

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received _____ ☐ Initial Submittal
Paid _____ ☐ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): Corner of University Ave, N Whitney Way and Old Middleton Rd

Title: University Place Mixed Use Development 5003 University Avenue & 659 N Whitney Way

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested August 19, 2026

- ☐ New development ☐ Alteration to an existing or previously-approved development
☒ Informational ☐ Initial Approval ☐ Final Approval

3. Project Type

- ☒ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☐ Planned Development (PD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☒ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
☐ Modifications of Height, Area, and Setback
☐ Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Steve Doran
Street address 800 West Broadway, Suite 400
Telephone 608-327-4006

Company Galway Companies, Inc
City/State/Zip Monona, WI 53713
Email sdoran@galwaycompanies.com

Project contact person Garett Tomesh
Street address 800 West Broadway, Suite 200
Telephone 608-442-3864

Company JLA Architects
City/State/Zip Monona, WI 53713
Email gtomesh@jla-ap.com

Property owner (if not applicant) _____
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan
- ☒ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

5. Required Submittal Materials☒ **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☒ **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☒ **Development Plans** (Refer to checklist on Page 4 for plan details)☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)☒ **Electronic Submittal**

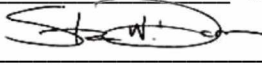
- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☒ **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on July 27, 2026.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Steve DoranRelationship to property OwnerAuthorizing signature of property owner Date 08-03-26**7. Application Filing Fees**

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- ☐ Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



City of Madison
Attn. Jessica Vaughn, AICP
Urban Design Commission Secretary – Planning Division
Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd | Suite 017
Madison, Wisconsin 53701
Email Address: UDCapplications@cityofmadison.com
sent via e-mail only

August 3, 2026

Re: Letter of Intent - Informational Presentation
University Place Mixed Use Development
JLA Project# W26-0225

Dear Ms. Vaughn:

The following is submitted together with the UDC Informational Application and associated plans for review by City Staff and the Urban Design Commission for consideration and approval.

PROJECT TEAM:

Owner: Galway Companies, Inc, 800 West Broadway, Suite 400, Madison, WI 53713
Architect: JLA Architects + Planners, 800 West Broadway - Suite 200, Monona, WI 53713
Civil: JT Engineering, 281 W Netherwood Rd, Suite 1, Oregon, WI 53575

PROJECT OVERVIEW:

Galway Companies is proposing a multi-family/commercial mixed-use project, to be located on the site surrounded by University Avenue, N Whitney Way and Old Middleton Rd. The project as proposed would have approximately 480-490 residential units with 6,000 sf of commercial/retail space that would include commercial / retailers that embrace and support the neighborhood. The 3 buildings total about 487,000 gsf. Galway Companies is a long-term holder and intends to build and retain ownership of this property for the long term. As such, an incredible amount of thought/design has been placed into ensuring the project is sustainable, respectful to its surroundings, and environmentally conscious. They intend on promoting the use of carbon free transportation (bicycles) as much as possible as well as encouraging the use of public transit (BRT). In addition, Galway intends on offering numerous electrical car charging stations within the project with the ability to expand over time as demand increases. The project as proposed is seven stories. In addition, walk up townhomes are being designed along the street to scale the building down appropriately to the neighborhoods across Whitney Way.

SITE:

The project is located on a 4.9 acre triangular parcel at the southeast corner of University Ave, N. Whitney Way, and Old Middleton Road in Madison's 19th Aldermanic District. The property occupies a prominent gateway location along the University Avenue corridor and is characterized by three public street frontages, creating a unique site configuration and high visibility from multiple approaches. The surrounding area includes a mix of commercial, office, institutional, and residential uses, reflecting the evolving character of this important west-side corridor.

The proposed mixed-use development is intended to reinforce the urban character of the University Avenue corridor by providing an active street presence with approximately 6,000 square feet of ground-floor commercial space located at the prominent corner of University Avenue and N. Whitney Way. The development is designed to strengthen the pedestrian environment, enhance the streetscape, and create a high-quality building that responds to the site's unique geometry. By combining active commercial uses with residential development above, the project supports continued reinvestment, increases housing opportunities, and contributes to a vibrant, walkable mixed-use corridor.

A summary of how the development proposal addresses the UDD 6 district criteria is as follows:

- Prominent Gateway Site – The triangular parcel creates a highly visible gateway along University Avenue.
- Active Mixed-Use Corner – Approximately 6,000 SF of retail anchors the corner, strengthening pedestrian activity.
- Architecture on Three Frontages – The building provides articulated façades and high-quality materials on all public-facing elevations.
- Pedestrian & Transit Supportive Design – The development strengthens the streetscape, supports transit-oriented land use, and contributes to a walkable University Avenue corridor.

