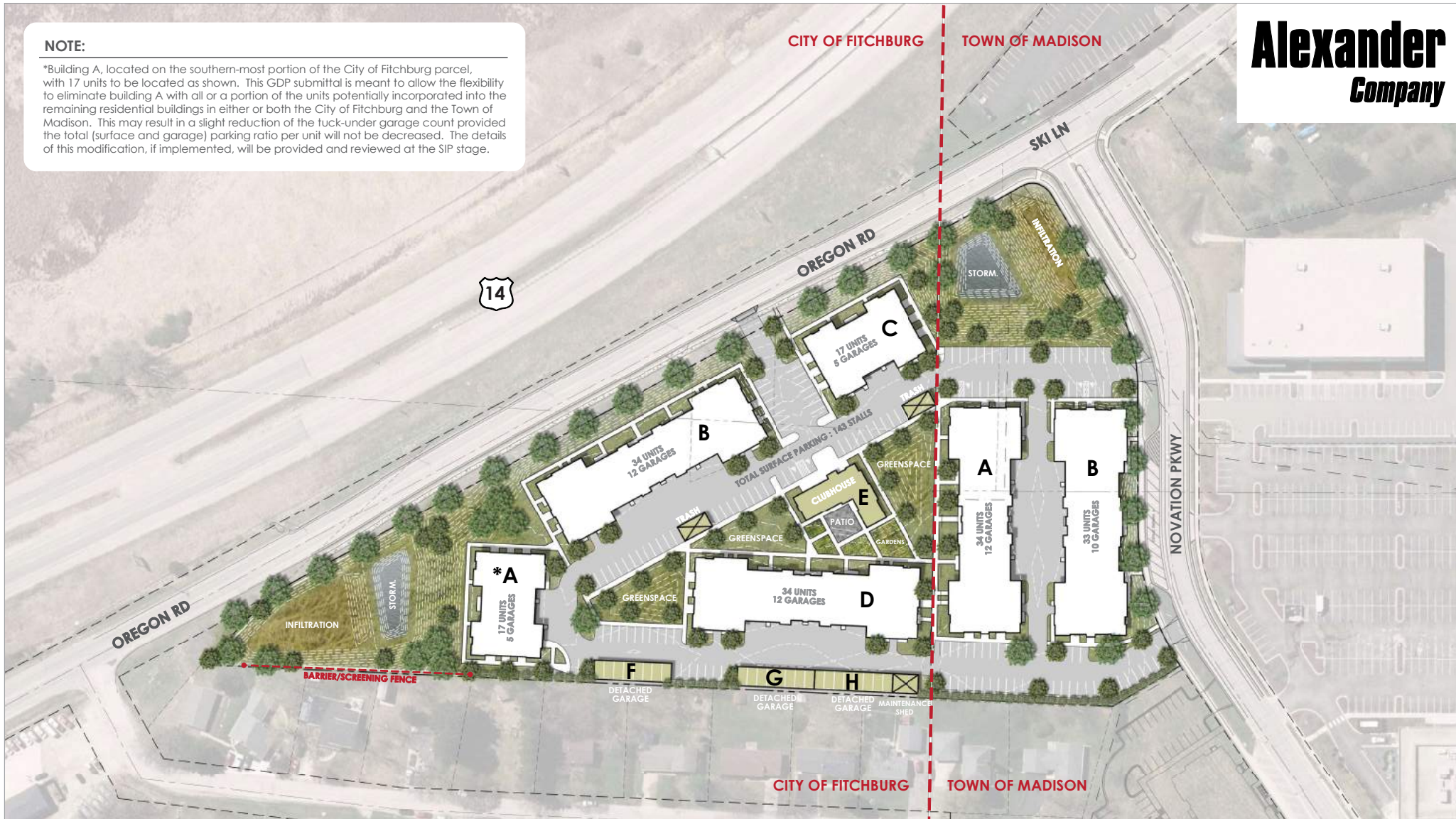


500 FT CONTEXT PROPERTY OWNERS

NOTE:

*Building A, located on the southern-most portion of the City of Fitchburg parcel, with 17 units to be located as shown. This GDP submittal is meant to allow the flexibility to eliminate building A with all or a portion of the units potentially incorporated into the remaining residential buildings in either or both the City of Fitchburg and the Town of Madison. This may result in a slight reduction of the tuck-under garage count provided the total (surface and garage) parking ratio per unit will not be decreased. The details of this modification, if implemented, will be provided and reviewed at the SIP stage.

**Alexander
Company**



ARTISAN VILLAGE

GENERAL IMPLEMENTATION PLAN

MAY, 2018



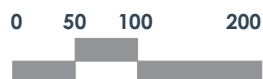
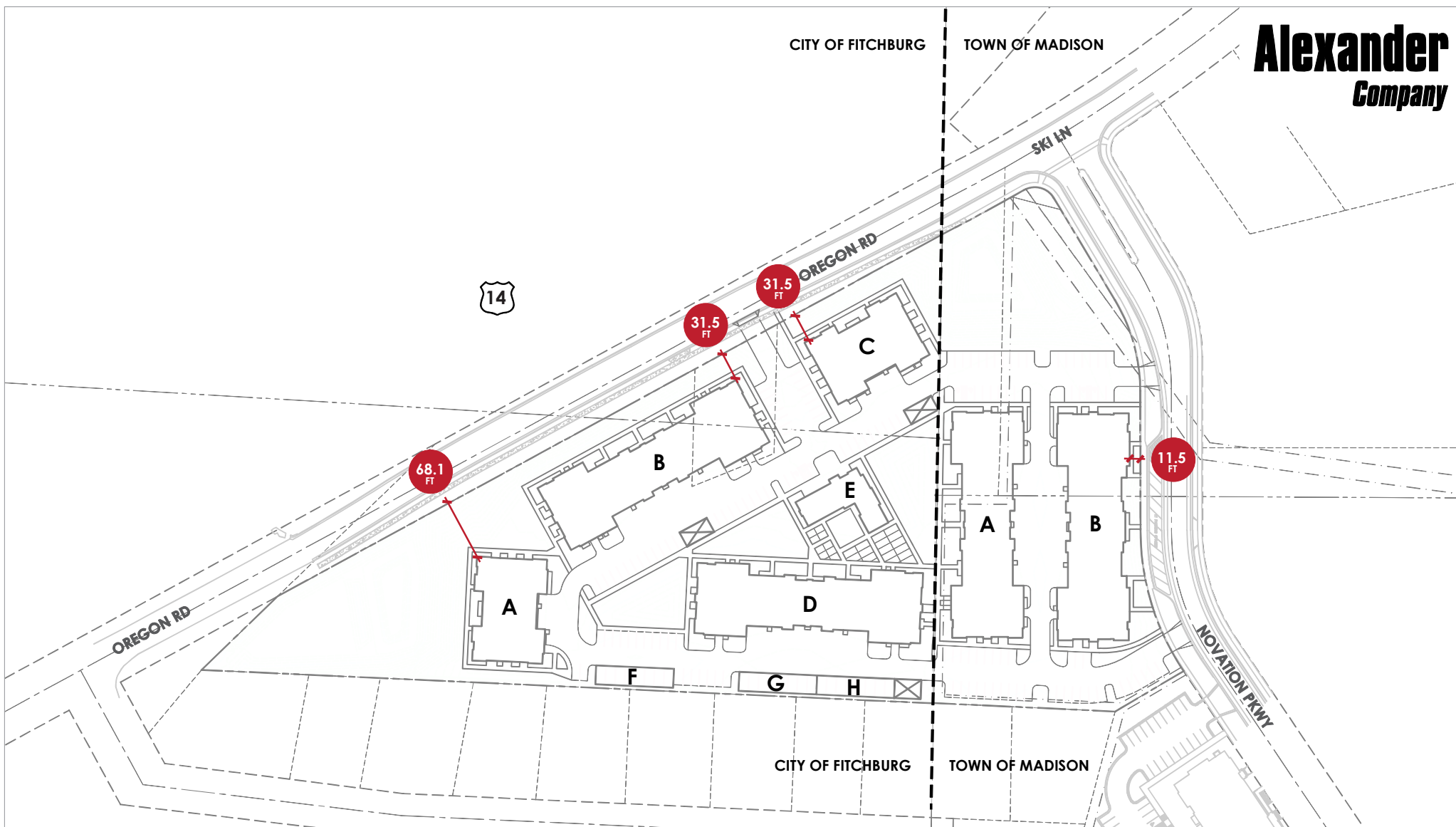
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C1.0
SITE PLAN



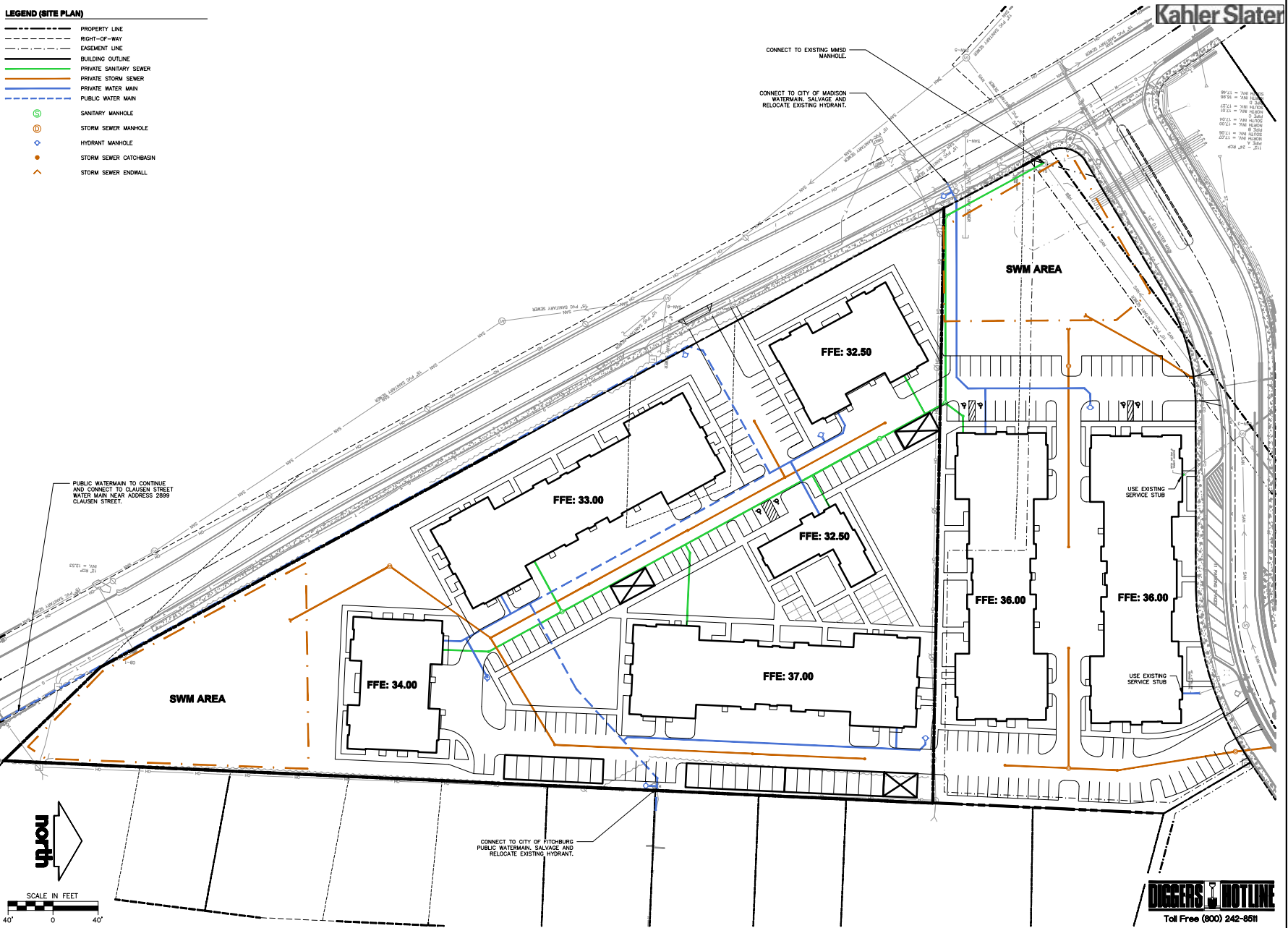


JED PROJECT NO:

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LEGEND (SITE PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- PRIVATE SANITARY SEWER
- PRIVATE STORM SEWER
- PRIVATE WATER MAIN
- PUBLIC WATER MAIN
- SANITARY MANHOLE
- STORM SEWER MANHOLE
- HYDRANT MANHOLE
- STORM SEWER CATCHBASIN
- STORM SEWER ENDWALL



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P. 608.848.8080

CLIENT:
**THE ALEXANDER
COMPANY**

CLIENT ADDRESS:
**345 W. WASHINGTON AVE STE 301
MADISON, WI 53703**

PROJECT:
**ARTISAN VILLAGE
NOVATION CAMPUS**

PROJECT LOCATION:
**FITCHBURG, WI
DANE COUNTY**

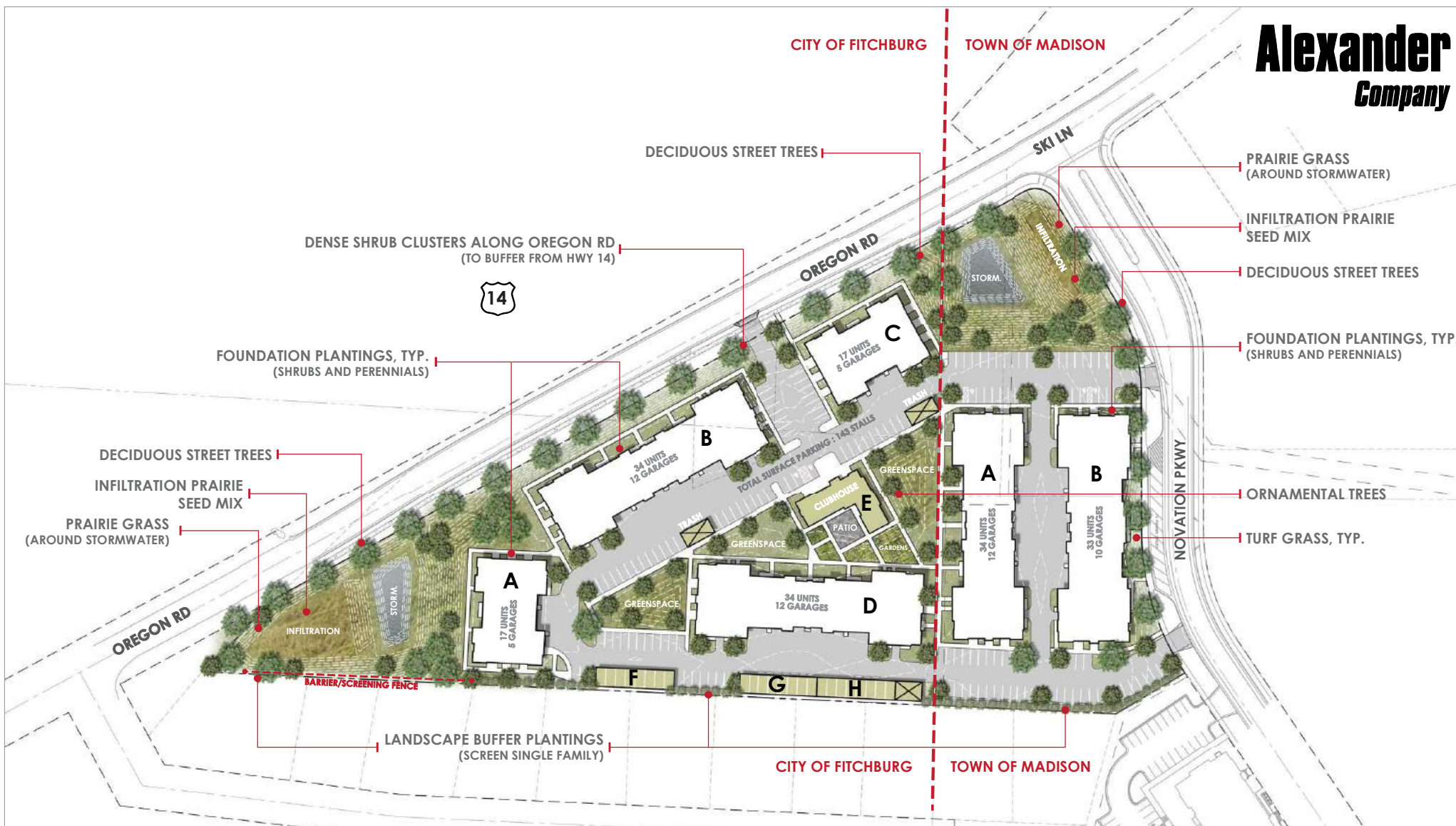
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Design/Drawn:
Approved:

