

**Location**

725 & 749 University Row

ApplicantPaul Lenhart - University Crossing, LLC/
Doug Hursh - Potter Lawson, Inc

From: PUD-GDP

To: Amended

PUD-GDP &

PUD-SIP

Existing Use

Mixed-Use Development

Proposed Use

Construct apartment building with 115 units & 5,800 s.f. of first floor retail surrounding 340-stall parking garage, and construct 54,000 sq. ft. retail/office building

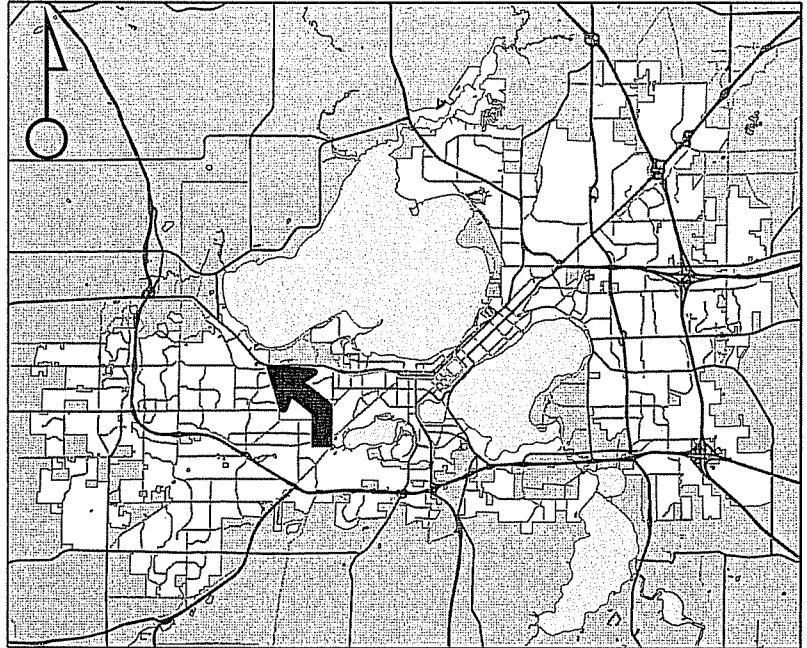
Public Hearing Date

Plan Commission

09 April 2012

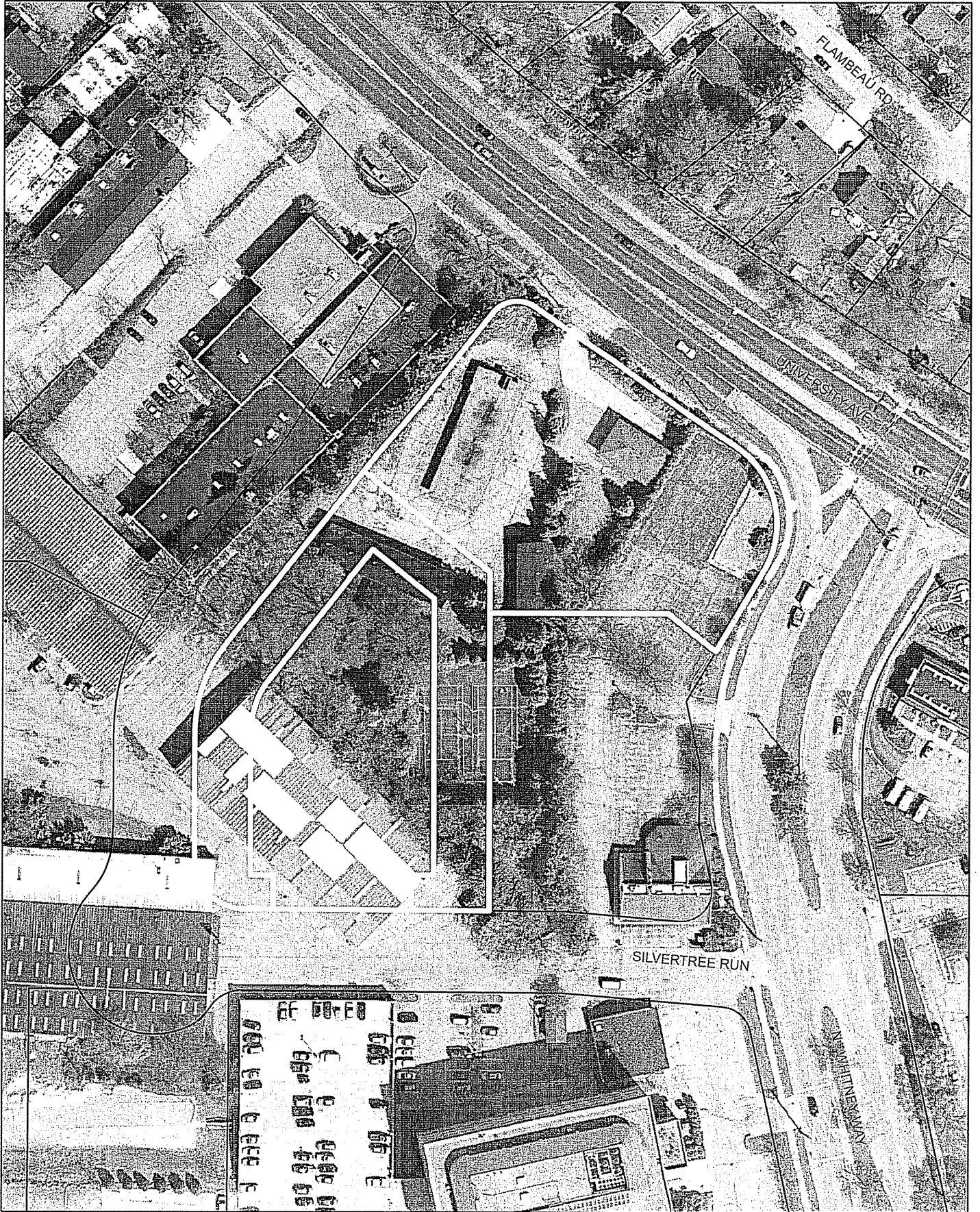
Common Council

17 April 2012

For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 27 March 2012





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

OFFICE USE ONLY:	
Amt. Paid <u>\$1850</u>	Receipt No. <u>128508</u>
Date Received <u>2/8/12</u>	
Received By <u>JL</u>	
Parcel No. <u>0709-184-1901-5</u>	
Aldermanic District <u>19 Mark Clear</u>	
GO <u>PUD GDP</u>	
Zoning District <u>PUD GDP</u>	
For Complete Submittal	
Application <u> </u>	Letter of Intent <u> </u>
IDUP <u> </u>	Legal Descript. <u> </u>
Plan Sets <u> </u>	Zoning Text <u> </u>
Alder Notification <u> </u>	Waiver <u> </u>
Ngrbrhd. Assn Not. <u> </u>	Waiver <u> </u>
Date Sign Issued <u>2/8/12</u>	

1. **Project Address:** 725 University Row, 749 University Row **Project Area in Acres:** 3.77 SIP

Project Title (if any): University Crossing

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.:	Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: <u>PUD</u> to _____	<input type="checkbox"/> Ex. Zoning: <u>PUD</u> to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input checked="" type="checkbox"/> Ex. Zoning: <u>PUD</u> to PUD/PCD-SIP	
	<input checked="" type="checkbox"/> Amended Gen. Dev.	<input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Paul Lenhart Company: University Crossing, LLC
Street Address: 2020 Eastwood Drive City/State: Madison, WI Zip: 53704
Telephone: (608) 249-2020 Fax: () Email: plenhart@kruppconstruction.com

Project Contact Person: Doug Hursh Company: Potter Lawson, Inc.
Street Address: 15 Ellis Potter Court City/State: Madison, WI Zip: 53711
Telephone: (608) 274-2741 Fax: () Email: dough@potterlawson.com

Property Owner (if not applicant): University Crossing, LLC
Street Address: 2020 Eastwood Drive City/State: Madison, WI Zip: 53704

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: SIP-Office, retail, apartments
GDP-Infill development creating an urban campus environment including clinic, hospitality, retail, office, & housing uses.

Development Schedule: Commencement June, 2012 Completion August, 2013

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$ 1,850** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

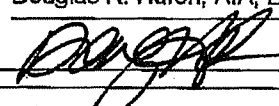
- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - *The site is located within the limits of* the City of Madison Comprehensive *Plan, which recommends:*
 - (E) Employment, (NMU) Neighborhood Mixed Use, (TOD) Transit Oriented Design *for this property.*
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30 days** prior to filing this request:
 - *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*
 - 12/12/11: Alder Mark Clear, 12/12/11: Spring Harbor Neighborhood Assoc.-Neighborhood Open Meeting 12/12/11
 - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 - Planning Staff:* Tim Parks (DAT) *Date:* 12/8/11 *Zoning Staff:* Pat Anderson *Date:* 12/8/11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

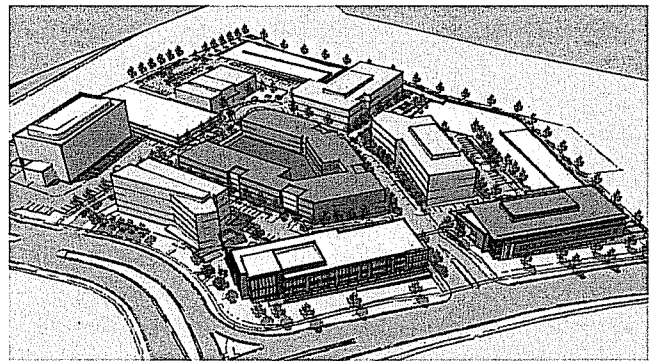
Printed Name Douglas R. Hursh, AIA, LEED AP Date February 7, 2012

Signature  Relation to Property Owner Architect, Potter Lawson, Inc.

Authorizing Signature of Property Owner  Date 2/7/2012

Effective May 1, 2009

University Crossing



Planned Unit Development
Amendment to the General Development Plan

Specific Implementation Plan
749 University Row - Building #4 - Office/Mixed-Use
725 University Row - Building #6 - Apartments

Potter Lawson Project No.
2011.06.00 - Master Plan
2011.06.02 - Building #4
2011.06.04 - Building #6

February 8, 2012

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SECTION ONE

- 1.1 Letter of Intent
- 1.2 Legal Descriptions
- 1.3 Land Use Application

1.1 LETTER OF INTENT

ZONING REQUEST

Planned Unit Development: General Development Plan
Amendment and Specific Implementation Plan for:

PROJECT NAME

University Crossing

Applicant & Developer:

University Crossing, LLC
2020 Eastwood Drive - Madison, WI 53704
Paul Lenhart
608-249-2020, plenhart@kruppconstruction.com

Land Owner

University Crossing, LLC
2020 Eastwood Drive - Madison, WI 53704
Paul Lenhart
608-249-2020, plenhart@kruppconstruction.com

Architect and Project Coordinator

Potter Lawson Inc.
15 Ellis Potter Court - Madison, WI 53711
Doug Hursh, AIA, LEED AP
608-274-2741, dough@potterlawson.com
Building #4 - Scott Kammer, LEED: scottk@potterlawson.com
Building #6 - Brian Reed, LEED: brianr@potterlawson.com

Civil Engineer

D'Onofrio, Kottke & Associates, Inc.
7530 Westward Way - Madison, WI 53717
Dan Day, PE
608-833-7530, dday@donofrio.cc

Landscape Architect

Bruce Company
Rich Carlson
7620 Donna Drive - Middleton, WI 53562
richc@brucecompany.com
608-836-7041

Contractor

Krupp General Contractors, LLC
2020 Eastwood Drive - Madison, WI 53704
Dietmar Bassuner
608-249-2020, dietmar.bassuner@kruppconstruction.com

Parcel Location

749 University Row - Office/Mixed Use (Building #4)
725 University Row - Apartments (Building #6)

SITE

The GDP site is 14.332 acres located at the southwestern corner of University Avenue and N. Whitney Way; Urban Design District 6; Aldermanic District 19 (Clear); Madison Metropolitan School District. The existing five-story, 90,000 square-foot Wisconsin Public Service Commission (PSC) Building located in the southeastern corner of the subject site will remain and is not included in this PUD.

The SIP site for the office/mixed-use building is 1.10 acres and is designated Lot 4 and Building 4. The SIP site for the apartments is 1.88 acres and is designated Lot 6 and Building 6.

Comprehensive Plan

The city of Madison Comprehensive Plan designates this site for Employment (E) and Community Mixed Use (CMU). The southeast corner of the site is also designated as a Transit Oriented Design (TOD) overlay located at the intersection of Whitney Way and Old Middleton Road.

Current Zoning

The entire site is currently zoned PUD/GDP/SIP and is within a well-head protection zone, WP-14.

Surrounding Uses

North: Single-family residences in the Spring Harbor neighborhood and Water Utility Well 14, zoned R1 (Single-Family Residence District)

South: Wisconsin Southern Railroad right of way and Old Middleton Road; Knupp, Watson & Wallman Advertising, zoned C2 (General Commercial District); single-family residences, zoned R2 (Single-Family Residence District); two-family residences, zoned R3 (Single- and Two-Family Residence District) and PUD-SIP

West: Trillium Homes, zoned R4 (General Residence District)

East: Multi-tenant commercial development, Taco Bell, zoned C3 (Highway Commercial District).

Design Description

This infill master plan is a multi-phase redevelopment designed to create an urban campus environment that includes a mix of complimentary uses. The project takes advantage of an existing under-utilized site within the city to help to reduce suburban sprawl and utilize existing infrastructure. The plan balances the need for increased density while being sympathetic to the surrounding uses and scale. The structures are closely spaced to create defined public street spaces with pedestrian friendly connections while maintaining access to day light and views. Parking structures are utilized to reduce the need for surface parking and to allow the buildings to be placed closer together. Streets will be designed to encourage pedestrian use.

The 3 buildings in the Northwest portion of the site are intended to provide clinic space for the University of Wisconsin Hospital and Clinics. The buildings that define the corner of University Avenue and Whitney Way will have a mix of uses including retail, service commercial, office and hospitality. It is the intent that the retail component will provide a public gathering place for the neighborhood and will include a shared outdoor dining/gathering common space between the mixed use building, the hotel and the apartments.

Apartment units surround the internal parking structure to provide definition and activity to the 2 north south streets. A non-profit hospitality/residential component is located internally on a donated site near the round-about intersection. Along with the hotel, these buildings provide activity and ownership on the site after hours.

The mix of uses encourages walking, shared parking and activities in the evening.

A new north south bike path connection is planned for the west edge of the site to connect to the future planned bike path along Old Middleton Road. The site provides accessibility to diverse modes of transportation including pedestrians, bikes, buses, cars, and future rail.

Proposed Uses

The General Development Plan (GDP) includes 7 buildings and 3 parking structures. The following is a potential full site build out summary of uses. The final building area, apartment count and parking count will vary based on the Specific Implementation Plans. See Section 5.3 for building data.

Building 1	Clinic – Digestive Health Center – SIP
Building 1A	Clinic
Building 2	Clinic
Building 3	Non-Profit Hospitality
Building 4	Mixed Use, Retail, Service and Office
Building 5	Hotel (approximately 130 Rooms), or Mixed-use, Retail, Services and Office
Building 6	Apartment Homes –Approximately 115 units

Approximate Total Area	538,020 sf
Approximate Total Parking	1,445 stalls
Approximate Parking Ratio	2.69 per 1,000 sf

Environmental Sustainability

This project will follow sustainability guidelines. The first proposed clinic building and the mixed use office building 4 will pursue LEED certification.

Sustainable Site

The project is a redevelopment of an existing site within the city. It provides increased density to reduce sprawl, utilizes existing infrastructure, and provides community connectivity with opportunities for biking, pedestrian access and transit use. The project includes a mix of uses including employment, retail and residential uses. The retail and residential uses compliment the employment use by allowing the employees to walk to the retail amenities and potentially walk to work. The mix of use also allows for sharing of parking stalls to reduce the amount of parking on the site. Landscaping will include indigenous species and will not include permanent irrigation.

LEED Certification

The first clinic building will be pursuing LEED for Healthcare designation. The mixed-use building #4 will be pursuing LEED NC Core and Shell.

Energy Efficient Buildings

The new buildings will be much more energy efficient than the previous buildings on the site. The building shell and mechanical systems will be designed to provide increased energy efficiency. Sustainable strategies may include energy recovery, harvesting natural daylight and solar hot water heating.

Water Efficiency – roof water collection and reuse

The building's plumbing fixtures will be chosen to save water. Strategies may include roof water collection for flushing of toilets.

Recycling during demo and construction

During demolition and construction the contractors will be looking for ways to recycle as much as possible to reduce waste that ends up in the landfills.

Materials and Indoor air quality

The project will utilize low and zero VOC products to create healthy interior spaces, regional materials to reduce transportation energy and materials with recycled content to reduce resource use.

Architectural Design

The Architectural design of the buildings will be of their time, energy efficient, utilizing clean contemporary lines with warm and inviting materials. Special care will be taken for the buildings to respond to the pedestrian scale along the streets.

The buildings are intended to define the public spaces of the streets and the common plaza area between the proposed hotel and the mixed use building. An architectural review board will be established that includes the developer and the major land user.

- External Mechanical Equipment will be screened.
- Trash dumpsters and service areas will be screened from public spaces.
- Building materials will be durable and low maintenance.

Signage

The signage for each of the buildings will be submitted in a separate signage package. The design of the signage within the UW Hospital and Clinics sites will be designed to help to designate the area as a campus. The remainder of the office and commercial areas will have unique signage.

Schedule

The first clinic building is intended to be occupied by early 2013, with construction starting in January of 2012. The office building is intended to be occupied by June of 2013, with construction starting in June of 2012. The apartments and parking garage are intended to be occupied by August 2013, with construction starting in June of 2012. The remainder of the site is intended to be completed within 5 years.

Demolition

It is the developer's intent to follow any and all City of Madison Demolition Recycling and Reuse regulations. As directed, ReStore will be contacted for items that can be removed for resale. Any and all appliances, which include HVAC equipment and water heaters, will be recycled and/or sold/reused. Devices that contain mercury, i.e. thermostats or fluorescent lights, will be recycled in the appropriate manner. Concrete, asphalt, and metal will be recycled for reuse.

Transportation Demand Management

The location of this site at the crossroads of University Avenue, Whitney Way and Old Middleton Road affords great opportunities for alternative forms of transportation. The design of the master plan includes amenities to encourage bike, pedestrian and bus usage. The UW Hospital and Clinics have a sophisticated TDM program to encourage multi modes of transportation to reduce single occupant vehicular trips for their employees.

Bike

The office building will include internal bike storage, showers, lockers and changing rooms to encourage bike use by employees. The apartment building will include internal storage for its residents. The site master plan includes a new North South bike path to connect to the new development. The bike path will provide a connection to the Trillium Neighborhood to the west and will allow for bike and pedestrian connections.

Transit

The UW provides complimentary bus passes to all employees. The passes work for any city bus and this site is currently served by several bus routes on University Avenue and Whitney Way.

Future Transit

The corner of Whitney Way and Old Middleton Road has been designated for a future Light Rail Station and would provide excellent connectivity for all users of the site including the employees of the UW Hospital and Clinics.

Park and Ride

Madison Metro provides 4 free Park and Ride lots

Carpool

Carpool matching is available through Dane County's Rideshare program.

Vanpool

WI Department of Administration runs a statewide vanpool which many UW employees use.

Custom Route Planning and Individualized Marketing

UW Transportation Services periodically sends out (or holds special events to distribute) targeted marketing information on alternatives to driving. For those with an interest, we can provide a tailored information packet including door-to-door transit and bicycle routes and/or advice on using our support services or taking alternative modes.