There are currently multiple buildings on the site that will be demolished prior to construction. Photographs of the existing buildings are attached.

ARCHITECTURE:

The building is designed with a contemporary aesthetic - meant to relate to the unique urban and residential aspects of the area. It will be built with a very high-quality exterior, primarily consisting of masonry and composite siding. Six floors of residential units are situated above commercial space, residential lobby, and parking. Green roof courtyards at the second floors bring together the negative space the middle of the "C" buildings create.

REFUSE & RECYCLING:

Garbage and recycling containers serving the building will be in an enclosed room near the south side of each building on the first floor. Residential refuse chutes are located internally and will be collected from the ground floor parking. A private collection service will be utilized at a frequency appropriate for the required volume.

PRELIMINARY PROJECT SCHEDULE:

May 21, 2026: DAT Meeting

July 27, 2026: PreUDC Meeting

August 3, 2026: Urban Design Commission - Informational Presentation Submittal Deadline

August 19, 2026: Urban Design Commission - Informational Presentation Meeting

Please feel free to contact me if additional information is needed.

Sincerely,



JLA & Associates, LLC
By: Garrett Tomesh

Cc: Jessica Vaughn, jvaughn@cityofmadison.com

Existing Conditions:



University Ave & N Whitney Way (building to be demolished)



University Ave (building to be demolished)



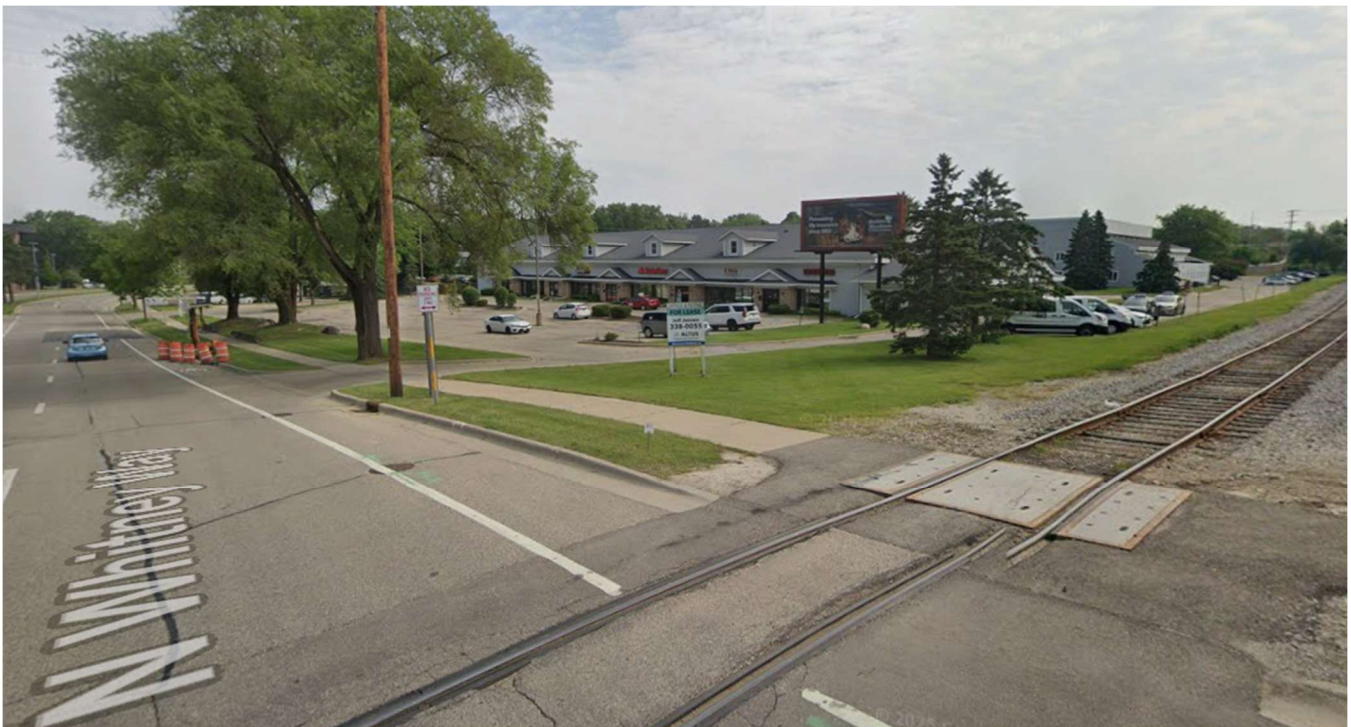
N Whitney Way (building to be demolished)



