JLA ARCHITECTS + PLANNERS
800 W Broadway – Suite 200
Monona, Wisconsin 53713
www.jla-ap.com

August 20, 2020

Erin Ruth
Village of Cottage Grove – Depart of Planning & Zoning
221 E Cottage Grove Road
Cottage Grove, WI 53527

re: General Development Plan/PUD Submittal for Glen Grove Apartments

Dear Erin,

Enclosed you will find our submittal for the GDP review and public hearing of our Planned Unit Development at the September 9th, 2020, Planning Commission meeting. This project proposes a multi-family apartment building owned and operated by Movin' Out, Inc., with a specific program targeted at families with members who are disabled and veterans.

The multi-family building will include 100 residential units, and enclosed parking and bicycle storage for the tenants. The apartments will be a mix 1 bedroom, 2 bedroom, and 3 Bedroom units. The building will provide the tenants with an array of amenities that include a fitness room, on site leasing office, club room, and an exterior gathering area with open play area, playground equipment, and raised garden beds for tenant use.

We believe there is a need to take advantage of the option for Planned Development District Zoning for the Glen Grove Apartments Development in order to accomplish the goals of providing a quality infill development and maintaining the more urban feel desired. This is outlined in greater detail in the submittal document.

Please look at the submittal and let me know if you need additional information or if you have any questions.

Andy Chitwood

Andy Chitwood
Project Manager
JLA Architects & Planners

GLEN GROVE APARTMENTS
MULTI-FAMILY DEVELOPMENT

COTTAGE GROVE, WISCONSIN

August 20, 2020

CONTENTS:

PROJECT TEAM:

MOVIN' OUT, INC.
902 Royster Oaks Drive, Suite 105
Madison, Wisconsin 53718
Contact: Meagan Schuetz
608.229.6910

JLA ARCHITECTS + PLANNERS
800 W Broadway, Suite 200
Monona, Wisconsin 53713
Contact: Andy Chitwood
608.442.3858

WYSER ENGINEERING, LLC
312 E. Main Street
Mt. Horeb, Wisconsin
Contact: Wade Wyse
608.843.3388

PROJECT LOCATION & GENERAL DESCRIPTION

Glen Grove Apartments will be a quality community serving the increased demand for quality, higher density housing in the Cottage Grove area over the next five years and beyond. It will be located on what is an approximately 3.15 acre parcel. This community will be built and managed by Movin' Out Inc., a state-wide nonprofit housing organization whose mission is to provide affordable housing options to households that include a family member with a permanent disability and military veterans.

Surrounding Context

The project site is in an urban neighborhood surrounded by existing businesses, elementary school, parks, and recreation areas, with a mix of residential apartments, townhouses, and homes. The property borders County Highway N on the east with ongoing development to the north. The property is located between Hwy N and N. Windsor Avenue, half of a block north of School Road. It will be able to utilize sewer, water, and storm water services that currently exist in the Village of Cottage Grove.

Existing Topography

The project site has a change in elevation of about 10 feet from the northeast corner boundary, dropping to the southwest site boundary corner. There are no wetlands within the boundary of the parcel, and little to no exosting vegetation. Extensive landscaping will be included as part of the project development.

CONSISTENCY WITH COMPREHENSIVE PLAN

This project is consistent with the Village of Cottage Grove's Comprehensive Plan. The following is a summary of how this project meets or advances the goals, objectives, and policies outlined in the Comprehensive Plan.

1) This project will address expected long range population growth with well built and affordable housing.

2) As an infill project this development will provide additional housing without destroying valuable natural resources such as woodlands and farm land.

3) As an infill project the development not require the building of any new roadways or interchanges.

4) Due to it's location, this building will be able to utilize existing municipal sewer, water, and storm water management systems.

5) The tenants of this development will be provided with continuing on site management and social services which will ensure a quality of life consistant with Village goals.

6) The location of this site makes it a short and safer walk to both Taylor Prairie Elementary School and Northlawn Park.

7) The construction of this project will utilize high quality design and materials, such as fiber cement siding and full size masonry, along with extensive landscaping.

8) The location of this project makes use of a long under used infill site.

9) The proposed development adds a new housing type to a neighborhood that contains single and small multi-family developments, adding to the diversity of housing types in the neighborhood.

10) To try and achieve a logical transition to the business to the south an approximately 40 ' buffer is being provided for additional landscaping barriers.

RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT

We believe there is a need to take advantage of the option for Planned Development District Zoning for the Glen Grove Apartments Development in order to accomplish the goals of providing a quality infill development and maintaining the more urban feel desired.

To accomplish these goals, we reference the City's eCode360 for the MR-12 zoning district as the most comparable standard zoning district with the following reasons:

- Section 325-40 (2) – Permitted Uses : This property is currently zoned PB Planned Business District. As such projects for residential housing are not allowed. The PUD would allow the proposed residential use of the property and provide the long term stability afforded under a permanent zoning classification.

- Section 325-38 (F) – Multifamily Residential-12 : The MR-12 zoning district is the most comparable existing zoning district but designed to accommodate the construction of smaller structures than that proposed for this property. The establishment of a PUD would allow greater flexibility in providing a high quality design for the intended use.

- Section 325-38 (F)(6)(a) – Maximum Gross Density: Allowable MGD for this property is 12.00 dwelling units per acre. A PUD will allow the greater density required for this project to be successful.

- Section 325-38 (F)(6)(a) Maximum Landscape Surface Ratio: Current zoning requires a minimum LSR of 50%. The building proposed for the site and the required parking will leave slightly less than the required 50% at approximately 43%.

- Section 325-38 (F)(6)(a) Maximum building coverage: Current zoning sets maximum building coverage on a lot at 30%. The proposed building would slightly over the maximum covering 33% of the site

- Section 325-38 (F)(6)(b) Minimum Setbacks: This section sets the setback requirements within the MR-12 zoning district. While we anticipate meeting the requirements at this point in the design process, we would like the ability to adjust those, with final approval, if necessitated by design.

- Section 325-38 (F)(6)(b) Maximum Building Height: MR-12 zoning sets maximum building height at 35'. With design features such as parapet walls and grade considerations we expect the building to be approximately 40' high from grade in some areas.

- Section 325-49 (A)(1)(g)(1) Parking Requirements: This portion of the zoning code requires 2.5 spaces per 3 bedroom unit, and 2 spaces per 2 and 1 bedroom units. Our experience designing this type of building, together with the owner's experience with the targeted tenants needs, indicates that less than that is required to meet the projects needs. While we will be providing a sufficient number of spaces, both covered and surface, for the tenants and their guests, we need the flexibility to do so that a PUD would provide.

ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING

The Environmental Benefits of using Planned Unit Development District Zoning for this project come from the greater flexibility in both density & zoning standards that is allowed under PDD Zoning than would be allowed under the Village's High Density Residential Zoning.

Reduction of Sprawl
Because of PUD Zoning, more units can be developed on this site. Therefore, this development can help meet the increasing need for residential units on less land area than would otherwise be required under the City's High Density Residential Zoning.

Less Impervious Surface Area
Because of PUD Zoning, there is greater flexibility in the amount of vehicular parking that must be provided on site. In our Development Team's experience, the parking requirements of the Village's MR-12 Residential Zoning District are excessive for this project - and would result in more impervious surface area across the site than what our plan proposes. Utilizing PUD Zoning for this project will decrease run-off and allow additional landscaped areas.

Enhanced Public Realm
With PUD Zoning, the site can be designed to enhance the character and visual aesthetics of the public realm. Under PUD Zoning, the building setbacks can be reduced to allow the buildings to be located & orientated to address the street edge and to help define the public realm. This also provides additional land area behind the buildings - so surface parking can be kept to the interior of the site and reduce its visual impact on the public streets.

LAND USE

When complete, this project will contain multi-family residential use. This 3.15 acre parcel will be consistent with the Village's Comprehensive Plan with a High Density Multi-Family Residential Use. It will have 100 affordable housing units along with their associated common amenity spaces. At the time of this General Development Plan, the mix of residential units is as *follows:*

- 1 Bedroom Units: 15%
- 2 Bedroom Units: 40%
- 3 Bedroom Units: 45%

Within each unit type there will be a variety of unit sizes - with an average unit size of approximately 771 square feet. This mix of unit types & sizes will serve a variety of potential residents.

In addition to the residential units themselves, the project will contain various common space amenities integrated within the building or around the site. At the time of this General Implementation Plan, the anticipated common amenities are:

- On-site Management/ Leasing Office
- Community Room with Common Space Access
- Exterior Common Space with the Following Amenities:
  - Extensive Landscaping
  - Children's Play Area
  - Gathering Area for Tenant Use
  - Raised Bed Garden Plots for Tenant Use
- Fitness Center
- Other Green and/or Open Space for passive and active activities

BUILDING DATA											PARKING PROVIDED			
FLOOR		UNITS 1BR	2BR	3BR	TOTAL	BR'S	LEASABLE S.F.	COMMON S.F.	GSF	EFF	COVERED	SURFACE	RATIO	BIKES*
3		5	14	15	34	78	35,717	8,145	43,862	81.40%				
2		5	14	15	34	78	35,717	8,145	43,862	81.40%				
1		5	12	15	32	74	34,915	8,947	43,862	79.60%				
LL									43,862					
T		15	40	45	100	230	106,349	25,237	131,586	80.80%	128	69	1.97/U	106
%		15%	40%	45%									.86/BR	

*NOTE: INCLUDES (40) COVERED SURFACE STALLS; (40) COVERED WALL-HUNG STALLS; (26) EXTERIOR SURFACE STALLS

GLEN GROVE APARTMENTS - DEVELOPMENT VALUES – AS OF AUGUST 20, 2020 (SUBJECT TO CHANGE)								
ZONING REQUIREMENT	CURRENT DESIGN VALUE		CALCULATIONS					
SITE DENSITY	31.75	Units/Acre	100	Units	/	3.15	AC. =	31.75
BUILDING COVERAGE	32.58%	of Parcel	44,707	S.F.	/	137,214	S.F. =	32.58%
LANDSCAPE AREA	43.25%	of Parcel	59,349	S.F.	/	137,214	S.F. =	43.25%
IMPERVIOUS SURFACE	24.17%	of Parcel	33,158	S.F.	/	137,214	S.F. =	24.17%

SITE DESIGN & GENERAL INFORMATION

The Masterplan for THE Glen Grove Apartments Development has been thoughtfully designed to address numerous site challenges including the existing topography and project identity.

Masterplan Design Highlights:

- The building is located & orientated to address the street edge and to help define the public realm.
- Surface parking is kept to the interior of the site to reduce its visual impact from the public streets.
- Pedestrian pathways not only connect the site internally, but also connect the project site with adjacent parcels.
- The site contains dedicated open space containing play/gathering areas, and raised garden beds, for tenant use.

Off Street Parking:

The Village's typical parking requirements require 2.0/2.5 parking stalls per residential dwelling unit. Based on our experience with multi-family developments, and considering the unit mix, we find that this requirement would be excessive. Therefore, we are proposing a minimum of 1.75 parking stalls per dwelling unit. This includes 128 interior parking stalls as well as 69 surface spaces. We believe that providing this level of parking will be appropriate for this project and will minimize the visual impact of surface parking lots on the site and the surrounding areas.

Bicycle Parking:

In addition to off-street vehicular parking, we are providing a minimum of 80 bicycle storage spaces in the lower level, as well as 26 exterior surface spaces.

Landscape Design:

The new landscape design for this project will meet all Village of Cottage Grove landscape design requirements. Please see Appendix 'B' of this document for the Preliminary Landscape Plan. This plan will be further developed, and additional detail and information will be provided with the subsequent Specific Implementation Plan submittals.

Refuse & Recycling Storage & Removal:

This building will have two refuse & recycling rooms for tenant convenience, located in the Lower Level. One will be located at each end of the building. A private waste management company will be contracted to provide recycling & refuse services as appropriate for the development.

General Development Plan Data

At the time of this General Development Plan, the Masterplan Data is as follows. This data is subject to change as the design of the project proceeds. However, final Masterplan Data that meets the "*Planned Unit Development Zoning Standards*" below will be provided in the subsequent Specific Implementation Plans for this project.

