

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # 5.6.
Project # 6-65-04

DATE SUBMITTED: <u>September 14, 2005</u>	Action Requested
UDC MEETING DATE: <u>September 21, 2005</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1 University Square

ALDERMANIC DISTRICT: 8

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Madison Real Estate Properties Potter Lawson
University of Wisconsin - Madison

CONTACT PERSON: Rick Gilbertsen, Potter Lawson, Inc.
Address: 15 Ellis Potter Court
Madison, WI 53711
Phone: 608/274-2741
Fax: 608/274-3674
E-mail address: rickg@potterlawson.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Community Development (PCD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Residential Development (PRD)
 New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 School, Public Building or Space (Fee may be required)
 New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
 Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

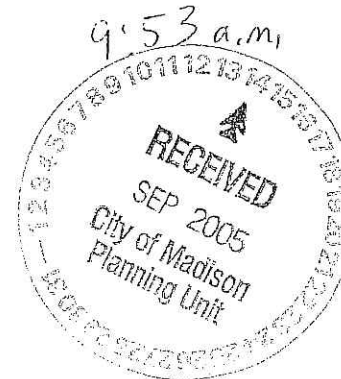
(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)

Other _____



*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

2054

**Narrative for Urban Design Commission Informational Review
University Square
September 14, 2005**

Prepared by Potter Lawson Inc.

Madison Real Estate Properties (MREP), which is the current owner of University Square and the University of Wisconsin propose to develop this property and adjacent parcels into a mixed-use project. Executive Management Inc (EMI), will act as the developer of the project for MREP.

The intention is to develop this project as a Planned Unit Development. The general development plan and the specific implementation plan will be submitted separately. The developer is pursuing a GDP first so that they can take the next step in determining construction costs for the project to better refine the financial aspects of the project as a whole prior to submitting the SIP.

The total project will consist of a site area that encompasses University Square, the adjacent University of Wisconsin surface parking lot and the East Campus Mall between University Ave and Johnson Street. The site is approximately (+/-) 3.43 acres. The project will be approximately 1,000,000 square feet including below grade parking. The total project will consist of parking, retail, private housing and a tower that is dedicated to University of Wisconsin space. The University of Wisconsin space will include University Health Services, the Student Activity Center (student organizations) and Student Services comprising approximately 240,000 SF of the project. This project will also entail the reconstruction of East Campus Mall between Johnson Street and University Avenue.

We do not yet have an exact number of housing units or beds but we estimate there will be approximately 430 housing units. These will consist of one, two, three and four bedroom units.

It is the intent of the design to create a strong urban street edge and to create interest at the pedestrian level by placing storefront retail along the majority of the sidewalk surrounding the block. The streetscapes will be designed to encourage window shopping, social interaction, pedestrian circulation and outdoor seating and dining. Entries to the building will be highlighted with unique forms and canopies. Special retail will be highlighted at the building corners.

The building image will be designed to respect and enhance the urban context and strengthen the University campus character.

It is anticipated that construction of the project will commence late summer of 2006 with completion of the total project in late July 2009. We are contemplating phasing the housing so that a portion can be opened late July of 2008 and the remainder in late July of 2009. The final decision of construction phasing will be determined at a later date.

UNIVERSITY SQUARE

MADISON, WISCONSIN

Potter Lawson

Architect
15 Ellis Potter Court
Madison, WI 53711

Structural Engineer

Arnold & O'Sheridan, Inc.
1111 Deming Way
Madison, WI 53703

HVAC - Electrical - Plumbing - Fire Protection

KJWW ENGINEERING
802 West Broadway, Suite 312
Madison, WI 53713

Landscape and Civil Engineering Design

JJR
625 Wilamson Street
Madison, WI 53703

Vertical Transportation

Lerch, Bates and Associates, Inc.
100 West Monroe Street, Suite 1201
Chicago, IL 60603