N Whitney Way (building to be demolished)



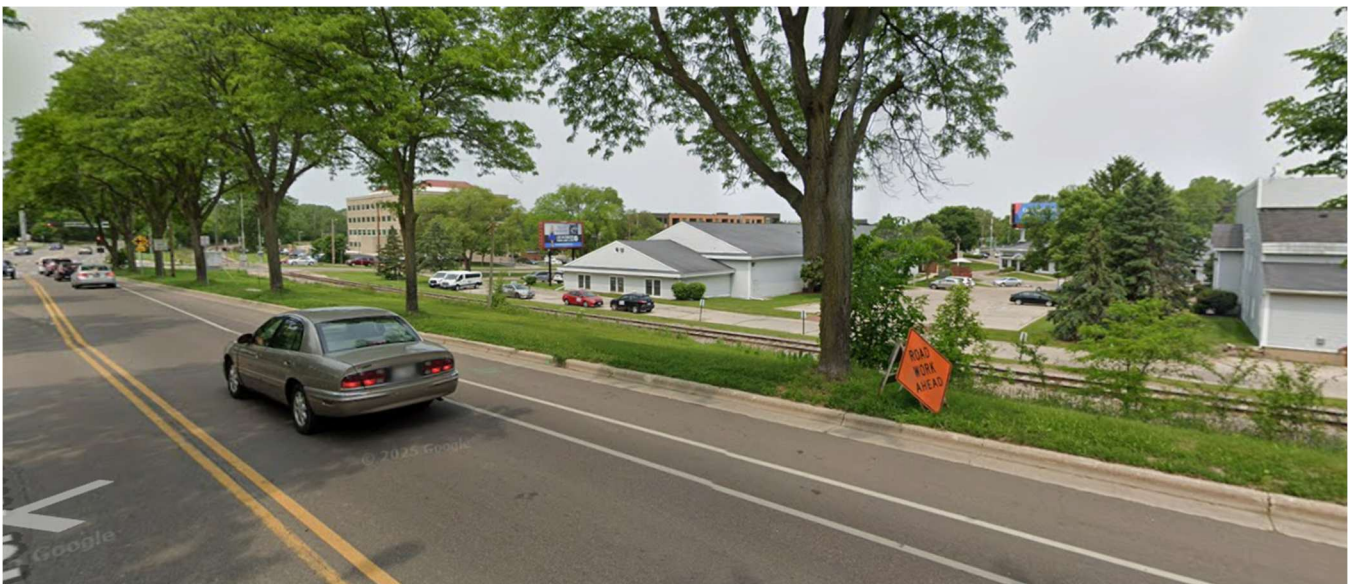
N Whitney Way (building to be demolished)



N Whitney Way (buildings to be demolished)



Old Middleton Rd (buildings to be demolished)



Old Middleton Rd (buildings to be demolished)

UNIVERSITY PLACE MIXED-USE

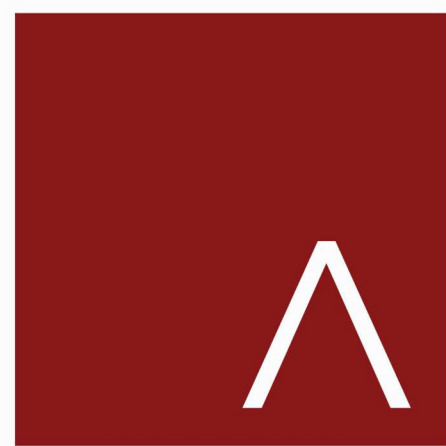
MADISON, WISCONSIN

SHEET INDEX			
SHEET DISCIPLINE AND NUMBER	DESCRIPTION	REVISIONS	
		Mark	Date
G000	COVER		
ASP-101	ARCHITECTURAL SITE LAYOUT PLAN		
A200	EXTERIOR RENDERINGS		
A201	EXTERIOR RENDERINGS		
A202	EXTERIOR RENDERINGS		
A203	EXTERIOR RENDERINGS		
A204	EXTERIOR RENDERINGS		
A205	EXTERIOR RENDERINGS		
A210	EXTERIOR MATERIALS		
A100	LOWER LEVEL PLAN		
A101	FIRST FLOOR PLAN		
A102	SECOND THROUGH SEVENTH FLOOR PLANS		
G010	BUILDING DATA		