Planned Unit Development Zoning Standards

Under the proposed Planned Development Zoning, the project shall meet the following Zoning Standards:

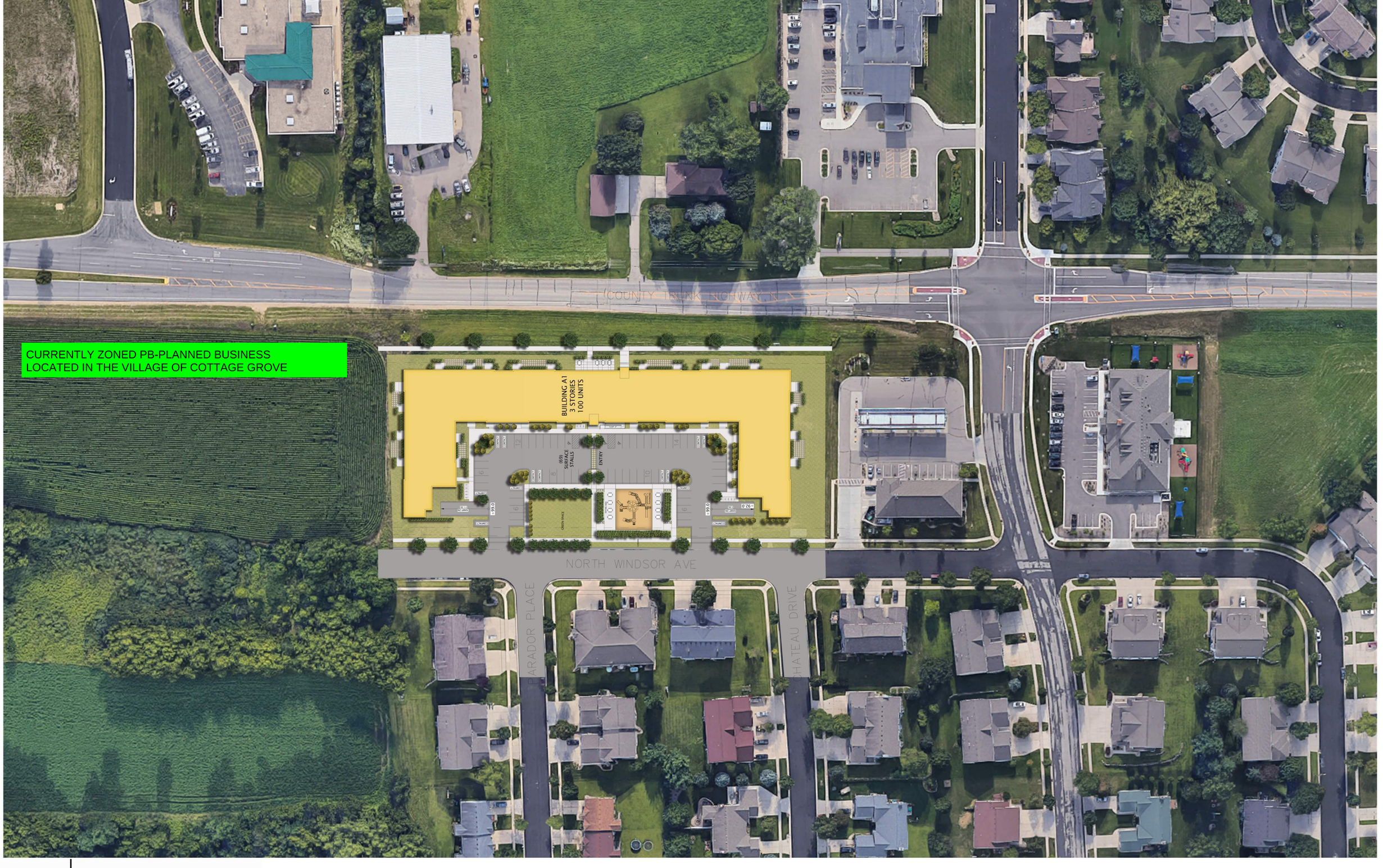
- Residential Density: 35 units per acre (maximum)
- Building Height: Maximum of 3.5 Stories and 45'
- Front Street Setback: 15' (minimum)
  Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Street Setback: 5' (minimum)
  Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Yard Setback: 5' (minimum)
  Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Rear Yard Setback: 35' (minimum)
  Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Building Coverage: 35% of Parcel Area (maximum)
- Floor Area Ratio: 1.25 (maximum)
- Impervious Surface Ratio: 28% of Parcel Area (Less Building) (maximum)
- Off-Street Parking: 1.75 Auto Spaces per Dwelling Unit (minimum)

Proposed Exemptions From Underlying Zoning District (MR-12)

Following are items for which an exemption would be requested from the requirements of the underlying zoning district.

- The current limitation of 12 dwelling units per acre
- The current landscape ratio of 50%
- The current maximum building coverage of 30%
- The maximum height limitation of 35'
- The current setback requirements as outlined above
- The current parking ratios as outlined above

APPENDIX "A"
GENERAL DEVELOPMENT PLAN
CONCEPTUAL MASTER PLAN, LOCATIONMAP, VICINITY MAP, RESIDENT LIST



JLA ARCHITECTS

MOVIN' OUT INC. – GLEN GROVE APARTMENTS

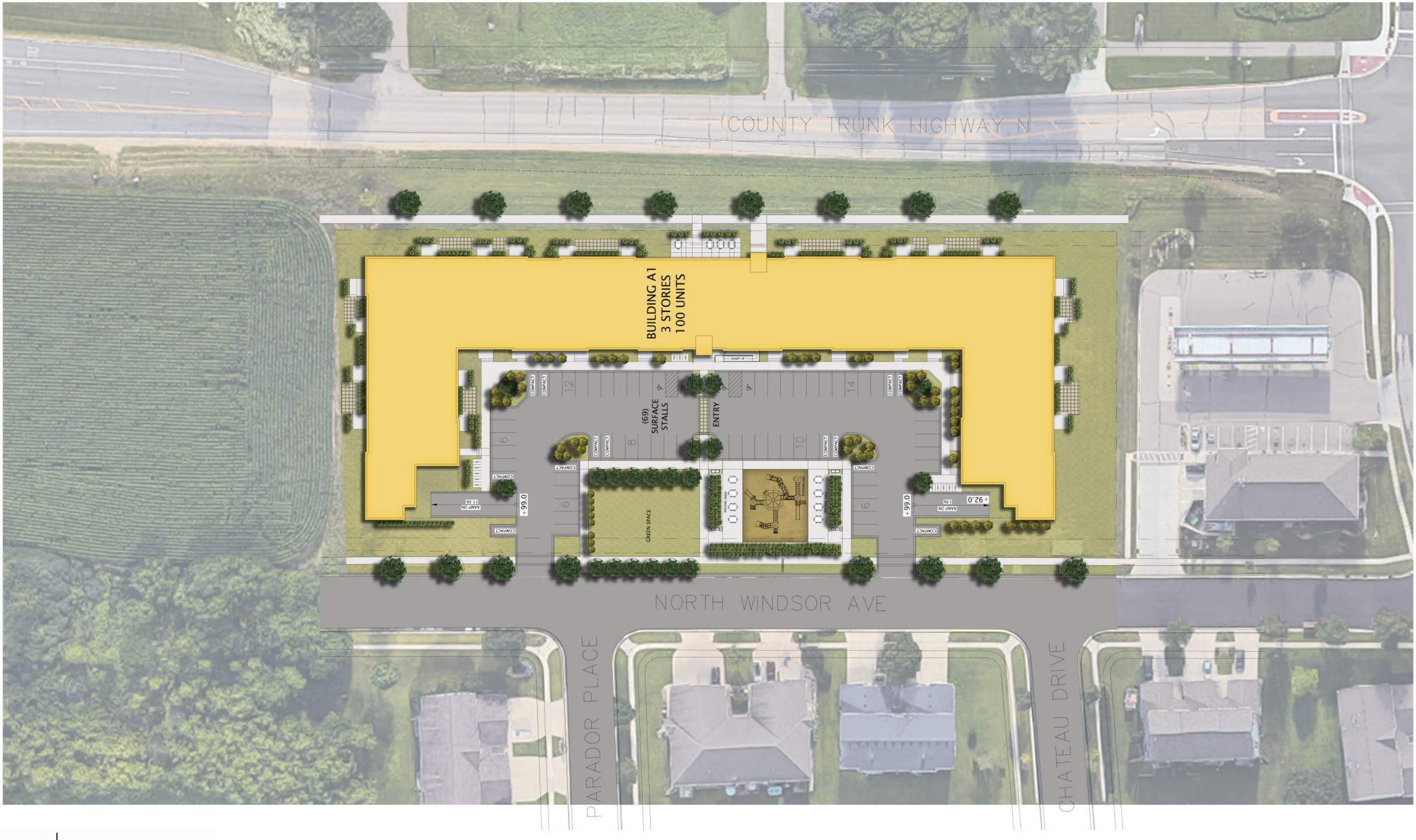
MASTERPLAN & DENSITY STUDY – CONTEXT PLAN

AUGUST 19, 2020

1" = 50' @ 24" x 36"
1" = 100' @ 12" x 18"

OWNERS OF PROPERTY LOCATED WITH IN 300' OF SUBJECT PROPERTY AS PROVIDED BY THE VILLAGE OF COTTAGE GROVE

NAME	ADDRESS
Dwight Huston	2561 Coffeytown Road
KLM Grove Holdings	401 Tyanna Court
Landmark Services Cooperative	PO Box 277
Dennis Viney	3707 County Highway N
Jeffrey Bowers	4600 County Highway N
Live Grove LLC	2248 Deming Way, Suite 200
McFarland Meadows LLC	1972 Barber Drive, #5
3 Willow Lake LLC	1972 Barber Drive, #3
MDC Coast 16 LLC	650 NE Holladay Street, Suite 1400
Stop N Go of Madison, Inc.	2934 Fish Hatchery Road
Property Owner	6701 Raymond Road
Weber & Weber II LLC	PO Box 10 C
Property Owner	2022 Koshkonong Road
Property Owner	1238 Van Ells Way
Schleif Rev. Tr., Dean & Helen	208 Chateau Drive
Nicole Mathweg	216 Chateau Drive
Jeffrey Miller & Stephanie Smith-Miller	218 Chateau Drive
L Connor LLC	1201 Windsor Avenue
Matthew & Jennifer Kornstedt	207 Donkel Court
Jeffrey Gladem & Therese Ott	217 Chateau Drive
Constance Dreger & Chandra Kleinsmith	5474 Patriot Way
Property Owner	PO Box 258
Bruce Langer	776 Hemphill Avenue
BZ Living Tr.	216 Parador Place
Richard & Catherine Schmitz	818 N. Parkview Street
Leonard & Martha Kaplan	1410 Seminole Highway
Judah Rinzel	217 Parador Place
Jessica Grosso	4648 Meadowlark Street



JLA ARCHITECTS

MOVIN' OUT INC. - GLEN GROVE APARTMENTS

MASTERPLAN & DENSITY STUDY - SITE PLAN

AUGUST 19, 2020
1"=60' @ 11x17

CURRENTLY ZONED
PB-PLANNED BUSINESS
PER VILLAGE OF
COTTAGE GROVE
ZONING MAP

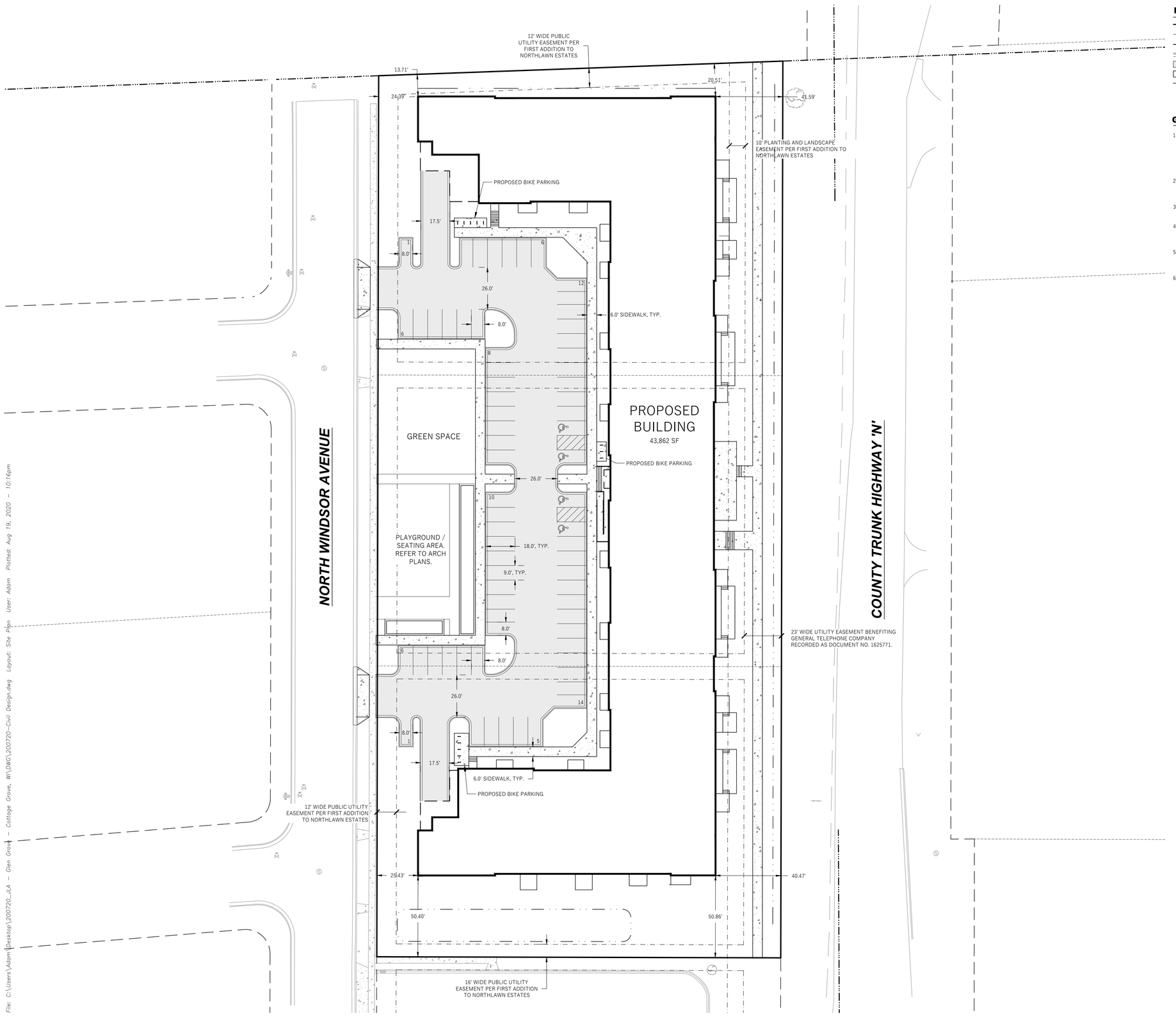
JLA ARCHITECTS

MOVIN' OUT INC. – GLEN GROVE APARTMENTS

MASTERPLAN & DENSITY STUDY – ZONING PLAN

AUGUST 19, 2020
1" = 50' @ 24" x 36"
1" = 100' @ 12" x 18"

APPENDIX 'B'
GENERAL DEVELOPMENT PLAN
PRELIMINARY CIVIL SITE, &
LANDSCAPE PLANS



LEGEND (PROPOSED)

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

NORTH
1"=30' ON 22"X34"
1"=60' ON 22"X34"

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF JULY 13, 2020. 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 COTTAGE GROVE REQUIREMENTS.