Trash and Snow Removal

The landlord and developer will contract for trash and snow removal.

GDP Amendment

The GDP is amended to allow a 4-story office building as well as a hotel on the site of building #5. The office building will reduce the total floor area. It is also amended to increase the number of apartment units from 65 units to 115 units. See Building Data and Site Masterplan drawing 4.3

749 University Row (Building #4) SIP Description

Use

The total proposed office use area for Building #4 is 53,877 GSF. 3,515 SF is proposed to be a Café. The total gross square footage above grade of Building #4 is 64,940. The area of the below grade parking level is 21,037 GSF. The occupant design load for the Assembly Café space is to be determined at a later date.

Sustainability

This project will follow sustainability guidelines. The mixed use building #4 is pursuing LEED Core and Shell Certification.

Building Design

The mixed use building will have brick, metal panel, glass fiber reinforced concrete panels and glass. Special care will be taken to have the building respond to the pedestrian scale along the streets. The campus will have comprehensive signage design guidelines.

725 University Row (Building #6) SIP Description

Use

The apartment units surround the internal parking structure to provide definition and activity to the adjacent streets. The apartments provide ownership on the site after hours. There will be 115 units on four floors with a small common area on the lower level. The total proposed residential area for Building #6 is 131,810GSF. There will be 5,800GSF of commercial space in the Northwest corner of the lower level. The 139,690GSF parking structure houses 337 parking stalls on three floors. These stalls will serve both commercial Buildings #4 and #5, in addition to the residences of Building #6. The parking structure will have a green roof with accessible terrace for the apartment residents.

Sustainability

The project will have an intensive vegetative green roof over the parking structure.

Building Design

Building #6 will be a contemporary building using a mixture of warm materials to foster a comfortable residential atmosphere. The apartment building will have brick, fiber cement siding, metal panel and Low-E windows. Each unit will have a private deck along with communal access to the interior green roof over the parking structure. Special care will be taken to have the building respond to the pedestrian scale along the streets and to provide adequate way-finding for visitors to both the residences as well as the surrounding commercial uses. The campus will have comprehensive signage design guidelines.

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SECTION TWO

2.1 Zoning Text

2.1 ZONING TEXT

1. **Legal Description:** Part of Lot 2 Certified Survey Map No. 4473, recorded in Volume 19 of Certified Survey Maps on Pages 181 and 182 as Document No. 1850622 and a parcel of land located in the SE1/4 and SW1/4 of the SE1/4 of Section 18 and in the NE1/4 and NW1/4 of the NE1/4 of Section 19, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the north quarter corner of said Section 19; thence N88°39'15"E along the north line of said NE1/4, 662.06 feet to the point of beginning; thence N00°11'21"W, 486.39 feet; thence N44°18'07"E, 182.13 feet; thence S43°38'23"E, 74.49 feet; thence N44°17'58"E, 237.90 feet to the southerly right-of-way line of University Avenue and a point of curve; thence southeasterly, along said southerly right-of-way line, on a curve to the left which has a radius of 2,925.00 feet and a chord which bears S46°42'50"E, 224.44 feet; thence S46°06'07"E, 90.04 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 2052.00 feet and a chord which bears S54°17'02"E, 171.45 feet to a point on a curve; thence southeasterly on a curve to the left which has a radius of 2925.00 feet and a chord which bears S55°10'19"E, 117.15 feet to a point of reverse curve; thence continuing along said southerly right-of-way line and westerly right-of-way line of Whitney Way, on a curve to the right which has a radius of 75.00 feet and a chord which bears S13°47'28"E, 105.21 feet; thence S30°19'22"W along said westerly right-of-way line, 127.18 feet; thence S12°03'20"E along said westerly right-of-way line, 215.17 feet; thence S12°19'04"E along said westerly right-of-way line, 4.96 feet; thence N85°21'00"W, 144.57 feet; thence N89°34'30"W, 271.00 feet; thence S00°25'30"W, 319.96 feet to the State of Wisconsin Department of Transportation north right-of-way line and a point on a curve; thence northwesterly on a curve to the right which has a radius of 2406.20 feet and a chord which bears N84°14'42"W, 397.06 feet; thence N00°11'21"W, 343.86 feet to the point of beginning. Containing 624,281 square feet (14.332 acres).
2. **Statement of Purpose:** This Planned Unit Development zoning is established to allow for the development of a mixed-use redevelopment project containing a mix of office, medical, retail and housing uses with accessory parking, as shown on the attached General Development Plan. Implementation of the Planned Unit Development is likely to occur in phases following approval of individual projects on one or more Specific Implementation Plans.
3. **Permitted Uses:** Uses as permitted on Exhibit A, attached hereto. Uses currently existing on property are also permitted.
4. **Lot Area, Floor Area Ratio and Building Heights:** Lot Area, Building Heights and Floor Area Ratio shall be as shown on approved specific implementation plans.
5. **Yard Requirements:** Yard Areas and Usable Open Space for any residential units shall be provided as shown on approved specific implementation plans. Also see Section 4.1, Lot & Yard Diagram.
6. **Landscaping:** Site Landscaping shall be provided as shown on the approved specific implementation plans.
7. **Accessory Off-Street Parking & Loading:** Accessory Off-Street Parking & Loading shall be provided as shown on the approved specific implementation plans.
8. **Lighting:** Site Lighting shall be provided as shown on the approved specific implementation plans.
9. **Signage:** Signage will be provided per Chapter 31 of Madison General Ordinances (MGO), as compared to the C2 district, and as approved by the Urban Design Commission or its secretary and by the Zoning Administrator.
10. **Family Definition:** The Family Definition for any future multi-family dwelling units (including apartments, townhouses, etc.) shall coincide with the definition given in MGO Sec. 28.03, for the R4 or SR-V1 zoning districts.

11. Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community & Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

12. Outdoor Eating Areas: Outdoor Eating Areas for restaurants shown on approved specific implementation plans approved by the Plan Commission, or as minor alterations to approved and recorded specific implementation plans for existing restaurants when approved by the District Alderperson and Planning Division Director, with the following conditions or as otherwise provided for through the alteration process:

a. **Hours of Operation:** Sunday-Thursday – 7:00 am to 10:00 pm; Friday-Saturday – 7:00 am to 11:00 pm

b. **Music:** No outdoor amplification of sound is permitted

c. **Outdoor eating areas:** shall be subject to the Plan Commission's continuing jurisdiction, as provided for in Section 28.12(11)h.4.

EXHIBIT A – PERMITTED USES

The following uses shall be permitted in this Planned Unit Development:

1. Amusement arcades.
2. Appliance stores.
3. Art and school supply stores.
4. Art galleries, antique shops and museums.
5. Automobile accessory stores.
6. Banks and financial institutions, including drive-up service windows for same when shown on an approved specific implementation plan.
7. Barbershops and beauty parlors.
8. Bedding sales.
9. Beauty supply stores.
10. Bicycle sales, rental and repair establishments.
11. Book, magazine and stationery stores, excluding adult bookstores.
12. Building supply stores.
13. Camera and photographic supply stores.
14. Candy, ice cream stores, and other food establishments.
15. Card and gift shops.
16. Carpet and Floor covering stores.
17. China and glassware stores.
18. Clothing and costume rental stores
19. Coffee shops
20. Coin and stamp shops
21. Dance studios.
22. Day care centers for children and adults.
23. Department stores.
24. Drugstores and pharmacies including drive-up service windows for same when shown on an approved specific implementation plan.
25. Dry cleaning and laundry establishments provided that no cleaning or laundering occur on premises.
26. Dry goods stores.
27. Electronic stores, including the sale and service of computer, audio, radio, telecommunications and television – video equipment and accessories.

28. Entertainment Uses, including Theater Uses.
29. Engraving businesses.
30. Express and parcel delivery establishments.
31. Financial institutions, including automated teller machines, banks, savings banks and credit unions, insurance agencies and securities dealers.
32. Florist shops and nurseries.
33. Food stores – grocery stores, meat stores, fish markets, bakeries, delicatessens, and catering establishments.
34. Furniture stores.
35. General Merchandise Retail Stores.
36. Gift shops.
37. Hardware stores.
38. Hobby shops.
39. Home Furnishings stores.
40. Hotels and hospitality uses as shown on approved specific implementation plans.
41. Household appliance stores, including radio and television sales and service.
42. Jewelry and watch stores, including repair.
43. Leather goods and luggage stores.
44. Libraries.
45. Liquor stores (packaged goods only).
46. Locksmith shops.
47. Luggage and travel stores.
48. Massage therapy.
49. Hospital, medical, dental, hearing, optical and allied medical clinics and offices and research laboratories, including accessory laboratories.
50. Musical instrument lessons, sales and repair.
51. Multi-family and senior residences as shown on the approved specific implementation plans, including home occupations as defined in MGO Sec. 28.04(26).
52. Nail salons.
53. Office supply and stationery stores.
54. Offices, business, government and professional.
55. Optical sales.
56. Orthopedic and medical appliance and supply stores.
57. Outdoor seating and recreation areas.
58. Parking lots, garages and structures.
59. Personal computers and home electronics, sales and service.
60. Pet stores and pet kennels, provided however there shall be no outdoor pet runs.
61. Phonograph, record and sheet music stores.
62. Physical culture, health services, reducing salons and health clubs/ gyms.
63. Physical therapy and therapeutic massage services.
64. Picture framing.
65. Post offices, including private parcel business.
66. Record, compact disc and cassette stores.
67. Restaurants, including brewpubs and restaurant-taverns and excluding adult entertainment taverns. Outdoor eating areas associated with the approved uses.
68. Sewing machine sales and service, household appliances only.
69. Shoe and hat repair stores.
70. Sporting goods stores.
71. Tailor shops.
72. Tobacco shops.
73. Toy shops.
74. Travel bureau and transportation ticket offices.
75. Upholstery and interior decorating shops.
76. Variety stores.
77. Veterinary clinics (outside kennels prohibited).
78. Video and video game rental and sale establishments, excluding adult video stores.
79. Wearing apparel and shoe shops.
80. Farmers markets for the sale of personally prepared food and handcrafted goods.
81. Secondhand and rummage shops.
82. Outdoor charging stations for electric and alternative vehicles.
83. Shared bicycle stations
84. Accessory uses directly associated with the permitted uses listed herein.

3

SECTION THREE

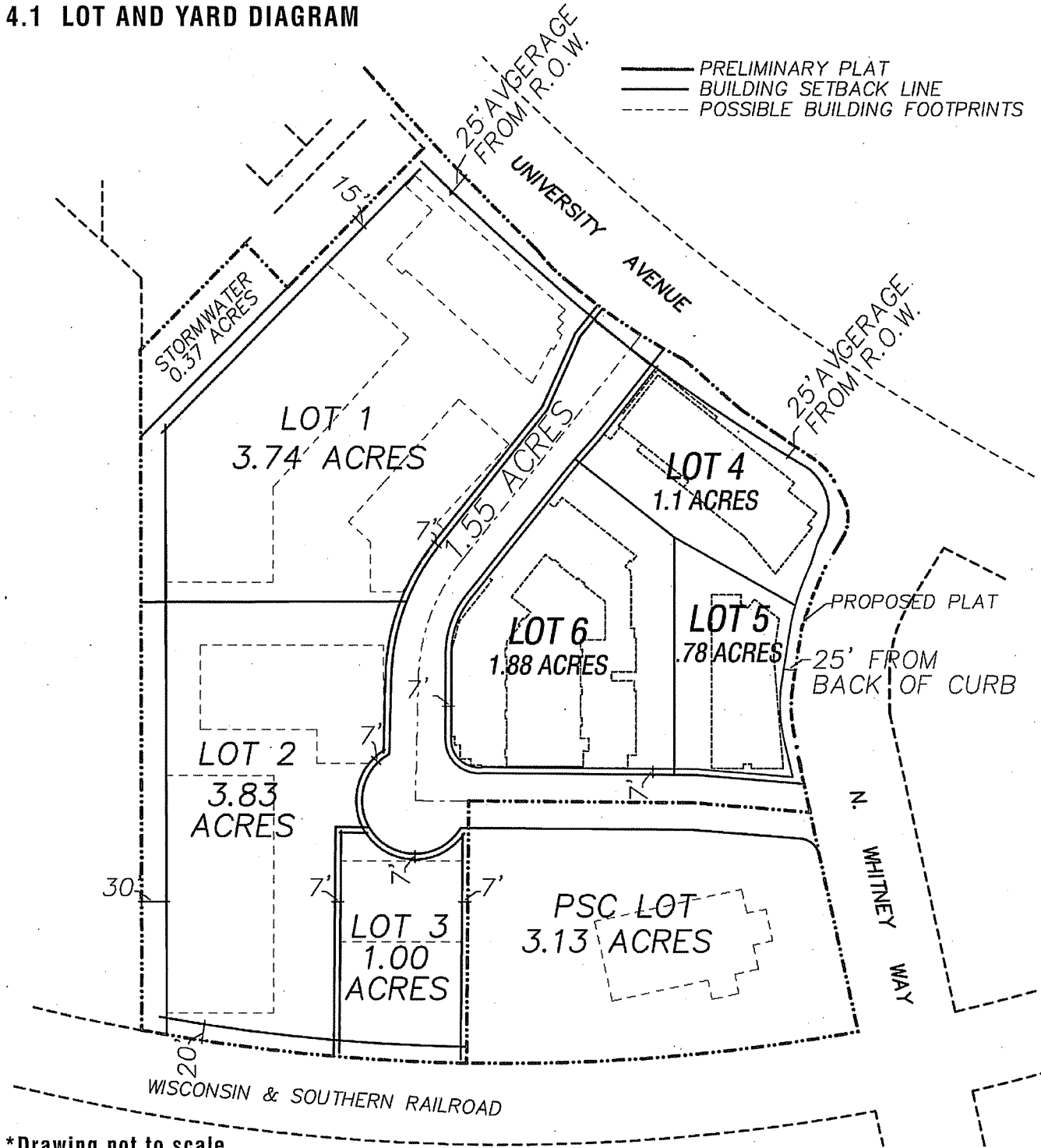
Not Used.

4

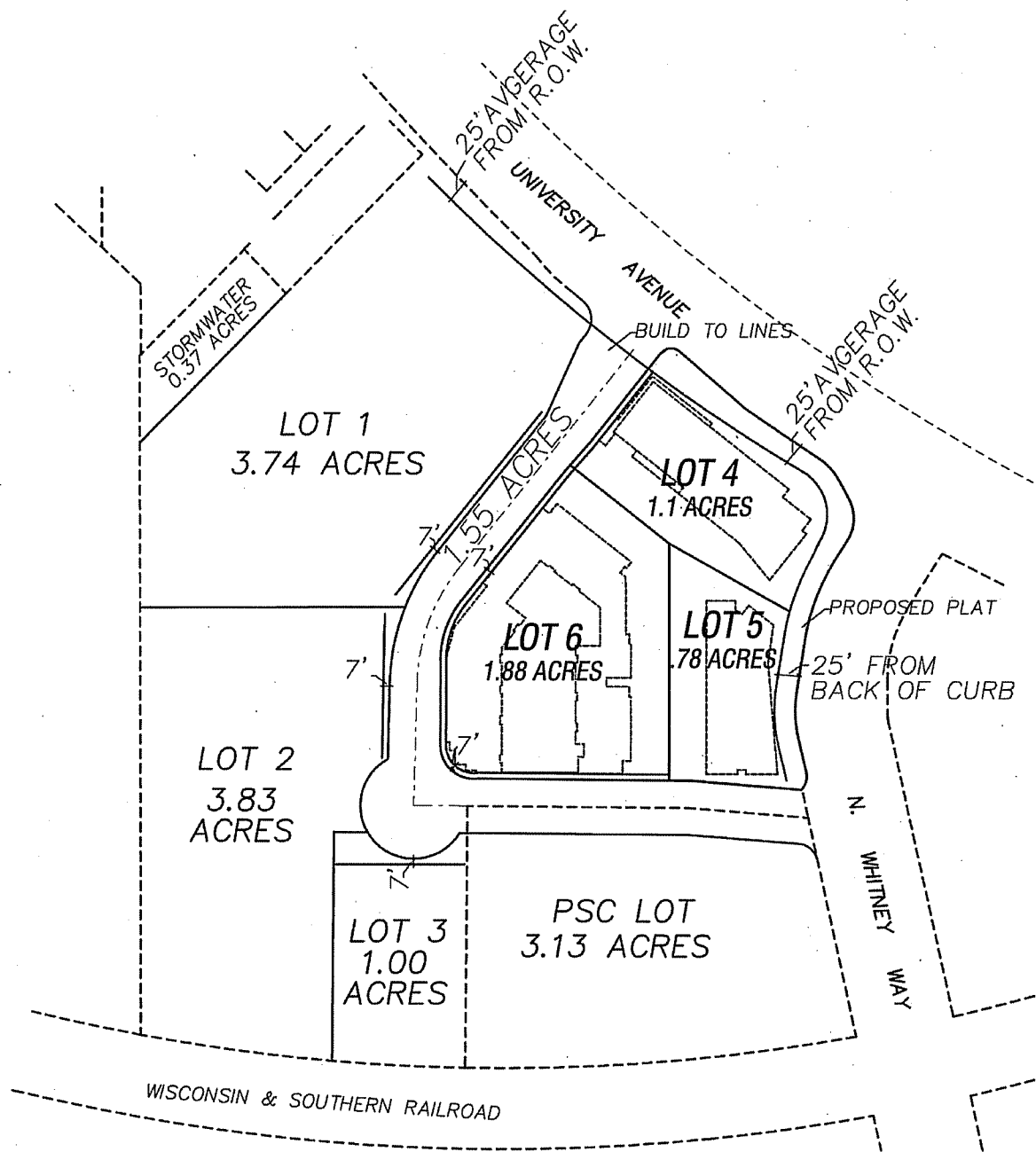
SECTION FOUR

- 4.1 Lot and Yard Diagram
- 4.2 Build-to Diagram
- 4.3 Building Data and Utilization Chart (Ammended)
and Concept Master Plan
- 4.4 Development Illustrations

4.1 LOT AND YARD DIAGRAM



*Drawing not to scale



— BUILD-TO LINES

NOTE: BUILDINGS SHOULD BUILD UP TO THE BUILD-TO LINES IN ORDER TO DEFINE THE PUBLIC SPACE.

