Village of Mount Horeb

138 E Main St
Mount Horeb, WI 53572
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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, DECEMBER 28, 2016

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

1) Call to order – Roll call

2) Consider November 30, 2016 Plan Commission meeting minutes

3) Consider exterior lighting plan for Hoff Mall Expansion

4) PUBLIC HEARING: To change zoning classification of parcel 0606-124-3089-6 from PB Planned Business to PD-1 Planned Development to allow a 40 unit senior apartment complex

5) Consider recommendation of Ordinance 2017-01, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL 0606-124-3089-6 LOCATED AT THE CORNER OF SPRINGDALE STREET AND COX DRIVE, FURTHER DESCRIBED AS ASSESSOR'S PLAT PART OF OUTLOT 109 FROM PB PLANNED BUSINESS TO PD-1 PLANNED DEVELOPMENT"

6) Consider Design Review application from Academy of Little Vikings for addition at 1991 Commerce Drive

7) Consider request to change hours of Conditional Use Permit for Sunn Cafe, 201 E Main Street

8) Consider Certificate of Appropriateness for signage for Trail This bike shop at 103 S Second Street

9) Plan Commission Chair report

10) Village Planner report

11) Adjourn

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

PLEASE NOTE THAT UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR ADDITIONAL INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GROSS, CLERK, AT 138 E. MAIN STREET, MOUNT HOREB, WI (608) 437-6884.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, NOVEMBER 30, 2016

The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair Randy Littel called the meeting to order at 7:00pm. Present were Commissioners Wally Orzechowski, Norb Scribner, Dave Hoffman, Peggy Zalucha, and Mark Rooney. Neil Densmore was absent. Also present were Village Administrator Nic Owen, Village Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, and Office Assistant Chrissy Kahl.

Consider October 26, 2016 Plan Commission meeting minutes: Scribner moved, Hoffman seconded to approve the October 26, 2016 minutes. Motion carried.

Consider Certificate of Appropriateness from Craig & Company Properties for exterior changes to 205 W. Main Street: Donna Craig, owner of Batteries America, gave an explanation of exterior changes they would like to make. The exterior changes include painting the Perry Street side a grey color, replacing the front windows with full-glass windows, repairing the glass block window, and replacing the garage doors with carriage doors painted grey. No signage is planned at this time. Batteries America is a mostly online business. The design changes are consistent with the Village standards. Scribner moved, Rooney seconded to issue the Certificate of Appropriateness. Motion carried.

Consider Certificate of Appropriateness from John Richardson for exterior changes to 300 W. Main Street: The exterior changes include removing the wood porch railings and replacing with black iron railings. The design changes are consistent with the Village standards. Orzechowski moved, Zalucha seconded to issue the Certificate of Appropriateness. Motion carried.

Consider applications for Duluth Trading Office Project: Rooney excused himself at 7:11pm due to conflict of interest.

a) Certified Survey Map: To combine two lots. One is the main building site and the other for the surface parking lot. Zalucha moved, Scribner seconded to recommend approval of the CSM. Motion carried.

b) Specific Implementation Plan: Hoffman moved, Scribner seconded to recommend approval of the SIP per Village Planner's memo for flexibilities and to include Village Engineer's comments. Motion carried.

c) Design Review: Scribner moved, Hoffman seconded to approve the design. Motion carried.

d) Certificate of Appropriateness: Hoffman moved, Zalucha seconded to approve the Certificate of Appropriateness. Motion carried.

Consider applications for Hoff Mall Expansion Project: Rooney returned to the meeting at 7:50pm.

a) Certified Survey Map: Rooney moved, Scribner seconded to recommend approval of the CSM. Motion carried.

b) Specific Implementation Plan: Rooney moved, Zalucha seconded to recommend approval consistent with Village Planner's report and findings with elimination of #2 requirement and to include Village Engineer's report. Motion carried.

c) Design Review: Scribner moved, Hoffman seconded to approve the design. Motion carried.

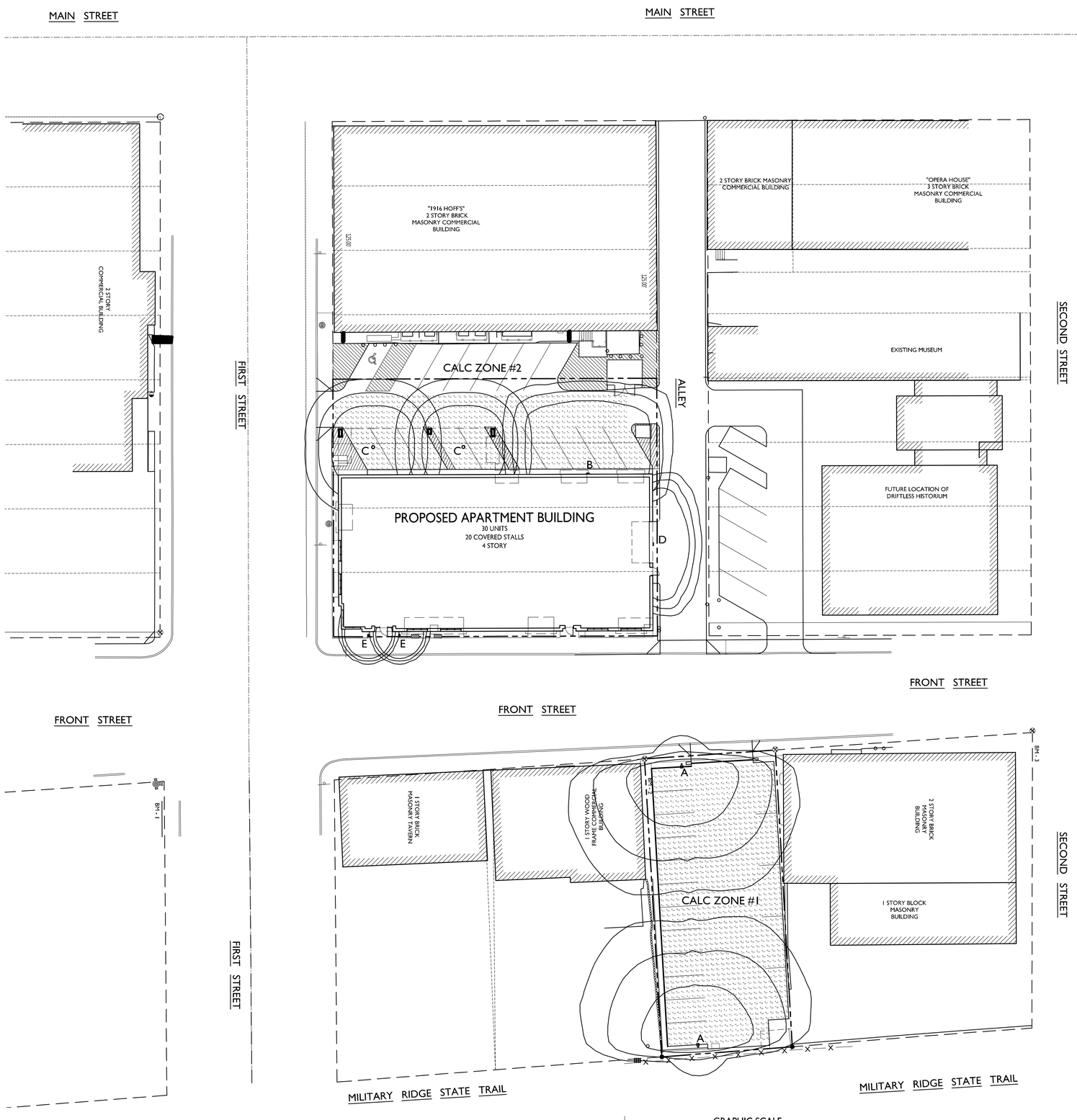
d) Certificate of Appropriateness: Hoffman moved, Scribner seconded to approve the Certificate of Appropriateness. Motion carried.

Conceptual presentation of proposed Oak Ridge Senior Apartments by JTKlein Inc: Jacob Klein, president of JT Klein Company Inc, presented the project. He would like to build a senior housing apartment building on the corner of Cox Drive and Springdale Street. The building would be 3-stories with some underground parking. The plan includes 40-units, one and two bedroom apartments. Age restricted for 55 year old and better.

Plan Commission Chair Report: No report given.

Adjourn: Orzechowski moved, Hoffman seconded to adjourn the meeting at 8:58pm. Motion carried.

Minutes by Chrissy Kahl, Office Assistant



1 C-1.4 SITE LIGHTING PLAN

1" = 20'-0"

GRAPHIC SCALE

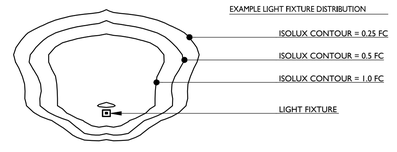
0 20 40 60

(IN FEET)

1 INCH = 20 FT(24X36 PAPER)

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.8 fc	2.6 fc	0.3 fc	8.7:1	2.7:1
Calc Zone #2	+	1.8 fc	5.5 fc	0.5 fc	11.0:1	3.6:1

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Mounting
○	A	2	DMS50-55W48LED4K-R-LE4F-HS	DMS50 WITH FLAT LENS, TYPE 4 OPTIC AND SHIELDS	LEDgine 48 NW, LUXEON R	DMS50-55W48LED4K-R-LE4F-HS (LRP0826Fm).IES	POLE MOUNTED 18'-0" ABOVE GRADE
▭	B	1	ISC-E02-LED-E1-BL4-8030	IMPACT ELITE LED LUMINAIRE (2) LIGHTBARS WITH AccuLED OPTICS - TYPE 4 W/ BACK LIGHT CONTROL	(42) 3000K CCT, 80 CRI LEDs ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	ISC-E02-LED-E1-BL4-8030.ies	WALL MOUNTED 12'-0" ABOVE GRADE
○	C	2	TT-C1-LED-E1-WQ-8030	TOPTIER LED PARKING GARAGE LUMINAIRE WIDE DISTRIBUTION	(168) 3000K CCT, 80 CRI LEDS	TT-C1-LED-E1-WQ-8030.ies	CEILING MOUNTED 8'-0" ABOVE GRADE
▭	D	1	ISC-E01-LED-E1-BL2-8030	IMPACT ELITE LED LUMINAIRE (1) LIGHTBARS WITH AccuLED OPTICS - TYPE 2	(21) 3000K CCT, 80 CRI LEDs ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	ISC-E01-LED-E1-BL2-8030.ies	WALL MOUNTED 9'-0" ABOVE GRADE
○	E	2	EVO WW 35/10 6AR LSS	1000LM 80 CRI 3500K 6" EVO ROUND WALL WASH SEMI SPECULAR	LED	EVO_WW_35_10_6AR_LSS.ies	RECESSED IN ENTRY CANOPY



knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued - July 7, 2016
Issued - August 17, 2016
SIP Submittal - November 1, 2016

PROJECT TITLE
Hoff Mall Expansion

111 S. First Street
Mt. Horeb, WI

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
C-1.4

PROJECT NO. 1616

LEDGINE

Some luminaires of this series are IDA (International Dark-Sky Association) approved.

DMS60-SHA DMS50-SG-LM DMS50-SHA-NM DMS50-SG-LD-MM

DOMUS
SERIES

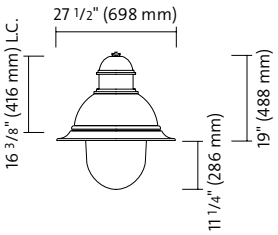
Designed Equilibrium / The Domus Series of products – Domus, Domus 55, and Domus Small - are all designed to complement each other and bring balance to any environment. Their charm is undeniable. Simplicity, refinement, and elegance, all fuse together to create harmonious beauty through designed equilibrium. >>

BENEFITS

- Constructed from top-quality materials, the Domus Series maintains excellent performance in even the most demanding environments.
- Can be powered by the LifeLED™, Philips Lumec's state-of-the-art, energy-efficient LED light engine.
- SHA and SSA optical chambers reduce glare by using a unique combination of reflectors and internal prism refractors.
- SCB optical chamber offers exceptional performance and cut-off with a combination of a hydro-formed aluminum reflector and a tempered glass lens.
- Dark-sky friendly SG optics provide full cut-off in five distributions.

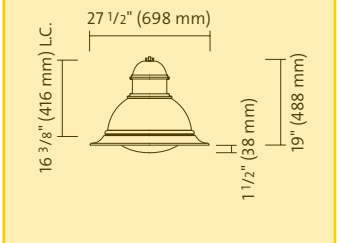
LUMINAIRES

Conform to the UL 1598 and CSA C22.2 No. 250.0-08 standards



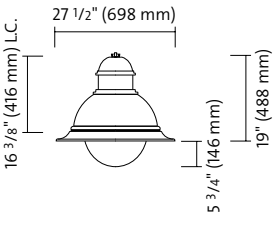
DMS50-SHA/SSA

EPA: 1.35 sq. ft.
Weight: 42 lbs (19.1 kg)



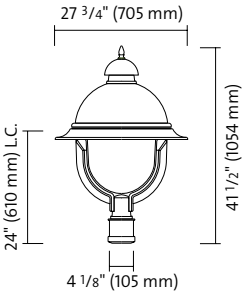
DMS50-SCB

EPA: 1.00 sq. ft.
Weight: 42 lbs (19.1 kg)



DMS50-SG-DL

EPA: 1.20 sq. ft.
Weight: 42 lbs (19.1 kg)



DMS60-SHA

EPA: 1.82 sq. ft.
Weight: 40 lbs (18.1 kg)

LAMPS / LED

LED = Philips Lumileds Luxeon R, CRI = 70, CCT = 4000K (+/- 350K)
System (LED + driver) Rated life = 100,000 hrs[1]

LED light engine technical information for DMS50 WITH FLAT LENS

LAMP	TYPICAL DELIVERED LUMENS	TYPICAL SYSTEM WATTAGE[2] (W)	TYPICAL CURRENT @ 120 V (A)	TYPICAL CURRENT @ 208 V (A)	TYPICAL CURRENT @ 240 V (A)	TYPICAL CURRENT @ 277 V (A)	LED CURRENT (mA)	HID EQUIVALENT[3]	LUMINAIRE EFFICACY RATING (LM/W)	BUG RATING
35W32LED4K-R-LE2F	3678	35	0.29	0.17	0.16	0.15	350	70 -100	105.1	B1-U0-G1
35W32LED4K-R-LE3F	3859	35	0.29	0.17	0.16	0.15	350	70 -100	110.2	B1-U0-G1
35W32LED4K-R-LE4F	3578	35	0.29	0.17	0.16	0.15	350	70 -100	102.2	B1-U0-G1
35W32LED4K-R-LE5F	3552	35	0.29	0.17	0.16	0.15	350	70 -100	101.5	B2-U0-G1
55W32LED4K-R-LE2F	5141	52	0.40	0.23	0.21	0.19	530	100 - 150	98.9	B1-U0-G1
55W32LED4K-R-LE3F	5404	52	0.40	0.23	0.21	0.19	530	100 - 150	103.9	B2-U0-G1
55W32LED4K-R-LE4F	5002	52	0.40	0.23	0.21	0.19	530	100 - 150	96.2	B1-U0-G1
55W32LED4K-R-LE5F	4966	52	0.40	0.23	0.21	0.19	530	100 - 150	95.5	B3-U0-G1
55W48LED4K-R-LE2F	5301	55	0.38	0.22	0.23	0.21	350	100 - 150	96.4	B1-U0-G1
55W48LED4K-R-LE3F	5566	55	0.38	0.22	0.23	0.21	350	100 - 150	101.2	B2-U0-G1
55W48LED4K-R-LE4F	5158	55	0.38	0.22	0.23	0.21	350	100 - 150	93.8	B1-U0-G1
55W48LED4K-R-LE5F	5120	55	0.38	0.22	0.23	0.21	350	100 - 150	93.1	B3-U0-G1
80W48LED4K-R-LE2F	7454	79	0.63	0.36	0.34	0.31	530	150 - 175	94.3	B2-U0-G1
80W48LED4K-R-LE3F	7833	79	0.63	0.36	0.34	0.31	530	150 - 175	99.2	B2-U0-G2
80W48LED4K-R-LE4F	7252	79	0.63	0.36	0.34	0.31	530	150 - 175	91.8	B2-U0-G2
80W48LED4K-R-LE5F	7200	79	0.63	0.36	0.34	0.31	530	150 - 175	91.1	B3-U0-G1
70W64LED4K-R-LE2F	7478	71	0.58	0.34	0.32	0.3	350	100 - 150	105.3	B2-U0-G1
70W64LED4K-R-LE3F	7849	71	0.58	0.34	0.32	0.3	350	100 - 150	110.6	B2-U0-G2
70W64LED4K-R-LE4F	7276	71	0.58	0.34	0.32	0.3	350	100 - 150	102.5	B2-U0-G2
70W64LED4K-R-LE5F	7223	71	0.58	0.34	0.32	0.3	350	100 - 150	101.7	B3-U0-G1
110W64LED4K-R-LE2F	10565	103	0.8	0.46	0.42	0.38	530	175 - 200	102.6	B2-U0-G2
110W64LED4K-R-LE3F	11097	103	0.8	0.46	0.42	0.38	530	175 - 200	107.7	B3-U0-G2
110W64LED4K-R-LE4F	10279	103	0.8	0.46	0.42	0.38	530	175 - 200	99.8	B2-U0-G2
110W64LED4K-R-LE5F	10206	103	0.8	0.46	0.42	0.38	530	175 - 200	99.1	B3-U0-G2
90W80LED4K-R-LE2F	9163	87	0.78	0.43	0.40	0.34	350	150 - 175	105.3	B2-U0-G2
90W80LED4K-R-LE3F	9626	87	0.78	0.43	0.40	0.34	350	150 - 175	110.6	B3-U0-G2
90W80LED4K-R-LE4F	8915	87	0.78	0.43	0.40	0.34	350	150 - 175	102.5	B2-U0-G2
90W80LED4K-R-LE5F	8851	87	0.78	0.43	0.40	0.34	350	150 - 175	101.7	B3-U0-G2
135W80LED4K-R-LE2F	12894	129	1.15	0.61	0.58	0.5	530	250 - 320	100.0	B3-U0-G2
135W80LED4K-R-LE3F	13544	129	1.15	0.61	0.58	0.5	530	250 - 320	105.0	B3-U0-G2
135W80LED4K-R-LE4F	12545	129	1.15	0.61	0.58	0.5	530	250 - 320	97.2	B3-U0-G2
135W80LED4K-R-LE5F	12454	129	1.15	0.61	0.58	0.5	530	250 - 320	96.5	B4-U0-G2

[1] *L70 = 100,000 hrs (at ambient temperature = 25°C and forward current = 700 mA)*
[2] *System wattage includes the lamp and the LED driver.*
[3] *Equivalence should always be confirmed by a photometric layout.*

Note : Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Philips.