SITE INFORMATION BLOCK:

SITE ADDRESS: NORTH WINDSOR AVENUE
SITE ACREAGE: 3.15 AC
USE OF PROPERTY: MULTIFAMILY RESIDENTIAL
ZONING: PLANNED UNIT DEVELOPMENT

NUMBER OF UNITS: 100

TOTAL NUMBER OF SURFACE PARKING STALLS: 69
NUMBER OF SURFACE STALLS DESIGNATED ACCESSIBLE: 4
TOTAL NUMBER OF COVERED PARKING STALLS: 128

TOTAL NUMBER OF SURFACE BIKE STALLS: 26

EXISTING IMPERVIOUS SURFACE AREA: 0 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 78,863 SQ.FT.
ROOFTOP: 43,862 SQ.FT.
PAVED: 35,000 SQ.FT.

DISTURBANCE LIMITS: 137,000 SQ. FT.
PERCENT IMPERVIOUS: 57.5%

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

WYSER ENGINEERING

MOVIN' OUT, INC.

N WINDSOR AVENUE
COTTAGE GROVE, WI 53527

GLEN GROVE APARTMENTS

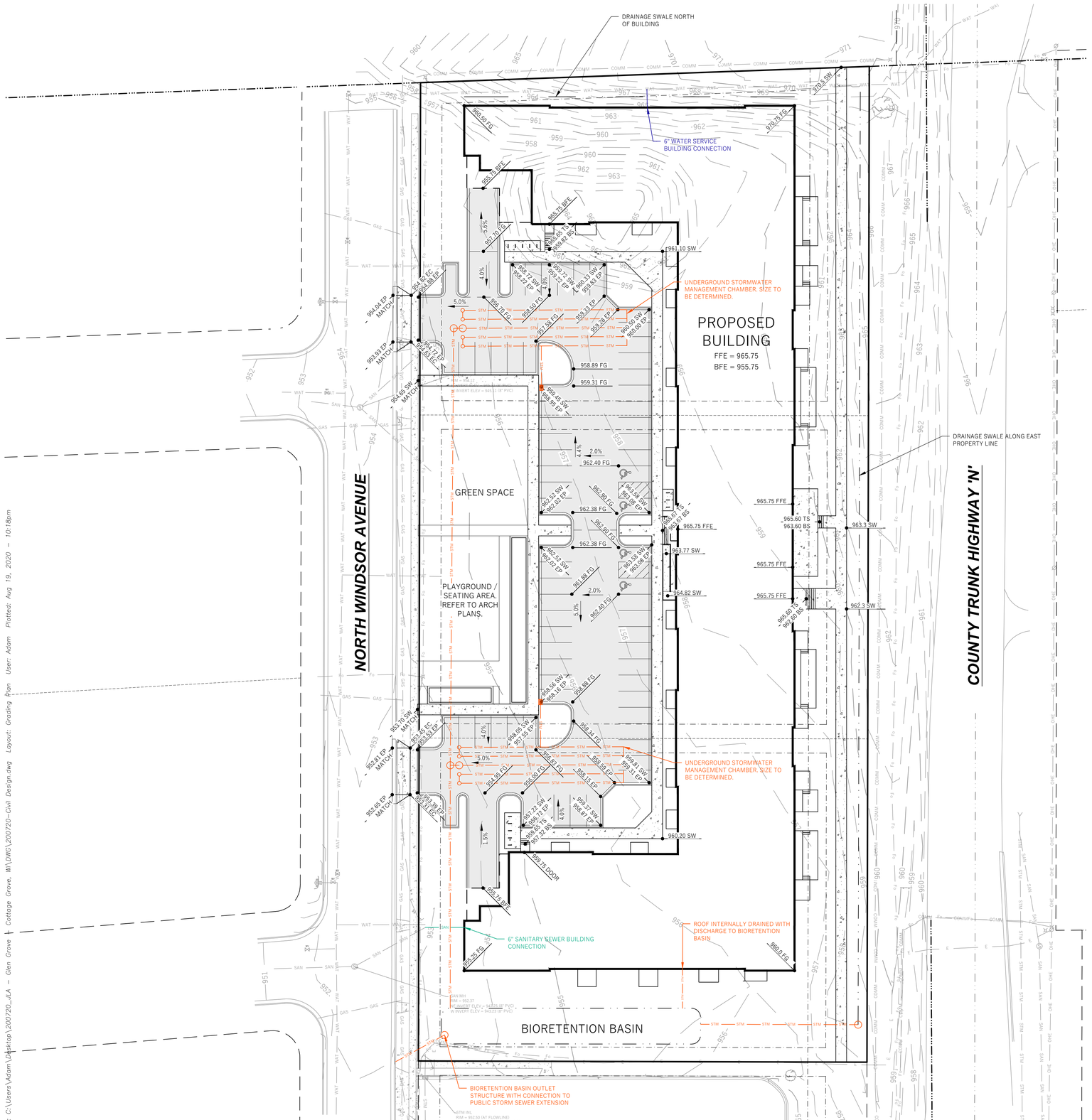
VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI

Sheet Title: CONCEPTUAL SITE PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 15' 30' 45'
Wyser Number	20-0720
Set Type	PD SUBMITTAL
Date Issued	08/20/2020
Sheet Number	C100



NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- 962.50 EP — SPOT ELEVATION
- DRAINAGE GRADE BREAK
- 1.0% — DRAINAGE ARROW

NORTH
1"=30' ON 22"X34"
1"=60' ON 22"X34"

GENERAL NOTES

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DIGGERS HOTLINE
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Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

MOVIN' OUT, INC.
N WINDSOR AVENUE
COTTAGE GROVE, WI 53527

GLEN GROVE APARTMENTS
VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI

Sheet Title: CONCEPTUAL GRADING & UTILITY PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 15' 30' 45'
Wyser Number	20-0720
Set Type	PD SUBMITTAL
Date Issued	08/20/2020
Sheet Number	C200

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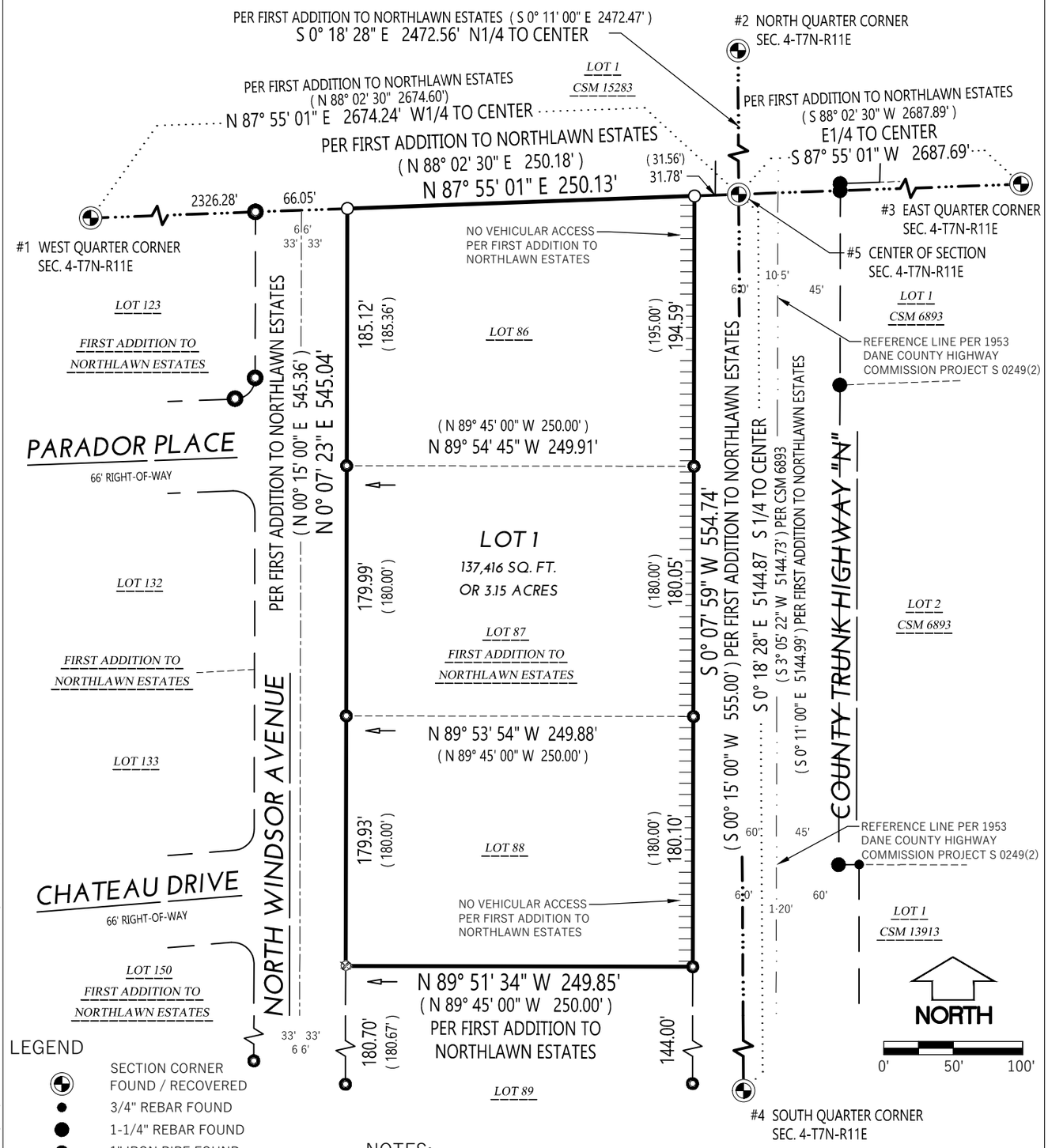
CERTIFIED SURVEY MAP NO._____

A CONSOLIDATION OF LOTS 86, 87, AND 88 OF FIRST ADDITION TO NORTHLAWN ESTATES RECORDED ON OCTOBER 1, 1996 IN VOLUME 57-61A OF PLATS ON PAGES 243-244 AS DOCUMENT NO. 2800152, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWN 7 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.



LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- CHISELED X FOUND
- 3/4" REBAR SET 2.55 LB/FT
- DRAINAGE INDICATORS
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- REFERENCE LINE
- NO VEHICULAR ACCESS
- ( ) RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JULY 13TH, AND AUGUST 3RD, 2020.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, T7N, R11E, BEARS N 87°55' 01" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEETS 2 OF 4 FOR EASEMENT DETAILS.
5. SEE SHEET 3 OF 4 FOR SECTION CORNER MONUMENT COORDINATE TABLE.