UDC INFORMATIONAL SET - 90% SD

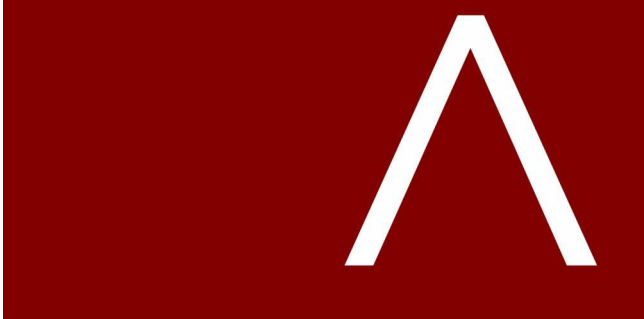
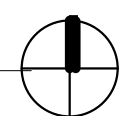
08/3/2026



JLA
ARCHITECTS



1 RENDERED MASTER PLAN
1/32" = 1'-0"



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 220303

GALWAY
COMPANIES

UNIVERSITY PLACE
MIXED-USE

UDC INFORMATIONAL SET - 90% SD

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE 08/3/2026

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE
LAYOUT PLAN

SHEET NUMBER

ASP-101



VIEW LOOKING SOUTHEAST FROM UNIVERSITY AVENUE



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 220303

GALWAY
COMPANIES

UNIVERSITY PLACE
MIXED-USE

UDC INFORMATIONAL SET - 90% SD

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DATE OF ISSUANCE 08/3/2026

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR
RENDERINGS

SHEET NUMBER

A230



VIEW LOOKING SOUTHEAST FROM UNIVERSITY AVENUE

REVISION SCHEDULE		
Mark	Description	Date



VIEW LOOKING EAST FROM WHITNEY WAY



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 220303

GALWAY
COMPANIES

UNIVERSITY PLACE
MIXED-USE

UDC INFORMATIONAL SET - 90% SD