SHEET TITLE:
**PRELIMINARY
UTILITY PLAN**

SHEET NUMBER:
C3.0

PROJECT NUMBER: 17-4000



PROPOSED BUILDING

PROPOSED GARAGE
8 STALLS

LAYERED DECIDUOUS SHRUBS



ROW OF UPRIGHT EVERGREEN SHRUBS



LAYERED ORNAMENTAL GRASSES



SHREDDED HARDWOOD BARK MULCH



MEDIUM DECIDUOUS TREE/ORNAMENTAL TREE



DENSE LANDSCAPE BUFFER ALONG
PROPERTY LINE WITH INTERMITTENT
ORNAMENTAL GRASSES ALONG
GARAGE

ARTISAN VILLAGE

GENERAL IMPLEMENTATION PLAN
MAY, 2018



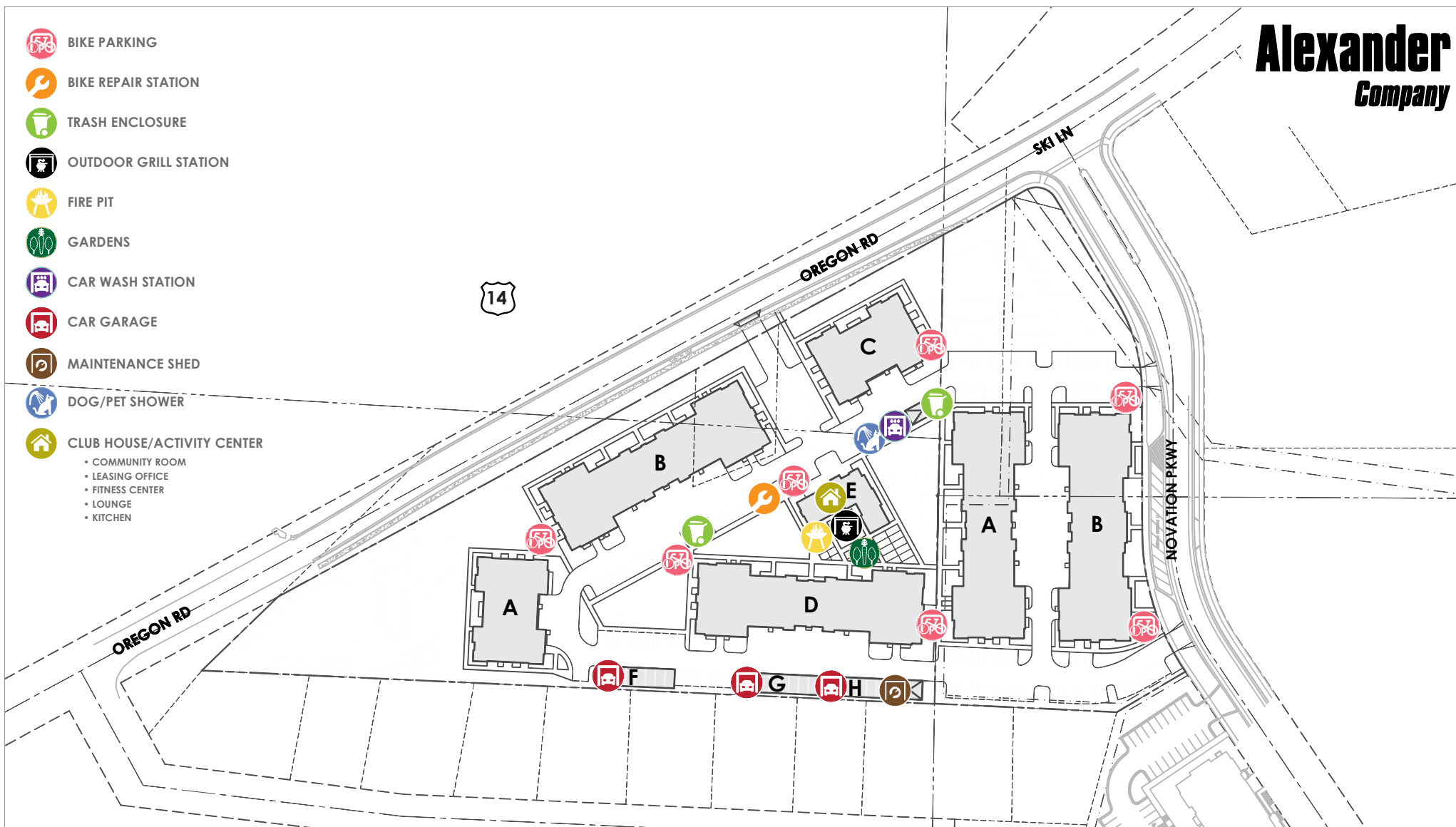
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L1.1
SCREENING EXHIBIT

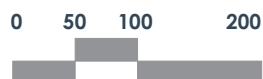
-  BIKE PARKING
-  BIKE REPAIR STATION
-  TRASH ENCLOSURE
-  OUTDOOR GRILL STATION
-  FIRE PIT
-  GARDENS
-  CAR WASH STATION
-  CAR GARAGE
-  MAINTENANCE SHED
-  DOG/PET SHOWER
-  CLUB HOUSE/ACTIVITY CENTER

- COMMUNITY ROOM
- LEASING OFFICE
- FITNESS CENTER
- LOUNGE
- KITCHEN



ARTISAN VILLAGE

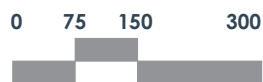
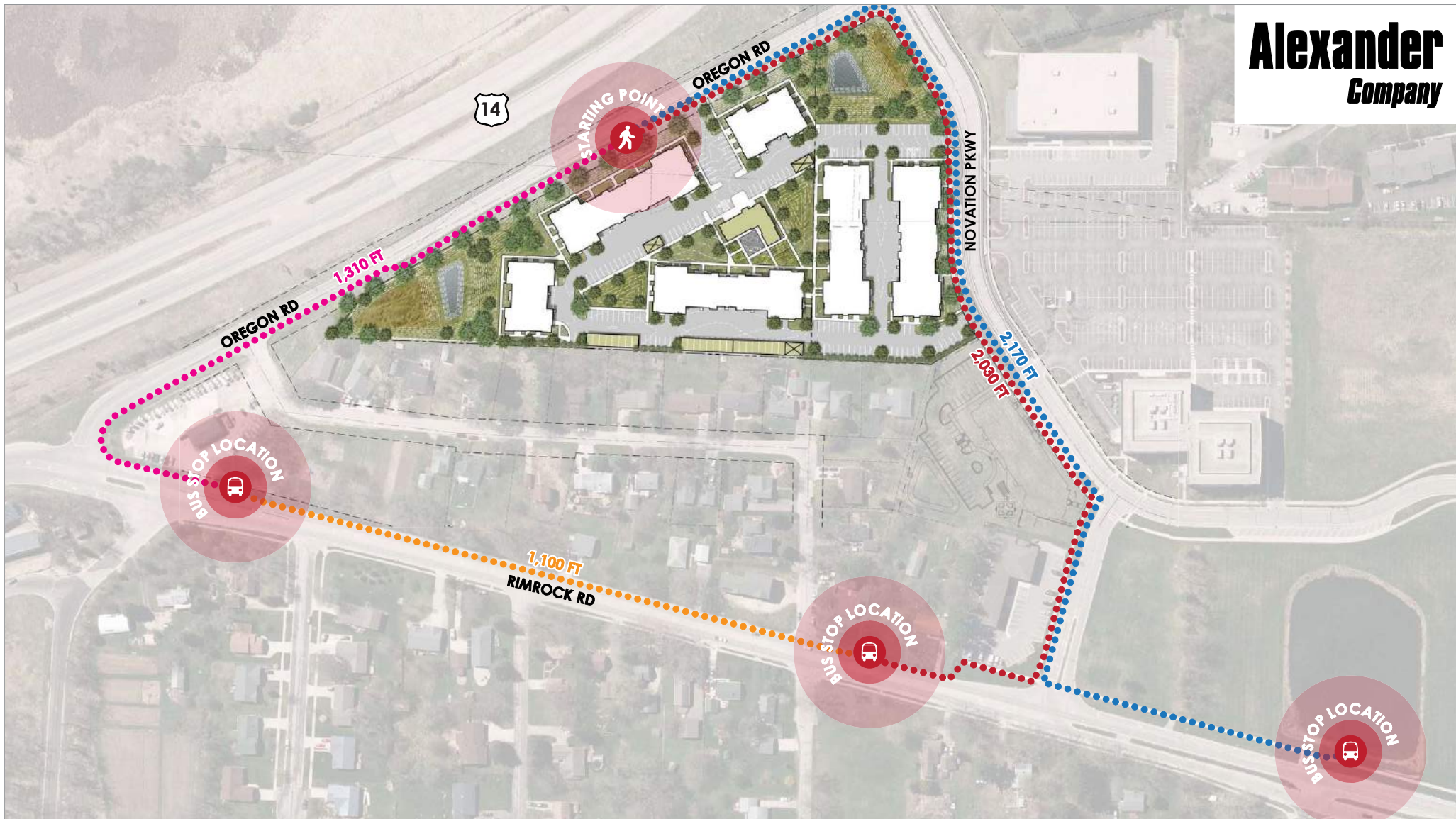
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MAY, 2018

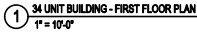


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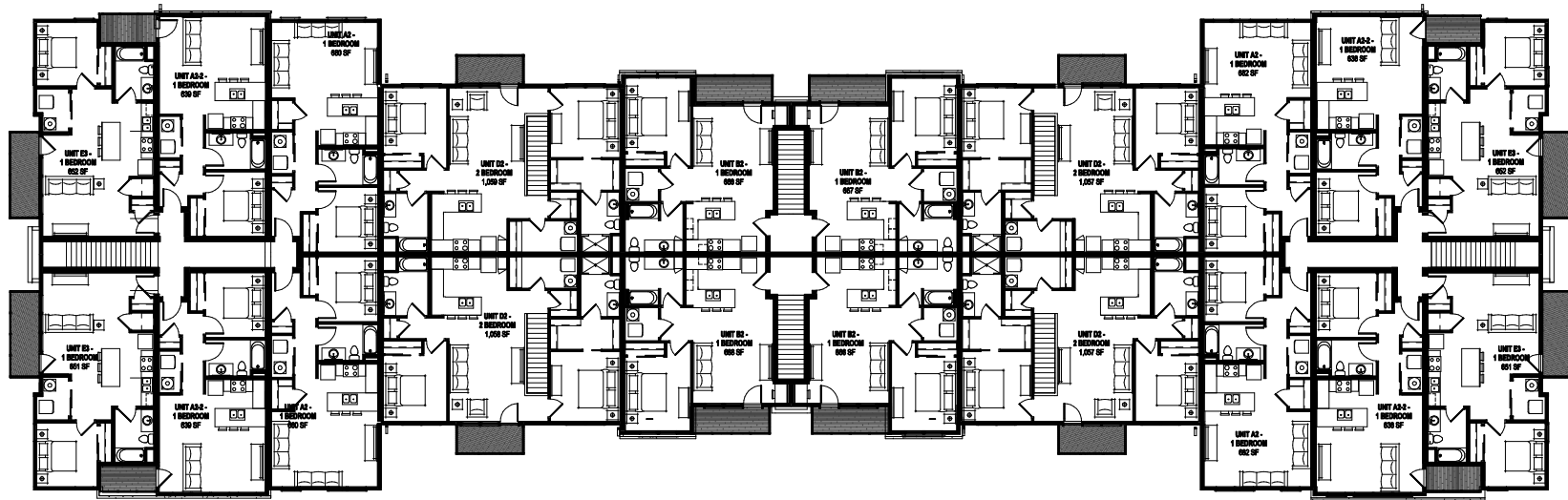
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AMENITIES PLAN





Sheet No.
ASK-001

NOT FOR
CONSTRUCTION



1 34 UNIT BUILDING - SECOND FLOOR PLAN
1" = 10'-0"

Revisions

Schematic

SCOPE DOCUMENTS

Drawing Date
05/22/18

ARTISAN VILLAGE

34-UNIT APARTMENT BUILDING

Project No. THE ALEXANDER COMPANY
218015.00 000123

Sheet Title
SECOND FLOOR PLAN

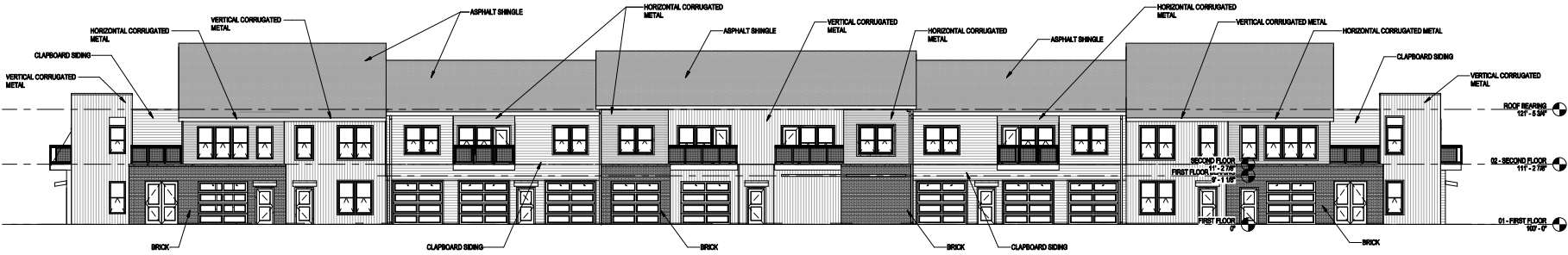
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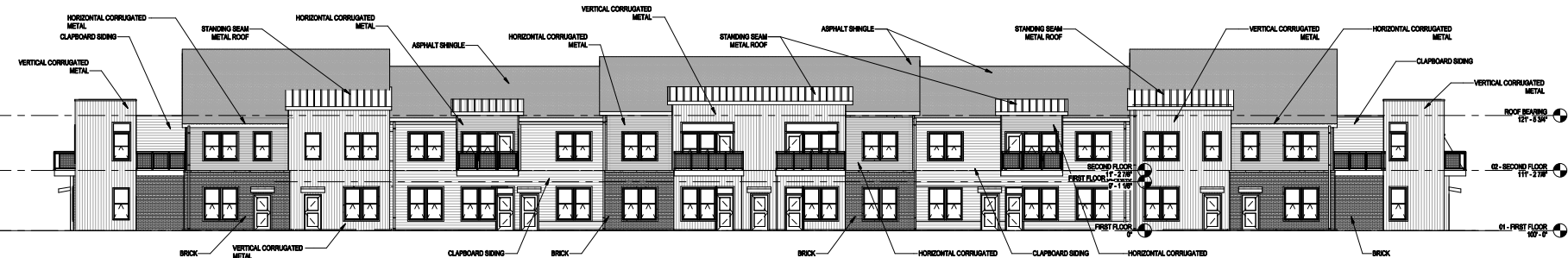
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③ EAST ELEVATION
1" = 10'-0"



② SOUTH ELEVATION
1" = 10'-0"



① NORTH ELEVATION
1" = 10'-0"

Revisions

Schematic

SCOPE DOCUMENTS

Drawing Date
05/22/18

ARTISAN VILLAGE

34 UNIT APARTMENT BUILDING

Project No. 218015.00 THE ALEXANDER COMPANY
000123

Sheet Title

ELEVATIONS

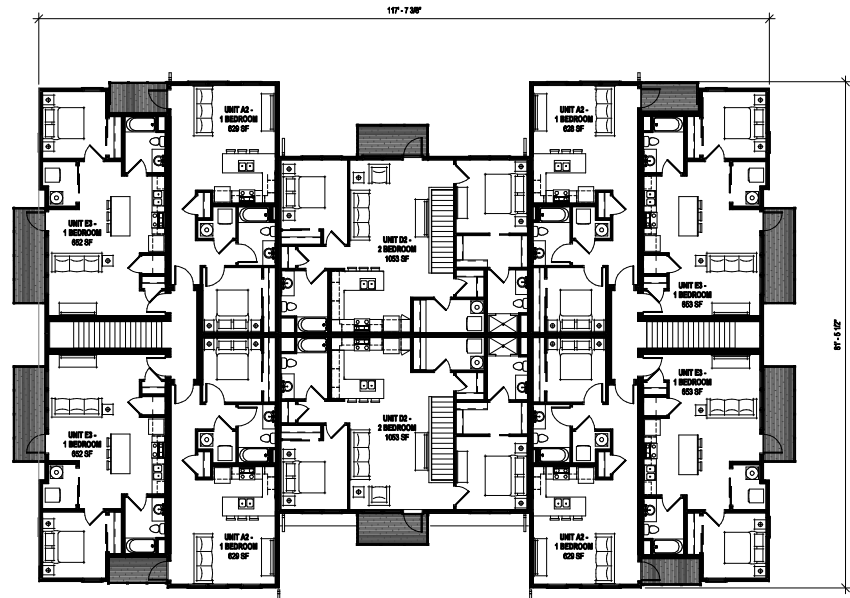
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Sheet No.
ASK-003