WISCONSIN
JULIUS W. SMITH
S-3091
CROSS PLAINS
WISCONSIN
PROFESSIONAL LAND SURVEYOR

WYSER ENGINEERING

PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
MOVIN' OUT, INC.
902 ROYSTER OAKS DR., STE 105
MADISON, WI 53714

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: JWS

PROJECT NO: 200720
SHEET NO: 1 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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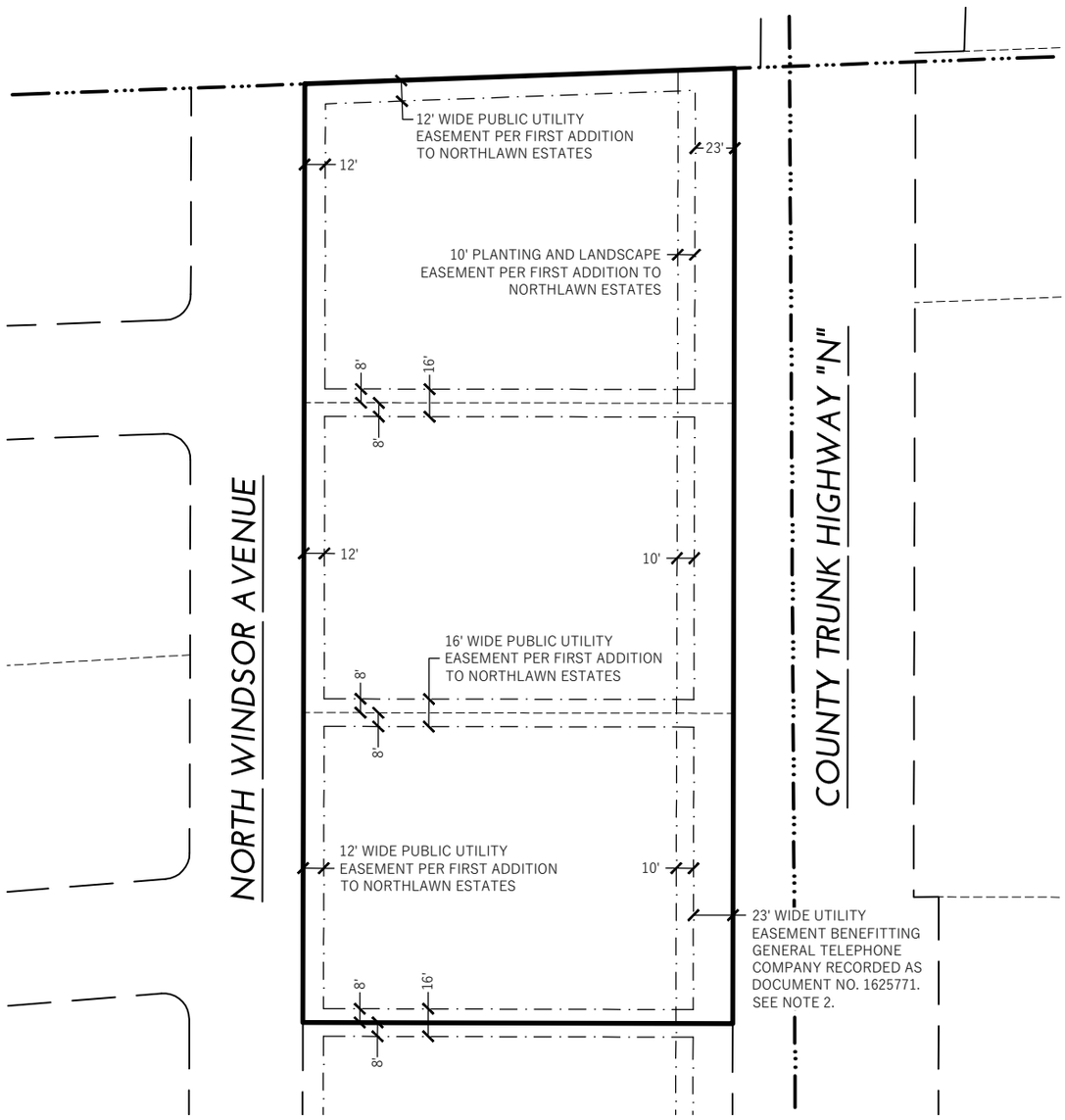
CERTIFIED SURVEY MAP NO._____

A CONSOLIDATION OF LOTS 86, 87, AND 88 OF FIRST ADDITION TO NORTHLAWN ESTATES RECORDED ON OCTOBER 1, 1996 IN VOLUME 57-61A OF PLATS ON PAGES 243-244 AS DOCUMENT NO. 2800152, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWN 7 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

EXISTING EASEMENT DETAIL



LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. THE 23' WIDE UTILITY EASEMENT PER DOCUMENT NO. 1625771 WAS RECORDED PRIOR TO THE FIRST ADDITION OF NORTHLAWN ESTATES AND WAS WRITTEN AS A TWO-ROD (33 FEET) WIDE STRIP. THE FIRST ADDITION OF NORTHLAWN ESTATES DEDICATED AN ADDITIONAL 10 FEET OF RIGHT-OF-WAY TO COUNTY TRUNK HIGHWAY "N", RESULTING IN THE 23 FOOT WIDE EASEMENT SHOWN HEREON.

NORTH

0' 50' 100'

WISCONSIN
JULIUS W. SMITH
S-3091
CROSS PLAINS
WISCONSIN
PROFESSIONAL LAND SURVEYOR

WYSER ENGINEERING

PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
MOVIN' OUT, INC.
902 ROYSTER OAKS DR., STE 105
MADISON, WI 53714

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: JWS

PROJECT NO: 200720
SHEET NO: 2 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO._____

A CONSOLIDATION OF LOTS 86, 87, AND 88 OF FIRST ADDITION TO NORTHLAWN ESTATES RECORDED ON OCTOBER 1, 1996 IN VOLUME 57-61A OF PLATS ON PAGES 243-244 AS DOCUMENT NO. 2800152, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWN 7 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

PLSS SECTION CORNER MONUMENT TABLE			
MON. #	DESCRIPTION	DANE COUNTY COORDINATES NAD 83 (2011)	
1	FOUND 1" IRON PIPE	N: 492,582.61	E: 867,799.52
	W CORNER OF SECTION 4- T7N - R11E		
2	FOUND ALUMINUM CAP MONUMENT	N: 495,152.34	E: 870,458.71
(*)	N CORNER OF SECTION 4- T7N - R11E	(N: 495,152.36	E: 870,458.65)
3	FOUND ALUMINUM CAP MONUMENT	N: 492,777.50	E: 873,157.91
	E CORNER OF SECTION 4- T7N - R11E		
4	FOUND ALUMINUM CAP MONUMENT	N: 490,007.55	E: 870,486.35
(**)	S CORNER OF SECTION 4- T7N - R11E	(N: 490,007.57	E: 870,486.38)
5	FOUND NUMBER 12 REBAR	N: 492,679.78	E: 870,471.96
(*)	CENTER OF SECTION 4- T7N - R11E	(N: 492,679.71	E: 870,471.90)

(*) PER 2013 BOWDEN TIE SHEET
(**) PER 2020 RIESOP TIE SHEET

NOTE: FOUND ALL TIES OF RECORD

MATTERS AS NOTED ON TITLE REPORT PROVIDED

CONDITIONS AND OTHER MATTERS CONTAINED IN THE CONVEYANCE OF LAND FOR HIGHWAY PURPOSES TO DANE COUNTY RECORDED OCTOBER 26, 1953 IN VOLUME 263 OF MISCELLANEOUS, PAGE 219 AS DOCUMENT NO. 863124.

EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF WISCONSIN AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JUNE 18, 1979 IN VOLUME 1069 OF RECORDS, PAGE 477 AS DOCUMENT NO. 1625771.

ORDINANCE REGARDING THE ANNEXATION OF LANDS FROM THE TOWN OF COTTAGE GROVE TO THE VILLAGE OF COTTAGE GROVE RECORDED AUGUST 31, 1995 IN VOLUME 30704 OF RECORDS, PAGE 27 AS DOCUMENT NO. 2700671.

EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON THE PLAT OF FIRST ADDITION TO NORTHLAWN ESTATES RECORDED OCTOBER 1, 1996 AS DOCUMENT NO. 2800152, REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS.

DRAINAGE ARROWS. ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER, UNLESS MODIFIED WITH APPROVAL OF THE CITY ENGINEER.

NO DIRECT VEHICULAR ACCESS ALONG COUNTY TRUNK HIGHWAY "N".

DECLARATIONS OF COVENANTS AND RESTRICTIONS AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED OCTOBER 29, 1996 AS DOCUMENT NO. 2807919.

LEGAL DESCRIPTION

ALL OF LOTS 86, 87, AND 88 OF FIRST ADDITION TO NORTHLAWN ESTATES RECORDED OCTOBER 1, 1996 IN VOLUME 57-61A OF PLATS ON PAGES 243-244 AS DOCUMENT NO. 2800152, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 7 NORTH, RANGE 11 EAST, IN THE VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 137,416 SQUARE FEET OR 3.15 ACRES.

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF MOVIN' OUT, INC., I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF COTTAGE GROVE AND DANE COUNTY, WISCONSIN.

WISCONSIN
JULIUS W. SMITH S-3091 CROSS PLAINS WISCONSIN
PROFESSIONAL LAND SURVEYOR

_____ _____
JULIUS W. SMITH, S-3091 DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR

WYSER ENGINEERING
PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
MOVIN' OUT, INC.
902 ROYSTER OAKS DR., STE 105
MADISON, WI 53714

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: JWS

PROJECT NO: 200720
SHEET NO: 3 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO._____

A CONSOLIDATION OF LOTS 86, 87, AND 88 OF FIRST ADDITION TO NORTHLAWN ESTATES RECORDED ON OCTOBER 1, 1996 IN VOLUME 57-61A OF PLATS ON PAGES 243-244 AS DOCUMENT NO. 2800152, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWN 7 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

MOVIN' OUT, INC., AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE VILLAGE OF COTTAGE GROVE FOR APPROVAL.

BY: _____
MANAGING MEMBER
MOVIN' OUT, INC.

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2020, THE ABOVE NAMED

MANAGING MEMBER FOR MOVIN' OUT, INC, _____TO ME KNOWN TO BE THE

PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

CONSENT OF MORTGAGEE

_____, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTAGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED OFFICER

WISCONSIN
JULIUS W.
SMITH
S-3091
CROSS PLAINS
WISCONSIN
PROFESSIONAL LAND SURVEYOR

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2020, THE ABOVE

NAMED BANKING ASSOCIATION , _____ AUTHORIZED OFFICER

_____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

VILLAGE OF COTTAGE GROVE APPROVAL

APPROVED FOR RECORDING PER THE VILLAGE BOARD OF THE VILLAGE OF

COTTAGE GROVE ON THIS _____ DAY OF _____, 2020.

_____ _____
LISA KALATA, CLERK DATE
VILLAGE OF COTTAGE GROVE

OFFICE OF THE REGISTER OF DEEDS

_____COUNTY, WISCONSIN

RECEIVED FOR RECORD_____,

20____ AT_____O'CLOCK_____M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____ .

_____
KRISTI CHLEBOWSKI, REGISTER OF DEEDS

WYSER ENGINEERING

PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
MOVIN' OUT, INC.
902 ROYSTER OAKS DR., STE 105
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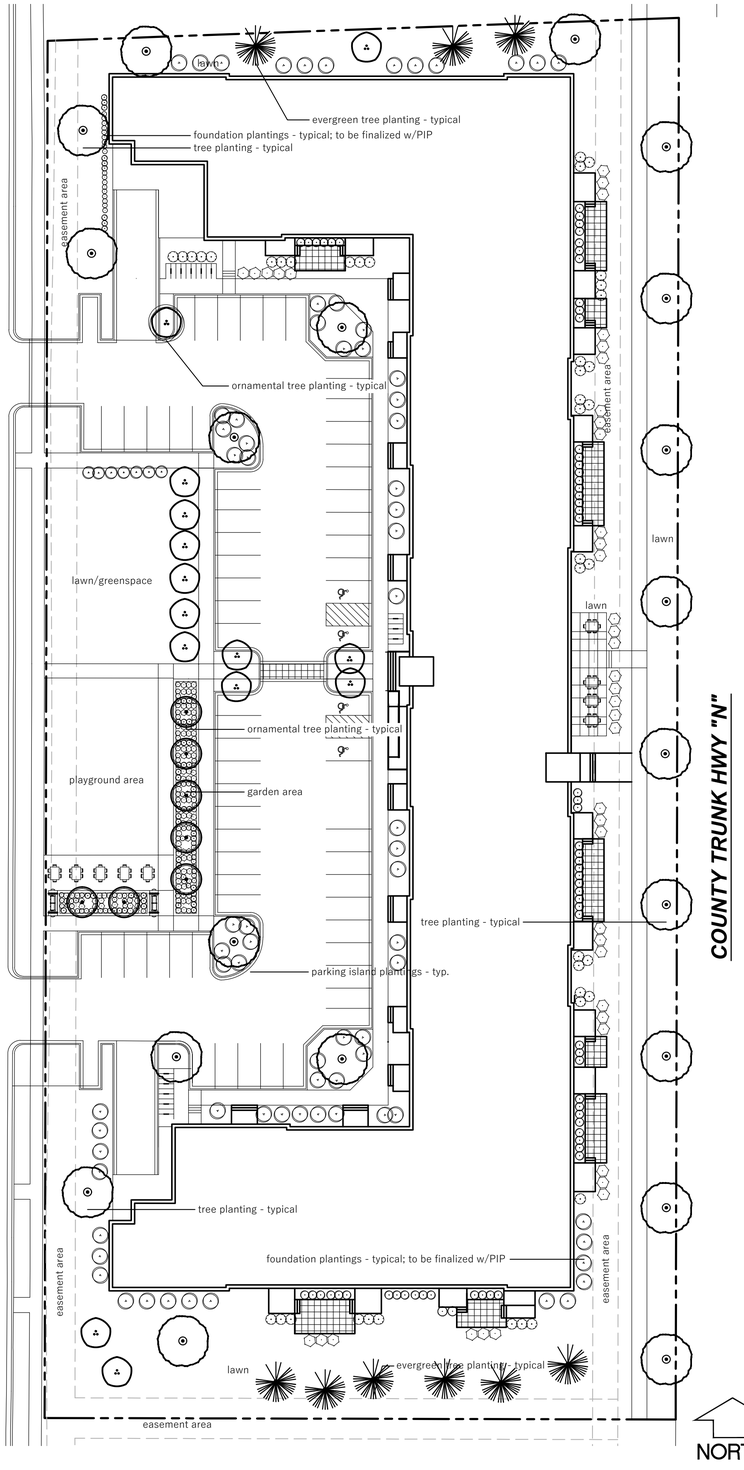
APPROVED BY: JWS

PROJECT NO: 200720
SHEET NO: 4 of 4



1 GENERAL CONCEPTUAL LANDSCAPE PLAN

NOTE: TO BE FINALIZED WITH PRECISE IMPLEMENTATION PLAN

1" = 30'-0"

0' 30' 60'

Zoning District: PB Planned Business - Landscaping Requirements for Regular Development

		Site	Min. Required Points
Linear Feet Building Foundations:	40 landscape points per 100 lf	X	X
Linear Feet of Street Frontage:	40 landscape points per 100 lf	X	X
Area of Paved Areas:	80 landscape points per 10,000 sf	X	X
Developed Lots:	10 landscape points per 1,000 floor area	X	X
Total Points Required			X
Required Bufferyard Opacity		NA	

Landscaping Points and Min. Installation Sizes:			Proposed	
Plant Catagory	Min. size	Points	Qty.	Points
Climax Tree	2" cal.	75	X	X
Med. Deciduous Tree	6' tall	15	X	X
Low Evergreen Tree	3' tall	12	X	X
Low Deciduous Shrub	18" tall	1	X	X
Total Points Proposed				X

SUMMARY: X Points required/X Points proposed

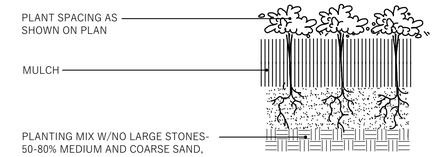
2 LANDSCAPE TABULATIONS

NOTE: TO BE FINALIZED WITH PRECISE IMPLEMENTATION PLAN

Notes:
1. Individual tree and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
2. "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond. Valley View Industries. (www.valleyviewind.com/professional/)
3. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. (www.seedsolutions.com)
4. "Stone" to be clean washed 1 ½" - 2 ½" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.
5. Contractor is responsible for repairing any and all damage to the adjacent properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.
6. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.