PHILIPS
LUMEC

LAMPS / **LED**

LED = Philips Lumileds Luxeon R, CRI = 70, CCT = 4000K (+/- 350K)
System (LED + driver) Rated life = 100,000 hrs[1]

LED light engine technical information for DMS50 WITH PRISMATIC GLOBE

LAMP	TYPICAL DELIVERED LUMENS	TYPICAL SYSTEM WATTAGE[2] (W)	TYPICAL CURRENT @ 120 V (A)	TYPICAL CURRENT @ 208 V (A)	TYPICAL CURRENT @ 240 V (A)	TYPICAL CURRENT @ 277 V (A)	LED CURRENT (mA)	HID EQUIVALENT[3]	LUMINAIRE EFFICACY RATING (LM/W)	BUG RATING
35W32LED4K-R-LE2A	3694	35	0.29	0.17	0.16	0.15	350	70 -100	105.5	B1-U2-G1
35W32LED4K-R-LE3A	3918	35	0.29	0.17	0.16	0.15	350	70 -100	111.9	B1-U2-G1
35W32LED4K-R-LE4A	3693	35	0.29	0.17	0.16	0.15	350	70 -100	105.5	B1-U2-G1
55W32LED4K-R-LE2A	5164	52	0.40	0.23	0.21	0.19	530	100 - 150	99.3	B1-U3-G1
55W32LED4K-R-LE3A	5478	52	0.40	0.23	0.21	0.19	530	100 - 150	105.3	B2-U2-G2
55W32LED4K-R-LE4A	5163	52	0.40	0.23	0.21	0.19	530	100 - 150	99.3	B1-U3-G2
55W48LED4K-R-LE2A	5325	55	0.38	0.22	0.23	0.21	350	100 - 150	96.8	B1-U3-G1
55W48LED4K-R-LE3A	5648	55	0.38	0.22	0.23	0.21	350	100 - 150	102.7	B2-U3-G2
55W48LED4K-R-LE4A	5324	55	0.38	0.22	0.23	0.21	350	100 - 150	96.8	B1-U3-G2
80W48LED4K-R-LE2A	7486	79	0.63	0.36	0.34	0.31	530	150 - 175	94.8	B2-U3-G2
80W48LED4K-R-LE3A	7941	79	0.63	0.36	0.34	0.31	530	150 - 175	100.5	B2-U3-G2
80W48LED4K-R-LE4A	7486	79	0.63	0.36	0.34	0.31	530	150 - 175	94.8	B2-U3-G2
70W64LED4K-R-LE2A	7511	71	0.58	0.34	0.32	0.3	350	100 - 150	105.8	B2-U3-G2
70W64LED4K-R-LE3A	7967	71	0.58	0.34	0.32	0.3	350	100 - 150	112.2	B2-U3-G2
70W64LED4K-R-LE4A	7510	71	0.58	0.34	0.32	0.3	350	100 - 150	105.8	B2-U3-G2
110W64LED4K-R-LE2A	10612	103	0.8	0.46	0.42	0.38	530	175 - 200	103.0	B2-U3-G2
110W64LED4K-R-LE3A	11256	103	0.8	0.46	0.42	0.38	530	175 - 200	109.3	B3-U3-G3
110W64LED4K-R-LE4A	10611	103	0.8	0.46	0.42	0.38	530	175 - 200	103.0	B2-U3-G2
90W80LED4K-R-LE2A	9204	87	0.78	0.43	0.40	0.34	350	150 - 175	105.8	B2-U3-G2
90W80LED4K-R-LE3A	9763	87	0.78	0.43	0.40	0.34	350	150 - 175	112.2	B2-U3-G2
90W80LED4K-R-LE4A	9203	87	0.78	0.43	0.40	0.34	350	150 - 175	105.8	B2-U3-G2
135W80LED4K-R-LE2A	12950	129	1.15	0.61	0.58	0.5	530	250 - 320	100.4	B3-U3-G3
135W80LED4K-R-LE3A	13737	129	1.15	0.61	0.58	0.5	530	250 - 320	106.5	B3-U3-G3
135W80LED4K-R-LE4A	12949	129	1.15	0.61	0.58	0.5	530	250 - 320	100.4	B2-U3-G2

LED light engine technical information for DMS50 WITH SAG LENS

LAMP	TYPICAL DELIVERED LUMENS	TYPICAL SYSTEM WATTAGE[2] (W)	TYPICAL CURRENT @ 120 V (A)	TYPICAL CURRENT @ 208 V (A)	TYPICAL CURRENT @ 240 V (A)	TYPICAL CURRENT @ 277 V (A)	LED CURRENT (mA)	HID EQUIVALENT[3]	LUMINAIRE EFFICACY RATING (LM/W)	BUG RATING
35W32LED4K-R-LE2S	2867	35	0.29	0.17	0.16	0.15	350	70 -100	81.9	B1-U1-G1
35W32LED4K-R-LE3S	3972	35	0.29	0.17	0.16	0.15	350	70 -100	113.5	B1-U1-G1
35W32LED4K-R-LE4S	3691	35	0.29	0.17	0.16	0.15	350	70 -100	105.5	B1-U1-G1
35W32LED4K-R-LE5S	3649	35	0.29	0.17	0.16	0.15	350	70 -100	104.2	B2-U1-G1
55W32LED4K-R-LE2S	5232	52	0.40	0.23	0.21	0.19	530	100 - 150	100.6	B1-U1-G1
55W32LED4K-R-LE3S	5553	52	0.40	0.23	0.21	0.19	530	100 - 150	106.8	B2-U1-G1
55W32LED4K-R-LE4S	5160	52	0.40	0.23	0.21	0.19	530	100 - 150	99.2	B1-U1-G1
55W32LED4K-R-LE5S	5101	52	0.40	0.23	0.21	0.19	530	100 - 150	98.1	B3-U1-G1
55W48LED4K-R-LE2S	5395	55	0.38	0.22	0.23	0.21	350	100 - 150	98.1	B1-U1-G1
55W48LED4K-R-LE3S	5726	55	0.38	0.22	0.23	0.21	350	100 - 150	104.1	B2-U1-G1
55W48LED4K-R-LE4S	5320	55	0.38	0.22	0.23	0.21	350	100 - 150	96.7	B1-U1-G2
55W48LED4K-R-LE5S	5259	55	0.38	0.22	0.23	0.21	350	100 - 150	95.6	B3-U1-G1
80W48LED4K-R-LE2S	7585	79	0.63	0.36	0.34	0.31	530	150 - 175	96.0	B2-U1-G1
80W48LED4K-R-LE3S	8051	79	0.63	0.36	0.34	0.31	530	150 - 175	101.9	B2-U1-G2
80W48LED4K-R-LE4S	7481	79	0.63	0.36	0.34	0.31	530	150 - 175	94.7	B2-U1-G2
80W48LED4K-R-LE5S	7395	79	0.63	0.36	0.34	0.31	530	150 - 175	93.6	B3-U1-G2
70W64LED4K-R-LE2S	7611	71	0.58	0.34	0.32	0.3	350	100 - 150	107.2	B2-U1-G1
70W64LED4K-R-LE3S	8077	71	0.58	0.34	0.32	0.3	350	100 - 150	113.8	B2-U1-G2
70W64LED4K-R-LE4S	7505	71	0.58	0.34	0.32	0.3	350	100 - 150	105.7	B2-U1-G2
70W64LED4K-R-LE5S	7419	71	0.58	0.34	0.32	0.3	350	100 - 150	104.5	B3-U1-G2
110W64LED4K-R-LE2S	10752	103	0.8	0.46	0.42	0.38	530	175 - 200	104.4	B2-U1-G2
110W64LED4K-R-LE3S	11412	103	0.8	0.46	0.42	0.38	530	175 - 200	110.8	B3-U1-G2
110W64LED4K-R-LE4S	10604	103	0.8	0.46	0.42	0.38	530	175 - 200	103.0	B2-U1-G2
110W64LED4K-R-LE5S	10482	103	0.8	0.46	0.42	0.38	530	175 - 200	101.8	B4-U1-G2
90W80LED4K-R-LE2S	9325	87	0.78	0.43	0.40	0.34	350	150 - 175	107.2	B2-U1-G2
90W80LED4K-R-LE3S	9897	87	0.78	0.43	0.40	0.34	350	150 - 175	113.8	B3-U1-G2
90W80LED4K-R-LE4S	9197	87	0.78	0.43	0.40	0.34	350	150 - 175	105.7	B2-U1-G2
90W80LED4K-R-LE5S	9091	87	0.78	0.43	0.40	0.34	350	150 - 175	104.5	B3-U1-G2
135W80LED4K-R-LE2S	13122	129	1.15	0.61	0.58	0.5	530	250 - 320	101.7	B3-U1-G2
135W80LED4K-R-LE3S	13927	129	1.15	0.61	0.58	0.5	530	250 - 320	108.0	B3-U1-G3
135W80LED4K-R-LE4S	12941	129	1.15	0.61	0.58	0.5	530	250 - 320	100.3	B3-U2-G2
135W80LED4K-R-LE5S	12792	129	1.15	0.61	0.58	0.5	530	250 - 320	99.2	B4-U2-G2

[1] *L70 = 100,000 hrs (at ambient temperature = 25°C and forward current = 700 mA)*
[2] *System wattage includes the lamp and the LED driver.*
[3] *Equivalence should always be confirmed by a photometric layout.*

Note : Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Philips.

PHILIPS
LUMEC

LAMPS / **LED**

LED = Philips Lumileds Luxeon R, CRI = 70, CCT = 4000K (+/- 350K)
System (LED + driver) Rated life = 100,000 hrs[1]

LED light engine technical information for DMS60 WITH FLAT LENS

LAMP	TYPICAL DELIVERED LUMENS	TYPICAL SYSTEM WATTAGE[2] (W)	TYPICAL CURRENT @ 120 V (A)	TYPICAL CURRENT @ 208 V (A)	TYPICAL CURRENT @ 240 V (A)	TYPICAL CURRENT @ 277 V (A)	LED CURRENT (mA)	HID EQUIVALENT[3]	LUMINAIRE EFFICACY RATING (LM/W)	BUG RATING
35W32LED4K-R-LE2F	3272	35	0.29	0.17	0.16	0.15	350	70 -100	93.5	B1-U0-G1
35W32LED4K-R-LE3F	3434	35	0.29	0.17	0.16	0.15	350	70 -100	98.1	B1-U0-G1
35W32LED4K-R-LE4F	3183	35	0.29	0.17	0.16	0.15	350	70 -100	90.9	B1-U0-G1
35W32LED4K-R-LE5F	3160	35	0.29	0.17	0.16	0.15	350	70 -100	90.3	B2-U0-G1
55W32LED4K-R-LE2F	4575	52	0.40	0.23	0.21	0.19	530	100 - 150	88.0	B1-U0-G1
55W32LED4K-R-LE3F	4809	52	0.40	0.23	0.21	0.19	530	100 - 150	92.5	B2-U0-G1
55W32LED4K-R-LE4F	4452	52	0.40	0.23	0.21	0.19	530	100 - 150	85.6	B1-U0-G1
55W32LED4K-R-LE5F	4419	52	0.40	0.23	0.21	0.19	530	100 - 150	85.0	B3-U0-G1
55W48LED4K-R-LE2F	4711	55	0.38	0.22	0.23	0.21	350	100 - 150	85.6	B1-U0-G1
55W48LED4K-R-LE3F	4954	55	0.38	0.22	0.23	0.21	350	100 - 150	90.1	B2-U0-G1
55W48LED4K-R-LE4F	4583	55	0.38	0.22	0.23	0.21	350	100 - 150	83.3	B1-U0-G1
55W48LED4K-R-LE5F	4550	55	0.38	0.22	0.23	0.21	350	100 - 150	82.7	B3-U0-G1
55W48LED4K-R-LE2F	6642	79	0.63	0.36	0.34	0.31	530	150 - 175	84.1	B2-U0-G1
80W48LED4K-R-LE3F	6972	79	0.63	0.36	0.34	0.31	530	150 - 175	88.3	B2-U0-G1
80W48LED4K-R-LE4F	6462	79	0.63	0.36	0.34	0.31	530	150 - 175	81.8	B2-U0-G2
80W48LED4K-R-LE5F	6416	79	0.63	0.36	0.34	0.31	530	150 - 175	81.2	B3-U0-G1

LED light engine technical information for DMS60 WITH PRISMATIC GLOBE

LAMP	TYPICAL DELIVERED LUMENS	TYPICAL SYSTEM WATTAGE[2] (W)	TYPICAL CURRENT @ 120 V (A)	TYPICAL CURRENT @ 208 V (A)	TYPICAL CURRENT @ 240 V (A)	TYPICAL CURRENT @ 277 V (A)	LED CURRENT (mA)	HID EQUIVALENT[3]	LUMINAIRE EFFICACY RATING (LM/W)	BUG RATING
35W32LED4K-R-LE2A	3299	35	0.29	0.17	0.16	0.15	350	70 -100	94.3	B1-U3-G1
35W32LED4K-R-LE3A	3280	35	0.29	0.17	0.16	0.15	350	70 -100	93.7	B1-U2-G1
35W32LED4K-R-LE4A	2983	35	0.29	0.17	0.16	0.15	350	70 -100	85.2	B1-U3-G1
55W32LED4K-R-LE2A	4627	52	0.40	0.23	0.21	0.19	530	100 - 150	89.0	B1-U3-G1
55W32LED4K-R-LE3A	4605	52	0.40	0.23	0.21	0.19	530	100 - 150	88.6	B1-U3-G1
55W32LED4K-R-LE4A	4676	52	0.40	0.23	0.21	0.19	530	100 - 150	89.9	B1-U3-G1
55W48LED4K-R-LE2A	4673	55	0.38	0.22	0.23	0.21	350	100 - 150	85.0	B1-U3-G1
55W48LED4K-R-LE3A	4648	55	0.38	0.22	0.23	0.21	350	100 - 150	84.5	B1-U3-G1
55W48LED4K-R-LE4A	4722	55	0.38	0.22	0.23	0.21	350	100 - 150	85.9	B1-U3-G1
80W48LED4K-R-LE2A	6890	79	0.63	0.36	0.34	0.31	530	150 - 175	87.2	B2-U3-G2
80W48LED4K-R-LE3A	6853	79	0.63	0.36	0.34	0.31	530	150 - 175	86.7	B2-U3-G2
80W48LED4K-R-LE4A	6642	79	0.63	0.36	0.34	0.31	530	150 - 175	84.1	B1-U3-G2

LED light engine technical information for DMS60 WITH SAG LENS

LAMP	TYPICAL DELIVERED LUMENS	TYPICAL SYSTEM WATTAGE[2] (W)	TYPICAL CURRENT @ 120 V (A)	TYPICAL CURRENT @ 208 V (A)	TYPICAL CURRENT @ 240 V (A)	TYPICAL CURRENT @ 277 V (A)	LED CURRENT (mA)	HID EQUIVALENT[3]	LUMINAIRE EFFICACY RATING (LM/W)	BUG RATING
35W32LED4K-R-LE2S	3330	35	0.29	0.17	0.16	0.15	350	70 -100	95.1	B1-U1-G1
35W32LED4K-R-LE3S	3534	35	0.29	0.17	0.16	0.15	350	70 -100	101.0	B1-U1-G1
35W32LED4K-R-LE4S	3284	35	0.29	0.17	0.16	0.15	350	70 -100	93.8	B1-U1-G1
35W32LED4K-R-LE5S	3246	35	0.29	0.17	0.16	0.15	350	70 -100	92.7	B2-U1-G1
55W32LED4K-R-LE2S	4656	52	0.40	0.23	0.21	0.19	530	100 - 150	89.5	B1-U1-G1
55W32LED4K-R-LE3S	4942	52	0.40	0.23	0.21	0.19	530	100 - 150	95.0	B1-U1-G1
55W32LED4K-R-LE4S	4592	52	0.40	0.23	0.21	0.19	530	100 - 150	88.3	B1-U1-G1
55W32LED4K-R-LE5S	4539	52	0.40	0.23	0.21	0.19	530	100 - 150	87.3	B3-U1-G1
55W48LED4K-R-LE2S	4794	55	0.38	0.22	0.23	0.21	350	100 - 150	87.2	B1-U1-G1
55W48LED4K-R-LE3S	5088	55	0.38	0.22	0.23	0.21	350	100 - 150	92.5	B2-U1-G1
55W48LED4K-R-LE4S	4728	55	0.38	0.22	0.23	0.21	350	100 - 150	86.0	B1-U1-G1
55W48LED4K-R-LE5S	4674	55	0.38	0.22	0.23	0.21	350	100 - 150	85.0	B3-U1-G1
80W48LED4K-R-LE2S	6759	79	0.63	0.36	0.34	0.31	530	150 - 175	85.6	B2-U1-G1
80W48LED4K-R-LE3S	7174	79	0.63	0.36	0.34	0.31	530	150 - 175	90.8	B2-U1-G2
80W48LED4K-R-LE4S	6666	79	0.63	0.36	0.34	0.31	530	150 - 175	84.4	B2-U1-G2
80W48LED4K-R-LE5S	6590	79	0.63	0.36	0.34	0.31	530	150 - 175	83.4	B3-U1-G1

[1] L70 = 100,000 hrs (at ambient temperature = 25°C and forward current = 700 mA)
[2] System wattage includes the lamp and the LED driver.
[3] Equivalence should always be confirmed by a photometric layout.
Note : Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Philips.

