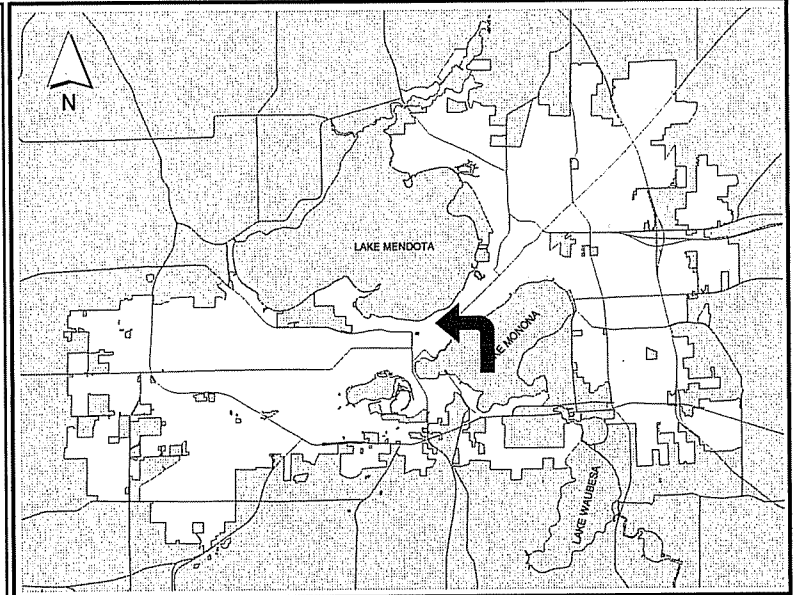


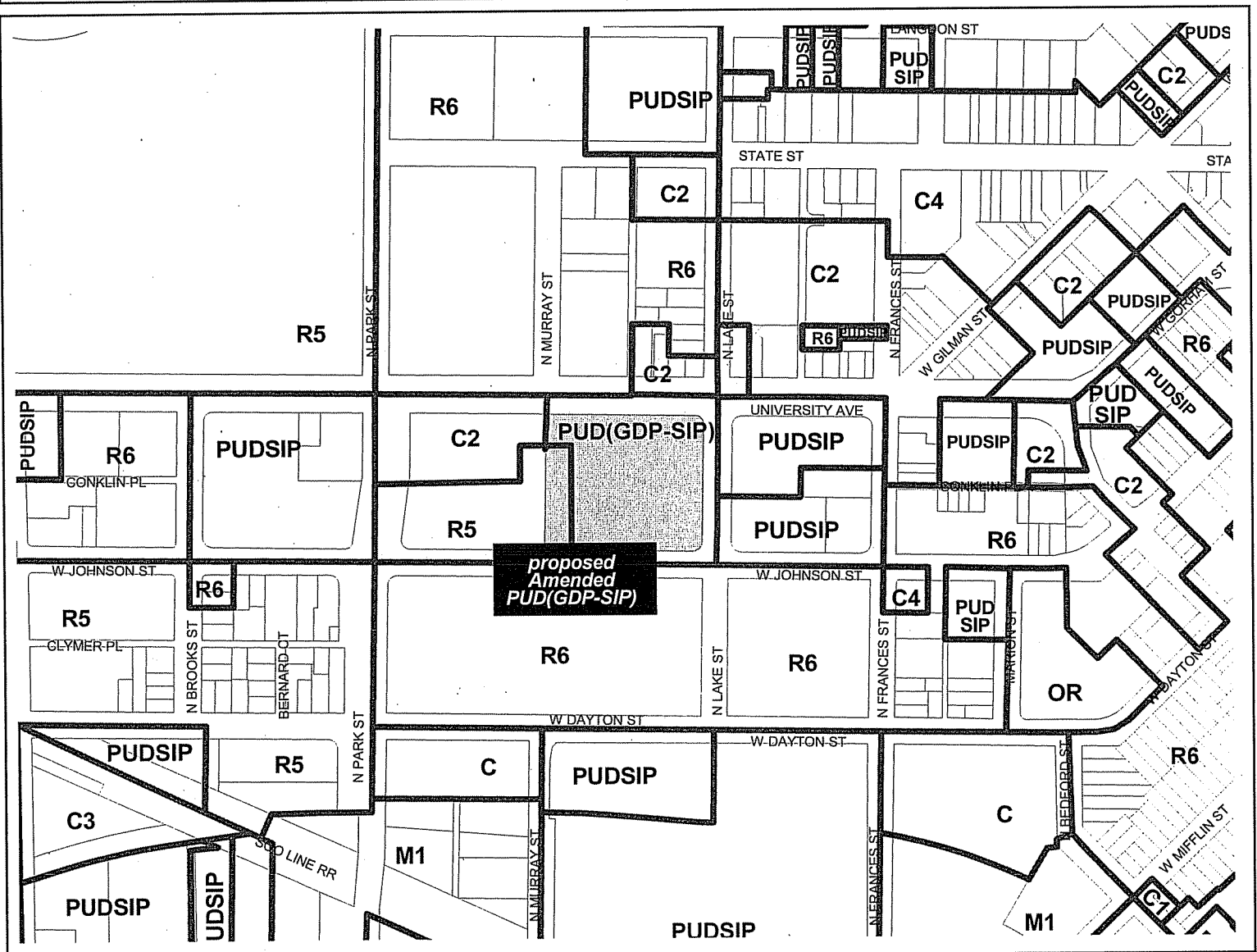
# CITY OF MADISON

# Proposed Demolition & Rezoning

**Location:** 700 Block of University Avenue  
**Applicant:** Madison Real Estate Properties/  
Rick Gilbertsen - Potter Lawson  
**From** PUD(GDP-SIP) **District(s)**  
**To** Amended PUD(GDP-SIP) **District(s)**  
**Existing Use:** Retail and Parking  
**Proposed Use:** Demolish Shopping Center & Build  
12-Story, Mixed Use Building with  
134,000 sf Retail, 71,000 sf Offices,  
97,000 sf Health Center, 62,000 sf  
Activity Center and 350 Dwelling Units  
**File No.**  
**Public Hearing Dates:**  
**Plan Commission** 20 March 2006  
**Common Council** 04 April 2006



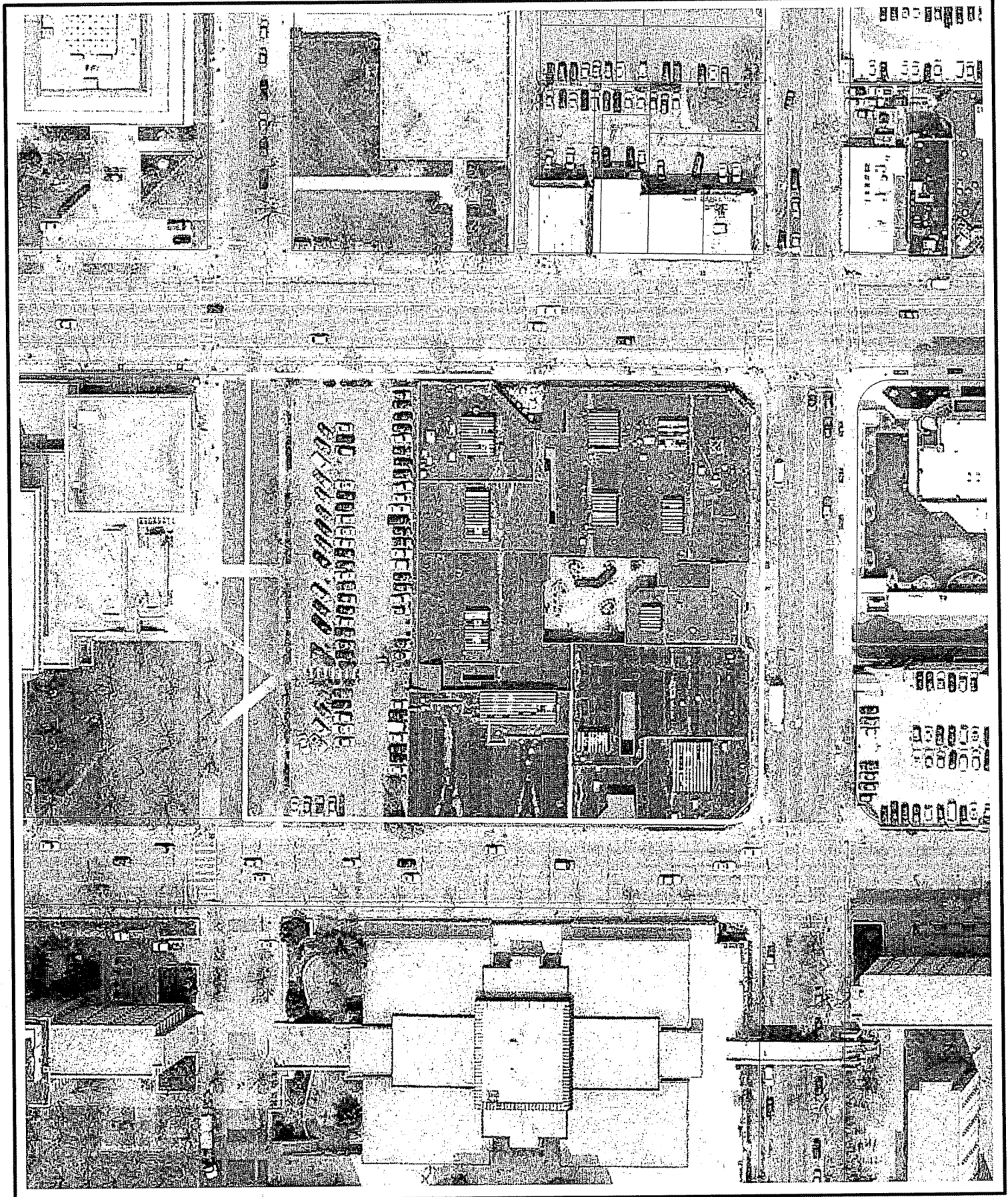
For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



# 700 Block University Avenue

0 100 Feet

*Date of Aerial Photography - April 2003*



# 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.
- 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY

Amt. Paid 1250 Receipt No. 67501  
 Date Received 1-11-06  
 Received By RT  
 Parcel No. 0709-232-0901-3  
 Aldermanic District 8, AUSTIN King  
 GQ Exist. Cond. Use, RE-JL  
 Zoning District C2  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP  Legal Descript.   
 Plan Sets  Zoning Text   
 Alder Notification  Waiver \_\_\_\_\_  
 Ngrhd. Assn Not.  Waiver \_\_\_\_\_  
 Date Sign Issued \_\_\_\_\_

1. Project Address: 700 Block of University Avenue Project Area in Acres: 3.4

Project Title (if any): University Square

2. This is an application for: (check at least one)

|   |  |
|---|--|
| <input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly) |  |
| <input type="checkbox"/> Rezoning from _____ to _____   | <input checked="" type="checkbox"/> Rezoning from <u>PUD/GDP(SIP)</u> <sup>AMENDED</sup> <del>PUD/PCD</del> -SIP |
| <input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP   | <input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP  |
| <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: Susan Springman Company: Executive Management, Inc.  
 Street Address: 2901 International Ln City/State: Madison, WI Zip: 53708  
 Telephone: (608) 242-5566 Fax: (608) 242-1299 Email: sue@emi-mgmt.com

Project Contact Person: Rick Gilbertsen Company: Potter Lawson, Inc.  
 Street Address: 15 Ellis Potter Court City/State: Madison, WI Zip: 53711  
 Telephone: (608) 274-2741 Fax: (608) 274-3674 Email: rickg@potterlawson.com

Property Owner (if not applicant): Madison Real Estate Properties  
 Street Address: 2901 International Ln City/State: Madison, WI Zip: 53708

4. Project Information:

Provide a general description of the project and all proposed uses of the site: The project is a private-public mixed-use redevelopment as outlined in the Letter of Intent.

Development Schedule: Commencement June, 2006 Completion September, 2009

CONTINUE →

**5. Required Submittals:**

- Site 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:
  - Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - One (1) copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.
- Filing Fee:** \$ 1250 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing ten (10) or more dwelling units may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 268-4635 for assistance.

**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 1988 Land Use Plan, which recommends: regional commercial/mixed unit housing for this property.

- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:  
Austin King, Langdon/State Neighborhood Association

*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 Counter and Planning Unit staff; note staff persons and date.
  - Planner Tim Parks Date 8/18/05 | Zoning Staff Matt Tucker Date 8/18/05

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Susan Springman Date 1-20-06

Signature *Susan Springman* Relation to Property Owner Employee

Authorizing Signature of Property Owner *[Signature]* Date 1/20/06



## University Square

### ZONING TEXT: PUD-SIP

**Legal Description:** The lands subject to this planned unit development shall include those described in the attached survey.

- A. Statement of Purpose:** This zoning district is established to allow for the construction of a mixed-use development comprising of commercial and residential uses.
- B. Permitted Uses:**
  - 1. Those that are stated as permitted uses in the C2 zoning district.
  - 2. Uses accessory to permitted uses as listed above.
  - 3. Buildings in which there are five (5) or more dwelling units and/or lodging rooms or where dwelling units and/or lodging rooms occupy more than fifty percent (50%) of the total building floor area.
- C. Lot Area:** As stated in survey, attached hereto.
- D. Floor Area Ratio:**
  - 1. Maximum floor area ratio permitted is 6.
  - 2. Maximum building height shall be 12 stories.
- E. Yard Requirements:** Yard areas will be provided as shown on approved plans.
- F. Landscaping:** Site landscaping will be provided as shown on the approved plans.
- G. Accessory Off-Street Parking & Loading:** Accessory off-street parking and loading will be provided as shown on approved plans.
- H. Lighting:** Site lighting will be provided as shown on approved plans.
- I. Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the C2 district.
- J. Family definition:** The number of occupants allowed per unit will be limited by applicable building and life safety codes.
- K. 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 Development and are compatible with the concept approved by the City Plan Commission.

g

# Potter Lawson

January 11, 2006

Mr. Brad Murphy  
City of Madison  
Planning & Development  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

Re: Letter of Intent for  
University Square PUD – SIP submittal

Dear Mr. Murphy:

The following is submitted together with the Land Use Application, site plans, legal description, zoning text, IZ application and filing fee for City Staff, Plan Commission and Common Council consideration for approval.

Existing Conditions/Uses:

The proposed project site includes four parcels. Two parcels contain the existing University Square. This development has multiple, one-story retail structures grouped around an interior courtyard. The adjacent parcel is a metered surface parking lot and the remaining parcel is a pedestrian walkway in what was formerly the Murray Street right of way between West Johnson Street and University Avenue. The site area is 149,554 SF, or approximately 3.43 acres.

Zoning Requirements:

This project is currently located in Downtown Design Zone 2 and expects to comply with those requirements. The project is being submitted as a combined PUD.

The project contains retail components. We are submitting a typical retail façade and signage design concept will submit specific retail facades and signage as a minor alteration to the approved SIP as retailers lease space.

The project is requesting to build a twelve-story structure and intends to meet the additional criteria for the additional two stories beyond 10 as identified in Downtown Design Zone 2 Guidelines.

Construction Schedule:

Construction is planned to commence in the summer of 2006, with completion in the fall of 2009.

Providing quality design services since 1913

15 Ellis Potter Court, PO Box 44964, Madison, WI 53744-4964 • Phone 608/274-2741 • Fax 608/274-3674  
Visit our web site at [www.potterlawson.com](http://www.potterlawson.com)

Mr. Brad Murphy  
January 11, 2006  
Page 2

Project Team:

Property Owners:

Madison Real Estate Properties  
2901 International Lane, Suite 100  
P.O. Box 8685  
Madison, WI 53704-8685

The University of Wisconsin, Madison  
957E WARF Building  
610 Walnut Street  
Madison, WI 53726

Developer:

Executive Management, Inc.  
2901 International Lane, Suite 100  
P.O. Box 8685  
Madison, WI 53704-8685

Architect:

Potter Lawson, Inc.  
15 Ellis Potter Court  
Madison, WI 53711

Civil / Landscape Designer:

JJR  
625 Williamson Street  
Madison, WI 53703

Geotechnical Consultant:

CGC, Inc.  
2921 Perry Street  
Madison, WI 53713

Transportation Consultant:  
HNTB  
10 East Doty Street, Ste 615  
Madison, WI 53703

Structural Engineer:  
Arnold & O'Sheridan Inc  
1111 Deming Way  
Madison, WI 53717

Mechanical/Elec. Engineer:  
KJWW Engineering Consultants  
802 West Broadway, Suite 312  
Madison, WI 53713-1839

Telecom./IT Consultant:  
Intelligent Network Solutions, Inc.  
10300 West Bluemound Rd STE A  
Wauwatosa, WI 53226-4389

Surveyor:  
Jenkins Survey & Design, Inc.  
245 Horizon Drive, Suite 108  
Verona, WI 53593

Construction Manager:  
J.H. Findorff & Son  
300 South Bedford Street  
P.O. Box 1647  
Madison, WI 53701-1647

Project Description:

Executive Management, Inc. proposes to redevelop the parcels which are bounded by University Avenue, Lake Street, W. Johnson Street and the University of Wisconsin Vilas Hall site. The mixed-use development will continue to be known as University Square. Proposed building uses will include retail, private rental housing, UW Student Services (Registrar, Bursar, Student Financial Aid), UW Student Activity Center, and University Health Services. The development will include parking. The project will also include the redevelopment of the pedestrian mall (East Campus Mall) between W. Johnson Street and University Avenue.

Hours of operation will be varied. It is expected that activity will occur on site 24 hours a day, seven days a week.

8

Mr. Brad Murphy  
January 11, 2006  
Page 3

The retail may include a mix of local and national tenants of various sizes. It is expected that some retailers will have a food service component. The intent is to provide to the extent feasible accessible, walk-in access to retail storefront at the required setback around the perimeter of the site where feasible. The project proposes to place public sidewalks adjacent to the building in the setback adjacent to the retail storefronts. To accommodate this and provide a pedestrian friendly environment, the project proposes developing the City right of way providing planters, bike parking and outdoor seating.

The private rental housing will be student focused. The unit mix will consist of one, two, three and four bedroom units. The total number of units will be approximately 350. The total number of beds will be approximately 1010. Each unit will be self-contained and have kitchens, bathrooms and living rooms. Some of the units will have private balconies. The project will have on-site amenities including laundry facilities and on-site management. It is likely that the project will need to seek a waiver and work closely with city staff to find some way to comply with the spirit of the inclusionary zoning ordinance.

The UW spaces are existing functions on the Madison Campus that will be relocated to this location. The new facility will provide the users with better functioning spaces, adequate space to meet current demand and facilitate execution of the universities master plan.

The project will provide approximately 425 parking spaces. It is expected that a portion will be secured permit parking for the rental housing and the remaining will be hourly public parking serving retail and UW uses. It is possible that the public parking would be used for UW special events.

A drive-thru, on-site, loading area will be provided for the project. The project is also requesting improvements to the city right of way on Lake Street between University Avenue and W. Johnson Street to accommodate dedicated loading areas. The existing bus stop on Lake Street will remain.

Trash storage and removal will occur on-site in the loading area. On-site storage of snow removal and maintenance equipment would be in enclosed areas in the loading or parking areas.

Secure, on-site bike and moped parking will be provided for rental housing. Bike parking will be provided for other building occupants on site. The project proposes to provide additional bike parking in the city right of way.

The third floor roof plaza and garden will have green roof areas. Building occupants will have access to plaza areas and it is expected that this space will be utilized to supplement other amenities to satisfy useable open space requirements.

The designated fire lane for the project will be along Lake Street for fire apparatus access. However, the building has street frontage along three of the four sides providing additional access.

Downtown Design Zone 2 allows for a FAR of 6. This would allow for a building up to approximately 897,000 GSF. The project may be built up to but will not exceed allowable FAR.

Mr. Brad Murphy  
January 11, 2006  
Page 4

The following gross square footages are for the current design concept and will be finalized with the SIP submittal:

|                                     |                          |
|-------------------------------------|--------------------------|
| Retail                              | 134,000 GSF              |
| Private Rental Housing              | 442,000 GSF              |
| UW Student Services                 | 71,000 GSF               |
| University Health Services          | 97,000 GSF               |
| UW Student Activity Center          | 62,000 GSF               |
| UW Common Area                      | 6,500 GSF                |
| Common Area                         | <u>13,500 GSF</u>        |
| Total Building Gross square Footage | 826,000 GSF <sup>1</sup> |

Note 1: Total building GSF is approximate and does not include any below grade space, above grade parking, loading space or any mechanical penthouse space.

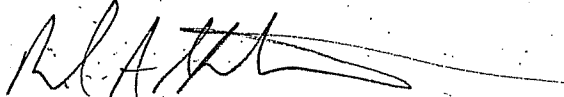
In summary, the redevelopment of this currently underutilized site will have a positive impact in the east campus area of UW Madison for both the City of Madison and the University. The mixed-use plan provides student focused housing units, university functions and retail uses directly adjacent to the UW campus promoting smart growth by placing density where demand is strong and sufficient city services exist. This project will further enhance the development of the East Campus pedestrian mall and provide convenient access to much-needed services for residents in this part of the city.

Approximately 75% of the proposed development is private and remaining 25% is public sector for the University of Wisconsin. The redevelopment of this site will have a significant impact on the property value and have a substantial economic impact to the city.

Thank you for your time in reviewing this proposal.

Sincerely,

POTTER LAWSON, INC.



Richard A. Gilbertsen  
Project Manager

Enclosures



**University Square**  
Private Rental Housing Unit Summary

February 2, 2006

| Unit Type | No. units | No. Baths per Unit | Units W/ Balconies |     | Units W/O Balconies |     | Type "a" accessible units(2 %) | Remarks   |
|-----------|-----------|--------------------|--------------------|-----|---------------------|-----|--------------------------------|---|
|           |           |                    |                    |     |                     |     |                                |   |
| 1bd       | 20        | 1                  | 0                  | 0%  | 20                  | 6%  | 1*                             | Type a units w/o balc   |
| 2bd       | 140       | 1                  | 126                | 36% | 14                  | 4%  | 2*                             | Type a units w/o balc   |
| 3bd       | 50        | 2                  | 46                 | 13% | 4                   | 1%  |                                |   |
| 4bd       | 140       | 2*                 | 58                 | 17% | 82                  | 23% | 4*                             | Type a units w/ balc, 20 units w/o balconies have 1 3/4 baths |
| Total     | 350       |                    | 230                | 66% | 120                 | 34% | 7                              |   |

# UNIVERSITY SQUARE

Draft Environmental Impact Statement Announcement  
February 18, 2006



## The University of Wisconsin-Madison

will be participating in a private redevelopment project that includes commercial retail, private housing and University office and clinic space. The total square footage of the building will be 1,047,334 gsf. The portion of the structure to be dedicated to University or shared use will be 266,159 gsf (235,499 gsf without common area) or about 25%. A separate "UW Tower" will be dedicated to the University functions, which include a Student Activities Center, University Health Services and the offices of the Bursar, Registrar and Student Financial Services. The project also includes construction of the adjacent segment of the East Campus Pedestrian Mall.