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DATE OF ISSUANCE 08/3/2026

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR
RENDERINGS

SHEET NUMBER

A232



VIEW LOOKING EAST FROM WHITNEY WAY



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 220303

GALWAY
COMPANIES

UNIVERSITY PLACE
MIXED-USE

UDC INFORMATIONAL SET - 90% SD

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Mark	Description	Date

SHEET TITLE

EXTERIOR
RENDERINGS

SHEET NUMBER

A233



VIEW LOOKING NORTHEAST FROM WHITNEY WAY



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 220303

GALWAY
COMPANIES

UNIVERSITY PLACE
MIXED-USE

UDC INFORMATIONAL SET - 90% SD

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SHEET TITLE

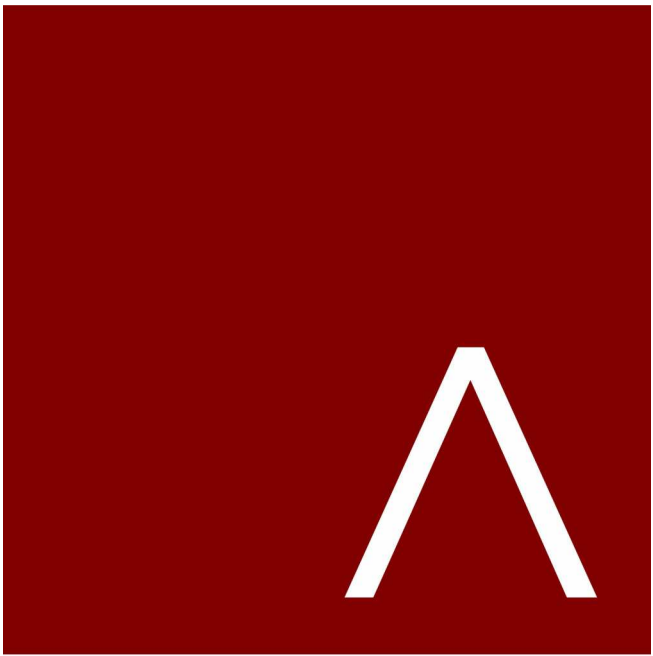
EXTERIOR
RENDERINGS

SHEET NUMBER

A234



VIEW LOOKING SOUTHWEST FROM UNIVERSITY AVENUE



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 220303

GALWAY
COMPANIES

UNIVERSITY PLACE
MIXED-USE

UDC INFORMATIONAL SET - 90% SD

PROGRESS DOCUMENTS

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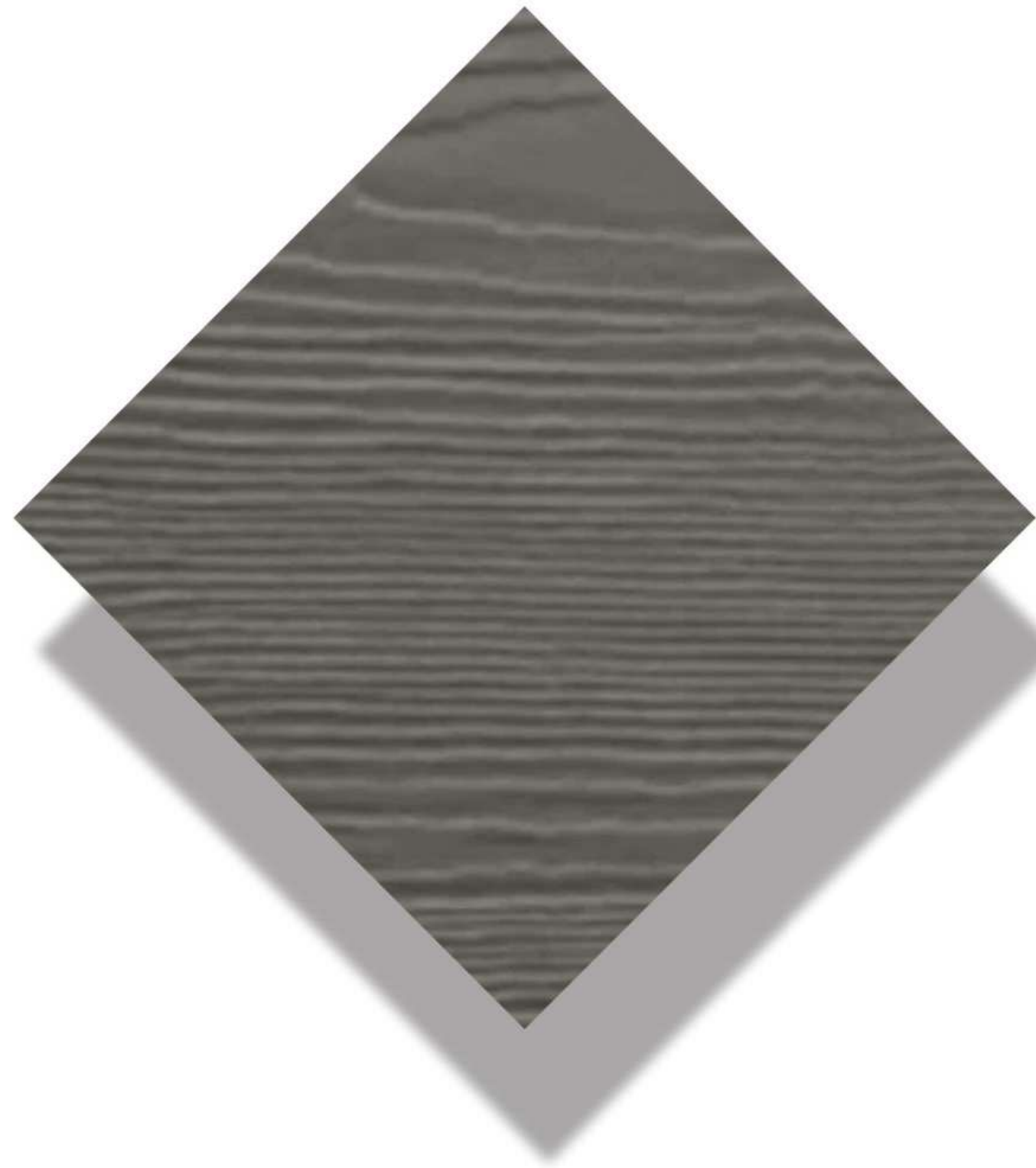
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Mark	Description	Date