PHILIPS
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LAMPS / LED

VOLTAGE

120 / 208 / 240 / 277 / 347 / 480

OPTICAL SYSTEMS / LED

Flat lens
IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with a tempered-glass flat lens permanently sealed onto the lower part of the heat sink.

LE2F: Asymetrical
LE3F: Asymetrical
LE4F: Asymetrical
LE5F: Symmetrical (square)
> House shield available in option (HS)

Sag lens
IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with a tempered-glass sag lens permanently sealed onto the lower part of the heat sink.

LE2S: Asymetrical
LE3S: Asymetrical
LE4S: Asymetrical
LE5S: Symmetrical (square)
> House shield available in option (HS)

Prismatic globe
IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with globe having an inner prismatic surface permanently sealed onto the lower part of the heat sink.

LE2A: Asymetrical
LE3A: Asymetrical
LE4A: Asymetrical
> LE2A/LE3A/LE4A available in acrylic and borosilicate.
> House shield available in option (HS)

Add suffix ACDR or PC to optical system code.

* Photometry available on Philips Lumec web site www.philips.com/lumec.

LAMPS / HID

	DMS50			DMS60		
WATTAGE	SCB3M SHA3M-PC SSA3M-PC	SHA3M-ACDR SSA3M-ACDR	SG	SCB3M SHA3M-PC SSA3M-PC	SHA3M-ACDR SSA3M-ACDR	SG
50 MH, medium	✓	✓	✓	✓	✓	RB
70 MH, medium	✓	✓	✓	✓	✓	RB
100 MH, medium	✓	✓	✓	✓	✓	RB
150 MH, medium	✓	✓	✓	✓	✓	RB
200 MH, mogul	✓	N/A	✓	✓	N/A	RB
175 PSMH, mogul	✓	✓	✓	✓	✓	N/A
250 PSMH, mogul	✓	N/A	✓	✓	N/A	RB
400 PSMH, mogul[6]	N/A	N/A	RB, RJ	N/A	N/A	N/A
35 HPS, mogul	✓	✓	✓	✓	✓	RB
50 HPS, mogul	✓	✓	✓	✓	✓	RB
70 HPS, mogul	✓	✓	✓	✓	✓	RB
100 HPS, mogul	✓	✓	✓	✓	✓	RB
150 HPS, mogul	✓	✓	✓	✓	✓	RB
200 HPS, mogul[6]	✓	N/A	✓	✓	N/A	RB
250 HPS, mogul[6]	✓	N/A	✓	✓	N/A	RB
400 HPS, mogul[6]	N/A	N/A	RB	N/A	N/A	N/A

✓ : Available **N/A :** Not available **RB :** Remote Ballast Required
RJ : Reduced Jacket ED28 Required **1 :** N/A with SGFM

CosmoPolis™ / new generation of ceramic metal halide lamp

WATTAGE	SCB3M / SHA3M-PC / SSA3M-PC	SHA3M-ACDR / SSA3M-ACDR
60 CW	✓	✓
90 CW	✓	✓
140 CW[1]	✓	✓

✓ : Available **1 :** Not available with 120 volts

OPTICAL SYSTEMS / HID

(Lamps not included)

SHA and SSA optics
Sealed optical chamber consisting of a reflector permanently assembled of top of an internal prismatic globe.

SHA3M: Asymmetrical
SHA3M: Asymmetrical
> House shield available in option (HS)

In the above optics, the sleeve and shutter permit exact positioning of the lamp. SHA & SSA refractors available in: **ACDR :** Acrylique (175 W max.) **PC :** Polycarbonate. *Add suffix to optical system code.*

SCB optics
Sealed optical chamber consisting of a reflector permanently assembled on top of a tempered-glass sag lens.

SCB3M: Asymmetrical
> House shield available in option (HS)

SG Optics
Segmented cut-off reflector system set in faceted arc-image duplicating patterns.

SGQ: Symmetrical
SG1: Symmetrical
SG2: Asymmetrical
SG3: Asymmetrical
SGFM: Forward throw
> House shield available for SG2 and SG3

In the above optics, the sleeve and shutter permit exact positioning of the lamp.

* Photometry available on Philips Lumec web site www.philips.com/lumec.

VOLTAGE

DHI[1]: 120 / 208 / 240 / 277 / 347 / 480
CosmoPolis™: 120 / 208 / 240 / 277

[1] *Multi-top ballast also available.*

LAMPS / QL

WATTAGE	SCB5	SHA
55 QL	✓	✓
85 QL	✓	✓

✓ : Available

High frequency generator for induction lamp (4000K).
Instant start. Operating range 50-60 Hz or DC.
Lamp minimum starting temperature -40F (-40 °C).

VOLTAGE

120 / 208 / 240 / 277

OPTICAL SYSTEMS / QL

(Lamps included)

SHA optics
Sealed optical chamber consisting of a reflector permanently assembled of top of an internal prismatic globe.

SHA: Asymmetrical
> House shield available in option (HS)

SCB5 optics
Sealed optical chamber consisting of a reflector permanently assembled on top of a tempered-glass sag lens.

SCB5: Symmetrical
> House shield available in option (HS)

* Photometry available on Philips Lumec web site www.philips.com/lumec.

PHILIPS
LUMEC

LUMINAIRE OPTIONS

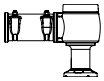
HS House shield
(Not available with LED)

LD Luminous dome, 250 W maximum
(SG optics only) (only with DMS50)
(remote ballast for 200 and 250 W in braket or pole)
(Not available with LED)

LR Luminous ring,
250 W maximum
(SG optics only) (only with DMS50)
(remote ballast for 200 and 250 W in braket or pole)
(Not available with LED)

SLG Tempered glass sag lens
(SG optics only)(Not available with LED)

ADAPTORS



SMB
The luminaire is suspended by means of a decorative side-mounting cast-aluminium adaptor. This adaptor accepts tubes from 1 5/8" to 2 3/8" (41 to 60 mm) and is adjustable to more or less 50.

SMART LUMINAIRE OPTIONS

Domus allows you many options in order to get different smart functionalities.

DMG *(available with LifeLED and LEDgine*)*
Driver is compatible with dimmer from 0 to 10 volts.

CDMG *(available with LifeLED and LEDgine*)*
Dynadimmer standard dimming functionalities including pre-programmed scenarios to suit many applications and needs from safety to maximum energy savings. *(see Dynadimmer brochure for more information on pre-programmed scenarios)*

CDMGP *(available with LifeLED and LEDgine*)*
Dynadimmer custom dimming scenario allowing the user to program up to 5 time periods and multiple dimming levels from 100% to 10% of total wattage.

OVR *(available with LEDgine* only)*
Dynadimmer override function offering the possibility to go back to full power at any time via an electrical signal of 120VAC to 277VAC from a motion sensor, a switch, a relay or else.

CLO *(available with LEDgine* only)*
Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the lamp.

AST *(available with LEDgine* only)*
Pre-set driver for progressive start-up of the lamp to optimize energy management and enhance user visual comfort at start-up.

OTL *(available with LEDgine* only)*
Pre-set driver to signal end of life of the lamp for better fixture management.

DALI *(available with LEDgine* only)*
Pre-set driver compatible with the DALI control system.

* Not available with 347 and 480 volt.

SMART SYSTEM OPTIONS

Different options are available according to your needs. Please contact us for more information.

SMART CITY OPTIONS

AMPLIGHT *(available with LEDgine* only)*
Amplight is the intelligent monitoring and control, automated management system that delivers up to 35% streetlight energy savings and makes it easy to monitor and manage the entire system, in real time. Please contact us for more information.

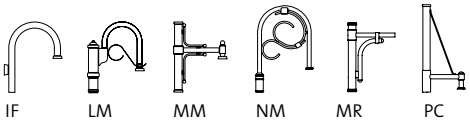
* Not available with 347 and 480 volt.

Other options are also available according to your needs. Please contact us for more information.

PHILIPS
LUMEC

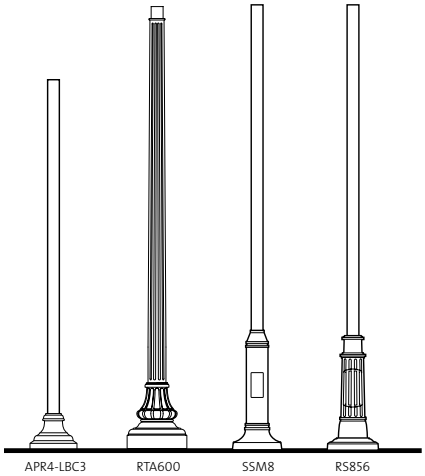
MOUNTINGS

(Consult the Pole Guide for details and the complete line of mountings)



POLES AND POLE OPTIONS

(Consult the Pole Guide for details and the complete line of poles)



FINISHES

(Consult Philips Lumec's Color Chart for complete specifications)

The specially formulated **Lumital** powder coat finish is available in a range of many standard colors.

ORDERING SAMPLE

LUMINAIRE	LAMP	GLOBE/LENS	OPTICAL SYSTEM	VOLTAGE	ADAPTOR	OPTIONS	MOUNTING & CONFIGURATION	POLE	FINISH
DMS50	100 HPS	ACDR	SHA3L-ACDR	120	SMB	FS-LR	MR-1A	R80-15	GNTX

MAINTENANCE

ACCESS TO INTERNAL COMPONENT

The luminaire's hood can be opened by simply applying pressure on the latch located on the technical ring. The hood can then be pivoted along a hinge incorporated in the technical ring. A built-in stopper holds the cover at 90° from the technical ring.

ACCESS TO LAMP

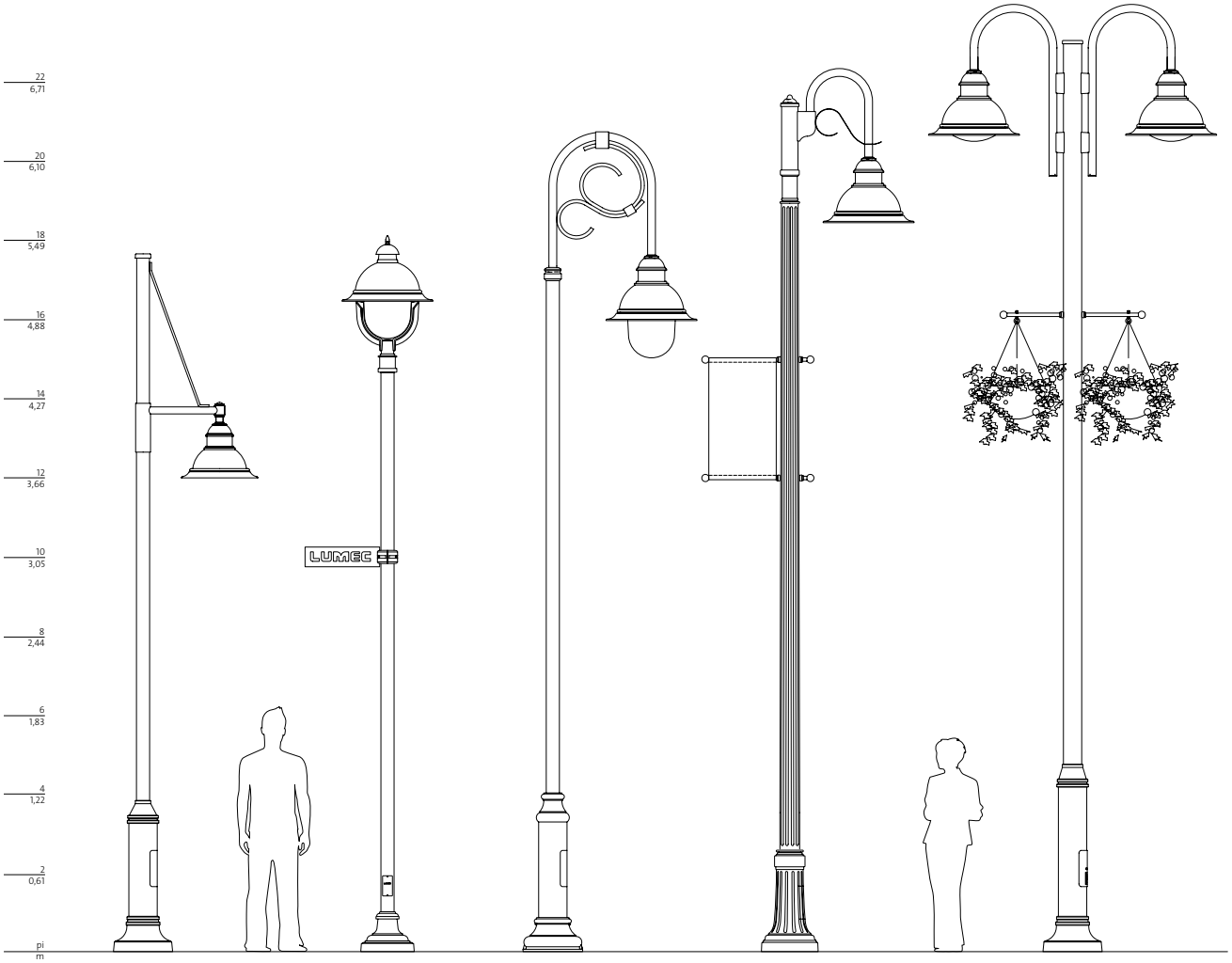
A simple quarter-turn of the **Smartseal ™** shutter provides easy access to the lamp. Quick-disconnect terminals between the lamp and the ballast tray ensure safe and easy lamp replacement.

ACCESS TO BALLAST

The tool-free drop-in unitized ballast tray is slipped into the post top box which rests on the optical support plate. Here again, the use of quick-disconnect terminals ensures safe and easy ballast maintenance

PHILIPS
LUMEC

ASSEMBLY EXAMPLES



Luminaire: DOS-SG
Mounting: DBG-1A
Pole: AM8

Luminaire: DMS60-SHA
Pole: APR4-LBC3-SA1

Luminaire: DMS50-SHA
Mounting: NM-1A
Pole: RA61

Luminaire: DMS50-SG
Mounting: LM-1A
Pole: RTA906/907-BA

Luminaire: DMS50-SCB
Mounting: CN5-2
Pole: SSM8-PS

PHILIPS
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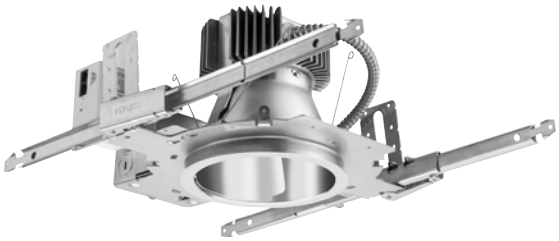
gotham®

Luminaire Type:
Catalog Number (autopopulated):



Gotham Architectural Downlighting
LED Downlights

6" Evo®
Wallwash

Solid-State Lighting

FEATURES

OPTICAL SYSTEM
- Self-flanged semi-specular, matte-diffuse or specular finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Anodized kicker reflector
- Polycarbonate lens integral to light engine

MECHANICAL SYSTEM
- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

LISTINGS
- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

WARRANTY
- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

ORDERING INFORMATION

A+ Capable options indicated by this color background.

EXAMPLE: EVO WW 35/10 6AR LSS MVOLT EZ1

Series	Type	Color temperature	Nominal lumen values	Aperture/Trim color	Finish	Voltage
EVO	**WW**	**27/** 2700 K **30/** 3000 K **35/** 3500 K **40/** 4000 K	**10** 1000 lumens **15** 1500 lumens **20** 2000 lumens **25** 2500 lumens **30** 3000 lumens **35** 3500 lumens **40** 4000 lumens **45** 4500 lumens	**6AR** Clear **6PR** Pewter **6WTR** Wheat **6GR** Gold **6WR**[1] White **6BR**[1] Black	**LSS** Semi-specular **LD** Matte diffuse **LS** Specular	**MVOLT** **120** **277** **347**[2]

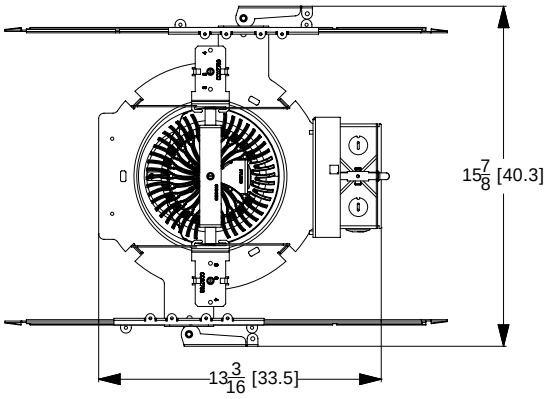
Driver	
EZ10	eldoLED 0-10V ECOdrive. Linear dimming to 10% min.
EZ1[3]	eldoLED 0-10V ECOdrive. Linear dimming to 1% min.
EZB	eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.
EDAB	eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.
EDXB	eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMXR Manual.
EXA1	XPoint Wireless, eldoLED 0-10V ECOdrive. Linear dimming to 1%. Refer to XPoint tech sheet.
EXAB	XPoint Wireless, eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%. Refer to XPoint tech sheet.
ECOS2[3,4,5]	Lutron® Hi-Lume® 2-wire forward-phase driver. Minimum dimming level 1%. Minimum lumen 1000/Maximum lumen 3000.
ECOS3[3,4,5]	Lutron® Hi-Lume® 3-wire or EcoSystem® dimming driver. Minimum dimming level 1%. Minimum lumen 1000/Maximum lumen 4500.