Sheet No.
ASK-004



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1 17 UNIT BUILDING - SECOND FLOOR PLAN
1" = 10'-0"

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Drawing Date
05/22/18

ARTISAN VILLAGE

17-UNIT APARTMENT BUILDING

Project No. THE ALEXANDER COMPANY
218015.00 000123

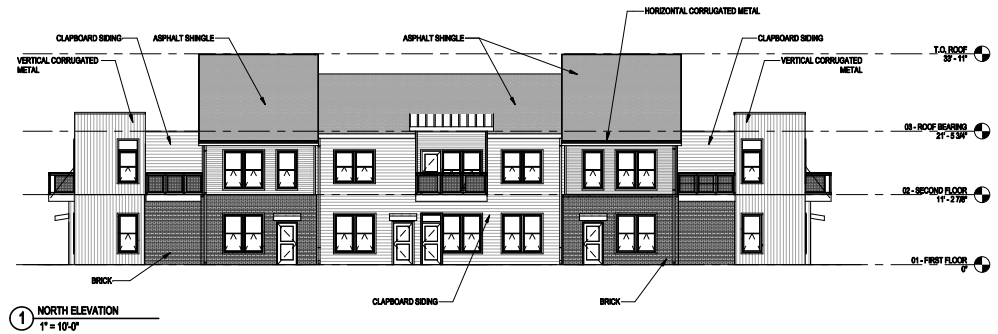
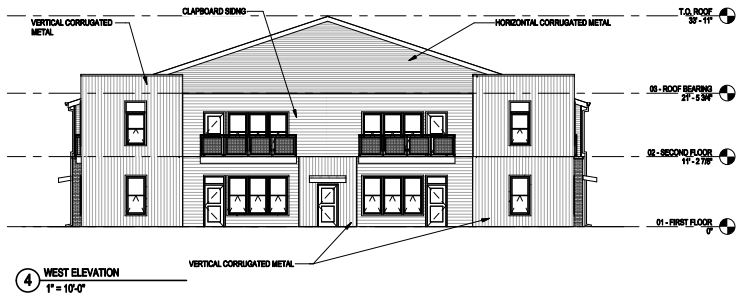
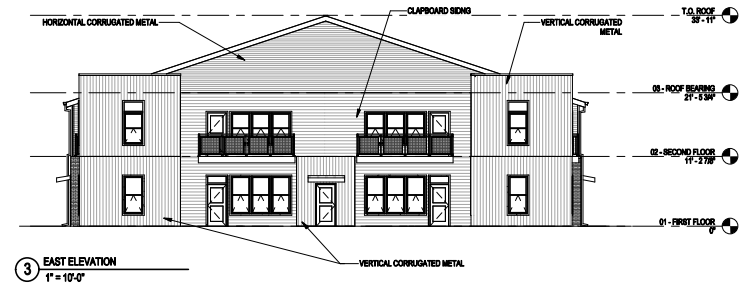
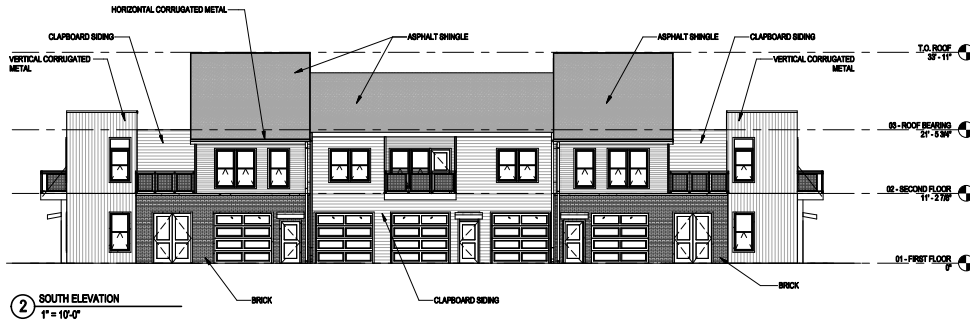
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SECOND FLOOR PLAN

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ASK-005

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CONSTRUCTION



Revisions

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SCOPE DOCUMENTS

Drawing Date
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ARTISAN VILLAGE

17-UNIT APARTMENT BUILDING

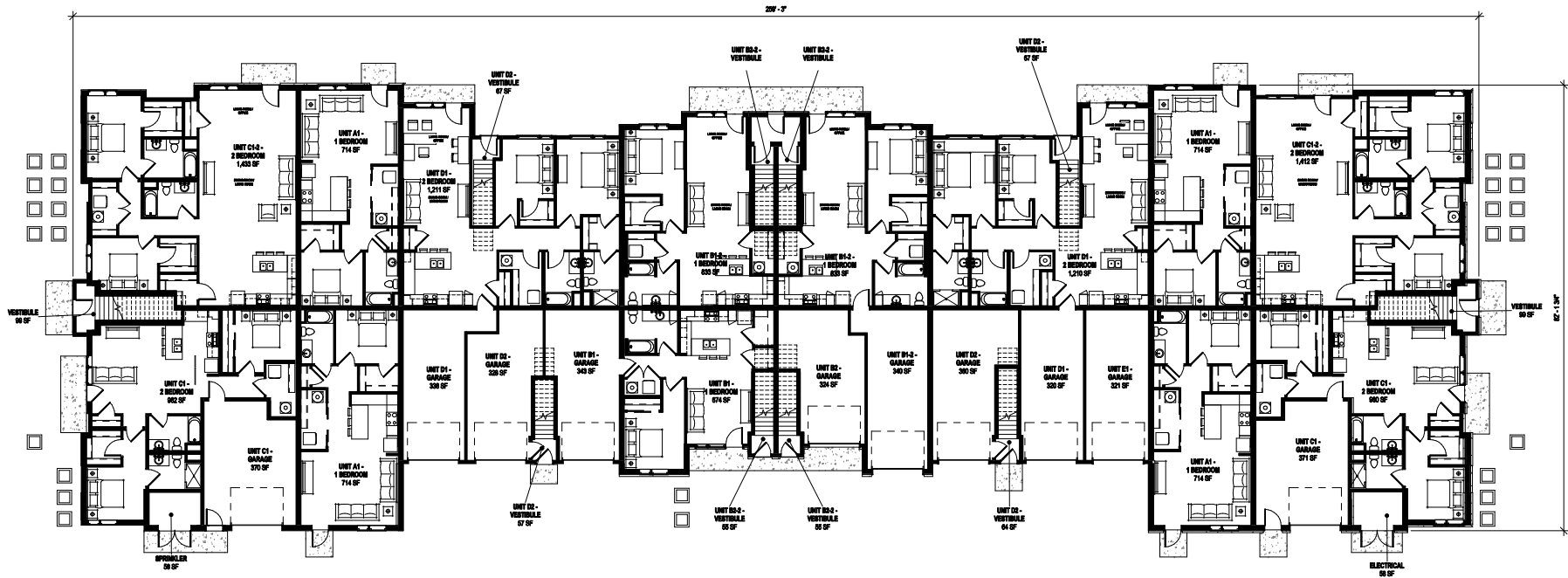
Project No. 218015.00 THE ALEXANDER COMPANY
000123

Sheet Title
ELEVATIONS

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Sheet No.
ASK-006

NOT FOR
CONSTRUCTION



1 33 UNIT LIVELINE BUILDING - 1ST FLOOR PLAN
1" = 10'-0"

Revisions

Schematic

SCOPE DOCUMENTS

Drawing Date
05/22/18

ARTISAN VILLAGE

33-UNIT LIVELINE APARTMENT
BUILDING (10 LOFTS)

Project No. THE ALEXANDER COMPANY
218015.00 000123

Sheet Title
FIRST FLOOR PLAN

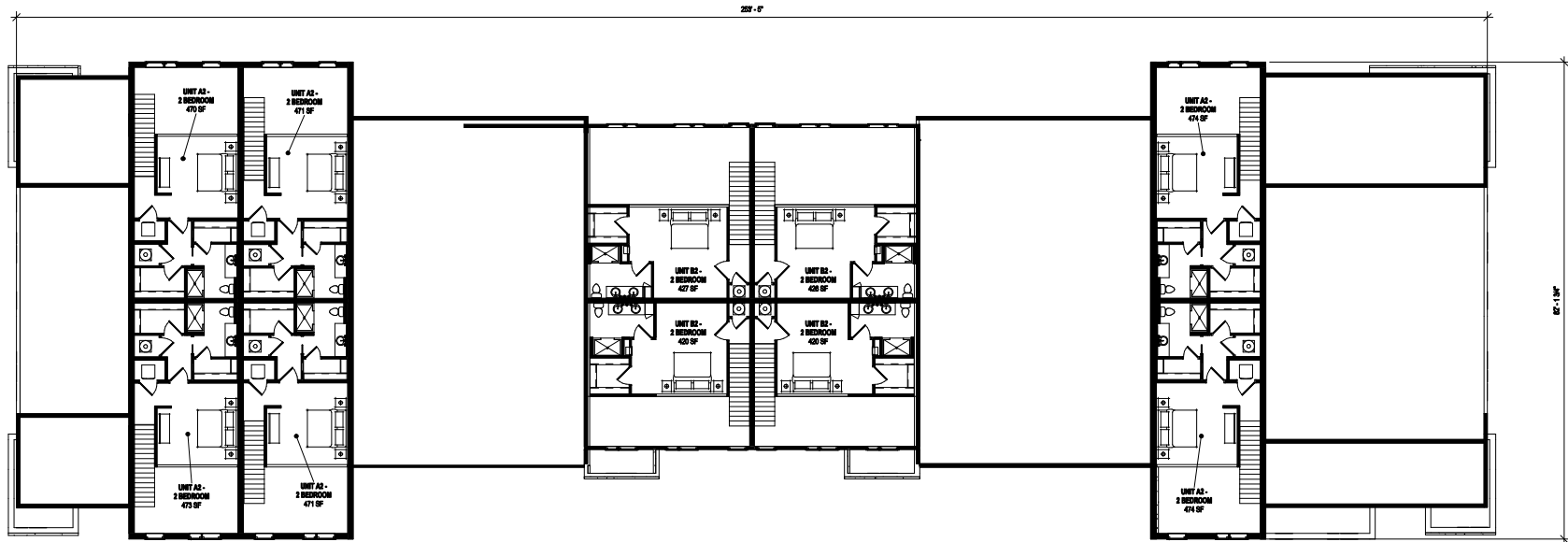
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Sheet No.
ASK-007



Sheet No.
ASK-008

NOT FOR
CONSTRUCTION



Revisions

Schematic

SCOPE DOCUMENTS

Drawing Date
05/22/18

ARTISAN VILLAGE

33-UNIT LIVELINE APARTMENT
BUILDING (10 LOFTS)

Project No. THE ALEXANDER COMPANY
218015.00 000123

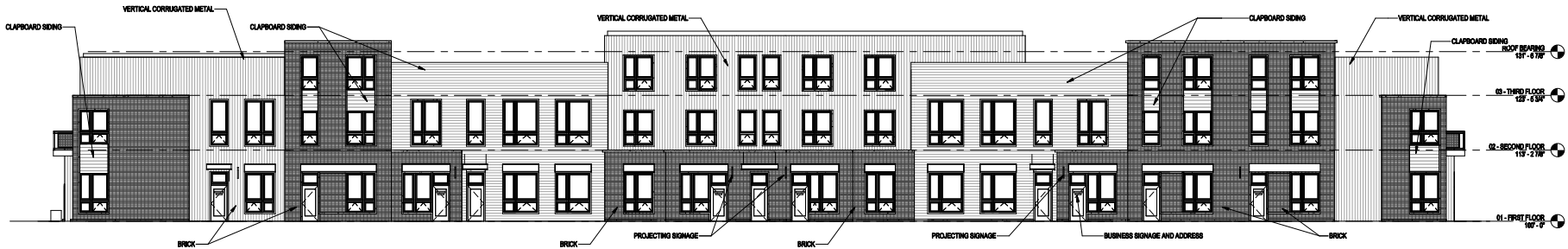
Sheet Title
LOFT FLOOR PLAN

1 33 UNIT LIVELINE BUILDING - THIRD FLOOR PLAN
1" = 10'-0"

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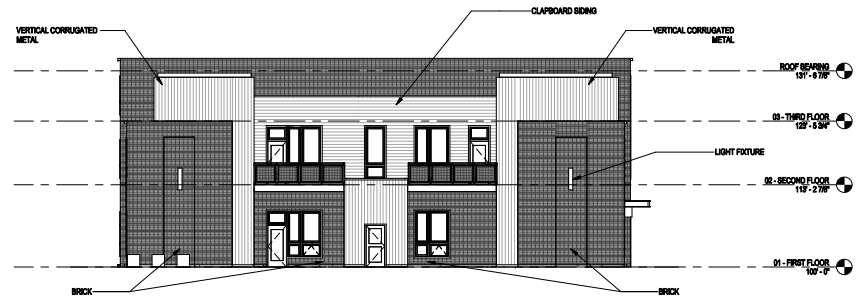
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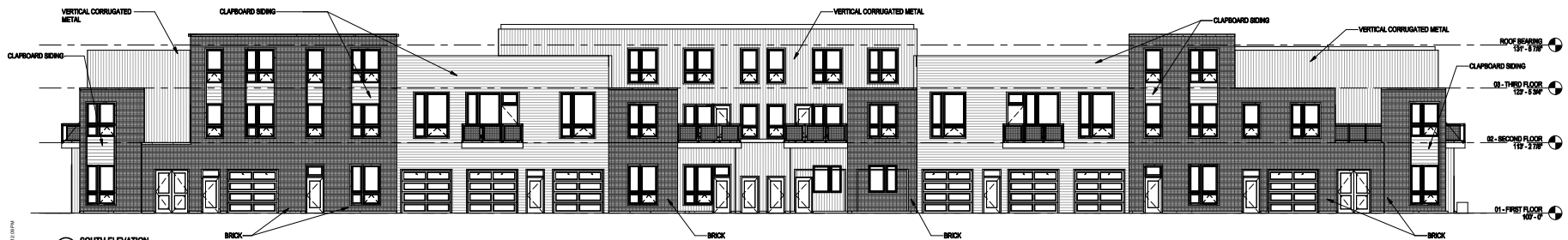
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1" = 10'-0"



③ WEST ELEVATION
1" = 10'-0"



② EAST ELEVATION
1" = 10'-0"



① SOUTH ELEVATION
1" = 10'-0"

