

City of Stoughton Procedural Checklist for Planned Development Review and Approval (Requirements per Section 78-914)

This form is designed to be used by the Applicant as a guide to submitting a complete application for a planned development *and* by the City to process said application. Parts II, III, V, and VII are to be used by the Applicant to submit a complete application; Parts I and VIII are to be used by the City as a guide when processing said application.

Name of Applicant: Lot 7 - Kettle Park West, LLC

Address & Phone of Applicant: 161 Horizon Drive, Suite 101A Verona, WI 53593

Property Address: Lot 7 of Kettle Park West

Project Description: Lot 7 Specific Implementation Plan Submittal 10-31-16

I. Recordation of Administrative Procedures for City Use

Presubmittal staff meeting

Date of Meeting:

Follow-up pre-submittal staff meetings scheduled if necessary

Date of Meeting:

Application form filed with Zoning Administrator **Date:** _____

Application fee of \$ _____ received by Zoning Administrator Date: _____

If necessary, reimbursement of consultant costs agreement must be executed:

II. Application Submittal Packed Requirements for Applicants Use

PD Process Step 1: Pre-application

Step 1 does not require the submittal of an application packet; however, Steps 2-4 does require submittal of all draft and the final application to the Zoning Administrator prior to Plan Commission review.

- A. Contact the Zoning Administrator to place an informal discussion item for the PD on the Plan Commission agenda. No details beyond the name of the Applicant and the identification of the discussion item as a PD is required to be given in the agenda.
 - B. Engage in an informal discussion with the Plan Commission regarding the potential PD. Appropriate topics may include: location, project themes and images, general mix of dwelling unit types and/or land uses being considered, approximate residential densities, and non-residential intensities, general treatment of natural features, general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.

NOTE: Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as the informal, non-binding basis for proceeding to the next step.

III. Application Submittal Packet Requirements for Applicants Use

PD Process Step 2: Concept Plan

Prior to submitting the final complete application as certified by the Zoning Administrator, the Applicant shall submit an initial draft application for staff review, followed by one revised draft final application based upon staff review and comments.

Application

Date: _____

- A. Provide Zoning Administrator with draft PD Concept Plan Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for Concept Plan review. The submittal packet shall contain all of the following items:
 - (1) A *location map* of the subject property and its vicinity at 11" x 17", as depicted on a copy of the City of Stoughton Planned Land Use Map.
 - (2) A *general written description* of proposed PD including the following:
 - General project themes and images.
 - The general mix of dwelling unit types and/or land uses.
 - Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
 - The general treatment of natural features.
 - The general relationship to nearby properties and public streets.
 - The general relationship of the project to the Comprehensive Plan.
 - An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
 - (3) A *written description* of potentially requested exemption from the requirements of the underlying zoning district, in the following order:
 1. Land Use Exemptions
 2. Density and Intensity Exemptions
 3. Bulk Exemptions
 4. Landscaping Exceptions
 5. Parking and Loading Requirements Exceptions

- (4) A *conceptual plan drawing* (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction.

IV. Final Application Packet Information for City Use

PD Process Step 2: Concept Plan

Receipt of one full scale copy in blueline or blackline
of complete final application packet by Zoning Administrator Date: _____

Receipt of one reduced (8.5" by 11" text and 11" by 17" graphics) copy of complete final application packet by Zoning Administrator Date: _____

Certification of complete Final Application Packet and
required copies to the Zoning Administrator Date: _____

V. Application Submittal Packet Requirements for City Use

PD Process Step 3: General Development Plan (GDP)

Prior to submitting the complete application as certified by the Zoning Administrator, the Applicant shall submit one initial draft application for staff review, followed by one revised draft final application packet based upon staff review and comments.

Application Date: _____

- A. Provide Zoning Administrator with a draft GDP Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for GDP review. The submittal packet shall contain all of the following items:
- (1) A *location map* of the subject property and its vicinity at 11" x 17", as depicted on a copy of the City of Stoughton Planned Land Use Map.
 - (2) A *map of the subject property* for which the PD is proposed:
 - Showing all lands within 300 feet of the boundaries of the subject property.
 - Referenced to a list of the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Dane County (as provided by the City of Stoughton).
 - Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
 - Map and all its parts clearly reproducible with a photocopier.

- Map size of 11" x 17" and map scale not less than one inch equals 100 feet.
- All lot dimensions of the subject property provided.
- Graphic scale and north arrow provided.
- (3) A *general written description* of proposed PD including:
 - General project themes and images.
 - The general mix of dwelling unit types and/or land uses.
 - Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
 - The general treatment of natural features.
 - The general relationship to nearby properties and public streets.
 - The general relationship of the project to the Comprehensive Plan.
 - A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.
 - A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
 - A written description of potentially requested exemption from the requirements of the underlying zoning district, in the following order:
 1. Land Use Exemptions.
 2. Density and Intensity Exemptions.
 3. Bulk Exemptions.
 4. Landscaping Exceptions.
 5. Parking and Loading Requirements Exceptions.
- (4) A *General Development Plan Drawing* at a minimum scale of 1"=100' (11" x 17" reduction shall also be provided by Applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
 - A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction.

- Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use.
- Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.
- Notations relating the written information provided in (3), above to specific areas on the GDP Drawing.
- (5) *General conceptual landscaping plan* for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of extra landscaping and bufferyards.
- (6) *A general signage plan* for the project, including all
 - Project identification signs.
 - Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices.
- (7) *Written justification* for the proposed Planned Development. (*See Section 78-905 for requirements of the conditional use procedure.*)

VI. Final Application Packet Information for Applicant Use

PD Step 3: General Development Plan (GDP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 78-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/GDP not fully developed within five years of final Common Council approval shall expire, and no additional PD-based development shall be permitted. The Common Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

Receipt of one full scale copy in blueline or blackline
of complete final application packet by Zoning Administrator Date: _____

Receipt of one reduced (8.5" by 11" text and 11" by 17" graphics)
copy of complete final application packet by Zoning Administrator Date: _____

Certification of complete Final Application Packet and
required copies to the Zoning Administrator Date: _____

Notified Neighboring Property Owners (within 300 feet) Date: _____

Notified Neighboring Township Clerks (within 1,000 feet) Date: _____

Class 2 legal notice sent to official newspaper by City Clerk Date: _____

Class 2 legal notice published on _____ and _____

VII. Application Submittal Requirements for Applicant Use

PD Step 4: Specific Implementation Plan (SIP)

Prior to submitting the complete application as certified by the Zoning Administrator, the Applicant shall submit one initial draft application for staff review, followed by one revised draft final application packet based upon staff review and comments.

Application Date: _____ By: _____

- A. After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed SIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for SIP review.
 - (1) A *location map* of the subject property and its vicinity at 11" x 17", as depicted on a copy of the City of Stoughton Planned Land Use Map.
 - (2) A *map of the subject property* for which the PD is proposed:
 - Showing all lands within 300 feet of the boundaries of the subject property.
 - Referenced to a list of the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Dane County (as provided by the City of Stoughton);
 - Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
 - Map and all its parts clearly reproducible with a photocopier.
 - Map size of 11" by 17" and map scale not less than one inch equals 800 feet.
 - All lot dimensions of the subject property provided.
 - Graphic scale and north arrow provided.
 - (3) A *general written description* of proposed SIP, including:
 - Specific project themes and images.
 - The specific mix of dwelling unit types and/or land uses.
 - Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
 - The specific treatment of natural features.

- The specific relationship to nearby properties and public streets.
- A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
- A complete list of zoning standards which will not be met by the proposed SIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed SIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- (4) A *Specific Implementation Plan Drawing* at a minimum scale of 1"=100' (and reduced to 11" x 17") of the proposed project showing at least the following information in sufficient detail: (*See following page*)
 - A SIP site plan conforming to all requirements of Section 78-908(3). If the proposed PD is a large or group development (per Section 78-205 (11) or (12)) also provide a proposed preliminary plat or conceptual plat.
 - Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use.
 - Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.
 - Notations relating the written information (3), above to specific areas on the GDP Drawing.
- (5) A *landscaping plan* for subject property, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
- (6) A series of *building elevations* for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.
- (7) A *general signage plan* including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and large or group development signage themes which are proposed to vary from City standards or common practices.
- (8) A *general outline of the intended organizational structure* for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
- (9) A *written description* which demonstrates the full consistency of the proposed SIP with the approved GDP.

- (10)A *written description* of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed SIP development
- (11)*Proof of financing capability* pertaining to construction and maintenance and operation of public works elements of the proposed development.

VIII. Final Application Packet Information for Applicant Use

PD Step 4: Specific Implementation Plan (SIP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 78-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/SIP not fully developed within five years of final Common Council approval shall expire, and no additional PD-based development shall be permitted. The Common Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

Receipt of one reduced (8.5" by 11" text and 11" by 17" graphics) Date: _____
copy of complete final application packet by Zoning Administrator

Notified Neighboring Property Owners (within 300 feet) Date: _____

Notified Neighboring Township Clerks (within 1,000 feet) Date: _____

Class 2 legal notice sent to official newspaper by City Clerk Date: _____

Class 2 legal notice published on _____ and _____

Kettle Park West Commercial Center

Specific Implementation Plan

Lot 7

Revised October 31, 2016

Contents

Project Description

Statement of Consistency with KPWCC PD-GDP Zoning Standards

Description of Requested Exception to 78-205 (11)m pertaining to required foundation landscaping minimum dimension

Attachments

- A. Adopted City Comprehensive Plan -- Land Use Plan Map illustrating location of proposed SIP
- B. Map showing all lands and listing current owners and addresses of all lands within 300 feet of the proposed SIP boundary
- C. Site Development Plan set (by JSD dated **October 31, 2016**) including:
 - Title Sheet
 - Overall Site Plan
 - Site Plan
 - Grading & Erosion Control Plan
 - Utility Plan and Details
 - Landscape Plan & Details
- D. Building Design Plans (by Lot 7 Tenants) including:
 - Architectural Elevations illustrating materials and color pallet
 - **Interior Layout**
 - Photometric Plan & Pole, Fixture Cut sheets

Project Description

[The following narrative is intended to address the descriptive items and topics required by 78-914 (8)]

Overview

Lot 7 – Kettle Park West, LLC is proposing to improve Lot 7 of the KPWCC plat with a multi-tenant retail building. This is the first of **five** buildings proposed for this Lot 7 site in the KPWCC. This proposed use is consistent with the uses and development parameters described in the Planned Development – General Development Plan (PD-GDP) zoning that was approved by Ordinance of the Common Council O-23-2013 adopted 12 November 2013. **Four** buildings and additional parking lot area south and west of the proposed **11,927** SF building are proposed as future development. The interior design of this building and associated infrastructure has not yet been detailed. An overall site plan has been provided to show the potential future layout for reference.

Lot 7 is proposing the following improvements:

- A **11,927** SF multi-tenant retail building on the northeasterly portion of the lot
- **50** on-site vehicle parking stalls including 4 ADA accessible stalls per City of Stoughton municipal standards as they reference State of WI standards for ADA parking standards
- 2 bike rack for a total of 4 bike stalls
- Private underground stormwater management treatment facilities

Lot 7 site area encompasses 3.797 acres (165,192 SF). When completed, a minimum of 25% of the site (41,298 SF) will be maintained and improved as pervious landscaped open space.

All other site improvements are in compliance with the Kettle Park West Commercial Center setback standards established in the PD-GDP. These standards and the summary development statistics are annotated on sheet C101 of the attached KPWCC Lot 7 Plan set – Attachment C.

Project Themes and Images

Lot 7 tenants and Forward Development Group (FDG) have collaborated on site and building design for this location to assure it is compatible with and compliments design standards of proposed retail users and the design expectations described in the adopted 51 x 138 Westside Neighborhood Plan, the City's Comprehensive Plan and the Kettle Park West General Development Plan. Architectural elements, materials and color palettes are illustrated in Attachment D.

Compatibility with City Adopted Plans

In 2012, the City of Stoughton Comprehensive Plan was amended to include the adopted 51 x 138 Westside Detailed Neighborhood Plan. The Neighborhood Plan established the framework as a guide to planning and design for the development of this key gateway location. The development within the Kettle Park West Commercial Center is predominantly commercial in character along the highway frontages. The approved General Development Plan designated Lot 7 for retail use.

The following principles were utilized as a foundation for preparing the 51 x 138 Westside Detailed Neighborhood plan and are reflective of the City's Comprehensive Planning Goals and Policies.