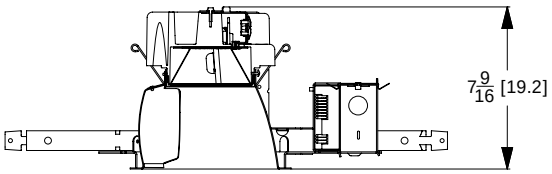
Options			
SF	Single fuse. Specify 120V or 277V.	**BGTD**	Bodine generator transfer device. Specify 120V or 277V.
TRW[6]	White painted flange	**CRI90**	High CRI (90+)
TRBL[7]	Black painted flange	**CP**[10]	Chicago plenum. Specify 120V or 277V.
EL[8]	Emergency battery pack with integral test switch	**RRL__**	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.
ELR[8]	Emergency battery pack with remote test switch		
NPS80EZ[5]	nLight® dimming pack controls 0-10V eldoLED drivers.		
NPS80EZER[5,9]	nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.		

ACCESSORIES order as separate catalog numbers (shipped separately)	
CTA4-8 YK	Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 5". Adds 1" to fixture height.
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC.

DIMENSIONAL DATA

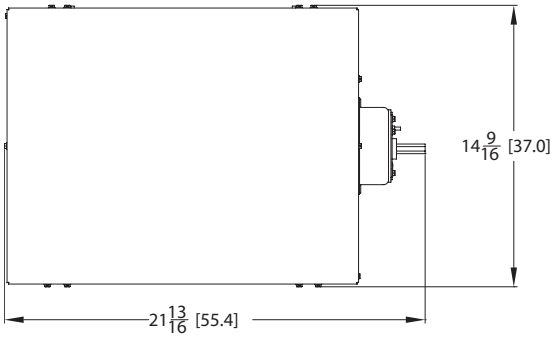
All dimensions are inches (centimeters) unless otherwise noted.

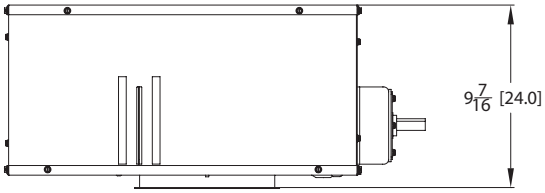




Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap Trim: 7-1/2 (19.1)

DIMENSIONS FOR CHICAGO PLENUM





ELECTRICAL

EMERGENCY LUMEN OUTPUT		
LUMENS	**WATTAGE**	**INITIAL LUMENS**
1000	9.6	1000
1500	9.6	1000
2000	9.6	1000
2500	9.6	1000
3000	9.6	1000
3500	9.6	1000
4000	9.6	1000
4500	9.6	1000

NOTES

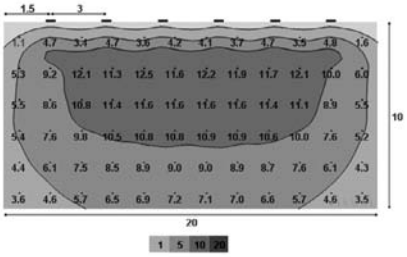
ORDERING NOTES

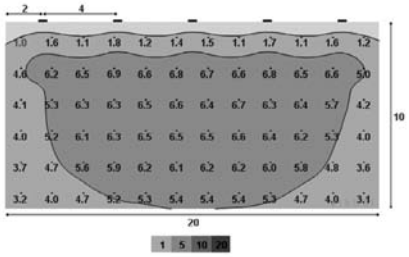
1. Not available with finishes.
2. Not available with EL or ELR options.
3. Refer to TECH-240 for compatible dimmers.
4. Not available with nLight® and X Point options.
5. Specify voltage. ECOS2 not available with 277V.
6. Not available with white reflector.
7. Not available with black reflector.
8. For dimensional changes, refer to TECH-140. Must Specify 120V or 277V. Not available with 347V.
9. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
10. ELR not available. CP and ECOS2 – 3000 lumen max. CP and ECOS3 – 4000 lumen max. CP, ECOS2/ECOS3 and EL – 2000 lumen max.

PHOTOMETRY

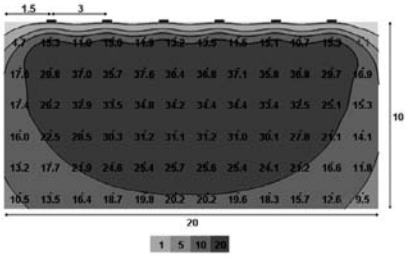
Wallwash Spacing:	3' from wall – 3' on center	4' from wall – 4' on center

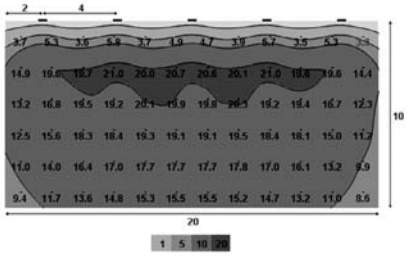
EVO WW 35/10 6AR LSS — INPUT WATTS: 11.8, DELIVERED LUMENS: 1029, LM/W= 87.2, TEST NO. LTL27746



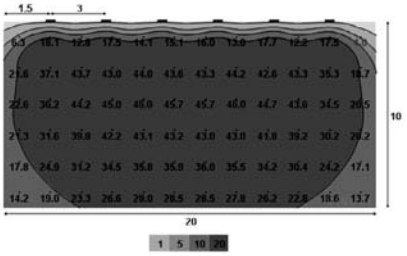


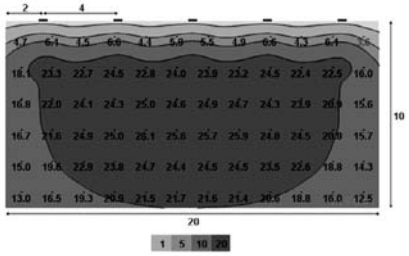
EVO WW 35/30 6AR LSS — INPUT WATTS: 36.6, DELIVERED LUMENS: 2993, LM/W= 81.8, TEST NO. LTL27750





EVO WW 35/40 6AR LSS — INPUT WATTS: 48.1, DELIVERED LUMENS: 3888, LM/W= 80.8, TEST NO. LTL27752





Lumen Output Multiplier Per CRI, Color Temperature & Trim Finish

CRI	Factor
80 CRI	1
90 CRI	0.79
CCT	**Factor**
4000K	1.035
3500K	1
3000K	0.973
2700K	0.938

FINISH	Clear (AR)	Pewter (PR)	Wheat (WTR)	Gold (GR)	White (WR/ WRAMF)	Black (BR)
Specular (LS)	1.00	0.88	0.83	0.95	N/A	N/A
Semi-Specular (LSS)	0.95	0.84	0.79	0.90	N/A	N/A
Matte Diffuse (LD)	0.85	0.73	0.69	0.80	N/A	N/A
Paint	N/A	N/A	N/A	N/A	0.87	0.73

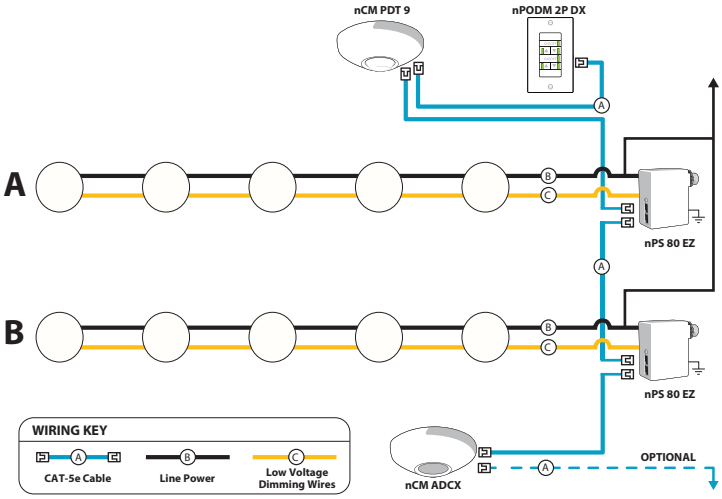
PHOTOMETRY NOTES

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 85 typical.

Choose Wall Controls.
nLIGHT o ers multiple styles of wall controls – each with varying features and user experience.

Push-Button WallPod
Traditional tactile buttons and LED user feedback

Graphic WallPod
Full color touch screen provides a sophisticated look and feel



EXAMPLE
Group Fixture Control*
*Application diagram applies for fixtures with eldoLED drivers only.

nPS 80 EZ Dimming/Control Pack (qty 2 required)
nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
nCM ADCX Daylight Sensor with Automatic Dimming Control
nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.

nLight® Control Accessories:
Order as separate catalog number. Visit www.sensorswitch.com/nLight for complete listing of nLight controls.

WallPod stations	Model number
On/Off	nPODM [color]
On/Off & Raise/Lower	nPODM DX [color]
Graphic Touchscreen	nPOD GFX [color]
Photocell controls	**Model number**
Dimming	nCM ADCX

Occupancy sensors	Model number
Small motion 360°, ceiling (PIR / dual tech)	nCM 9 / nCM PDT 9
Large motion 360°, ceiling (PIR / dual tech)	nCM 10 / nCM PDT 10
Wide view (PIR / dual tech)	nWV 16 / nWV PDT 16
Wall Switch w/ Raise/Lower (PIR / dual tech)	nWSX LV DX / nWSX PDT LV DX
Cat-5 cables (plenum rated)	**Model number**
10', CAT5 10FT	CAT5 10FT J1
15', CAT5 15FT	CAT5 15FT J1

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

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

*See ordering tree for details

McGraw-Edison

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

Optics
Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

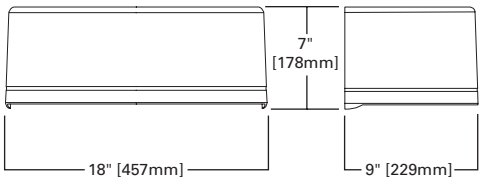
Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

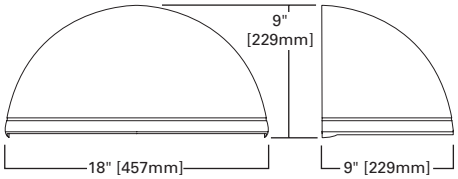
Warranty
Five-year warranty.

DIMENSIONS

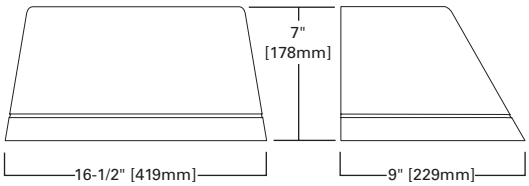
Cylinder



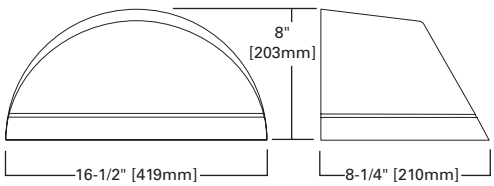
Quarter Sphere



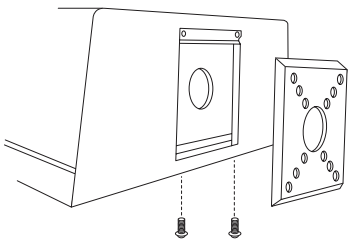
Trapezoid



Wedge



HOOK-N-LOCK MOUNTING



ISC/ISS/IST/ISW
IMPACT ELITE LED

1 - 2 LightBARs
Solid State LED

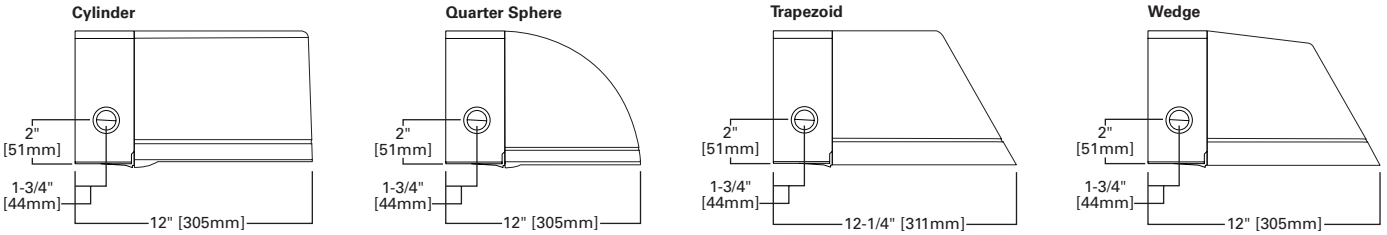
WALL MOUNT LUMINAIRE

CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
18 lbs. (8 kgs.)

THRUWAY BACK BOX



POWER AND LUMENS BY BAR COUNT

Number of LightBARs		E01	E02	F01	F02
		21 LED LightBAR		7 LED LightBAR	
Drive Current		350mA		1A	
Power (Watts)	120-277V	25W	47W	26W	50W
Current (A)	120V	0.22	0.40	0.22	0.42
	277V	0.10	0.18	0.10	0.19
Power (Watts)	347V or 480V	31W	52W	32W	55W
Current (A)	347V	0.11	0.16	0.11	0.17
	480V	0.16	0.18	0.16	0.18
Optics					
BL2	Lumens	2,738	5,476	2,260	4,521
	Bug Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1
BL3	Lumens	2,702	5,405	2,231	4,462
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
BL4	Lumens	2,613	5,225	2,157	4,313
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
GZW	Lumens	2,785	5,570	2,299	4,598
	Bug Rating	B2-U0-G2	B3-U0-G3	B1-U0-G1	B2-U0-G2
SLR/SLL	Lumens	2,435	4,869	2,010	4,020
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

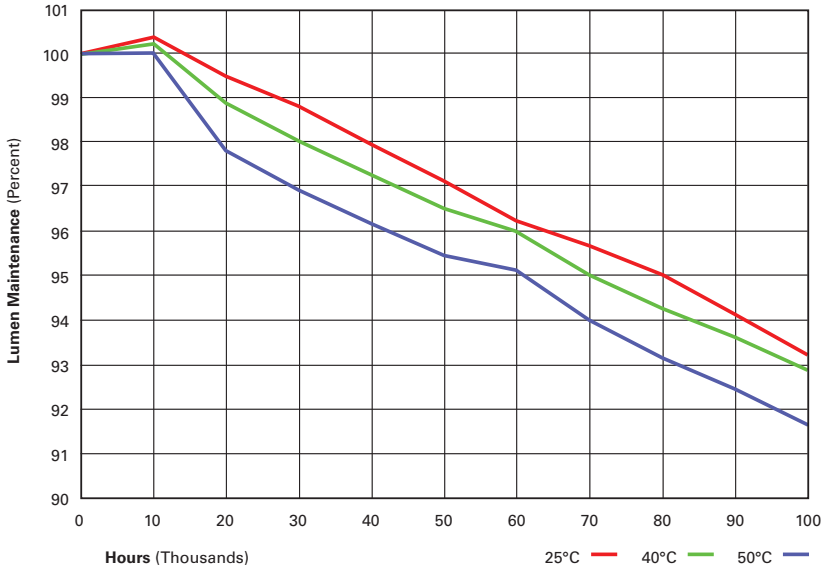
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25ºC	> 99%	> 97%	> 96%	> 93%	> 450,000
40ºC	> 98%	> 97%	> 96%	> 92%	> 425,000
50ºC	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10ºC	1.02
15ºC	1.01
25ºC	1.00
40ºC	0.99



ORDERING INFORMATION

Sample Number: ISC-E02-LED-E1-BL3-GM

Product Family [1]	Number of LightBARs [2,3]	Lamp Type	Voltage	Distribution	Color [5]
ISC=Impact Elite LED Small Cylinder **ISS**=Impact Elite LED Small Quarter Sphere **IST**=Impact Elite LED Small Trapezoid **ISW**=Impact Elite LED Small Wedge	**E01**=(1) 21 LED LightBAR **E02**=(2) 21 LED LightBARs **F01**=(1) 7 LED LightBAR **F02**=(2) 7 LED LightBARs	**LED**=Solid State Light Emitting Diodes	**E1**=Electronic (120-277V) **347**=347V **480**=480V [4]	**BL2**=Type II w/Back Light Control **BL3**=Type III w/Back Light Control **BL4**=Type IV w/Back Light Control **GZW**=Wall Grazer Wide **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Accessories** (Order Separately) [11]
2L=Two Circuits [6] **7030**=70 CRI / 3000K CCT [7] **7050**=70 CRI / 5000K CCT [7] **7060**=70 CRI / 5700K CCT [7] **8030**=80 CRI / 3000K CCT [7] **P**=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) **OSB**=Occupancy Sensor with Back Box (Specify 120V or 277V) [8] **BBB-XX**=Battery Pack with Back Box (Specify 120V or 277V) [9] **CWB-XX**=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) [10] **DIM**=0-10V Dimming Drivers **LCF**=LightBAR Cover Plate Matches Housing Finish **ULG**=Uplight Glow **TR**=Tamper Resistant Hardware	**MA1253**=10kV Circuit Module Replacement **MA1254-XX**=Thruway Back Box - Impact Elite Trapezoid **MA1255-XX**=Thruway Back Box - Impact Elite Cylinder **MA1256-XX**=Thruway Back Box - Impact Elite Quarter Sphere **MA1257-XX**=Thruway Back Box - Impact Elite Wedge

NOTES:

1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Standard 4000K CCT and greater than 70 CRI. LightBARs for downlight use only.
3. 21 LED LightBAR powered by 350mA and 7 LED LightBAR powered by 1A.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
6. Low-level output varies by bar count. Consult factory. Not available with 347V or 480V. Available with two bars (E02 or F02) only.
7. Extended lead times apply.
8. Available with E02 or F02, only one bar on street side will be wired to sensor. Time delay factory setting 15-minutes. When ordered with PC option, both bars are connected to photocontrol as primary switching means. Standard sensor lens covers 8' mounting height, 360° coverage, maximum 48' diameter. Not available in all configurations or with BBB or CWB options.
9. Specify 120V or 277V. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
10. Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
11. Replace XX with color suffix.

Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

McGraw-Edison

DESCRIPTION

The TopTier™ parking garage, canopy and low-bay luminaire is an innovative solution that delivers an unparalleled combination of performance and visual comfort. The patented WaveStream™ optical technology blocks the line of sight from the LED light sources to the observer, while extracting the maximum amount of light on task. This approach results in a high level of uniformity and vertical footcandles that enhances safety in the application environment. The TopTier luminaire is UL/cUL listed for wet locations, IP66 and 3G vibration rated.