NOT FOR
CONSTRUCTION

Revisions

Schematic

SCOPE DOCUMENTS

Drawing Date
05/22/18

ARTISAN VILLAGE

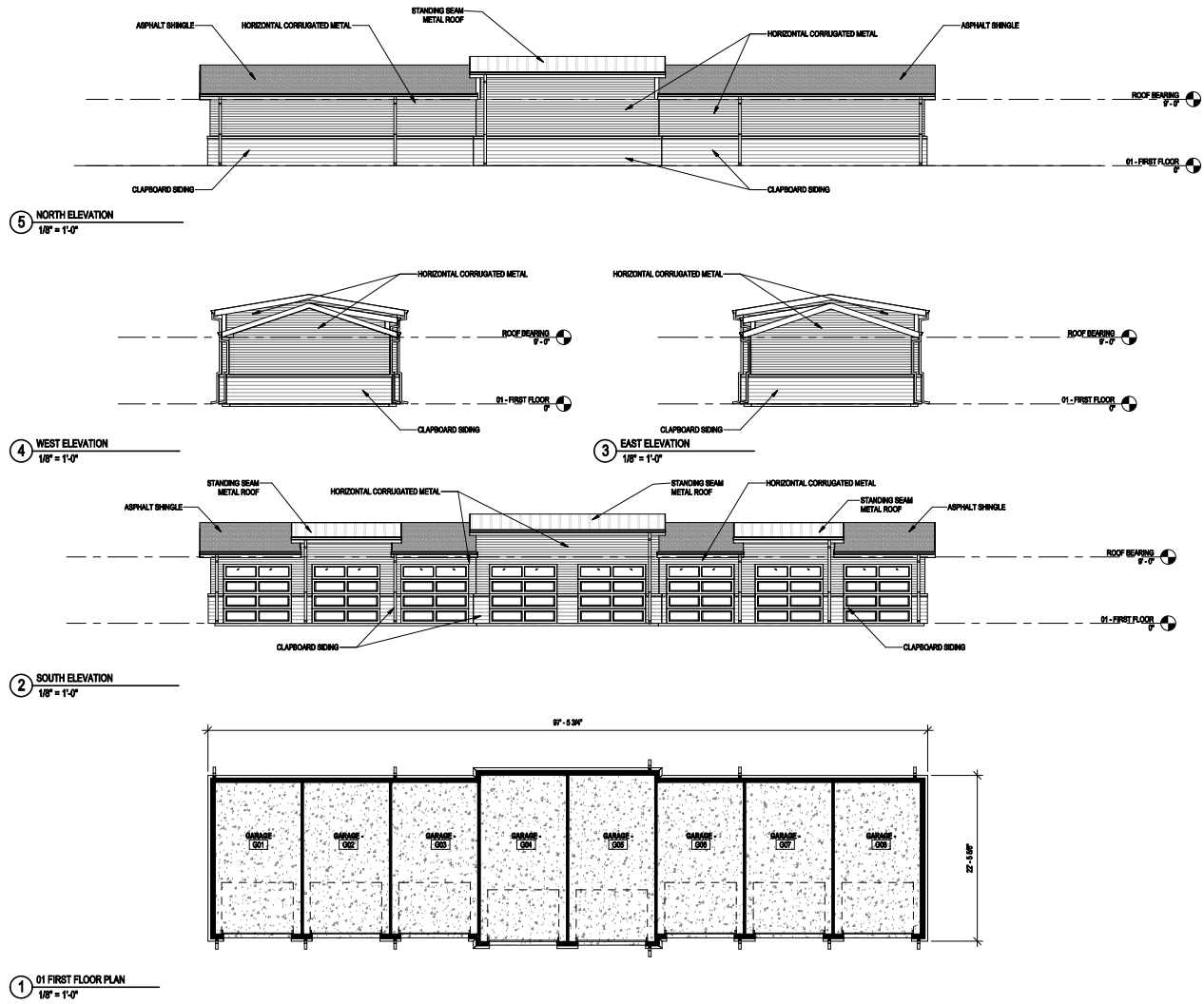
33-UNIT LIVELINE APARTMENT
BUILDING (10 LOFTS)

Project No. THE ALEXANDER COMPANY
218015.00 000123

Sheet Title
ELEVATIONS

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111 West Wisconsin Avenue, Milwaukee, Wisconsin 53233
Telephone 414.272.2000 Fax 414.272.2001
44 East Mills Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.263.6300 Fax 608.263.6317

Sheet No.
ASK-010



NOT FOR
CONSTRUCTION

Revisions

Schematic

SCOPE DOCUMENTS

Drawing Date
05/22/18

ARTISAN VILLAGE

GARAGE TYP.

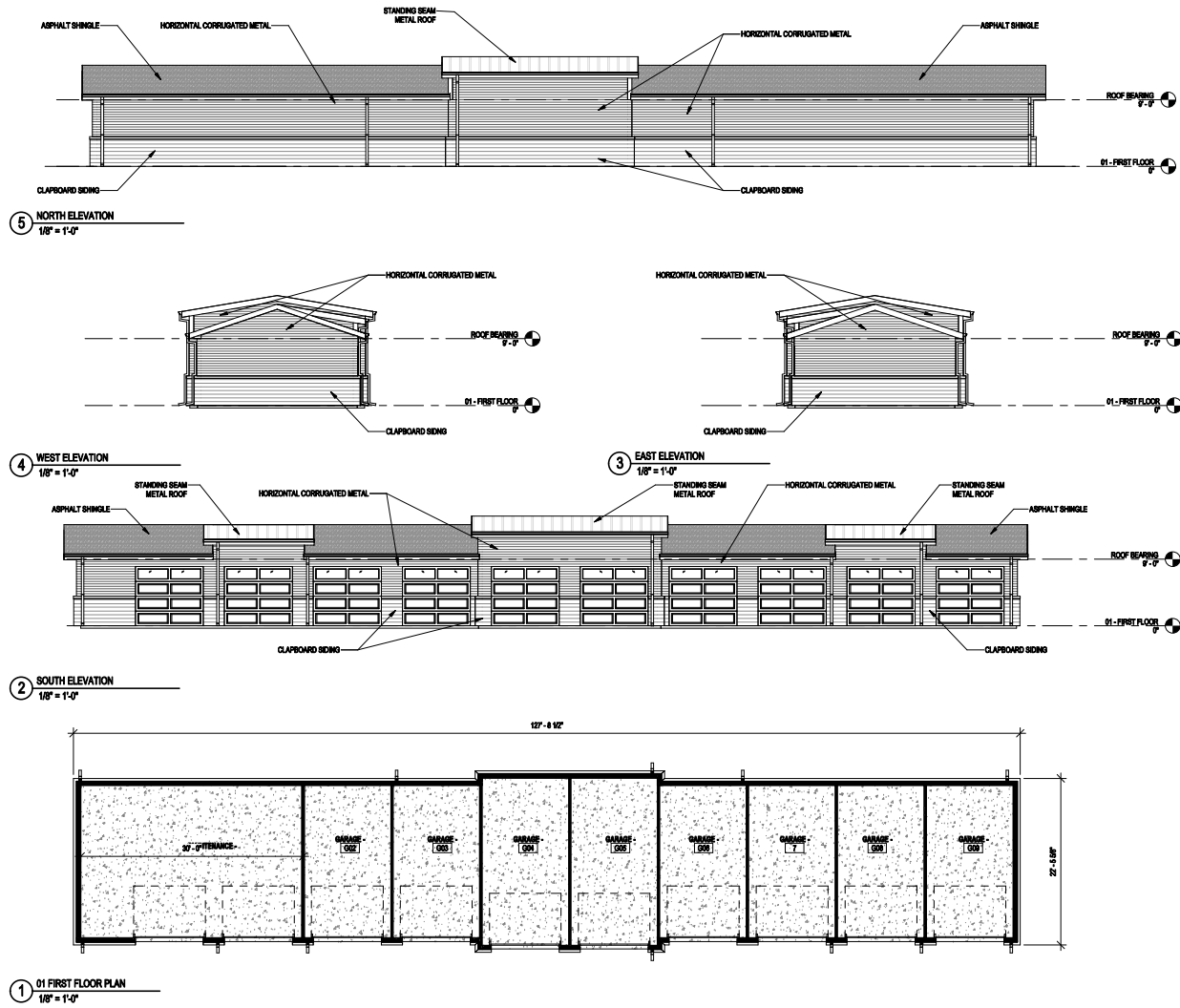
Project No. 218015.00 THE ALEXANDER COMPANY
000123

Sheet Title

GARAGE - TYP.

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ASK-013



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Revisions

Schematic

SCOPE DOCUMENTS

Drawing Date
05/22/18

ARTISAN VILLAGE

GARAGE WITH MAINTENANCE SHED

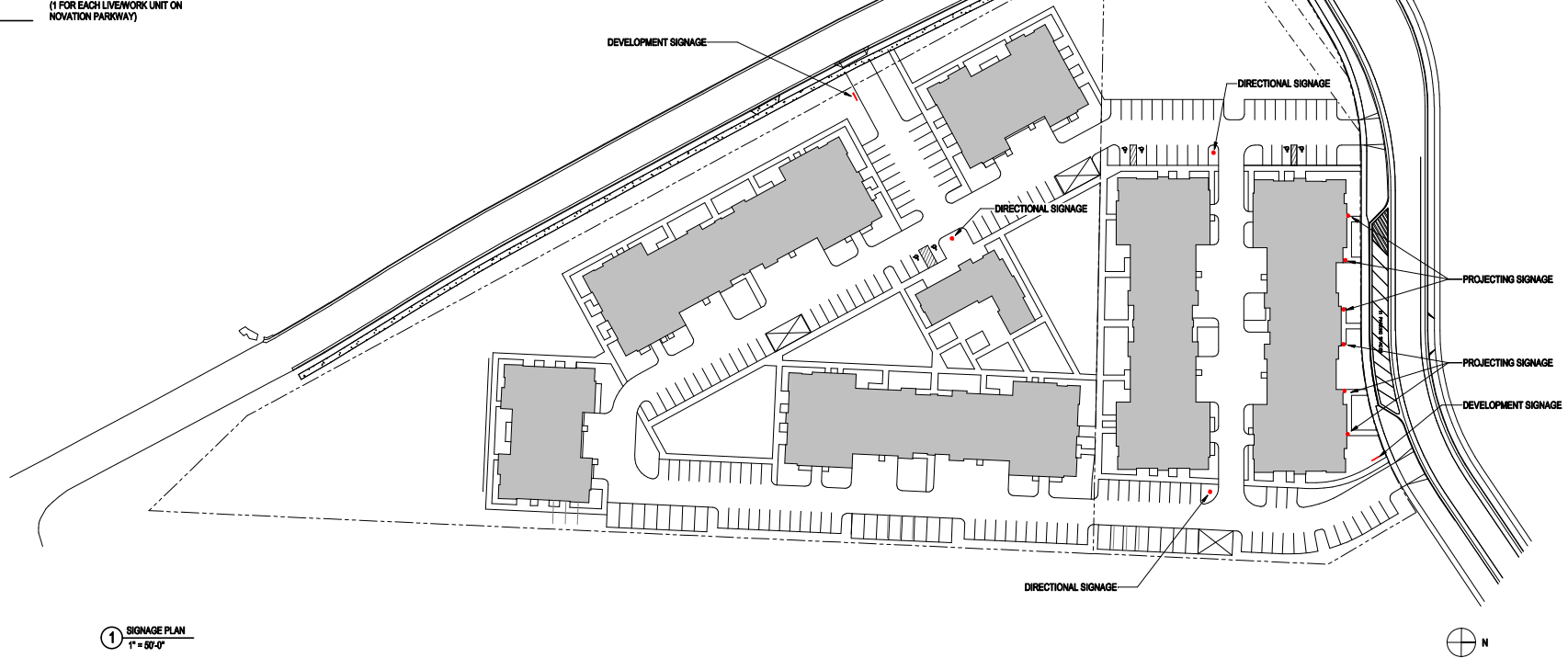
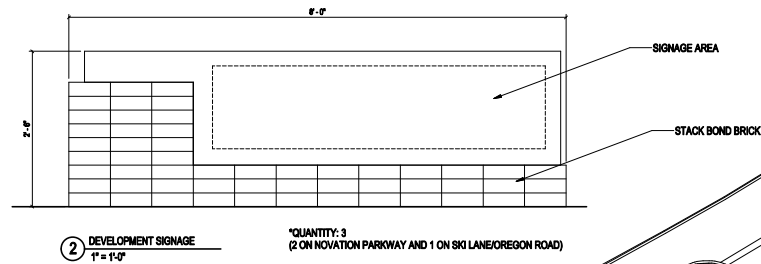
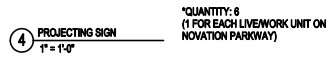
Project No. 218015.00 THE ALEXANDER COMPANY
000123

Sheet Title

**GARAGE W/
MAINTENANCE**

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Sheet No.
ASK-014



Sheet No.
ASK-015



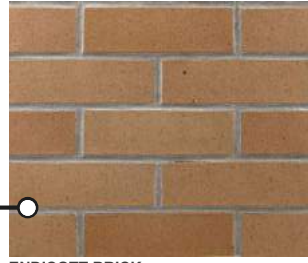
STUCCO FINISH FIBER CEMENT PANEL
DARK ORANGE



STEEL CHANNEL ABOVE OPENINGS
BLACK



VERTICAL CORRUGATED METAL
LIGHT GRAY / SILVER



ENDICOTT BRICK
DESERT IRONSPOT LIGHT



NOT FOR
CONSTRUCTION

Revisions

Schematic

SCOPE DOCUMENTS

Drawing Date
05/22/18

ARTISAN VILLAGE

PERSPECTIVE OF LIVELINE APARTMENT
BUILDING ON NOVATION PARKWAY

Project No. 218015.00 THE ALEXANDER COMPANY
000123

Sheet Title
PERSPECTIVE OF
LIVELINE

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Sheet No.
ASK-017

Attachment C: Artisan Village Southdale Neighborhood Plan – Urban Residential District Consistency*					
	Southdale Neighborhood Plan Urban Residential District	Novation Campus – Artisan Village (development as a whole)			Plan Consistency (Y/N)
Recommended Uses	Higher density residential; supportive neighborhood retail; live/work units, institutional	Higher density residential, live/work units			Y
Use Description	Town homes, low and mid-rise condos, apartments, supportive neighborhood retail	Apartments, live/work			Y
Development Intensity	Residential: 10-20 dwelling units/acre Non-residential: 10,000 square feet per site max. FAR: 0.25-3.0	City of Fitchburg Parcels	Town of Madison Parcels	Overall Project	Y
		Residential: 102 units / 5.34 acres = 19.1 du/acre	Residential: 67 units / 2.88 acres = 23.26 du/acre	Residential: 169 units / 8.22 acres = 20.55 du/acre	
		FAR: 0.49	FAR: 0.64	FAR: 0.54	
Building Heights	2-4 stories Building stepback of at least 6 feet for fourth floor	2-3 stories N/A			Y N/A
Principle Building Setbacks (from right-of-way)	5 feet minimum 15 feet maximum	Setbacks range from 11.5 feet minimum along Novation Parkway to A 68.5-foot maximum along Oregon Road			N**
Open Space Ratio (minimum)	0.25	City of Fitchburg Parcels	Town of Madison Parcels	Overall Project	Y
		2.25 acres (0.42)	1.0 acres (0.35)	3.25 acres (0.39)	
Vehicular Parking	On-street and surface parking Parking between building and street is discouraged	Surface, on-street parking, tandem surface parking, and attached and detached garages None proposed			Y
Signage	For non-residential: wall mounted, window, canopy or awning style	Wall mounted/Projecting/Blade signage anticipated			Y

**Some of the buildings will exceed the building setback guidelines per the neighborhood plan due to site constraints. Please note that the metrics identified in the neighborhood plan are qualified with the following language: *“These guidelines are intended to be flexible and they should be applied only as site requirements allow.”*

Attachment D – Neighborhood Meeting Notification
Artisan Village GIP

April 26, 2018

RE: Neighborhood Meeting Open House

Dear Neighbor,

A neighborhood meeting open house will be held at **2450 Rimrock Road on May 22, 2018 at 5:30 pm** to review plans for the development of Artisan Village at the Novation Campus (8.22 acres) located at the southwest corner of the intersection of Ski Lane and Novation Parkway.

The goal of the development proposal is to contribute to the overall success of the Southdale Neighborhood in creating an urban, mixed-use, walkable community by providing workforce housing with a variety of amenities that will appeal to a multitude of interests and lifestyles.

The development proposal includes a collection of seven residential buildings organized around a central green space and clubhouse. Various site amenities are being considered, including live/work units, community room, fitness center, outdoor patio with grilling stations and fire pit, gardens, bike repair stations, car wash station, streaming wifi in social areas, and onsite management and maintenance.

Approximately 160-180 multi-family residences are proposed with a variety of unit sizes, including apartment-style 1- and 2-bedroom residences, and live/work units aimed at providing workforce housing for start-up or home occupation businesses, service type uses, or artist workspace. Both attached and detached garage stalls are proposed for some units.

The architectural massing will generally be two stories with buildings oriented towards the street where possible. The northernmost building fronting Novation Parkway may be slightly taller with loft-style units adding a partial third floor. The design character for this building is slightly more commercial-feeling with live/work opportunities on the first floor. The remaining two-story buildings will be designed to reflect a more residential context. Consideration is also being given to the treatment and design of a buffer area reserved along the eastern property line.

Formal applications for rezoning are anticipated to be submitted to the City of Fitchburg and Dane County in May 2018.

For inquiries and further information, we respectfully request your attendance at the neighborhood meeting open house on **May 22, 2018 at 2450 Rimrock Road**. Please feel free to park in the main parking lot on the back side of the building where you will find the entrance to the lobby. The meeting will be held on the first floor.

Please note that if you are not able to attend this meeting and would like still participate in the review and comment process, we are open to scheduling individual in-person meetings or telephone conferences. To schedule an individual meeting or telephone conference, please contact: Matt Meier, Email: mdm@alexandercompany.com; Tel. 608-268-8106.