- **Economic Opportunity:** Lot 7 will provide multiple employment opportunities to Stoughton residents directly and indirectly in jobs, expanding the City's tax base and addressing market needs of City and area residents for retail items.
- **Sustainability:** Lot 7 will provide a high quality, attractive development that will integrate within the Kettle Park West Commercial Center. Lot 7 development will feature naturalized landscaping and ecological stormwater treatment. These features will be designed to provide a long-standing future development that will provide consistent future value for the community.
- **Natural Resource Stewardship:** Lot 7 development is consistent with the goals of providing natural resource stewardship. LED light fixtures reduce site energy consumption as well as minimizing light pollution for areas adjacent to the site. Building design will minimize impact, materials, resources proposed construction and operation has on the environment.
- **Social Equity, Responsibility, and Quality of Life:** Lot 7 within the Kettle Park West Commercial Center will provide retail goods for existing City of Stoughton residents as well as future neighborhoods planned west of the Commercial Center. Lot 7 and the Kettle Park West Commercial Center will provide an anchor to the development of office and economic opportunities as well as multiple housing opportunities increasing the quality of life for Stoughton residents.

Lot 7 within the Kettle Park West Commercial Center is proposed to provide multiple neighborhood and community scale retail and employment opportunities. The Lot 7 proposed development is consistent with the City of Stoughton Comprehensive Development Plan as well as the adopted 51 x 138 Westside Detailed Neighborhood Plan. Lot 7 enhances business development opportunities by providing additional neighborhood scale, walkable convenience amenities for City of Stoughton and future neighborhood residents.

Intended Organizational Structure/Ownership

While the overall concept plan for Lot 7 includes **five** separate commercial building, at this time it is anticipated that Lot 7 will be owned by a single party and that all three buildings will be developed by the same party. For that reason, Lot 7 – Kettle Park West, LLC is not proposing to form an owners' association, record deed restrictions or otherwise make provisions for maintenance of common areas. The single owner will be responsible for the entirety of Lot 7.

In the future, it is possible the single owner of Lot 7 may wish to convey an interest in one or both of the buildings to separate owners/investors, either through a ground lease or condominium structure. In that case, the owner of Lot 7 would first prepare and record appropriate documentation providing for shared maintenance of the site features (e.g. drive aisles, parking stalls, etc.) that would be shared by the owners.

Treatment of Open Space and Natural Features

The site plan for Lot 7 has been developed in relationship to nearby land uses and with attention given to establishing the visual character of the westerly side of the USH 51 corridor between Jackson Street

and STH 138. The proposed site plan for the development of Lot 7's northeast building is measured at **74.1%** open space – exceeding the 25% minimum established by the PD-GDP. As future development of Lot 7 occurs the minimum open space requirement of 25% will be maintained to present an attractive visual impression to the site and to the KPWCC development, enhance the pedestrian experience for customers of the retail stores and adjoining future businesses, and to effectively manage stormwater treatment requirements established by the City, Capital Area Regional Plan Commission (CARPC), Dane County, and the Wisconsin DNR.

Stormwater Management

Site development includes site mass grading, asphalt driveways and parking lot, concrete sidewalks, a single building with associated utilities, and private stormwater management facilities. The Kettle Park West storm sewer system will convey overall development runoff to a regional detention basin which provides total suspended solids reduction and runoff rate control. This detention basin is then routed to a regional infiltration basin that provides the required infiltration volume for the Kettle Park West development.

During the initial phase of construction for the first building on Lot 7 there will be a temporary bio-retention basin. This basin will function to improve run-off water quality by providing oil and grease control through an engineered soils layer as well as infiltration. As future developed of Lot 7 occurs this basin will be relocated to continue serving the site's run-off water quality control. An underground system is also designed to reduce run-off volume by infiltrating 90% of the typical average annual storm event for the site to meet CARPC requirements. Runoff rate control and total suspended solids reduction will be provided in the proposed KPWCC regional detention basin.

Site Access & Circulation

Site circulation and access to the proposed northeasterly building is from one driveway connecting to Kettle Park Way. The Lot 7 entry drive will propose an asphalt curb where shown on C101 to help direct rainwater flow and assist in the future development of Lot 7. As future development of Lot 7 occurs additional driveway connections will be made to service the future buildings. The drive location/entrance has been planned with consideration for convenience and safe customer access and circulation, efficient retail operations and delivery vehicle access and circulation.

The proposed development of Lot 7 as a retail development was accounted for in the Traffic Impact Analysis that was conditionally approved by WDOT in July 2012. This analysis also considered the other uses anticipated in the KPWCC and provided the foundational traffic information that was used for the approved engineering design of the highway improvements and intersection geometry for the access points on USH 51, STH 138, Jackson Street, and the KPWCC internal private street system.

Relationship To Nearby Properties

The KPWCC general development plan was organized around a land use concept which provided for a major anchor store location. This location was meant to be conveniently visible, accessible and supported by outlots providing opportunities for complimentary and diverse businesses that would meet the needs of the greater Stoughton market area. Neighborhood scale retail locations within the KPWCC have always been planned as part of the mix of uses within this development.

The proposed retail development on Lot 7 is supported by the overall private street layout within KPWCC and the anticipated travel and customer travel (vehicle, pedestrian and bicycling) routes within the development and on the adjoining street network.

Building Architecture

The proposed development consists of a **11,927** GFA multi-tenant, single story load bearing masonry building. All four facades will have decorative exterior masonry walls highlighted by a contrasting split-face masonry pier and fiber-cement panel parapet accenting the building entries. Tenant spaces are identified with large storefronts that consist of naturally colored fiber-cement panels and composite lap siding supported visually by the split-face masonry piers and standard face brick. The 4 sided architectural design establishes a visible and cohesive aesthetic with surrounding developments.

The site will be developed with parking areas on the **west** side of the building. The overall site will be appropriately landscaped, while enhancing the site's aesthetic from Jackson Street and interior KPWCC drives.

Parking

This portion of Lot 7 will develop a total of **50** parking stalls within the site, including 4 ADA accessible stalls.

Site Lighting

All site lighting will be full cut-off, downcast fixtures meeting Dark Skies standards. A photometric plan and cut sheets have been provided to accommodate the development of the **11,927** SF building and parking area. This plan provides conformance with City of Stoughton zoning standards for exterior lighting (see attachment D). Lot 7 lighting fixtures have been designed in conjunction with the fixture specifications from the nearby Lot 2 and Lot 6, providing consistency throughout the development.

Site Signage

Details of retail tenant signage will be submitted at a later date. Areas planned for site signage will be designed to meet standards of 78-205 (11).

Landscape Plan

The landscape plan has been developed to encourage the use of native and adaptable species that are compatible with regional climatic characteristics. The plant species selection illustrated and described in the attached Landscape Plan (sheet L100 in Attachment C) satisfies the native species requirement outlined in the General Development Plan. Complimentary use of ornamental grasses and perennials will create and maintain attractive visual aesthetics during all seasons.

Consistency with KPWCC PD-GDP Standards

The proposed SIP for Lot 7 is consistent with the Building Bulk and Site Density Standards adopted in the Kettle Park West Commercial Center Planned Development-General Development Plan with the noted exception to grant relief from installing foundation landscaping on the three sides of the convenience store retail building.

Table Kettle Park West Commercial Center Building Bulk and Site Density Standards				
Minimum distances in feet unless specified	Per Zoning Code	Adopted KPWCC Planned Development Ordinance	Notes	Lot 7 SIP Complies or exceeds Current Zoning Standards
Building to Street ROW	20	20 to Jackson Street 42 feet to Hwy ROWs		✓
Building to Residential Lot Line	Side: 10 Rear: 20	N/A		✓
Building to Non-Residential Lot Line	10 Zero Feet if Designed as Attached Building	10 Zero feet if designed as Attached building		✓
Building to Private Street Curb Line	NA	26 (15' from sidewalk)		✓
Accessory Use or Structure to Street ROW	Not Permitted in Front Yard	15 feet from Jackson Street 42 feet to Hwy ROWs		✓
Accessory Use or Structure to Residential Lot Line	4	NA		✓
Accessory Use or Structure to Non-Residential Lot Line	4	10		✓
Parking Stall or Access Aisle Pavement/curb to Public Street ROW	10	10		✓
Parking Stall or Access Aisle Pavement/curb to Private Street Curb or sidewalk	NA	6	Landscaping should consider snow storage.	✓
Parking Stall or Access Aisle Pavement/curb to Residential or Institutional Lot Line	5	5		✓
Parking Stall or Access Aisle Pavement to Interior Lot Line with adjoining commercial use	NA	6 Zero Feet if Joint Parking Lot		✓
Maximum Building Height	45	45	From Level of Main Entry and Not Including Parapets or Mechanical Penthouses	✓
Maximum Floor Area Ratio (FAR)	1	0.3	Current FAR = .21	✓
Minimum Landscape Surface Ratio (LSR)	25%	25%	Current LSR = 34.42%	✓
Minimum Foundation Landscape Planting Bed Dimension	10	10	Minimum Dimension = 2'-0"	Exemption Requested

Requested Exception to 78-205(11)m

Lot 7 is requesting an exception to 78-205(11)m – the Large Retail regulations -- pertaining to the foundation landscaping requirements. Specifically, it is requested that this building be exempted from the 10' wide foundation landscape bed requirement along the west façade.

- In lieu of this foundation landscaping areas, additional plantings have been designed around the north, east and west sides of the building and patio space

Requested Exception to 78-704(7)c Also see section 78-206(4); 78-604; and 78-704

Lot 7 is requesting an exception to 78-704(7)c – Limit on the maximum number of required parking spaces -- pertaining to the allowable permitted number of parking stalls per land use. Specifically, Lot 7 is requesting that an exception be made to permit greater than 120 percent of the development's maximum number of required parking spaces. The prescribed maximum ratio (120 percent times the current City parking ratio of 1 stall per 300 SF of gross floor area) yields a total maximum stall count of **39.7 stalls (3.3 stalls per 1,000 SF of Gross Floor Area (GFA))** for the retail buildings. This amount of parking generally meets the minimum site criteria for most retailers. More intensive land uses such as a restaurant will require 1 parking stall per 3 patrons per maximum capacity. Currently the multi-use building provides space for a potential restaurant tenant and may require the flexibility of a higher parking demand as to not impact adjacent land uses and site parking facilities.

- The retail building has been designed to provide multiple square footages to maintain a degree of flexibility for potential tenants
- The current design ratio of **4.19** stalls per 1,000 SF of GFA provides a degree of flexibility for potential land uses that may require greater parking demands than what is prescribed by the current City parking ratio

Requested Exception to 78-604(3)(d)

Lot 7 is requesting an exception to 78-604(3)(d) – landscape islands with a minimum of 400 square feet at all parking aisle ends. The proposed site plan is in conformance with having a parking island for every 20 cars in each aisle but an exception is being requested for the 400 square feet landscape area requirement. Due to the small scale retail development of this site and a 400 square foot landscape island being more typical of a large-scale retail development the proposed site plan includes two central parking lot islands with the approximate square footage of 318 and 410 square feet. Each island measures approximately 9'-6" from back of curb to back of curb with a minimum distance of 7'-6" on the south island due to the proposed angled access drive. This item is not in conformance with the 10' wide landscape minimum requirement. One deciduous tree and multiple shrubs, perennials, and ornamental grasses have been proposed within each island to break up the parking lot aisle and shade the parking from the sun.

Attachment A

City of Stoughton Comprehensive Plan

Map 6a

Planned Land Use

Planned Stoughton Urban Development Areas^{a,b}

2012 Urban Service Areas

2012 Municipal Boundaries

Planned Land Use

Agriculture/Boreal

Exurban Residential

Single Family Residential

Two-Family Residential

Mixed Residential

Planned Neighborhood

Central Mixed Use

Planned Mixed Use

Planned Office

Neighborhood Office

Planned Business

Neighborhood Business

General Business

Planned Industrial

General Industrial

Landfill/Extraction

Industrial

Public Open Space

Environmental Corridor^c

Surface Water

Right of Way

1. Single Family

2. Two-Family

3. Mixed Residential

4. Institutional

5. Neighborhood Office

6. Neighborhood Business

7. Public Open Space

Shapes on map represent general recommendations for future land use.
Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map.