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

Construction
One-piece, low copper die-cast aluminum housing provides a clean and symmetric housing. Formed aluminum top is sloped to prevent bird nesting. Metal electrical tray allows for easy electrical access for field servicing.

Optics
Unique optical distributions are accomplished using various combinations of reflective backing plates and WaveStream optical technology. The optical Waveguide is manufactured using precision injection molded acrylic. The optics contain features that form a repeatable and redundant pattern to direct light in a precisely prescribed distribution. The drive lane distribution is specifically designed for locations with one direction of travel to optimally direct light in the same direction of travel for maximum glare control. For additional glare control and visual comfort with the Wide distribution, specify the SG option which adds a Solite® glass lens that works in combination with the Waveguide lens and reflective backing plate.

Offered standard in 4000K (+/- 275K) CCT, optional 3000K, 5000K and 6000K. Minimum 70 CRI. Optional uplight feature provides a dedicated light engine (17W) to maintain consistent output across fixtures and reduces cave effect. Nominal uplight output is 800 lumens and ranges from 10%-30% total light output depending on the lumen package.

Electrical
LED driver(s) are mounted to metal electrical tray for optimal thermal performance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming driver(s), specify 5LTD for Fifth Light DALI driver(s). Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. Greater than 90% lumen maintenance expected at 60,000 hours, based off LM-80 test data and TM-21. Suitable for ambient temperature applications from -40°C (-40°F) to 40°C (104°F). For 50°C (122°F) applications, specify the HA high ambient option. IP66 rated against the ingress of dust and water.

Mounting
Standard fixture mounts to a square or octagonal 4" surface or recessed j-box via heavy-gauge quick mount bracket. Optional mounting methods include trunnion mount and wall mount. With the addition of a field supplied wet location j-box, the luminaire can be pendant mounted using the factory supplied decorative pendant mount kit or a suitable field supplied pendant.

Finish
Housing finished in white super durable TGIC polyester powder coat paint with 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include black, bronze, grey, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

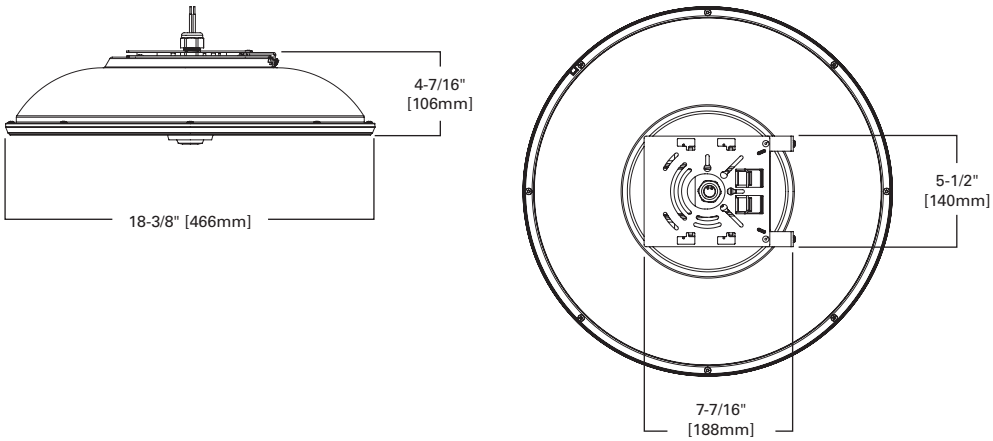
TT TOPTIER LED

Solid State LED

PARKING GARAGE/ CANOPY/ LOW-BAY LUMINAIRE

DIMENSIONS

SURFACE OR PENDANT MOUNT



powered by fifthlight technology

CERTIFICATION DATA

UL/cUL Wet Location Listed
3G Vibration Rated
LM79 / LM80 Compliant
IP66 Rated
ISO 9001

ENERGY DATA

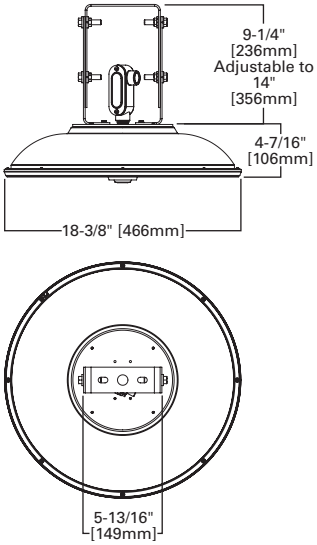
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA

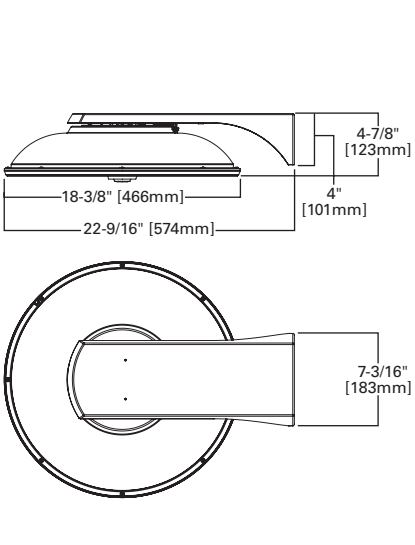
Approximate Net Weight:
16 lbs. (7.2 kgs.)

ADDITIONAL MOUNTING OPTIONS

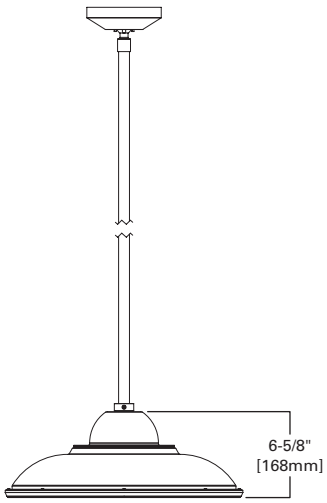
TRUNNION MOUNT



WALL MOUNT

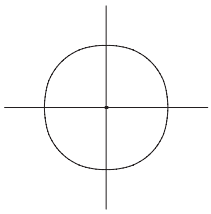


DECORATIVE PENDANT MOUNT

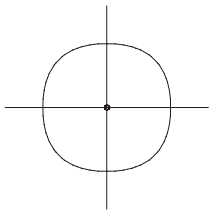


OPTICAL DISTRIBUTIONS

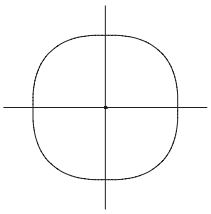
CQ (Concentrated)



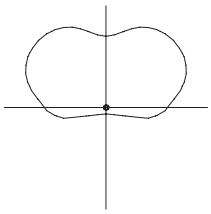
MQ (Medium)



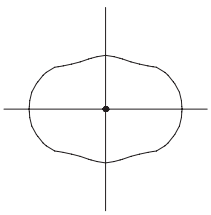
WQ (Wide)



DL (Drive Lane)



RW (Rectangular Wide)



LUMEN MAINTENANCE

Ambient Temperature	Lumen Maintenance				
	25,000 Hours	50,000 Hours	60,000 Hours TM-21 Rating	100,000 Hours	Theoretical L70 (Hours) Per TM-21 Data
C1 Lumen Package					
25°C	> 96%	> 95%	> 95%	> 93%	> 500,000
40°C	> 96%	> 94%	> 94%	> 93%	> 500,000
50°C	> 95%	> 94%	> 93%	> 93%	> 400,000
C2 Lumen Package					
25°C	> 96%	> 95%	> 95%	> 93%	> 500,000
40°C	> 95%	> 94%	> 93%	> 91%	> 500,000
50°C	> 95%	> 93%	> 92%	> 90%	> 400,000
C3 Lumen Package					
25°C	> 96%	> 93%	> 93%	> 89%	> 300,000
40°C	> 95%	> 91%	> 90%	> 85%	> 240,000
50°C	> 95%	> 90%	> 89%	> 83%	> 200,000
C4 Lumen Package					
25°C	> 96%	> 95%	> 95%	> 93%	> 500,000
40°C	> 95%	> 92%	> 92%	> 88%	> 300,000
50°C	> 94%	> 91%	> 90%	> 85%	> 250,000
C5 Lumen Package					
25°C	> 96%	> 93%	> 92%	> 88%	> 300,000
40°C	> 94%	> 90%	> 89%	> 83%	> 200,000
C6 Lumen Package					
25°C	> 95%	> 92%	> 90%	> 86%	> 250,000
40°C	> 95%	> 92%	> 91%	> 86%	> 250,000

POWER AND LUMENS

Lumen Package			**C1**	**C2**	**C3**	**C4**	**C5**	**C6**
Power (Wattage)			28	34	45	58	77	108
Current @ 120V (A)			0.26	0.31	0.41	0.52	0.69	0.95
Current @ 277V (A)			0.13	0.14	0.19	0.24	0.30	0.41
3000K CCT	Lumens	CQ Concentrated	3,407	4,135	5,437	5,675	7,352	9,398
	Lumens per Watt		122	122	121	98	95	87
	BUG Rating		B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1
	Lumens	MQ Medium	3,357	4,074	5,357	5,591	7,243	9,259
	Lumens per Watt		120	120	119	96	94	86
	BUG Rating		B2-U0-G1	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2
	Lumens	WQ Wide	3,101	3,764	4,949	5,165	6,691	8,554
	Lumens per Watt		111	111	110	89	87	79
	BUG Rating		B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3
	Lumens	RW Rectangular Wide	2,726	3,308	4,350	4,540	5,882	7,519
	Lumens per Watt		97	97	97	78	76	70
	BUG Rating		B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3
	Lumens	DL Drive Lane / Type 4	2,440	2,938	4,152	--	--	--
	Lumens per Watt		73	71	62	--	--	--
	BUG Rating		B1-U0-G2	B1-U0-G2	B2-U0-G3	--	--	--
4000K CCT	Lumens	CQ Concentrated	3,981	4,831	6,353	7,524	9,748	12,462
	Lumens per Watt		142	142	141	130	127	115
	BUG Rating		B2-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens	MQ Medium	3,922	4,760	6,259	7,413	9,604	12,277
	Lumens per Watt		140	140	139	128	125	114
	BUG Rating		B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
	Lumens	WQ Wide	3,623	4,397	5,782	6,848	8,872	11,342
	Lumens per Watt		129	129	128	118	115	105
	BUG Rating		B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B4-U0-G3
	Lumens	RW Rectangular Wide	3,185	3,865	5,082	6,019	7,799	9,969
	Lumens per Watt		114	114	113	104	101	92
	BUG Rating		B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
	Lumens	DL Drive Lane / Type 4	3,235	3,895	5,506	--	--	--
	Lumens per Watt		98	95	83	--	--	--
	BUG Rating		B1-U0-G2	B1-U0-G2	B2-U0-G3	--	--	--
5000K CCT	Lumens	CQ Concentrated	3,771	4,577	6,018	7,453	9,656	12,344
	Lumens per Watt		135	135	134	128	125	114
	BUG Rating		B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens	MQ Medium	3,716	4,509	5,929	7,343	9,513	12,161
	Lumens per Watt		133	133	132	127	124	113
	BUG Rating		B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
	Lumens	WQ Wide	3,433	4,166	5,478	6,783	8,788	11,235
	Lumens per Watt		123	123	122	117	114	104
	BUG Rating		B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
	Lumens	RW Rectangular Wide	3,017	3,662	4,815	5,962	7,725	9,875
	Lumens per Watt		108	108	107	103	100	91
	BUG Rating		B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
	Lumens	DL Drive Lane / Type 4	3,205	3,858	5,454	--	--	--
	Lumens per Watt		96	93	82	--	--	--
	BUG Rating		B1-U0-G2	B1-U0-G2	B2-U0-G3	--	--	--

NOTE: Nominal data with 70 CRI for 4000K and 5000K, 80 CRI for 3000K. Wattage values not valid for drive lane optic. For configurations that include the drive lane optic, glass, uplight or occupancy sensor options refer to the specific IES files for wattage, BUG rating and lumen output data.

ORDERING INFORMATION

Sample Number: TT-C2-LED-E1-WQ-AP

Product Family	Lumen Package	Lamp Type	Voltage	Distribution	Mounting	Color
TT=TopTier [1]	**C1**=Nominal 3,500 Lumens **C2**=Nominal 4,500 Lumens **C3**=Nominal 6,000 Lumens **C4**=Nominal 7,500 Lumens **C5**=Nominal 9,500 Lumens **C6**=Nominal 12,000 Lumens	**LED**=Solid State Light Emitting Diodes	**E1**=Electrical (120-277V) **347**=347V **480**=480V [2]	**CQ**=Concentrated **MQ**=Medium **WQ**=Wide **RW**=Rectangular Wide **DL**=Drive Lane / Type 4 [3]	**[BLANK]**=Surface or Pendant Mount **TMB**=Trunnion Mount with Connection Box **WM**=Wall Mount **DPM**=Decorative Pendant Mount [4, 5]	**[BLANK]**=White **AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic

Options (Add as Suffix)	**Accessories** (Order Separately)
8030=80 CRI / 3000K [5] **7060**=70 CRI / 6000K [5] **7050**=70 CRI / 5000K [5] **UPL**=Uplight [5, 6] **30L**=30" Wire Leads [7] **HA**=50°C High Ambient [8] **CG**=Clear Glass [9] **SG**=Solite® Glass [10] **TR**=Tamper Resistant Hardware **X**=Driver Surge Protection Only **5LTD**=Fifth Light DALI Drivers [5, 7, 11] **IBP**=Integral Battery Pack [12] **ICP**=Integral Cold Weather Battery Pack [12] **MS/DIM-L08**=Dimming Occupancy Sensor (<9' Mounting) [13] **MS/DIM-L20**=Dimming Occupancy Sensor (9' - 20' Mounting) [13] **LWR-LW**=LumaWatt Wireless Sensor, Wide Lens 8' - 16' Mounting Height [14] **LWR-LN**=LumaWatt Wireless Sensor, Narrow Lens 16' - 40' Mounting Height [14]	**FSIR-100**=Wireless Configuration Tool for Occupancy Sensor **MA1252**= Replacement 10kV Circuit Module **TT/WG**=Wire Guard **TT/BG-XX**=Bird Guard [15] **DPMS36-XX**=36" Pendant Mount Stem [5, 15] **DPMS48-XX**=48" Pendant Mount Stem [5, 15] **DPMS96-XX**=96" Pendant Mount Stem [5, 15]

NOTES:
1. DesignLights Consortium™ listing submitted and pending. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
3. C1-C3 lumen packages only.
4. Order stem kit accessory.
5. Extended lead times apply.
6. Additional 17W. Provides 800 nominal lumens. Available in 3000K and 4000K with the C1-C4 lumen packages at a 25°C maximum ambient temperature. Not available with IBP, ICP, 347V, 480V, or 5LTD.
7. Not available with WM or TMB mounting.
8. HA not available with C5 and C6 lumen packages or 5LTD, IBP and ICP options.
9. Not available with CQ.
10. Standard with CQ, option available with WQ only.
11. Replace E1 with specific voltage (120, 208, 240, 277V available). Not available with C6 lumen package, HA, IBP, ICP or sensor options. Multiply published IES file by .95 when used with the C5 lumen package.
12. Replace E1 with specific voltage (120V and 277V available). 0°C minimum with IBP, -20°C minimum with ICP, 25°C maximum ambient temperature. Not available with DPM, 5LTD or HA.
13. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
14. LumaWatt wireless sensors are factory installed only requiring network components in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
15. Specify color in place of XX.

JT KLEIN, INC.

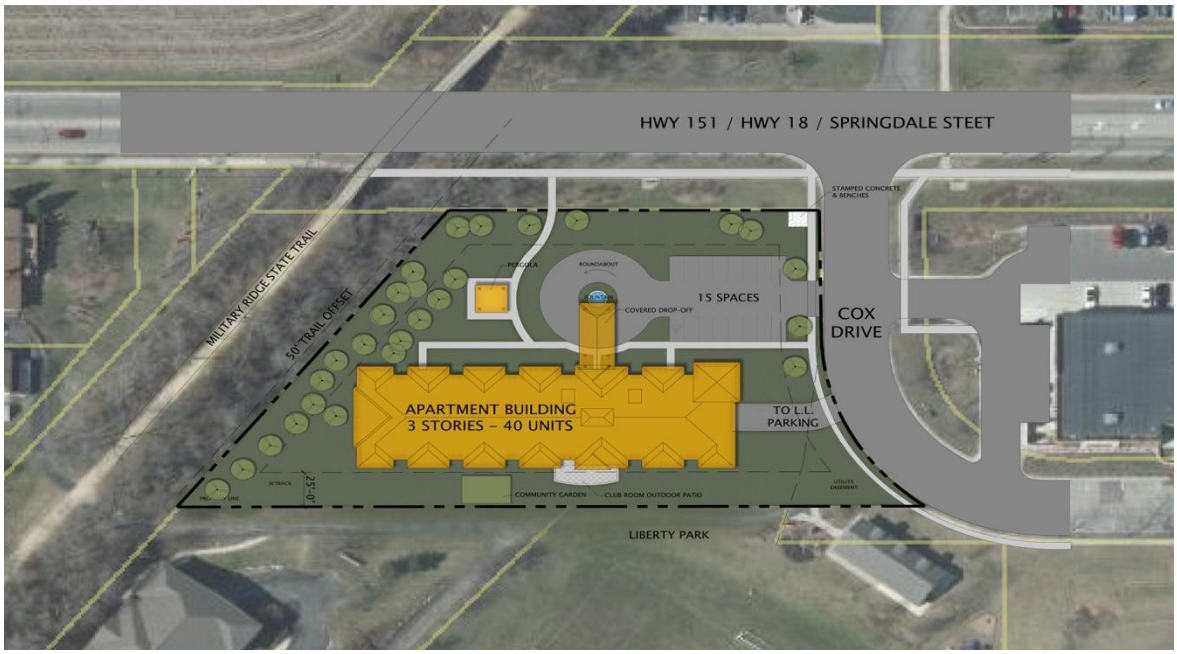
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

Oak Ridge Mt. Horeb

PD-1-GDP

JT Klein Company, Inc.