Source: Potter Lawson

The University's portion of the project and the associated impacts are the focus of the environmental impact statement. The City's development process will regulate the project's development and thereby ensure that environmental impacts are satisfactorily mitigated through application of city ordinances and a detailed permitting process.

This project will complete an element of the University's East Campus Development Plan, which calls for creation of an advanced arts and humanities district and enhanced student services. The project is specifically identified in the plan.

The Wisconsin Environmental Policy Act (WEPA), Section 1.11, Wisconsin Statutes, became effective on April 29, 1972. This law requires that all state agencies prepare an Environmental Impact Statement (EIS) for every recommendation or report on proposal for legislation and other major actions significantly affecting the quality of the human environment, and that a public hearing be held on those proposals other than for legislation. The University of Wisconsin, therefore, is required to prepare environmental impact statements for University proposals if the proposal is determined to be a major action significantly affecting the quality of the human environment.

The Council on Environmental Quality established guidelines to be used by state agencies for implementing WEPA and NEPA. The guidelines require that the agency prepare a Draft Environmental Impact Statement (DEIS), followed by a Final Environmental Impact Statement (FEIS). Under these guidelines, the DEIS is circulated for a 45-day review period to state, federal and local agencies with expertise or concerns related to the project, and it is also made available to the public.

Comments and questions submitted to the University System on the DEIS are used to develop the FEIS. The FEIS is circulated to the commenting agencies and the public for a 30-day review. A public hearing is then held on the FEIS to receive the views of the public on the project.



**EXECUTIVE MANAGEMENT, INC.**

*Commercial, Residential, & Industrial Real Estate  
Development, Leasing, & Management*

---

To: City of Madison Plan Commission  
From: Executive Management, INC  
Re: University Square Apartment Management Plan  
Date: 2/7/2006

The University Square apartments will have a professional onsite management staff during business hours. This staff will be responsible for building operations, leasing, resident relations, billing, collections and routine maintenance. The management staff will be equipped to handle or outsource all preventive building maintenance on schedule and respond to resident issues in a timely manner to minimize inconvenience or discomfort. Residents will have access to a 24 hour telephone number to receive assistance with issues that arise after hours requiring immediate attention. The office staff will accept packages and oversize parcels addressed to residents from the US Postal Service or private delivery carriers during business hours at residents' risk.

The entire apartment premises will be secured by positive locking doors. Exterior doors for resident entry to the facility will be access controlled by magnet or radio frequency Identification Devices. Residents will have the capability to remotely unlock access doors to allow guests and deliveries to enter the facility. Exterior doors for resident and guest access to be located mid block on University Avenue and Lake Street respectively. Either door may be programmed to allow for exit only during specific hours for security purposes if necessary. Access to the Green Roof patio will be electronically controlled to prevent unauthorized activity. The entire facility, interior and exterior, will be monitored by closed loop video devices. The feeds will be digitally recorded for future reference by management or law enforcement where necessary. Each apartment's exterior door will be fitted with a key operated deadbolt style locking system.



EXECUTIVE MANAGEMENT, INC.

*Commercial, Residential, & Industrial Real Estate  
Development, Leasing, & Management*

---

To: City of Madison Plan Commission  
From: Executive Management, INC  
Re: University Square Apartment Management Plan  
Date: 2/7/2006

Executive Management Inc is developing a mixed use condominium complex which will include 350 units of multi family housing. Construction will commence the summer of 2006 with occupancy in August of 2009.

This development has the advantage of onsite parking which will facilitate the move in of residents prior to each school year. It is the developer's intention to create a move in schedule which is anticipated to occur over a one-two week time period and allow residents to utilize both the underground parking stalls which are approximately 260 and the above grade parking stalls totaling 160 stalls in addition to the developments loading dock. Each location has access to elevators in which residents can load and unload their belongings.

The housing manager will staff and coordinate the details of the move with residents within the parking areas and at ingress and egress to the parking ramps. The existence of 420 parking stalls will allow for a smooth move in schedule that does not create congestion on the street because cars will be within the building for loading and unloading.

8



**DATE:** February 16, 2006

**TO:** Tim Parks  
City of Madison Planning Department

**FROM:** Gary A. Brown, FASLA  
Director – Planning & Landscape Architecture

**RE:** 700 University Avenue - University Square Zoning Approvals

**Tim**, please note that the University of Wisconsin-Madison is working closely with Executive Management, Inc (EMI) in the development of the University Square project at 700 University Avenue. In fact, we will be entering into a legal agreement with them on the use and management of these facilities for the university entities that will be occupying a portion of the project.

As shown in the submitted drawings for the PUD zoning approval process, the university has agreed to work with EMI on providing additional improvements in the area just west of the East Campus Mall and south of Vilas Hall to accommodate bicycle and moped parking needs for the users of University Square. The university will grant EMI a temporary construction easement to allow these facilities to be built on university land concurrent with the overall site development for University Square. The proposed bicycle and moped parking areas will also include the appropriate landscape design as shown on the plans submitted by Potter-Lawson and our landscape architects at JJR.

If you have any further questions, please feel free to contact me at 263-3023 or via e-mail [gbrown@fpm.wisc.edu](mailto:gbrown@fpm.wisc.edu).

Thanks.

**Xc:** Rick Gilbertson, Potter-Lawson, Inc.  
Julie Grove, UW-Madison FP&M Major Projects  
Alan Bessey, UW-Madison FP&M Planning & Landscape Architecture  
Sue Springman, Executive Management, Inc.

USQR-Parks-memo.doc

**Facilities Planning & Management**

9<sup>th</sup> Floor WARF Building 610 Walnut Street Madison, Wisconsin 53726-2397  
(608) 263-3000 FAX (608) 265-3139 TTY (608) 265-5147

8



**PART 1 – DEVELOPMENT INFORMATION:**

**Project or Plat** University Square

**Project Address:** 1 University Square **Project Area (in acres):** 3.4

**Developer:** Executive Management, INC **Representative:** Susan Springman

**Street Address:** 2901 International Ln ST100 **City/State:** Madison, WI **Zip:** 53704

**Telephone:** 608-242-5566 **Fax:** 608-242-1299 **Email:** sue@emi-mgmt.com

**Agent, If Any:** \_\_\_\_\_ **Company:** \_\_\_\_\_

**Street Address:** \_\_\_\_\_ **City/State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**PART 2 – PROJECT CONTENTS:**

Complete the following table as it pertains to this project:

| Residential Use | MARKET RATE UNITS    |                       | INCLUSIONARY UNITS   |                       | Total Units | Acres |
|-----------------|----------------------|-----------------------|----------------------|-----------------------|-------------|-------|
|                 | Owner-Occupied Units | Renter-Occupied Units | Owner-Occupied Units | Renter-Occupied Units |             |       |
| Single-Family   |                      | 350                   |                      | 0                     | 350         | N/A   |
| Duplexes        |                      |                       |                      |                       |             |       |
| Multi-Family    |                      | 350                   |                      |                       |             |       |
| <b>TOTAL</b>    |                      | 350                   |                      |                       |             |       |

**PART 3 – AFFORDABLE HOUSING DATA:**

| Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price |                          |     |     |     |     |     |       |
|--|--------------------------|-----|-----|-----|-----|-----|-------|
| Owner-Occupied Units   | 80%                      | 70% | 60% | 60% | 70% | 80% | Total |
|  | Number at Percent of AMI |     |     |     |     |     |       |
| Anticipated Sale Price   |                          |     |     |     |     |     |       |
| Rental Units   | 80%                      | 70% | 60% | 60% | 70% | 80% | Total |
|  | Number at Percent of AMI |     |     |     |     |     |       |
| Maximum Monthly Rent Price   |                          |     |     |     |     |     |       |

**PART 4 – DWELLING UNIT COMPARISON:**

Complete the following table as it pertains to this project:

|                                   | MARKET RATE UNITS |        |         |         |                 | INCLUSIONARY UNITS |        |         |         |                 |
|-----------------------------------|-------------------|--------|---------|---------|-----------------|--------------------|--------|---------|---------|-----------------|
|                                   | Studio<br>Effcy   | 1 Bdrm | 2 Bdrms | 3 Bdrms | 4/More<br>Bdrms | Studio<br>Effcy    | 1 Bdrm | 2 Bdrms | 3 Bdrms | 4/More<br>Bdrms |
| <b>Owner-Occupied Units with:</b> |                   |        |         |         |                 |                    |        |         |         |                 |
| Minimum Floor Area:               |                   |        |         |         |                 |                    |        |         |         |                 |
| <b>Rental Units With:</b>         |                   |        |         |         |                 |                    |        |         |         |                 |
| Minimum Floor Area:               |                   |        |         |         |                 |                    |        |         |         |                 |

CONTINUE →

8

**PART 5 – INCENTIVES:** Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

| Incentive  | MAP | Incentive   | MAP |
|--|-----|---|-----|
| <input type="checkbox"/> Density Bonus (varies by project)                                   | 3   | <input type="checkbox"/> Cash subsidy from [redacted] up to \$10,000 per unit for up to 50% of the affordable units provided.   | 2   |
| <input type="checkbox"/> Parkland Development Fee Reduction                                  | 1   | <input type="checkbox"/> Cash subsidy from [redacted] of \$5000 for up to 50% of on-site afford-able units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground. | 2   |
| <input type="checkbox"/> Parkland Dedication Reduction                                       | 1   | <input type="checkbox"/> Neighborhood Plan preparation assistance   | 1   |
| <input type="checkbox"/> Off-street Parking Reduction up to 25%                              | 1   | <input type="checkbox"/> Assistance obtaining housing funding information   | 1   |
| <input type="checkbox"/> Non-City provision of street tree planting                          | 1   |   |     |
| <input type="checkbox"/> One addl. story in Downtown Design Zones                            | 1   |   |     |
| <input type="checkbox"/> Residential parking permits in a PUD/PCD                            | 1   |   |     |
| <input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____ |     |   |     |

**PART 6 – WAIVER:** The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the [redacted] based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, please mark this box  and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

**PART 7 – APPLICANT’S DECLARATION:**

The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting comments.

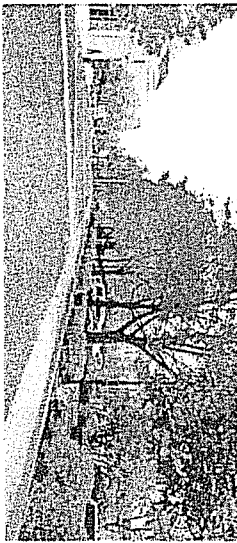
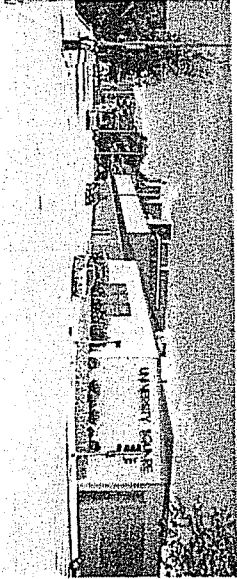
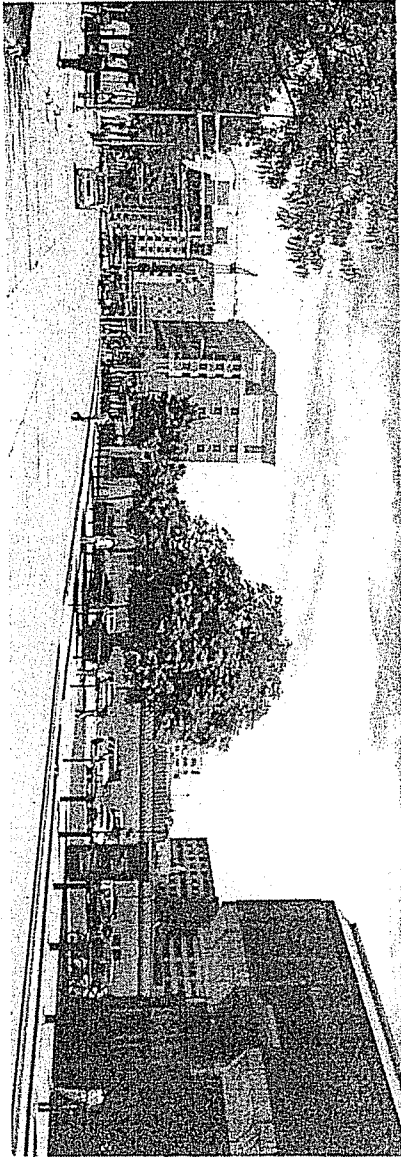
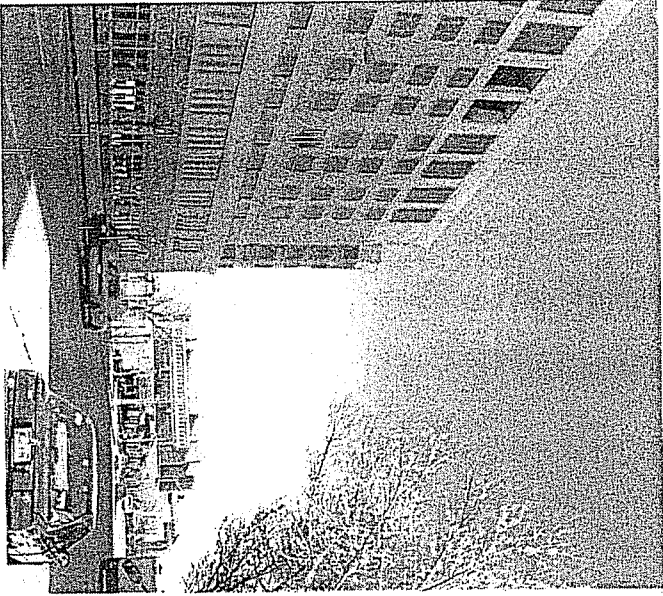
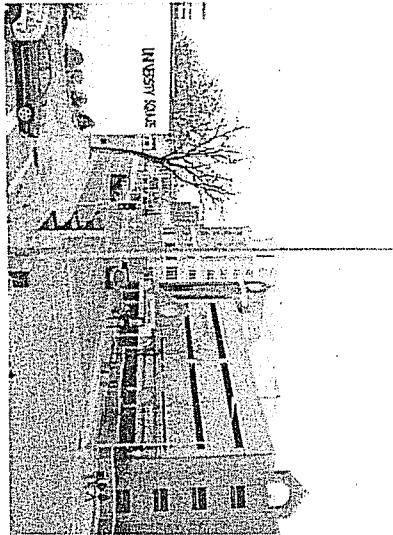
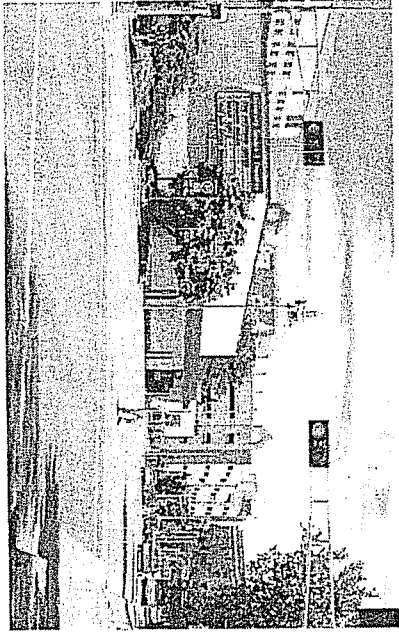
| Standards for Inclusionary Dwelling Units (IDUs)                         | Will Comply | Will not comply | Additional comments |
|--|-------------|-----------------|---------------------|
| Exterior Appearance of IDUs are similar to Market rate.                  |             |                 |                     |
| Proportion of attached and detached IDU units is similar to Market rate. |             |                 |                     |
| Mix of IDUs by bedroom size is similar to market rate.                   |             |                 |                     |

CONTINUE →

| Standards for Inclusionary Dwelling Units (IDUs) continued  | Will comply | Will not comply | Additional comments |
|---|-------------|-----------------|---------------------|
| IDUs are dispersed throughout the project.  |             |                 |                     |
| IDUs are to be built in phasing similar to market rate.   |             |                 |                     |
| Pricing fits within Ordinance standards   |             |                 |                     |
| Developer offers security during construction phase in form of deed restriction.  |             |                 |                     |
| Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction. |             |                 |                     |
| Developer describes marketing plan for IDUs.  |             |                 |                     |
| Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.                  |             |                 |                     |
| Terms of sale or rent.  |             |                 |                     |
|   | Yes         | No              | Additional comments |
| Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.                                 |             |                 |                     |
| Developer has requested waiver for off-site or cash payment.  |             |                 |                     |
| Developer has requested waiver for reduction of number of units.  |             |                 |                     |
| Other:  |             |                 |                     |

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → \_\_\_\_\_
  - The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → \_\_\_\_\_
  - The applicant notified Alderperson \_\_\_\_\_ of District \_\_\_\_\_ of this development proposal in writing on: → \_\_\_\_\_
- The applicant also notified \_\_\_\_\_ of the \_\_\_\_\_ neighborhood in writing on: → \_\_\_\_\_
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

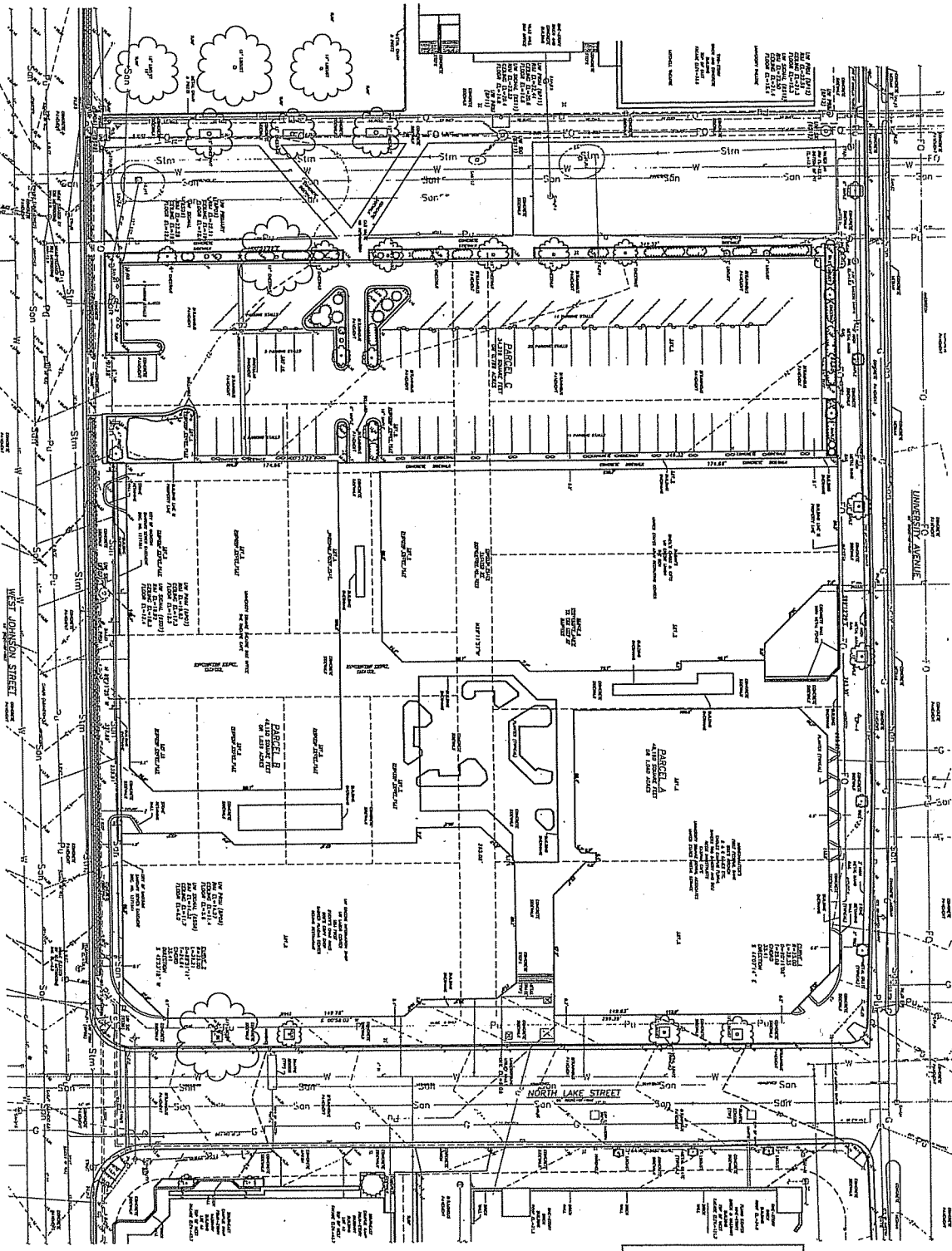
**Applicant Signature** Susan Springer **Date** 1-10-06  
**Printed Name** Susan Springer **Phone** 442-5067