^a Environmental Corridors depicted on this map use generalized boundaries of environmental features identified on air photos by the DNR and the Dane County RPC. These generalized boundaries were refined through detailed on-site investigation at the time of land division and site plan review.

^b See Table 6 for Acreage Totals.

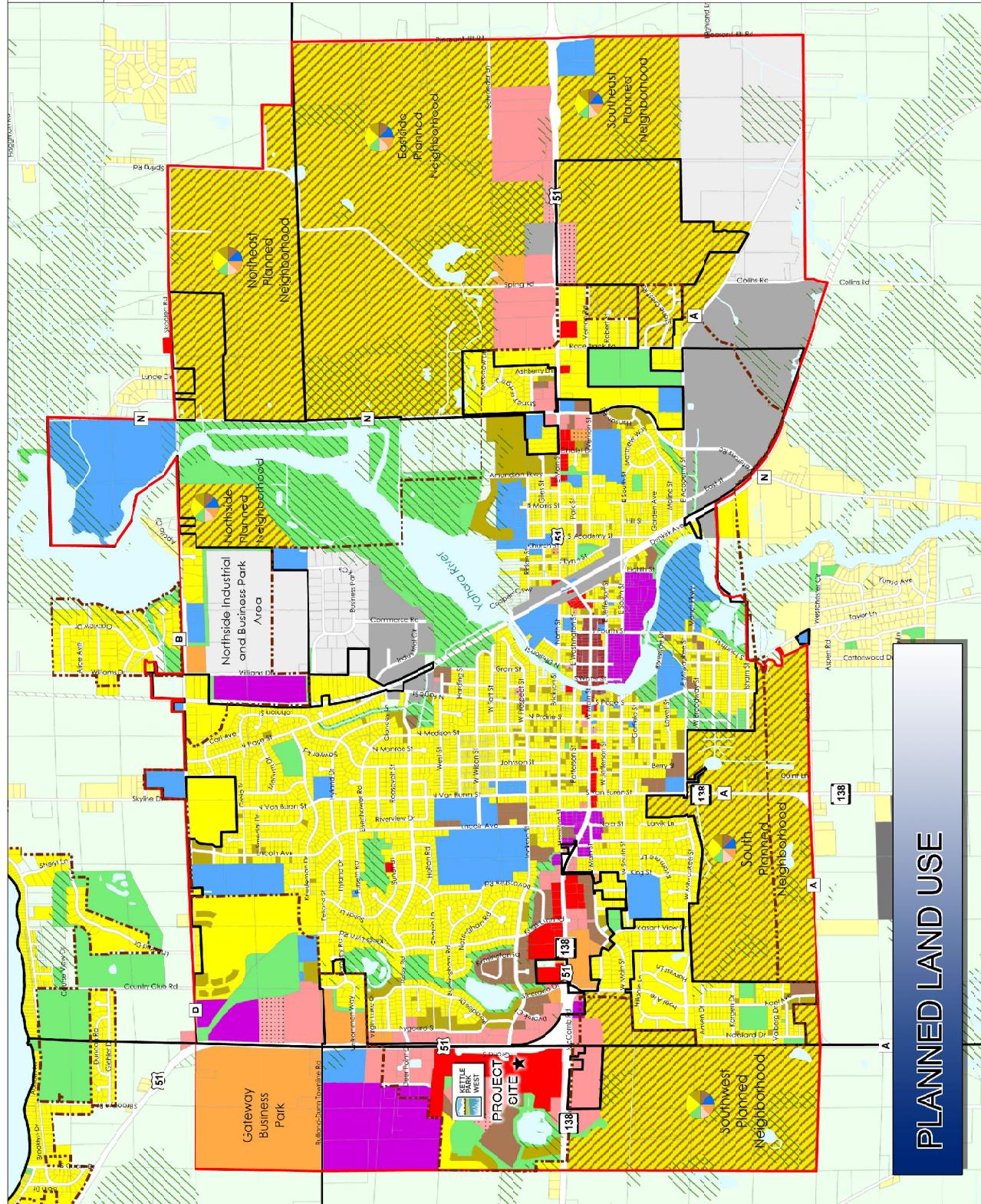
2,000 1,000 0 2,000 Feet

Adopted: May 31, 2005

Amended: June 26, 2012

Sources: Dane County ILO, City of Stoughton.

VANDEWALLE & ASSOCIATES INC.
Planning process, mapping charge



Attachment B



Attachment C

KETTLE PARK WEST LOT 7

DRAWING INDEX

	TITLE SHEET
C100	OVERALL LOT 7 SITE PLAN
C107	LOT 7 GRADING AND EROSION CONTROL PLAN
C200	UTILITY PLAN
C300	DETALS
C400	DETALS
C407	DETALS
C402	DETALS
L100	LANDSCAPE PLAN
L200	LANDSCAPE DETAILS AND SPECIFICATIONS



CITY OF STOUGHTON, WISCONSIN

PROJECT UTILITY CONTACTS

CITY OF STOUGHTON UTILITIES (SEWER, ELECTRICAL, WATER)

600 SOUTH FOURTH STREET
STOUGHTON, WI 53589

608-277-7423 (Office)

CONTACT: ROBERT KARDASZ
RKardasz@stoughtonwi.com

CITY OF STOUGHTON STREETS & PARKS

616 SOUTH FOURTH STREET
STOUGHTON, WI 53589

608-277-5303 (Office)

CONTACT: KARL MANTHE
kmanthe@stoughtonwi.us

CITY OF STOUGHTON FIRE DEPARTMENT

351 EAST MAIN STREET
STOUGHTON, WI 53589

608-277-5218 (Office)

CONTACT: MARTIN LAMERS
mlamers@stoughtonwi.us

CITY OF STOUGHTON POLICE DEPARTMENT

327 SOUTH FOURTH STREET
STOUGHTON, WI 53589

608-277-5374 (Office)

CONTACT: GREG LECK
gleck@stoughtonwi.us

GAS

ALLIANT ENERGY

1251 PROGRESS LANE

STOUGHTON, WI 53582-5304

608-277-4524 (Office)

briadynacke@alliantenergy.com

TELEPHONE

AT&T

PO. BOX 701

MADISON, WI 53701-0701

608-262-8509 (Office)