SHEET TITLE

EXTERIOR
RENDERINGS

SHEET NUMBER

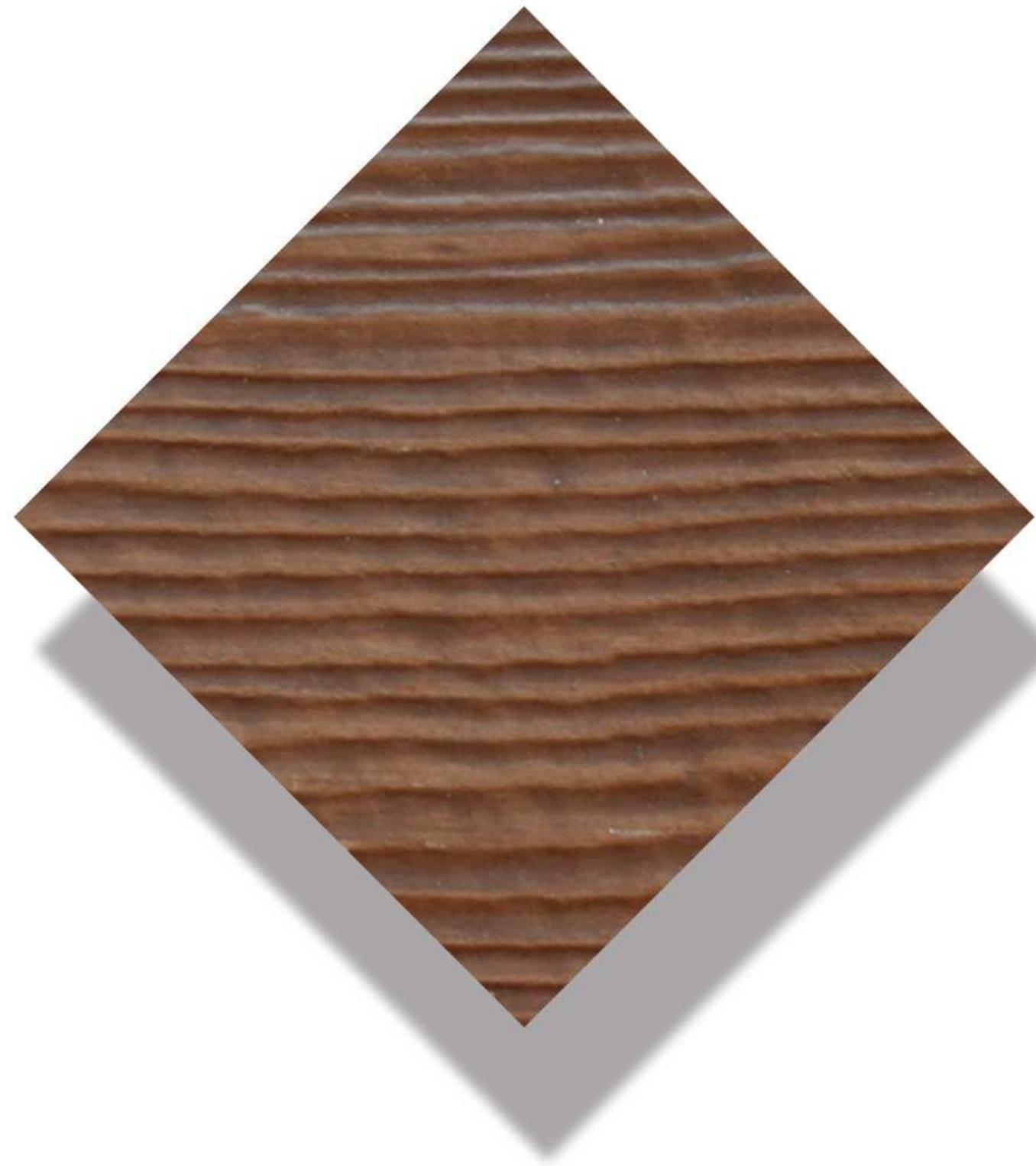
A235



FIBER CEMENT LAP SIDING
JAMES HARDIE - SELECT CEDARMILL
AGED PEWTER



FIBER CEMENT LAP SIDING
JAMES HARDIE - SELECT CEDARMILL
MONTEREY TAUPE



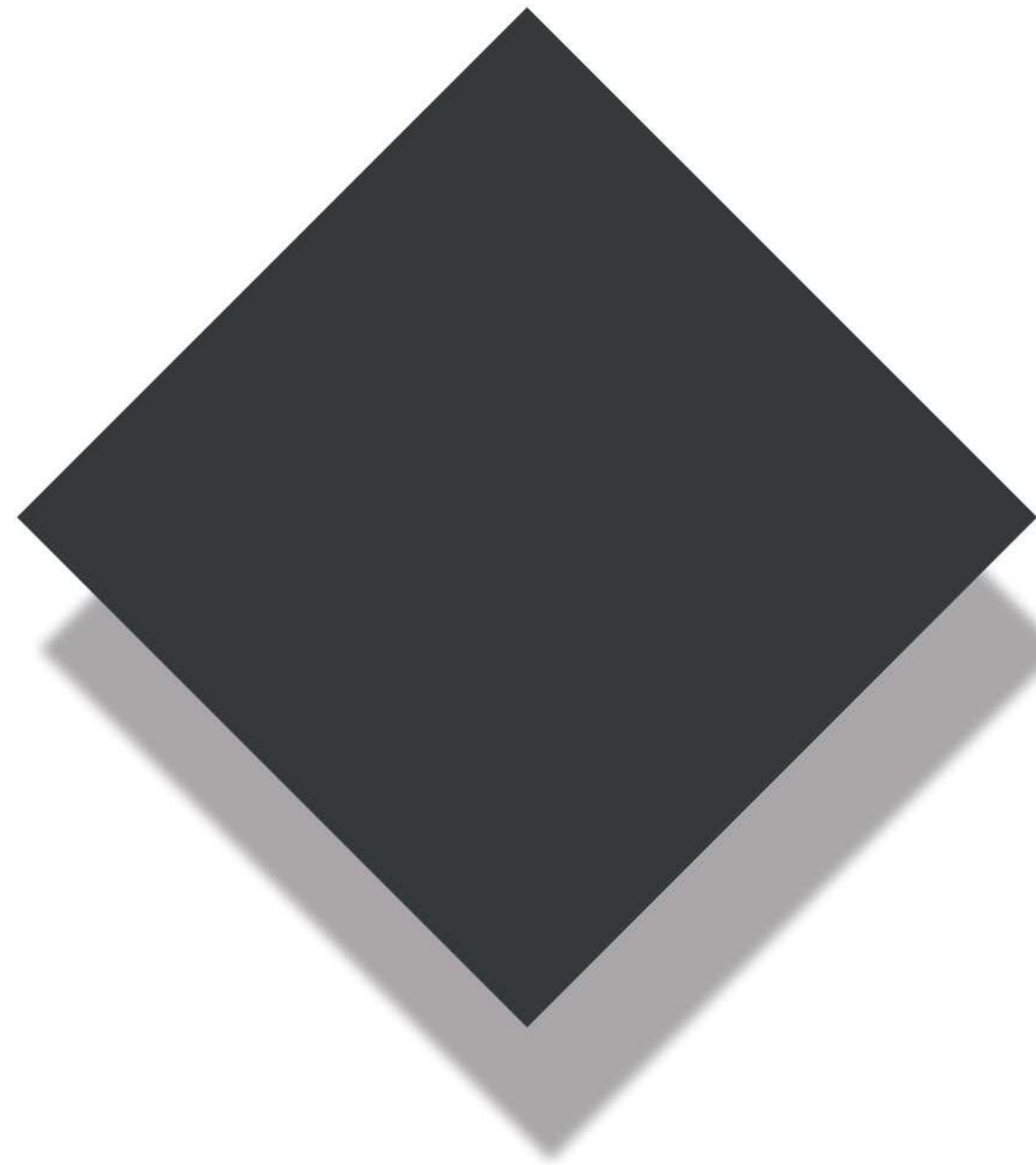
FIBER CEMENT LAP SIDING
WOODTONE - SELECT CEDARMILL
WINCHESTER BROWN



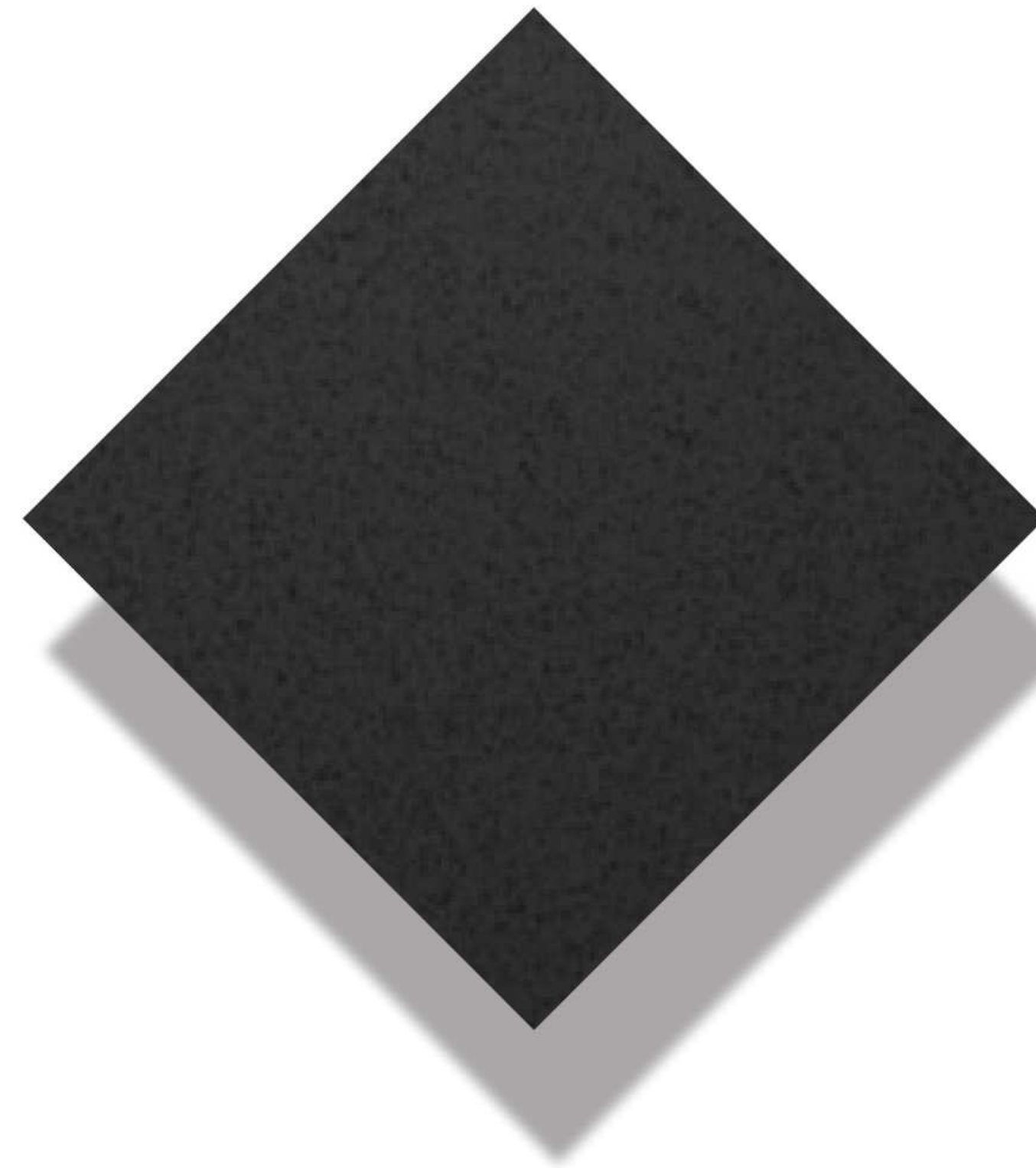
MASONRY
SUMMIT BRICK CO.
CREAM ST. CHARLES



CAST STONE
INDIANA CAST STONE
STRAW



METAL FASCIA / ACCENTS
CMG COATED METAL
MATTE BLACK



WINDOWS / DOORS
BLACK



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 220303

GALWAY