University Square Development

© POTTER LAWSON, INC. 11 JANUARY 06

Site Context Photos



- LEGEND**
- 1. EXISTING BUILDING FOOTPRINT
  - 2. EXISTING DRIVEWAY
  - 3. EXISTING DRIVEWAY
  - 4. EXISTING DRIVEWAY
  - 5. EXISTING DRIVEWAY
  - 6. EXISTING DRIVEWAY
  - 7. EXISTING DRIVEWAY
  - 8. EXISTING DRIVEWAY
  - 9. EXISTING DRIVEWAY
  - 10. EXISTING DRIVEWAY
  - 11. EXISTING DRIVEWAY
  - 12. EXISTING DRIVEWAY
  - 13. EXISTING DRIVEWAY
  - 14. EXISTING DRIVEWAY
  - 15. EXISTING DRIVEWAY
  - 16. EXISTING DRIVEWAY
  - 17. EXISTING DRIVEWAY
  - 18. EXISTING DRIVEWAY
  - 19. EXISTING DRIVEWAY
  - 20. EXISTING DRIVEWAY
  - 21. EXISTING DRIVEWAY
  - 22. EXISTING DRIVEWAY
  - 23. EXISTING DRIVEWAY
  - 24. EXISTING DRIVEWAY
  - 25. EXISTING DRIVEWAY
  - 26. EXISTING DRIVEWAY
  - 27. EXISTING DRIVEWAY
  - 28. EXISTING DRIVEWAY
  - 29. EXISTING DRIVEWAY
  - 30. EXISTING DRIVEWAY
  - 31. EXISTING DRIVEWAY
  - 32. EXISTING DRIVEWAY
  - 33. EXISTING DRIVEWAY
  - 34. EXISTING DRIVEWAY
  - 35. EXISTING DRIVEWAY
  - 36. EXISTING DRIVEWAY
  - 37. EXISTING DRIVEWAY
  - 38. EXISTING DRIVEWAY
  - 39. EXISTING DRIVEWAY
  - 40. EXISTING DRIVEWAY
  - 41. EXISTING DRIVEWAY
  - 42. EXISTING DRIVEWAY
  - 43. EXISTING DRIVEWAY
  - 44. EXISTING DRIVEWAY
  - 45. EXISTING DRIVEWAY
  - 46. EXISTING DRIVEWAY
  - 47. EXISTING DRIVEWAY
  - 48. EXISTING DRIVEWAY
  - 49. EXISTING DRIVEWAY
  - 50. EXISTING DRIVEWAY

| NO. | DESCRIPTION | AREA (SQ. FT.) | PERCENT |
|-----|-------------|----------------|---------|
| 1   | ...         | ...            | ...     |
| 2   | ...         | ...            | ...     |
| 3   | ...         | ...            | ...     |
| 4   | ...         | ...            | ...     |
| 5   | ...         | ...            | ...     |
| 6   | ...         | ...            | ...     |
| 7   | ...         | ...            | ...     |
| 8   | ...         | ...            | ...     |
| 9   | ...         | ...            | ...     |
| 10  | ...         | ...            | ...     |
| 11  | ...         | ...            | ...     |
| 12  | ...         | ...            | ...     |
| 13  | ...         | ...            | ...     |
| 14  | ...         | ...            | ...     |
| 15  | ...         | ...            | ...     |
| 16  | ...         | ...            | ...     |
| 17  | ...         | ...            | ...     |
| 18  | ...         | ...            | ...     |
| 19  | ...         | ...            | ...     |
| 20  | ...         | ...            | ...     |
| 21  | ...         | ...            | ...     |
| 22  | ...         | ...            | ...     |
| 23  | ...         | ...            | ...     |
| 24  | ...         | ...            | ...     |
| 25  | ...         | ...            | ...     |
| 26  | ...         | ...            | ...     |
| 27  | ...         | ...            | ...     |
| 28  | ...         | ...            | ...     |
| 29  | ...         | ...            | ...     |
| 30  | ...         | ...            | ...     |
| 31  | ...         | ...            | ...     |
| 32  | ...         | ...            | ...     |
| 33  | ...         | ...            | ...     |
| 34  | ...         | ...            | ...     |
| 35  | ...         | ...            | ...     |
| 36  | ...         | ...            | ...     |
| 37  | ...         | ...            | ...     |
| 38  | ...         | ...            | ...     |
| 39  | ...         | ...            | ...     |
| 40  | ...         | ...            | ...     |
| 41  | ...         | ...            | ...     |
| 42  | ...         | ...            | ...     |
| 43  | ...         | ...            | ...     |
| 44  | ...         | ...            | ...     |
| 45  | ...         | ...            | ...     |
| 46  | ...         | ...            | ...     |
| 47  | ...         | ...            | ...     |
| 48  | ...         | ...            | ...     |
| 49  | ...         | ...            | ...     |
| 50  | ...         | ...            | ...     |

| NO. | DESCRIPTION | AREA (SQ. FT.) | PERCENT |
|-----|-------------|----------------|---------|
| 1   | ...         | ...            | ...     |
| 2   | ...         | ...            | ...     |
| 3   | ...         | ...            | ...     |
| 4   | ...         | ...            | ...     |
| 5   | ...         | ...            | ...     |
| 6   | ...         | ...            | ...     |
| 7   | ...         | ...            | ...     |
| 8   | ...         | ...            | ...     |
| 9   | ...         | ...            | ...     |
| 10  | ...         | ...            | ...     |
| 11  | ...         | ...            | ...     |
| 12  | ...         | ...            | ...     |
| 13  | ...         | ...            | ...     |
| 14  | ...         | ...            | ...     |
| 15  | ...         | ...            | ...     |
| 16  | ...         | ...            | ...     |
| 17  | ...         | ...            | ...     |
| 18  | ...         | ...            | ...     |
| 19  | ...         | ...            | ...     |
| 20  | ...         | ...            | ...     |
| 21  | ...         | ...            | ...     |
| 22  | ...         | ...            | ...     |
| 23  | ...         | ...            | ...     |
| 24  | ...         | ...            | ...     |
| 25  | ...         | ...            | ...     |
| 26  | ...         | ...            | ...     |
| 27  | ...         | ...            | ...     |
| 28  | ...         | ...            | ...     |
| 29  | ...         | ...            | ...     |
| 30  | ...         | ...            | ...     |
| 31  | ...         | ...            | ...     |
| 32  | ...         | ...            | ...     |
| 33  | ...         | ...            | ...     |
| 34  | ...         | ...            | ...     |
| 35  | ...         | ...            | ...     |
| 36  | ...         | ...            | ...     |
| 37  | ...         | ...            | ...     |
| 38  | ...         | ...            | ...     |
| 39  | ...         | ...            | ...     |
| 40  | ...         | ...            | ...     |
| 41  | ...         | ...            | ...     |
| 42  | ...         | ...            | ...     |
| 43  | ...         | ...            | ...     |
| 44  | ...         | ...            | ...     |
| 45  | ...         | ...            | ...     |
| 46  | ...         | ...            | ...     |
| 47  | ...         | ...            | ...     |
| 48  | ...         | ...            | ...     |
| 49  | ...         | ...            | ...     |
| 50  | ...         | ...            | ...     |

| NO. | DESCRIPTION | AREA (SQ. FT.) | PERCENT |
|-----|-------------|----------------|---------|
| 1   | ...         | ...            | ...     |
| 2   | ...         | ...            | ...     |
| 3   | ...         | ...            | ...     |
| 4   | ...         | ...            | ...     |
| 5   | ...         | ...            | ...     |
| 6   | ...         | ...            | ...     |
| 7   | ...         | ...            | ...     |
| 8   | ...         | ...            | ...     |
| 9   | ...         | ...            | ...     |
| 10  | ...         | ...            | ...     |
| 11  | ...         | ...            | ...     |
| 12  | ...         | ...            | ...     |
| 13  | ...         | ...            | ...     |
| 14  | ...         | ...            | ...     |
| 15  | ...         | ...            | ...     |
| 16  | ...         | ...            | ...     |
| 17  | ...         | ...            | ...     |
| 18  | ...         | ...            | ...     |
| 19  | ...         | ...            | ...     |
| 20  | ...         | ...            | ...     |
| 21  | ...         | ...            | ...     |
| 22  | ...         | ...            | ...     |
| 23  | ...         | ...            | ...     |
| 24  | ...         | ...            | ...     |
| 25  | ...         | ...            | ...     |
| 26  | ...         | ...            | ...     |
| 27  | ...         | ...            | ...     |
| 28  | ...         | ...            | ...     |
| 29  | ...         | ...            | ...     |
| 30  | ...         | ...            | ...     |
| 31  | ...         | ...            | ...     |
| 32  | ...         | ...            | ...     |
| 33  | ...         | ...            | ...     |
| 34  | ...         | ...            | ...     |
| 35  | ...         | ...            | ...     |
| 36  | ...         | ...            | ...     |
| 37  | ...         | ...            | ...     |
| 38  | ...         | ...            | ...     |
| 39  | ...         | ...            | ...     |
| 40  | ...         | ...            | ...     |
| 41  | ...         | ...            | ...     |
| 42  | ...         | ...            | ...     |
| 43  | ...         | ...            | ...     |
| 44  | ...         | ...            | ...     |
| 45  | ...         | ...            | ...     |
| 46  | ...         | ...            | ...     |
| 47  | ...         | ...            | ...     |
| 48  | ...         | ...            | ...     |
| 49  | ...         | ...            | ...     |
| 50  | ...         | ...            | ...     |

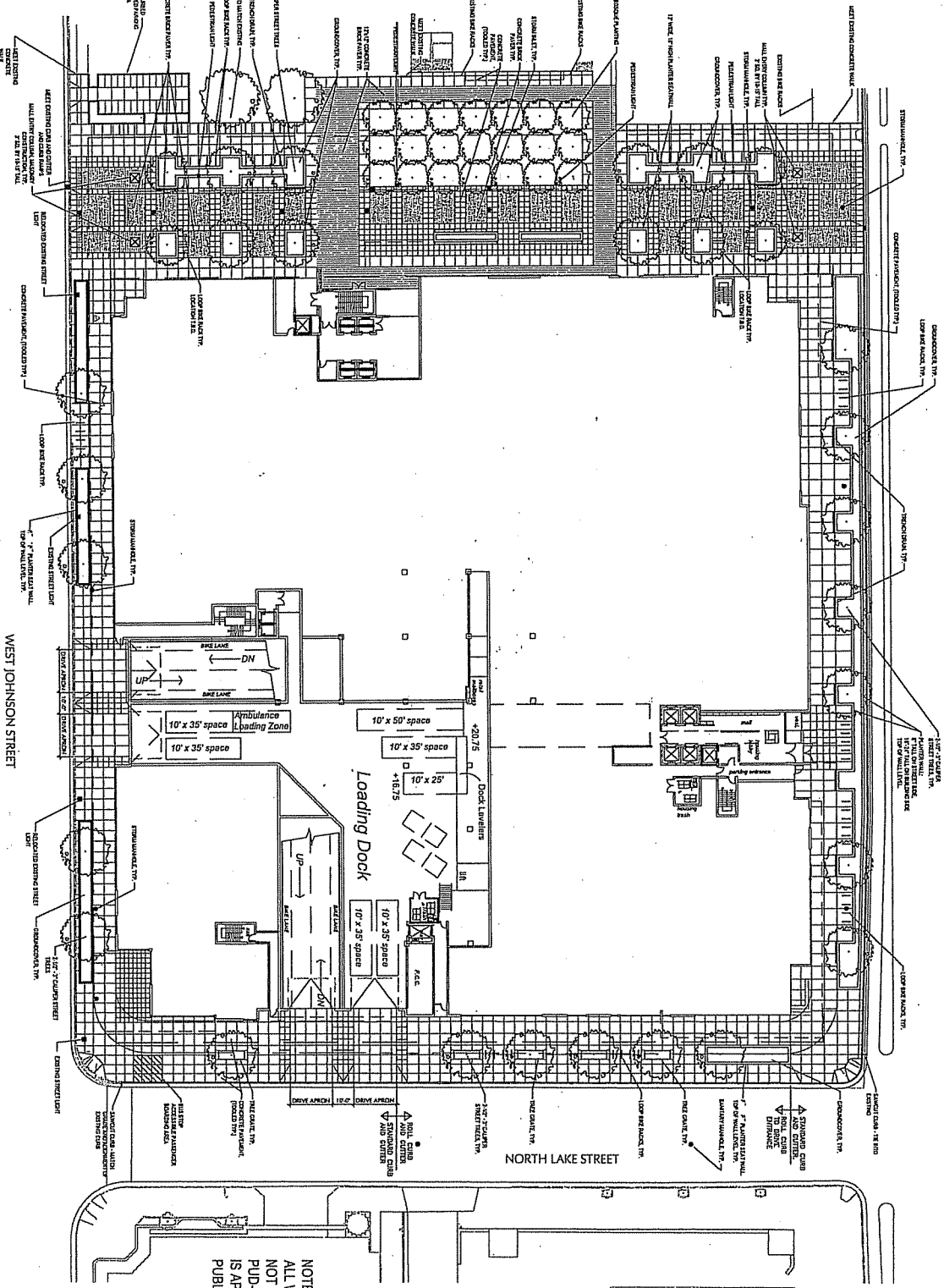




EXISTING GREEN SPACE

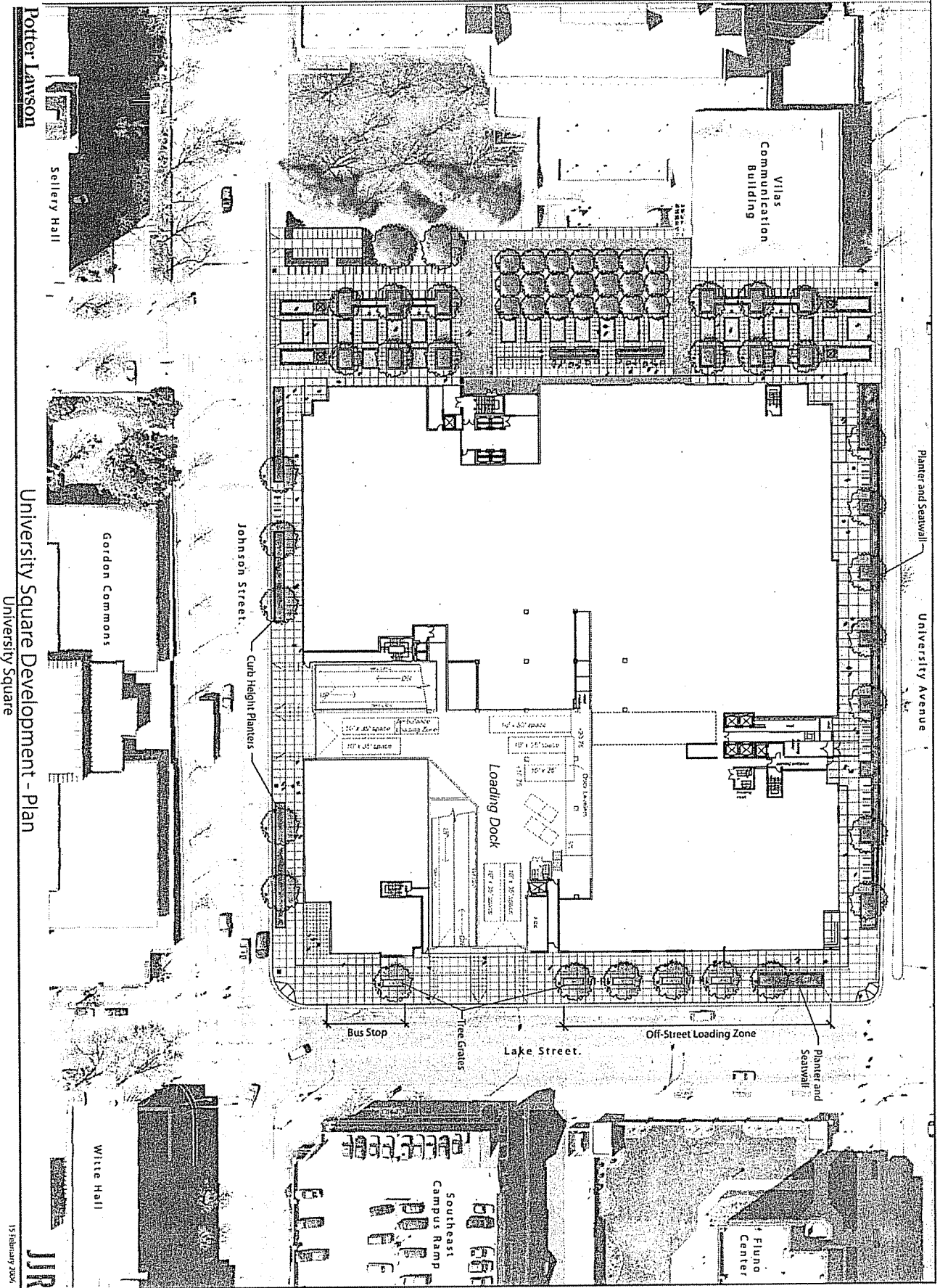
VILAS HALL

UNIVERSITY AVE.



NOTE:  
 ALL WORK PROPOSED IN THE RIGHT OF WAY IS NOT BEING APPROVED AS A PART OF THE PUD-GDP-SIP. ALL WORK IN THE RIGHT OF WAY IS APPROVED SEPARATELY BY THE BOARD OF PUBLIC WORKS, CITY OF MADISON.