CONTACT: BRIAN SCHULZ

bschulz@att.com

CABLE TV

CHARTER COMMUNICATIONS

1348 PAINTED AVA.

Janesville, WI 53545

608-205-0454

CONTACT: DAVID MOLDENHAVER

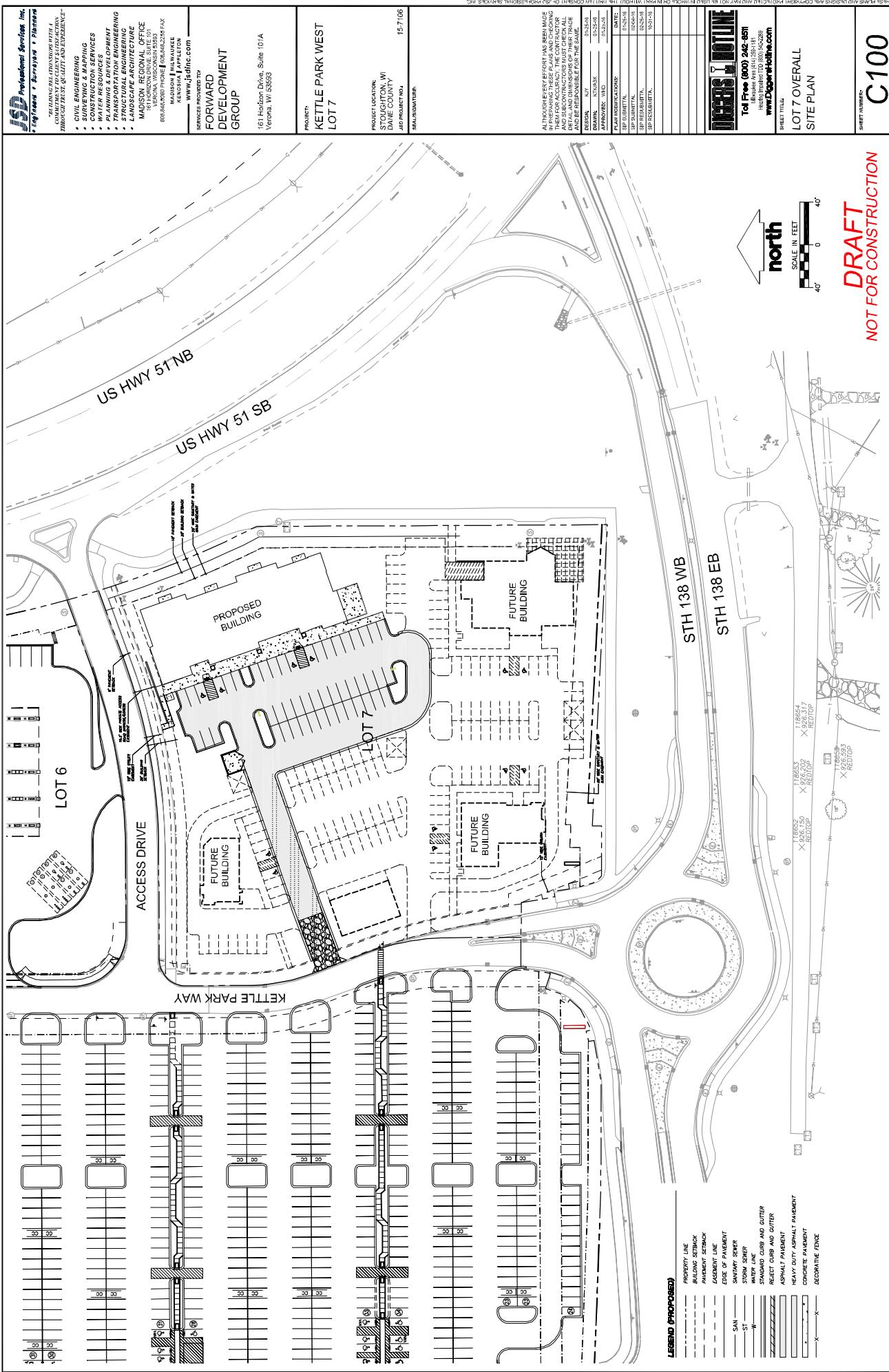
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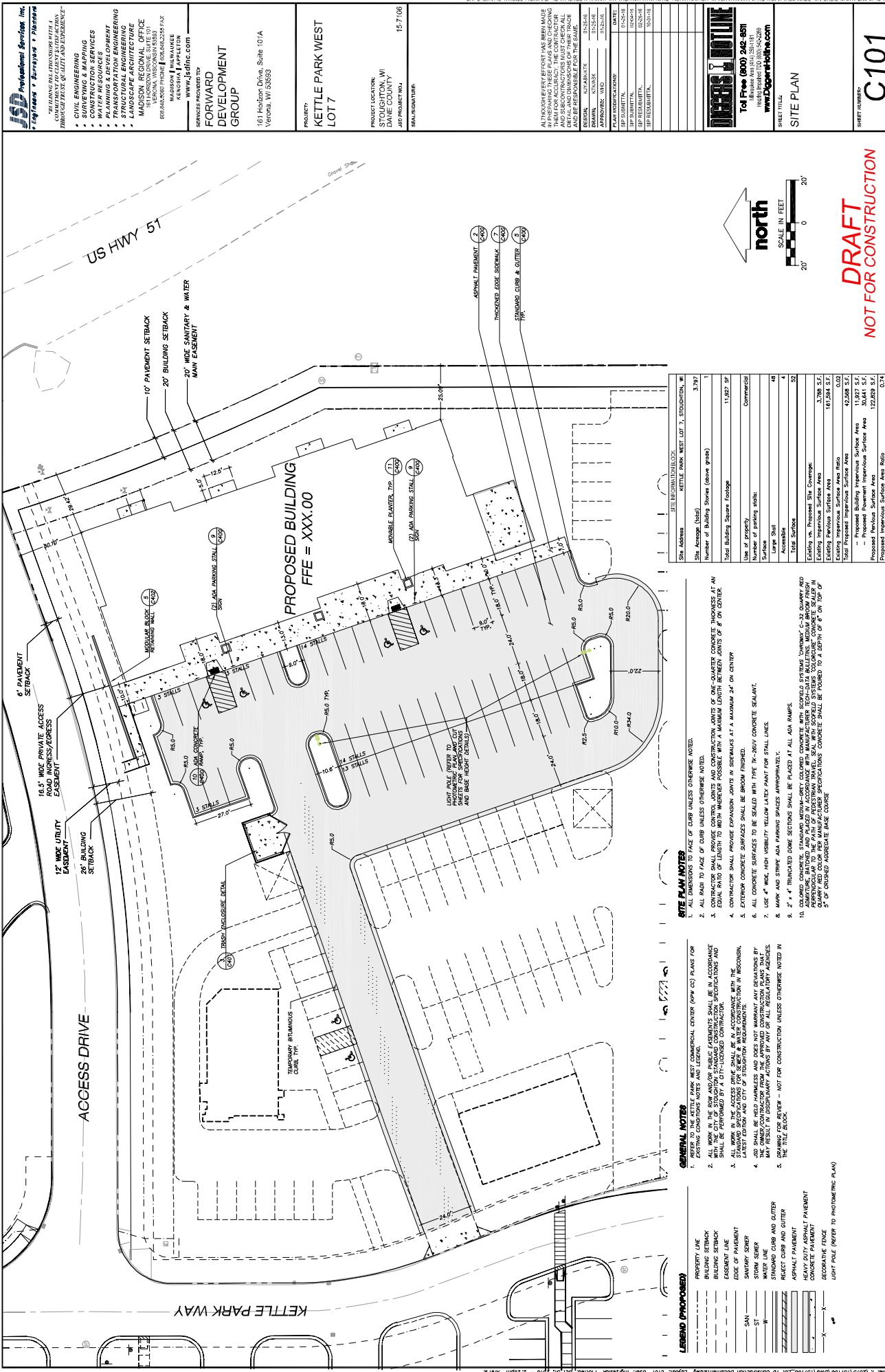
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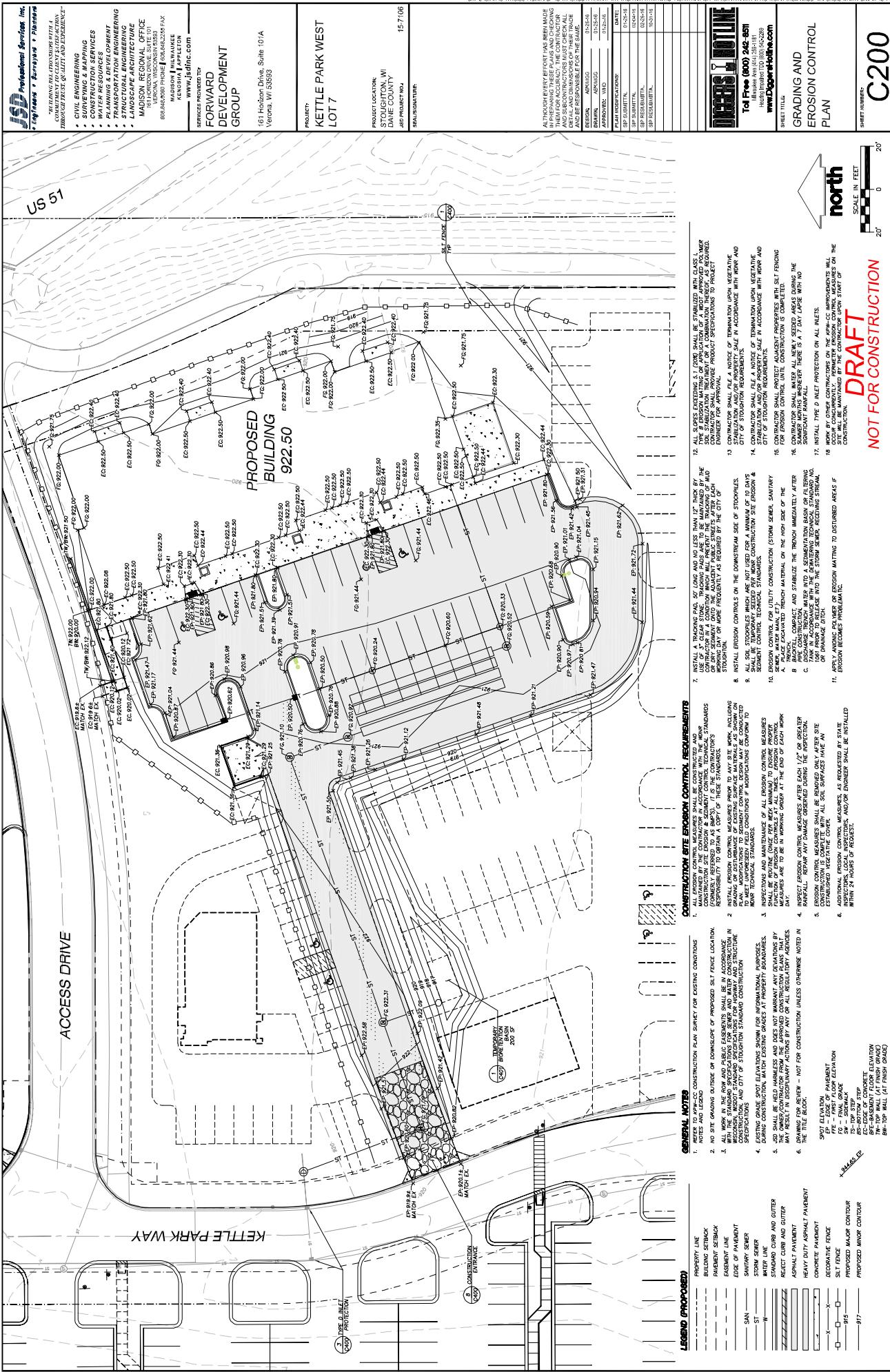
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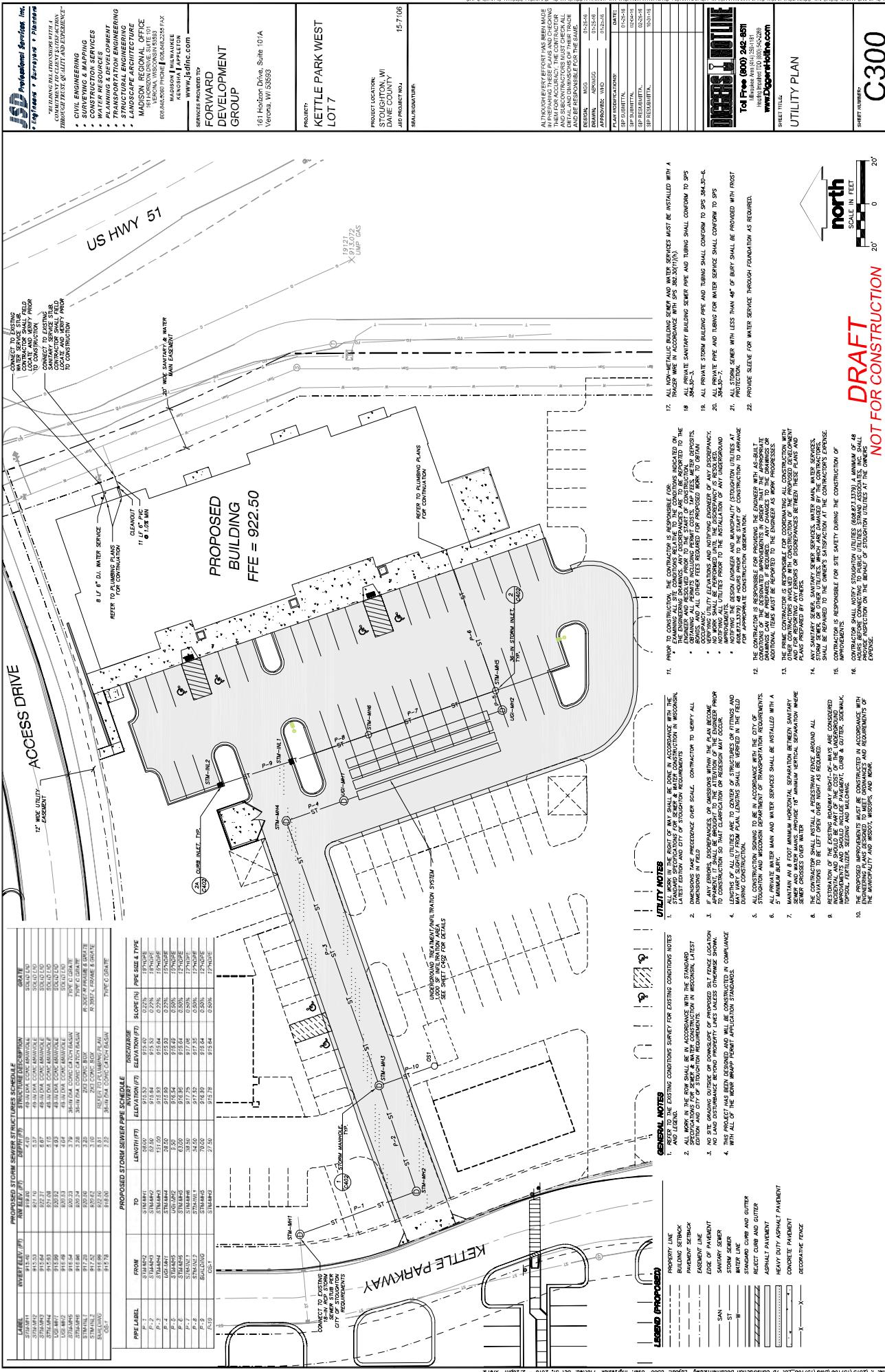


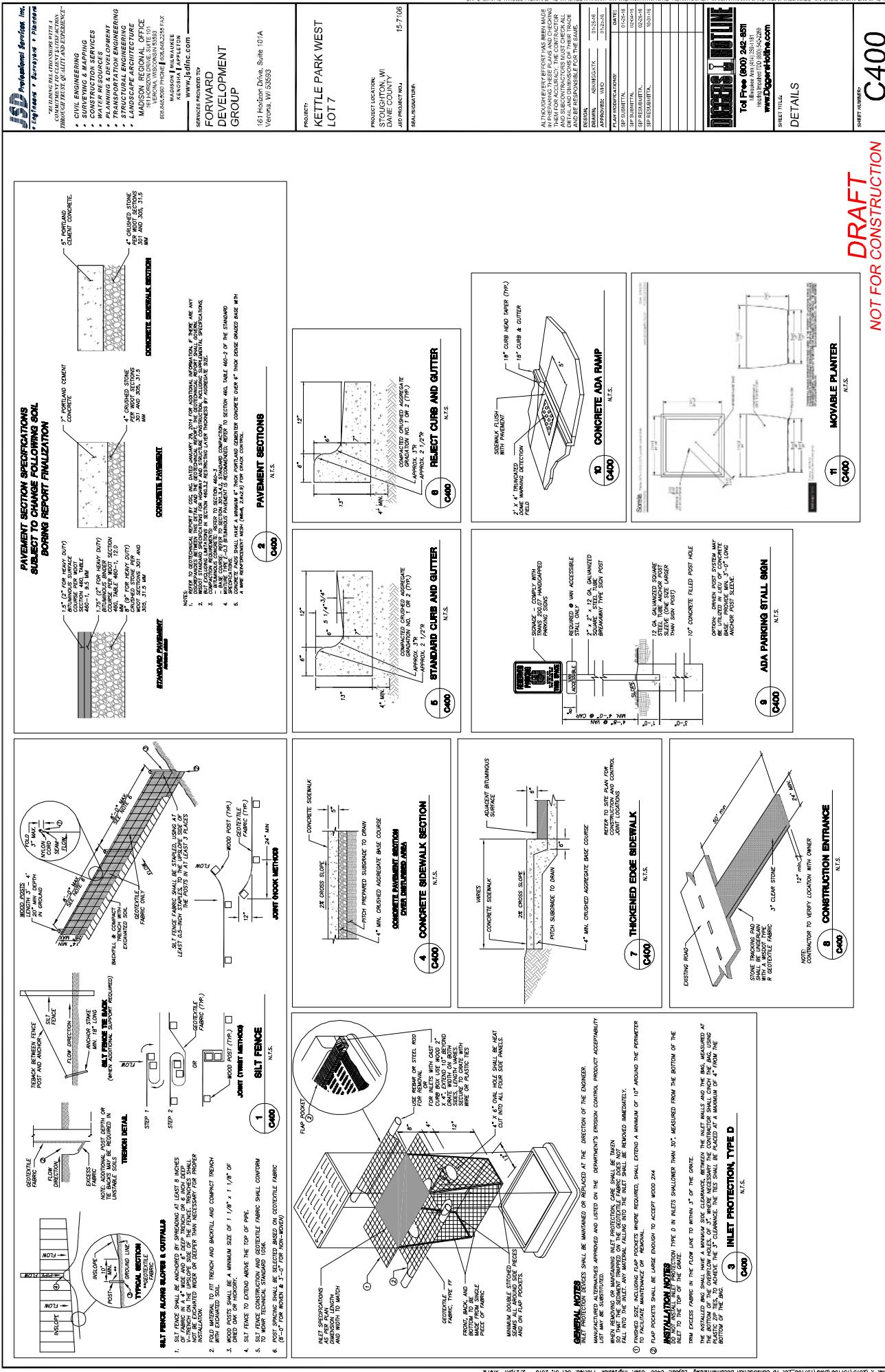
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NOT FOR CONSTRUCTION