COMPANIES

UNIVERSITY PLACE
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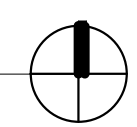
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR MATERIALS

SHEET NUMBER
A210



1 LOWER LEVEL PLAN
1/32" = 1'-0"



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 220303

GALWAY
COMPANIES

UNIVERSITY PLACE
MIXED-USE

UDC INFORMATIONAL SET - 90% SD

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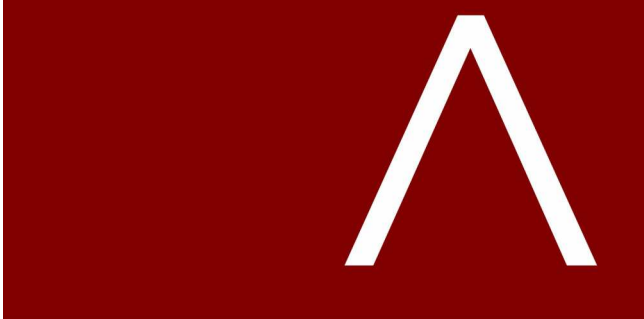
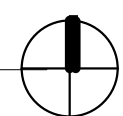
LOWER LEVEL PLAN

SHEET NUMBER

A100



1 UNIVERSITY PLACE FIRST FLOOR PLAN
1/32" = 1'-0"



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 220303

GALWAY
COMPANIES

UNIVERSITY PLACE
MIXED-USE

UDC INFORMATIONAL SET - 90% SD

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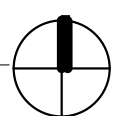
FIRST FLOOR PLAN

SHEET NUMBER

A101



1 UNIVERSITY PLACE UPPER FLOOR PLAN (TYP. 2ND-7TH FLOORS)
1/32" = 1'-0"



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 220303

GALWAY
COMPANIES

UNIVERSITY PLACE
MIXED-USE

UDC INFORMATIONAL SET - 90% SD

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE 08/3/2026

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SECOND THROUGH
SEVENTH FLOOR
PLANS

SHEET NUMBER

A102