Potter Lawson

Sellery Hall

Villas  
Communication  
Building

Planter and Seawall  
University Avenue

Gordon Commons

Johnson Street

Curb Height Planters

Loading Dock

Bus Stop

Free Gates

Lake Street

Off-Street Loading Zone

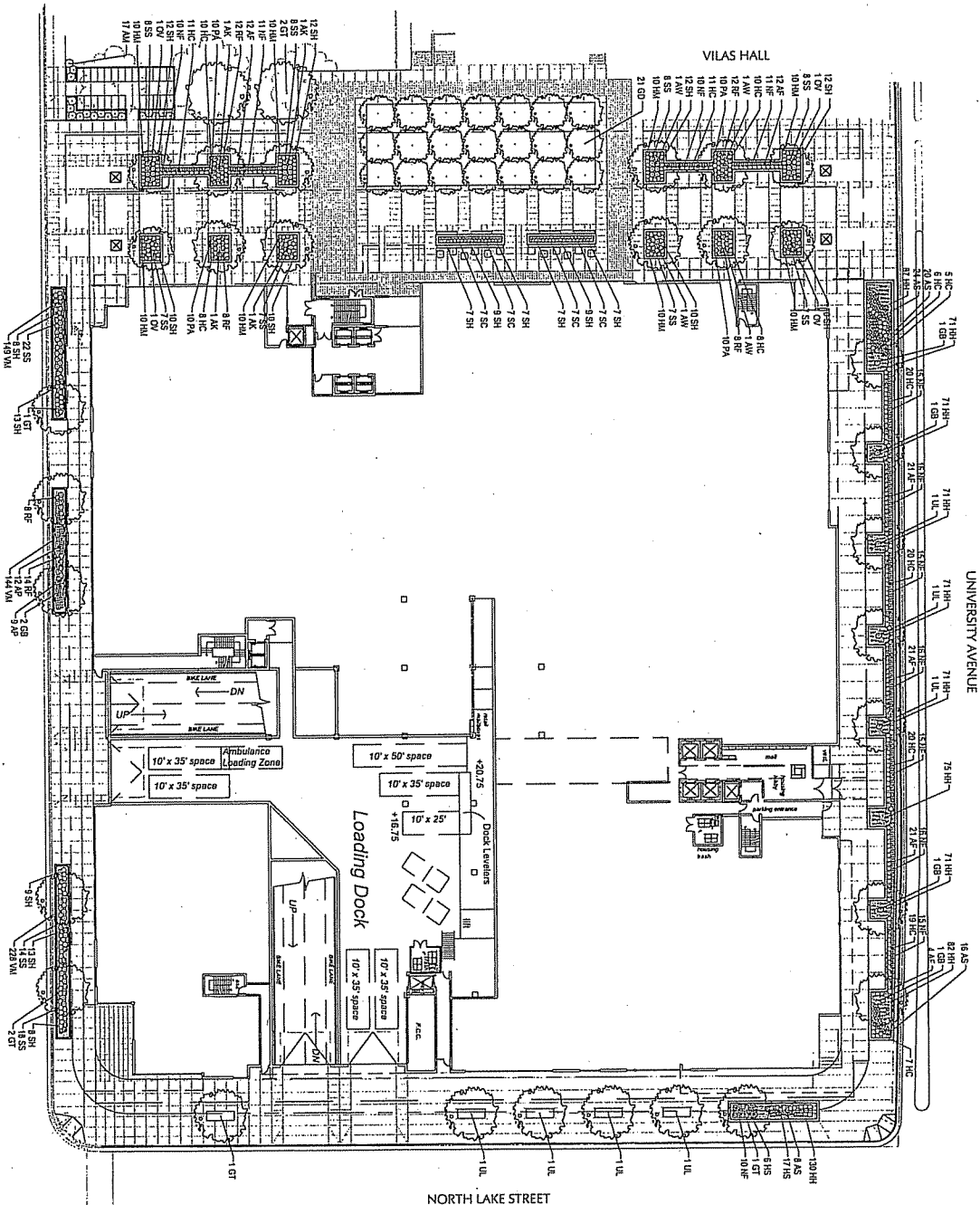
Planter and Seawall

White Hall

Southwest  
Campus Ramp

Puno  
Center

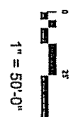
JJR  
15 FEBRUARY 2007



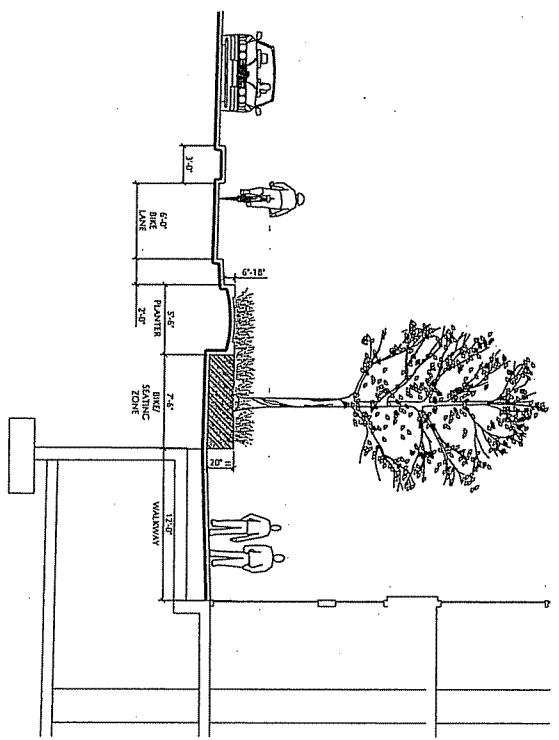
NORTH LAKE STREET

PLANT SCHEDULE

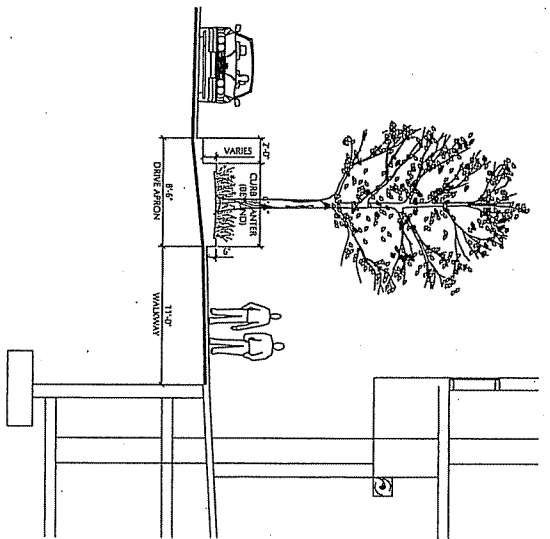
| KEY                     | QTY | BOTANICAL NAME - COMMON NAME       | SIZE          | ROOT  | SPACING  |
|-------------------------|-----|------------------------------------|---------------|-------|----------|
| <b>DECIDUOUS TREES</b>  |     |                                    |               |       |          |
| 1                       | 4   | Acer buergeri 'Nobori'             | 2 1/2' O.L.   | B&B   | SEE PLAN |
| 2                       | 4   | Acer fraxinifolium 'Morton Blue'   | 2 1/2' O.L.   | B&B   | SEE PLAN |
| 3                       | 5   | Crataegus binnata 'Nelson Gold'    | 2 1/2' O.L.   | B&B   | SEE PLAN |
| 4                       | 7   | Quercus imbricaria 'Styer'         | 2 1/2' O.L.   | B&B   | SEE PLAN |
| 5                       | 4   | Quercus virginiana                 | 2 1/2' O.L.   | B&B   | SEE PLAN |
| 6                       | 8   | Ulmus x 'Marmor'                   | 2 1/2' O.L.   | B&B   | SEE PLAN |
| 7                       | 21  | Gymnocladia dioica 'Elegant'       | 2' O.L.       | B&B   | SEE PLAN |
| <b>DECIDUOUS SHRUBS</b> |     |                                    |               |       |          |
| 8                       | 17  | Artemisia trichocarpa var. alba    | 24" HEIGHT    | B&B   | SEE PLAN |
| <b>PERENNIALS</b>       |     |                                    |               |       |          |
| 91                      | 91  | Aster novae-angliae 'Purple Dome'  | 1' O.L.       | CONT. | 18" O.C. |
| 92                      | 21  | Astilla a. variata 'Frost'         | 1' O.L.       | CONT. | 18" O.C. |
| 93                      | 83  | Aster x varius 'Snowdrift'         | 1' O.L.       | CONT. | 18" O.C. |
| 94                      | 18  | Hemerocallis 'Chicago Apache'      | 1' O.L.       | CONT. | 18" O.C. |
| 95                      | 23  | Hemerocallis 'Sunny Floer'         | 1' O.L.       | CONT. | 18" O.C. |
| 96                      | 80  | Hemerocallis 'Mist Siskit'         | 1' O.L.       | CONT. | 18" O.C. |
| 97                      | 150 | Hesperis matronalis 'Walker's Low' | 1' O.L.       | CONT. | 18" O.C. |
| 98                      | 62  | Ranunculus liliifolius 'Goldener'  | 1' O.L.       | CONT. | 18" O.C. |
| 99                      | 124 | Sedum spectabile 'Nelson's Joy'    | 1' O.L.       | CONT. | 18" O.C. |
| <b>GRASSES</b>          |     |                                    |               |       |          |
| 100                     | 40  | Pennisetum setosum 'Thunder'       | 1' O.L.       | CONT. | 18" O.C. |
| 101                     | 185 | Sporobolus tenuiflorus             | 1' O.L.       | CONT. | 18" O.C. |
| 102                     | 28  | Schizanthus litoralis              | 1' O.L.       | CONT. | 18" O.C. |
| <b>GROUNDCOVERS</b>     |     |                                    |               |       |          |
| 103                     | 800 | Viola minor                        | THIRDBLUE IVY | CONT. | 17" O.C. |
| 104                     | 520 | Viola minor                        | PERENNIAL     | CONT. | 17" O.C. |



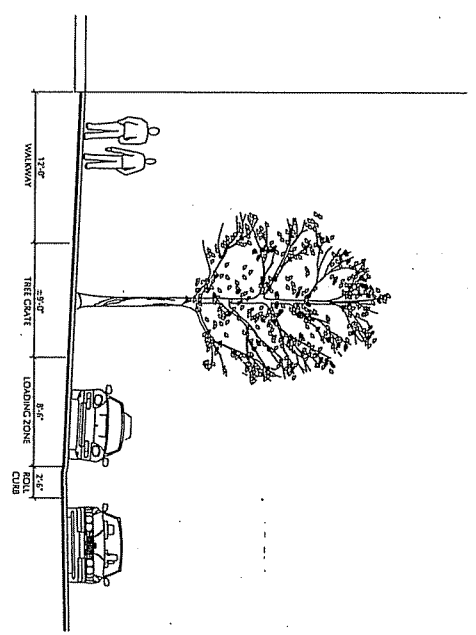
1" = 50'-0"



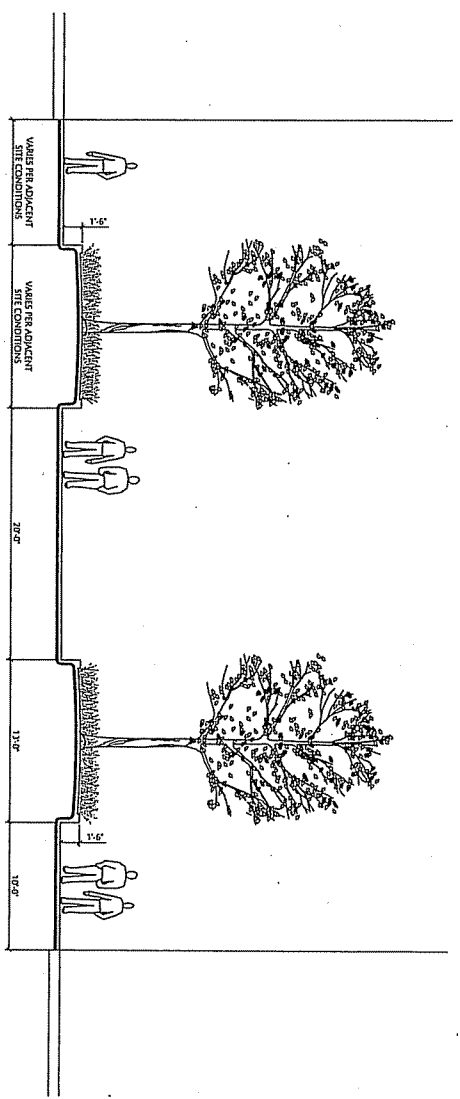
1 UNIVERSITY AVENUE SECTION  
1" = 10'



3 WEST JOHNSON STREET SECTION  
1" = 10'



2 NORTH LAKE STREET SECTION @ TREE GRATE  
1" = 10'

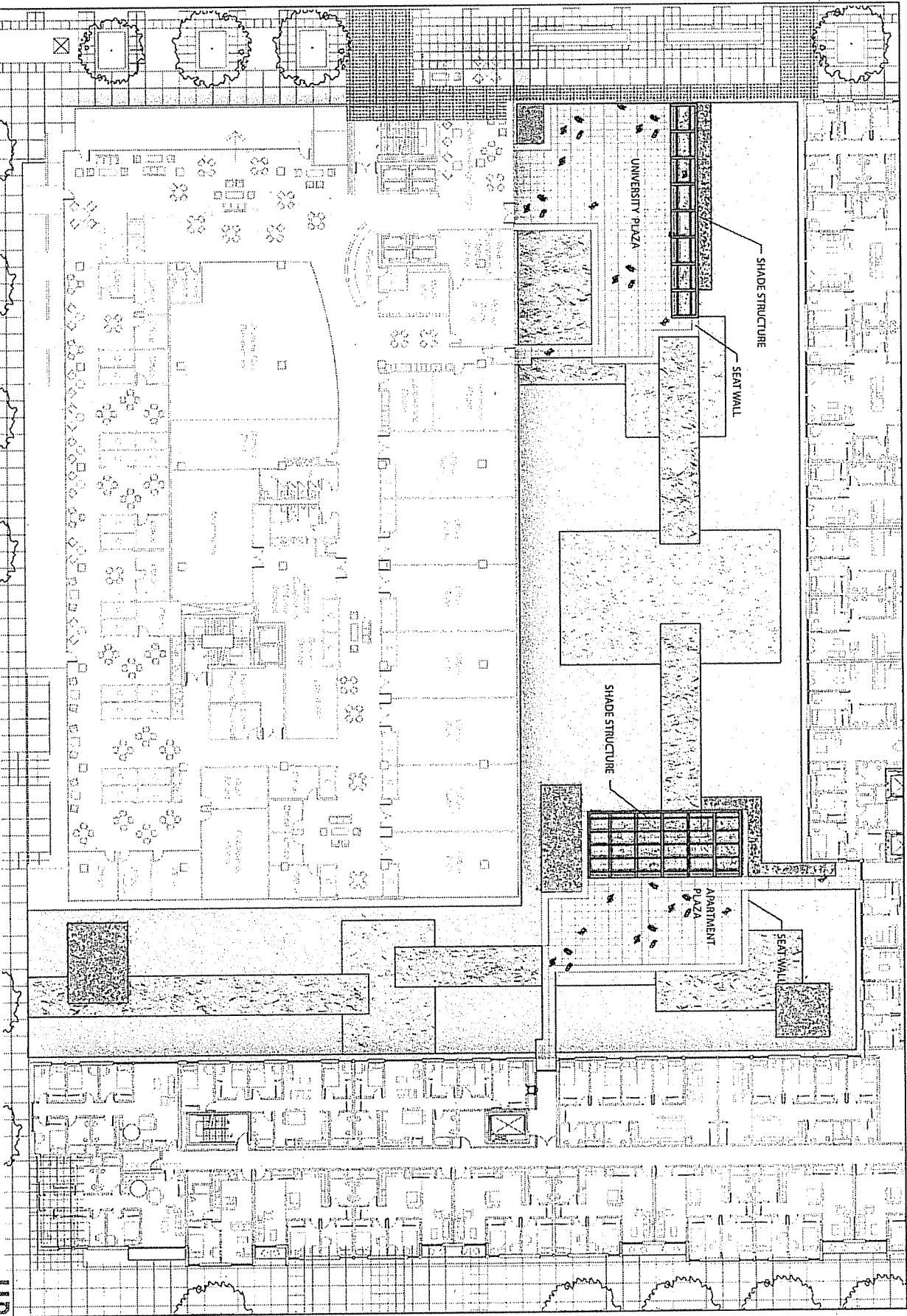


4 EAST CAMPUS MALL SECTION  
1" = 10'

Potter Lawson

University Square Roof Plaza and Green Roof Plan

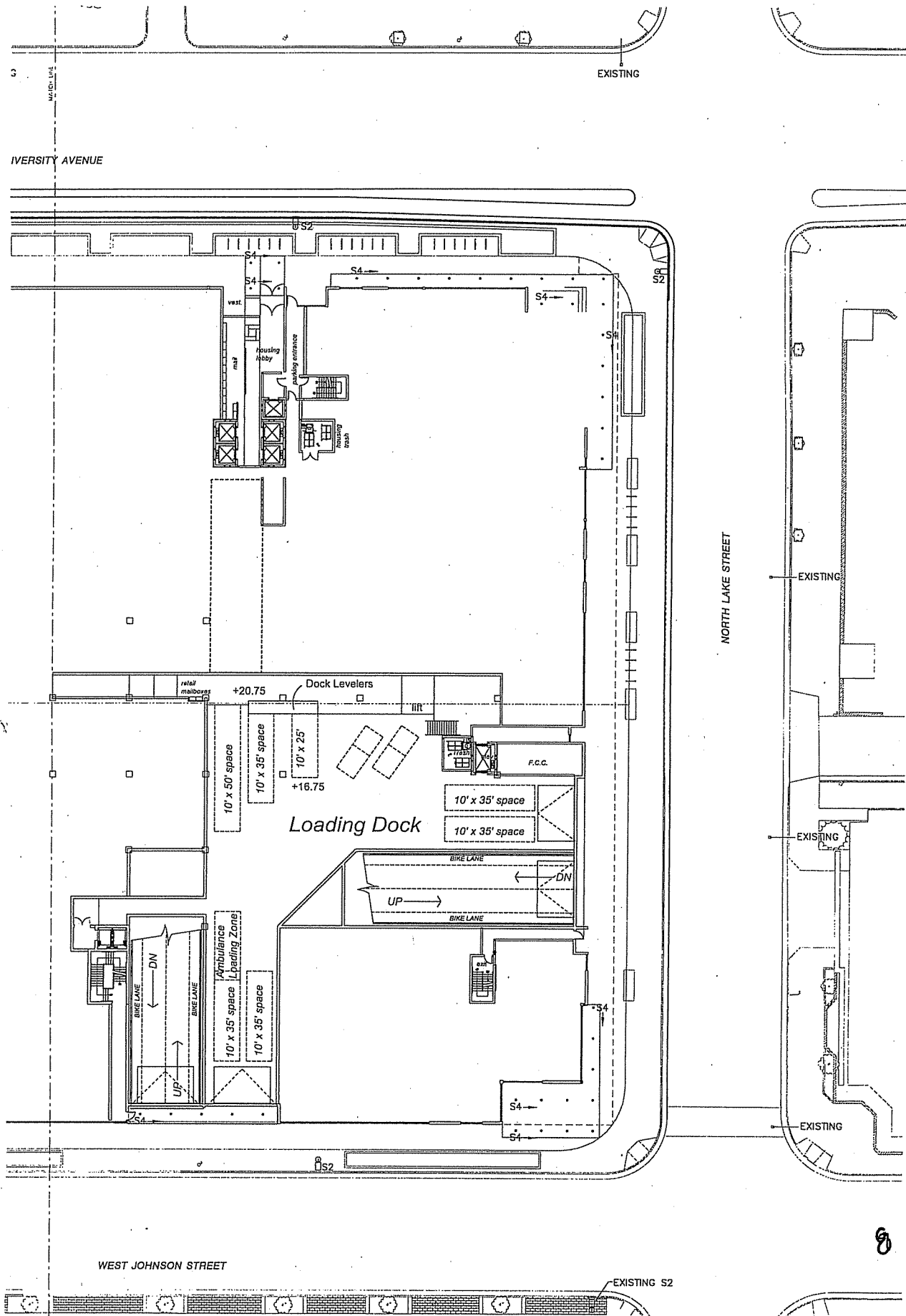
University Square



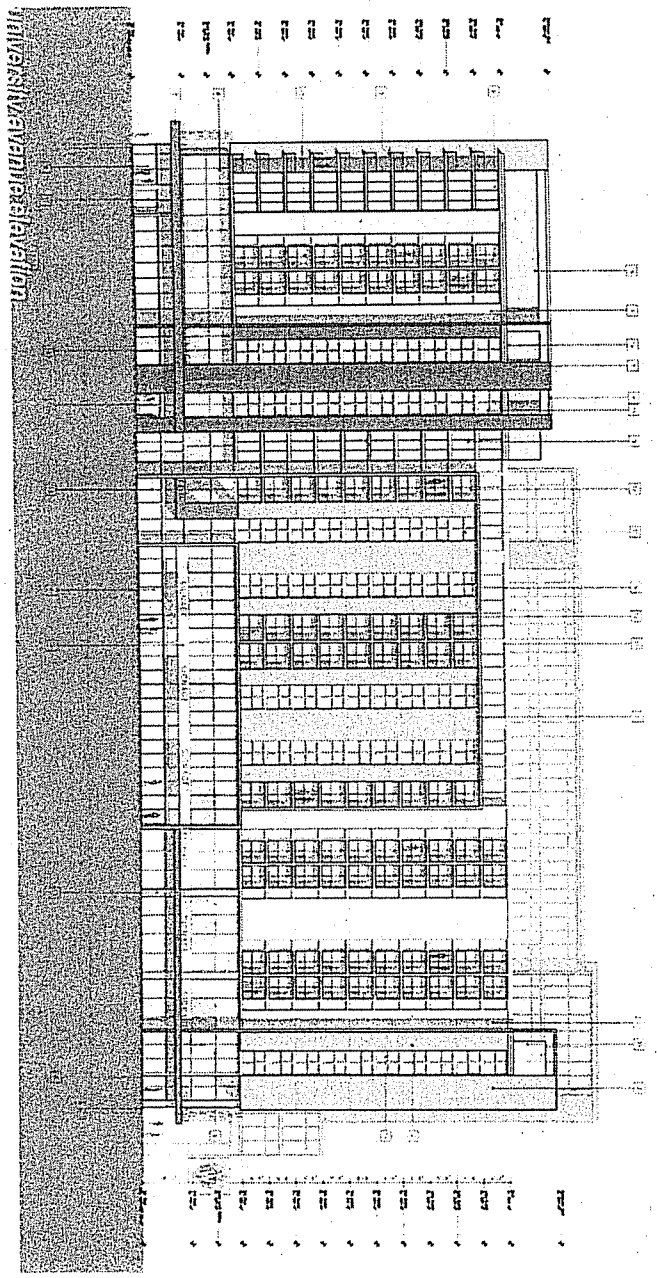
15 February 2008

JLR





|  |  |                          |
|--|--|--------------------------|
| PROJECT UNIVERSITY SQUARE DEVELOPMENT<br>CITY OF MADISON UDC INFORMATIONAL SUBMITTAL | KJWW NO.: 305065<br>DATE: 02-15-06<br>SCALE: 1" = 35'<br>BY: IFM | DRAWING NO.<br><b>E5</b> |
| SHEET TITLE: SITE LIGHTING FIXTURES EAST   |  |                          |
| KJWW ENGINEERING CONSULTANTS   | MADISON, WI.   |                          |

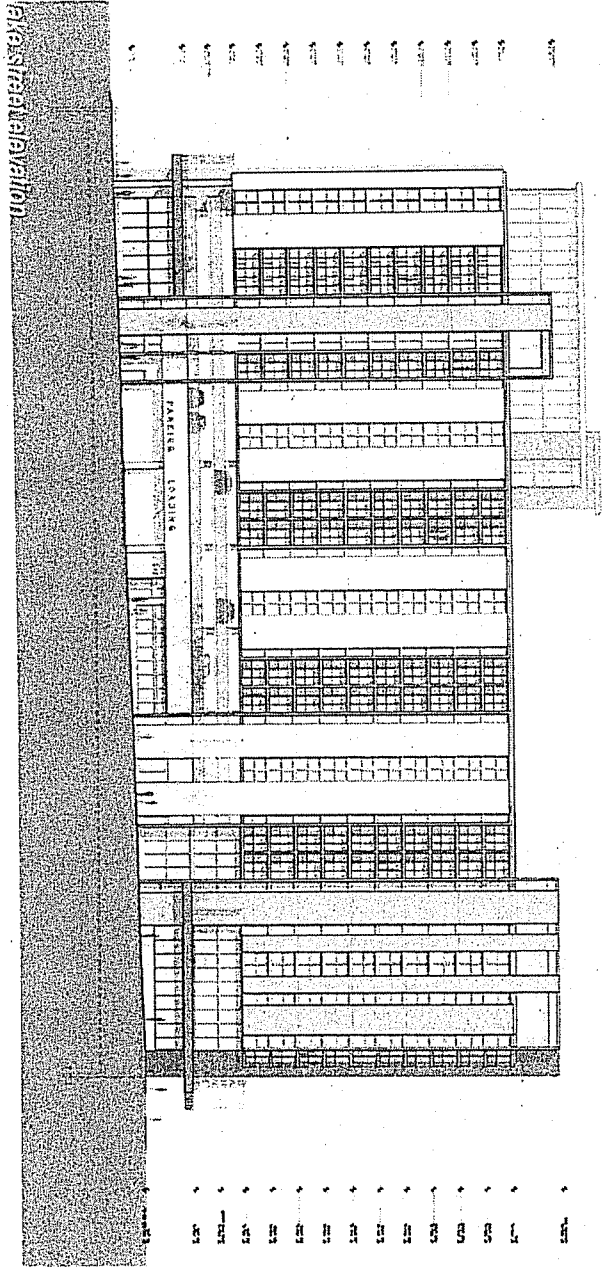


NOT TO SCALE

University Square Development

© POTTER LAWSON, INC. 08 FEBRUARY 08

North Elevation  
1/16" = 1'-0"



Administration

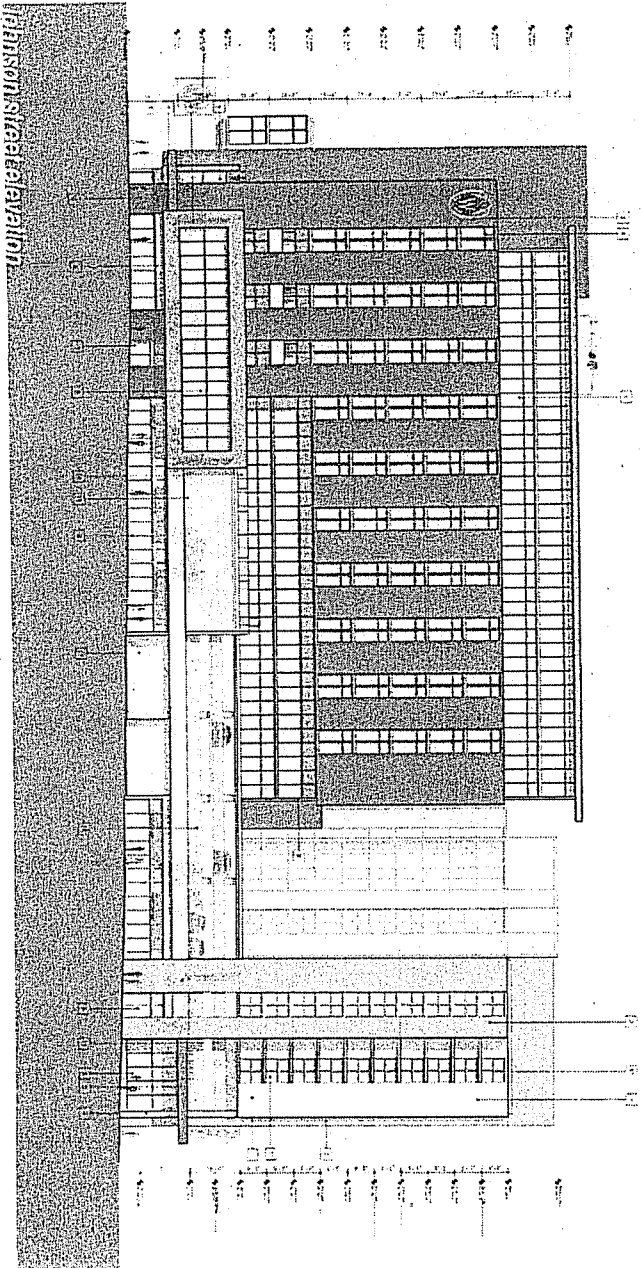
University Square Development

© POTTER LAMSON, INC. 08 FEBRUARY 06



East Elevation

1/16" = 1'-0"