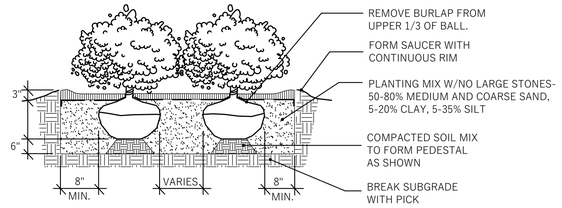
3 PLANT SCHEDULE AND NOTES

NOTE: TO BE FINALIZED WITH PRECISE IMPLEMENTATION PLAN



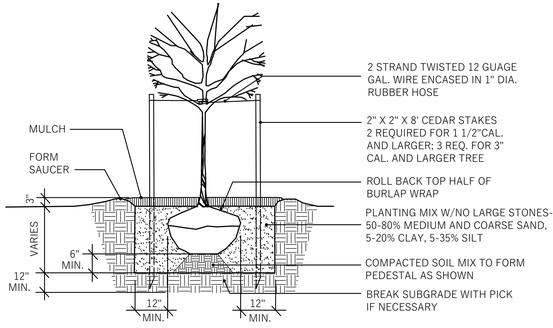
4 PERENNIAL PLANTING

NTS



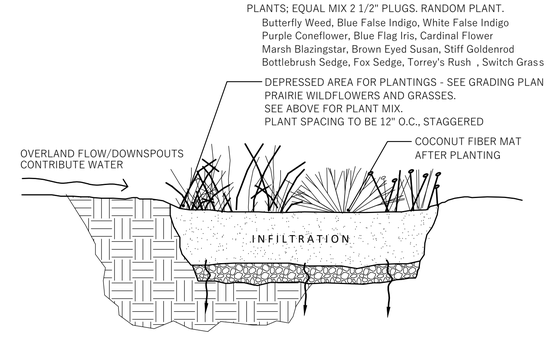
5 SHRUB PLANTING

NTS



6 TREE PLANTING

NTS



7 BIORETENTION AREAS

NOTE: TO BE FINALIZED WITH PRECISE IMPLEMENTATION PLAN

WYSER ENGINEERING

MOVIN' OUT, INC.

N WINDSOR AVE
COTTAGE GROVE, WI 53572

GLEN GROVE APARTMENTS

VILLAGE OF COTTAGE GROVE, DANE COUNTY WI

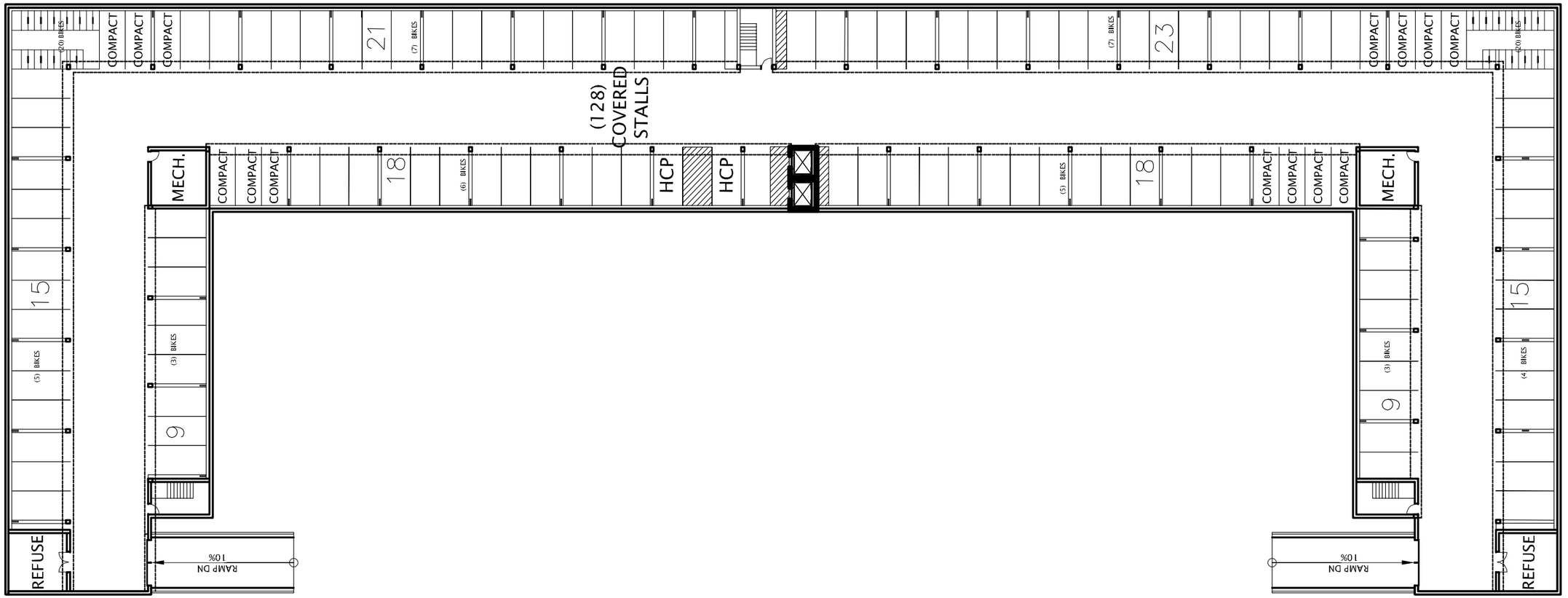
Sheet Title: LANDSCAPE PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	
Wyser Number	20–0720
Set Type	PD SUBMITTAL
Date Issued	08/20/20
Sheet Number	L100