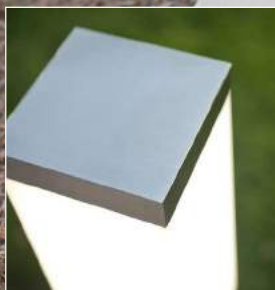
Sincerely,

The Alexander Company, Inc.



RINCON™ BOLLARD

PRODUCT DATA





RINCON™ BOLLARD

PRODUCT DATA

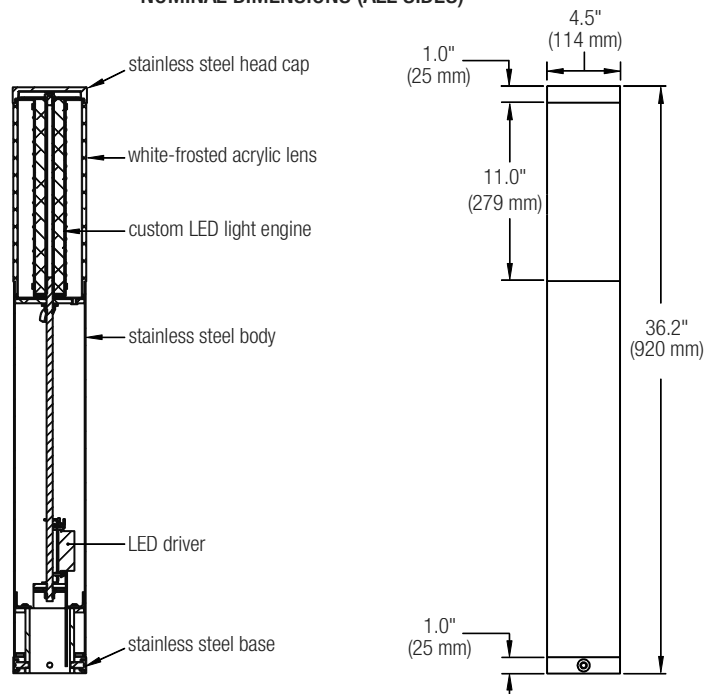
The **Rincon Bollard** blends a minimalist form, stainless steel construction, and the unparalleled performance of Cree® LEDs. Precision manufacturing gives shape to the 4.5" square profile and creates a virtually seamless appearance. Optional perforated shields add to the bollard's versatility. Coordinating Rincon Pathway Bollards and Rincon Pedestrian Lighting make it easy to carry Rincon's aesthetic across a project.

MATERIAL & CONSTRUCTION DETAILS

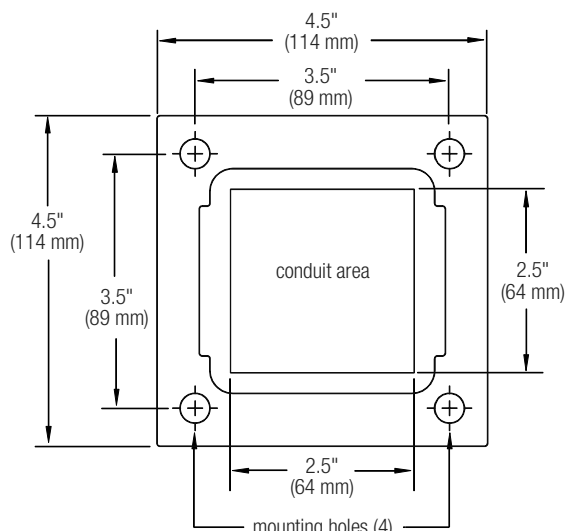
INSTALLATION & MAINTENANCE

MATERIALS & FINISHES	LED LIGHT ENGINE & DRIVER	INSTALLATION
- Head consists of a .25" (6.4 mm) thick white-frosted acrylic lens and a cast stainless steel head cap with a Satin finish. - Body is constructed from .06" (1.5 mm) stainless steel with a Satin finish or powdercoat finish. See the Forms+Surfaces Powdercoat Chart. Custom RAL colors are available for an upcharge. - Stainless steel cast base with a Slate Texture powdercoat finish. - Shields are stainless steel with a Satin finish and measure 10.76" (273 mm) high x 4.18" (106 mm) wide.	- Custom LED light engine with Cree® LEDs. - Features advanced LED technology with 14W, 3000K warm white and 4000K neutral white LEDs. - LED driver includes high efficiency, constant output current, with over-voltage, short circuit, and overload protection. - LED driver input power is 100-277 V. - Driver has 0-10V dimming capabilities. - LED driver certifications include: IP66 (waterproof) enclosure, and Class 2 rated output (UL1310/UL8750).	- Surface mounted with four tamper-resistant bolts. - Installation of a surge protector as part of each unit's wiring is recommended. - Stainless steel hardware is included. Templates are available upon request.
SHIELD OPTIONS	WEIGHT	MAINTENANCE
- Optional perforated shields can be specified for 1-4 sides of the fixture. Four standard shield designs are available for an upcharge. Please refer to pages 2 and 3 for details. - Custom shield designs are also available.	24 lbs (11 kg).	Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

NOMINAL DIMENSIONS (ALL SIDES)



BASE MOUNTING DETAIL



Cree® is a registered trademark of Cree, Inc. in the United States and/or other countries.

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RINCON™ BOLLARD

PRODUCT DATA

STAINLESS STEEL BODY AND SHIELD FINISH



STAINLESS STEEL, SATIN

LAMP DESCRIPTIONS

LAMP	DESCRIPTION	COLOR TEMPERATURE	LUMINAIRE LUMENS*	B.U.G. RATING
3000K LED	14W custom LED light engine	3000K	1020	B0-U3-G1
4000K LED	14W custom LED light engine	4000K	1020	B0-U3-G1

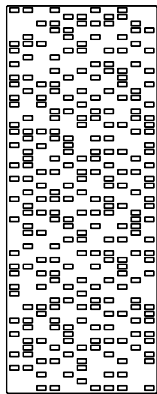
*LED lumens represents the absolute photometry for the luminaire, and indicates the lumens out of the entire fixture.

NOTE: Polar candela and isofootcandle plots can be found on the Rincon Bollard product page on our website.

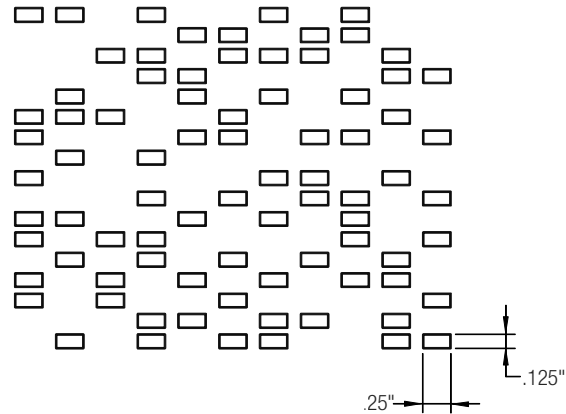
STANDARD SHIELD DESIGNS

Shields can be specified for one, two, three or four sides of the fixture.

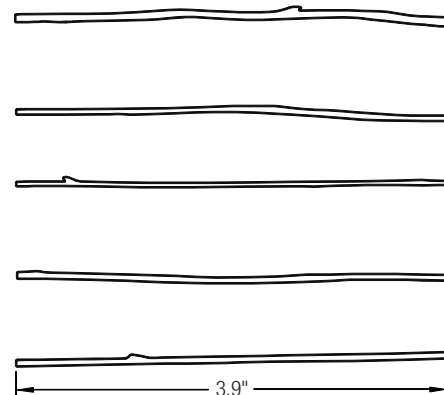
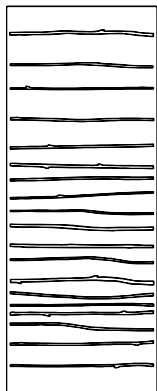
HURON



PERFORATION DETAIL



WILLOW



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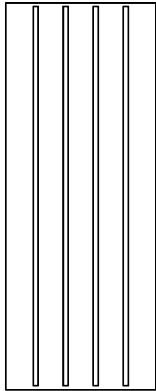


RINCON™ BOLLARD

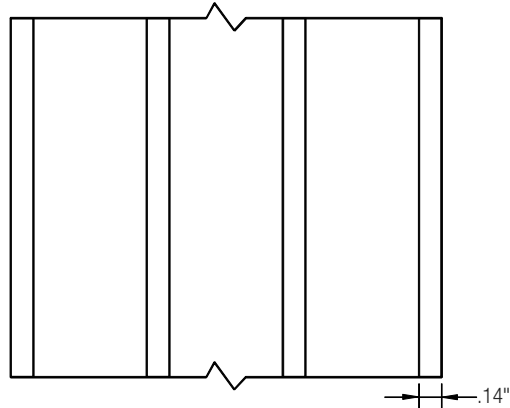
PRODUCT DATA

STANDARD SHIELD DESIGNS (CONTINUED)

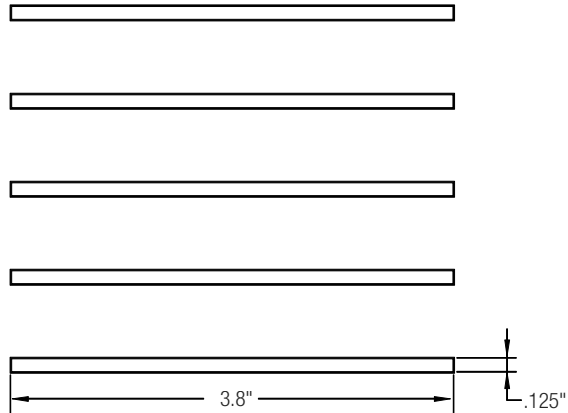
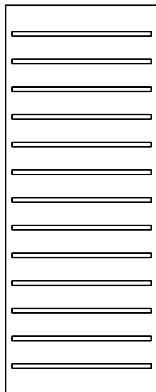
VERTICAL



PERFORATION DETAIL



HORIZONTAL



CERTIFICATION

- LBRIN-LED is ETL and C-ETL listed for wet locations.

ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Rincon Bollard Environmental Data Sheets for detailed environmental impact information.
- Metal components have a long life cycle and are 100% recyclable.
- Standard powdercoat finishes are no-VOC; non-standard powdercoat finishes are no- or low-VOC, depending on color.
- Low maintenance; easy to disassemble.



RINCON™ BOLLARD

PRODUCT DATA

MODEL NUMBERS AND DESCRIPTIONS

MODEL	DESCRIPTION
LBRIN-LED	Rincon Bollard, LED

PRODUCT OPTIONS

The following options are available for an upcharge

Add perforated shield(s) in standard designs	Add powdercoat color from Forms+Surfaces Powdercoat Chart
Add custom shield(s) with customer-supplied artwork	Custom RAL powdercoat color

LEAD TIME: 6 to 8 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

PRICING: Please contact us at **800.451.0410** or **sales@forms-surfaces.com**. At Forms+Surfaces, we design, manufacture and sell our products directly to you. Our sales team is available to assist you with questions about our products, requests for quotes, and orders. Territory Managers are located worldwide to assist with the front-end specification and quoting process, and our in-house Project Sales Coordinators follow your project through from the time you place an order to shipment.

TO ORDER SPECIFY: Quantity, color temperature, and shield (if applicable). Quote/Order Forms are available on our website to lead you through the specification process in a simple checkbox format.

NOTE: Because different computers will render colors and textures differently, actual colors and finishes may vary slightly from those shown here.

DESCRIPTION

Westwood 913 and 913-2 are ultra-compact wall fixtures for use with line voltage PAR30 halogen lamps. Model 913 provides downlight or uplight. Model 913-2 provides combination uplight and downlight. Both models mount over a standard 4" J-box and connect directly to 120V line voltage. Various lenses, louvers and color or dichroic filters can be combined - up to three at once - to create multiple lighting effects.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

A ... Material

Housing and hood are precision-machined from corrosion-resistant 6061-T6 aluminum billet, brass or copper. Mounting canopy is constructed from corrosion-resistant silicone aluminum, brass or copper.

B ... Finish Painted

Fixtures constructed from 6061-T6 aluminum are double protected by a chromate conversion undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available. Brass or Copper Fixtures constructed from brass or copper are left unpainted to reveal the natural beauty of the material and will patina naturally over time.

C ... Hood

Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects. The flush lens design sheds water and minimizes debris collection on the uplight position.

D ... Gasket

Housing and hood are sealed with a high temperature silicone o-ring gasket to prevent water intrusion.

E ... Lens

Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.

F ... Mounting

Both models mount over a standard 4" J-box and connect directly to 120V line voltage. Model 913 provides downlight or uplight. Model 913-2 provides uplight and downlight.

G ... Hardware

Stainless steel hardware is standard to provide maximum corrosion-resistance.

H ... Socket

Ceramic socket with 250° C Teflon® coated lead wires and medium base.

I ... Electrical

Operates with 120V line voltage.

J ... Lamp

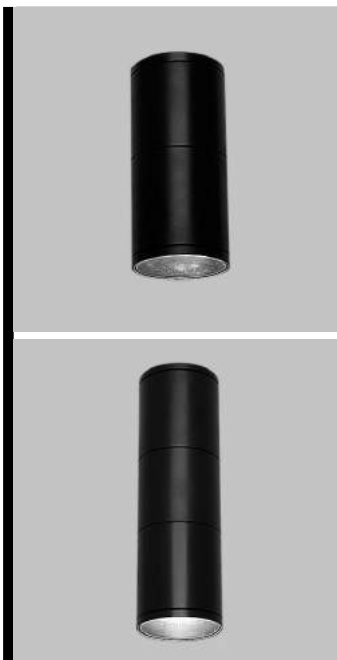
Not included. Available from Lumière as an accessory - see reverse side of this page.

K ... Labels & Approvals

UL and cUL listed, standard wet label. IP65 rated. Manufactured to ISO 9001-2000 Quality Systems Standard. IBEW union made.

L ... Warranty

Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers, ballasts and lamps carry the original manufacturer's warranty.



WESTWOOD

913

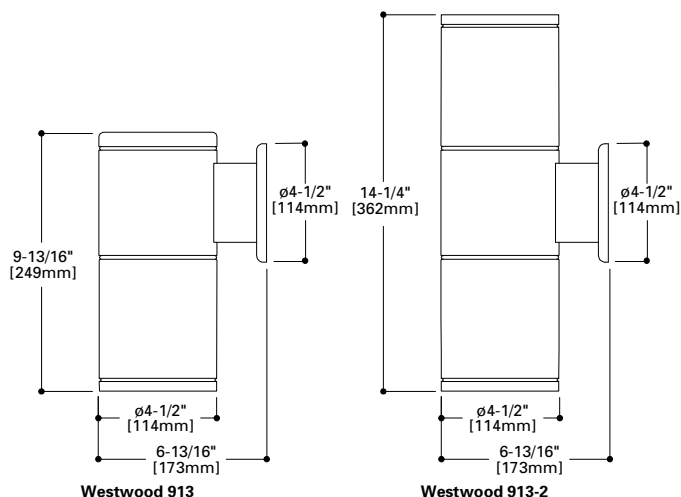
913-2

75W (max.) PAR30

Halogen
Line Voltage

Wall

IP65



Westwood 913/913-2
 Lamp=75PAR30/NSP
 CBCP=14,000
Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
25'0"	22	10'0"
20'0"	35	8'0"
15'0"	62	6'0"
12'0"	97	5'0"
10'0"	140	4'0"
8'0"	219	3'0"

Lamp Wattage Multiplier
50W x 0.57


Westwood 913/913-2
 Lamp=75PAR30/NFL
 CBCP=3200
Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
25'0"	5	20'0"
20'0"	8	16'0"
15'0"	14	12'0"
12'0"	22	9'6"
10'0"	31	8'0"
8'0"	48	6'6"

Lamp Wattage Multiplier
50W x 0.57


Westwood 913/913-2
 Lamp=75PAR30/FL
 CBCP=2000
Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
25'0"	3	21'6"
20'0"	5	17'0"
15'0"	9	13'0"
12'0"	14	10'0"
10'0"	20	8'6"
8'0"	31	7'0"

Lamp Wattage Multiplier
50W x 0.65



LAMP INFORMATION

Lamp	ANSI Code	Watts	Beam Spread	CBCP	°K	Life (hrs.)	Base	Volts
75PAR30/NSP	---	75	9°	14,000	---	2500	medium	120
75PAR30/NFL	---	75	30°	3200	---	2500	medium	120
75PAR30/FL	---	75	40°	2000	---	2500	medium	120

NOTE: Inferior quality lamps may adversely affect the performance of this product. Use only name brand lamps from reputable lamp manufacturers.