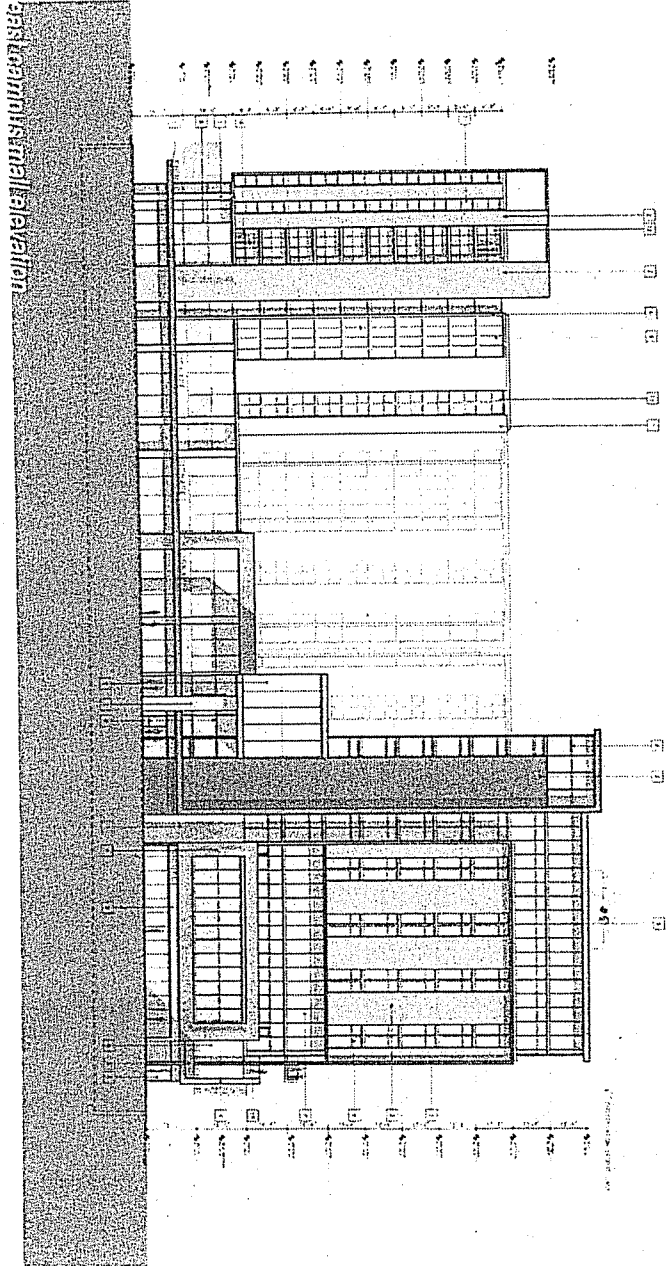


University Square Development  
 © POTTER LAWSON, INC. 08 FEBRUARY 06

South Elevation  
 1/16" = 1'-0"

8

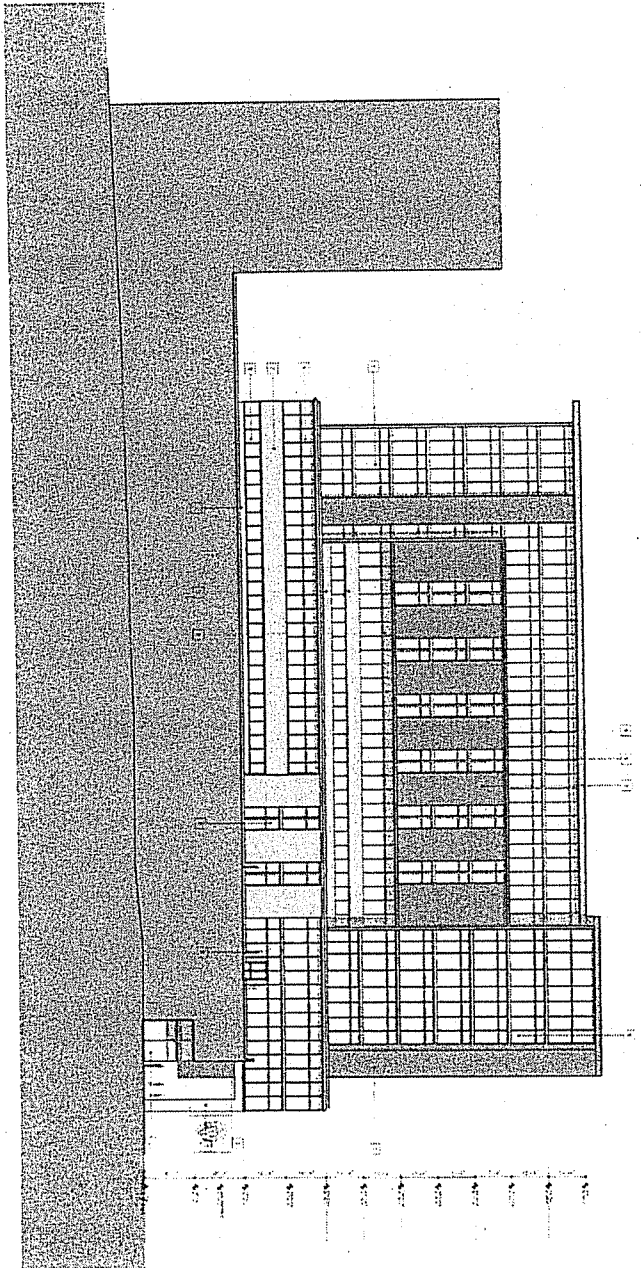
# University Square Development



KEY NOTES: ARCHITECTURAL

# West Elevation

1/8" = 1'-0"



NOTES: 1. SEE DRAWING 1

1. SEE DRAWING 1  
2. SEE DRAWING 1  
3. SEE DRAWING 1  
4. SEE DRAWING 1  
5. SEE DRAWING 1  
6. SEE DRAWING 1  
7. SEE DRAWING 1  
8. SEE DRAWING 1  
9. SEE DRAWING 1  
10. SEE DRAWING 1  
11. SEE DRAWING 1  
12. SEE DRAWING 1  
13. SEE DRAWING 1  
14. SEE DRAWING 1  
15. SEE DRAWING 1  
16. SEE DRAWING 1  
17. SEE DRAWING 1  
18. SEE DRAWING 1  
19. SEE DRAWING 1  
20. SEE DRAWING 1  
21. SEE DRAWING 1  
22. SEE DRAWING 1  
23. SEE DRAWING 1  
24. SEE DRAWING 1  
25. SEE DRAWING 1  
26. SEE DRAWING 1  
27. SEE DRAWING 1  
28. SEE DRAWING 1  
29. SEE DRAWING 1  
30. SEE DRAWING 1  
31. SEE DRAWING 1  
32. SEE DRAWING 1  
33. SEE DRAWING 1  
34. SEE DRAWING 1  
35. SEE DRAWING 1  
36. SEE DRAWING 1  
37. SEE DRAWING 1  
38. SEE DRAWING 1  
39. SEE DRAWING 1  
40. SEE DRAWING 1  
41. SEE DRAWING 1  
42. SEE DRAWING 1  
43. SEE DRAWING 1  
44. SEE DRAWING 1  
45. SEE DRAWING 1  
46. SEE DRAWING 1  
47. SEE DRAWING 1  
48. SEE DRAWING 1  
49. SEE DRAWING 1  
50. SEE DRAWING 1  
51. SEE DRAWING 1  
52. SEE DRAWING 1  
53. SEE DRAWING 1  
54. SEE DRAWING 1  
55. SEE DRAWING 1  
56. SEE DRAWING 1  
57. SEE DRAWING 1  
58. SEE DRAWING 1  
59. SEE DRAWING 1  
60. SEE DRAWING 1  
61. SEE DRAWING 1  
62. SEE DRAWING 1  
63. SEE DRAWING 1  
64. SEE DRAWING 1  
65. SEE DRAWING 1  
66. SEE DRAWING 1  
67. SEE DRAWING 1  
68. SEE DRAWING 1  
69. SEE DRAWING 1  
70. SEE DRAWING 1  
71. SEE DRAWING 1  
72. SEE DRAWING 1  
73. SEE DRAWING 1  
74. SEE DRAWING 1  
75. SEE DRAWING 1  
76. SEE DRAWING 1  
77. SEE DRAWING 1  
78. SEE DRAWING 1  
79. SEE DRAWING 1  
80. SEE DRAWING 1  
81. SEE DRAWING 1  
82. SEE DRAWING 1  
83. SEE DRAWING 1  
84. SEE DRAWING 1  
85. SEE DRAWING 1  
86. SEE DRAWING 1  
87. SEE DRAWING 1  
88. SEE DRAWING 1  
89. SEE DRAWING 1  
90. SEE DRAWING 1  
91. SEE DRAWING 1  
92. SEE DRAWING 1  
93. SEE DRAWING 1  
94. SEE DRAWING 1  
95. SEE DRAWING 1  
96. SEE DRAWING 1  
97. SEE DRAWING 1  
98. SEE DRAWING 1  
99. SEE DRAWING 1  
100. SEE DRAWING 1

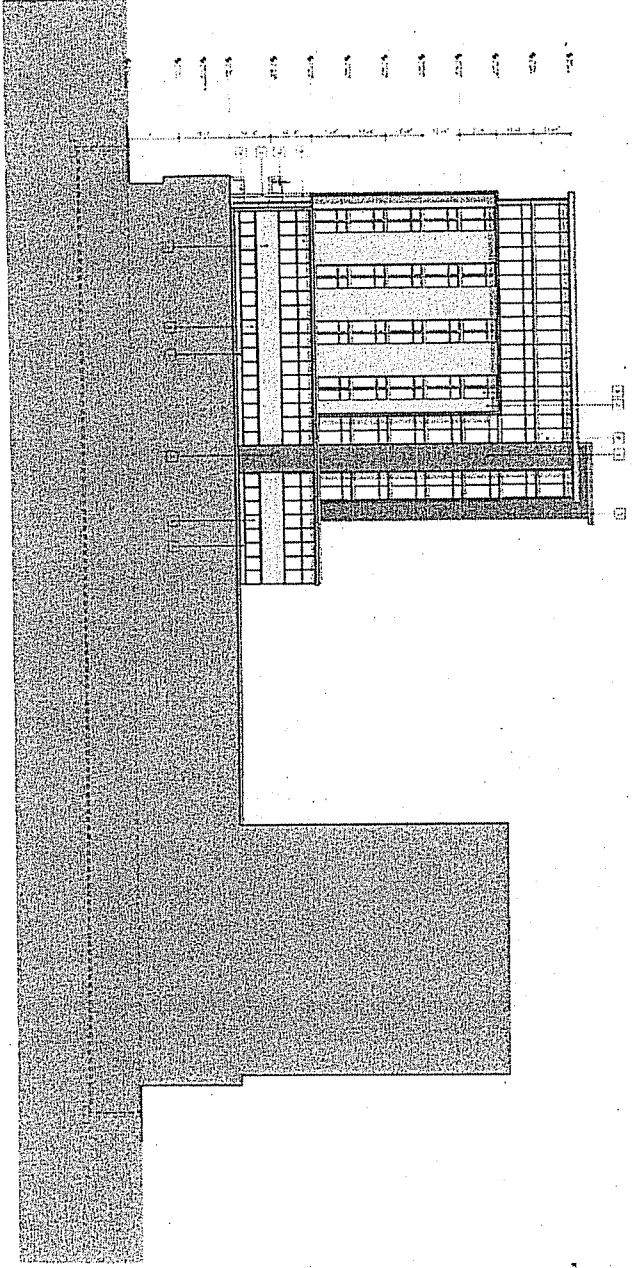
University Square Development

© POTTER LAWSON, INC. 08 FEBRUARY 06

North Courtyard Elevation

1/16" = 1'-0"





SECTION: EAST COURTYARD ELEVATION  
 1/8" = 1'-0"

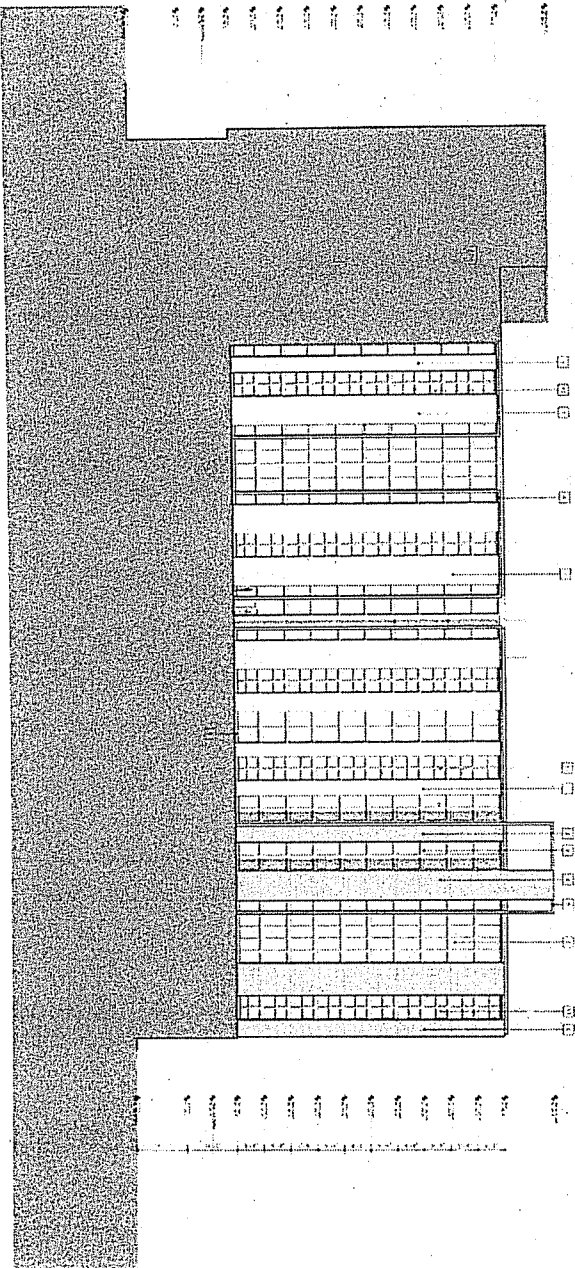
University Square Development

© POTTER LAWSON, INC. 08 FEBRUARY 08

East Courtyard Elevation

1/8" = 1'-0"





NOTES:  
1. MATERIALS TO BE USED AS SHOWN ON DRAWINGS.  
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

University Square Development

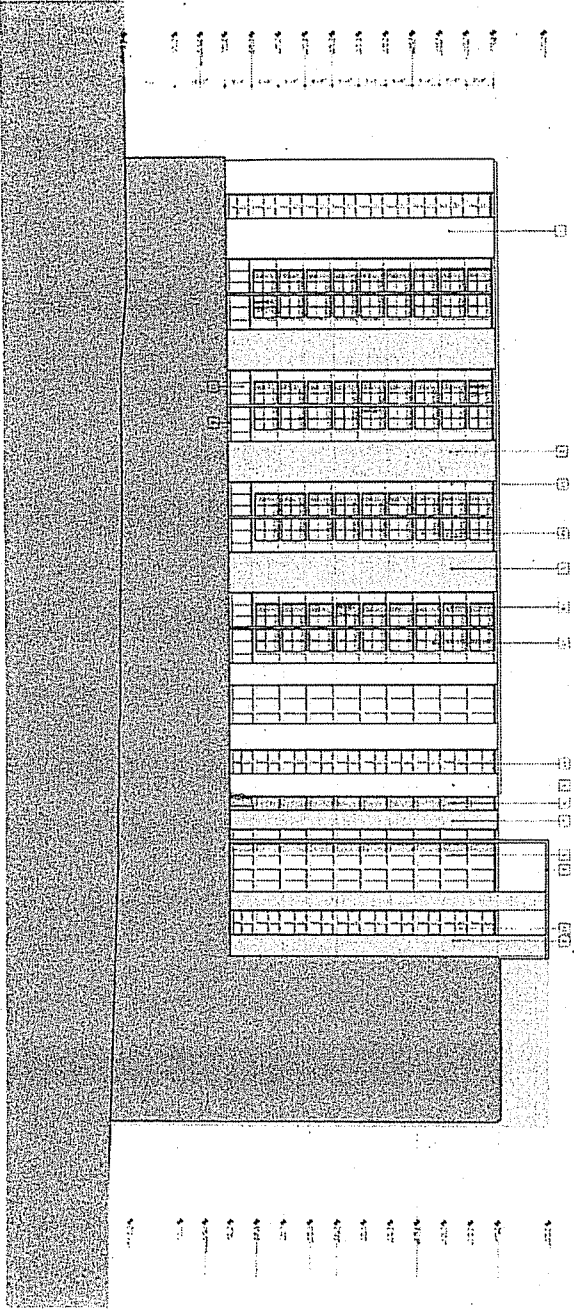
© POTTER LAWSON, INC. 11 JANUARY 06

West Courtyard Elevation

1/16" = 1'-0"







4.110  
 4.105  
 4.100  
 4.095  
 4.090  
 4.085  
 4.080  
 4.075  
 4.070  
 4.065  
 4.060  
 4.055  
 4.050  
 4.045  
 4.040  
 4.035  
 4.030  
 4.025  
 4.020  
 4.015  
 4.010  
 4.005  
 4.000

4.110  
 4.105  
 4.100  
 4.095  
 4.090  
 4.085  
 4.080  
 4.075  
 4.070  
 4.065  
 4.060  
 4.055  
 4.050  
 4.045  
 4.040  
 4.035  
 4.030  
 4.025  
 4.020  
 4.015  
 4.010  
 4.005  
 4.000

NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. FINISHES ARE AS SHOWN ON THE DRAWINGS.  
 3. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SPECIFIED IN THE SPECIFICATIONS.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
 7. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.  
 9. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORKING ENVIRONMENT AT ALL TIMES.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

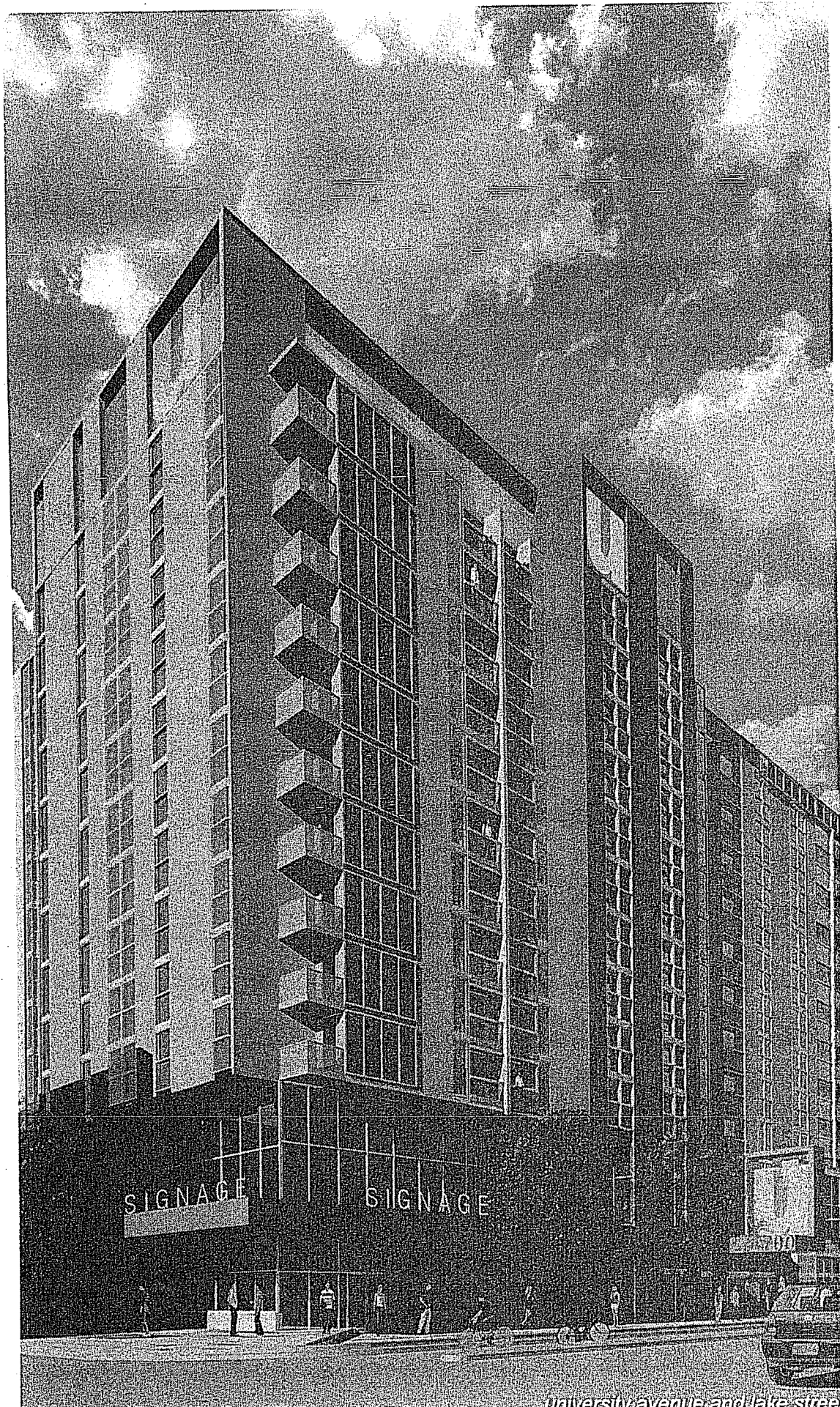
University Square Development

© POTTER LAWSON, INC. 98 FEBRUARY 98

South Courtyard Elevation

1/16" = 1'-0"