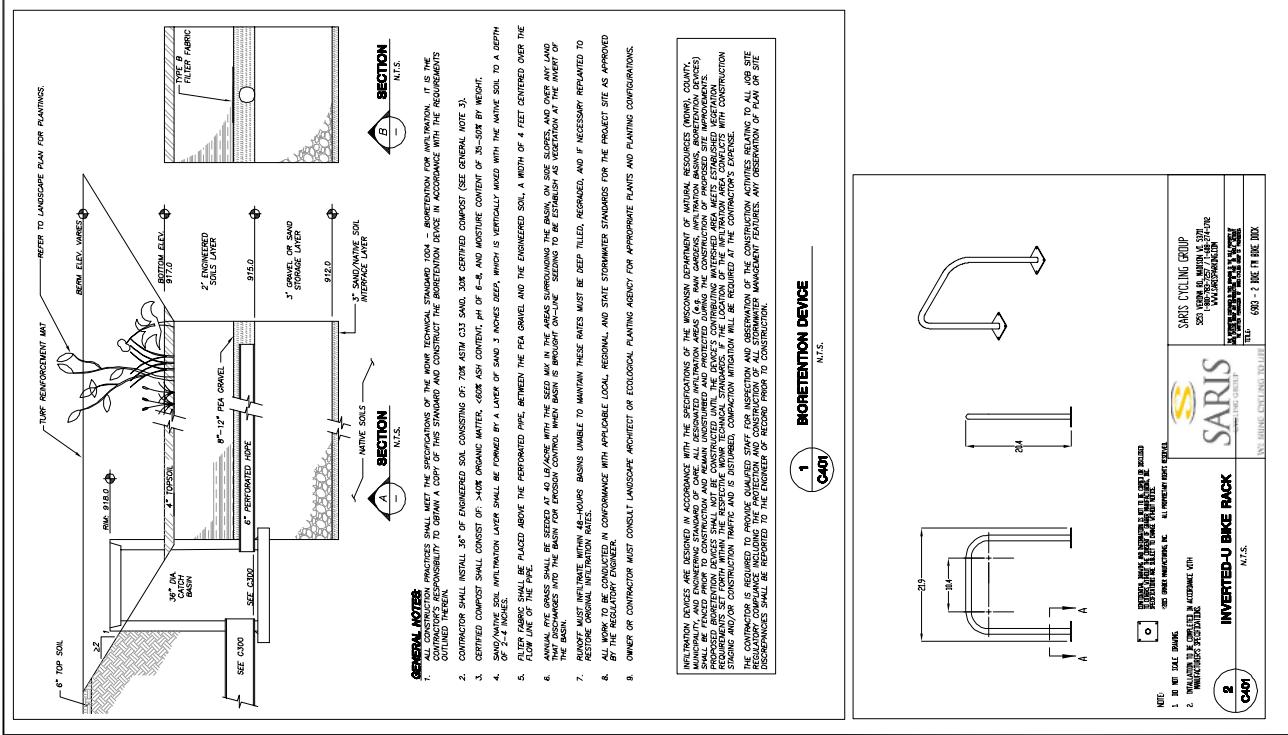
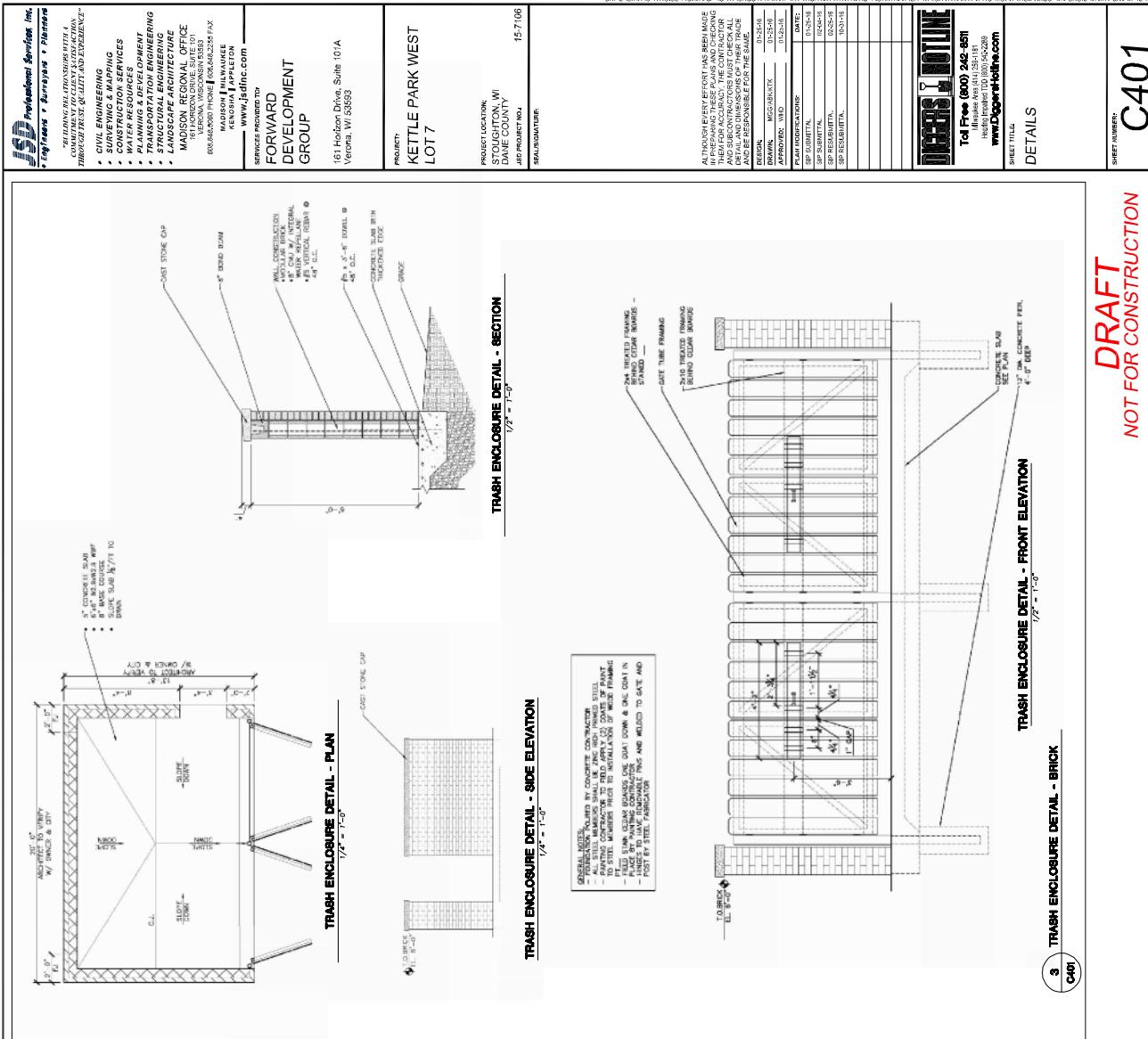