"BUILD-TO LINES" ARE TYPICALLY WITHIN 5' OF MINIMUM SETBACK LINES AT POTENTIAL BUILDING LOCATIONS. THE LOCATION OF BUILD-TO LINES MAY VARY AT CURVED R.O.W.'S. PORTIONS OF BUILDINGS CAN BE SET BACK FROM THE BUILD TO LINE BUT THE INTENT IS FOR MOST OF THE BUILDING TO BE BUILT UP TO THE BUILD-TO LINE. FINAL BUILDING LOCATIONS ARE TO BE DETERMINED IN S.I.P. PROCESS. STRUCTURES CAN BE RECESSED FROM THE BUILD-TO LINE TO ALLOW FOR ADDITIONAL LANDSCAPING

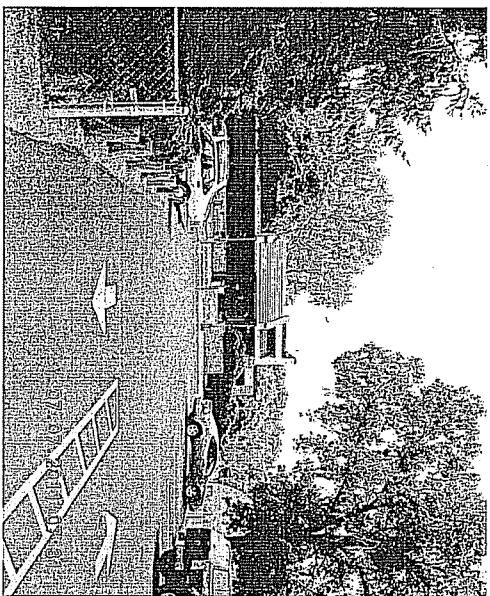
*Drawing not to scale



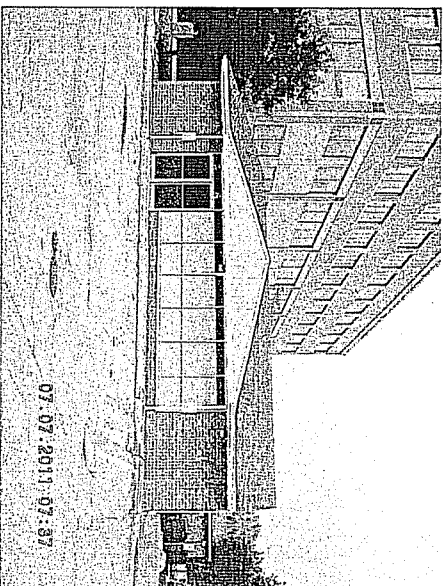
University Crossing - Site Location

Urban Design Commission
February 15, 2012

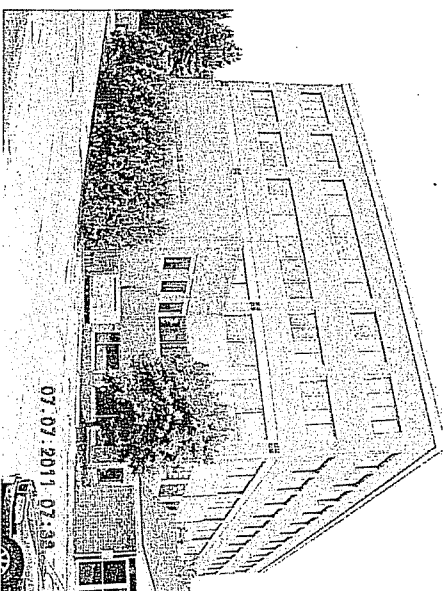
5129 UNIVERSITY AVENUE, SPRING HARBOR ANIMAL HOSPITAL



650 N. WHITNEY WAY, OPEN PANTRY



610 N. WHITNEY WAY, PSC BUILDING



University Crossing - Surrounding Context

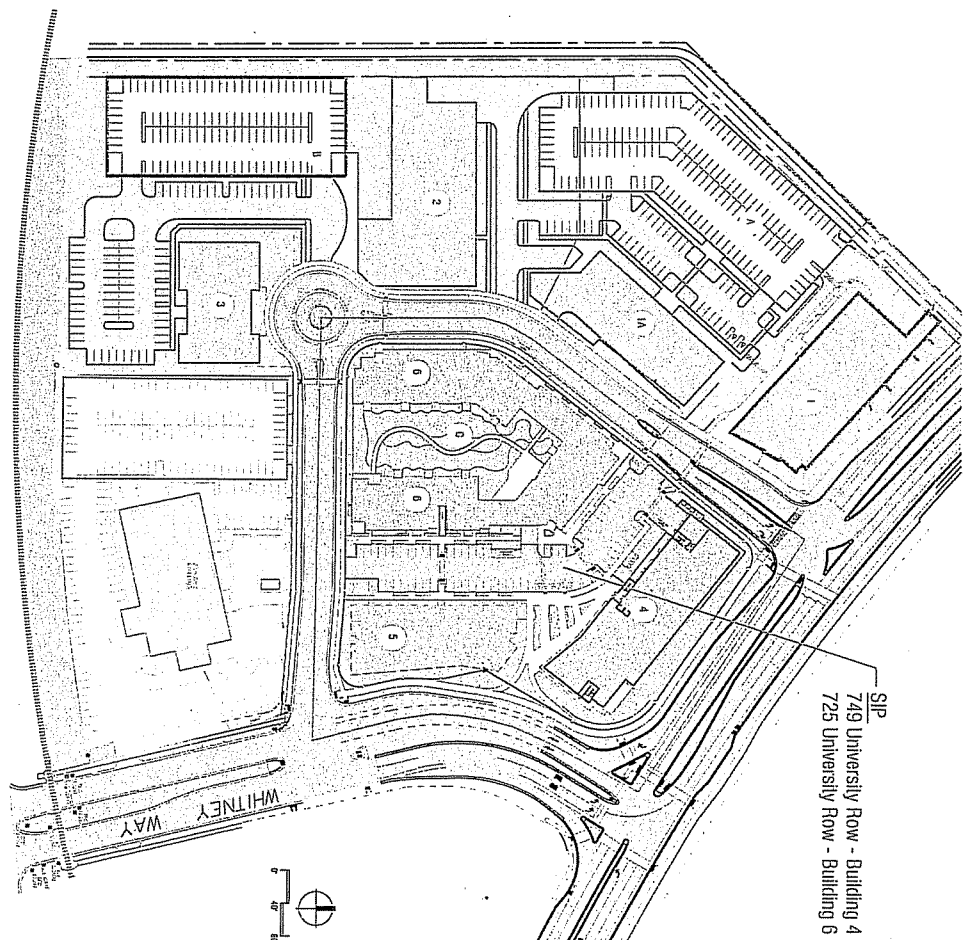
Urban Design Commission
February 15, 2012

4.3 BUILDING DATA AND UTILIZATION AND CONCEPT MASTER PLAN

Lot #	Potential Land Use	Net Lot Area (sf)	Proposed Footprint Area (sf)	Proposed Height (stories)	Proposed Building Area (sf)	F.A.R.	Proposed Parking Stalls
1	Clinic	186,000	Bldg 1: 20,000 Bldg 1A: 17,500	3 4	Bldg 1: 67,420 Bldg 1A: 70,000	0.74	Surface: Structure A: 456 Below Bldg: 28 Surface: Structure B: 19 Below Bldg: 342
2	Clinic	144,184	Bldg 2: 26,700	3	Bldg 2: 80,000	0.55	Surface: Below Bldg: 50
3	Non-profit hospitality	43,560	Bldg 3: 13,400	3	Bldg 3: 40,000	0.92	Surface: 42
4	Office/Retail	54,014	Bldg 4: 22,800	3	Bldg 4: 64,940	1.2	Surface: Below Bldg: 29
5	Hotel (or Office)	40,075	Bldg 5: 14,000	6 (or 4)	84,000 (or 64,000)	2.10 (or 1.60)	Surface: Below Bldg: 36
6	Residential + Parking C	68,000	Residential 24,234 Parking 32,315	4 & 5	Residential 131,810 Parking 139,690	1.94	337
		Total Building Area: 538,170				Total Parking Stalls 1,445	
		(or 518,170 w./ #5 Office)				2.69 stalls/ 1,000 sf (or 2.79 w./ #5 Office)	

*Parking Structure C for Buildings 4, 5, & 6

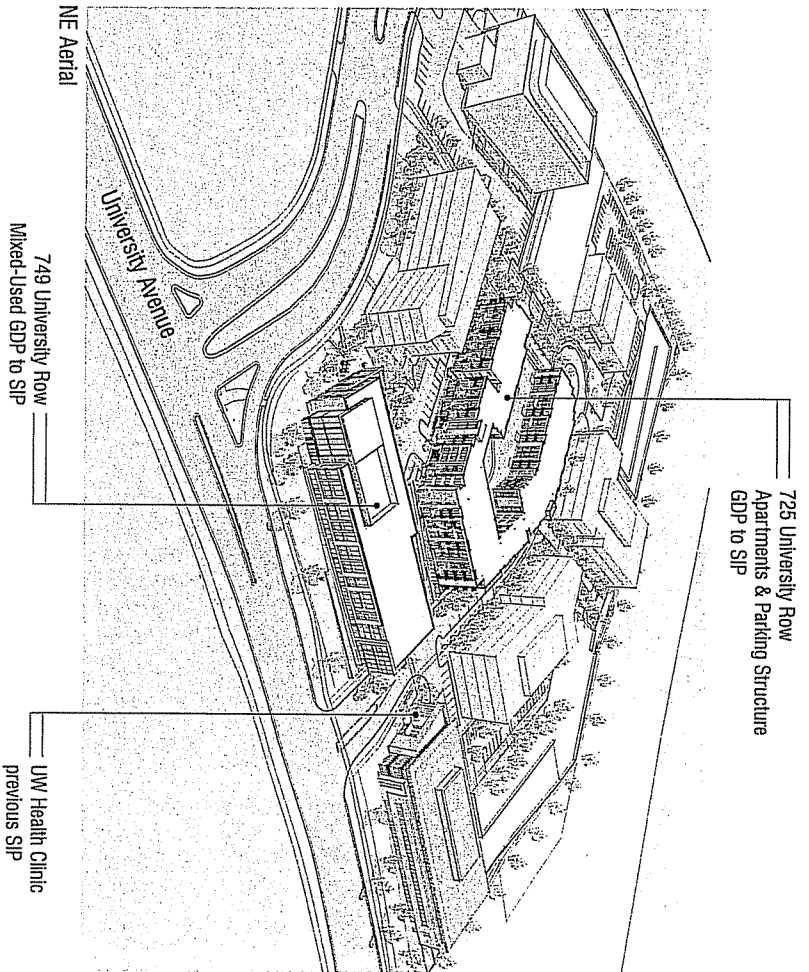
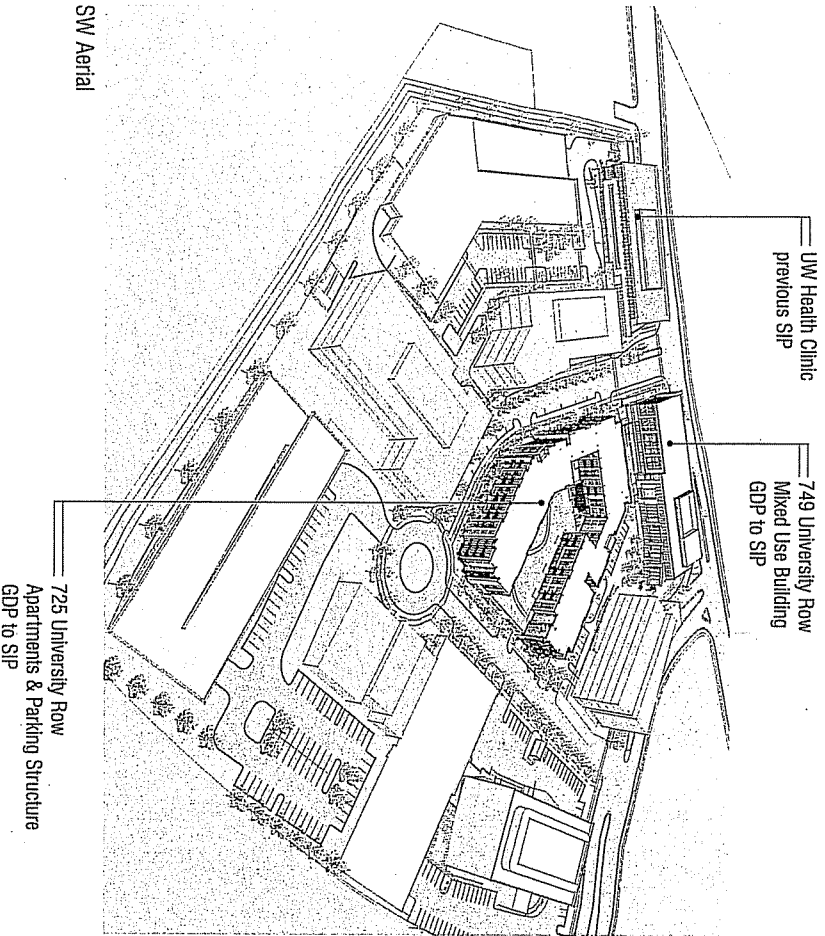
Parking
 Parking Structure A: 3 Levels - approx. 456 stalls
 Parking Structure B: 3 Levels - approx. 342 stalls
 Parking Structure C: 3 Levels - approx. 337 stalls
 (Parking Structures to be 10-11 feet floor to floor)



** This is a Concept Masterplan. Final building footprint uses and sizes will be determined during the SIP submittals.

University Crossing - GDP Site Plan

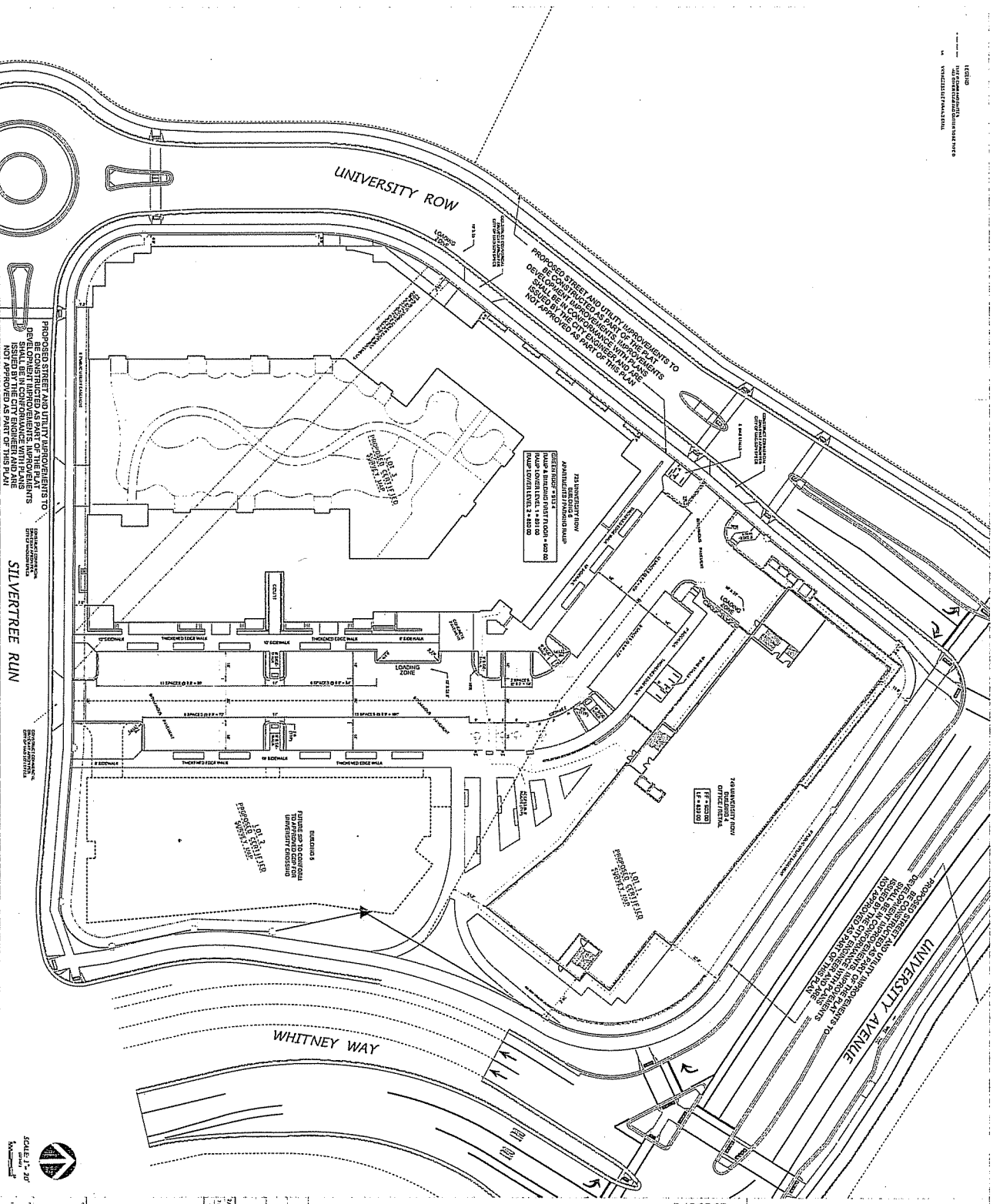
Urban Design Commission
 February 15, 2012



University Crossing - Site Massings

Urban Design Commission
February 15, 2012

UNIVERSITY ROW
UNIVERSITY AVENUE
WHITNEY WAY
SILVERTREE RUN



PROPOSED STREET AND UTILITY IMPROVEMENTS TO BE CONSIDERED AS PART OF THE PLAN SHALL BE IN COMPLIANCE WITH PLANS ISSUED BY THE CITY ENGINEER AND ARE NOT APPROVED AS PART OF THIS PLAN

UNIVERSITY ROW IMPROVEMENTS TO BE CONSIDERED AS PART OF THE PLAN

UNIVERSITY AVENUE IMPROVEMENTS TO BE CONSIDERED AS PART OF THE PLAN



SCALE: 1" = 30'

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/1/2010
2	ISSUED FOR PERMITTING	10/1/2010
3	ISSUED FOR PERMITTING	10/1/2010
4	ISSUED FOR PERMITTING	10/1/2010
5	ISSUED FOR PERMITTING	10/1/2010
6	ISSUED FOR PERMITTING	10/1/2010
7	ISSUED FOR PERMITTING	10/1/2010
8	ISSUED FOR PERMITTING	10/1/2010
9	ISSUED FOR PERMITTING	10/1/2010
10	ISSUED FOR PERMITTING	10/1/2010

UNIVERSITY CROSSING BUILDINGS #4 & #6

SITE PLAN

UNIVERSITY CROSSING BUILDINGS #4 & #6
UNIVERSITY CROSSING BUILDINGS #4 & #6
UNIVERSITY CROSSING BUILDINGS #4 & #6

FINAL PUBLIC ROWWAY GEOMETRICS WILL BE PROVIDED BY THE CITY OF MADISON. ALL WORK IN THE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE PLAN ISSUED BY THE CITY ENGINEER AND ARE NOT APPROVED AS PART OF THIS PLAN