NOTES AND FORMULAS

- Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
- Footcandle values are initial. Apply appropriate light loss factors where necessary.
- Bare lamp data shown. Consult lamp manufacturers to obtain detailed specifications for their lamps.

ORDERING INFORMATION

Series 913=PAR30 Halogen Up/Down Westwood Wall Fixture		Source Halogen 75PAR30=75W Max Halogen PAR30, Medium Base		Accessories Filters F71-30 =Peach Dichroic Filter, 3.95" Dia F73-30 =Green Dichroic Filter, 3.95" Dia F75-30 =Yellow Dichroic Filter, 3.95" Dia F77-30 =Dark Blue Dichroic Filter, 3.95" Dia F79-30 =Neutral Density Dichroic Filter, 3.95" Dia F22-30 =Red Color Filter, 3.95" Dia F44-30 =Green Color Filter, 3.95" Dia F66-30 =Mercury Vapor Color Filter, 3.95" Dia Optical Lenses LSL-30 =Linear Spread Lens (elongate standard beam spread), 3.95" Dia DIF-30 =Diffused Lens (provide even illumination), 3.95" Dia Optical Louver LVR-30 =Hex Cell Louver (reduce glare), 3.95" Dia Lamps HP3050-NSP = 50W PAR30 Halogen Narrow Spot, Medium Base HP3050-NFL = 50W PAR30 Halogen Narrow Flood, Medium Base HP3075-SP = 75W PAR30 Halogen Spot, Medium Base HP3075-FL = 75W PAR30 Halogen Flood, Medium Base	
Lamp Head Quantity _=One Lamp Head 2=Two Lamp Heads		Voltage 120=120V		Optical Lenses F72-30 =Amber Dichroic Filter, 3.95" Dia F74-30 =Medium Blue Dichroic Filter, 3.95" Dia F76-30 =Red Dichroic Filter, 3.95" Dia F78-30 =Light Blue Dichroic Filter, 3.95" Dia F80-30 =Magenta Dichroic Filter, 3.95" Dia F33-30 =Blue Color Filter, 3.95" Dia F55-30 =Yellow Color Filter, 3.95" Dia OSL-30 =Overall Spread Lens (increase beam spread), 3.95" Dia	
Finish Painted BK =Black BZ =Bronze CS =City Silver VE =Verde WT =White Metal NBR =Brass NCP =Copper		Notes: * Lamp not included. * Consult your Cooper Lighting representative for additional options and finishes.			

ARX09/ARX16/ARX25

ArcheType® X Site/Area with Lens

SITE / AREA

ARX16



FEATURES

- Independently aimable LEAR™ modules allow for 355° of horizontal rotation and 70° of vertical module tilt adjustment
- Wide range of drive currents available
- Design software interface for user-defined Type X distribution creation
- Traditional NEMA distributions available
- IP66 sealed optical chamber
- 11,900+, 19,700+ and 28,000+ lumen packages
- 3,000, 4,000 and 5,000K color temperatures



SiteSync
LIGHTING CONTROL

IK09

3000K and warmer CCTs only

ORDERING INFORMATION (Example)

1SA				ARX16				2	5K60UV			BL	US	SF	A30		FGL	NFO	WIR-RMI-IO			SQ					
POLE MOUNTING				ARX09 EPA	ARX16 EPA	ARX25 EPA	ELECTRICAL MODULE							PHOTOCELL OPTIONS							CONTROLS						
							Color Temperature	Drive Current		Voltage									Wireless								
1SA 1 Arm Side				0.6	0.8	1.0	3K 3000K	35 350mA		UV 120-277V		A25-7 7-pin Photocell Receptacle							WIR-RMI-IO 120 - 347V 1000' range								
2SB 2 Arm Side				1.2	1.7	2.0	4K 4000K	40 400mA		347 347V		A30 120V Button Photocell							WiScape RF mesh control system with off/on/dim, motion, photo, GPS location, alert, monitoring and metering capabilities.								
2SL 2 Arm Side				1.2	1.6	1.9	5K 5000K	45 450mA		480 480V		A31 208V Button Photocell															
3ST 3 Arm Side				1.8	2.4	2.9								A32 240V Button Photocell													
3SY 3 Arm Side				1.4	1.8	2.2								A33 277V Button Photocell													
4SC 4 Arm Side				1.8	2.4	2.9								A34 480V Button Photocell													
1W Single Wall				0.6	0.8	1.0								A35 347V Button Photocell													
HSF Horizontal Slipfitter				0.3	0.3	0.3																					
NOTE: Available round poles only. EPA is for Fixture only.												FIXTURE FINISH										FUSE OPTIONS					
FIXTURE												BL Black										SF 120, 277, 347 Line Volts					
ARX09 54 LEDs												DB Dark Bronze										DF 208, 240, 480 Line Volts					
ARX16 96 LEDs												LG Light Gray															
ARX25 150 LEDs												PS Platinum Silver															
												TT Titanium															
												WH White															
												CC Custom Color³															
DISTRIBUTION												ARM SUPPORT										LENS OPTION					
1 Type I												US Upsweep										FGL Flat Glass Lens					
2 Type II												ST Straight										NFO OPTION					
3 Type III																						NFO Neighbor Friendly Optic					
4 Type IV																											
5 Type V																											
L Left																											
R Right																											
X Type X¹												Type X IES File Name															
																						MOUNTING OPTIONS					

¹ User-defined distributions must include custom IES file name.

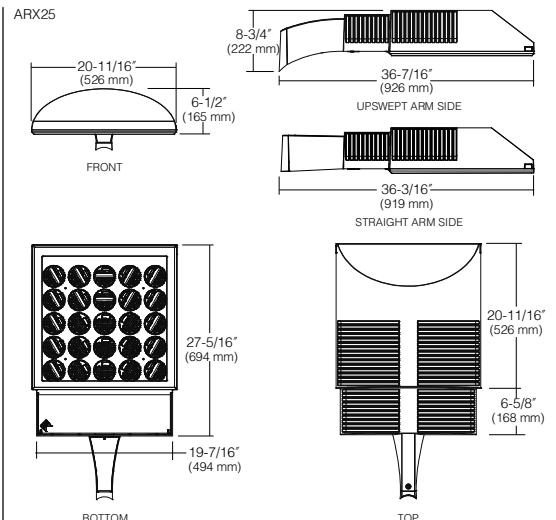
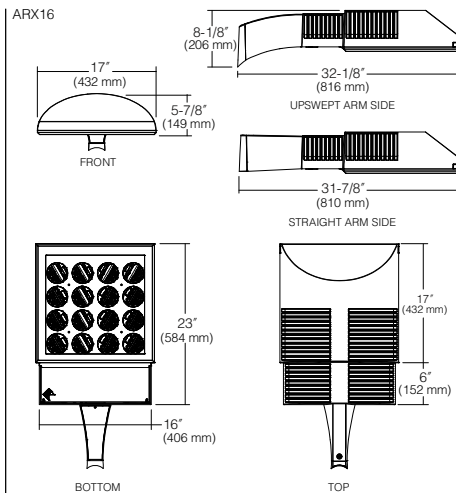
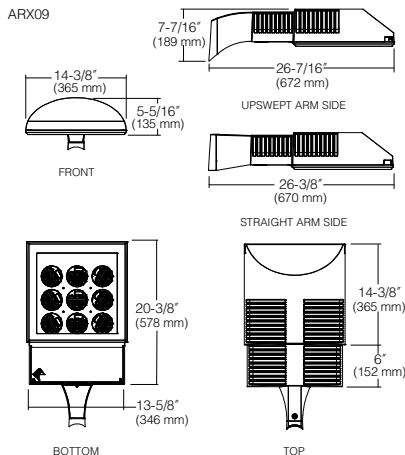
² ARX25 is only available up to 600mA. ARX16 and ARX09 available up to 700mA.

³ Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative.

⁴ Not available with other control or sensor options.

⁵ Specify group and zone. See SiteSync product page www.hubbellighting.com/controls/sitesync for more details.

⁶ Specify time delay; dimming level and mounting height.



ARX09/ARX16/ARX25

ArcheType® X Site/Area without Lens

FEATURES

- Independently aimable LEAR™ modules allow for 355° of horizontal rotation and 70° of vertical module tilt adjustment
- Wide range of drive currents available
- Design software interface for user-defined Type X distribution creation
- Traditional NEMA distributions available
- IP66 rated LEAR module and driver
- 13,300+, 23,000+ and 31,200+ lumen packages
- 3,000, 4,000 and 5,000K color temperatures



IK09

3000K and warmer CCTs only

ARX16



SITE / AREA

ORDERING INFORMATION (Example)

1SA	ARX16	2	5K60UV	BL	US	SF	A30	NFO	WIR-RMI-IO	SQ
POLE MOUNTING			ELECTRICAL MODULE			PHOTOCELL OPTIONS			CONTROLS	
1SA 1 Arm Side	0.6	0.8	1.0	Color Temperature	Drive Current	Voltage	A25-7 7-pin Photocell Receptacle		Wireless	
2SB 2 Arm Side	1.2	1.7	2.0	3K 3000K	35 350mA	UV 120-277V	A30 120V Button Photocell		WIR-RMI-IO 120 - 347V 1000' range	
2SL 2 Arm Side	1.2	1.6	1.9	4K 4000K	40 400mA	347 347V	A31 208V Button Photocell		WiScape RF mesh control system with off/on/dim, motion, photo, GPS location, alert, monitoring and metering capabilities.	
3ST 3 Arm Side	1.8	2.4	2.9	5K 5000K	45 450mA	480 480V	A32 240V Button Photocell		Motion/Occupancy Sensor	
3SY 3 Arm Side	1.4	1.8	2.2		50 500mA		A33 277V Button Photocell		SCL-R Round Pole Mounted	
4SC 4 Arm Side	1.8	2.4	2.9		55 550mA		A34 480V Button Photocell		Occupancy Sensor up to 16'	
1W Single Wall	0.6	0.8	1.0		60 600mA		A35 347V Button Photocell		SCL-S Square Pole Mounted	
HSF Horizontal Slipfitter	0.3	0.3	0.3		65 650mA				Occupancy Sensor up to 16'	
NOTE: Available round poles only. EPA is for Fixture only.					70 700mA				SCH-R Round Pole Mounted	
FIXTURE					75 750mA				Occupancy Sensor 16' to 30'	
ARX09 54 LEDs					80 800mA ²				SCH-S Square Pole Mounted	
ARX16 96 LEDs					85 850mA ²				Occupancy Sensor 16' to 30'	
ARX25 150 LEDs					90 900mA ²				SCL Fixture Mounted Occupancy	
					95 950mA ²				Sensor up to 16'	
					100 1000mA ²				SCH Fixture Mounted Occupancy	
					105 1050mA ²				Sensor from 16' to 30'	
									Site Sync Lighting Control	
									SWP ^{4,5} SiteSync Wireless Pre-Commission	
									SWPM ^{4,5,6} SiteSync Wireless Pre-Commission w/ Occupancy Sensor	
									MOUNTING OPTIONS	
									VSF Vertical Slipfitter Mount	
									SVSF Square Vertical Slipfitter Mount	
									Side Arm Mount	
									3-4RD 3.3" - 4.2" O.D. round pole	
									4-6RD 4.5" - 6" O.D. round pole	
									SQ Square Pole	

¹ User-defined distributions must include custom IES file name.

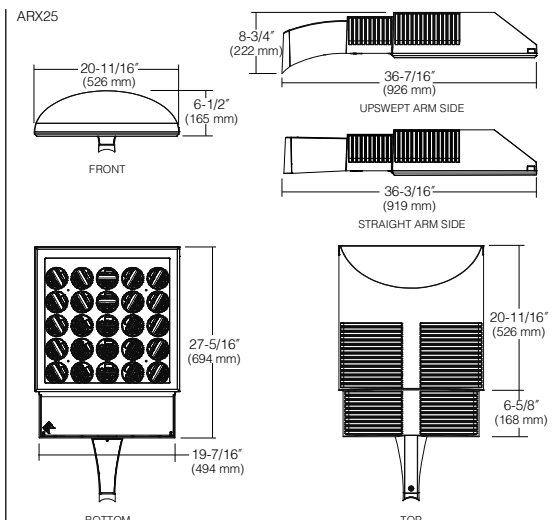
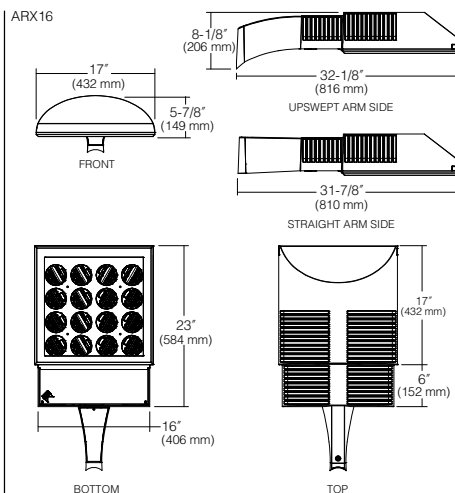
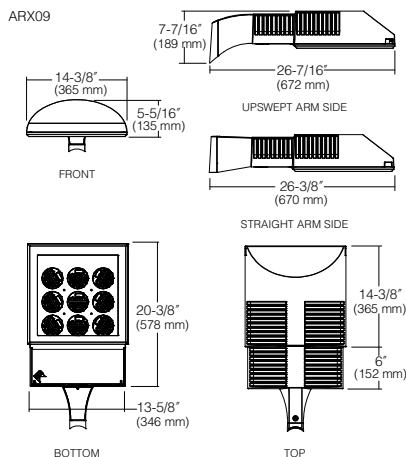
² ARX25 is only available up to 800mA. ARX16 is only available up to 900mA. ARX09 is available up to 1050mA

³ Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative.

⁴ Not available with other control or sensor options.

⁵ Specify group and zone. See SiteSync product page www.hubbellighting.com/controls/sitesync for more details.

⁶ Specify time delay; dimming level and mounting height.



DESCRIPTION

Cambria 922 is a small dimmable LED or MR16 low voltage sign lighting luminaire. It attaches to a wall mounted straight arm and delivers full vertical adjustment for easy aiming. Optional 14", 18", 24", 30" or 36" straight arms are available. Various lenses, louvers and color or dichroic filters can be combined - up to three at once - to create multiple lighting effects. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Material

Housing, hood, straight arm and wall mounting plate are precision-machined from corrosion-resistant billet stock 6061-T6 aluminum. Premium metals such as C360 brass, C932 bronze, C110 copper or 303/304 stainless steel are available on request.

Finish

Fixtures constructed from 6061-T6 aluminum are double protected by a chemical film undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Hood

Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects. Weep holes prevent water and mineral stains from collecting on the lens, even in the straight-up position.

Gasket

Housing and hood are sealed with

a high temperature silicone o-ring gasket to prevent water intrusion.

Lens

Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.

Adjustable Mounting Arm

Straight arm with adjustable side swivel provides 340° of vertical adjustment for easy aiming. Optional 14", 18", 24", 30" or 36" straight arms are available (specify option -SA14, -SA18, -SA24, -SA30 or -SA36). Stainless steel aim-locking mechanisms are standard. 4-1/4" diameter wall mounting plate attaches directly to standard J-box with provided screws. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

Hardware

Stainless steel hardware is standard to provide maximum corrosion resistance.

Socket

Ceramic socket with 250° C Teflon® coated lead wires and GU5.3 bi-pin base.

Electrical

Remote 12V transformer required (not included). Initial power draw on LED equipped fixtures is 12 watts. When sizing transformer use 12 watts per LED fixture. Nominal power draw after start up is 8 watts. Also, LEDs are more voltage sensitive than standard halogen MR16 lamps. The LED module is designed to operate within the range 12V +/- 1.2V. Any less or more voltage can cause premature failures.

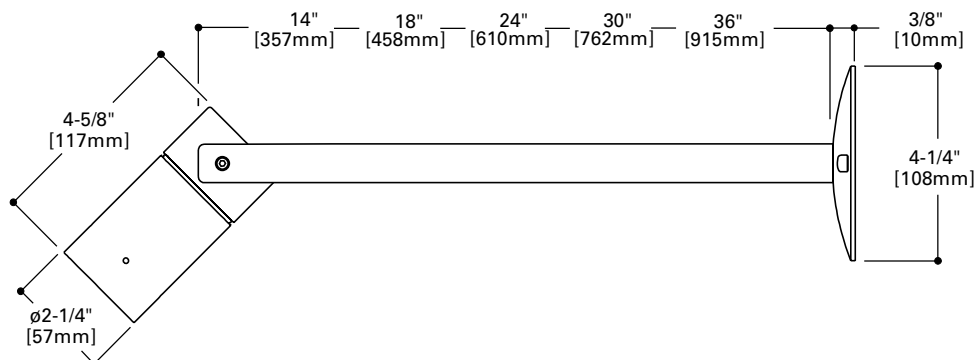
Lamp

Halogen lamp not included. SORAA LED modules are included and are available in three color temperatures (2700, 3000 and 4000) or Amber (585-595nm) and three distributions (spot, narrow, and flood). Both color temperature and distribution must be specified when ordering. Soraa lamp compatible (8W Max).