Western Corner of Cox Drive & Springdale Street,
Mt. Horeb, WI



Requested Approval Action:

JT Klein Company, Inc., (JTK) is requesting approval to rezone for the vacant parcel at the western corner of Cox Drive and Springdale Street (Outlot 109) from PB-Planned Business to PD-1 Planned Development District. We are requesting this change to allow for the construction of Oak Ridge Mt. Horeb: a 40-unit multifamily affordable senior apartment building.[1] Oak Ridge Mt. Horeb will be a mixed-income senior housing development, partially financed by Low Income Housing Tax Credits, and targeted to the needs of independent senior citizens.

The requested change is critical to Oak Ridge Mt. Horeb's chances of success because it provides for the permissive zoning commitment necessary to submitting a competitive application for tax credits to the Wisconsin Housing and Economic Development Authority. The project will pay property taxes and we are estimating a stabilized assessed value of approximately $1,600,000. High quality design and materials will raise the overall value of surrounding properties, raise tax revenue for this vacant and underutilized site, and add much needed affordable housing options for Mt. Horeb area seniors.

Project Description: Oak Ridge Mt. Horeb:

Oak Ridge Mt. Horeb will consist of a single three- (3) story elevator building with underground and surface-level parking facilities, to be located at the western corner of Cox Drive and Springdale Street in Mount Horeb. The project will contain a mix of one and two bedroom units, with a total of forty (40) apartments reserved for residents age 55 years and better.

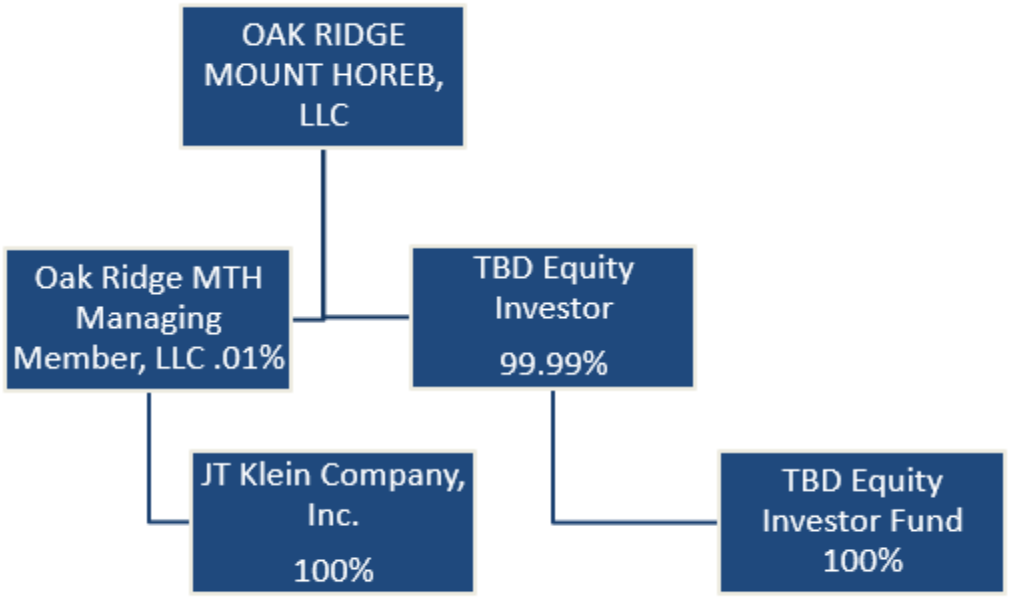
Approximately eighty-five percent (85%) of the units (34) will be reserved as affordable for low-income seniors who earn no more than sixty percent (60%) of Dane County's median income; eight (8) of which will be targeted to individuals with permanent disabilities or veterans who may need supportive services. These services will not be provided by the development, but will be coordinated by the management agent. The remaining six (6) units will be available without income restrictions and rented at market rates. Our market rate units further Mount Horeb's goal to offer high quality housing options to a range of incomes.[2] In turn, we are able to pair market rate design and amenities together at price points that are affordable to Mount Horeb seniors.

The building's common area amenities are designed to meet the needs and tastes of senior citizens. The first floor will include a community room and exercise room on the first floor, with a covered roundabout at the building's entrance (preliminary site plans for Oak Ridge Mt. Horeb are included with this application).

Organizational Structure:

The project Owner will be Oak Ridge Mt. Horeb, LLC, which will also be a for-profit entity. This 40-unit affordable housing development will be a single-asset entity. A detailed conceptual organizational chart is shown below.

[1] The project will be constructed on a 1.6-acre lot with a density of 25 units/acre.
[2] *See*, Mount Horeb Comprehensive Plan, *Housing and Neighborhood Development,* page 19.



Site & Building Data

Outlot 109: 1.6 acres; approximately 69,710 square feet of land

Unit Mix:

18 One bedroom units
22 Two bedroom units

Total: 40 units; density of 25 units per acre

Affordability/Income Targeting:

28 units at 50% AMI
6 units at 60% AMI
6 units at Market Rate

Total: 40 units; 34 affordable units at up to 60% AMI; 8 targeted supportive service units

Parking:

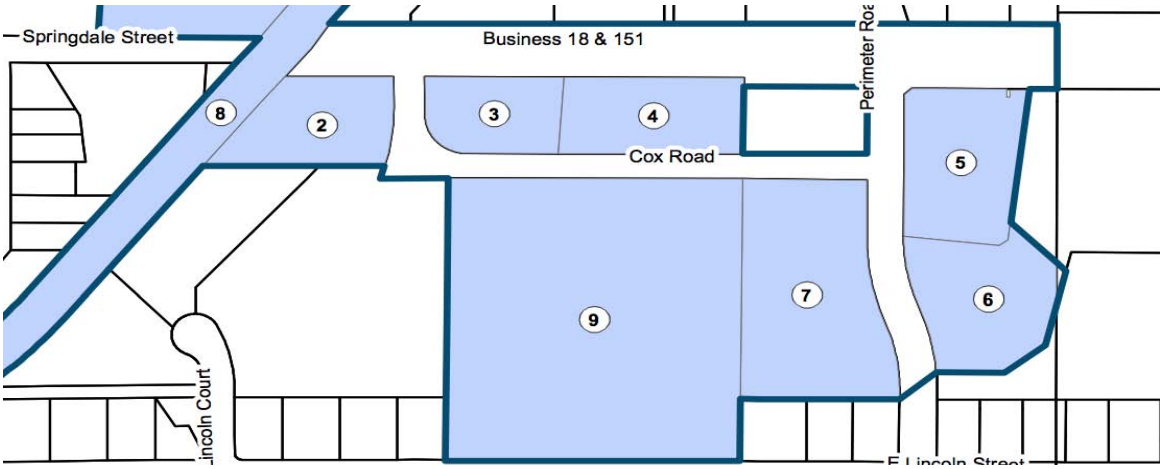
39 underground stalls
15 surface level stalls

Total: 54 parking stalls; 1.35 stalls per unit; 0.97 stalls per bedroom

Project Need:

As the baby boomer generation ages, Mount Horeb's demand for affordable senior housing is currently unmet - both facilities with income-restricted senior units currently have no vacancies, and both frequently have waiting lists.[3] Oak Ridge Mt. Horeb will help meet this unmet market demand, and do so with brand new facilities constructed with high quality materials. We design our facilities carefully to maximize resident benefit, but our location's proximity to key amenities will make project successful.

We believe Oak Ridge Mt. Horeb's location is tailored precisely to adopted Village plans. The Village's future Economic Development Framework the Comprehensive Plan calls for infill redevelopment of vacant, underutilized sites along the Military Ridge State Trail.[4] The Plan calls specifically for "a mix of nonresidential uses to be anchored by senior housing." Labeled # 2 on the TID Map below, our site is adjacent to Military Ridge State Trail, and is situated directly between two TIDs. We will provide senior housing to a range of incomes that will bolster the commercial development incentivized by TID#4 to the east, and TID#6 to the west.



Mount Horeb's need for affordable senior housing is apparent from local demographic data alone. The Comprehensive Plan recognizes the Village senior population is slated to increase due to "prolonged life expectancy and declining birth rates."[5] At 13% for ages 65 and older, that demographic is already the highest of any comparable community in the state.[6] There is no question that the senior population is expanding, but rather, it remains unsettled whether area seniors have enough options with affordable rent.

The American Community Survey 5-Year Estimates that as of 2014, 546 people aged 65 and older live in downtown Mt. Horeb and over 66% of that demographic earns $35,000 annually or

[3] *See e.g.s*, Lincoln Court Apartments & Wright Place Apartments

[4] The Village of Mount Horeb Comprehensive Plan, Page 139, "Advance Downtown Enhancement Efforts."

[5] *See*, Mount Horeb Comprehensive Plan, Page 12.

[6] *See*, Mount Horeb Comprehensive Plan, Page 12.

less.[7]

Householder 65 years and over:	546	+/-147
Less than $10,000	37	+/-35
$10,000 to $14,999	67	+/-48
$15,000 to $19,999	56	+/-47
$20,000 to $24,999	48	+/-44
$25,000 to $29,999	95	+/-97
$30,000 to $34,999	58	+/-84
$35,000 to $39,999	18	+/-21
$40,000 to $44,999	15	+/-24
$45,000 to $49,999	36	+/-34
$50,000 to $59,999	56	+/-41
$60,000 to $74,999	37	+/-34
$75,000 to $99,999	23	+/-27
$100,000 to $124,999	0	+/-12
$125,000 to $149,999	0	+/-12
$150,000 to $199,999	0	+/-12
$200,000 or more	0	+/-12

Based on WHEDA Income Restrictions, our one bedroom apartments must be rented by seniors earning no more than $35,280, and our two bedrooms are reserved for seniors earning no more than $40,320. A shocking 11.5% of people aged 65 and better qualify as below the poverty line in Mount Horeb's downtown census tract.[8] With Area seniors struggling already to the cost of living, and forecasts indicate that portion of the population will only continue to grow.[9]

Subject	Census Tract 128, Dane County, Wisconsin					
	Total		Below poverty level		Percent below poverty level	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Population for whom poverty status is determined	7,722	+/-173	436	+/-201	5.6%	+/-2.6
AGE						
Under 18 years	2,166	+/-239	66	+/-83	3.0%	+/-3.8
Related children under 18 years	2,166	+/-239	66	+/-83	3.0%	+/-3.8
18 to 64 years	4,791	+/-274	282	+/-143	5.9%	+/-2.9
65 years and over	765	+/-176	88	+/-52	11.5%	+/-7.8

Oak Ridge Mt. Horeb Site Background & Linkages:

Strategically located in Tax Increment District #4, [10] on the eastern edge of Mount Horeb's Downtown District, Oak Ridge Mt. Horeb is ideal for affordable senior housing. Currently, this 1.6-acre site's use is a seasonal greenhouse, used to sell fresh produce on the weekends.

[7] *See,* American Community Survey 5-Year Estimates, "Age of Householder by Income in the Past 12 Months (in 2014 Inflation-adjusted dollars).

[8] American Community Survey 5-year Estimates, "Poverty Status in the Last 12 Months," Census Tract 128, Dane County Wisconsin.

[9] The Village of Mount Horeb Comprehensive Plan, "Demographic Trends, " page 13.

[10] TID#4's primary goal is to revitalize vacant and underutilized properties like our site. *See,* TID#4 Project Plan, Page 3. *See also*, http://www.mounthorebwi.info/economic-development/tax-incremental-financing-districts.

The topography of the area is generally flat, with a slight upslope on the property's western edge, approaching Military Ridge State Trail. Our building will provide views of the Military Ridge State Trail to the north and west, while overlooking Liberty Park to the southeast. We placed our building on the southern half of the property to minimize site grading and to help preserve these natural features. The natural landscape pairs with a wide range of nearby of restaurants, community services, shopping, and healthcare options.

Our site is located within a mile of a variety of linkages that ameliorate the challenges of senior living. Oak Ridge Mt. Horeb is located .64 miles from Miller & Son's grocery store, .47 miles from Walgreens, and nearly equidistant (approximately .5 miles) from both the Upland Hills and UW Health Medical Clinics. Adjacent to Military Ridge State Trail and Liberty Park, and across the street from Anytime Fitness and Capitol Physical Therapy Clinic, our site will allow residents stay active and maintain their health without significant traveling expenses or arrangements.

Our site also provides close proximity to a range of social opportunities critical to sustaining a vibrant senior residential development. The Mt. Horeb Senior Center has educational and entertainment programs designed for area senior citizens which run on a daily basis, and is located only .67 miles away. The Mt. Horeb Public Library is less than a quarter mile up the road on Perimeter Street, and just on the other side of the library, is the Norsk Golf Club (.47 mi). Together, these amenities make it easy for residents to stay active and engaged in their community.

With Mount Horeb's North Cape Commons development to the east and the Downtown redevelopment plan to the west, residents will enjoy access to an expanding range of community services. Mound City Bank, True Value Hardware, Chang Jiang Chinese, and World of Variety Variety Store are each already located in a strip mall directly across Springdale Street from our location. With Gonstead Chiropractic Clinic, H&R Block, and Reflections Hair Salon all less than half a mile up Springdale to the east.

Finally, residents will enjoy close proximity to lodging and recreational opportunities for visiting family and friends. Oak Ridge Mt. Horeb is located only one mile away from the GrandStay Hotel and Suites and half a mile from the Karakahl Country Inn. Residents aged 55-59 can enjoy a daily pass to the Mt. Horeb Family Aquatic Center for just $4, while ages 60+ have free admission.

Policy Objectives Satisfied by Oak Ridge Mt. Horeb:

We designed Oak Ridge Mt. Horeb to serve Mount Horeb's core policy objectives for our site's location. The Mount Horeb Comprehensive Plan calls for a range of housing "types, costs, and locations in the Village that meets the needs of persons of all income levels, age groups, and those with special needs."[11] In addition, the Housing and Neighborhood Development Section suggests the use of infill residential development for vacant, underutilized lots along Military

[11] The Village of Mount Horeb Comprehensive Plan, "Economic Development Goals," page 117.

Ridge State Trail, specifically suggesting senior housing.[12] Oak Ridge Mt. Horeb will be an infill residential development, adjacent to the Military Ridge State Trail, and will provide senior housing to a range of incomes, and those with special needs.

Oak Ridge Mt. Horeb also addresses TID#4's goal of a Mixed-Use district and fulfills the Comprehensive Plan's design for our location: to anchor the commercial development in the area with high density infill residential development.[13] In 2007, Mt. Horeb created TID#4 under a Mixed-Use classification, targeting 9 underutilized parcels for redevelopment.[14] The Village hoped to incentivize commercial development and anchor it with some high density residential apartments.[15] Since then, TID#4 has helped to fund development for several commercial uses, but if approved, our site would be the first only site of 9 singled to provide any residential component.

Our location also accomplishes a number of more focused policy objectives. For example, the Village objectives to locate housing in areas with the full range of urban services and utilities, employment opportunities, and existing infrastructure that can support increased density.[16] Our location is surrounded by commercial development and there is even a Village utility easement in the bottom corner of our site which provides utilities to area businesses.[17] With Liberty Park to the south, Military Ridge State Trail to the West, and shopping along both sides of Springdale Street, our location serves each of these objectives.

Planned Development District-General Implementation Plan (PDD-GIP):

Both the Mount Horeb Comprehensive Plan and TID #4 identify the subject site as a prime location for redevelopment. Without a zoning change from PB-Planned Business, we would require an institutional residential conditional use permit. But to ensure Oak Ridge Mt. Horeb has a competitive tax credit application to WHEDA, we require permissive zoning in place to construct the project in advance of submitting our tax credit application to WHEDA. Thus, we believe PD-1 Planned Development District provides the only feasible framework to construct this higher-density multifamily building.

Requested Exemptions:

Our rezoning request is congruent with the Comprehensive Plan & TID#4's direction to provide flexibility in the building requirements when necessary to redevelop our site.

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[12] *Id.* at 74-75.

[13] *Id.* at 139 (the Plan calls for *See,* TID#4 Project Plan, "Introduction and Purpose," page 3.

[14] TID#4 Project Plan, "Introduction and Purpose," page 3. *See also*, http://www.mounthorebwi.info/economic-development/tax-incremental-financing-districts.

[15] *Id.*

[16] The Village of Mount Horeb Comprehensive Plan, "Economic Development Goals," Page 117-118.

[17] In our Project Meeting, we will address this easement directly with Village Planning and Engineering Staff to ensure its preservation.

Land Use, Density, Intensity, & Bulk Exemptions:

The site is currently zoned PB-Planned Business. This zoning district allows for Institutional Residential developments as a conditional use. Fortunately, our current design satisfies all Land Use, Density, and Intensity requirements for all Institutional Residential developments.

Parking and Loading Exemptions:

The Mount Horeb Municipal Code does not provide precise parking requirements for Institutional Residential uses. During our Project Meeting with Village Staff, the Village Planner, Mike Slavney of Vandewalle & Associates, suggested a minimum parking ratio requirement of 1.33 stalls per unit for our use.

With 40 units and 54 planned parking stalls, we exceed this benchmark with 1.35 stalls/unit. In our experience developing multifamily senior apartments, we believe this ratio is adequate and it is in line with the Village Planner's experience for this type of housing.

Lot, Block, and Building Requirement Exemptions[18]:

Mt. Horeb's Lot, Yard, & Building Requirements may require a minimum of 3 acres when PD-1 zoning is used to accommodate a residential use, a minimum of 3 acres is generally preferred. We are requesting an exemption from the minimum lot area requirement for residential uses rezoned as PD-1. The zoning code requires a minimum of 3 acres, but we believe Mt. Horeb has ample precedent demonstrating flexibility on this requirement, specifically for institutional residential uses zoned as PD-1. Moreover, we received positive feedback from Village Staff during our Project Meeting, and do not anticipate this requirement to pose a threat to the health and safety of Mount Horeb Residents.