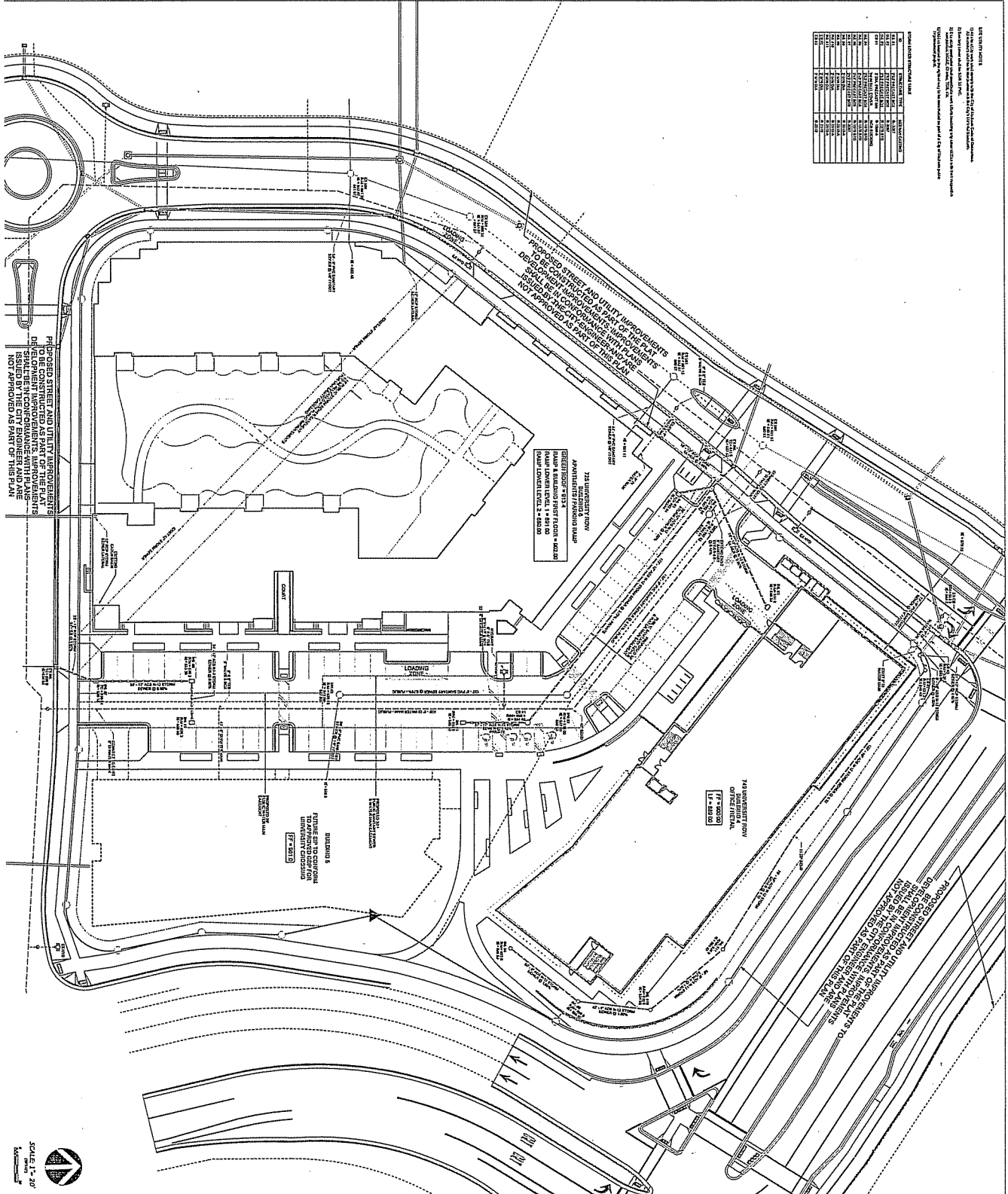
UNIVERSITY CROSSING BUILDINGS #4 & #6
UNIVERSITY CROSSING BUILDINGS #4 & #6
UNIVERSITY CROSSING BUILDINGS #4 & #6



Peter Lawson
GENERAL CONTRACTORS, LLC

DATE: 11/15/11
 PROJECT: UNIVERSITY CROSSING BUILDINGS #4 & #6
 SHEET: SITE UTILITY PLAN

ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1	GRAVEL	150,000	1.50	225,000
2	CONCRETE	100,000	3.00	300,000
3	ASPHALT	50,000	4.00	200,000
4	PIPE	10,000	10.00	100,000
5	VALVES	10	500.00	5,000
6	MANHOLE FRAMES	10	100.00	1,000
7	LANDSCAPE	1	100,000.00	100,000
8	UTILITIES	1	50,000.00	50,000
9	DEMOLITION	1	100,000.00	100,000
10	PERMITS	1	10,000.00	10,000
11	CONTINGENCY	1	500,000.00	500,000
TOTAL				1,985,000



Peter Lawson
GENERAL CONTRACTORS, LLC

Krupp
GENERAL CONTRACTORS, LLC

1107 FOR CONSTRUCTION

UNIVERSITY CROSSING BUILDINGS #4 & #6
Krupp GENERAL CONTRACTORS
723 & 726 UNIVERSITY BLVD
LANSING, MICHIGAN

DATE	NOV. 15, 2011	BY	DAVID J. HARRIS
REVISION	NOVEMBER 15, 2011	BY	DAVID J. HARRIS
REVISION	NOVEMBER 15, 2011	BY	DAVID J. HARRIS

1107 FOR CONSTRUCTION

DATE: 11/15/11

PROJECT: UNIVERSITY CROSSING BUILDINGS #4 & #6

SHEET: SITE UTILITY PLAN

DRAWN BY: DAVID J. HARRIS

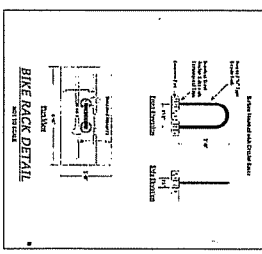
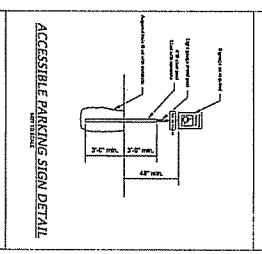
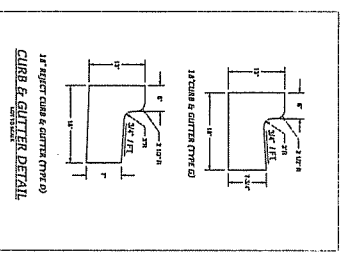
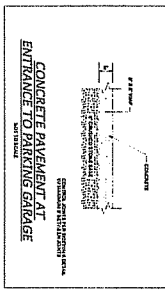
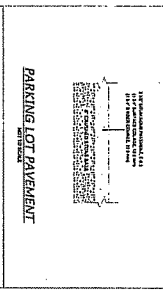
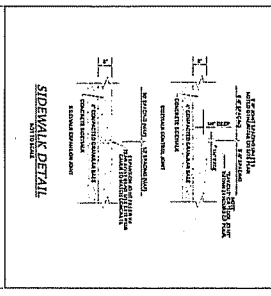
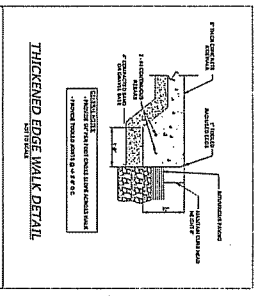
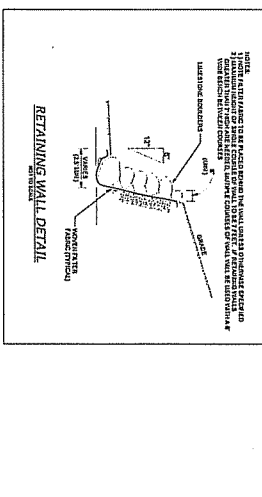
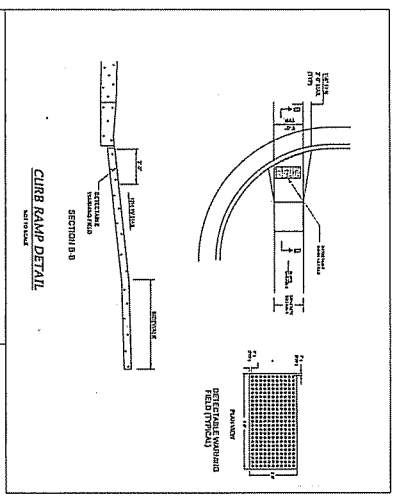
CHECKED BY: DAVID J. HARRIS

SCALE: 1" = 20'

FIG. NO. 1107

FIG. NO. 1107

FIG. NO. 1107



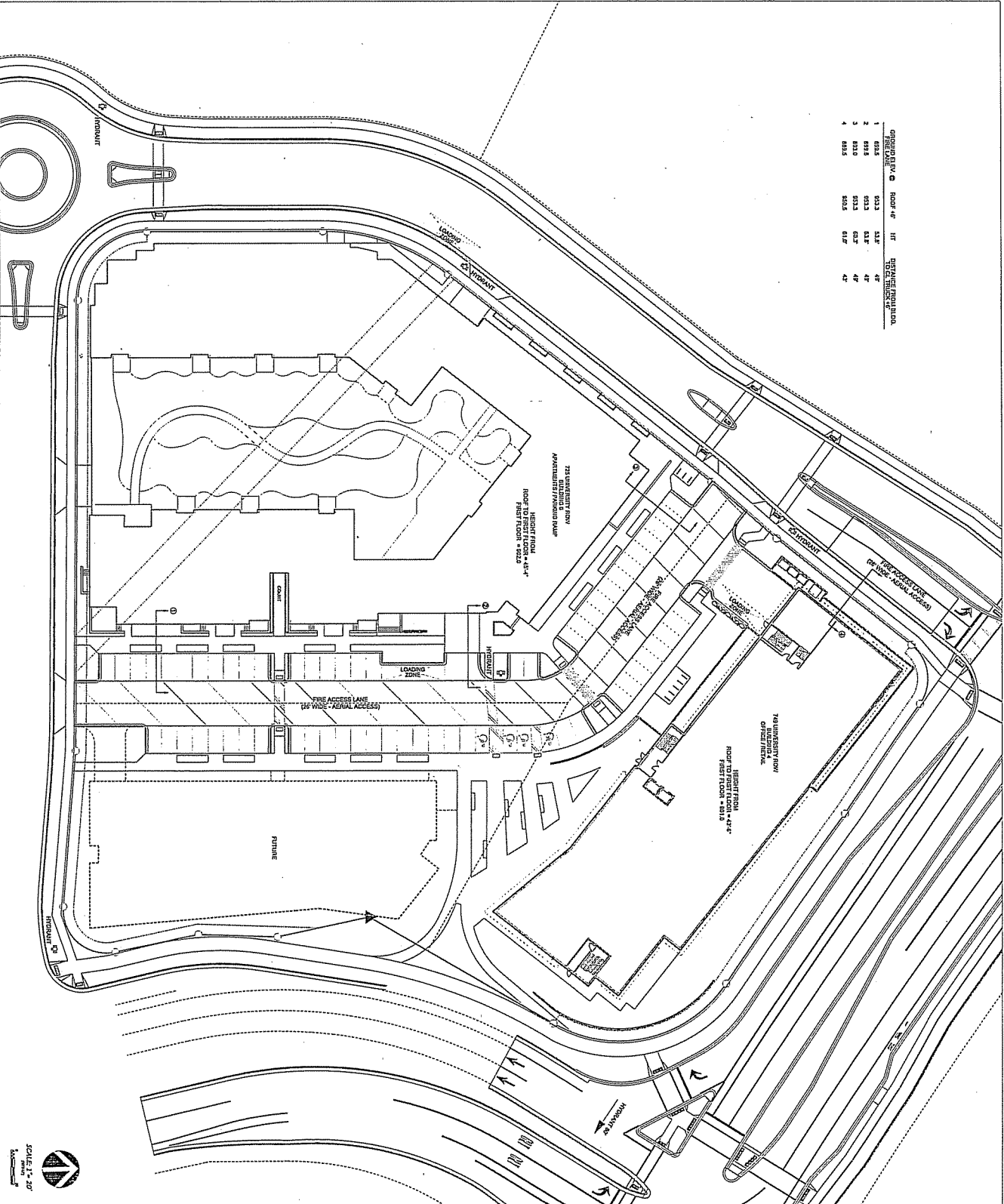
Potter Lawson
CRUPP
 CONSULTING ENGINEERS, LTD.

BRUNER, NIXON & ASSOCIATES, INC.
 7519 Richmond Way, Arlington, VA 22202
 Phone: (703) 253-7100
 Telefax: (703) 253-7101

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	12/12/12	ISSUED FOR PERMIT
2	01/15/13	ISSUED FOR CONSTRUCTION
3	02/20/13	ISSUED FOR CONSTRUCTION
4	03/25/13	ISSUED FOR CONSTRUCTION
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99	02/01/21	ISSUED FOR CONSTRUCTION
100	03/01/21	ISSUED FOR CONSTRUCTION

UNIVERSITY CROSSING
 BUILDINGS #4 & #6
 BRUNER, NIXON & ASSOCIATES
 7519 RICHMOND WAY
 ARLINGTON, VIRGINIA 22202



UNIVERSITY CROSSING BUILDINGS #4 & #6

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	01/15/11	ML
2	REVISIONS	01/15/11	ML
3	REVISIONS	01/15/11	ML
4	REVISIONS	01/15/11	ML

SCALE: 1/8" = 1'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"

Potter Lawson
 GENERAL CONTRACTORS, LLC

BRIDGES ENTERPRISE ASSOCIATES, INC.
 210 Westwood Way, Suite 200, WY 82001
 TEL: 307.733.1111 FAX: 307.733.1112
 WWW.BRIDGES-ENTERPRISE.COM

NOTICE:
 FULL PUBLIC ROWADOWN GEOMETRICS
 WILL BE PROVIDED BY THE CITY OF
 WYOMING. THE ENGINEER OF WORK SHALL
 CONFORM WITH THE PLAN ISSUED BY
 ENGINEER PRODUCT NUMBER
 10/10/11

NOTION CONSTRUCTION

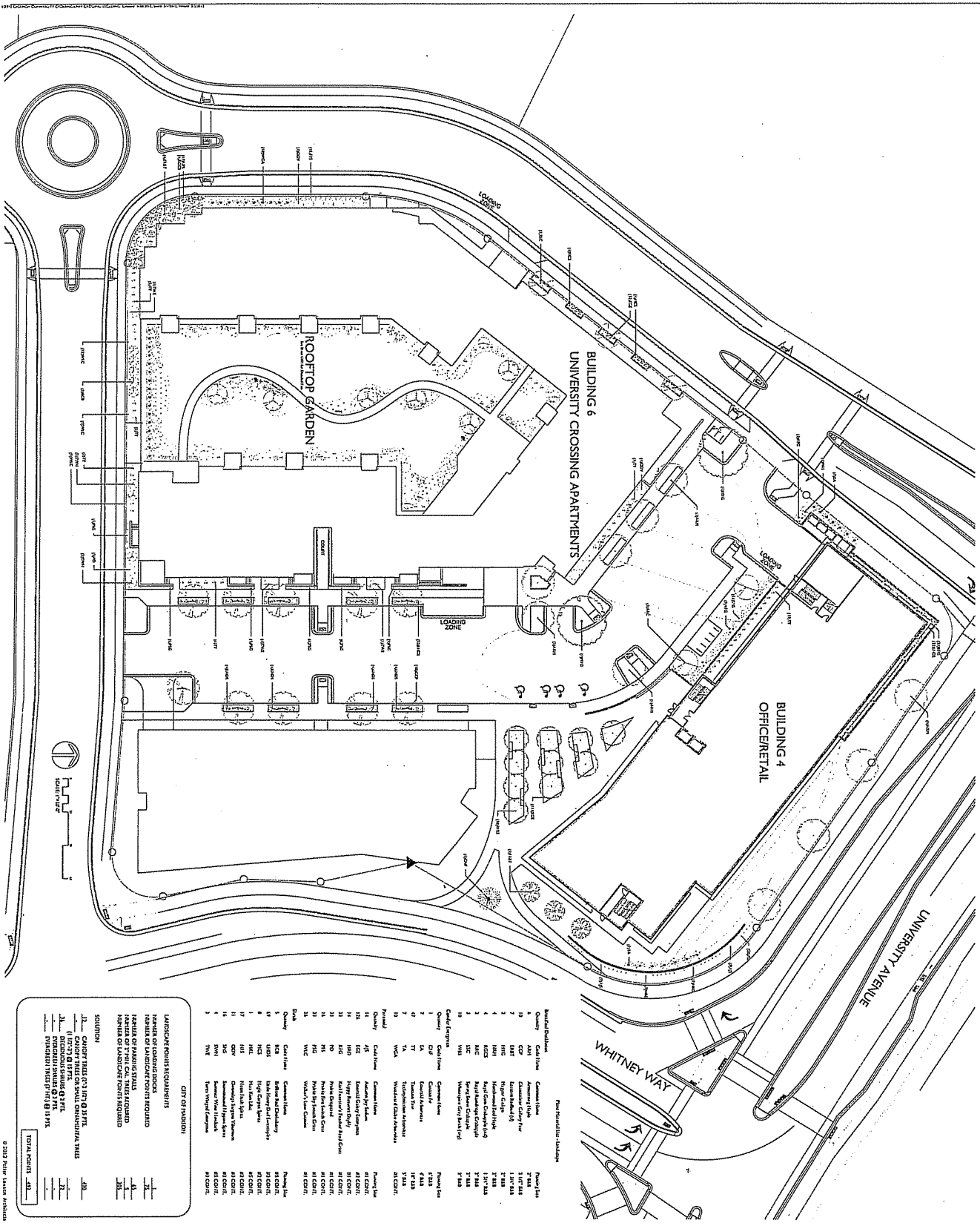
NO.	DESCRIPTION	DATE	BY
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2	REVISIONS	01/15/11	ML
3	REVISIONS	01/15/11	ML
4	REVISIONS	01/15/11	ML

**UNIVERSITY CROSSING
 BUILDINGS #4 & #6**

BRIDGE GENERAL CONTRACTORS
 210 Westwood Way, Suite 200, WY 82001

**FIRE APPARATUS
 ACCESS PLAN**

C105



Plant Material List - Landscaping

Quantity	Code	Plant Name	Planting Date
1	101	Planting	1/1/11
1	102	Planting	1/1/11
1	103	Planting	1/1/11
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Potter Lawson
GENERAL CONTRACTORS, LLC

KRUEGER
GENERAL CONTRACTORS, LLC

Company
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
GENERAL CONTRACTORS
735 UNIVERSITY BOULEVARD
SUITE 200
ANN ARBOR, MI 48106-1515

Notes:

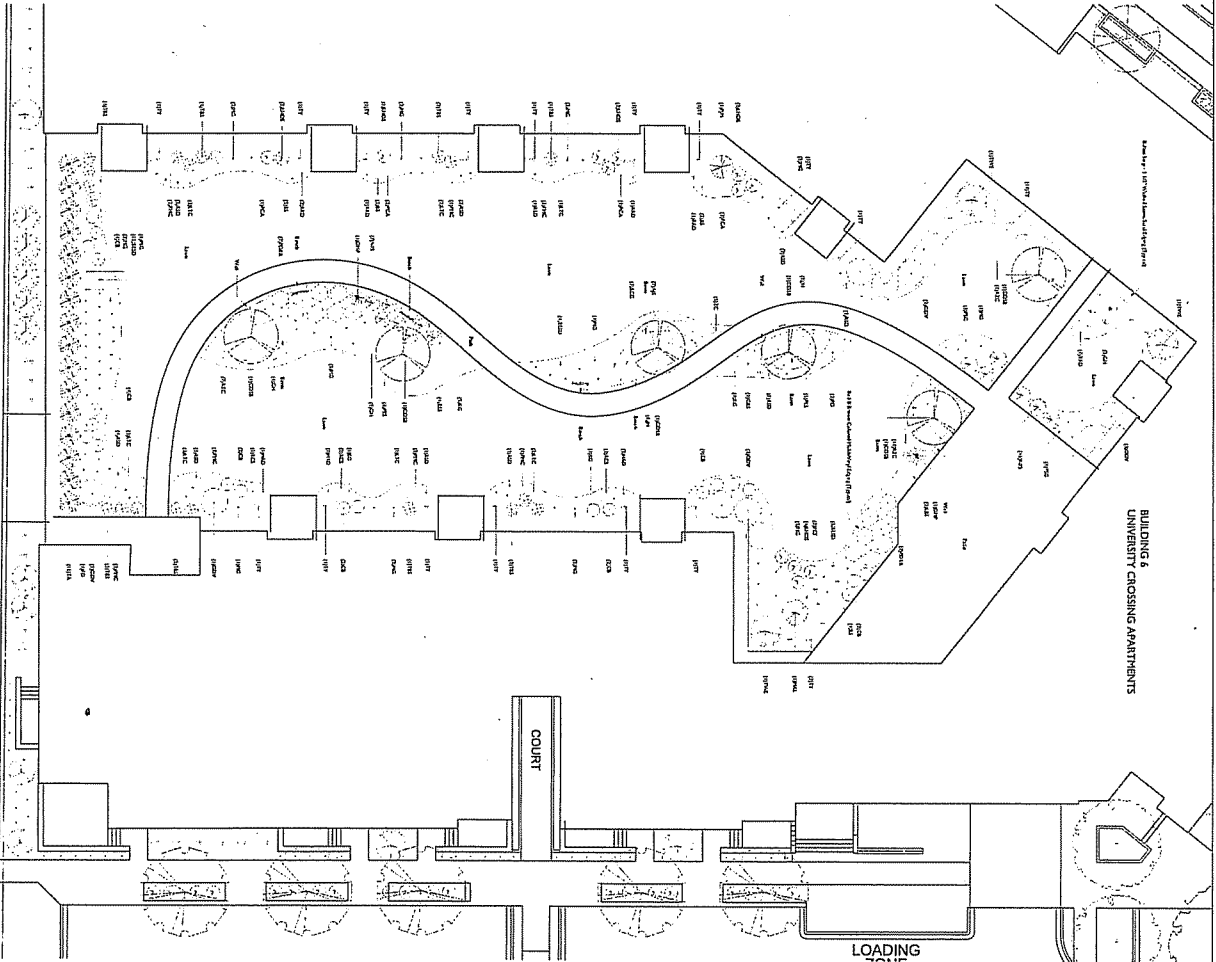
UNIVERSITY CROSSING BUILDINGS #4 AND #6
MEPP GENERAL CONTRACTORS

LANDSCAPE PLAN
735 UNIVERSITY BOULEVARD
ANN ARBOR, MICHIGAN

DATE: 1/1/11
SCALE: AS SHOWN
PROJECT NO.: 11-001
DATE PLOTTED: 1/1/11
PLANNER: J. L. POTTER
CHECKED: J. L. POTTER
DATE: 1/1/11