922 CAMBRIA LED HALOGEN

APPLICATIONS:
SIGN LIGHT



CERTIFICATION DATA
UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS* Compliant
IP65 Ingress Protection Rated

TECHNICAL DATA
8W LED, L70/60,000 hours at 25°C
Low Voltage: 50W Halogen MR16

ORDERING INFORMATION

Sample Number: 922-8LED2710-12-BK-SA14

Series	Source (for LED, select from each column and combine)			Voltage	Finish	Stem Length
922=LED or MR16 Cambria Sign Light, Straight Arm, Side Stem, Single Head	50MR16=50W max. Halogen MR16 (lamp not included)			12=12V	Painted BK=Black BZ=Bronze CS=City Silver VE=Verde WT=White	SA14=14" Length SA18=18" Length SA24=24" Length SA30=30" Length SA36=36" Length
	8LED=8W LED	27=2700K 30=3000K 40=4000K	10=10° Spot 25=25° Narrow 36=36° Wide			
	5LED=5W LED	AM=Amber (585-595nm)	25=25° Narrow			

NOTES: 1 Dimming is dependant on remote transformer compatibility with LED module. Please see compatibility matrix for dimmer switch and transformer selection. 2 When using a magnetic dimmer switch there are two recommended LED compatible 120V magnetic dimming switches: Lutron Ariadni AVLV-600P and Lutron Diva DVLV-600P *For natural bronze ROHS material consult factory.

ARWX09/ ARWX16/ ARWX25

ArcheType® X Wall

WALL MOUNTED



ARWX16

FEATURES

- First outdoor LED luminaires with infinitely adjustable LED modules that allow for the creation of user-defined Type "X" Distributions
- 3 housing sizes – 9, 16 or 25 LEAR Modules
- 355° rotation and 70° tilt module adjustment and -5° to +5° housing adjustment
- 11,200+, 18,700+ and 27,500+ lumen packages
- 3,000, 4,000 and 5,000k color temperatures



IK09

3000K and warmer CCTs only

ORDERING INFORMATION (Example)

ARWX25	D	2	5K60UV	BL	A30	SF	NFO	WIR-RMI-IO	EM
FIXTURE		ELECTRICAL MODULE			PHOTOCELL OPTIONS		CONTROLS		
ARWX09 54 LEDs		<u>Color Temperature</u> <u>Drive Current</u> <u>Voltage</u>			A25-7 7-pin Photocell Receptacle		<u>Wireless</u>		
ARWX16 96 LEDs		3K 3000K 35 350mA UV 120-277V			A30 120V Button Photocell		WIR-RMI-IO 120 - 347V 1000' range WiScape RF mesh control system with off/on/dim, motion, photo, GPS location, alert, monitoring and metering capabilities.		
ARWX25 150 LEDs		4K 4000K 40 400mA 347 347V			A31 208V Button Photocell		<u>Motion/Occupancy Sensor</u>		
		5K 5000K 45 450mA 480 480V			A32 240V Button Photocell				
MOUNT DIRECTION					A33 277V Button Photocell		SCL ⁴ Fixture Mounted Occupancy Sensor up to 16'		
D Down					A34 480V Button Photocell				
U Up					A35 347V Button Photocell		SCH ⁴ Fixture Mounted Occupancy Sensor from 16' to 30'		
DISTRIBUTION									
1 Type I		50 500mA			FIXTURE FINISH		FUSE OPTIONS		
2 Type II		55 550mA							
3 Type III		60 600mA			BL Black		SF 120, 277, 347 Line Volts		
4 Type IV		65 650mA ²			DB Dark Bronze		DF 208, 240, 480 Line Volts		
G Grazer		70 700mA ²			LG Light Gray				
W Wall Wash					PS Platinum Silver				
S Spot					TT Titanium				
X Type X ¹					WH White				
					CC Custom Color ³				
							NFO OPTION		
							NFO Neighbor Friendly Optic		
							BATTERY BACKUP		
							EM Integral Emergency Battery Backup ⁵		

Property Owner's within 1,000 feet								
Parcel Number	Site Address	Municipality	First Owner Name	Second Owner Name	Mailing Address	City	State	Zip Code
60901226015	2921 RIMROCK RD	City of Fitchburg	CARL J WENDTLAND	SANDY L WENDTLAND	2921 RIMROCK RD	FITCHBURG	WI	53713
60901226122	42 BRAEGER DR	City of Fitchburg	BRADLEY J BENNETT	SARA J BENNETT	42 BRAEGER DR	FITCHBURG	WI	53713
60901226239	46 BRAEGER DR	City of Fitchburg	SY INTHACHAK	SOUKHAVONG MOKSOUphanh	46 BRAEGER DR	MADISON	WI	53713
60901226346	50 BRAEGER DR	City of Fitchburg	SAKSAY SONEKIAO	PIN X SONEKIAO	50 BRAEGER DR	MADISON	WI	53713
60901226784	57 BRAEGER DR	City of Fitchburg	KONE MOKSOUphanh	SONE MOKSOUphanh	57 BRAEGER DR	FITCHBURG	WI	53713
60901227112	45 BRAEGER DR	City of Fitchburg	ERNEST E EUBANKS JR	SHALEEN M EUBANKS	45 BRAEGER DR	FITCHBURG	WI	53713
60901285005	95 MALONEY DR	City of Fitchburg	HARVEY H MATHES JR	SALLY A HOEFT	95 MALONEY DR	FITCHBURG	WI	53713
60901226453	54 BRAEGER DR	City of Fitchburg	STEVEN O WAGNER	NICHOLET J WAGNER	54 BRAEGER DR	FITCHBURG	WI	53713
60901226560	67 BURROUGHS DR	City of Fitchburg	Current Owner		67 BURROUGHS DR	FITCHBURG	WI	53713
60901226677	62 BRAEGER DR	City of Fitchburg	Current Owner	Current Owner	62 BRAEGER DR	FITCHBURG	WI	53713
60901226891	53 BRAEGER DR	City of Fitchburg	SOUPHY SONEKIAO	TUANECHAY SONEKIAO	53 BRAEGER DR	FITCHBURG	WI	53712
60901227005	49 BRAEGER DR	City of Fitchburg	DUANE BAILEY	MARY BAILEY	49 BRAEGER DR	FITCHBURG	WI	53713
60901227229	41 BRAEGER DR	City of Fitchburg	MICHAEL G RUETTEN	CINDY R RUETTEN	41 BRAEGER DR	FITCHBURG	WI	53713
60901227336	61 BRAEGER DR	City of Fitchburg	GREGORY A THOMPSON		4610 MILWAUKEE ST	MADISON	WI	53714
60901285103	81 MALONEY DR	City of Fitchburg	TINA Y BAMBROUGH		81 MALONEY DR	FITCHBURG	WI	53713
60901285201	79 MALONEY DR	City of Fitchburg	COLLEEN A MOSLEY		79 MALONEY DR	FITCHBURG	WI	53713
60901285256	2819 RIMROCK RD	City of Fitchburg	MARGARET BAMBROUGH		2819 RIMROCK RD	FITCHBURG	WI	53713
60901285309		City of Fitchburg	JUDITH L WESO		2801 RIMROCK RD	FITCHBURG	WI	53713
60901285505	2800 RIMROCK RD	City of Fitchburg	JAMES ROBERT DISCH		2800 RIMROCK RD	FITCHBURG	WI	53713
60901285603	115 MALONEY DR	City of Fitchburg	CHAD SCHWEITZER	CHERI M SCHWEITZER	115 MALONEY DR	FITCHBURG	WI	53713
60901285658	2847 CLAUSEN ST	City of Fitchburg	MATT SMITH	CHRISTEN SMITH	1741 COMMERCIAL AVE	MADISON	WI	53704
60901285756	2857 CLAUSEN ST	City of Fitchburg	BETTY M KRAUSE		2857 CLAUSEN ST	MADISON	WI	53716
60901285854	2838 CLAUSEN ST	City of Fitchburg	SCALISSI LIVING TR, BEN AND DONNA		2838 CLAUSEN ST	MADISON	WI	53713
60901285952	2840 CLAUSEN ST	City of Fitchburg	STEVEN E CLOYD	GEORGE J CLOYD	2840 CLAUSEN ST	MADISON	WI	53713
60901286004	2853 OREGON RD	City of Fitchburg	2851 SKI LANE LLC		345 W WASHINGTON AVE UNIT #301	MADISON	WI	53703
60901286559	2842 CLAUSEN ST	City of Fitchburg	DUANE D STEGALL	JANE M STEGALL	2842 CLAUSEN ST	FITCHBURG	WI	53713
60901287058	2990 CLAUSEN ST UNIT A	City of Fitchburg	JOHN L SPENCER		2990 CLAUSEN ST UNIT A	FITCHBURG	WI	53713
60901285354	2837 RIMROCK RD	City of Fitchburg	Current Owner		2837 RIMROCK RD	FITCHBURG	WI	53713
60901285407	2801 RIMROCK RD	City of Fitchburg	JUDITH L WESO		2801 RIMROCK RD	FITCHBURG	WI	53713
60901285452	2861 RIMROCK RD	City of Fitchburg	DARLA TILSTRA		6375 PHEASANT LN	VERONA	WI	53593
60901285550	2840 RIMROCK RD	City of Fitchburg	THOMAS P REYNOLDS	JEANNE L REYNOLDS	2840 RIMROCK RD	FITCHBURG	WI	53713
60901285701	137 MALONEY DR	City of Fitchburg	BARRY J ROBERTS		137 MALONEY DR	FITCHBURG	WI	52713
60901285907	2800 CLAUSEN ST	City of Fitchburg	SHARLENE PALMER		2800 CLAUSEN ST	FITCHBURG	WI	53713
60901286657	2844 CLAUSEN ST	City of Fitchburg	MICHAEL P BUTLER	STACEY L BUTLER	2844 CLAUSEN ST	MADISON	WI	53713
60901286755	2900 CLAUSEN ST	City of Fitchburg	JAMES BRITTON		2900 CLAUSEN ST	MADISON	WI	53713
60901286951	2980 CLAUSEN ST	City of Fitchburg	BEE VANG	JACQUELINE Y HER	102 COYLE PKWY	COTTAGE GROVE	WI	53527
60901287450	2955 CLAUSEN ST	City of Fitchburg	PERCY MEYER		2955 CLAUSEN ST	FITCHBURG	WI	53713
60901287558	2901 CLAUSEN ST	City of Fitchburg	RANDY L ZIMPEL		2901 CLAUSEN ST	FITCHBURG	WI	53713
60901287754	2897 CLAUSEN ST	City of Fitchburg	LYNN K LAUFENBERG		2897 CLAUSEN ST	FITCHBURG	WI	53713
60901287058	2990 CLAUSEN ST UNIT B	City of Fitchburg	JOHN L SPENCER		2990 CLAUSEN ST UNIT A	FITCHBURG	WI	53713
60901287156	3045 OREGON RD	City of Fitchburg	GERVASI BROTHERS LLC		2797 WILLOW CT	MCFARLAND	WI	53558
60901287254	2992 RIMROCK RD	City of Fitchburg	FITCHBURG, CITY OF		5520 LACY RD	FITCHBURG	WI	53711
60901287352		City of Fitchburg	PERCY MEYER		2655 CLAUSEN ST	FITCHBURG	WI	53713
60901287656	2899 CLAUSEN ST	City of Fitchburg	STEVE THRONE	MARY BORREMANS-THRONE	2899 CLAUSEN ST	FITCHBURG	WI	53713
60901288100	3034 ANDERBERG DR	City of Fitchburg	KRISTIN M JOHNSON		3034 ANDERBERG DR	FITCHBURG	WI	53713
60901288602	3046 ANDERBERG DR	City of Fitchburg	ANDERBERG DRIVE PROPERTIES LLC		3404 CIRCLE CLOSE	MADISON	WI	53705
60901288602	3048 ANDERBERG DR	City of Fitchburg	ANDERBERG DRIVE PROPERTIES LLC		3404 CIRCLE CLOSE	MADISON	WI	53705
60901288602	3050 ANDERBERG DR	City of Fitchburg	ANDERBERG DRIVE PROPERTIES LLC		3404 CIRCLE CLOSE	MADISON	WI	53705
60901288959	65 BRAEGER DR	City of Fitchburg	URBAN OPEN SPACE FOUNDATION INC		200 BLOUNT ST	MADISON	WI	53703