Socioeconomic Impact:

Oak Ridge Mt. Horeb provides affordable and market rate housing options for a broad range of demographics identified in Mt. Horeb's planning objectives. In accordance with Wisconsin's "Smart Growth" legislation, Mt. Horeb's Comprehensive Plan calls for a range of housing options which meet the needs of all income levels, age groups, and special needs.[19] Oak Ridge Mt. Horeb serves this objective by providing housing options for the full range of incomes, ages, and demographics. With six (6) market rate units, thirty-four (34) affordable units reserved for individuals earning no more than sixty (60%) percent of area median income - eight (8) of which are targeted to the permanently disabled - Oak Ridge Mt. Horeb provides additional affordable senior housing options for a broad range of incomes and demographics.

[18] Standards we meet: We have 25 ft setbacks from the lot line for the entire site. The midpoint of the peak average for our roof will be at or below 45ft. Our site has more than 20,000 sq. feet. We have less than 75% impervious surfaces.

[19] *See*, Mount Horeb Comprehensive Plan, Pages 116-117.

We chose Oak Ridge Mt. Horeb's location strategically to increase the benefit to future residents derived from the Village's existing amenities. Less than a mile from our location, residents will enjoy two medical clinics, a grocery store, and the Mount Horeb Senior Center. Close proximity to these amenities makes it easier for independent Mt. Horeb seniors to tend to their basic needs, and it also increases the benefit of choosing a rent-controlled apartment – paying less in rent only helps when residents have easy access to everyday shopping, healthcare, and entertainment.

Oak Ridge Mt. Horeb will also stimulate the local construction industry. Construction employees and building materials will be procured locally, thus bolstering local businesses and employment opportunities. The contractors and subcontractors working on the project will contribute to the local economy by frequenting retailers and eating at local bars and restaurants while on the job.

We anticipate that McGann Construction will be selected as the general contractor for this project and estimate Oak Ridge Mt. Horeb will create or sustain nearly 80 Mt. Horeb-area construction jobs. As a practice for all of its developments JT Klein Company, Inc., requires that its general contractor utilize emerging businesses as well as minority and woman owned firms for at least twenty-five (25%) percent of the total construction contract.

Thank you for your time and consideration in reviewing our development proposal. We are excited to be a part of Mt. Horeb's redevelopment plans for TID#4, and we believe that Oak Ridge Mt. Horeb fulfills a wide range of current and future policy goals for the Village. With this project, we will greatly expand the number of affordable senior living options within the Village of Mt. Horeb. The expansion of senior housing is already crucial in Dane County and we agree with the demographic trend predictions in Mt. Horeb's Comprehensive Plan - there is already unmet demand for affordable senior apartments, and the senior demographic will only continue to expand.

Feel free to contact me with any questions about Oak Ridge Mt. Horeb, and thank you for your time.

Sincerely,

Jacob T. Klein
President, JT Klein Company, Inc.

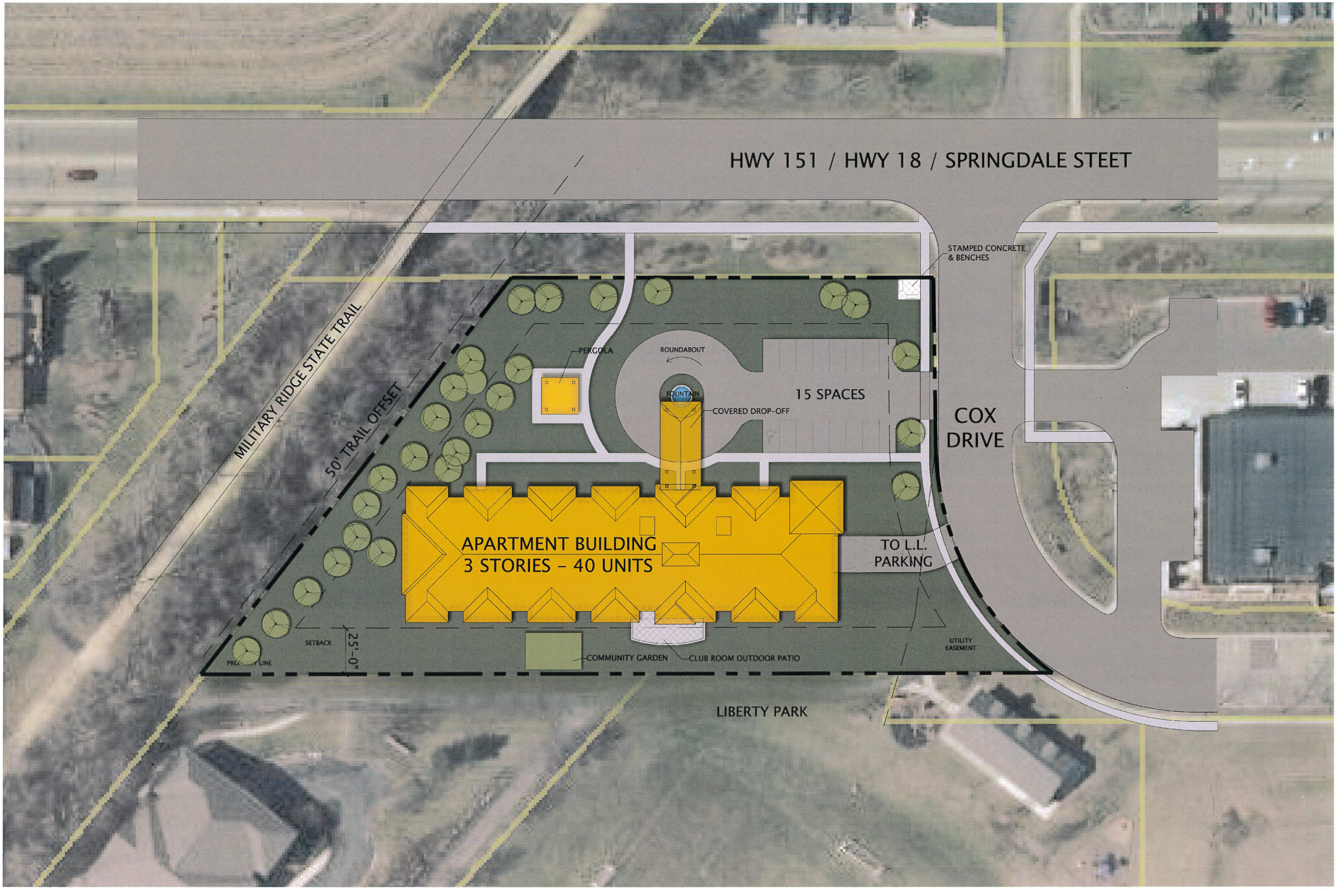
JLA ARCHITECTS

MT. HOREB DEVELOPMENT

GDP SUBMITTAL – SPRINGDALE SCHEMATIC ELEVATION GRAPHIC

DECEMBER 21, 2016

1/16"=1'-0"


HWY 151 / HWY 18 / SPRINGDALE STEET
STAMPED CONCRETE & BENCHES
PERGOLA
ROUNDABOUT
FOUNTAIN
COVERED DROP-OFF
15 SPACES
COX DRIVE
MILITARY RIDGE STATE TRAIL
50' TRAIL OFFSET
APARTMENT BUILDING
3 STORIES - 40 UNITS
TO L.L. PARKING
SETBACK
25'-0"
PROPERTY LINE
COMMUNITY GARDEN
CLUB ROOM OUTDOOR PATIO
UTILITY EASEMENT
LIBERTY PARK

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY

NORTH

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS.

SITE INFORMATION BLOCK:

SITE ADDRESS: COX DRIVE
SITE ACREAGE: 69,696 SQ. FT. (1.60 ACRES)
USE OF PROPERTY: APARTMENT BUILDING
ZONING: PLANNED BUSINESS (PB)

NUMBER OF UNITS: 40

PARKING STALLS PROVIDED: 54
TOTAL NUMBER OF SURFACE PARKING STALLS: 15
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 1
TOTAL NUMBER OF UNDERGROUND PARKING STALLS: 39

EXISTING IMPERVIOUS SURFACE AREA: 0 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 28,890 SQ. FT.
ROOFTOP: 15,455 SQ.FT.
PAVED: 13,435 SQ.FT.

DISTURBANCE LIMITS: 69,500 SQ. FT.
IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 28,890 SQ.FT.
PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 41.5%

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

JT KLEIN, INC.
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

COX DRIVE
MOUNT HOREB, WI 53572

MT. HOREB DEVELOPMENT
VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title: SITE PLAN

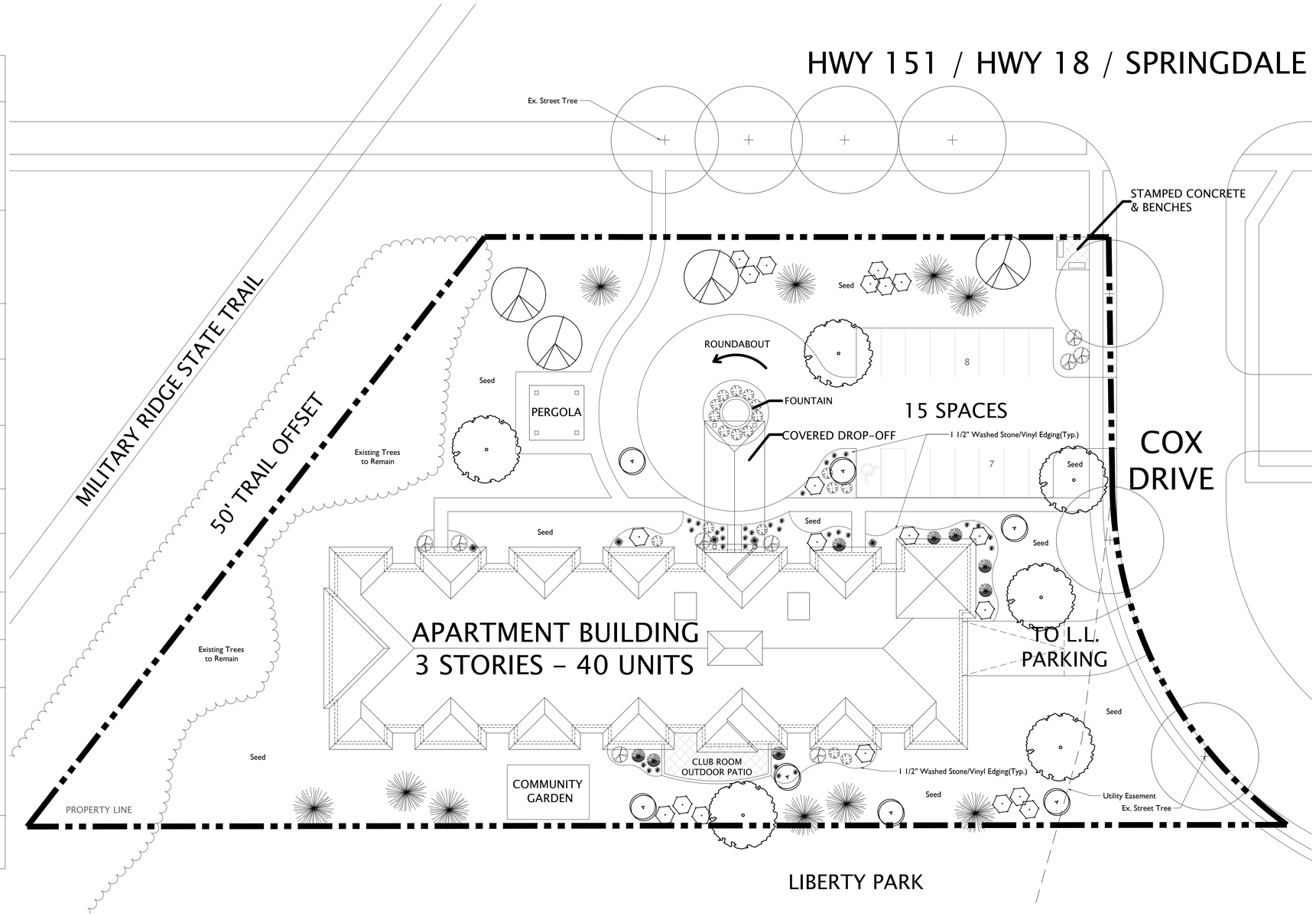
Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	16-0383
Set Type	PRELIMINARY
Date Issued	12/21/2016
Sheet Number	C100

PLANTING KEY

PLANT CATEGORY	SYMBOL	PLANT SUGGESTIONS
Large-Sized Tree 2"-2.5" Cal.		Hybrid Elm Ginkgo Common Hackberry Honeylocust Sugar Maple Red Maple Swamp White Oak
Medium-Sized Tree 1.5"-2" Cal.		American Hophornbeam Littleleaf Linden Chanticleer Callery Pear
Ornamental Tree 5' Ht.		Serviceberry Ivory Silk Japanese Tree Lilac Flowering Crabapple Eastern Redbud
Evergreen Tree 4' Ht.		Blackhills Spruce Eastern White Pine Colorado Spruce
Evergreen Tree 10' Ht.		Blackhills Spruce Eastern White Pine Colorado Spruce
Tall Shrub 30"-48" Ht.		Viburnum, Lilac, Hydrangea, Dogwood Ninebark, Witchhazel
Medium-Low Shrub 18"-36" Ht.		Chokeberry, Boxwood, Hydrangea, Diervilla, Dwarf Dogwood, Mockorange, Gro-Lo Sumac, Rose, Spirea, Weigela
Upright Evergreen 4' Ht.		Emerald Arborvitae Mountbatten Juniper
Evergreen Shrub 18"-36"		Taunton Japanese Yew Spreading Juniper Arborvitae, Dwarf Mugo Pine
Ornamental Grass or Perennial - #1 CONT.		PERENNIALS: Hosta, Daylily, Sedum, Allium, Coneflower, Cranesbill, Coralbells, Catmint, Black-Eye-Susan, Speedwell GRASSES: Feather Reed Grass, Blue Oat Grass, Maiden Grass, Switchgrass, Little Bluestem, Prairie Dropseed
Container Plantings		Annual Flower Seasonal Displays



VILLAGE OF MOUNT HOREB

LANDSCAPE POINTS REQUIREMENTS

NUMBER OF PARKING STALLS	15
NUMBER OF 2" MIN. CAL. TREES REQUIRED	1
NUMBER OF LANDSCAPE POINTS REQUIRED	225

SOLUTION

5	CANOPY TREES (2"-2 1/2" OR 1 1/2"-2" FOR MULTI-STEM TREES) @ 50 PTS.	250
4	CANOPY TREES (1 1/2"-2" OR 8'-10') @ 30 PTS.	120
10	EVERGREEN TREES (4' HT.) @ 30 PTS.	300
6	LOW ORNAMENTAL TREES (5' AND BB STOCK) @ 20 PTS.	120
17	TALL SHRUBS (2 1/2'-4') @ 9 PTS.	153
13	MEDIUM SHRUBS (18"-36") @ 6 PTS.	78
-	LOW SHRUBS (15"-24") @ 3 PTS.	-
	TOTAL POINTS	1,021

GENERAL NOTES

A) Areas labeled "Brown Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.

B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).

C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.

D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

F) Seed shall consist of the following mixture:
- 10% Palmer IV Perennial Ryegrass
- 20% Dragon Kentucky Bluegrass
- 20% Diva Kentucky Bluegrass
- 20% Foxy II Creeping Red Fescue
- 15% Vail II Perennial Ryegrass
- 15% Ginney Kentucky Bluegrass

G) Areas labeled "Seed with Straw Erosion Matting" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.