Plant Installation Schedule Data

Quantity	Code	Plant Name	Plant Size
1	CE1	Common Tree	7' Tall
1	CE2	Common Tree	10' Tall
1	CE3	Common Tree	12' Tall
1	CE4	Common Tree	15' Tall
1	CE5	Common Tree	18' Tall
1	CE6	Common Tree	21' Tall
1	CE7	Common Tree	24' Tall
1	CE8	Common Tree	27' Tall
1	CE9	Common Tree	30' Tall
1	CE10	Common Tree	33' Tall
1	CE11	Common Tree	36' Tall
1	CE12	Common Tree	39' Tall
1	CE13	Common Tree	42' Tall
1	CE14	Common Tree	45' Tall
1	CE15	Common Tree	48' Tall
1	CE16	Common Tree	51' Tall
1	CE17	Common Tree	54' Tall
1	CE18	Common Tree	57' Tall
1	CE19	Common Tree	60' Tall
1	CE20	Common Tree	63' Tall
1	CE21	Common Tree	66' Tall
1	CE22	Common Tree	69' Tall
1	CE23	Common Tree	72' Tall
1	CE24	Common Tree	75' Tall
1	CE25	Common Tree	78' Tall
1	CE26	Common Tree	81' Tall
1	CE27	Common Tree	84' Tall
1	CE28	Common Tree	87' Tall
1	CE29	Common Tree	90' Tall
1	CE30	Common Tree	93' Tall
1	CE31	Common Tree	96' Tall
1	CE32	Common Tree	99' Tall
1	CE33	Common Tree	102' Tall
1	CE34	Common Tree	105' Tall
1	CE35	Common Tree	108' Tall
1	CE36	Common Tree	111' Tall
1	CE37	Common Tree	114' Tall
1	CE38	Common Tree	117' Tall
1	CE39	Common Tree	120' Tall
1	CE40	Common Tree	123' Tall
1	CE41	Common Tree	126' Tall
1	CE42	Common Tree	129' Tall
1	CE43	Common Tree	132' Tall
1	CE44	Common Tree	135' Tall
1	CE45	Common Tree	138' Tall
1	CE46	Common Tree	141' Tall
1	CE47	Common Tree	144' Tall
1	CE48	Common Tree	147' Tall
1	CE49	Common Tree	150' Tall
1	CE50	Common Tree	153' Tall
1	CE51	Common Tree	156' Tall
1	CE52	Common Tree	159' Tall
1	CE53	Common Tree	162' Tall
1	CE54	Common Tree	165' Tall
1	CE55	Common Tree	168' Tall
1	CE56	Common Tree	171' Tall
1	CE57	Common Tree	174' Tall
1	CE58	Common Tree	177' Tall
1	CE59	Common Tree	180' Tall
1	CE60	Common Tree	183' Tall
1	CE61	Common Tree	186' Tall
1	CE62	Common Tree	189' Tall
1	CE63	Common Tree	192' Tall
1	CE64	Common Tree	195' Tall
1	CE65	Common Tree	198' Tall
1	CE66	Common Tree	201' Tall
1	CE67	Common Tree	204' Tall
1	CE68	Common Tree	207' Tall
1	CE69	Common Tree	210' Tall
1	CE70	Common Tree	213' Tall
1	CE71	Common Tree	216' Tall
1	CE72	Common Tree	219' Tall
1	CE73	Common Tree	222' Tall
1	CE74	Common Tree	225' Tall
1	CE75	Common Tree	228' Tall
1	CE76	Common Tree	231' Tall
1	CE77	Common Tree	234' Tall
1	CE78	Common Tree	237' Tall
1	CE79	Common Tree	240' Tall
1	CE80	Common Tree	243' Tall
1	CE81	Common Tree	246' Tall
1	CE82	Common Tree	249' Tall
1	CE83	Common Tree	252' Tall
1	CE84	Common Tree	255' Tall
1	CE85	Common Tree	258' Tall
1	CE86	Common Tree	261' Tall
1	CE87	Common Tree	264' Tall
1	CE88	Common Tree	267' Tall
1	CE89	Common Tree	270' Tall
1	CE90	Common Tree	273' Tall
1	CE91	Common Tree	276' Tall
1	CE92	Common Tree	279' Tall
1	CE93	Common Tree	282' Tall
1	CE94	Common Tree	285' Tall
1	CE95	Common Tree	288' Tall
1	CE96	Common Tree	291' Tall
1	CE97	Common Tree	294' Tall
1	CE98	Common Tree	297' Tall
1	CE99	Common Tree	300' Tall
1	CE100	Common Tree	303' Tall



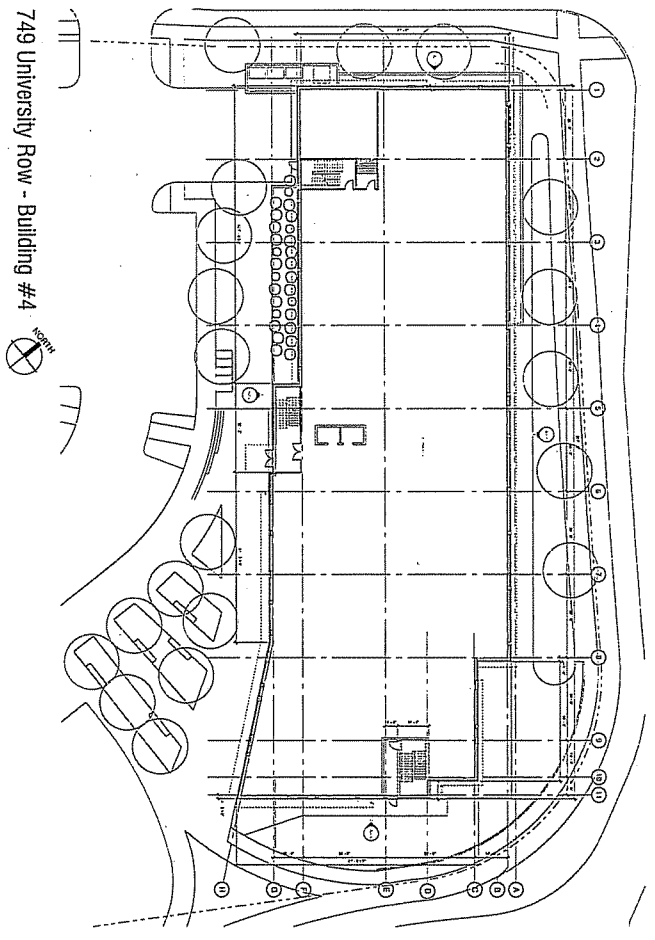
Peter Lawson
GENERAL CONTRACTORS, LLC

Robbany
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
111 SOUTH 10TH ST
SUITE 200
DENVER, CO 80202

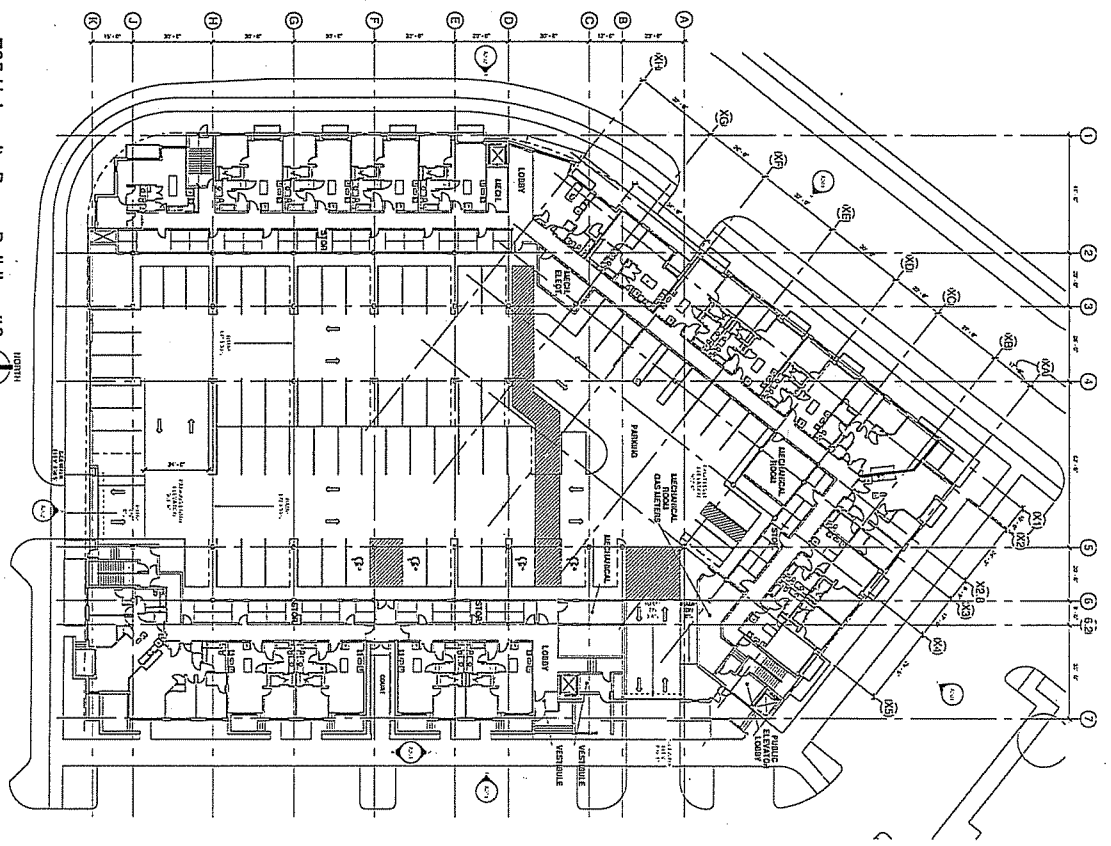
UNIVERSITY CROSSING
BUILDINGS #4 AND #6
ALPINE DESIGN CONTRACTORS

725 UNIVERSITY ROW
LANSING, MICHIGAN 48206

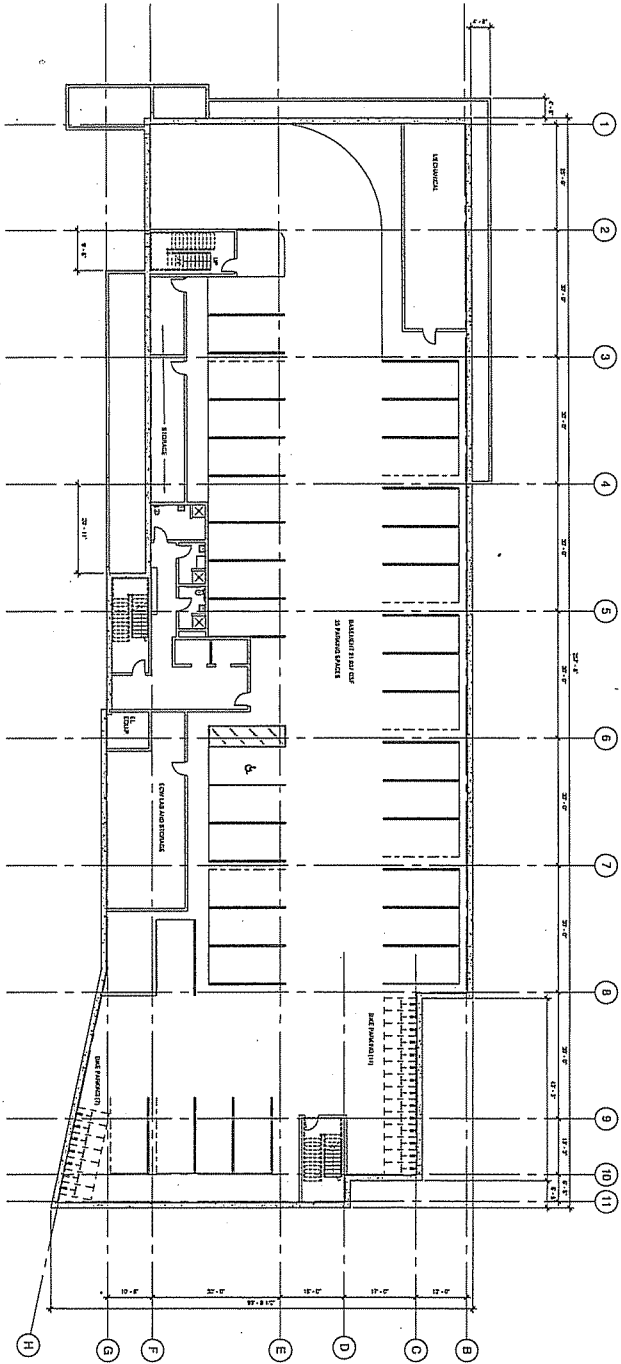
LANDSCAPE PLAN
L101



749 University Row - Building #4



725 University Row - Building #6



1 PARKING LEVEL FLOOR PLAN
 3/20/12
 3/20/12



PRELIMINARY
 NOT FOR CONSTRUCTION

NO.	REVISION	DATE	BY	CHKD.