60901289207	93 BURROUGHS DR	City of Fitchburg	KIM GRITTNER		93 BURROUGHS DR	FITCHBURG	WI	53713
60901287852	2898 RIMROCK RD	City of Fitchburg	DHONPA NORBU PHUNTSOKRAPTEN		2898 RIMROCK RD	FITCHBURG	WI	53713
60901288002		City of Fitchburg	DANE COUNTY		210 MARTIN LUTHER KING JR BLVD RM 114	MADISON	WI	53703
60901288753	2975 RIMROCK RD	City of Fitchburg	MEREDITH A GREEN		2975 RIMROCK RD	MADISON	WI	53713
60901289252	79 BURROUGHS DR	City of Fitchburg	KARLA E TIGGES	SUSAN L BROWN	79 BURROUGHS DR	FITCHBURG	WI	53713
60901289350	45 BURROUGHS DR	City of Fitchburg	CHRISTIAN S HERRO		45 BURROUGHS DR	FITCHBURG	WI	53713
60901289458	2901 RIMROCK RD	City of Fitchburg	JASON L OLVER	CARRI-JO OLVER	2901 RIMROCK RD	FITCHBURG	WI	53713
60901289494	2877 RIMROCK RD	City of Fitchburg	JOANNE E JACOBS		2877 RIMROCK RD	FITCHBURG	WI	53713
60901289510	2899 RIMROCK RD	City of Fitchburg	DAVID JEFFREY KRUSER		2899 RIMROCK RD	FITCHBURG	WI	53713
60901290508		City of Fitchburg	ANDERBERG DRIVE PROPERTIES LLC		3404 CIRCLE CLOSE	MADISON	WI	53705
60901295003		City of Fitchburg	DANE COUNTY		210 MARTIN LUTHER KING JR BLVD RM 114	MADISON	WI	53703
60901289565	46 BURROUGHS DR	City of Fitchburg	JOHN L CATES		2286 PTELEA CT	LOVELAND	CO	80538
60901289609	96 BURROUGHS DR	City of Fitchburg	Current Owner		96 BURROUGHS DR	FITCHBURG	WI	53713
60901289654	80 BURROUGHS DR	City of Fitchburg	THOMAS C POTTER		80 BURROUGHS DR	FITCHBURG	WI	53713
60901289752	68 BURROUGHS DR	City of Fitchburg	HECTOR J MORENO	ANA DELIA MORENO	68 BURROUGHS DR	MADISON	WI	53713
60902180009		City of Fitchburg	2851 SKI LANE LLC		345 W WASHINGTON AVE UNIT #301	MADISON	WI	53703
60902181002		City of Fitchburg	DANE COUNTY		210 MARTIN LUTHER KING JR BLVD RM 114	MADISON	WI	53703
60902184809	2849 OREGON RD	City of Fitchburg	2851 SKI LANE LLC		345 W WASHINGTON AVE UNIT #301	MADISON	WI	53703
70935460018	217 DEER VALLEY RD	Town of Madison	C&L CONSTRUCTION LLC		219 DEER VALLEY RD APT 9	MADISON	WI	53713
70935460125	213 DEER VALLEY RD	Town of Madison	C&L CONSTRUCTION LLC		219 DEER VALLEY RD APT 9	MADISON	WI	53713
70935460232	209 DEER VALLEY RD	Town of Madison	MOORE APARTMENTS LLC		1819 ST ALBERT DR	SUN PRAIRIE	WI	53590
70935460456	201 DEER VALLEY RD	Town of Madison	MICHAEL R MOTIFF		1508 BLUE HERON WAY	OREGON	WI	53575
70935460670	101 DEER VALLEY RD	Town of Madison	WH MISTWOOD LLC		324 W STATE ST STE 109	GENEVA	IL	60134
70935461008	2712 PHEASANT RIDGE TRL	Town of Madison	WH MISTWOOD LLC		324 W STATE ST STE 109	GENEVA	IL	60134
70935461008	2714 PHEASANT RIDGE TRL	Town of Madison	WH MISTWOOD LLC		324 W STATE ST STE 109	GENEVA	IL	60134
70935461008	2716 PHEASANT RIDGE TRL	Town of Madison	WH MISTWOOD LLC		324 W STATE ST STE 109	GENEVA	IL	60134
70935462120		Town of Madison	WH MISTWOOD LLC		324 W STATE ST STE 109	GENEVA	IL	60134
70935462220	2718 PHEASANT RIDGE TRL	Town of Madison	PORCHLIGHT INC		306 N BROOK ST	MADISON	WI	53715
70935462329		Town of Madison	LUE VUE		5258 NATURE DR	SUN PRAIRIE	WI	53590
70935462543	2709 PHEASANT RIDGE TRL	Town of Madison	PHEASANT RIDGE APARTMENTS LLC		345 W WASHINGTON AVE STE 301	MADISON	WI	53703
70935460349	205 DEER VALLEY RD	Town of Madison	WH MISTWOOD LLC		324 W STATE ST STE 109	GENEVA	IL	60134
70935462436	2717 PHEASANT RIDGE TRL	Town of Madison	LUE VUE		5004 CAMDEN RD APT C	MADISON	WI	53716
70935462436	2721 PHEASANT RIDGE TRL	Town of Madison	LUE VUE		5004 CAMDEN RD APT C	MADISON	WI	53716
70935462767	2701 PHEASANT RIDGE TRL	Town of Madison	PHEASANT RIDGE APARTMENTS LLC		345 W WASHINGTON AVE STE 301	MADISON	WI	53703
70935462767	2705 PHEASANT RIDGE TRL	Town of Madison	PHEASANT RIDGE APARTMENTS LLC		345 W WASHINGTON AVE STE 301	MADISON	WI	53703
70935467011	201 SKI CT UNIT A	Town of Madison	JEANINE M BATTERTON		201A SKI CT	MADISON	WI	53713
70935467048	201 SKI CT UNIT B	Town of Madison	JULIE A BANGS		201 SKI CT UNIT B	MADISON	WI	53713
70935467075	201 SKI CT UNIT C	Town of Madison	LAURA J WRIGHT		201 SKI CT UNIT C	MADISON	WI	53713
70935462543	2713 PHEASANT RIDGE TRL	Town of Madison	PHEASANT RIDGE APARTMENTS LLC		345 W WASHINGTON AVE STE 301	MADISON	WI	53703
70935467100	201 SKI CT UNIT D	Town of Madison	JAMES A BANDT		201 SKI CT UNIT D	MADISON	WI	53713
70935467137	201 SKI CT UNIT E	Town of Madison	JOSHUA S NELSON		210 N YELLOWSTONE DR	MADISON	WI	53705
70935467164	201 SKI CT UNIT F	Town of Madison	Current Owner		201 SKI CT UNIT 201F	MADISON	WI	53713
70935467191	201 SKI CT UNIT G	Town of Madison	KEVIN M SISCO		1255 EDWARDS AVE	LAKEWOOD	OH	44107
70935467253	202 SKI CT UNIT A	Town of Madison	SHELLEY LEWIS		202 SKI CT UNIT A	MADISON	WI	53713
70935467280	202 SKI CT UNIT B	Town of Madison	ANGELO BANFI	LYNN LEA BANFI	608 SAN VICENTE BLVD UNIT #22	SANTA MONICA	CA	90402
70935467379	202 SKI CT UNIT E	Town of Madison	VIRGIL A HOUFF	LARRY HOUFF	16983 79TH AVE N	MAPLE GROVE	MN	55311
70935467226	201 SKI CT UNIT H	Town of Madison	SANDRA L GRUNKE		201 SKI CT UNIT H	MADISON	WI	53713
70935467315	202 SKI CT UNIT C	Town of Madison	ANGELO BANFI	LYNN L BANFI	608 SAN VICENTE BLVD APT 22	SANTA MONICA	CA	90402
70935467342	202 SKI CT UNIT D	Town of Madison	MARIE G DANKE		202 SKI CT UNIT D	MADISON	WI	53713
70935467404	202 SKI CT UNIT F	Town of Madison	DEBRA D MCCUSKY		7126 VALEWOOD	SAN ANTONIO	TX	78240
70935467431	202 SKI CT UNIT G	Town of Madison	JUAN ELIAS	IDELFONSO BANDERAS	202-G SKI CT	MADISON	WI	53713

70935467557	203 SKI CT UNIT C	Town of Madison	MARJORIE L REYNOLDS		203 SKI CT UNIT C	MADISON	WI	53713
70935467584	203 SKI LN	Town of Madison	ALAN HEIDEMANN	LYNN PATIN	203D SKI LN	MADISON	WI	53713
70935467619	203 SKI CT UNIT E	Town of Madison	MARIA T TEJEDA		203 SKI CT UNIT E	MADISON	WI	53713
70935467646	203 SKI CT UNIT F	Town of Madison	WARREN R WERNER		203 SKI CT UNIT F	MADISON	WI	53713
70935467762	204 SKI CT UNIT B	Town of Madison	BRUNER LIVING TR, IVAN L		5555 ODANA RD	MADISON	WI	53719
70935467468	202 SKI CT UNIT H	Town of Madison	LALMANI SINGH		202H SKI CT	MADISON	WI	53713
70935467495	203 SKI CT UNIT A	Town of Madison	JOHN A KOCH		203 SKI CT UNIT A	MADISON	WI	53713
70935467520	203 SKI CT UNIT B	Town of Madison	WISCONSIN ELITE SPORTS WARHAWKS LLC		379 GROVE ST	LAKE MILLS	WI	53551
70935467673	203 SKI LN	Town of Madison	JASON M BEDNAR		203 G SKI LN	MADISON	WI	53713
70935467708	203 SKI LN	Town of Madison	COURTNEY J ROBINSON		203 SKI CT	MADISON	WI	53713
70935467735	204 SKI CT UNIT A	Town of Madison	DANIEL H ANDERSON		204 SKI CT UNIT A	MADISON	WI	53713
70935467888	204 SKI CT UNIT F	Town of Madison	ANGELO BANFI	LYNN LEA BANFI	608 SAN VICENTE BLVD UNIT #22	SANTA MONICA	CA	90402
70935468065	206 SKI CT UNIT D	Town of Madison	JANEL R BRANNIGAN		206 SKI CT UNIT D	MADISON	WI	53713
70935468092	206 SKI CT UNIT E	Town of Madison	ANGELO BANFI	LYNN L BANFI	608 SANVICENTE BLVD APT 22	SANTA MONICA	CA	90402
70935468127	206 SKI CT UNIT F	Town of Madison	SAMUEL JAMES	SARA TOLLEFSON	6907 SILVER DAWN DR	MADISON	WI	53718
70935467799	204 SKI CT UNIT C	Town of Madison	STEVEN E TOPP	SHEILA M SMITH	2021 MUSTANG DR	PRAIRIE DU SAC	WI	53578
70935467824	204 SKI CT UNIT D	Town of Madison	JEROME G MURPHY	CAROL J MURPHY	5815 AMERICAN PKWY APT 305	MADISON	WI	53718
70935467851	204 SKI CT UNIT E	Town of Madison	BARBARA A PRESCOTT		5815 AMERICAN PKWY APT 126	MADISON	WI	53718
70935467913	204 SKI CT UNIT G	Town of Madison	AARON TRUTTSCHER		204 SKI CT UNIT G	MADISON	WI	53716
70935467940	204 SKI CT UNIT H	Town of Madison	ANGLINIA WASHINGTON		204 SKI CT UNIT H	MADISON	WI	53713
70935467977	206 SKI CT UNIT A	Town of Madison	TAMRA M ABBOTT		206 SKI CT UNIT A	MADISON	WI	53713
70935468001	206 SKI CT UNIT B	Town of Madison	IDELFONSO BANDERAS	FIDELIA BANDERAS	206 SKI CT UNIT B	MADISON	WI	53713
70935468038	206 SKI CT UNIT C	Town of Madison	ANGELO BANFI	LYNN L BANFI	608 SAN VICENTE BLVD APT 22	SANTA MONICA	CA	90402
70935468154	206 SKI CT UNIT G	Town of Madison	ANDREW JACKSON		206 SKI CT UNIT G	MADISON	WI	53713
70935469046	103 SKI CT	Town of Madison	LUOSHENG MO	XUDONG ZHU	6605 OLD SAUK RD	MADISON	WI	53713
70935468181	206 SKI CT UNIT H	Town of Madison	JAMES D KLEIN		206-H SKI CT	MADISON	WI	53713
70935469019	101 SKI CT	Town of Madison	DANIEL N HATCH		101 SKI CT	MADISON	WI	53713
70935469073	105 SKI CT	Town of Madison	AVERY KANSTEINER		105 SKI CT	MADISON	WI	53713
70935469135	109 SKI CT	Town of Madison	PESANTE REV TR		815 RANCHETTE PL	CALHAN	CO	80808
70935469162	111 SKI CT	Town of Madison	MCNEIL 1997 REV TR		111 SKI CT	MADISON	WI	53713
70935469199	113 SKI CT	Town of Madison	STEVEN A MOORE		113 SKI CT	MADISON	WI	53705
70935469251	117 SKI CT	Town of Madison	CHARLES D WHITE	THERESA L IIRICK-WHITE	117 SKI CT	MADISON	WI	53713
70935469288	119 SKI CT	Town of Madison	MICHAEL M PIECHOWSKI		119 SKI CT	MADISON	WI	53713
70935469313	121 SKI CT	Town of Madison	KIERSTEN J KANSTEINER		121 SKI CT	MADISON	WI	53713
70935469340	123 SKI CT	Town of Madison	BRIAN P MILLER		123 SKI CT	MADISON	WI	53713
70935469108	107 SKI CT	Town of Madison	GEORGE W GJERMUNDSON		107 SKI CT	MADISON	WI	53713
70935469224	115 SKI CT	Town of Madison	NANCY R KELLY		115 SKI CT	MADISON	WI	53713
70935470010	2700 NOVATION PKWY	Town of Madison	Current Owner		345 W WASHINGTON AVE UNIT #301	MADISON	WI	53703
70935470120		Town of Madison	NOVATION TECHNOLOGY CAMPUS OWNERS ASSOCIATION INC		145 E BADGER RD STE 200	MADISON	WI	53713
70935495553	2706 PHEASANT RIDGE TRL	Town of Madison	WH MISTWOOD LLC		324 W STATE ST STE 109	GENEVA	IL	60134
70935495553	2708 PHEASANT RIDGE TRL	Town of Madison	WH MISTWOOD LLC		324 W STATE ST STE 109	GENEVA	IL	60134
70935495553	2710 PHEASANT RIDGE TRL	Town of Madison	WH MISTWOOD LLC		324 W STATE ST STE 109	GENEVA	IL	60134
70935498505	2779 SKI LN	Town of Madison	MID-TOWN CENTER LLC		345 W WASHINGTON AVE UNIT #301	MADISON	WI	53703
70935499406	2733 SKI LN	Town of Madison	SKI LANE PROPERTIES LLC		2740 SKI LN	MADISON	WI	53713
70935496610	2710 SKI LN	Town of Madison	BLACK HAWK COUNCIL OF GIRL SCOUTS INC		2710 SKI LN	MADISON	WI	53713
70935496810		Town of Madison	BLACK HAWK COUNCIL OF GIRL SCOUTS INC		2710 SKI LN	MADISON	WI	53713
70935498103	2740 SKI LN	Town of Madison	JACOBS COOPERAGE LLC		6204 S HIGHLANDS AVE	MADISON	WI	53705
70935499200	2747 SKI LN	Town of Madison	SKI LANE PROPERTIES LLC		2740 SKI LN	MADISON	WI	53713
70935499600		Town of Madison	JOHANNA SKOLASKI		NOT PROVIDED	NOT PROVIDED	WI	99999
70936322670		Town of Madison	MID-TOWN CENTER LLC		345 W WASHINGTON AVE UNIT #301	MADISON	WI	53703
70936322560		Town of Madison	MID-TOWN CENTER LLC		345 W WASHINGTON AVE UNIT #301	MADISON	WI	53703

70936322780		Town of Madison	MID-TOWN CENTER LLC		345 W WASHINGTON AVE UNIT #301	MADISON	WI	53703
70936322890		Town of Madison	MID-TOWN CENTER LLC		345 W WASHINGTON AVE UNIT #301	MADISON	WI	53703
70936323110		Town of Madison	MID-TOWN CENTER LLC		345 W WASHINGTON AVE UNIT #301	MADISON	WI	53703
70936323330		Town of Madison	MID-TOWN CENTER LLC		345 W WASHINGTON AVE UNIT #301	MADISON	WI	53703
70936323000	1 LATITUDE 43 ST	Town of Madison	MID-TOWN CENTER LLC		345 W WASHINGTON AVE UNIT #301	MADISON	WI	53703
70936323220	2650 NOVATION PKWY	Town of Madison	2650 NOVATION PARKWAY LLC		345 W WASHINGTON AVE UNIT #301	MADISON	WI	53703
70936323450	2675 NOVATION PKWY	Town of Madison	NOVATION SENIOR APARTMENTS LLC		4011 80TH ST	KENOSHA	WI	53142
70936323560	2720 RIMROCK RD	Town of Madison	YOUTH SERVICES LLC		2720 RIMROCK RD	MADISON	WI	53713
70936392706	350 MALONEY DR	Town of Madison	ROBERT M GUNN	CHEYENNE K GUNN	PO BOX 593	GEORGETOWN	FL	32139
70936392804	354 MALONEY DR	Town of Madison	JOHN V SEITZ		354 MALONEY DR	MADISON	WI	53713
70936393009	266 MALONEY DR	Town of Madison	LOUIS WIESER	CASSI WIESER	266 MALONEY DR	MADISON	WI	53713
70936393205	2740 RIMROCK RD	Town of Madison	THOMAS D DETTINGER	TAMI JO DETTINGER	2740 RIMROCK RD	MADISON	WI	53713
70936393607	86 MALONEY DR	Town of Madison	DIANE C PEASE		86 MALONEY DR	MADISON	WI	53713
70936394008	2735 RIMROCK RD	Town of Madison	ASSEMBLY OF PENTECOSTAL CHURCH OF JESUS CHRIST MADISON INC		340 COYIER LN	MADISON	WI	53713
70936394204	2701 RIMROCK RD	Town of Madison	NICHOLAS M DERR	JODY L T DERR	833 SOUTH SHORE DR	MADISON	WI	53715
70936392902	270 MALONEY DR	Town of Madison	ROBERT NEAL ROWLAND-RUSSELL	JENNIFER LYNN DELATORRE	270 MALONEY DR	MADISON	WI	53713
70936393107	2750 RIMROCK RD	Town of Madison	CHRISTOPHER P BRUGGER		2750 RIMROCK RD	MADISON	WI	53713
70936393303	2735 RIMROCK RD	Town of Madison	ASSEMBLY OF PENTECOSTAL CHURCH OF JESUS CHRIST MADISON INC		340 COYIER LN	MADISON	WI	53713
70936394106	2725 RIMROCK RD	Town of Madison	HEIAR QUALITY LLC		780 ALPINE PKWY	OREGON	WI	53575
70936394302	2701 RIMROCK RD	Town of Madison	NICHOLAS M DERR	JODY L T DERR	833 SOUTH SHORE DR	MADISON	WI	53715
60901205993	301 ENGELHART DR	City of Madison	LANDALE INC		4564 N ALLAN RD	PORTAGE	WI	53901
70936307010	301 KENT LN	City of Madison	Current Owner		301 KENT LN	MADISON	WI	53713
70936307010	303 KENT LN	City of Madison	Current Owner		301 KENT LN	MADISON	WI	53713
70936307028	305 KENT LN	City of Madison	ROBERT J HERMES		4340 S JORDAN DR	MCFARLAND	WI	53558
70936307028	307 KENT LN	City of Madison	ROBERT J HERMES		4340 S JORDAN DR	MCFARLAND	WI	53558
60901200951	3045 ANDERBERG DR	City of Madison	DANE COUNTY PARKS E WAY		5201 FEN OAK DR STE 208	MADISON	WI	53718
60901200951	395 ENGELHART DR	City of Madison	DANE COUNTY PARKS E WAY		5201 FEN OAK DR STE 208	MADISON	WI	53718