APPENDIX 'C'
GENERAL DEVELOPMENT PLAN
PRELIMINARY FLOOR PLANS

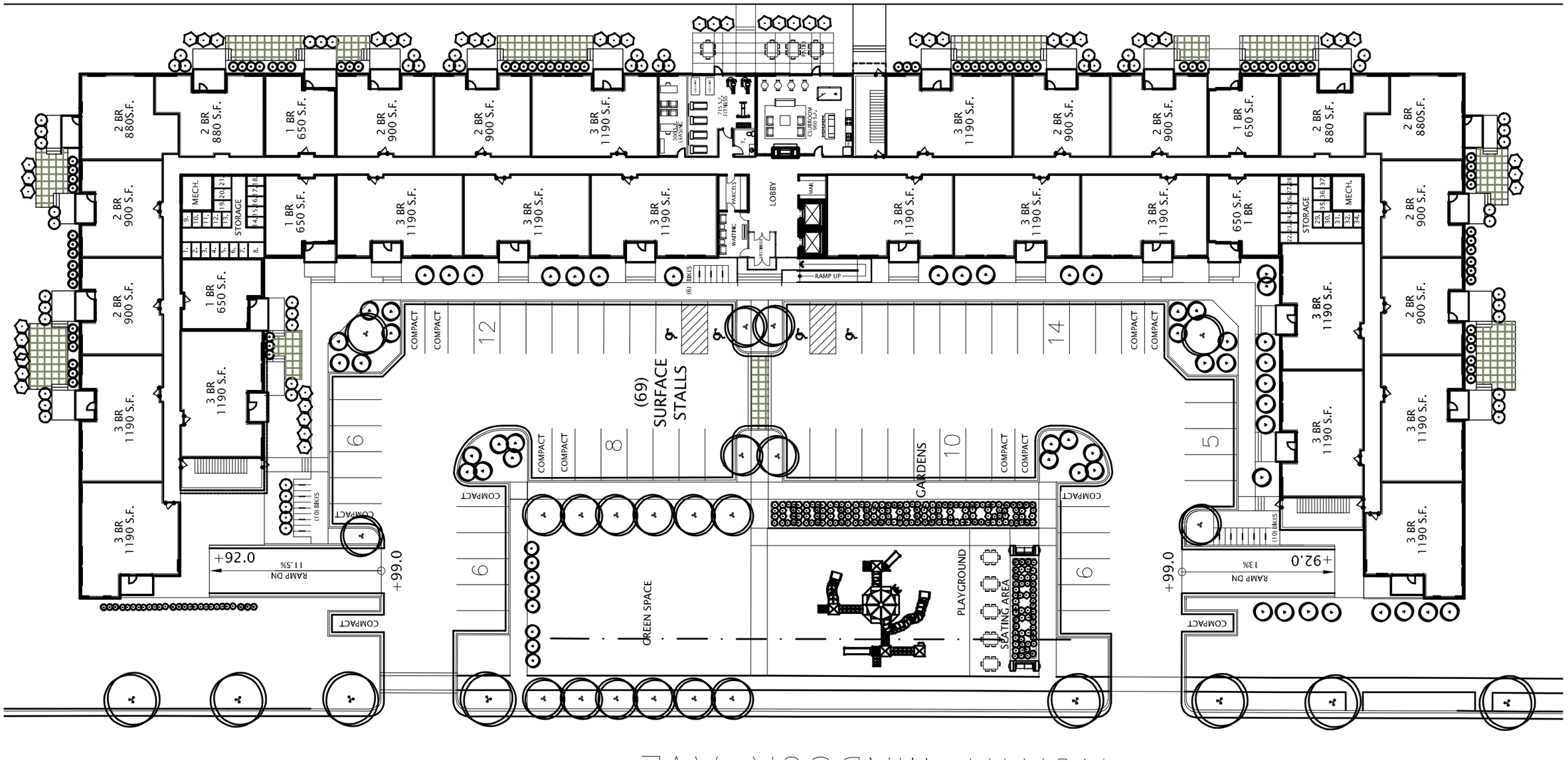


JLA ARCHITECTS

MOVIN' OUT INC. – GLEN GROVE APARTMENTS

MASTERPLAN & DENSITY STUDY – LOWER LEVEL PARKING PLAN

AUGUST 18, 2020

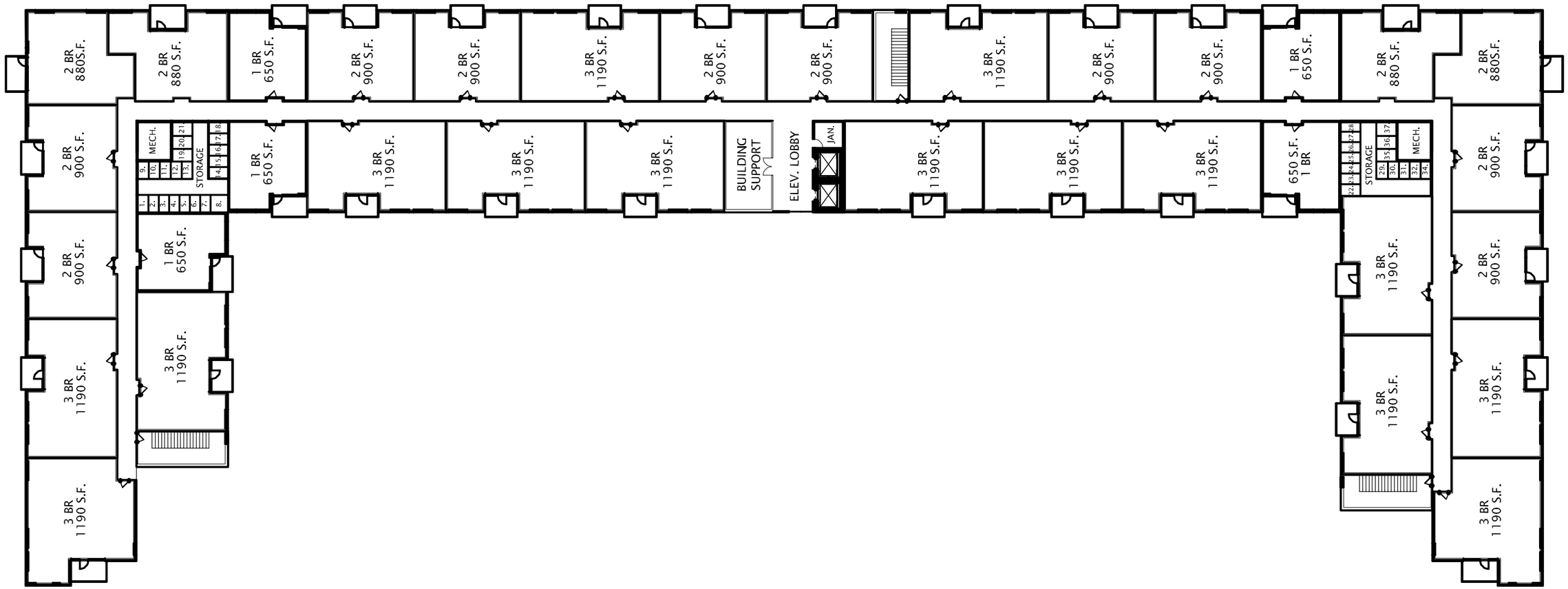


JLA ARCHITECTS

MOVIN' OUT INC. – GLEN GROVE APARTMENTS

MASTERPLAN & DENSITY STUDY – **FIRST FLOOR PLAN (BLOCKS)**

AUGUST 18, 2020



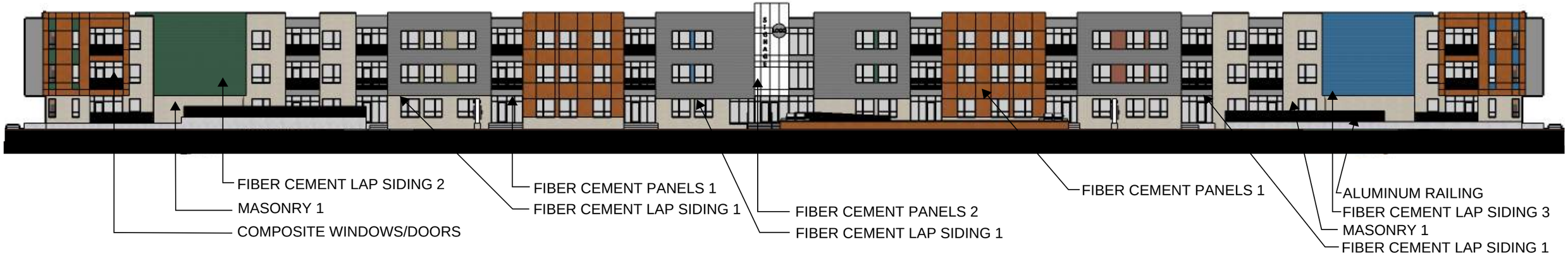
JLA ARCHITECTS

MOVIN' OUT INC. – GLEN GROVE APARTMENTS

MASTERPLAN & DENSITY STUDY – SECOND & THIRD FLOOR PLAN (BLOCKS)

AUGUST 18, 2020

APPENDIX 'D'
GENERAL DEVELOPMENT PLAN
ELEVATIONS, PERSPECTIVES, CONTEXT

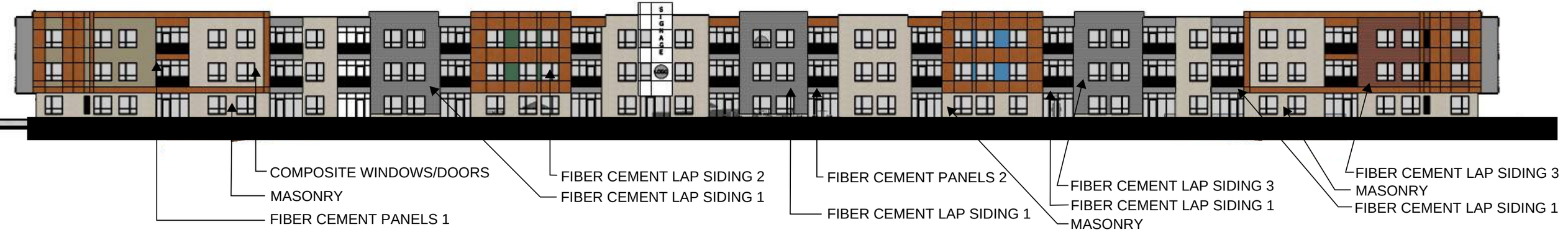


JLA ARCHITECTS

MOVIN OUT - GLEN GROVE APARTMENTS

ELEVATIONS

08.20/2020



JLA ARCHITECTS

MOVIN OUT - GLEN GROVE APARTMENTS

ELEVATIONS

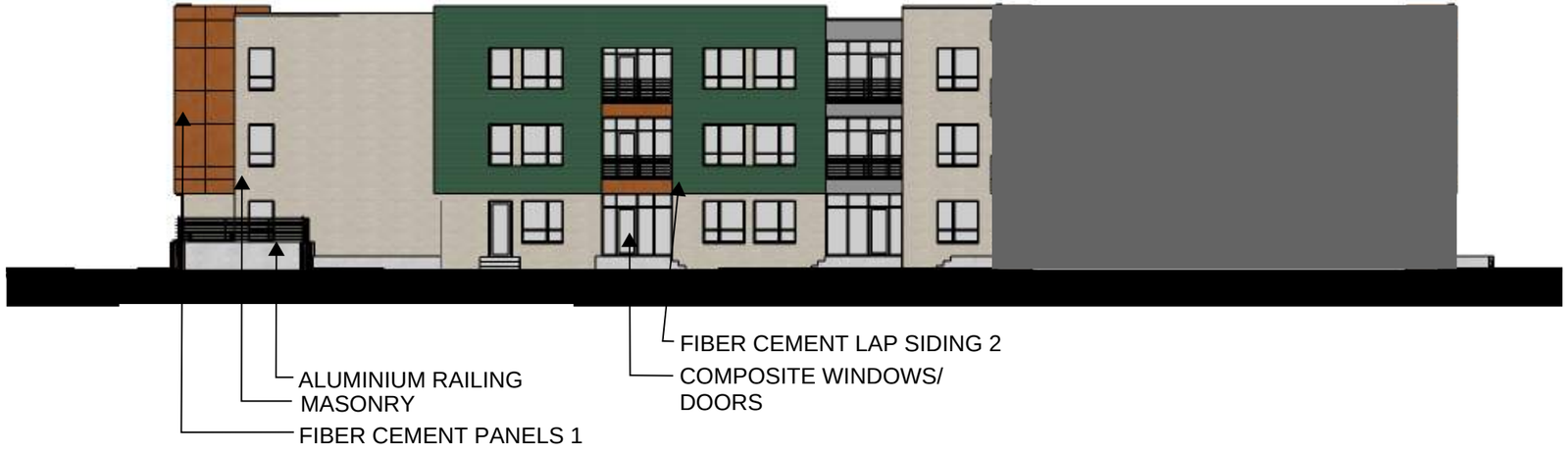
08.20/2020

JLA ARCHITECTS

MOVIN OUT - GLEN GROVE APARTMENTS

ELEVATIONS

08.20/2020



JLA ARCHITECTS

MOVIN OUT - GLEN GROVE APARTMENTS

ELEVATIONS

08.20/2020

JLA ARCHITECTS

MOVIN OUT - GLEN GROVE APARTMENTS

ELEVATIONS

08.20/2020

JLA ARCHITECTS

MOVIN OUT - GLEN GROVE APARTMENTS

ELEVATIONS

08.20/2020

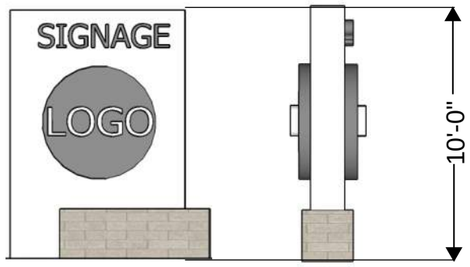
VIEW FROM SW1

GLEN GROVE APARTMENTS

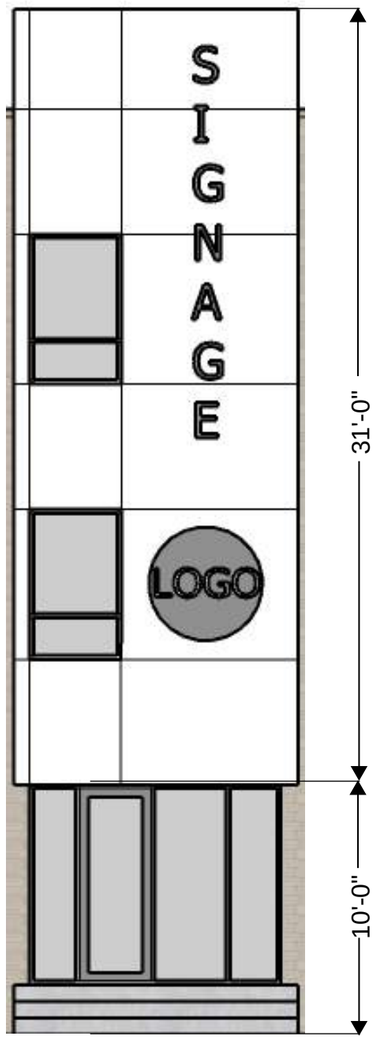
VIEW FROM NE

GLEN GROVE APARTMENTS

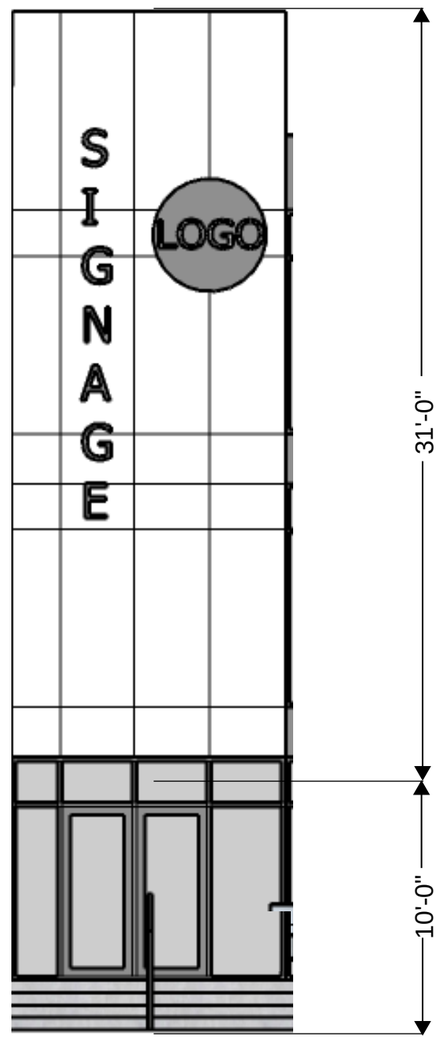
APPENDIX 'E'
GENERAL DEVELOPMENT PLAN CONCEPTUAL SIGNAGE AND SITE LIGHTING



1 SINAGE AT MAIN ENTRY



2 SINAGE AT WEST ENTRY



3 SINAGE AT EAST ENTRY

JLA ARCHITECTS

MOVIN OUT - GLEN GROVE APARTMENTS

MONUMENT ELEVATION

08/20/2020

CONCEPTUAL

.hess

SIERRA 4000 G LED

Specification

Pure in form yet bold in statement, Sierra provides a striking appearance, day or night. The translucent matte acrylic lens diffuses light uniformly along its length through direct and indirect reflector elements. Extruded aluminum body features a horizontal cut at the transition to the lens. Illuminated column in ceramic metal halide lamp is top mounted in the cap for easy relamping and increased efficiency. RGBW model is for visual accenting only. Electrical assembly is housed in a weatherproof enclosure, accessible through the handhole. A complementary low-level bollard is also available.

Luminaire Schedule
Label
BC

Model	Lamp	Color Temperature	Volt	Pole	Finish	Option
SE4000G	LED	WW -3000K	UNV - 120-277V	13RB - 13' Column	SG - Silver Grey	DIM - 0-10vDC Dimming
		NW - 4000K		16RB - 16' Column	DG - Dark Grey	EFBC - External flange with base cover and anchor bolts
		R - Red			GG - Graphite Grey	N - None
		G - Green			BLK - Matte Black	
		B - Blue			BRZ - Dark Bronze	
		RB - Royal Blue			CC - Custom Color	
		A - Amber				

Ordering Information

CONCEPTUAL

.hess

SIERRA 4000 G LED

Specification

DESCRIPTION
Contemporary LED light column for pathway or area illumination.

HOUSING
Cylindrical base with horizontal cut at top of shaft is constructed from 0.197'' nominal wall, 6082 aluminum tubing. Hand hole cover is plasma cut with kerf not to exceed 1/8'' and includes triangular tamper-resistant locking device. Cylindrical lens is impact-resistant matte acrylic. Lens assembly is secured with stainless steel socket head cap screws from inside the base. Fabricated aluminum top cap is gasketed to create a weather-tight seal to the lens. Top cap is secured to the lens with two socket head cap screws. Nominal column height is 13' or 16'.