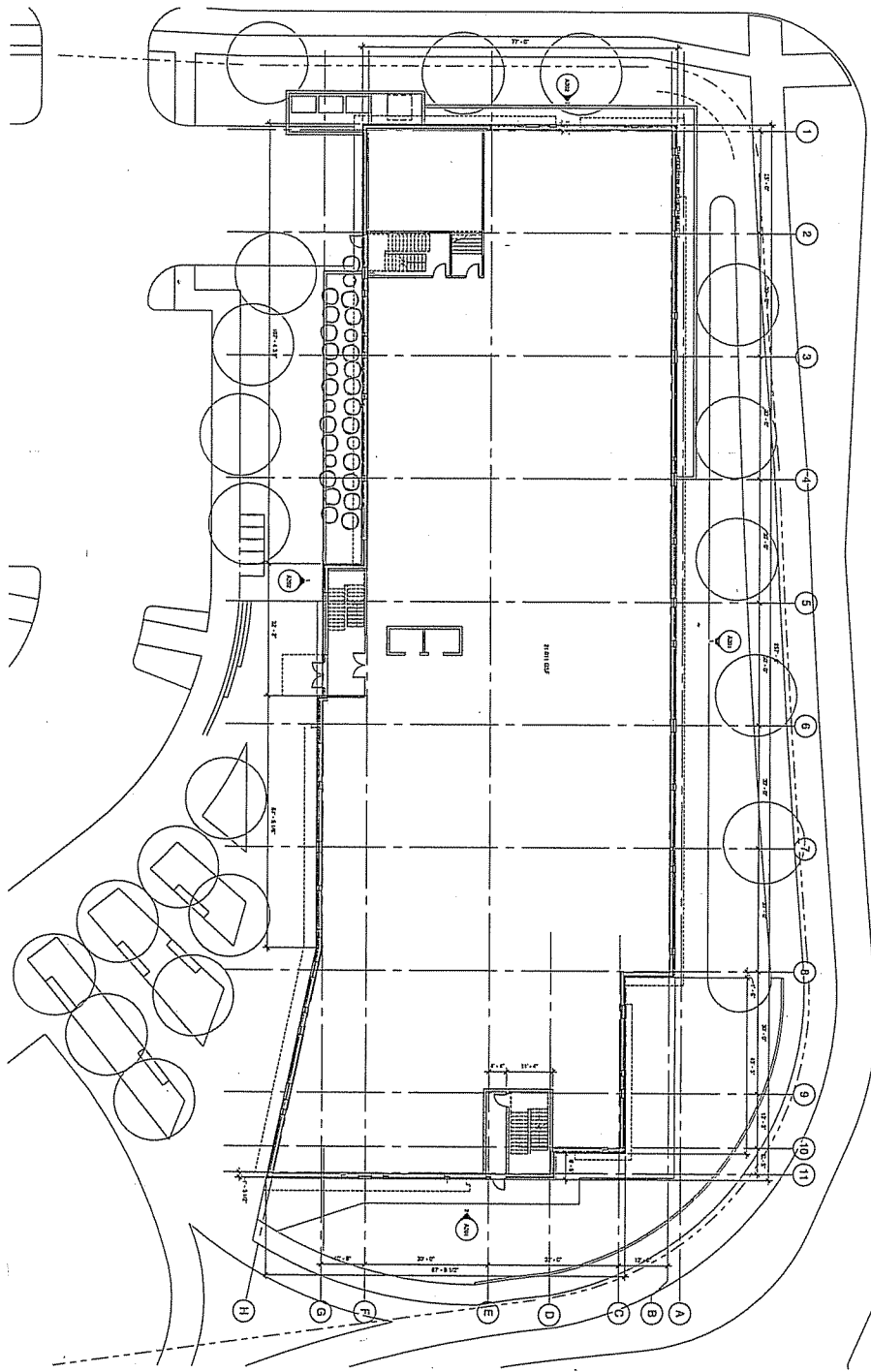
UNIVERSITY CROSSING
 BUILDING #4
 KBRP ARCHITECTURAL CONTRACTORS

ZS UNIVERSITY ROW,
 LANSING, MI

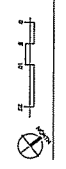
LOWER LEVEL PARKING
 PLAN

A100

Potter Lawson
 ARCHITECTS
KBRP
 GEOMETRIC CONTRACTORS, LLC

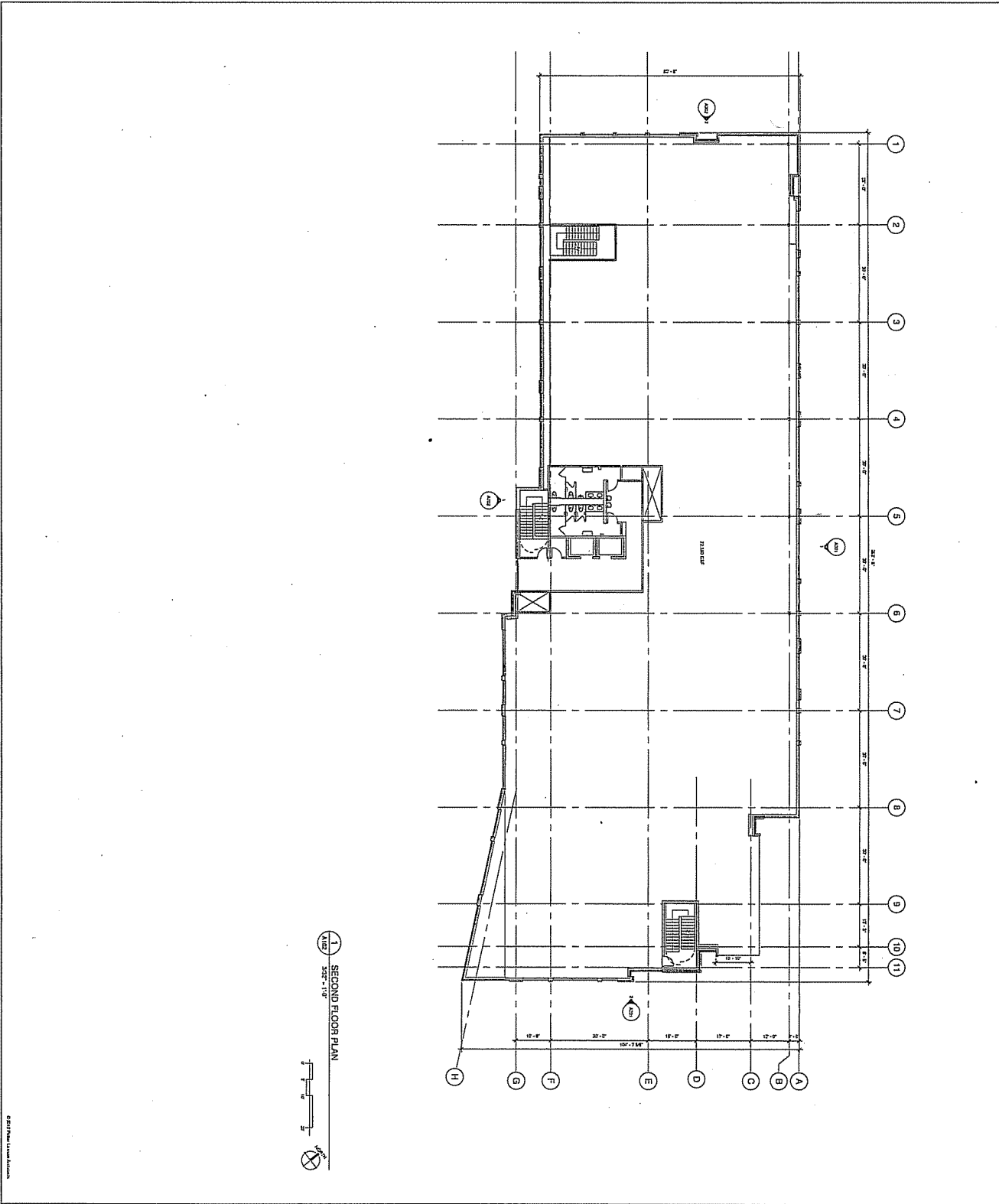


1 FIRST FLOOR PLAN
A101 3/02 - 11'0"



©2011 Potter Lawson Architects

<p>Potter Lawson GENERAL CONTRACTORS, LLC</p>	<p>Krupp GENERAL CONTRACTORS, LLC</p>	<p>DATE: 2/2/12</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT: UNIVERSITY CROSSING</p> <p>LOCATION: 1500 UNIVERSITY AVENUE, LAWSON, VA</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>UNIVERSITY CROSSING BUILDING #4 1500 UNIVERSITY AVENUE LAWSON, VA</p>	<p>FIRST FLOOR PLAN</p> <p>A101</p>
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1 SECOND FLOOR PLAN
 3/8" = 1'-0"

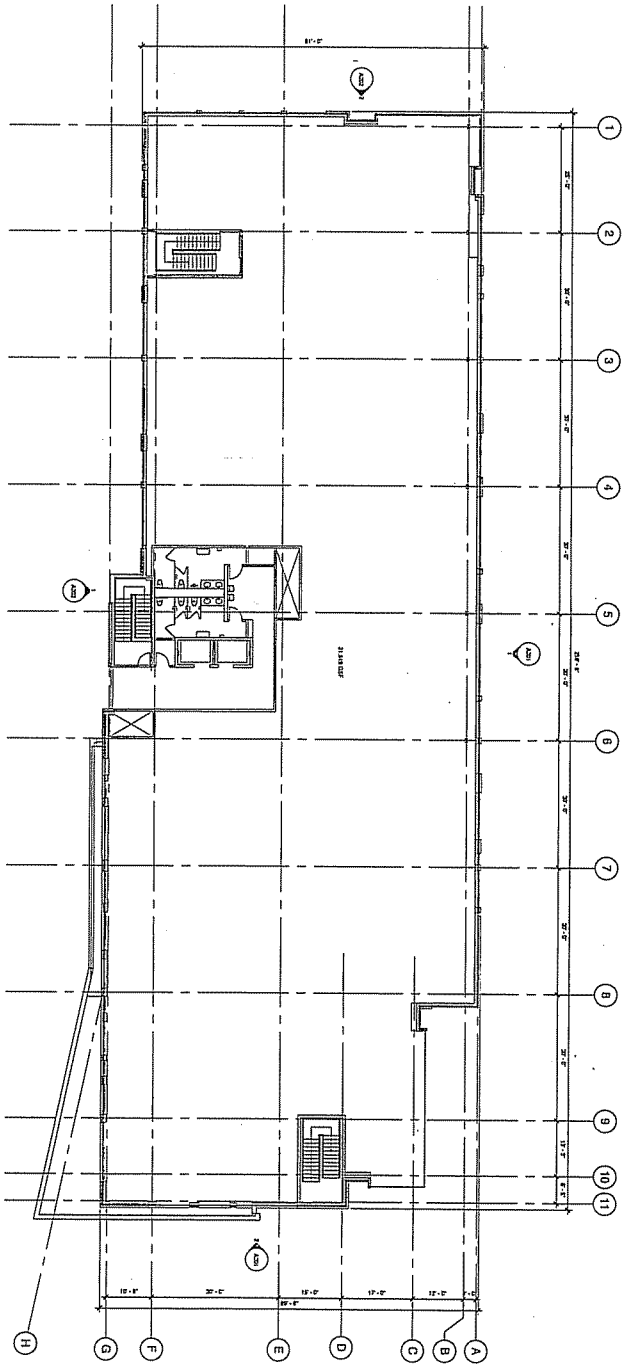
Potter Lawson
 ARCHITECTS
 GENERAL CONTRACTORS, LTD.


PRELIMINARY
 (not for construction)

UNIVERSITY CROSSING
 BUILDING #4
 HUNTSVILLE, ALABAMA

ZPS UNIVERSITY ROW,
 HUNTSVILLE, AL

SECOND FLOOR PLAN
 A102



1 THIRD FLOOR PLAN
 ASB 22'-0" x 1'-0"


Potter Lawson
 GENERAL CONTRACTORS, LLC

Contractor

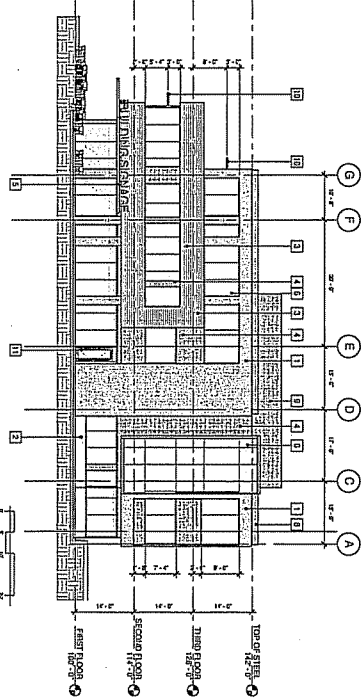
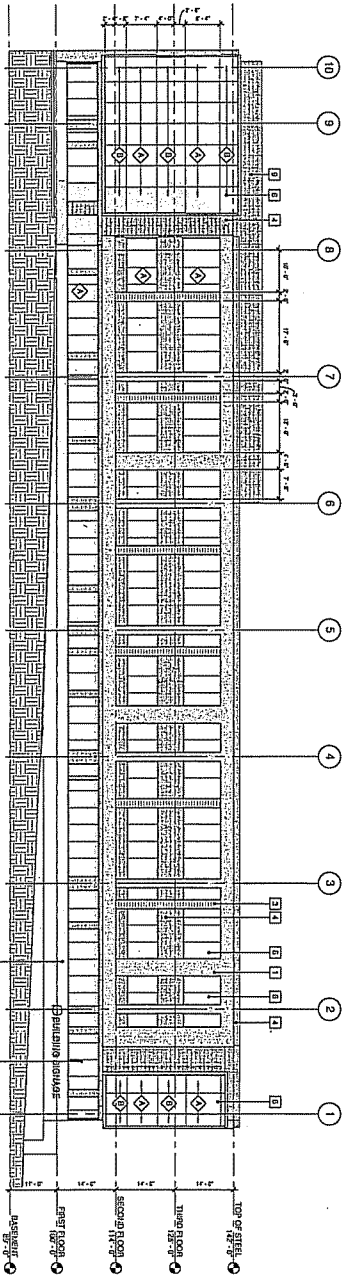
Issue:

PRELIMINARY
 NOT FOR CONSTRUCTION

NO.	REVISION	DATE	BY	CHKD.

UNIVERSITY CROSSING
 BUILDING #4
 MECHANICAL CONTRACTORS
 73 UNIVERSITY BLVD.
 LANSING, MI 48203

THIRD FLOOR PLAN
 SHEET NO. A103



1 NORTH ELEVATION
20' = 1"

2 EAST ELEVATION
20' = 1"



Consultant:

Notes:
 1. EXISTING
 2. PROPOSED
 3. REMOVED
 4. FINISH
 5. REFER TO SHEET
 6. SEE SHEET
 7. SEE SHEET
 8. SEE SHEET
 9. SEE SHEET
 10. SEE SHEET
 11. SEE SHEET
 12. SEE SHEET
 13. SEE SHEET
 14. SEE SHEET
 15. SEE SHEET

- 1. EXISTING
- 2. PROPOSED
- 3. REMOVED
- 4. FINISH
- 5. REFER TO SHEET
- 6. SEE SHEET
- 7. SEE SHEET
- 8. SEE SHEET
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- 14. SEE SHEET
- 15. SEE SHEET

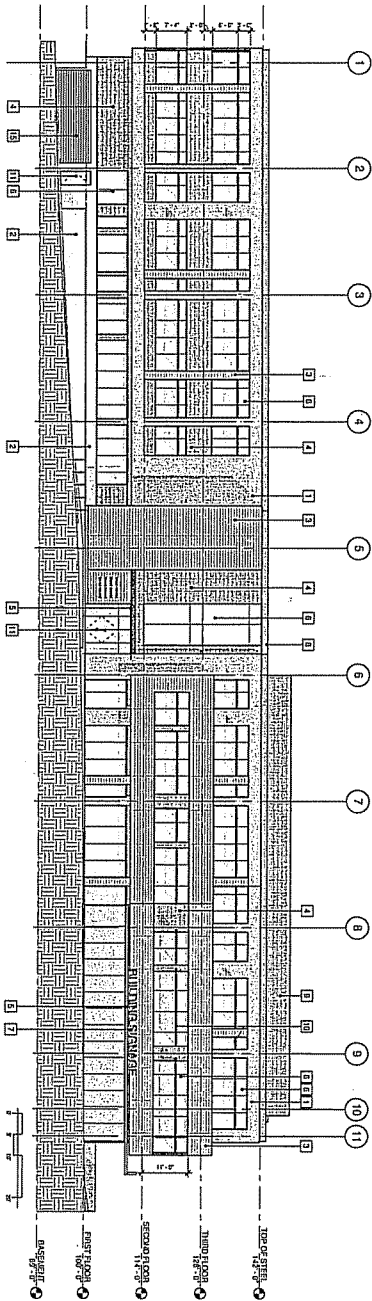
PRELIMINARY
 (not for construction)

NO.	DATE	DESCRIPTION	BY	CHECKED

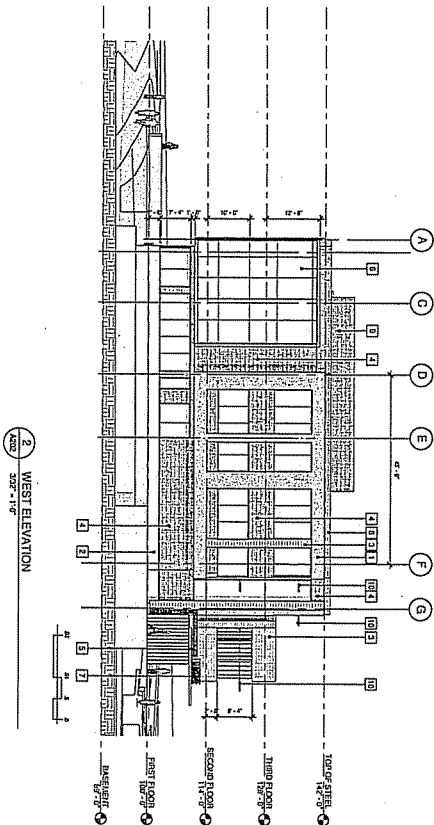
UNIVERSITY CROSSING
 BUILDING #4
 KRUPP GENERAL CONTRACTORS
 775 UNIVERSITY ROW
 BIRMGHAM, AL

BUILDING ELEVATIONS

A201

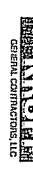


1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"

Potter Lawson
GENERAL CONTRACTORS, LLC



DATE: 02/15/2012
PROJECT: UNIVERSITY CROSSING BUILDING #4
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 3/32" = 1'-0"

- REVISIONS:**
- 1. [Symbol] [Description]
 - 2. [Symbol] [Description]
 - 3. [Symbol] [Description]
 - 4. [Symbol] [Description]
 - 5. [Symbol] [Description]
 - 6. [Symbol] [Description]
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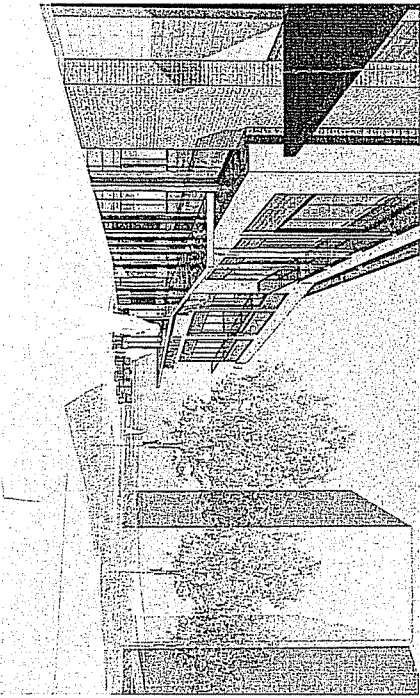
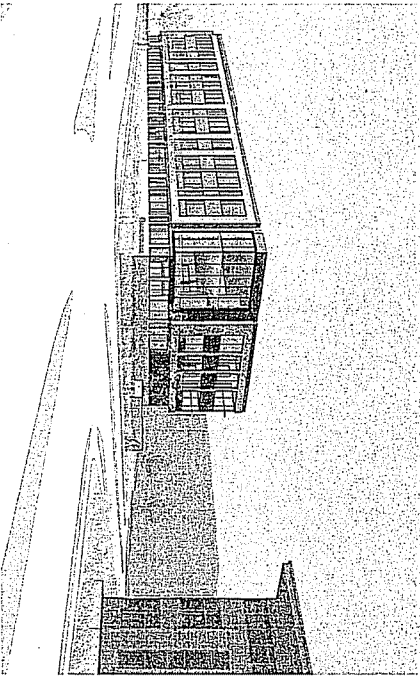
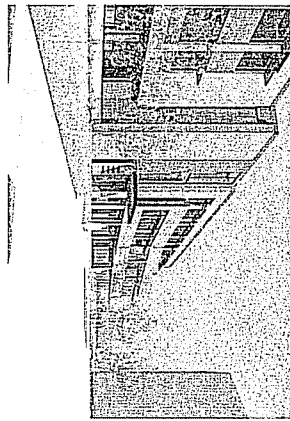
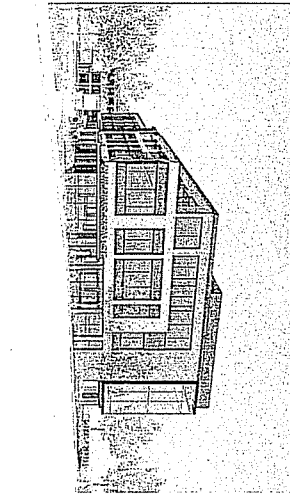
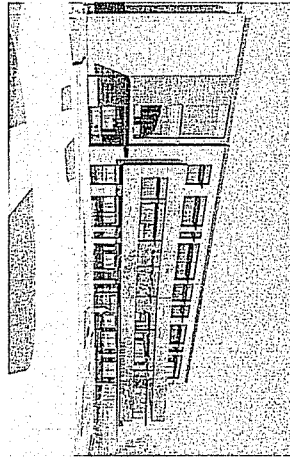
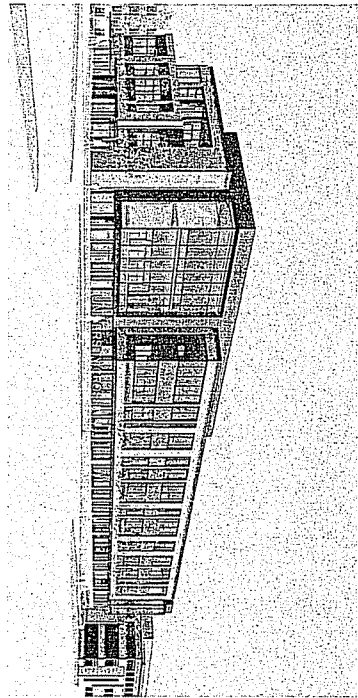
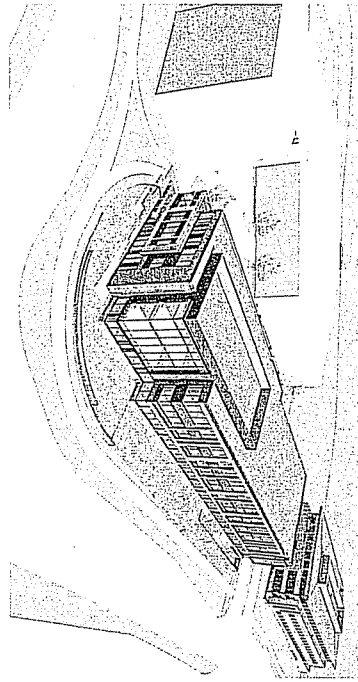
PRELIMINARY
NOT FOR CONSTRUCTION

UNIVERSITY CROSSING
BUILDING #4
KRAIER GENERAL CONTRACTORS

725 UNIVERSITY BLVD.
MADISON, WI

BUILDING ELEVATIONS

A202



Potter Lawson
KRUPP
 CONSULTING ARCHITECTS, INC.