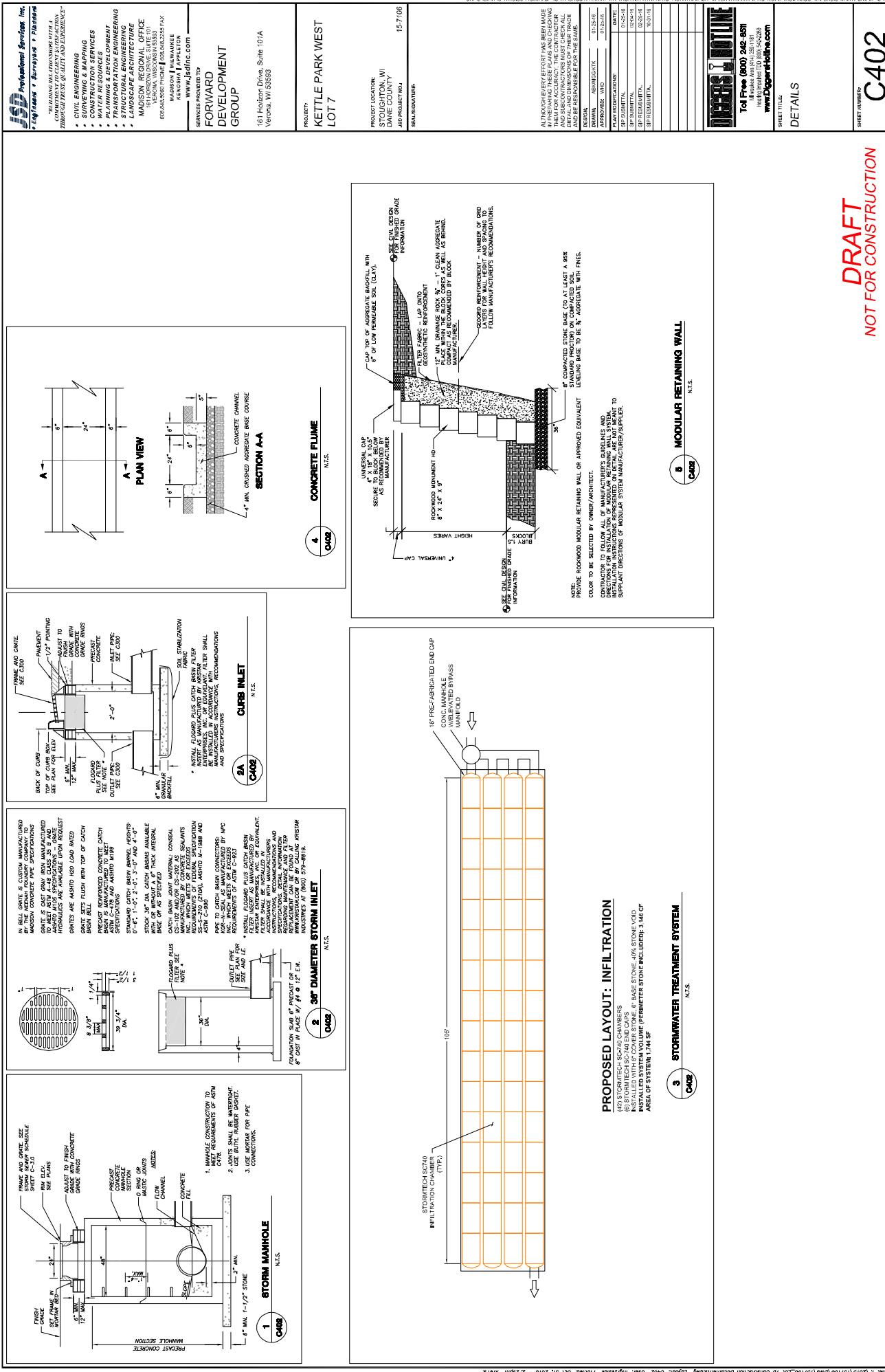


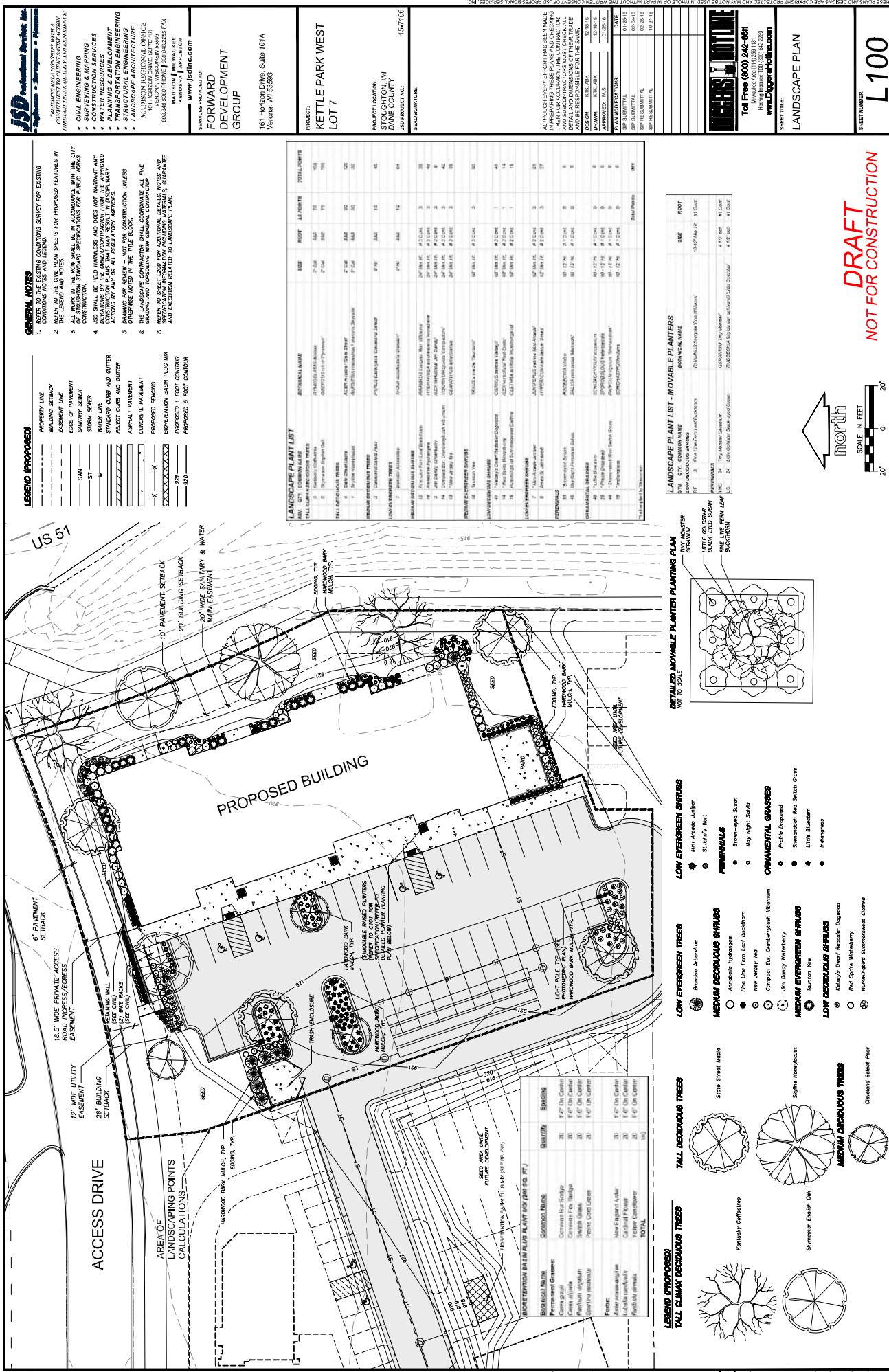
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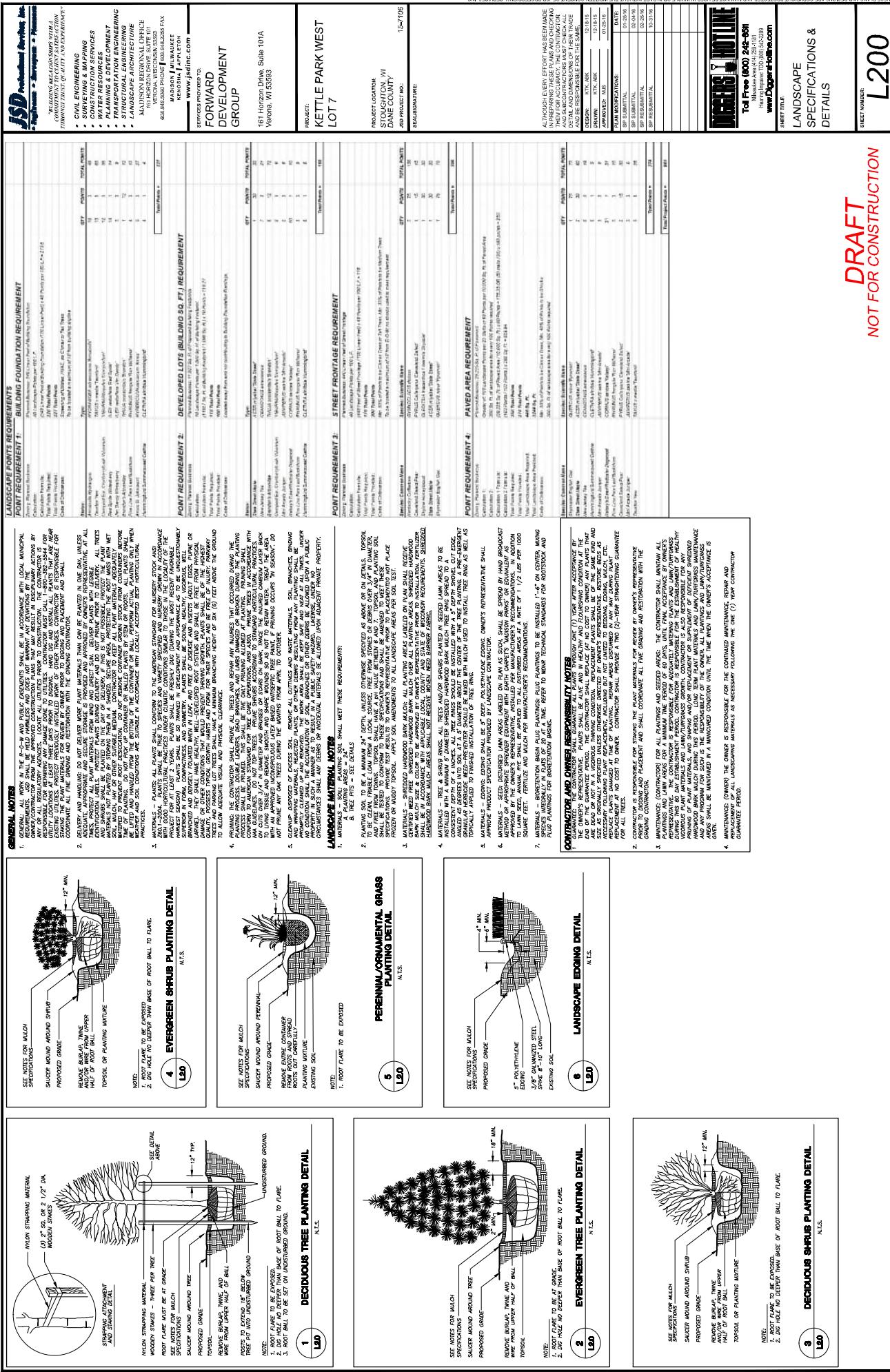












Attachment D

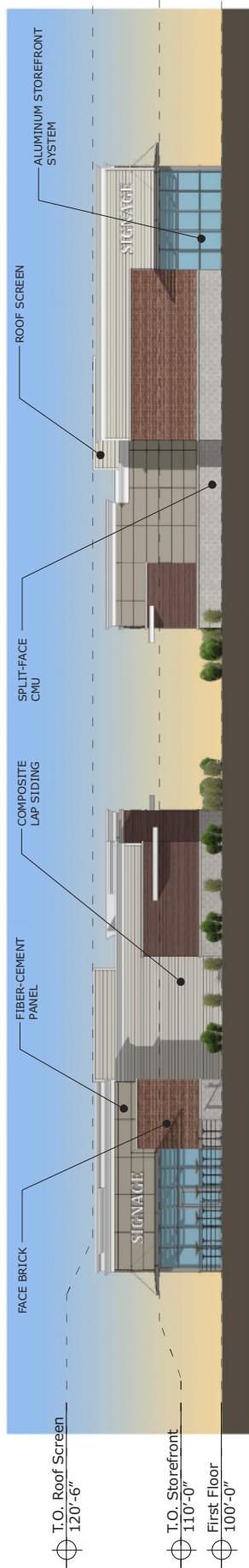
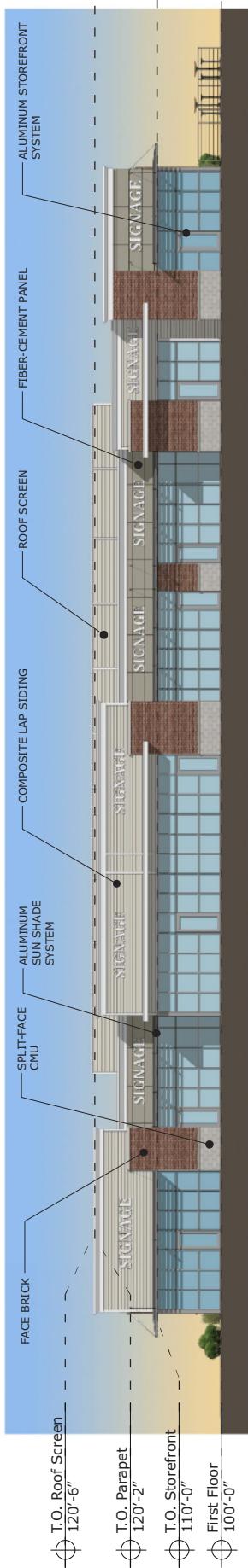


ICONICA
true design-build

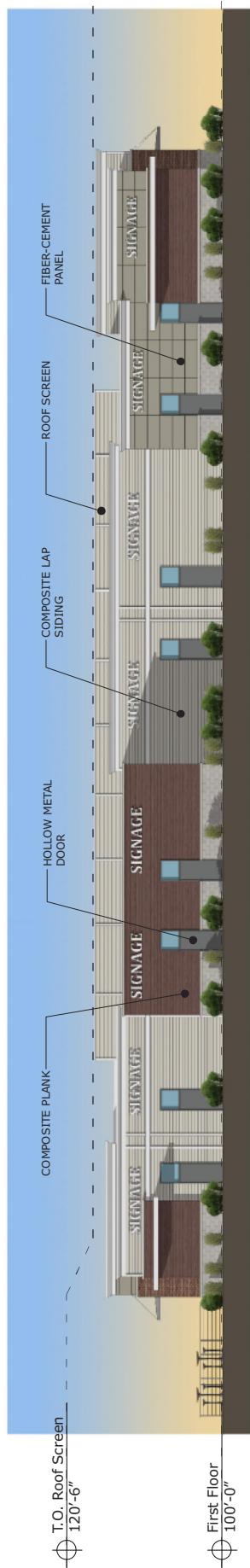


Kettle Park West | LOT 7 Building B | Concept Elevations REVISED 10-14-2016

All drawings are 2013 version 1.0. Information and details are subject to change at the discretion of the architect.



South Elevation
Scale: 1/8" = 1'-0"



All drawings are 2013 version 1.0. Information and details are subject to change at the discretion of the architect.



ICONICA
True Design-Build

DentingWay II Medical, WI 53717
608.664.3800 / FAX: 608.664.3539
www.dentingway.com

8

CLIENT NAME
CLIENT STREET
CLIENT CITY, STATE, ZIP

FDG KETTLE PARK WEST - LOT 7 BUILDING B
PROJECT STREET
PROJECT CITY, STATE, ZIP

ISSUE DATES:

RFI/SI DATE:

Schematic Design Phase:

This drawing indicates the scale and relationship of the project components.

This drawing is not for construction.