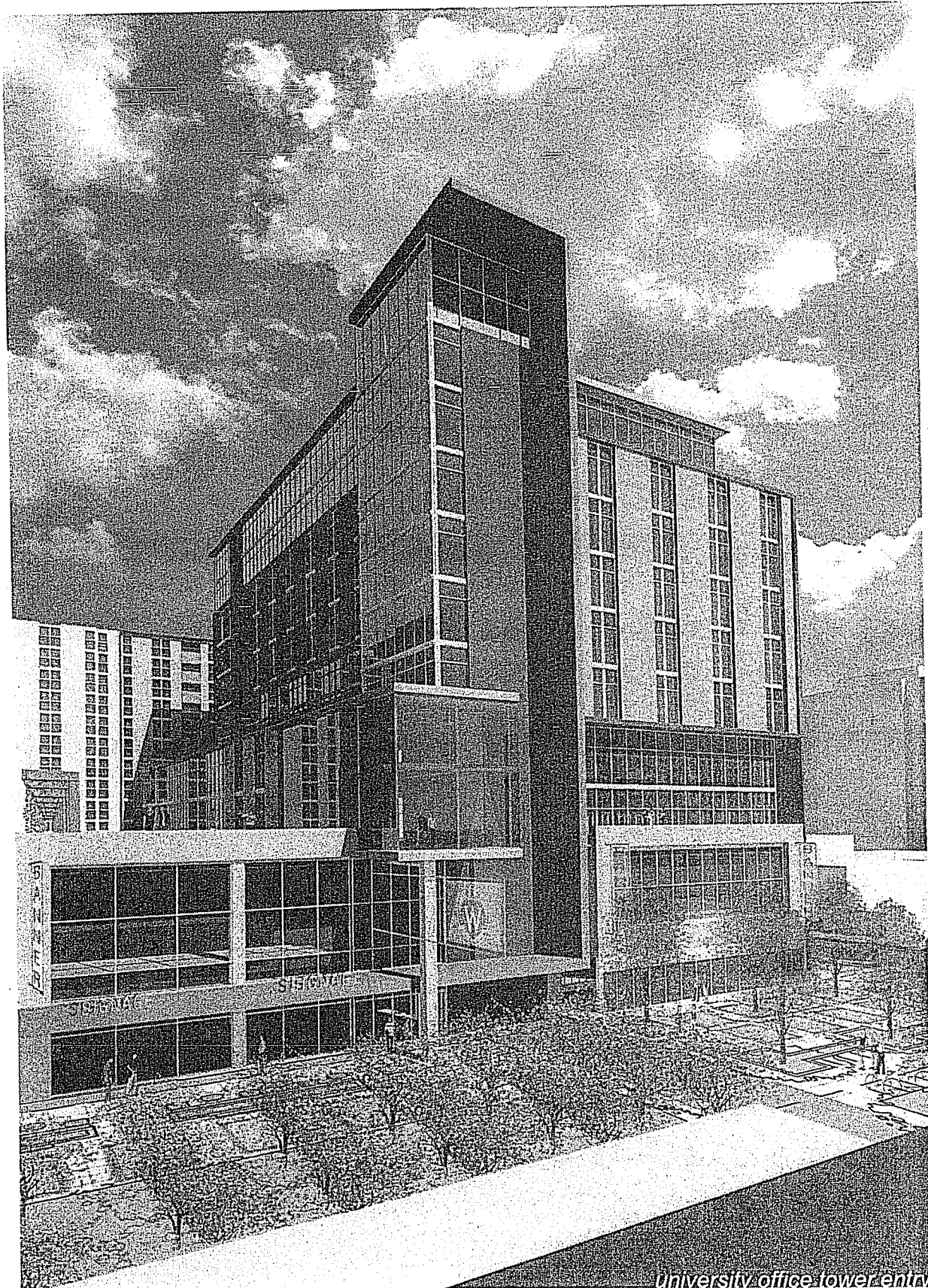


University Avenue and Lake Street

### University Square Development

© POTTER LAWSON, INC. 02.08.06

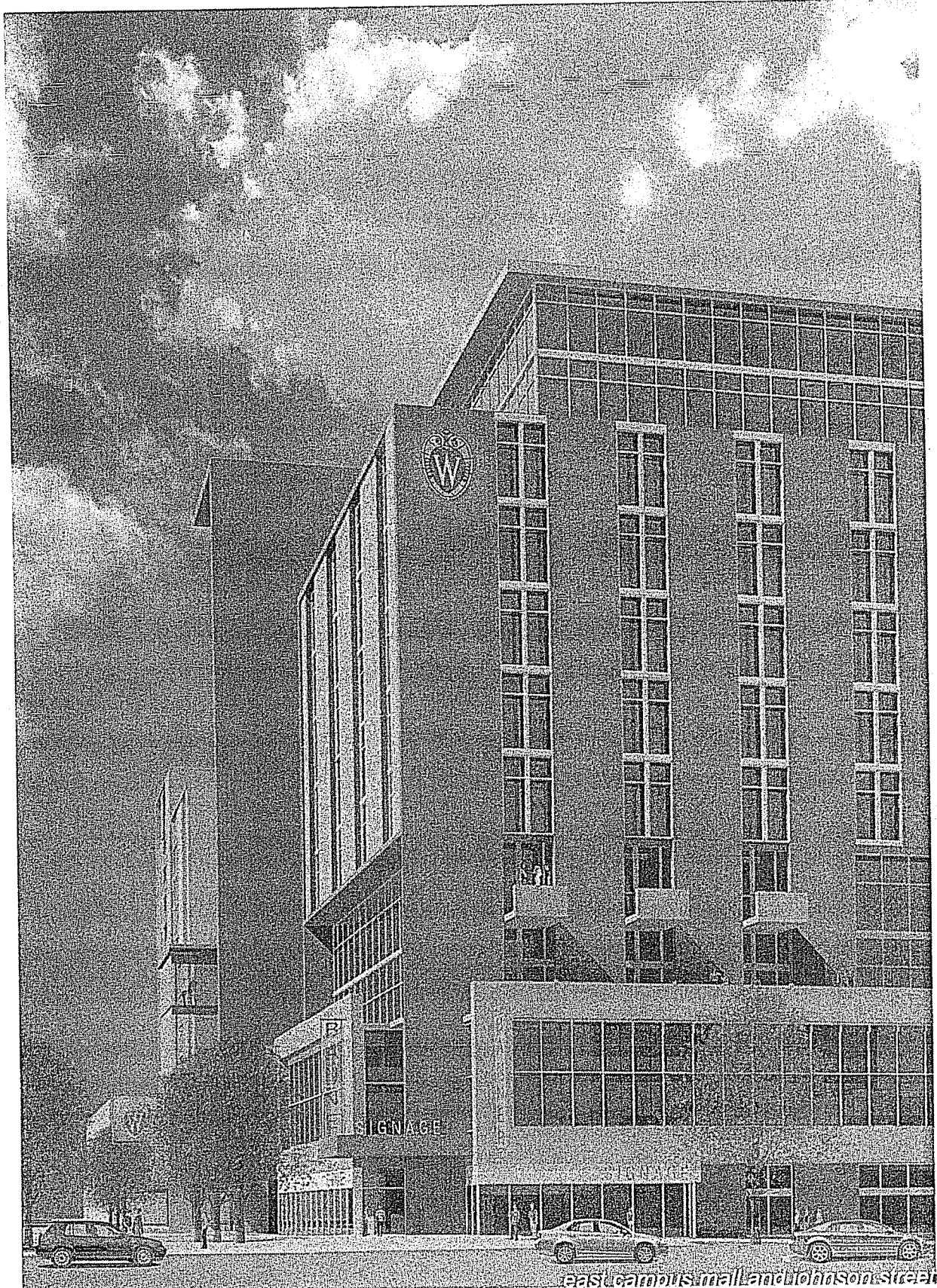
6



University Square Development

© POTTER LAWSON, INC. 02.08.06





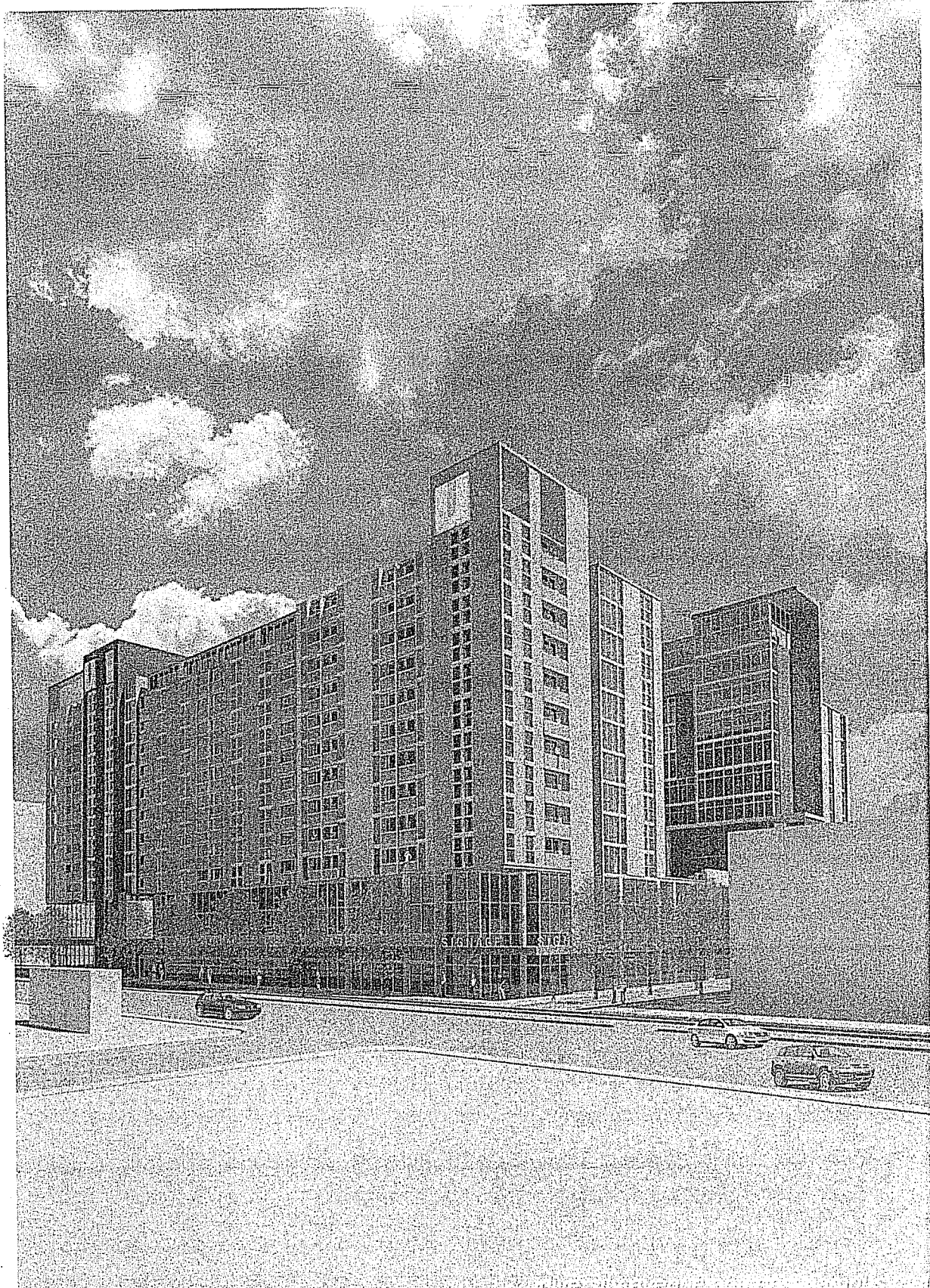
University Square Development

© POTTER LAWSON, INC. 02.08.06



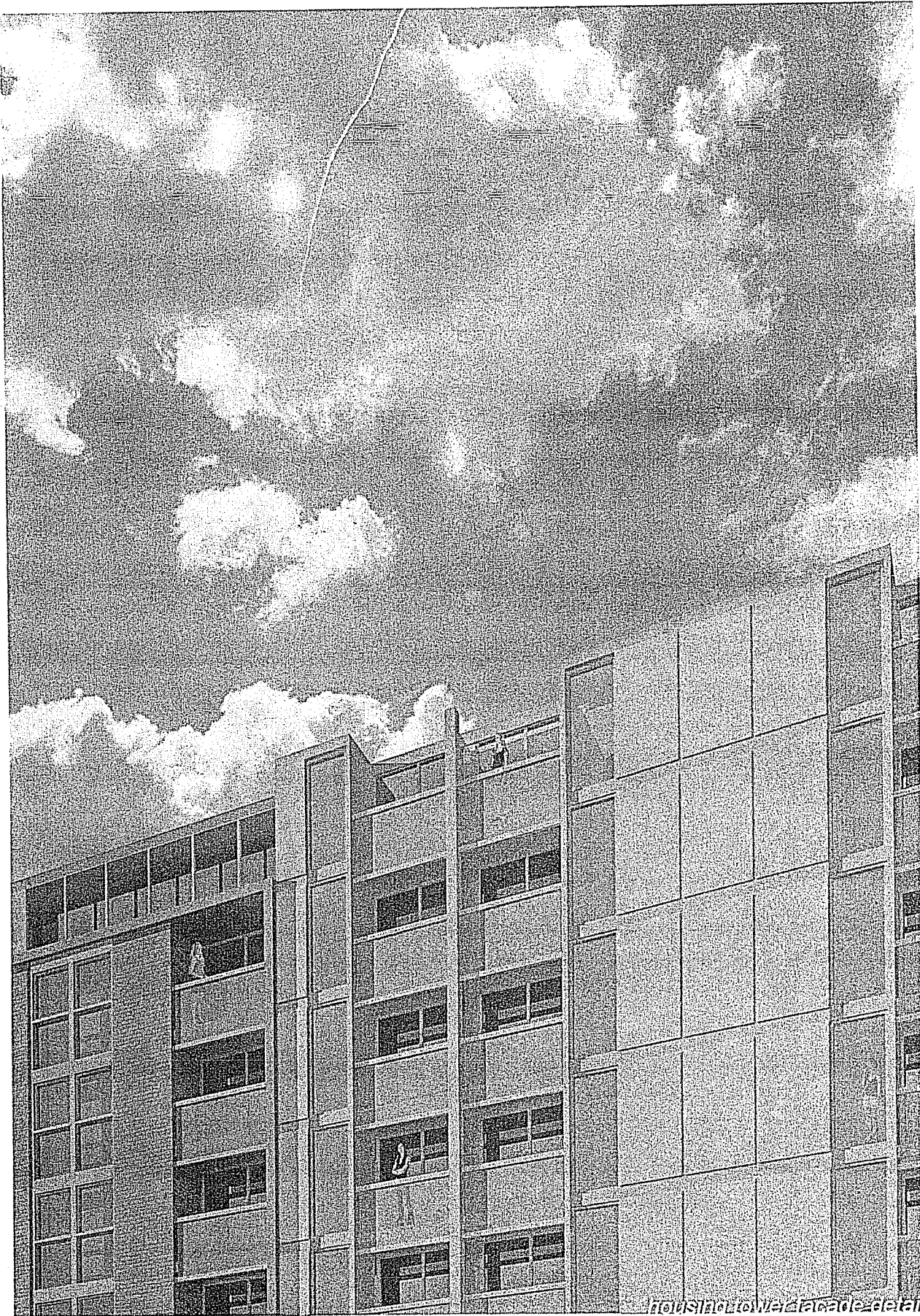
University Square Development  
© POTTER LAWSON, INC. 02.08.06