Consultant:

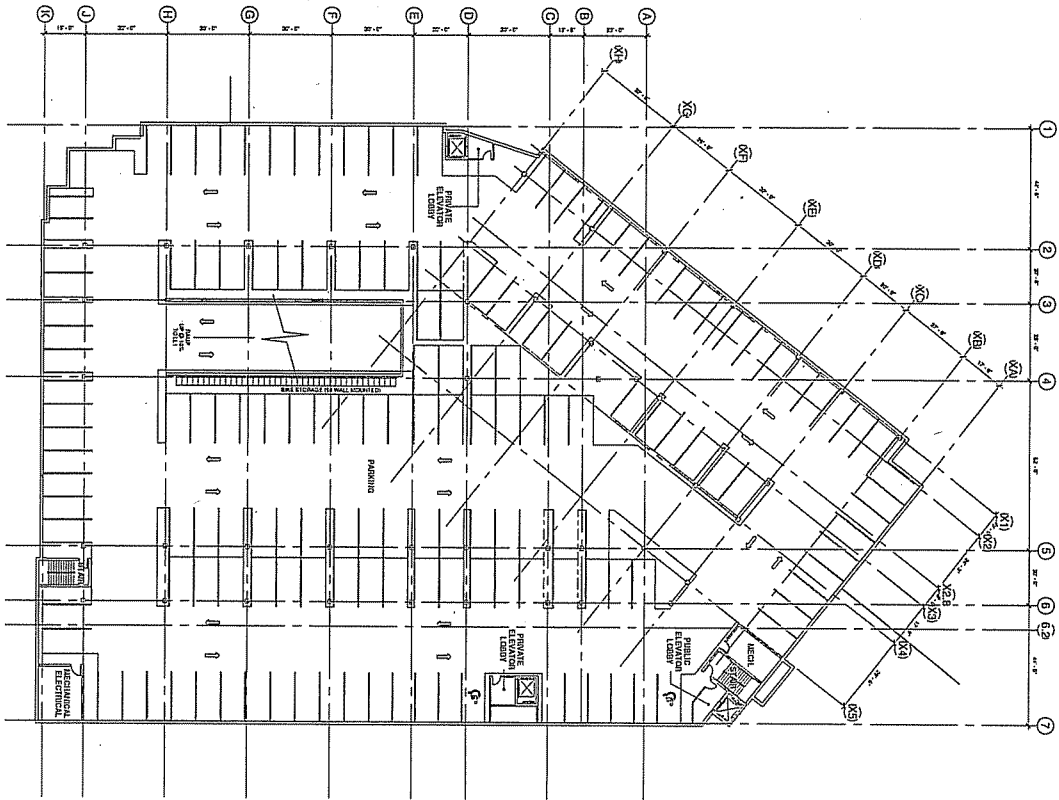
Date:

PRELIMINARY
 NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

UNIVERSITY CROSSING
 BUILDING #4
 KRIEP GERMEL CONTRACTORS
 729 UNIVERSITY PARK,
 LANSING, MI

BUILDING
 PERSPECTIVES
 A211



1 LOWER LEVEL TWO PLAN

Potter Lawson
 GREEN CONSTRUCTION, LLC

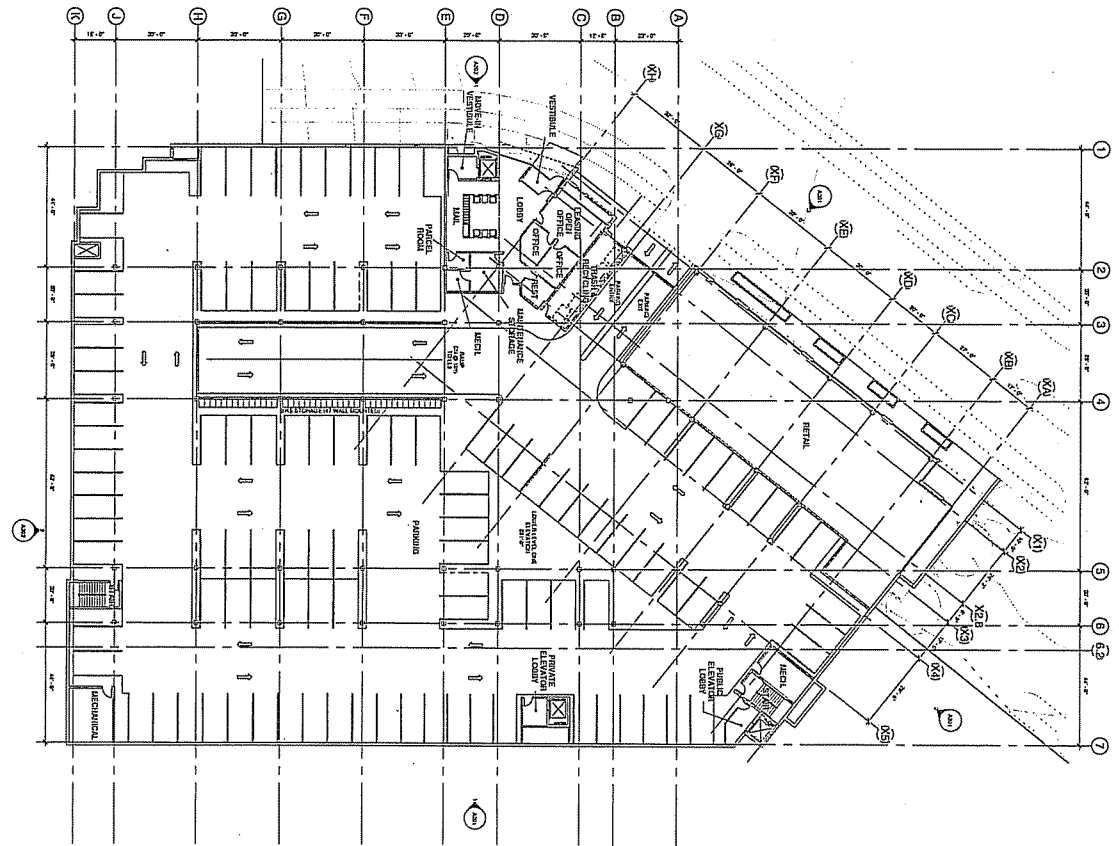
Notes:
 1. CONSULT ARCHITECT
 2. REFER TO ARCHITECT'S DRAWINGS FOR ALL DIMENSIONS AND NOTES
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES

PRELIMINARY
 NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	CHKD.

UNIVERSITY CROSSING
 BUILDING #8
 (APARTMENTS AND
 PARKING STRUCTURE)
 UNIVERSITY CROSSING, LLC
 2210 WEST BERRY ROAD
 FAYETTEVILLE, MISSISSIPPI

LOWER LEVEL TWO
 PLAN
 A101



1 LOWER LEVEL ONE PLAN

Potter Lawson
KRUPP
 ARCHITECTS
 CONSULTING CONTRACTORS, LLC

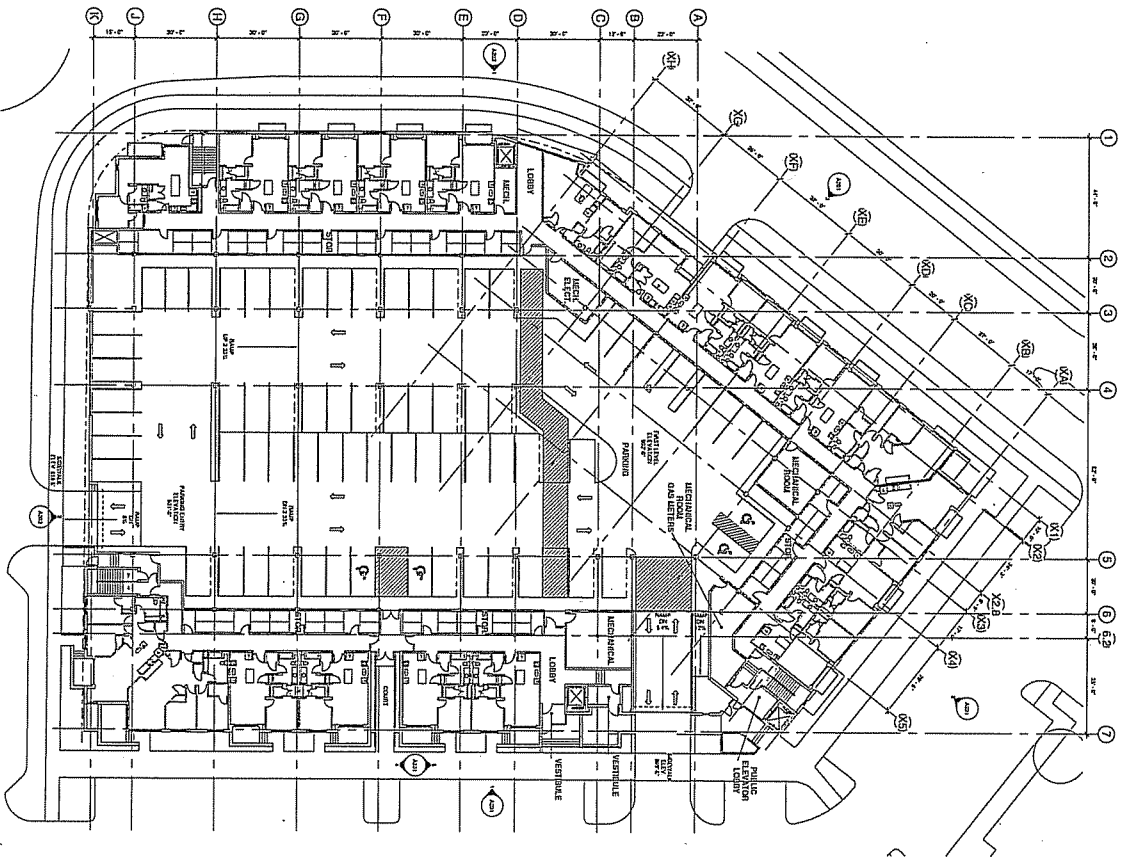
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 6. REFER TO ALL DRAWINGS FOR
 7. REFER TO ALL DRAWINGS FOR
 8. REFER TO ALL DRAWINGS FOR
 9. REFER TO ALL DRAWINGS FOR
 10. REFER TO ALL DRAWINGS FOR

PRELIMINARY
 NOT FOR CONSTRUCTION

UNIVERSITY CROSSING
 BUILDING #6
 (APARTMENTS AND
 PARKING STRUCTURE)
 UNIVERSITY CROSSING, LLC
 UNIVERSITY CROSSING, LLC

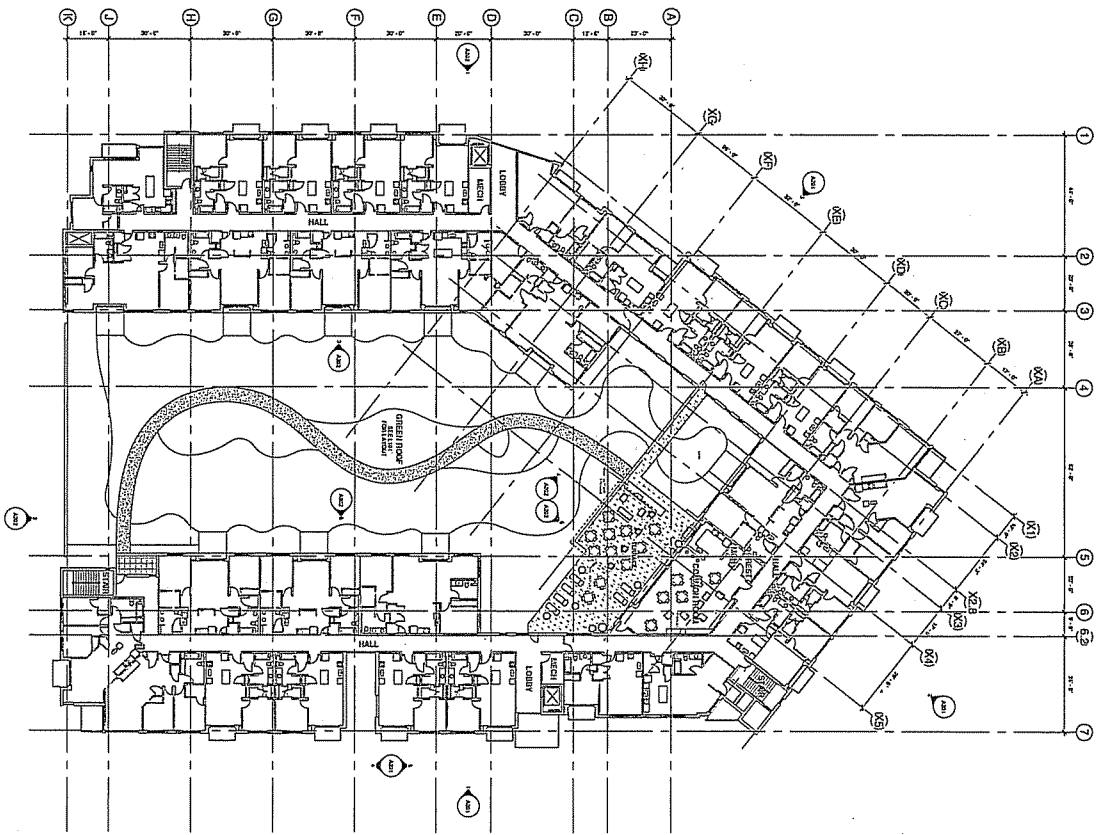
LOWER LEVEL ONE
 PLAN

A102



1 FIRST FLOOR PLAN

<p>Potter Lawson GENERAL CONTRACTOR, LLC</p>		<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	
<p>UNIVERSITY CROSSING BUILDING #6 (APARTMENTS AND PARKING STRUCTURE) UNIVERSITY CROSSING, LLC 775 UNIVERSITY BLVD ANN ARBOR, MI 48106</p>		<p>PROJECT: UNIVERSITY CROSSING BUILDING #6 UNIVERSITY CROSSING, LLC ANN ARBOR, MI 48106</p>	
<p>DATE: 12/11/11</p>		<p>SCALE: AS SHOWN</p>	
<p>PROJECT: UNIVERSITY CROSSING BUILDING #6 UNIVERSITY CROSSING, LLC ANN ARBOR, MI 48106</p>		<p>DATE: 12/11/11</p>	
<p>PROJECT: UNIVERSITY CROSSING BUILDING #6 UNIVERSITY CROSSING, LLC ANN ARBOR, MI 48106</p>		<p>DATE: 12/11/11</p>	



1 SECOND FLOOR PLAN

SECOND FLOOR PLAN

Potter Lawson
KRUPP
 ARCHITECTS
 1000 UNIVERSITY AVENUE, SUITE 1000
 UNIVERSITY MICROFILMS INTERNATIONAL, LLC

DATE: 02/07/12
 PROJECT: UNIVERSITY CROSSING
 SHEET: 104 OF 104
 DRAWN BY: [Name]
 CHECKED BY: [Name]

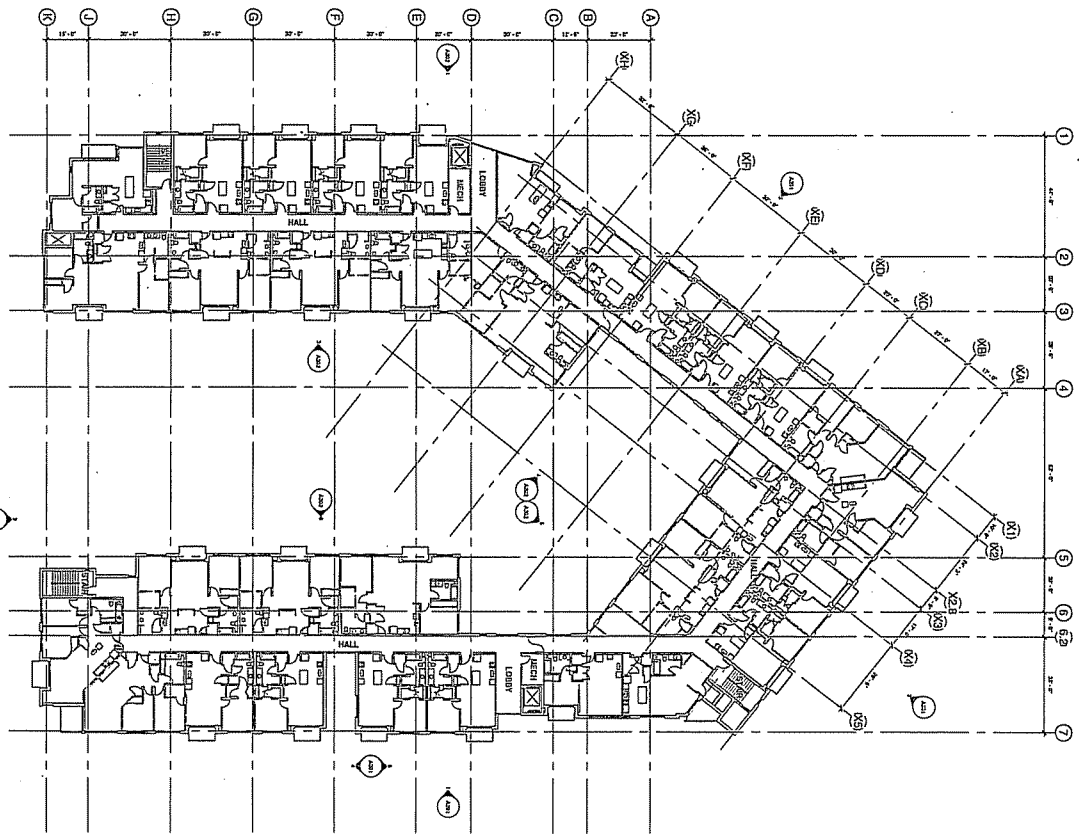
PRELIMINARY
 NOT FOR CONSTRUCTION

UNIVERSITY CROSSING
 BUILDING #16
 (APARTMENTS AND
 PARKING STRUCTURE)
 UNIVERSITY CROSSING, LLC

MANAGED BY
 UNIVERSITY MICROFILMS INTERNATIONAL, LLC

SECOND FLOOR PLAN

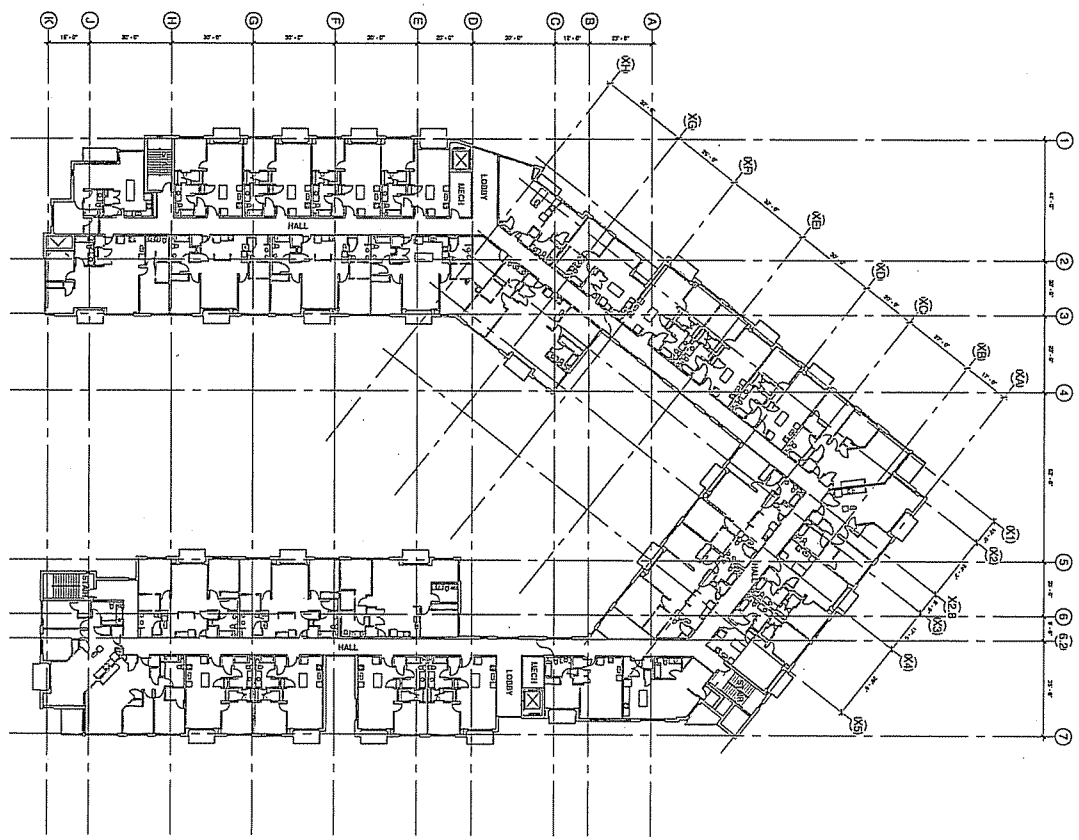
A104



1 THIRD FLOOR PLAN

03/17/12 10:45 AM

<p>Potter Lawson ARCHITECTS 1000 UNIVERSITY AVENUE SUITE 1000 ANN ARBOR, MI 48106 TEL: 734.763.1234 FAX: 734.763.1235 WWW.POTTERLAWSON.COM</p>		<p>CRUBB CIVIL ENGINEERS 1000 UNIVERSITY AVENUE SUITE 1000 ANN ARBOR, MI 48106 TEL: 734.763.1234 FAX: 734.763.1235 WWW.CRUBBENGINEERS.COM</p>	
<p>UNIVERSITY CROSSING BUILDING #8 (APARTMENTS AND PARKING STRUCTURE) UNIVERSITY CROSSING, LLC 725 UNIVERSITY AVENUE ANN ARBOR, MI 48106</p>		<p>THIRD FLOOR PLAN</p>	
<p>PRELIMINARY NOT FOR CONSTRUCTION</p>		<p>A105</p>	