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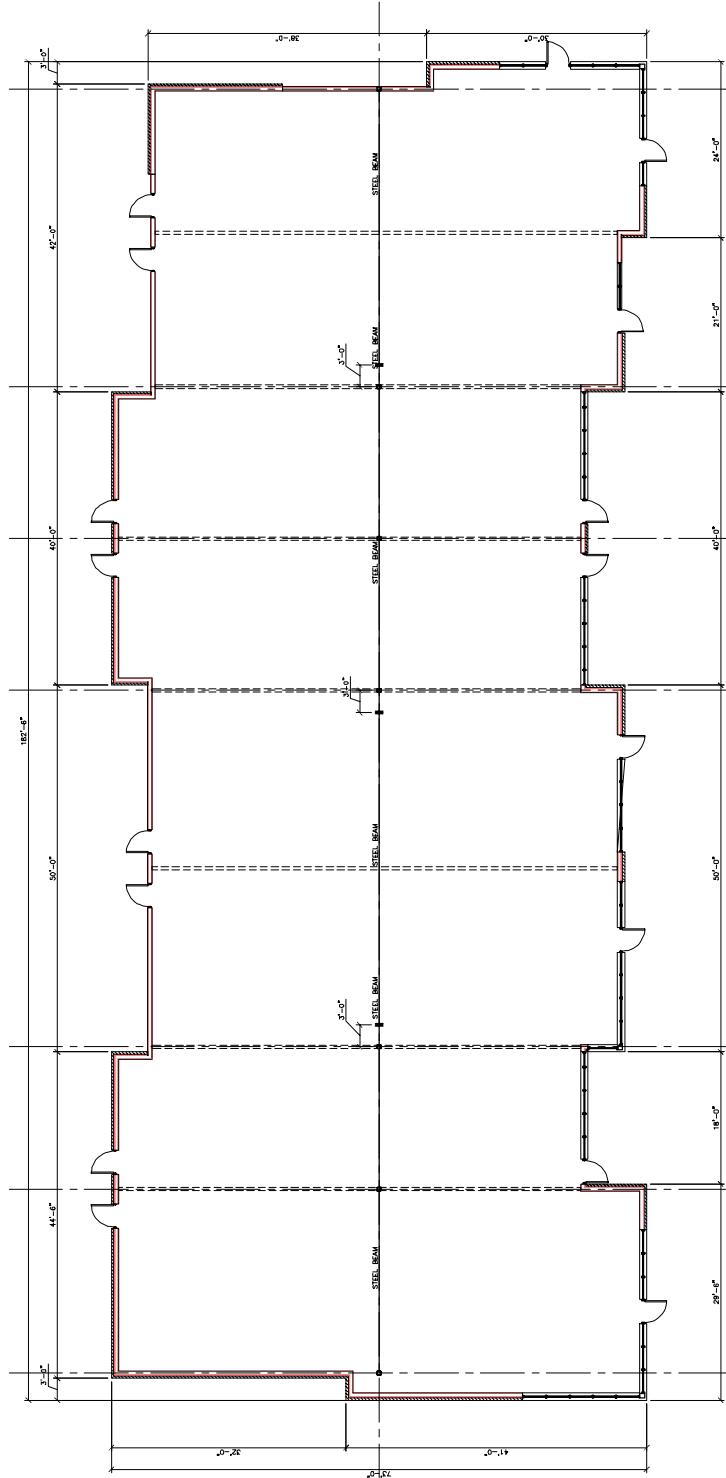
PROJECT #:

PROJECT #:

A201

2014 | **Journal**

104



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



ICONICA

DOI: 10.1007/s00332-010-9520-5

KETTLE PARK WEST LOT 7

DUUE DATES:

SUBMITTAL 10-31-16

100

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This figure is a detailed technical cross-section diagram of a bridge deck, likely a reinforced concrete structure. The diagram illustrates the internal layers and components of the deck, including:

- Concrete Layers:** The top layer is labeled "CONCRETE" and "REINFORCING REINFORCEMENT". Below it is another layer labeled "CONCRETE" and "REINFORCING REINFORCEMENT".
- Reinforcement:** Labels indicate "REINFORCING REINFORCEMENT" and "REINFORCING REINFORCEMENT" running horizontally across the deck.
- Drainage:** A label "DRAINAGE" points to a series of vertical pipes or slots designed to collect and remove water from the deck.
- Other Components:** The diagram shows various joints, supports, and possibly waterproofing layers, indicated by different line styles and hatching patterns.

A legend in the bottom right corner provides a key for the symbols used in the diagram:

- A solid black square represents "CONCRETE".
- A diagonal hatching pattern represents "REINFORCING REINFORCEMENT".
- A horizontal hatching pattern represents "DRAINAGE".

User Interface Schematic						Notes
B	Interactions	Icons	Handwritten	Model #	Vendor	
A	LED Power, Model, Light	18° x 20°	CRC	ARC-100-240P-12-14-16P-225	UNIVERSAL LED, 100W, 170W AMERICAN	22 PLATE WIRE GUARD FOR HONEY WELL 1.1 WIRE GUARD FOR HONEY WELL 1.1
B	LED Power, Model, Light	18° x 20°	CRC	ARC-100-240P-12-14-16P-225	LED, 114W, 174W, 234W AMERICAN	22 PLATE WIRE GUARD FOR HONEY WELL 1.1

Cree Edge™ Series

LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Patented NanoOptic® Product Technology

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

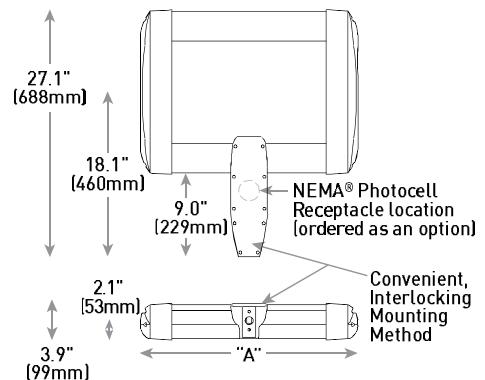
CRI: Minimum 70 CRI

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

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

[†]See <http://lighting.cree.com/warranty> for warranty terms

DA Mount



Accessories

Field-Installed		Backlight Control Shields	
Bird Spikes XA-BRDSPK		XA-20BLS-4 - Four-pack - Unpainted stainless steel	
Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required			

LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Product	Optic	Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options	
ARE-EDG	2M Type II Medium 2MB Type II Medium w/BLS 2MP Type II Medium w/Partial BLS 3M Type III Medium w/BLS	3MB Type III Medium w/BLS 3MP Type III Medium w/Partial BLS 5M Type V Medium 5S Type V Short	4MP Type IV Medium w/Partial BLS	AA Adjustable Arm DA Direct Arm DL Direct Long Arm	02 04 06 08 10 12 14 16	E UL Universal 120-277V OH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA 700 700mA - Available with 20- 60 LEDs	DIM 0-10V Dimming F Fuse HL Hi/Low (Dual Circuit Input) ML Multi-Level Photocell P NEMA Photocell Receptacle PML Programmable Multi-Level, 20-40° Mounting Height PML2 Programmable Multi-Level, 10-30° Mounting Height R NEMA Photocell Receptacle R Multi-Level 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire
FLD-EDG	25 25° Flood 40 40° Flood	70 70° Flood SN Sign	N6 NEMA 6	AA Adjustable Arm SA Side Arm - Available with 20-60 LEDs				- Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current - Sensor not included - Multi-Level - Photocell by others - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - Available for U.S. applications only - When code dictates fusing, use time delay fuse - Hi/Low (Dual Circuit Input) - Sensor not included - Multi-Level - Photocell - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - Refer to ML spec sheet for availability with ML options - Available with 20-60 LEDs - Intended for downlight applications at 0° tilt - Intended for downlight applications at 0° tilt - Intended for downlight applications with maximum 45° tilt - Photocell by others - Refer to ML spec sheet for availability with ML options - Minimum 70 CRI - Color temperature per luminaire	

* Reference EPA and pole configuration suitability data beginning on page 19
NOTE: Price adder may apply depending on configuration



Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance heat sinks
- DA and DL mount utilizes convenient interlocking mounting method. Mounting is rugged die cast aluminum, mounts to 3-6" [76-152mm] square or round pole and secures to pole with 5/16-18 UNC bolts spaced on 2" [51mm] centers
- AA and SA mounts are rugged die cast aluminum and mount to 2" [51mm] IP, 2.375" [60mm] O.D. tenons
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- **Weight:** See Dimensions and Weight Charts on pages 1 and 22

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- DA and DL mounts designed with integral weathertight electrical box with terminal strips (12Ga-20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **Maximum 10V Source Current:** 20 LED (350mA): 10mA; 20 LED (525 & 700mA) and 40-80 LED: 0.15mA; 100-160 LED: 0.30mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards when ordered with AA, DA and DL mounts
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified. Exceptions apply when ordered with full backlight control or 3MP optic with 20 LEDs. Please refer to www.designlights.org/QPL for most current information
- Meets Buy American requirements within ARRA

Electrical Data*							
LED Count (x10)	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
350mA							
02	25	0.21	0.13	0.11	0.10	0.08	0.07
04	46	0.36	0.23	0.21	0.20	0.15	0.12
06	66	0.52	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.20
10	110	0.92	0.53	0.47	0.41	0.32	0.24
12	130	1.10	0.63	0.55	0.48	0.38	0.28
14	158	1.32	0.77	0.68	0.62	0.47	0.35
16	179	1.49	0.87	0.77	0.68	0.53	0.39
525mA							
02	37	0.30	0.19	0.17	0.16	0.12	0.10
04	70	0.58	0.34	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
08	133	1.13	0.66	0.58	0.51	0.39	0.28
10	171	1.43	0.83	0.74	0.66	0.50	0.38
12	202	1.69	0.98	0.86	0.77	0.59	0.44
14	232	1.94	1.12	0.98	0.87	0.68	0.50
16	263	2.21	1.27	1.11	0.97	0.77	0.56
700mA							
02	50	0.41	0.25	0.22	0.20	0.15	0.12
04	93	0.78	0.46	0.40	0.36	0.27	0.20
06	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

Recommended Cree Edge™ Series Lumen Maintenance Factors (LMF) ¹					
Ambient	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Calculated ³ LMF	100K hr Calculated ³ LMF
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

¹Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

²In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times

[6X] the IESNA LM-80-08 total test duration [in hours] for the device under testing ([DUT] i.e. the packaged LED chip)

³In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times [6X] the IESNA LM-80-08 total test duration [in hours] for the device under testing ([DUT] i.e. the packaged LED chip)

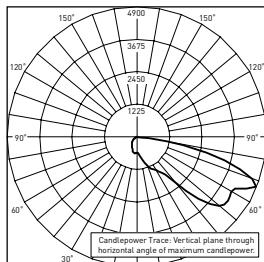


Cree Edge™ LED Area/Flood Luminaire

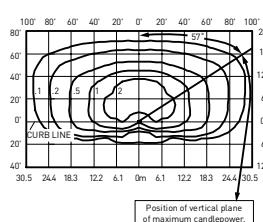
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-series-1>

3MB



CSA Test Report #: 6448
ARE-EDG-3MB--06-E-UL-700**
Initial Delivered Lumens: 7,740



ARE-EDG-3MB--10-E-UL-525-40K**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 12,275
Initial FC at grade

Type III Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,754	B0 U0 G1	1,789	B0 U0 G1
04	3,508	B1 U0 G1	3,578	B1 U0 G1
06	5,202	B1 U0 G2	5,305	B1 U0 G2
08	6,936	B1 U0 G2	7,074	B1 U0 G2
10	8,650	B1 U0 G2	8,821	B1 U0 G2
12	10,380	B1 U0 G3	10,585	B1 U0 G3
14	12,033	B1 U0 G3	12,272	B1 U0 G3
16	13,752	B2 U0 G3	14,025	B2 U0 G3
525mA				
02	2,489	B0 U0 G1	2,542	B0 U0 G1
04	4,979	B1 U0 G2	5,083	B1 U0 G2
06	7,383	B1 U0 G2	7,538	B1 U0 G2
08	9,844	B1 U0 G2	10,050	B1 U0 G3
10	12,275	B1 U0 G3	12,532	B1 U0 G3
12	14,730	B2 U0 G3	15,039	B2 U0 G3
14	17,077	B2 U0 G3	17,434	B2 U0 G3
16	19,516	B2 U0 G3	19,925	B2 U0 G3
700mA				
02	2,938	B1 U0 G1	2,998	B1 U0 G1
04	5,876	B1 U0 G2	5,996	B1 U0 G2
06	8,714	B1 U0 G2	8,891	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

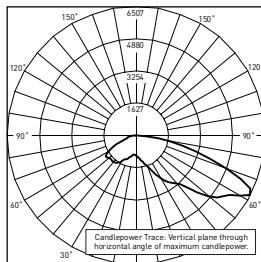
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

CREE

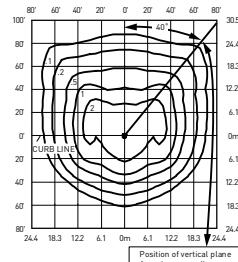
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-series-1>