University Square Development

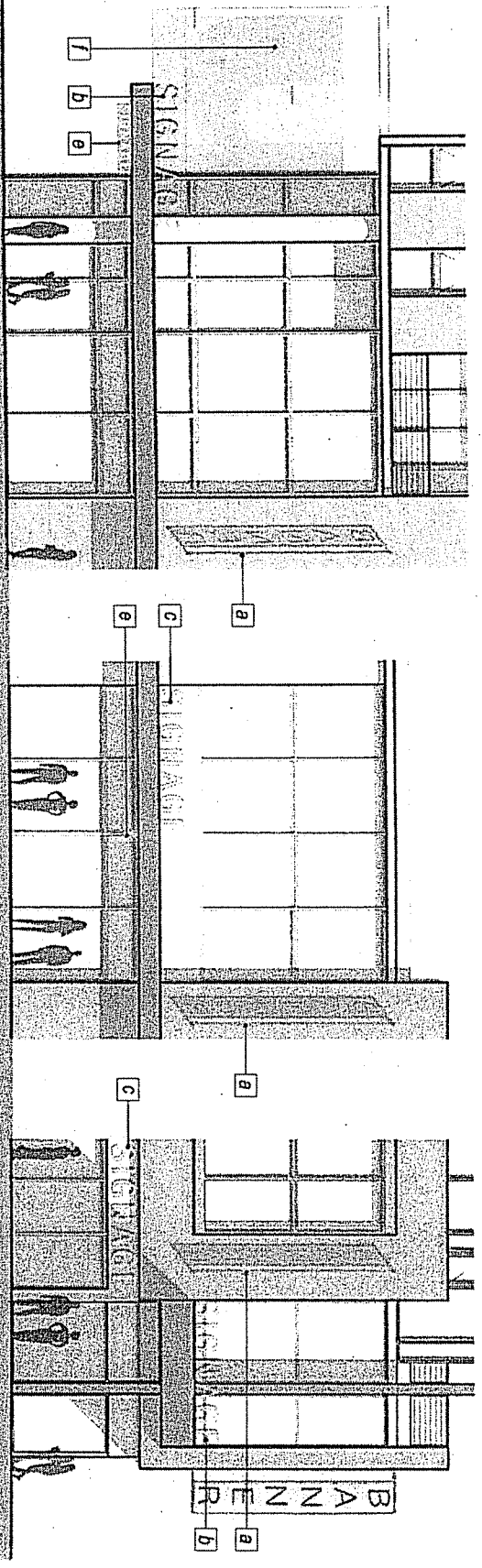
© POTTER LAWSON, INC. 02.03.06



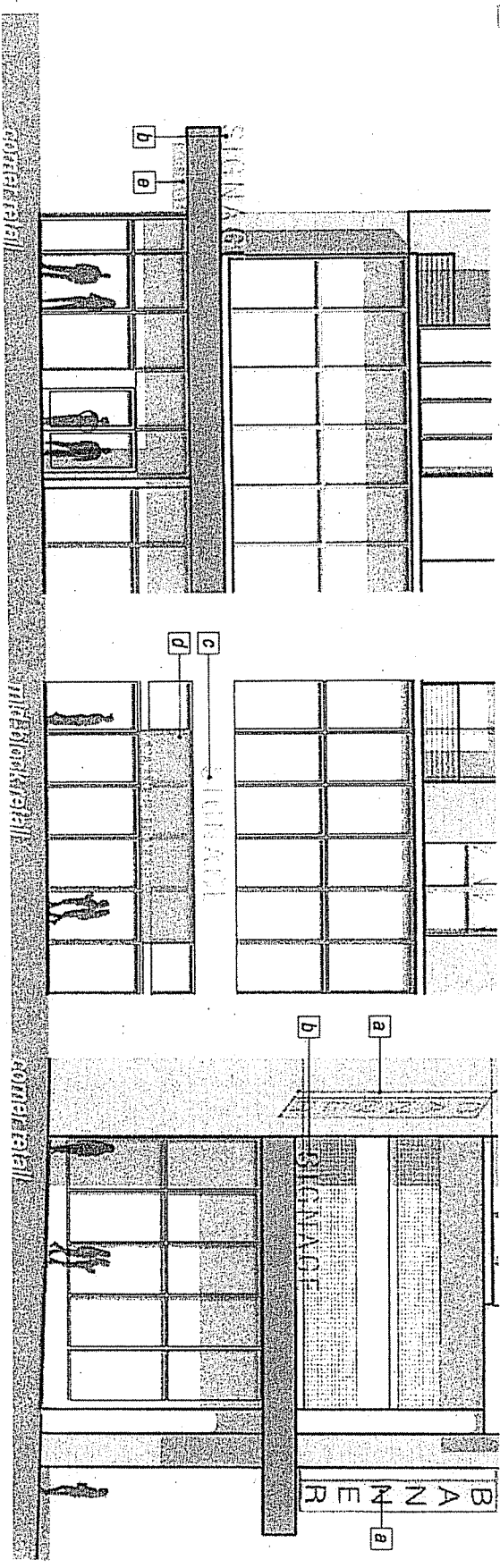
University Square Development

© POTTER LAWSON, INC. 02.08.06

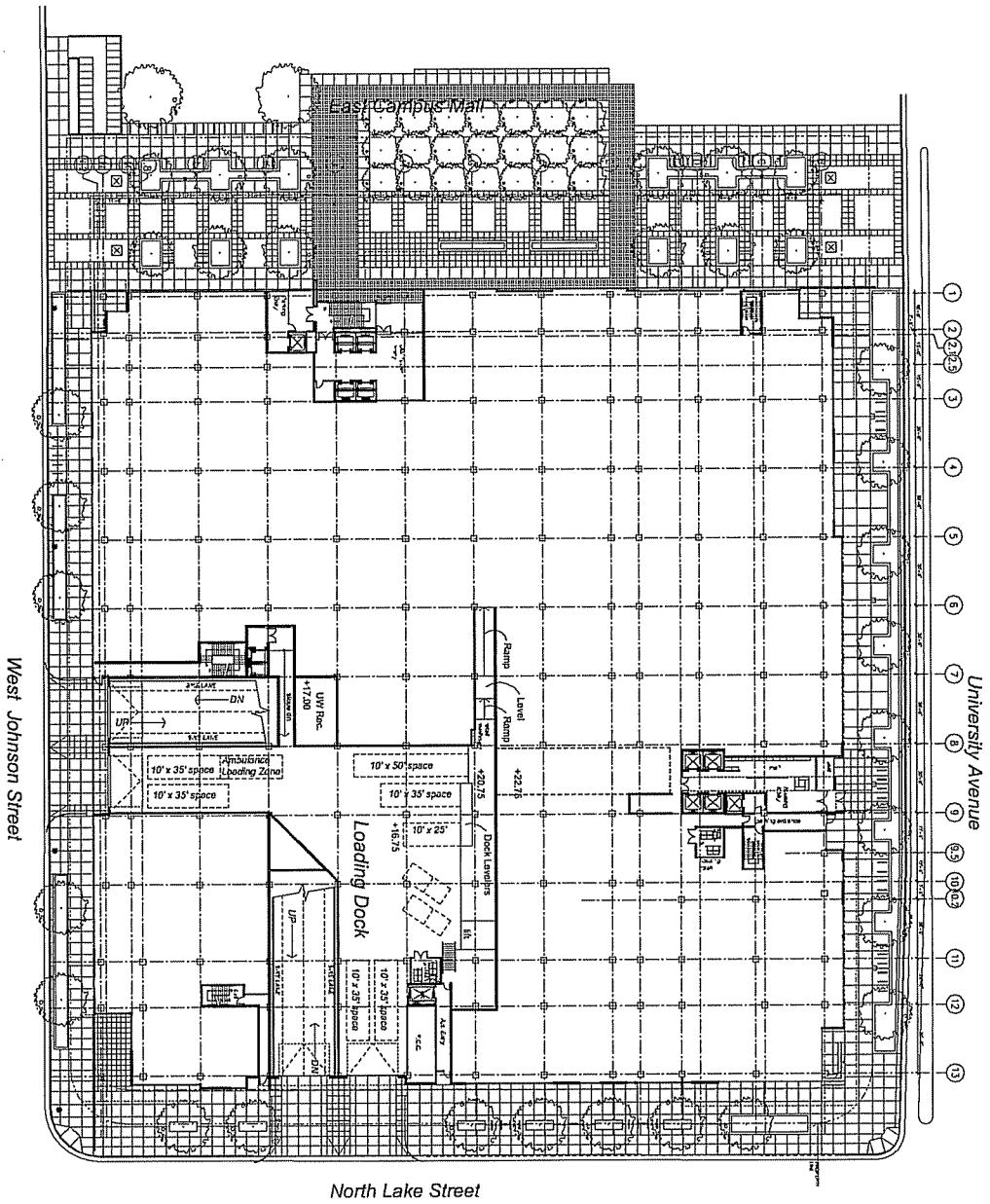


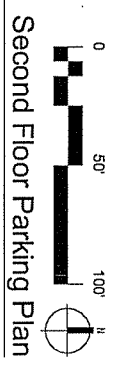
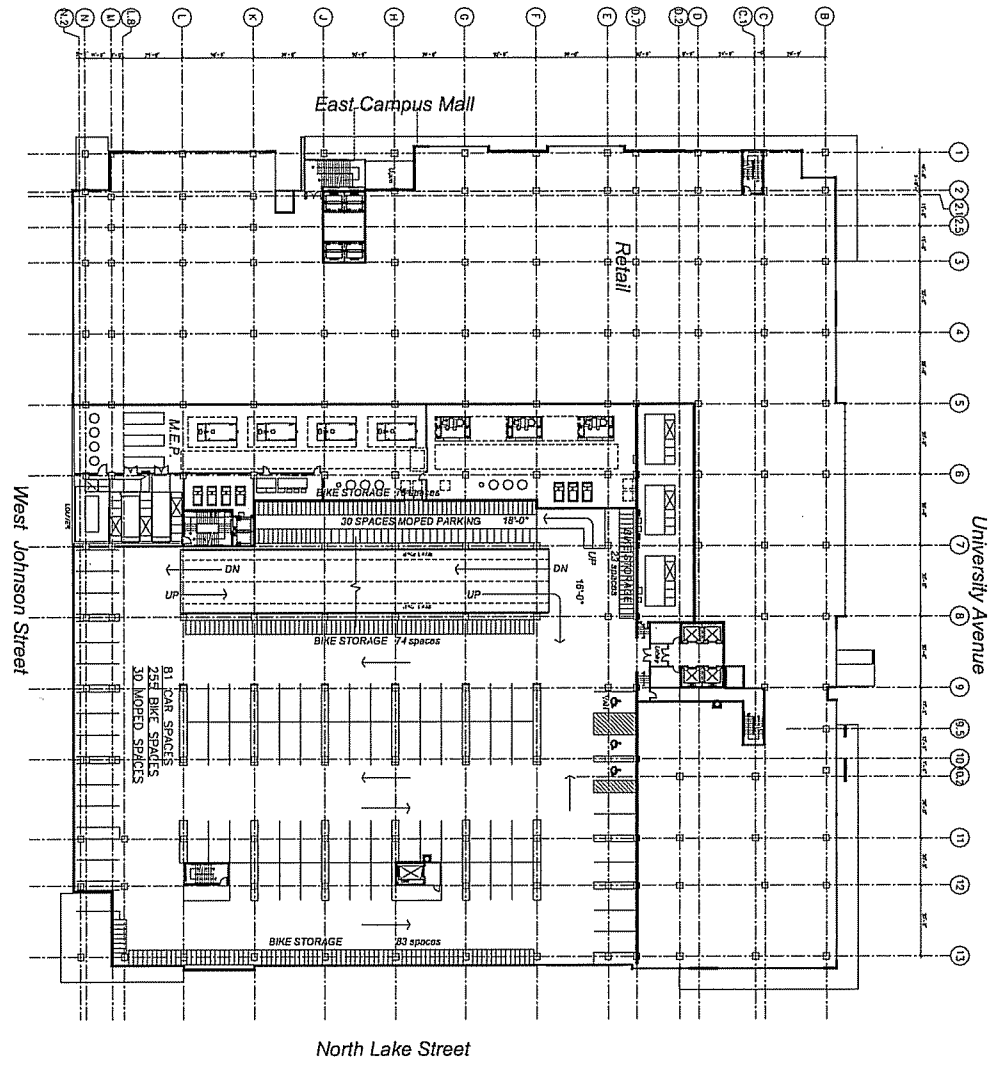


- a] TYPE A - 2' W x 18' H VERTICAL BANNER SIGNAGE - WITH INTEGRAL LIGHT FIXTURE
- b] TYPE B - 2' H FREESTANDING METAL SIGNAGE AT CANOPY ILLUMINATED WITH SIGN LIGHT
- c] TYPE C - 2' H STANDOFF METAL SIGNAGE AT FACADE ILLUMINATED WITH SIGN LIGHT
- d] TYPE D - INTERNALLY ILLUMINATED AWNING WITH TRANSLUCENT 10' H SIGNAGE
- e] TYPE E - 10' H EDGE GLOW PEDESTRIAN SIGNAGE MOUNTED TO CANOPY CEILING
- f] TYPE F - INTERNALLY ILLUMINATED IDENTITY BRANDING APARTMENT MARQUEE GRAPHIC

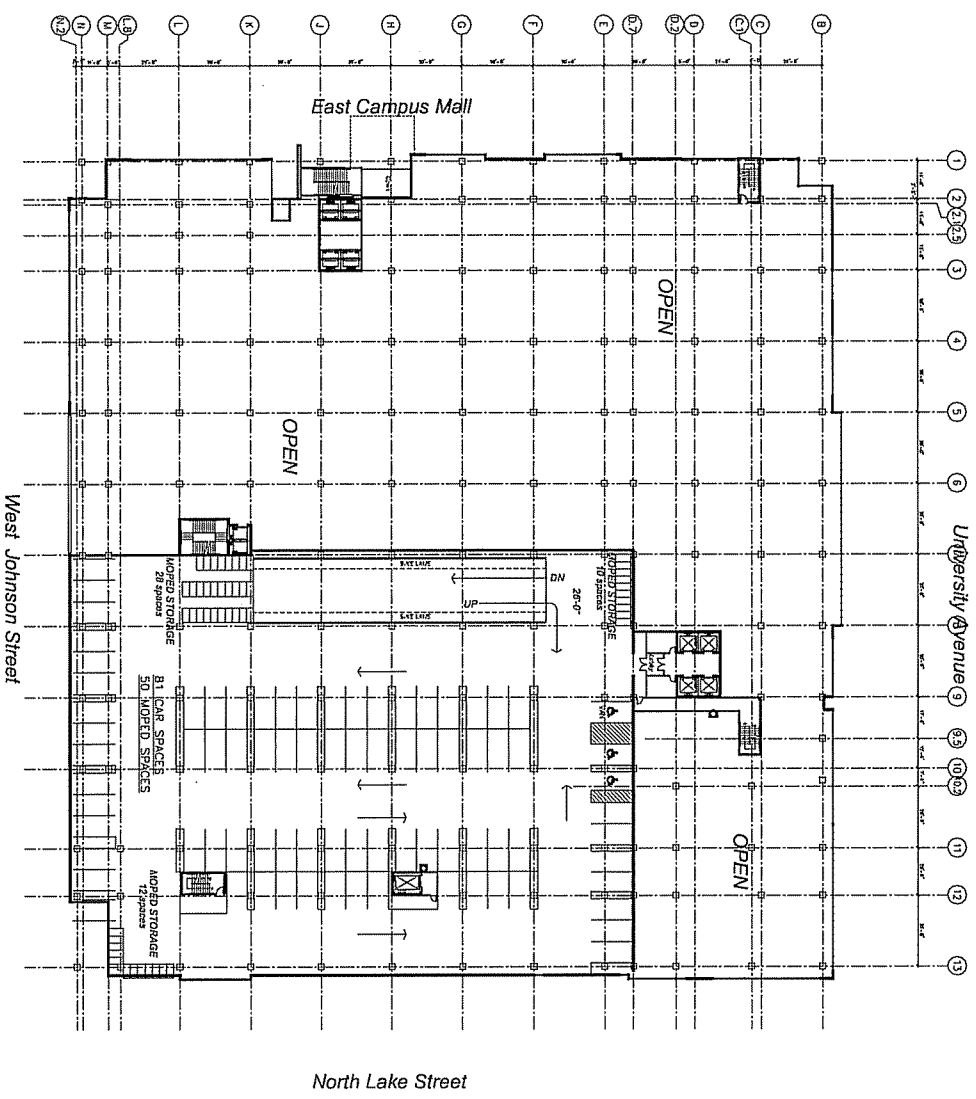








Second Floor Parking Plan



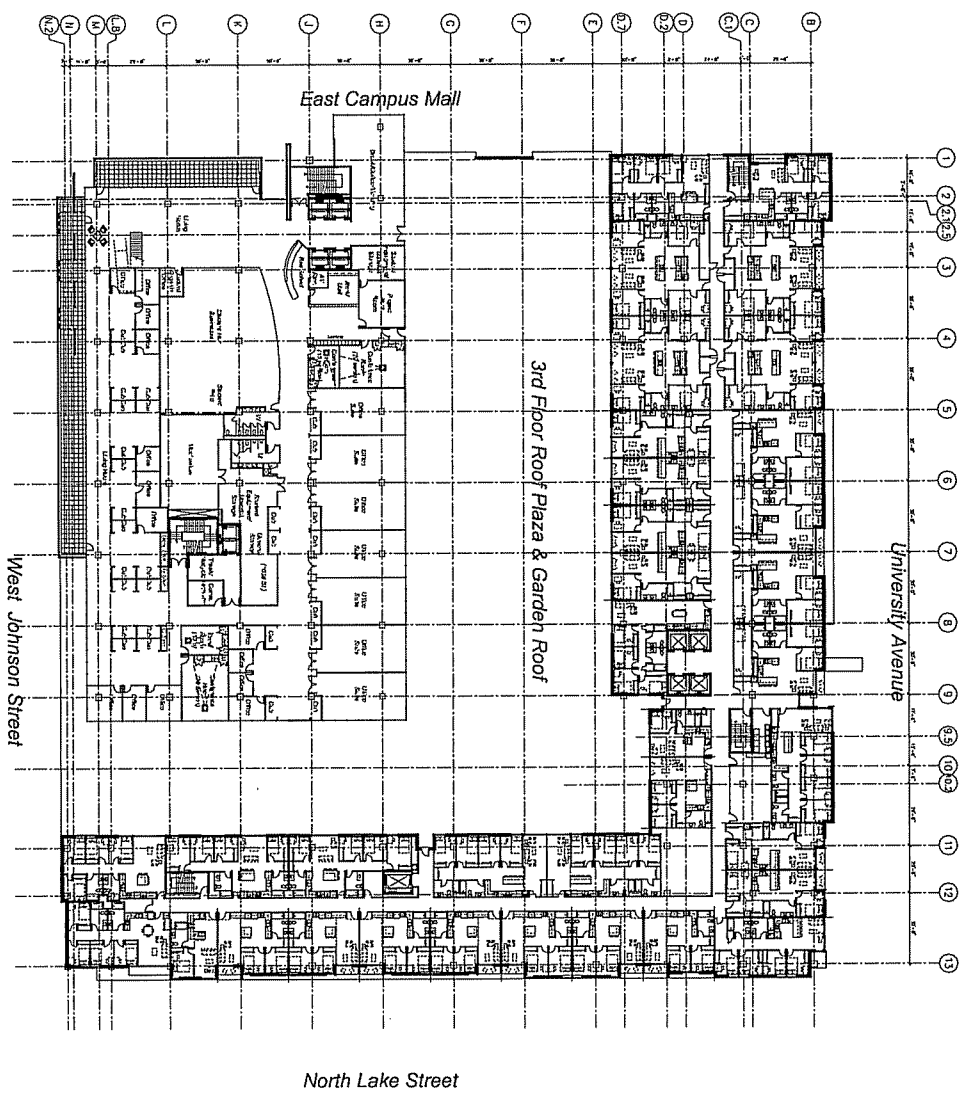
University Square Development

© POTTER LAWSON, INC. 11 JANUARY 06

Second Floor Upper Parking Plan

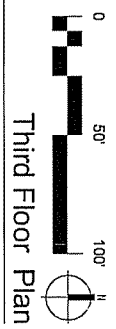
1" = 50'-0"





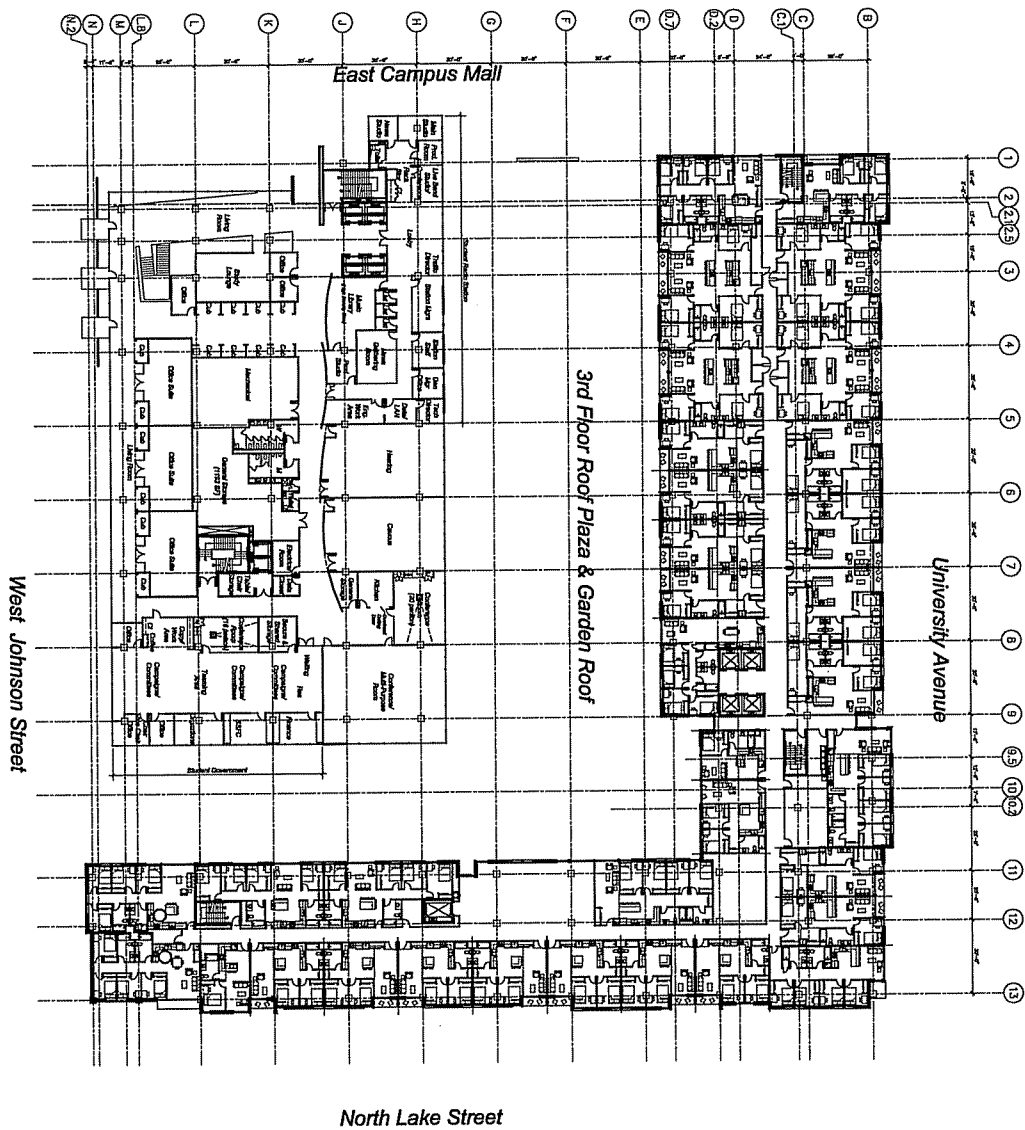
# University Square Development

© POTTER LAMSON, INC. 11 JANUARY 06



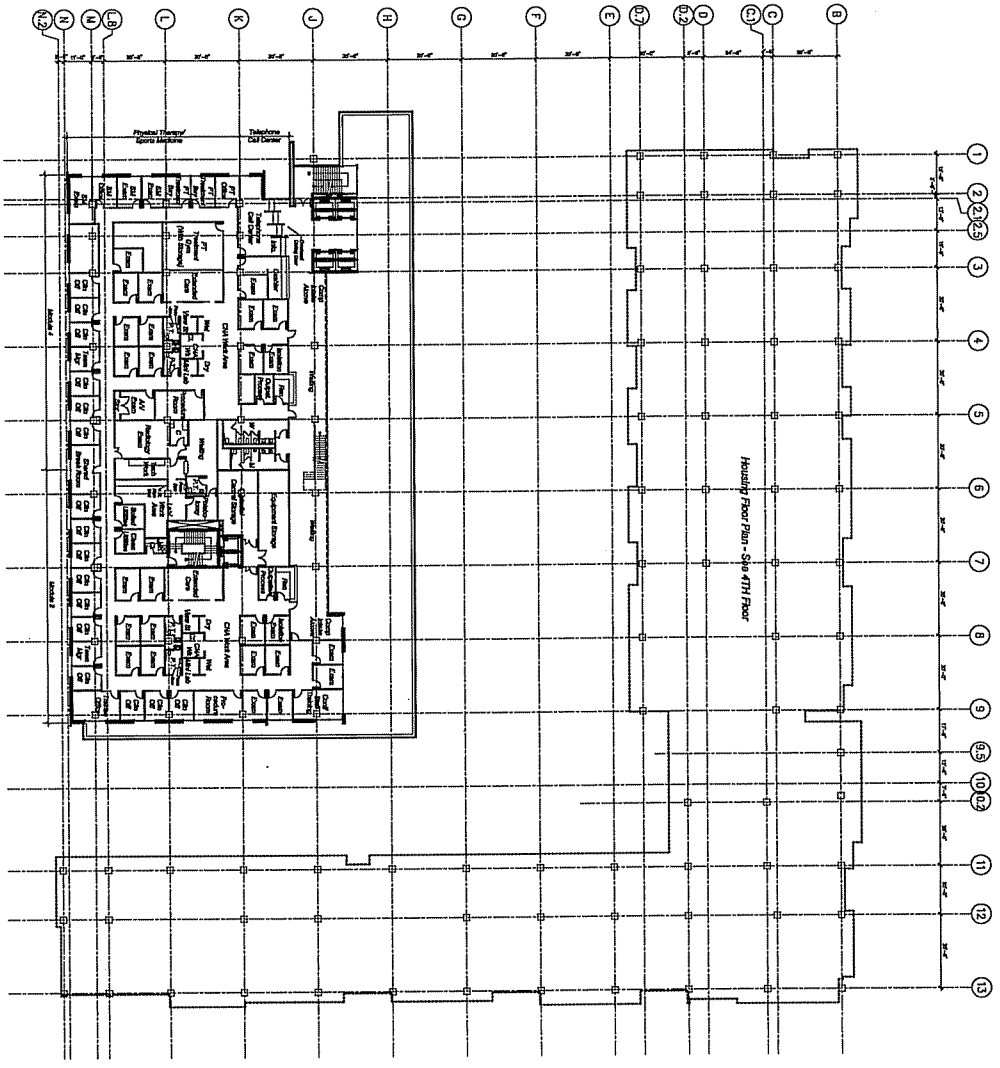
# University Square Development

© POTTER LAWSON, INC. 11 JANUARY 06



Fourth Floor Plan

8

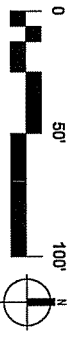
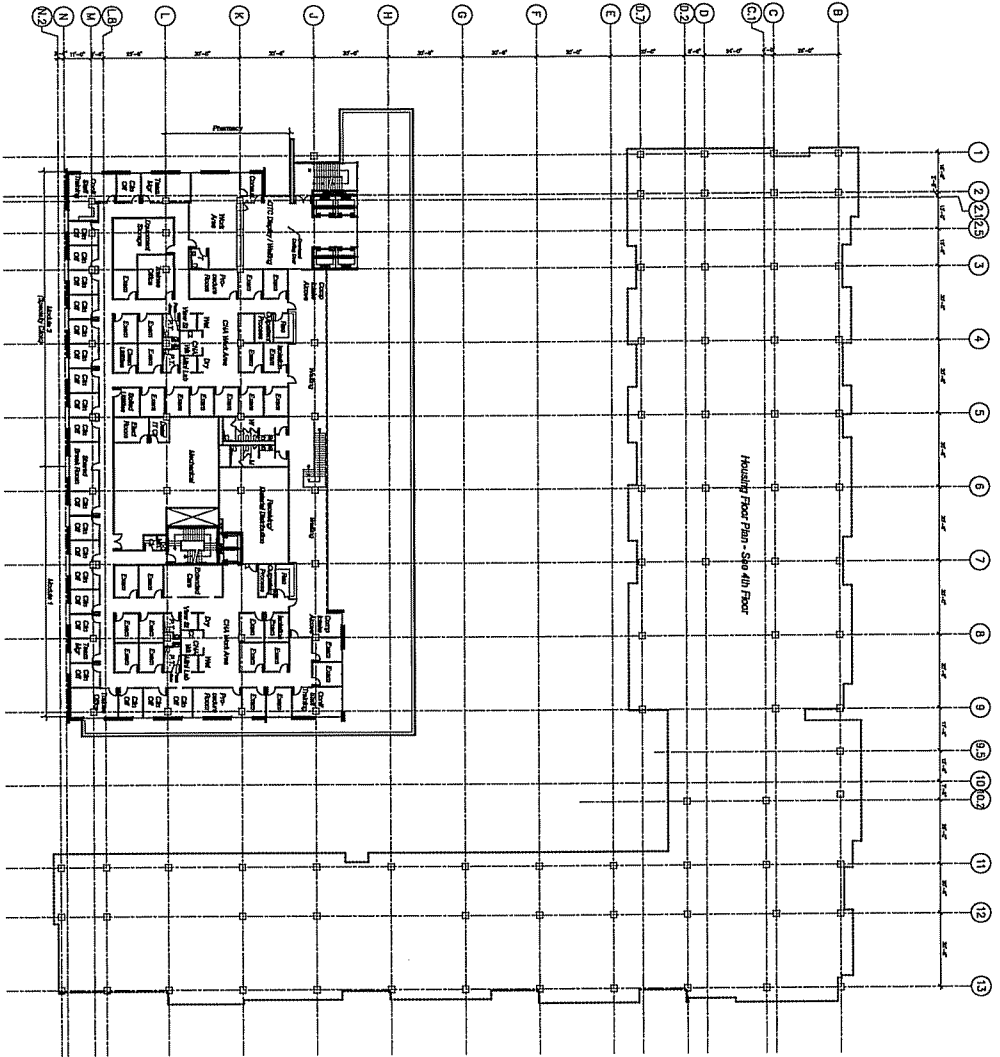