OPTICS
LED column designed for pathway or area illumination. Cylindrical lens is impact-resistant, non-yellowing, matte acrylic. Lens shall have excellent diffusion properties to produce homogeneous, uniform horizontal and vertical distribution. The textured lens surface is fingerprint and scratch resistant for enhanced service life.

Single high-power white LED engine is mounted at the base of the matte acrylic cylindrical lens. The LED, combined with a high-efficiency reflector, projects light upward onto specular reflector located in the top cap to provide even illumination of the lens.

Single color LED models consist of an array of nine 3 watt high brightness LEDs arranged in a circular pattern mounted at the base of the matte acrylic cylindrical lens. LEDs fitted with narrow beam lenses project light upward onto the specular reflector located in the top cap to provide even illumination of the cylindrical lens.

ELECTRICAL
Universal LED driver is mounted in a weather-proof enclosure at the base of the column. Input voltage to universal driver is 120v through 277v AC, 50/60 Hz.

BUG RATING
B1-U4-G2 for all white LED models

DELIVERED LUMEN OUTPUT (WHITE) / POWER CONSUMPTION
3000K: 3738 lumens / 37 watts
4000K: 3831 lumens / 37 watts

LED LUMEN OUTPUT (Not Delivered) / POWER CONSUMPTION
Blue: 330 lumens / 41 watts
Royal Blue: 3820 mW / 41 watts
Green: 737 lumens / 41 watts
Red: 337 lumens / 30 watts
Amber: 220 lumens / 30 watts

MOUNTING
Standard mounting is internal flange with anchor bolts consisting of four hot-dip galvanized anchor bolts (Ø5/8" x 18" x 3") with two leveling nuts and washers per bolt. Optional mounting for external flange with anchor bolts and base cover. Base cover is fabricated from 0.080'' spun aluminum and finished to match luminaire. Four hot-dip galvanized anchor bolts (Ø1/2" x 15" x 3") with two leveling nuts and washers per bolt. Anchor bolts may be pre-shipped in advance upon request.

WEIGHT: 13' column = 80lbs / 16' column =
EPA: 13' column = 7.75 sq. ft / 16' column = 9.6 sq.ft.

Specifications are subject to change without notification

CONCEPTUAL

.hess

FINISH

Standard finishes are finely textured matte silver grey metallic, dark grey, graphite grey, matte black, or dark bronze. Special colors available on request.

WARRANTY

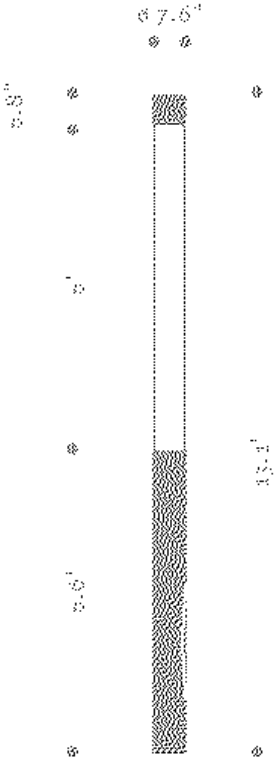
Limited product warranty period including LEDs is five years. Driver shall carry the manufacturer's limited warranty.

CONCEPTUAL

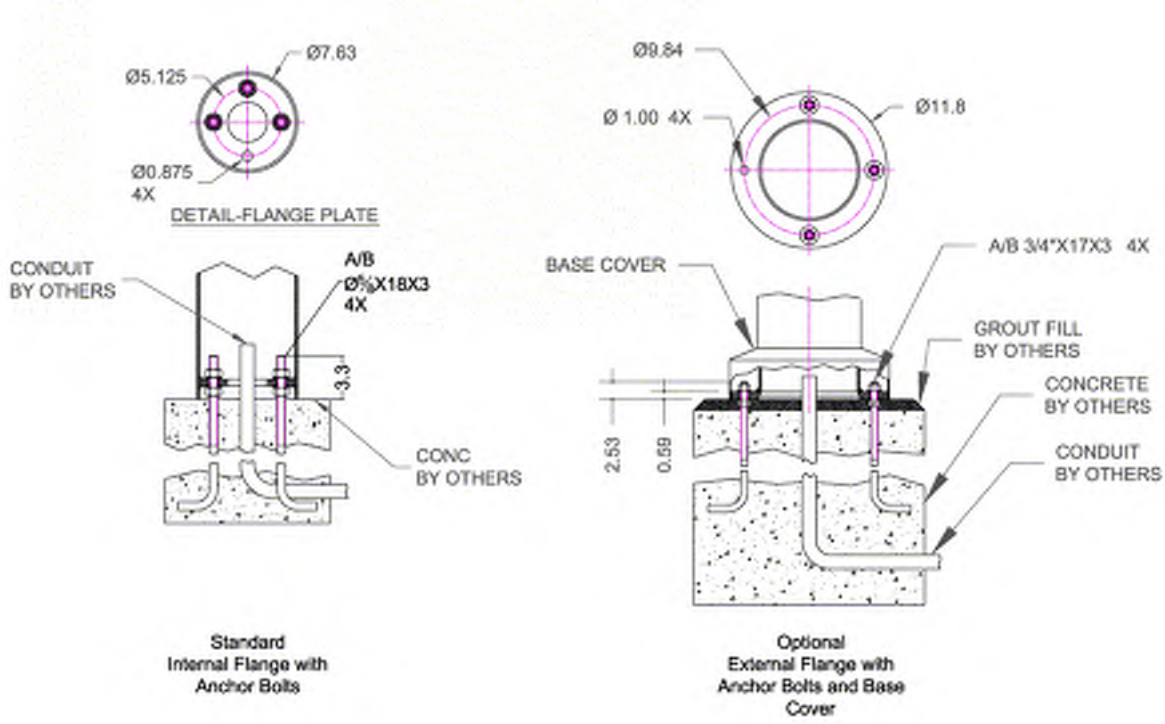
.hess

Additional information

Dimensions



Mounting detail



Date: _____ Customer: _____

Project: _____

Type: _____ Qty: _____

selux

Saturn Cutoff LED

Luminaire Schedule Label
P3 P4 P5

Order Code: SACL - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____

Pole Order Code: ____ - ____ - ____ - ____
Series Height Finish Options

SACL	Series	SACL Saturn Cutoff LED		**P3**		**P4**		**P5**
	Optics	R1 Type I	R2 Type II	R3 Type III	R3W Type III (Wide)	R4 Type IV	R5R Type V (Round)	R5S Type V (Square)	R5Q Type V (Rectangular)
	Mounting	1 Single	1A Single Arm Mount	2 Double	W Wall Mount			
	Light Engine	5G450 39W/4442lm	5G700 62W/6644lm	5G105 93W/9241lm				
	CCT	27[1] 2700K	30[1] 3000K	40 4000K				
	Power Cord Length	8* 8′	10* 10′	12* 12′	14* 14′	16* 16′	18* 18′	XX* XX′
	Finish	WH White	BK Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color	
	Voltage	UNV 120- 277	120 120V	240 240V	277 277V	347[2] 347V	480[2] 480V	
	Options	DM[4] Dimming (0-10V)	HS[3] House Side Shield (180°)	HL30[4,5] Hi-Lo Switching Low Output 30%	HL50[4,5] Hi-Lo Switching Low Output 50%	DS No Uplight Finish	PCT Photocell Tenon	

*Based on R1 distribution in 3000K CCT

[1]IDA Approved
*For other CCT please consult factory

*For 1 mounting use the pole height. For 1A or 2 mounting use the pole height +2

[2]Equipped with step-down transformer

[3]Type I, II, III, and IV only

[4]DM, HLXX, TLR or IMS only. Cannot be combined.

[5]120V, 240V or 277V only

[6]Only available at 120/230/240/277V. Consult factory for 208/347/480V.

Pole Motion Sensor[6]
with optional photocell
See page 3 for order code

Product Modifications

Please list modification requirements for review by factory:

CONCEPTUAL

Approvals

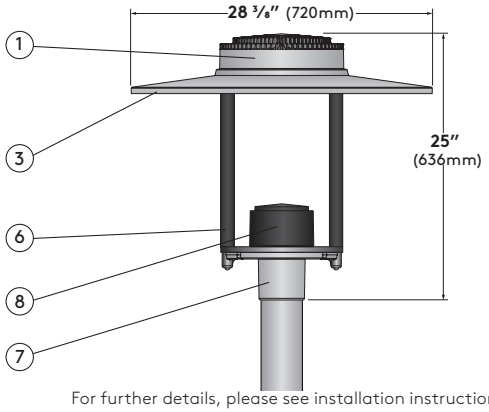
Date:

NRTL WET 5 YEAR LED WARRANTY IP65 UNION MADE IBEW LOCAL 363

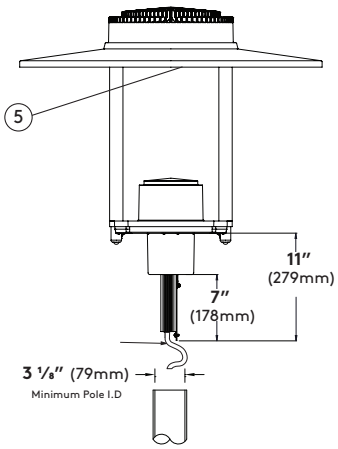
CONCEPTUAL

selux

SACL-1-XX-DS



For further details, please see installation instructions.



Specifications

1. Luminaire Cover - Die cast aluminum cover made from low copper alloy, designed to ensure optimal thermal management for extra long life time of LED light engine.

2. Gasketing - (not shown) Continuous gasket provides weatherproofing, dust and insect control at all fixture connections.

3. Luminaire Hood - Aluminum shade with white painted interior.

4. LED Array - (not shown) High flux LEDs mounted to PC boards and attached to aluminum heat sink for maximum LED performance and life. CCT tolerance ¼ step binning for 3000K, and 4000K. CRI minimum 80. Complete light engine can be removed easily for future upgrade. LED light engine provides a reported lumen maintenance of 93% at 50,000 hours. L70 calculated greater than 100,000 hours..

5. LED Optics - Technical Optics (R1, R2, R3, R3W, R4, R5S, R5Q and R5R) use Selux signature light pattern acrylic lens holder to secure proprietary silicone optics. Internal micro house side shield available for distributions types I, II, III & IV. Clear glass option as well as flat diffuse, and diffuse bowl.

6. LED Driver - (not shown) LEDs are driven by RoHS compliant constant current programmable LED driver. Driver includes 0-10V dimming to 10%, meets the requirements of IP66. Driver assembly located inside the head.

7. Hood Supports - Two aluminum arms support shade and optic assembly and attach to the die cast aluminum pole fitter (shown painted matte black for DS option).

8. Pole Fitter - Self-leveling, die-cast low-copper aluminum alloy, fitter base secured to pole with three, stainless steel, Allen head set screws. Fitter for 3 ½" (90mm) O.D. poles.

9. Driver cover - Die cast aluminum cover made from low copper alloy, removes for tool-less access to driver. Driver secured to removable tray for ease of maintenance (shown painted matte black for DS option).

10. Surge Protector - (not shown) Designed to protect luminaire from electrical surge (20kA).

11. Power Cord - (not shown) Pre-installed at factory. Please specify power cord length in accordance to height of the pole. Add 2 feet to power cord length if double mounting (2) is specified.

Exterior Luminaire Finish - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultraviolet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI. Standard exterior colors are White (WH), Black (BK), Semi-Matte Black (BL), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that the Saturn Cutoff LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the LED driver and LED array when installed and operated according to Selux instructions. For details, see "Selux Terms and Condition of Sale."

Listings and Ratings: Luminaire and LED tested to IP65 and IESNA LM-79-08 standards. LED tested to LM-80 standards. Luminaire and LED tested at 25°C ambient temperature.

Luminaire suitable for ambient temperature of 45°C. Minimum operating temperature of luminaire at -40°C (-40°F)

NRTL Listed (i.e. UL, CSA)

Visit selux.us for our LED End of Life recycling policy.