4M



CSA Test Report #: 6438
ARE-EDG-4M--06-E-UL-700-40K**
Initial Delivered Lumens: 11,367



ARE-EDG-4M--10-E-UL-525-40K**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 17,504
Initial FC at grade

Type IV Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,501	B1 U0 G1	2,551	B1 U0 G1
04	5,003	B2 U0 G1	5,102	B2 U0 G1
06	7,418	B2 U0 G2	7,565	B2 U0 G2
08	9,891	B2 U0 G2	10,087	B2 U0 G2
10	12,334	B3 U0 G3	12,578	B3 U0 G3
12	14,801	B3 U0 G3	15,094	B3 U0 G3
14	17,158	B3 U0 G3	17,498	B3 U0 G3
16	19,609	B3 U0 G3	19,998	B3 U0 G3
525mA				
02	3,550	B1 U0 G1	3,624	B1 U0 G1
04	7,099	B2 U0 G2	7,248	B2 U0 G2
06	10,527	B2 U0 G2	10,748	B2 U0 G2
08	14,037	B3 U0 G3	14,331	B3 U0 G3
10	17,504	B3 U0 G3	17,870	B3 U0 G3
12	21,004	B3 U0 G3	21,444	B3 U0 G3
14	24,350	B4 U0 G3	24,860	B4 U0 G3
16	27,828	B4 U0 G3	28,411	B4 U0 G3
700mA				
02	4,189	B1 U0 G1	4,275	B1 U0 G1
04	8,379	B2 U0 G2	8,549	B2 U0 G2
06	12,425	B3 U0 G3	12,678	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



Cree Edge™ LED Area/Flood Luminaire

Luminaire EPA

Fixed Arm Mount – ARE-EDG-DA						
LED Count (x10)	Single	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
02	0.60	0.87	1.20	1.47	1.47	1.75
04	0.60	0.87	1.20	1.47	1.47	1.75
06	0.60	0.92	1.20	1.51	1.51	1.83
08	0.60	0.96 N/A with 3" poles	1.20	1.55 N/A with 3" poles	1.55	1.91 N/A with 3" poles
10	0.60	1.00 N/A with 3" poles	1.20	1.60 N/A with 3" poles	1.60	2.00 N/A with 3" poles
12	0.60	1.04 N/A with 3" poles	1.20	1.64 N/A with 3" poles	1.64	2.08 N/A with 3" poles
14	0.60	1.08 N/A with 3" or 4" poles	1.20	1.68 N/A with 3" or 4" poles	1.68	2.16 N/A with 3" or 4" poles
16	0.60	1.12 N/A with 3" or 4" poles	1.20	1.72 N/A with 3" or 4" poles	1.72	2.24 N/A with 3" or 4" poles

Fixed Arm Mount – ARE-EDG-DL						
02	0.75	1.02	1.50	1.77	1.77	1.91
04	0.75	1.02	1.50	1.77	1.77	1.91
06	0.75	1.07	1.50	1.82	1.82	1.98
08	0.75	1.11	1.50	1.86	1.86	2.04
10	0.75	1.15	1.50	1.90	1.90	2.10
12	0.75	1.19	1.50	1.94	1.94	2.16
14	0.75	1.23	1.50	1.98	1.98	2.22
16	0.75	1.27	1.50	2.02	2.02	2.28

Adjustable Arm Mount – ARE-EDG-AA/FLD-EDG-AA/SA									
LED Count (x10)	Single	2 @ 90°	2 @ 180°	In-Line 2 @ 180°	3 @ 90°	3 @ 120°	In-Line 3 @ 180°	4 @ 90°	In-Line 4 @ 180°
Tenon Configuration If used with Cree tenons, please add tenon EPA with Luminaire EPA									
Vertical: PB-1A*, PT-1; PW-1A3** Horizontal: By others	Vertical: PB-2A*; PB-2R2.375, PW-2A3** Horizontal: PD-2A4(90), PT-2(90)	Vertical: PB-2A*; PB-2R2.375, PW-2A3** Horizontal: PD-2A4(180), PT-2(180)	Vertical: PB-2A*; PB-2R2.375	Vertical: PB-3A*; PB-3R2.375 Horizontal: PD-3A4(90), PT-3(90)	Vertical: PB-3A*; PB-3R2.375 Horizontal: PD-3A4(120)	Vertical: PB-3A*; PB-3R2.375	Vertical: PB-4A*(90); PB-4R2.375 Horizontal: PD-4A4(90) PT-4(90)	Vertical: PB-4A*(180); PB-4R2.375	Vertical: PB-4A*(180); PB-4R2.375
0° Tilt									
02	0.66	0.98	1.32	1.32	1.77	1.64	1.98	1.91	2.64
04	0.66	0.98	1.32	1.32	1.64	1.64	1.98	1.97	2.64
06	0.66	1.02	1.32	1.32	1.68	1.68	1.98	2.05	2.64
08	0.66	1.07	1.32	1.32	1.80	1.72	1.98	2.29	2.64
10	0.66	1.11	1.32	1.32	1.76	1.76	1.98	2.21	2.64
12	0.66	1.15	1.32	1.32	1.80	1.80	1.98	2.29	2.64
14	0.66	1.19	1.32	1.32	1.84	1.84	1.98	2.38	2.64
16	0.66	1.23	1.32	N/A	1.89	1.89	N/A	2.46	N/A

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation

** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")



Cree Edge™ LED Area/Flood Luminaires

Luminaire EPA

Adjustable Arm Mount – ARE-EDG-AA/FLD-EDG-AA/SA									
LED Count (x10)	Single	2 @ 90°	2 @ 180°	In-Line 2 @ 180°	3 @ 90°	3 @ 120°	In-Line 3 @ 180°	4 @ 90°	In-Line 4 @ 180°
Tenon Configuration If used with Cree tenons, please add tenon EPA with Luminaire EPA									
Vertical: PB-1A*; PB-2R2.375; PW-2A3** Horizontal: By others	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(90); PT-2[90]	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(180); PT-2[180]	Vertical: PB-2A*; PB-2R2.375	Vertical: PB-3A*; PB-3R2.375 Horizontal: PD-3A4(90); PT-3[90]	Vertical: PB-3A*; PB-3R2.375 Horizontal: PT-3[120]	Vertical: PB-3A*; PB-3R2.375	Vertical: PB-4A*[90]; PB-4R2.375 Horizontal: PD-4A4(90); PT-4[90]	Vertical: PB-4A*[180]; PB-4R2.375	
90° Tilt									
02	1.85	2.51	3.70	3.64	4.36	4.36	5.55	5.02	7.40
04	1.85	2.51	3.70	3.64	4.36	4.36	5.55	5.02	7.40
06	2.14	2.80	4.28	4.22	4.94	4.94	6.42	5.59	8.56
08	2.43	3.09	4.86	4.78	5.51	5.51	7.29	6.17 N/A with horizontal tenon	9.72
10	2.71	3.37	5.42	5.34	6.08	6.08	8.13	6.74 N/A with horizontal tenon	10.84
12	3.00	3.66	6.00	5.90	6.66	6.66	9.00	7.31 N/A with horizontal tenon	12.00
14	3.29	3.95 N/A with PW- 2A3**	6.58	6.48	7.23	7.23	9.87	7.89 N/A with horizontal tenon	13.16
16	3.57	4.23 N/A with PW- 2A3**	7.14	N/A	7.81	7.81	N/A	8.46 N/A with horizontal tenon	N/A

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation

**** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6").**

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*[180]	2.22
PB-4A*[90]	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

Tenons and Brackets[‡] [must specify color]	
Square Internal Mount Vertical Tenons [Steel]	
- Mounts to 3-6" (76-152mm) square aluminum or steel poles	
PB-1A* - Single	PB-4A*(90) - 90° Quad
PB-2A* - 180° Twin	PB-4A*(180) - 180° Quad
PB-3A* - 180° Triple	
Square Internal Mount Horizontal Tenons [Aluminum]	
- Mounts to 4" (102mm) square aluminum or steel poles	
PD-2A4(90) - 90° Twin	PD-3A4(90) - 90° Triple
PD-2A4(180) - 180° Twin	PD-4A4(90) - 90° Quad
Wall Mount Brackets	
- Mounts to wall or roof	
WM-2 - Horizontal for AA and SA mounts	
WM-4 - L-Shape for AA and SA mounts	
WM-DM - Plate for DA and DL mounts	
Round External Mount Vertical Tenons [Steel]	
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons	
PB-2R2.375 - Twin	PB-4R2.375 - Quad
PB-3R2.375 - Triple	
Round External Mount Horizontal Tenons [Aluminum]	
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons	
- Mounts to square pole with PB-1A* tenon	
PT-1 - Single (Vertical)	PT-3(90) - 90° Triple
PT-2(90) - 90° Twin	PT-4(90) - 90° Quad
PT-2(180) - 180° Twin	
Mid-Pole Bracket	
- Mounts to square pole	
PW-1A3*** - Single	PW-2A3** - Double
Ground Mount Post	
- For ground mounted flood luminaires	
PGM-1	
- For use with AA and SA mounts	

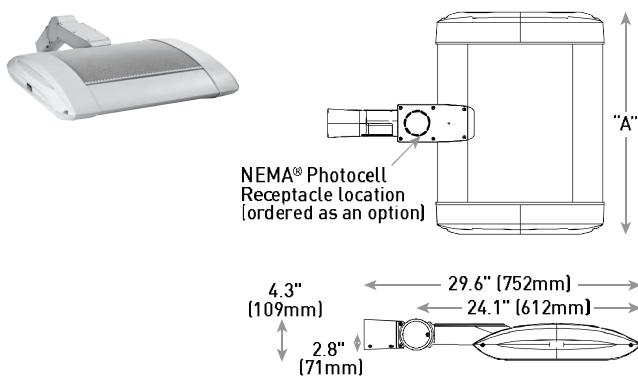
[‡] Refer to the Bracket and Tenons spec sheet for more details.

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation

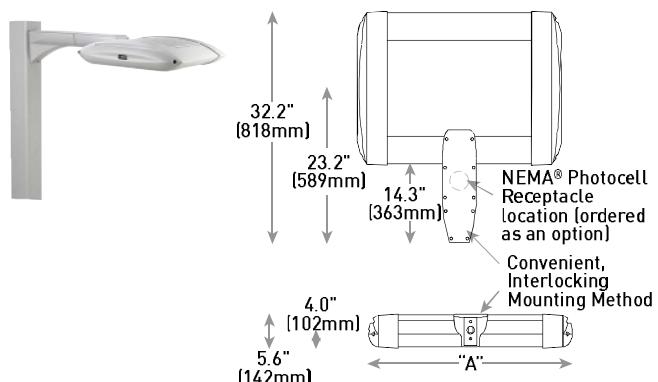
**** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")**

Cree Edge™ LED Area/Flood Luminaire

AA Mount



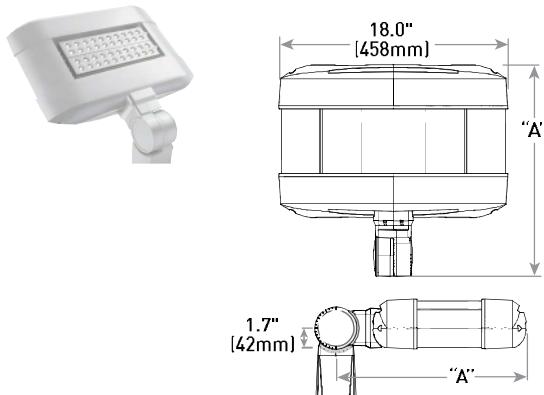
DL Mount



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	23 lbs. (10kg)
04	12.1" (306mm)	26 lbs. (12kg)
06	14.1" (357mm)	29 lbs. (13kg)
08	16.1" (408mm)	30 lbs. (14kg)
10	18.1" (459mm)	34 lbs. (15kg)
12	20.1" (510mm)	36 lbs. (16kg)
14	22.1" (560mm)	42 lbs. (19kg)
16	24.1" (611mm)	44 lbs. (20kg)

SA Mount



LED Count (x10)	Dim. "A"	Weight
02	16.0" (406mm)	25 lbs. (11kg)
04	18.0" (457mm)	26 lbs. (12kg)
06	20.0" (508mm)	28 lbs. (13kg)

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