H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

SCALE: 1"=20'-0"

the bruce company OF WISCONSIN INC.
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6266

OAK RIDGE APARTMENTS

COX LANE
MOUNT HOREB, WISCONSIN 53572

Checked By: SS
Drawn By: 11/16/16 RS

Revised: 12/8/16 RS
Revised: 12/21/16 RS
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:

L1

I:\2016 CAD\STEVE'S SHORTCUTS\OAK RIDGE\OAK RIDGE 16C3.DWG Created: 12/20/2016, Saved: 12/21/2016, Printed: 12/21/2016

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.4 fc	10.5 fc	0.0 fc	N/A	N/A
Stat Zone # 2	+	2.8 fc	5.0 fc	1.3 fc	3.8:1	2.2:1

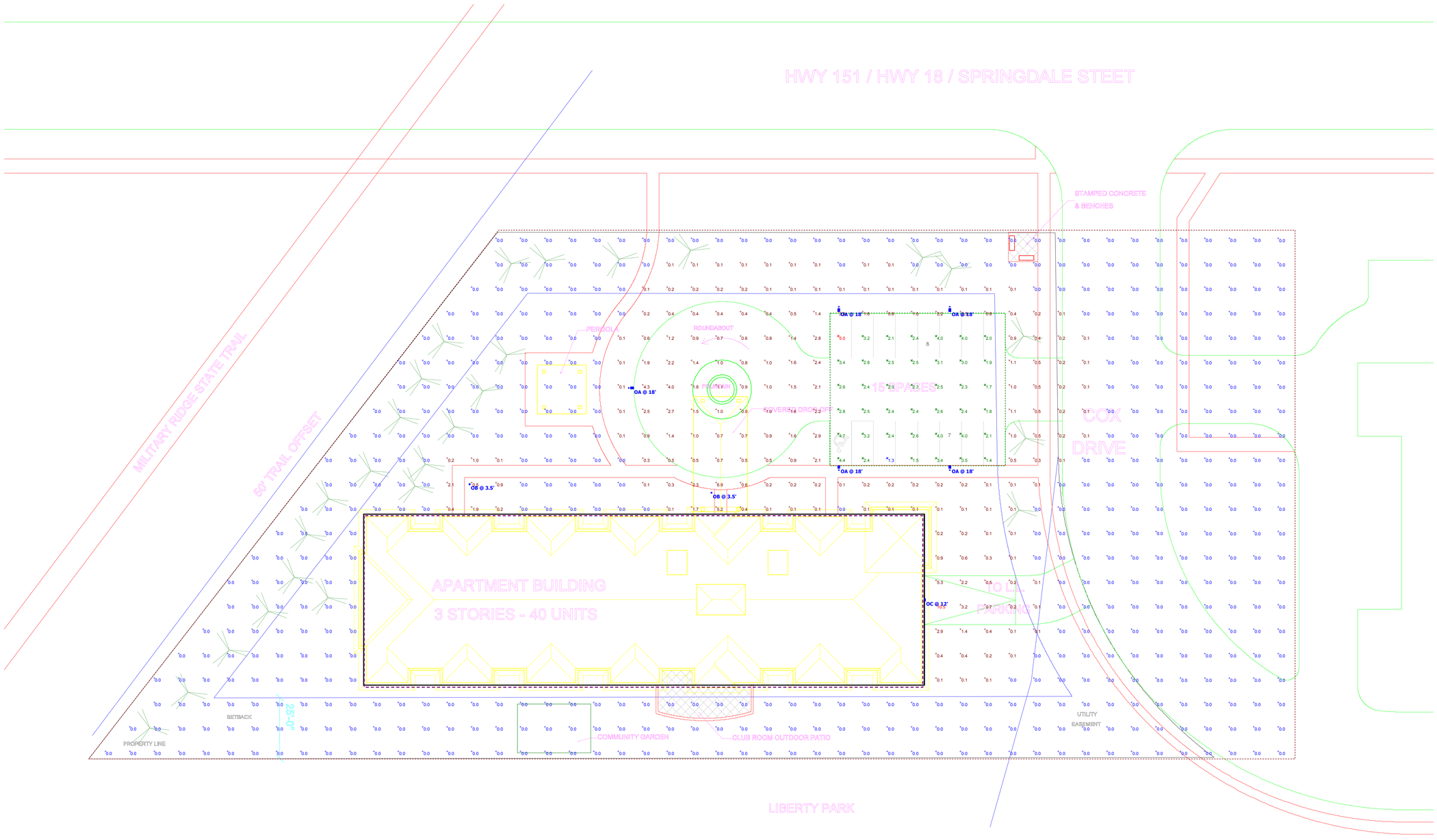
Note

1. Mounting Heights specified in Schedule.

2. FC measured at grade.

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	OA	5	ALED4T50N - MOUNTED AT 18'AFG (15FT POLE W/ 3FT BASE)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 56-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 18-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 16-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 22-DEGREES FROM STRAIGHT AHEAD.	6	764	0.95	52	Max: 3716cd
	OB	2	BLEDR24N (42" ROUND BOLLARD)	EXTRUDED BROWN PAINTED CYLINDRICAL METAL LOWER HOUSING, CAST METAL TOP, CAST FINNED METAL HEAT SINK WITH BLACK PAINTED INTERIOR, MOLDED SPECULAR FINISHED PLASTIC REFLECTOR, 4 WHITE CIRCUIT BOARDS EACH WITH 1 LED, CLEAR PLASTIC LENS, CAST BROWN PAINTED METAL BOTTOM. RAB TEST INFORMATION: 42" ROUND BOLLARD.	FOUR WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS) EACH CONTAINING LEDS ARRANGED IN AN ARRAY OF 3 LINEAR ROWS. TILTED 19-DEGREES FROM VERTICAL BASE-UP POSITION.	4	413	0.95	31.2	
	OC	1	SLIM57N MOUNTED @ 12'AFG	CAST WHITE PAINTED METAL HOUSING, EXTRUDED 2-PIECE DIFFUSE METAL HEAT SINK, 1 WHITE CIRCUIT BOARD WITH 22 LEDS, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH, CLEAR FLAT PRISMATIC GLASS LENS IN CAST 2-PIECE WHITE PAINTED METAL LENS RETAINING BRACKET. LENS PRISMS DOWN.	TWENTY-TWO WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), TILTED 10-DEGREES FROM VERTICAL BASE-UP POSITION.	22	177	1	56.6	Max: 1962cd



Plan View
Scale - 1" = 20ft

HEIN ELECTRIC SUPPLY COMPANY

Mount Horeb
JT Klein Inc

Designer
TDL
Date
12/7/2016
Scale
Not to Scale
Drawing No.

Summary

M E M O R A N D U M

To: Village of Mount Horeb Plan Commission

From: Village Planner Michael A. Slavney, FAICP

Date: 21 December 2016

Re: Proposed Zoning Map Amendment from Planned Business (PB) to Planned Development - General Development Plan (GDP) for a 40-Unit Three-Story Affordable Senior Apartment Building on Outlot 109 at the southwest corner of Springdale Street and Cox Drive for the J.T. Klein Company, Inc.

Background

The Proposed General Development Plan -- Project Overview:
The J.T. Klein Company, Inc. (JTK) is proposing a Planned Development to accommodate a three-story 40-unit affordable senior apartment building with under-building parking and elevator service. The project is proposed for the southwest corner of Springdale Street and Cox Drive – immediately east of the Military Ridge State Bike Trail. A total of 18 one-bedroom units, and 22 two-bedroom units, are proposed. All of these units will be reserved for residents with an age of 55 or more. Of these 40 units, 34 units will be reserved as affordable for low-income senior who earn no more than 60 percent of Dane County's median income. Eight of these 34 affordable units will be targeted to individuals with permanent disabilities or veterans who may need supportive services. The remaining six units will be available at market rates without income restrictions. Each apartment will be provided with either a covered balcony or covered patio. The first floor of the building will provide a community room and exercise room. A covered front entrance to the building will be provided over a circular entrance drive. A pergola will also be provided in the front yard, facing Springdale Street.

The current property is vacant. I consider it to be an "infill development site" – perhaps to it being located next to and below the former rail line, and later lacking direct access to Springdale Street due to the presence of the viaduct.

Zoning and Planning
The site is currently zoned Planned Business (PB) – the Village's zoning district for new retail, service, office, and institutional development. The Village's 2015 Comprehensive Plan designates the site in the Planned Business Land Use category which is oriented to the same land uses. (See page 62 for the Future Land Use Map and page 74 for the Planned Business land use category). Development of both sites *is consistent* with the Village's Comprehensive Plan.

The Comprehensive Plan recommends that the character of development in the Planned Business area attain "higher standards in building design, site layout, landscaping, signage, parking, and access." Large buildings are encouraged to provide a decorative tower element along Springdale Street.

Institutional Residential projects in the Planned Business zoning district are not subject to a specific maximum density limit, but rather must conform to the more general PB development limits as follows:

• Minimum Lot Area	20,000 square feet
• Minimum Lot Width	70 feet
• Minimum Street Frontage	50 feet
• Maximum Building Height	45 feet – ground level to midpoint up a pitched roof
• Maximum Impervious Surface Ratio	75 percent
• Front Yard Setback	20 feet
• Side Yard Setback	10 feet
• Rear Yard Setback	25 feet

Planned Developments may exceed such maximums, if such flexibility is granted in the General Development Plan (zoning) step. However, the proposed project does not need such flexibility, as it complies with all of the above requirements.

The PB limits are *approached* only for Maximum Building Height. Specifically, the maximum height of the building (measured mid-way up the sloped roof) will be about 40 feet, compared to the 45 foot height limit for the main part of the building. Note, however, that both the taller proposed corner tower and cupola are granted height extensions for architectural projections by Section 17.71(a) of the Zoning Ordinance – with the height limits for these decorative features determined by the Plan Commission through the design review process. The proposed height of the tower is about 45 feet to the roof midpoint, and at about 50 feet for the cupola's midpoint. In order to create a clear record of decision, if these architectural elements are acceptable to the Plan Commission, the GDP should explicitly grant permission for these elements to reach the proposed heights.

Background Information about Planned Developments

A Planned Development is a unique zoning district which is specific to a particular project or area. In addition to enabling flexibilities from zoning requirements, Planned Developments also enable the imposition of higher standards for design and operation, and/or requirements related to timing. With the resulting combination of customized flexibility *and* control, every Planned Development is reviewed on its relation to the subject property, nearby properties, and the community as a whole.

Every Planned Development has three steps:

- Conceptual discussion to identify project concepts and concerns;
- General Development Plan (GDP) to establish the unique zoning district
- Specific Implementation Plan (SIP) to approve design and operation details

Planned Developments also allow for the developer and municipality to establish the zoning for multi-phased projects through the GDP step, while allowing expensive engineering and architecture plans to be submitted later as a sequence of SIPs, as the need for each building or phase evolves.

To further protect the public interest, Mount Horeb's zoning requirements for Planned Developments require the applicant to explicitly list items of requested zoning flexibility from the existing district regulations, in addition to clearly depicting them on submittal drawings.

If the GDP is approved, the approval of a Specific Implementation Plan (SIP) will be required at a subsequent date. The SIP submittal requires all of the details of development, including specific exterior materials and colors, floor plans, detailed exterior lighting plans, and detailed landscaping plans.

Project Ownership

The GDP submittal notes that the owner of the project is the Jacob T. Klein Corporation. JTK is also the proposed developer.

Formal General Development Plan (GDP) Review:

Requested Flexibility from Zoning Ordinance Requirements:

There are no requested flexibilities from the standards of the PB zoning district. The GDP submittal notes that there are no specific parking requirements for Institutional Residential land uses. Therefore, the following information compares proposed parking for Oak Ridge to typical multifamily requirements.

1. The **Minimum Parking Requirement** established for typical residential apartments in Section 17.132(a) of the Zoning Ordinance will not be met by this proposal.

   Specifically, one-bedroom units must provide 1.5 parking spaces, while two-bedroom units must provide 2.0 parking spaces. This standard would result in requiring 71 parking spaces for the project, whereas 54 spaces are proposed:

	18 x 1.5 =	27
+	22 x 2.0 =	44
		71 parking spaces required by the Zoning Ordinance

   Versus the proposed:

		39 underground parking spaces
	+	15 surface parking spaces
		54 total parking spaces provided by the project

Planner's Analysis of Requested Flexibilities

This project will mainly be devoted to providing affordable housing to seniors. According to AAA, in 2015 the average annual cost of owning a passenger vehicle averaged about $8,698 – ranging from $6,729 for a compact car up to $10,624 for a full-size SUV. Oak Ridge is proposed to provide *affordable* housing.

If we assume that the six market rate units will require two on-site parking spaces (the Village requirement) the remaining (54 – 12 = 42) 42 on-site parking spaces will serve the remaining 34 apartment units. This results in an average vehicle ownership of 1.24 vehicles per apartment. I think this is a reasonable on-site parking ratio for affordable senior apartment units.

No other items of flexibility are requested.

Village Planner's Review
I have the following observations:

1. **Building Quality:** The proposed GDP provides a very high-quality building of sound design and materials that are consistent with the Springdale Street community gateway corridor, and similar projects around Dane County.

2. **Project Layout:** The project layout is generous. Setbacks of buildings and parking areas well-exceed zoning requirements. All parking dimensions are standard.

3. **Project Scale / Number of Units:** The proposed GDP represents a density of 40 dwelling units on 1.6 acres – or 25 dwelling units per acre. This is a little below the typical density of 30 to 40 dwelling units per acre for three-story multi-family buildings served by under-building parking.

4. **Requested Zoning Flexibility**: I support granting flexibility for the requested on-site parking ratio – reflecting that this project will mainly provide for affordable senior housing.

5. **Proposed Building Heights for Architectural Projections:** I support granting ability to allow the corner tower element and the cupola to reach the heights depicted on the building elevations – specifically about 45 feet and 50 feet to the midpoint of the roof pitch. More precise heights will be provided with the Specific Implementation Plan submittal.

Criteria for GDP Review & Approval:
The Zoning Ordinance requires that the Plan Commission and Village Board apply the following review criteria to all GDPs. *The Village Planner's review is provided in italics for each criterion:*

(a) Character and Intensity of Land Use. In a Planned Development District, the uses proposed and their intensity and arrangement on the site shall be of a visual and functional character which:

1. Is compatible with the physical nature of the site with particular concern for preservation of natural features and open space. *The proposed development complies with all bulk requirements of the PB zoning district. There are no natural features on the site. Existing mature trees along the western property line will be preserved.*

2. Produces an attractive environment of sustained aesthetic and ecologic desirability, economic stability and functional practicality and complies with the Master Plan, including any residential density limitations, for the area as established by the Village. *The proposed development provides an attractive design and durable exterior materials, and complies with all density and intensity requirements of the PB zoning district.*

3. Will not adversely affect the anticipated provision for school or other municipal services. *The proposed development will likely generate no school children on a long-term basis.*

4. Will not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it. *The proposed development provides adequate off-street parking for residents. At times, visitor parking may need to use public spaces on Cox Drive.*

(b) Economic Feasibility and Impact. The petitioner shall provide evidence satisfactory to the Village Board that the proposed development is economically feasible, that the developer has adequate available financing, and that the development will not adversely affect the economic prosperity of the Village or the values of surrounding properties. *The proposed development is applying for the WHEDA housing program. Adequate financing will be assured if WHEDA approval is granted.*

(c) Engineering Design Standards. The width of street rights-of-way, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage, or other similar environmental engineering considerations shall be based on determinations approved by the Village Engineer as to the appropriate standards necessary to implement the specific function in the specific situation provided, however, in no case shall such standards be less than those necessary to ensure the public safety and welfare as determined by the Village. *The surrounding public infrastructure anticipated a large-scale building on this site, and is adequate to serve the subject property -- with full compliance of all requirements identified by Village Staff. These requirements are fully reflected in the GDP submittal materials.*

(d) Preservation and Maintenance of Open Space. In a Planned Development District, not less than 15% of the total land area of such District shall be designated as open space and adequate provision shall be made for the permanent preservation and maintenance of such open space either by private reservation or dedication to the public.

1. In the case of private reservation, areas of open space shall be protected against building development by conveying to the Village, as a condition for project approval, an open space easement over such open areas restricting any future building or use except as in consistent with such easement. *The proposed development provides significantly more green space than required by the PB zoning district -- largely as a result of using under-building parking.*

2. Provision shall be made to landscape open space for the aesthetic and recreational benefit of the development. *The draft landscaping plan submitted with the GDP significantly exceeds the Village's landscaping requirements, and will provide a diverse mix of durable plants.*

3. The care and maintenance of such privately reserved open space shall be assured by establishment of appropriate management organization. The manner of assuring maintenances shall be included in the title to each property in the development. *The proposed developer for this project, JTK, will be the long-term owner. Participation in the WHEDA housing program will help to ensure good project management.*

Overall, I believe the proposed GDP meets or exceeds all of the required review criteria for Planned Developments.

Village Planner's Recommendations Regarding the GDP:

If acceptable to the Plan Commission, the Village Planner recommends the Plan Commission make, consider and adopt a motion which makes a finding that the criteria for GDP submittals and approval have been met, and that also recommends approval of the proposed GDP Zoning Map Amendment by the Village Board, inclusive of full and continuous compliance with the submittal documents, the list of flexibilities and conditions provided in the submittal, and with any conditions identified by Village Staff and the Plan Commission, including 1-6, below:

1. The proposed flexibility to allow the decorative tower and cupola elements (strongly encouraged for larger buildings along Springdale Street) to reach approximately 45 feet to mid-point up the tower's sloping roof, and to reach approximately 50 feet to mid-point up the cupola's sloping roof, should be granted as proposed in the GDP submittal.

2. The proposed flexibility for on-site parking reduced below the Village's typical requirements (reflecting the orientation of this project for affordable senior housing) should be granted as proposed in the GDP submittal.
3. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

VILLAGE OF MOUNT HOREB
ORDINANCE 2017-01

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL 0606-124-3089-6 LOCATED AT THE CORNER OF SPRINGDALE STREET AND COX DRIVE, FURTHER DESCRIBED AS ASSESSOR'S PLAT PART OF OUTLOT 109 FROM PB PLANNED BUSINESS TO PD-1 PLANNED DEVELOPMENT

WHEREAS, Evangelical Lutheran Church in America is the owner of parcel 0606-124-3089-6 located at the corner of Springdale Street and Cox Drive in the Village of Mount Horeb; and

WHEREAS, JTKlein Inc. (the "applicant") has made application to request that the zoning classification of the above referenced property be changed from PB Planned Business to PD-1 Planned Development to allow construction of a proposed 40-unit senior housing building; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission held a public hearing regarding the zoning request and General Development Plan on December 28, 2016 which was preceded by publication of a class 2 notice under ch. 985, Stats.; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission determined that changing the zoning classification of the above referenced properties from PB Planned Business to PD-1 Planned Development would promote the public health, safety, and general welfare of the Village and would allow appropriate use of the property, and therefore recommends the following: 1) that the zoning classification of the property be changed, and 2) that the General Development Plan narrative and project drawings dated December 21, 2016 be recommended for approval conditioned on the December 21, 2016 memorandum from Village Planner Mike Slavney; and

WHEREAS, the proposed use is consistent with the Comprehensive Plan; and

WHEREAS, the Village Board concurs with the recommendation of the Plan Commission/Historic Preservation Commission.

NOW THEREFORE, the Village Board of the Village of Mount Horeb, Dane County, Wisconsin, do ordain as follows:

Section 1. Rezoning of the above referenced property will become effective following the completed sale of the property from the current owners to JTKlein Inc d/b/a Oak Ridge Mt. Horeb, LLC.

Section 2. Having met the requirements of the General Development Plan, and subject to *Section 1,* the zoning classification of the above referenced property is hereby designated PD-1 Planned Development, and the Zoning Map of the Village shall be amended accordingly.

Section 3. This Ordinance shall take effect after passage and posting pursuant to law, subject to *Sections 1 and 2.*

The foregoing ordinance was duly adopted by the Village Board of the Village of Mount Horeb at its regular meeting held on January 4, 2017.

APPROVED:

_____

Randy J Littel, Village President

ATTEST:

_____

Alyssa Gross, Village Clerk

APPROVED:_____
PUBLISHED/POSTED:_____