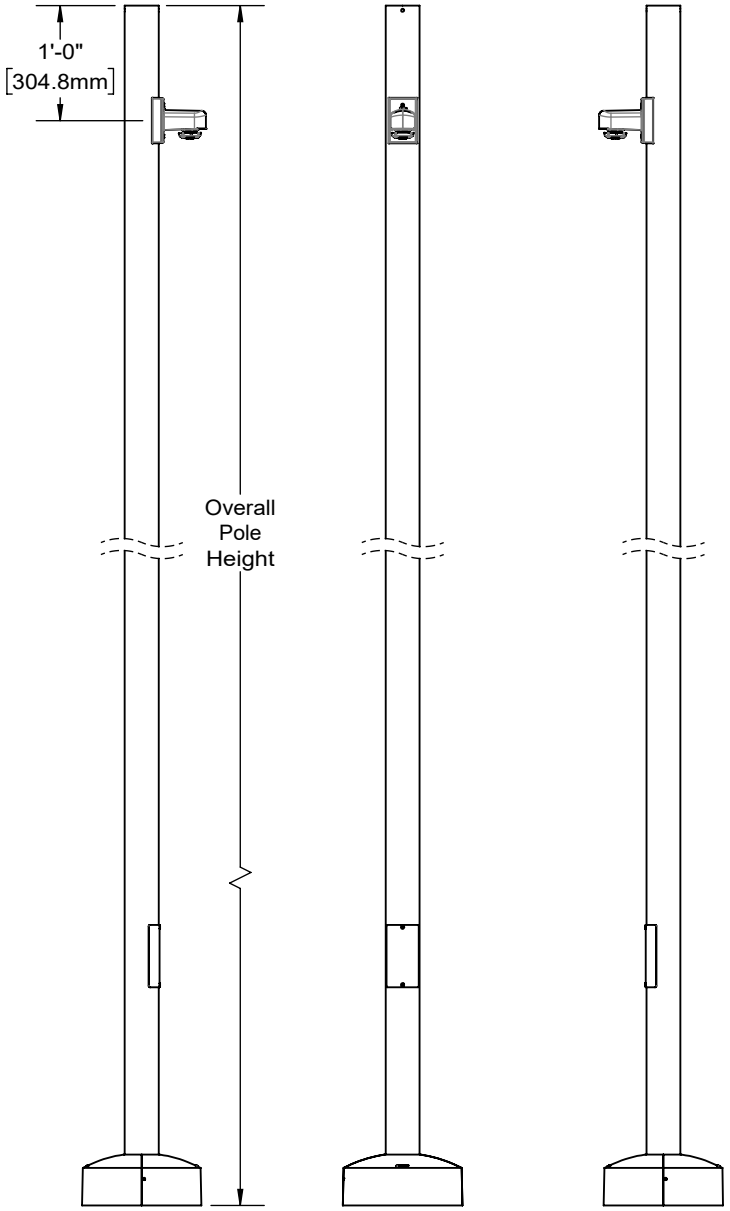
CONCEPTUAL

selux

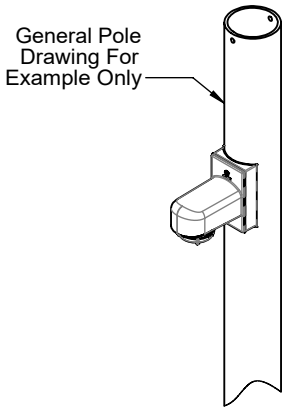
Pole Motion Sensor

The Selux outdoor rated sensor incorporates Passive Infrared (PIR) Technology for motion sensing and also includes a built in photocell. Designed to mount to a single gang faceplate on a pole/column, the FSP-211 utilizes 100% Digital Passive Infrared (PIR) Technology that is tuned for walking size tasks while preventing false tripping from the environment.

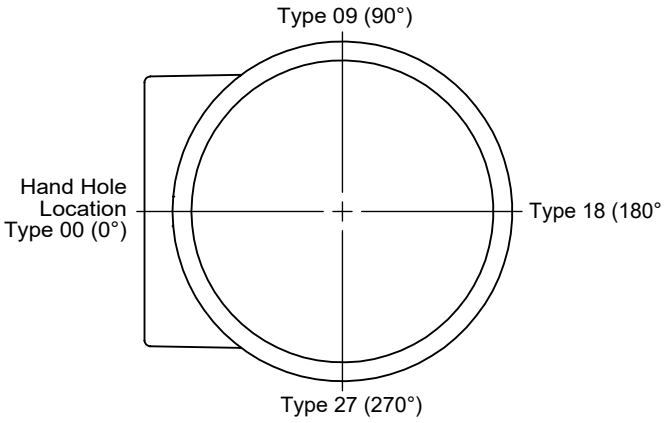
Series	Optics	Hand Hole Orientation	Voltage
MS Motion Sensor	**1** 270° coverage - Single Sensor	**00** 0° Clockwise from handhole	**UNV** (120-277V)
		09 90° Clockwise from handhole	**347** (347V*)
		18 180° Clockwise from handhole	**480** (480V*)
		27 170° Clockwise from handhole	* Consult factory for 347V and 480V



Factory Defaults:
Time Delay: 5 minutes
Cutoff: 1 hour
Sensitivity: Maximum
Ramp Up Time: Disabled
Photo Cell: Disabled
Factory Programming: Consult Factory



Sensor angular orientation from hand hole 0°
90° increments clockwise around pole (Type 00, 09, 18, 27)



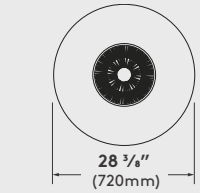
CONCEPTUAL

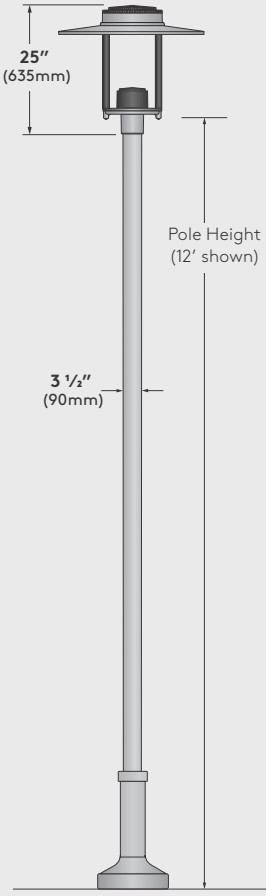
selux

Mounting

Single (1)
Die-cast aluminum fitter base secured to pole with three stainless steel, Allen head set screws.

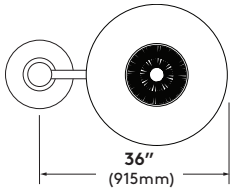
EPA = 1.3ft² (0.12m²)
Weight = 39lbs. (17.7kg)

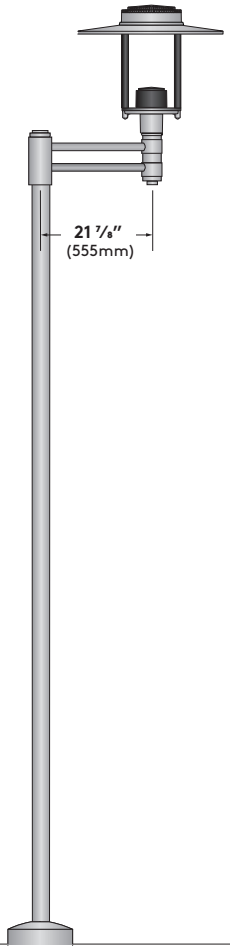




Single Arm Mount (1A)
Die-cast aluminum single luminaire mounting arm secured to pole with four stainless steel, Allen head set screws. Outer slip fitter for 3½" O.D. tenon.

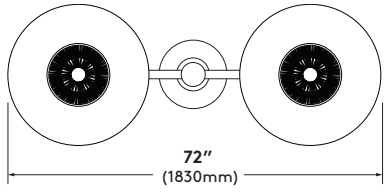
EPA = 2.3ft² (0.21m²)
Weight = 53lbs. (24.0kg)

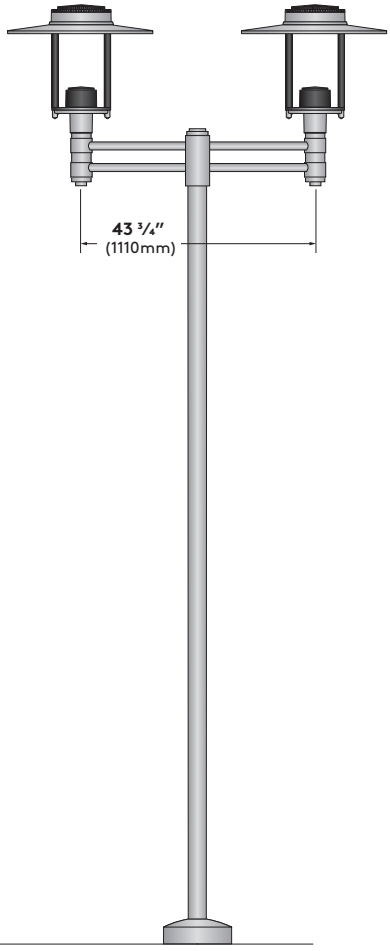




Double (2)
Die-cast aluminum double luminaire mounting arm secured to pole with four stainless steel, Allen head set screws. Outer slip fitter for 3½" O.D. tenon.

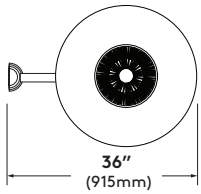
EPA = 4.2ft² (0.39m²)
Weight = 100lbs. (45.3kg)

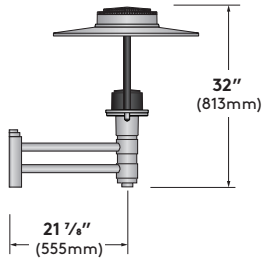




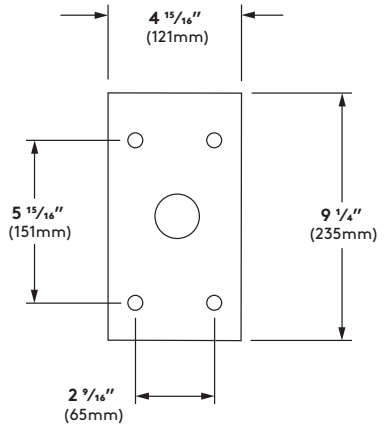
Wall (W)
Die-cast aluminum double round wall mount arm. Secured to wall with ¼" diameter threaded fasteners (by others).

EPA = 2.1ft² (0.20m²)
Weight = 50lbs. (22.7kg)



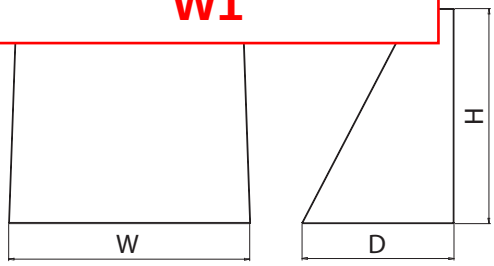


Wall Arm Mounting Detail
(Conduit and mounting hardware by others).



WDGE1 LED
Architectural Wall Sconce

Luminaire Schedule Label
W1



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth: 5.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[2]	**Shipped included** SRM Surface mounting bracket **Shipped separately** AWS 3/8inch Architectural wall spacer BBW Surface-mounted back box PBBW Premium surface-mounted back box (top, left, right conduit entry)

Options

E4WH[3]	Emergency battery backup, CEC compliant (4W, 0°C min)
PE[4]	Photocell, Button Type
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for premium back box (PBBW). Total of 4 entry points.

Finish

DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white
DSSXD	Sandstone	DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 Premium surface-mounted back box (specify finish)
WSBBW DDBXD U	Surface - mounted back box (specify finish)

CONCEPTUAL

NOTES
1. 50K not available in 90CRI.
2. 347V not available with E4WH, DS or PE.
3. E4WH not available with PE or DS.
4. PE not available with DS.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)		30K (3000K, 80 CRI)		35K (3500K, 80 CRI)		40K (4000K, 80 CRI)		50K (5000K, 80 CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	10W	VF	1,120	112	1,161	116	1,194	119	1,227	123	1,235	123
		VW	1,122	112	1,163	116	1,196	120	1,229	123	1,237	124
P2	15W	VF	1,806	120	1,872	125	1,925	128	1,978	132	1,992	133
		VW	1,809	120	1,876	125	1,929	128	1,982	132	1,996	133

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

CONCEPTUAL

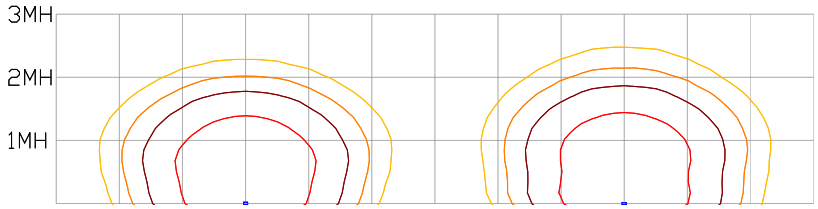
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

Emergency Egress Options

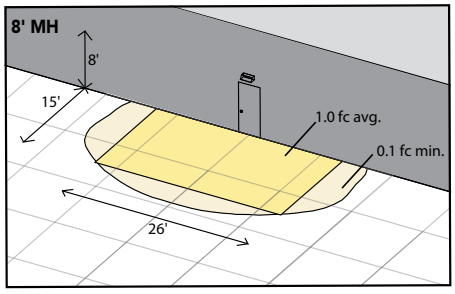
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

Grid = 10ft x 10ft

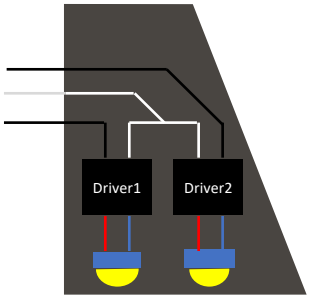


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



CONCEPTUAL

Mounting, Options & Accessories

CONCEPTUAL

E4WH – 4W Emergency Battery Backup

D = 5.5″

H = 8″

W = 9″

PBBW – Premium Back Box

D = 1.75″

H = 8″

W = 9″

BBW – Standard Back Box

D = 1.5″

H = 4″

W = 5.5″

AWS – 3/8inch Architectural Wall Spacer

D = 0.38″

H = 4.4″

W = 7.5″

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

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

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8″ Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient.
DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

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. Specifications subject to change without notice.