FOURTH FLOOR PLAN

Potter-Lawson
 KRUPP
 GENERAL CONTRACTORS, LLC

Notes:
 1. PRELIMINARY PLAN
 2. NOT FOR CONSTRUCTION

PRELIMINARY
 NOT FOR CONSTRUCTION

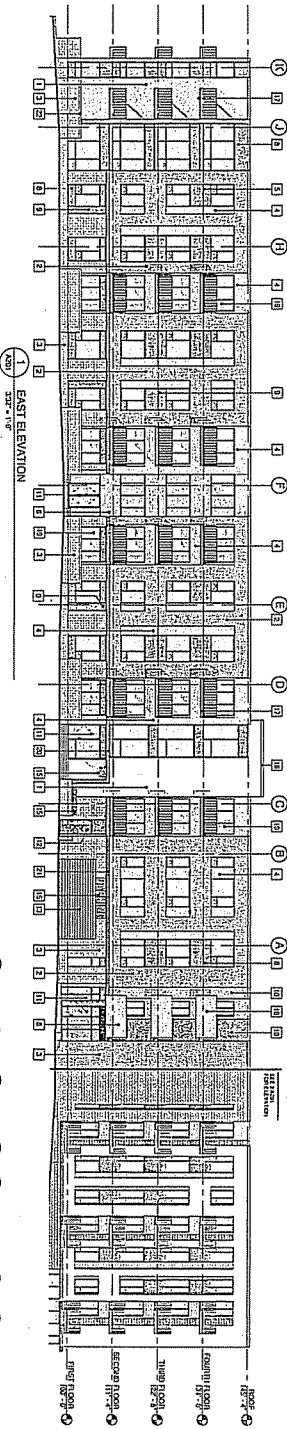
UNIVERSITY CROSSING
 BUILDING #6
 (APARTMENTS AND
 PARKING STRUCTURE)
 UNIVERSITY CROSSING, LLC

UNIVERSITY CROSSING, LLC
 123 UNIVERSITY BLVD
 UNIVERSITY, MISSISSIPPI

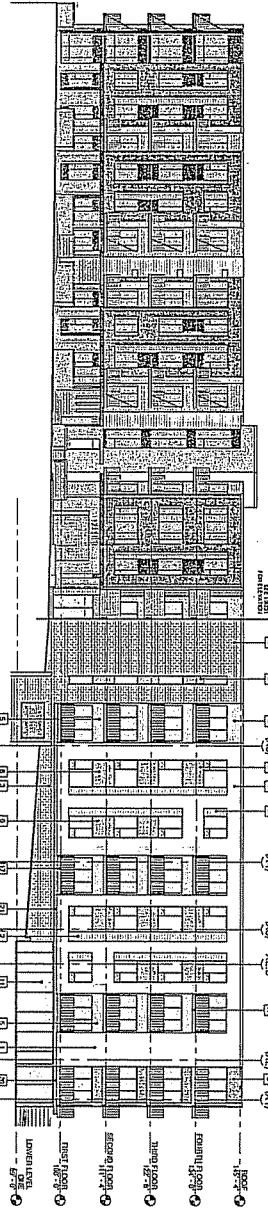
FOURTH FLOOR PLAN

A106

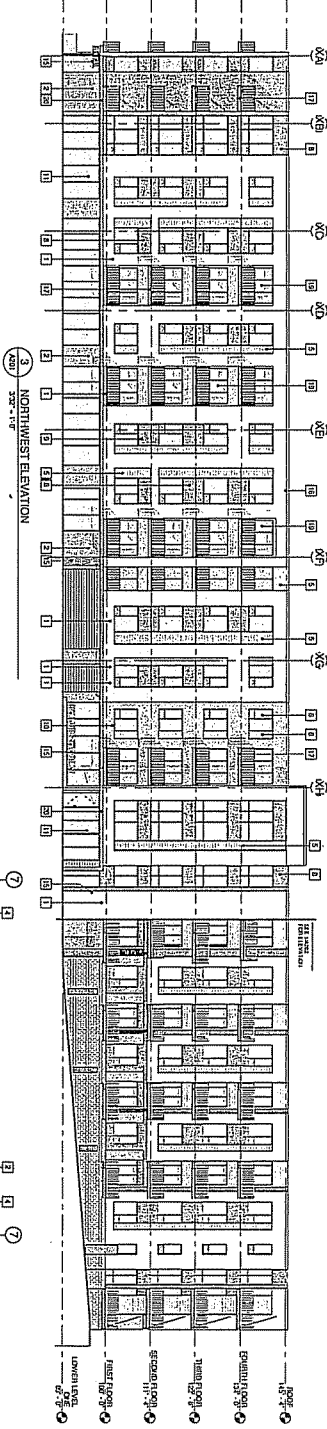
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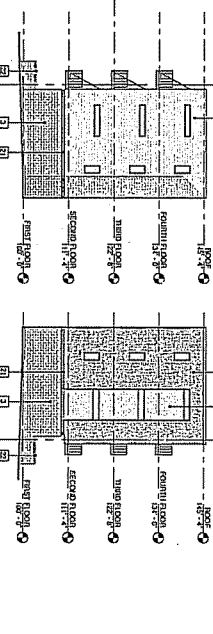
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



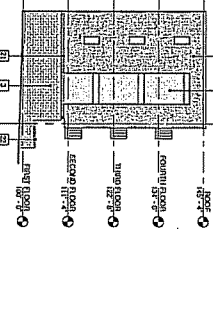
2 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



4 COURT - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



5 COURT - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Potter Lawson
ARCHITECTS
GENERAL CONTRACTORS, LLC

DATE: 02/14/2012
DRAWN BY: J. L. [unreadable]
CHECKED BY: [unreadable]

- NOTE:**
- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 2. FINISHES ARE AS SHOWN ON THE FINISH SCHEDULE.
 - 3. REFER TO THE FINISH SCHEDULE FOR FINISHES.
 - 4. REFER TO THE FINISH SCHEDULE FOR FINISHES.
 - 5. REFER TO THE FINISH SCHEDULE FOR FINISHES.
 - 6. REFER TO THE FINISH SCHEDULE FOR FINISHES.
 - 7. REFER TO THE FINISH SCHEDULE FOR FINISHES.
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 - 11. REFER TO THE FINISH SCHEDULE FOR FINISHES.
 - 12. REFER TO THE FINISH SCHEDULE FOR FINISHES.
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 - 17. REFER TO THE FINISH SCHEDULE FOR FINISHES.
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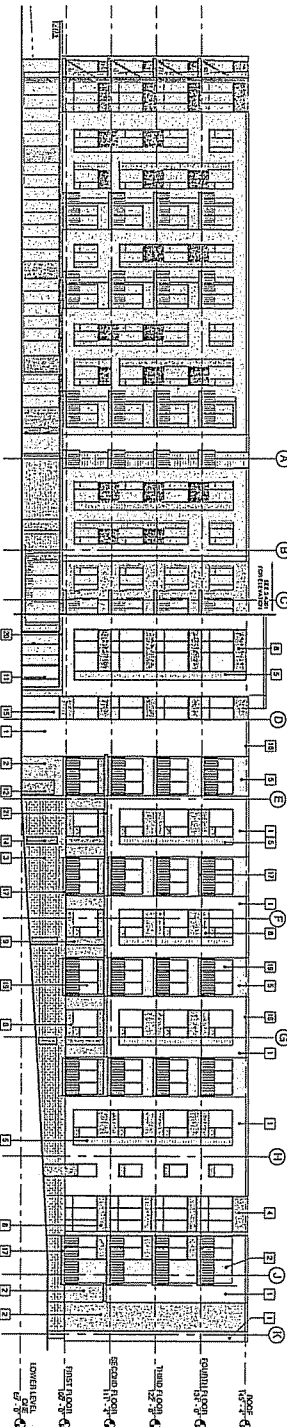
PRELIMINARY
NOT FOR CONSTRUCTION

NO.	REVISION	DATE	BY	CHKD BY

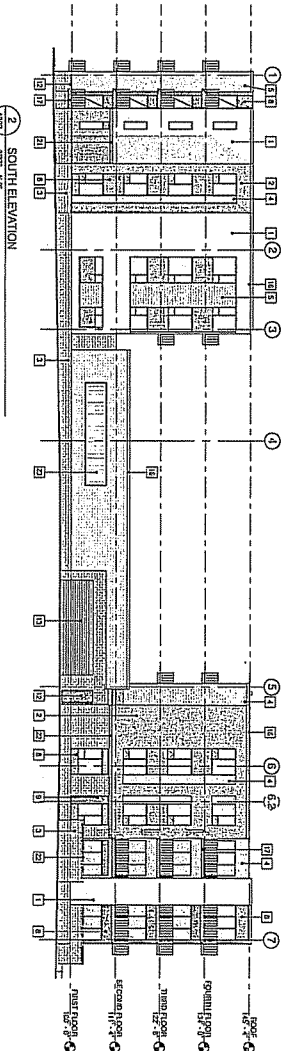
UNIVERSITY CROSSING
BUILDING #6
(APARTMENTS AND
PARKING STRUCTURE)
UNIVERSITY CROSSING, LLC
725 EAST GARY ROAD
ANN ARBOR, MICHIGAN 48106

BUILDING ELEVATIONS

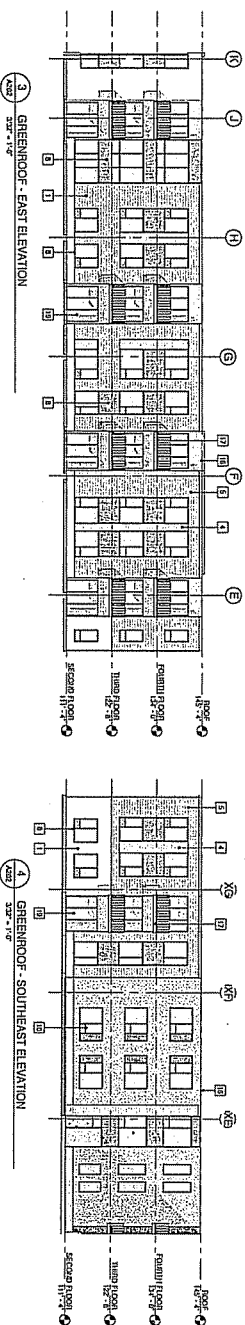
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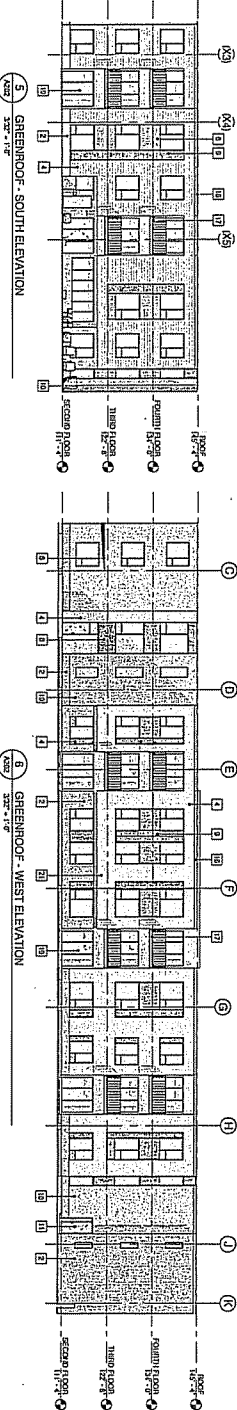
102 WEST ELEVATION
SCALE: 1/8" = 1'-0"



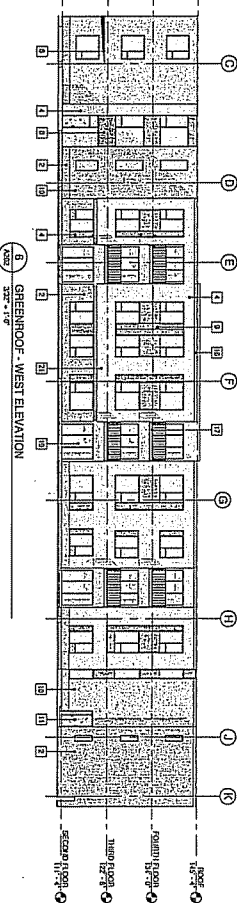
103 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



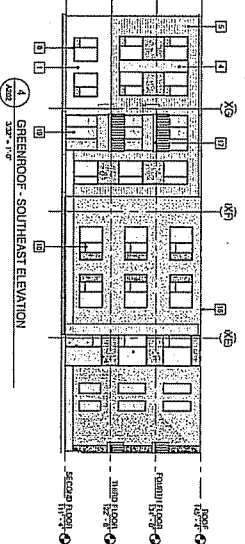
104 GREENROOF - EAST ELEVATION
SCALE: 1/8" = 1'-0"



105 GREENROOF - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



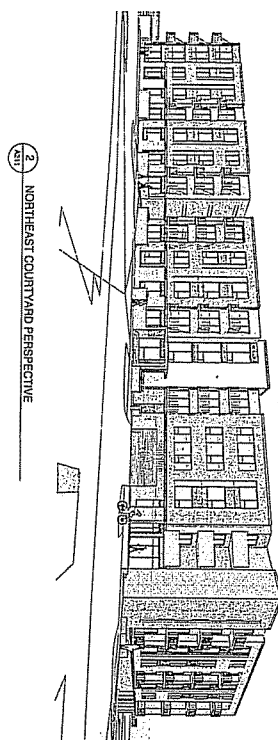
106 GREENROOF - WEST ELEVATION
SCALE: 1/8" = 1'-0"



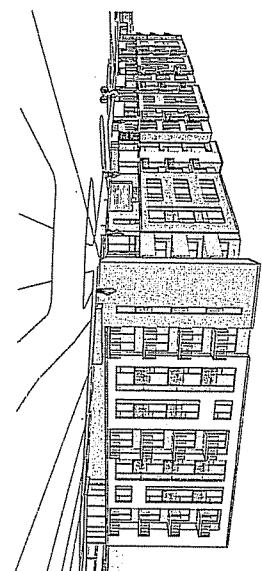
107 GREENROOF - SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

<p>Potter Lawson</p> <p>KRUPP CRISP CONSTRUCTION, LLC</p>		<p>UNIVERSITY CROSSING BUILDING #6 (APARTMENTS AND PARKING STRUCTURE) UNIVERSITY CROSSING, LLC 153 ARDENBURY ROW MADISON, WISCONSIN</p>																					
<p>PRELIMINARY BY FOR COMMERCIAL</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHKD.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	BY	CHKD.															
NO.	DATE	DESCRIPTION	BY	CHKD.																			
<p>CONTRACTOR</p>		<p>OWNER</p>																					
<p>DATE</p>		<p>SCALE</p>																					
<p>DESIGNER</p>		<p>PROJECT NO.</p>																					
<p>DRAWING NO.</p>		<p>DATE</p>																					
<p>SCALE</p>		<p>DATE</p>																					

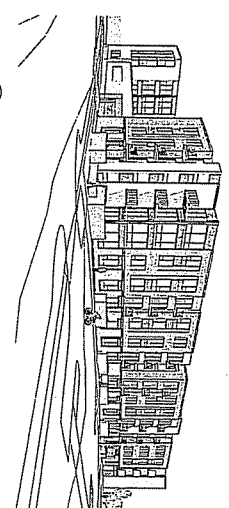
A202



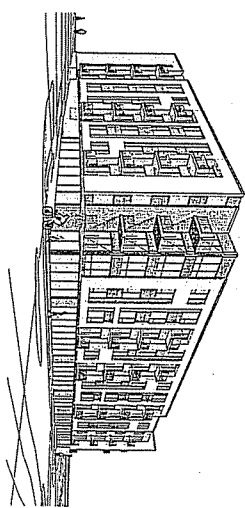
2 NORTH EAST COURTYARD PERSPECTIVE



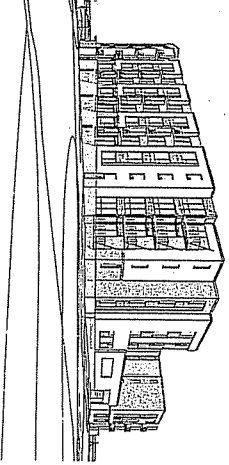
1 NORTH EAST PERSPECTIVE FROM BUILDING FOUR



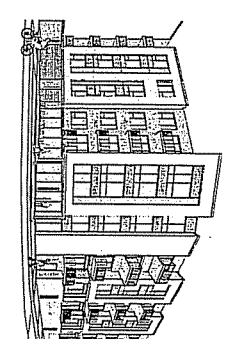
4 SOUTH EAST BUILDING PERSPECTIVE



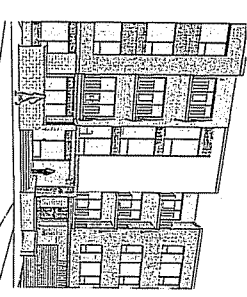
3 NORTH WEST BUILDING PERSPECTIVE



7 SOUTH WEST BUILDING PERSPECTIVE



6 WEST ENTRY PERSPECTIVE



5 EAST ENTRY PERSPECTIVE

Potter Lawson
KRUPP
 GENERAL CONTRACTORS, LLC

PRELIMINARY
 NOT FOR CONSTRUCTION

NO.	REVISION	DATE

UNIVERSITY CROSSING
 BUILDING #6
 (APARTMENTS AND
 PARKING STRUCTURE)
 UNIVERSITY CROSSING, LLC
 254 UNIVERSITY DRIVE
 MADISON, WISCONSIN

BUILDING
 PERSPECTIVES
 SHEET NO. A211