# University Square Development

© POTTER LAWSON, INC. 11 JANUARY 06

## Fifth Floor Plan

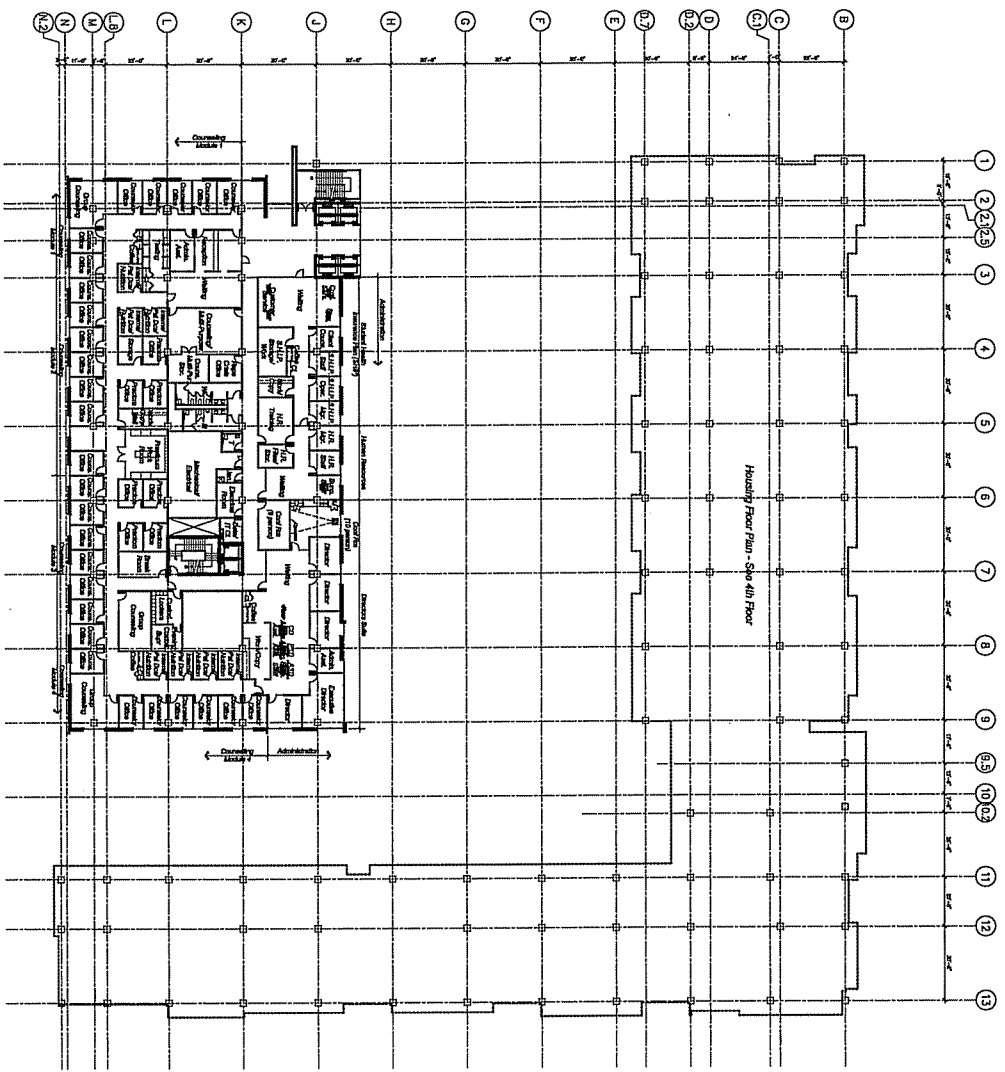
1" = 50'-0"



Sixth Floor Plan  
 1" = 50'-0"

88

CR



# University Square Development

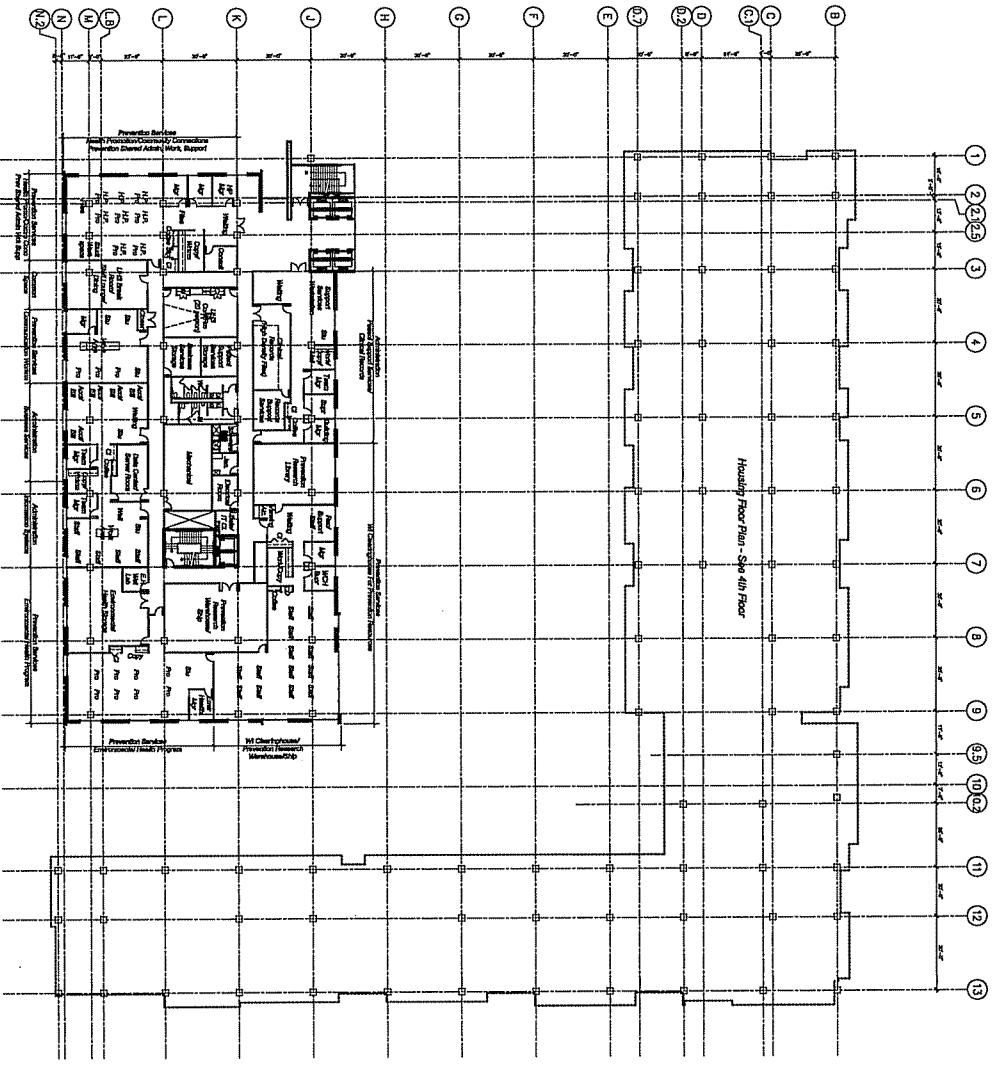
© POTTER LAWSON, INC. 11 JANUARY 06



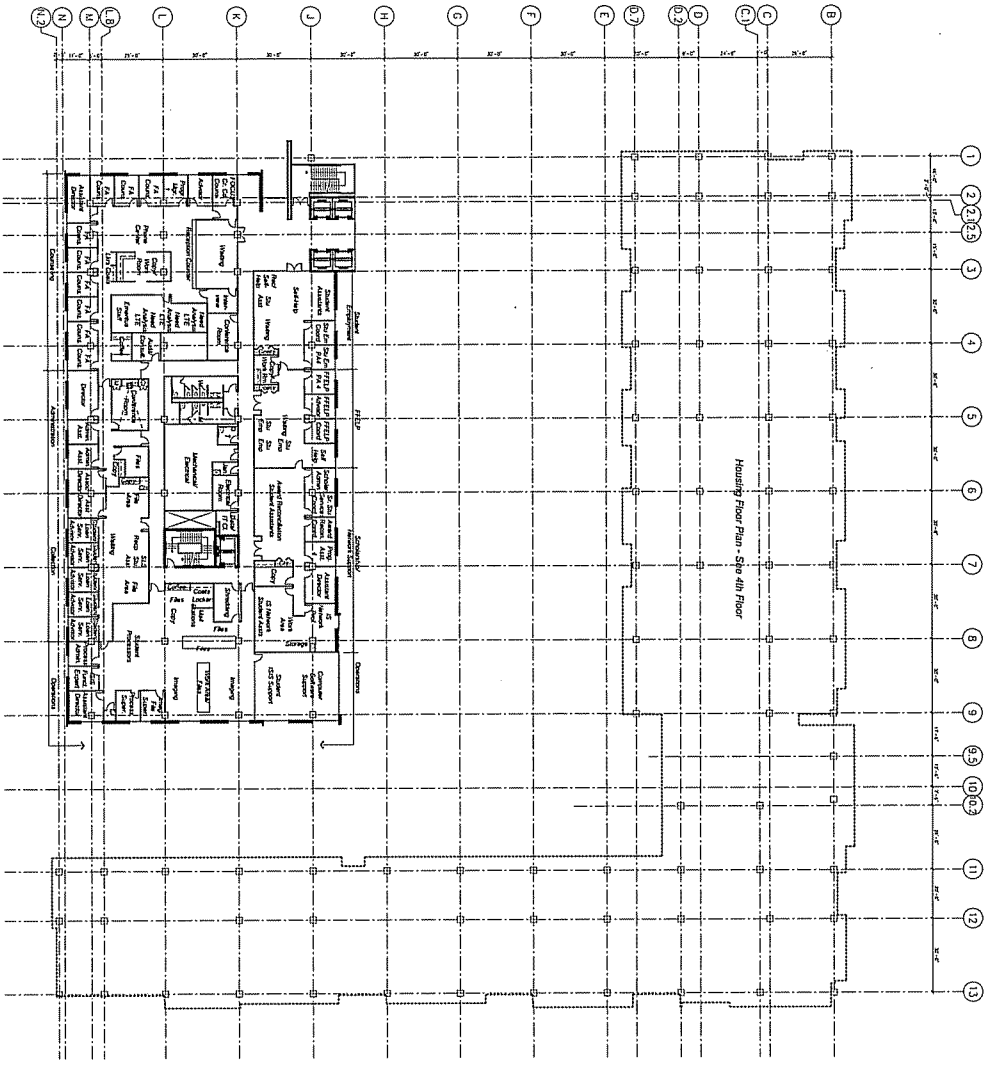
## Seventh Floor Plan

1" = 50'-0"



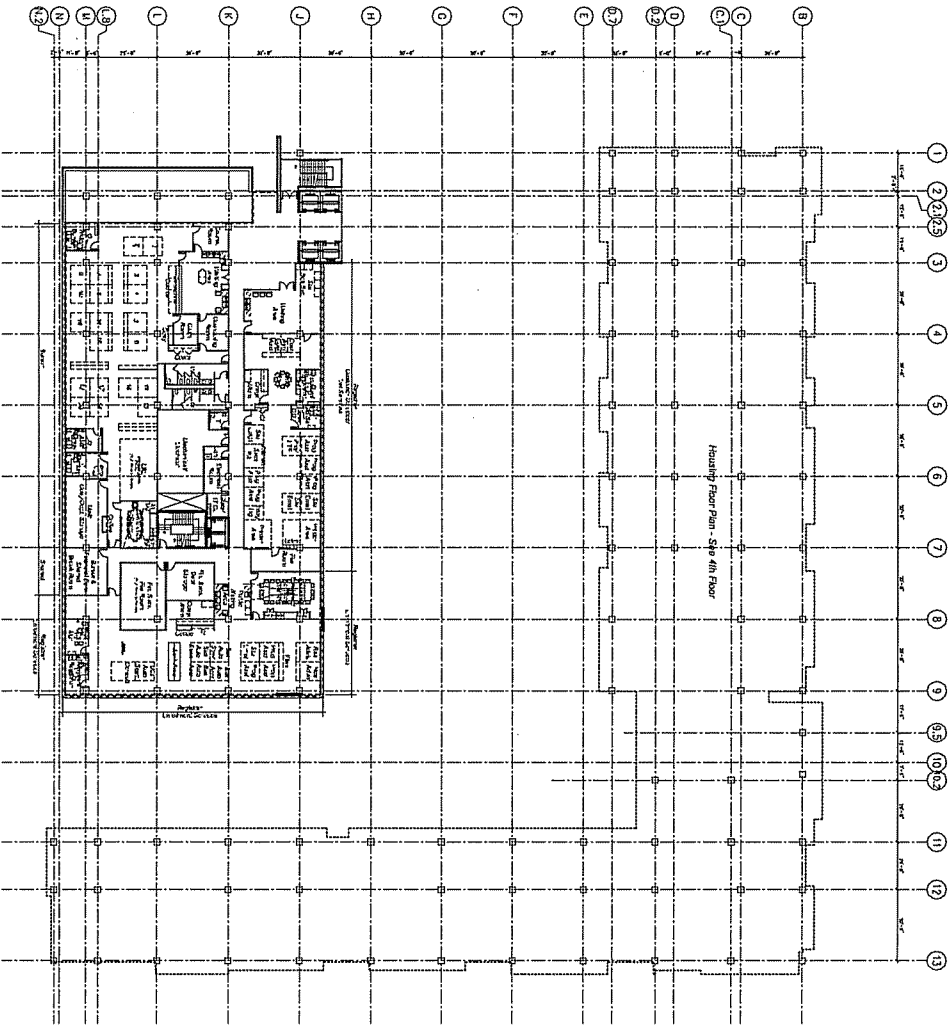


30



Ninth Floor Plan

88

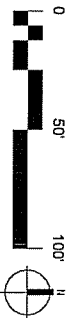


# University Square Development

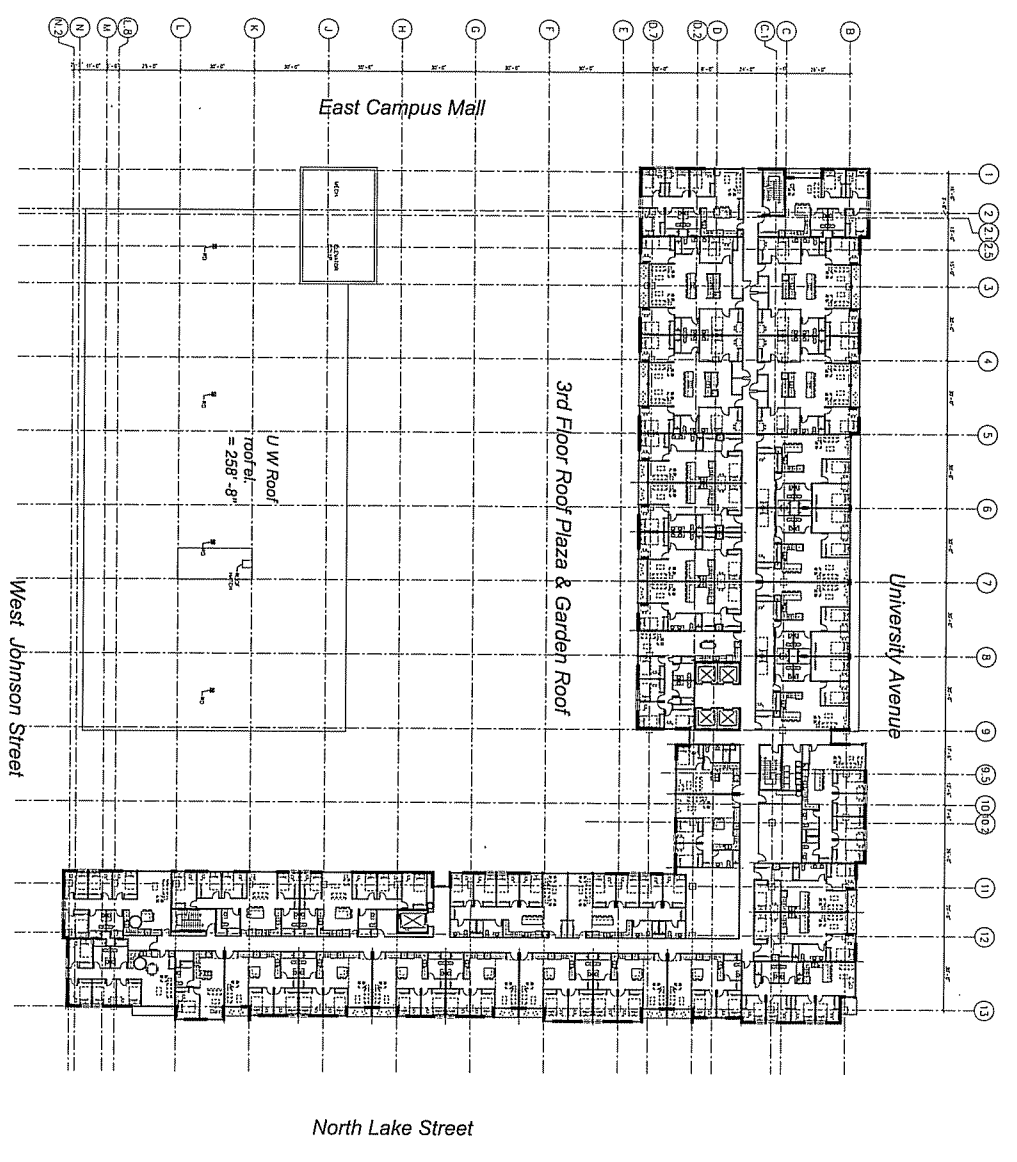
© POTTER LAWSON, INC. 11 JANUARY 06

## Tenth Floor Plan

1" = 50'-0"



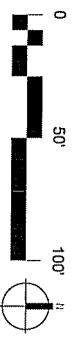




# University Square Development

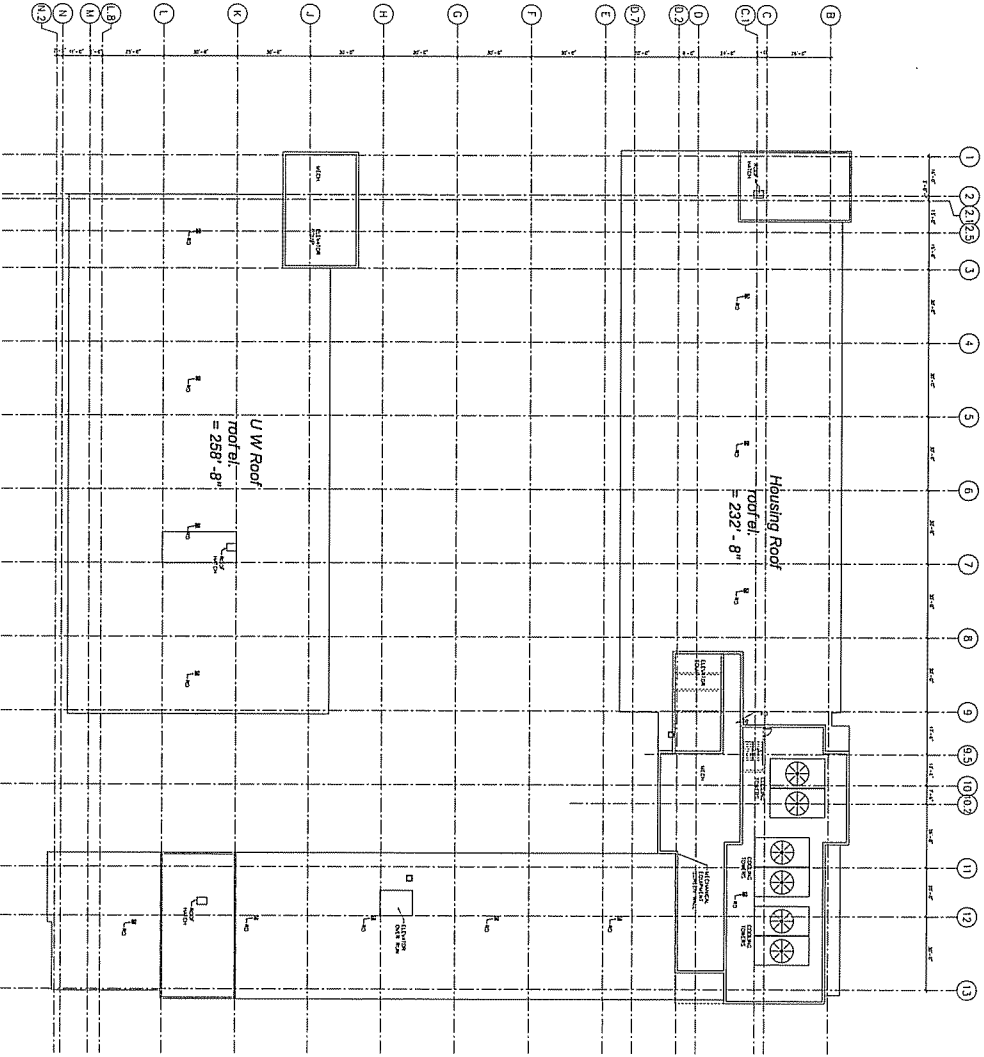
© POTTER LAWSON, INC. 11 JANUARY 06

## Twelfth Floor Plan



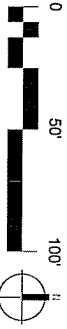
1" = 50'-0"

BR



# University Square Development

© POTTER LAWSON, INC. 11 JANUARY 06



Roof Plan

1" = 50'-0"