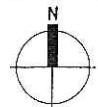
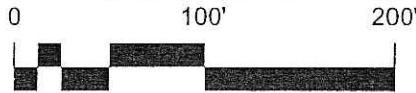
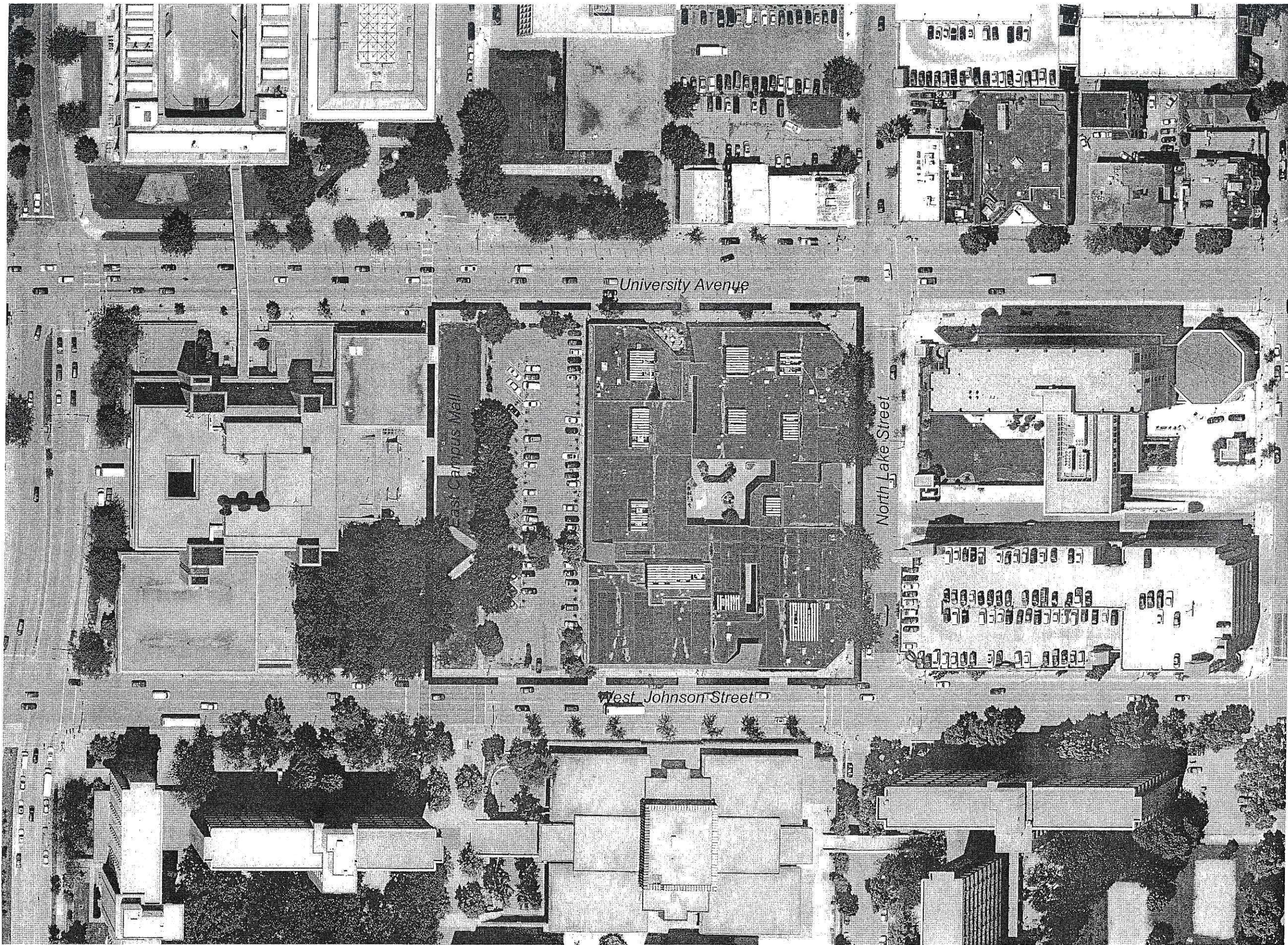
Telecommunications Consultant

Intelligent Network Solutions
10300 West Bluemound Road, STE A
Wauwatosa, WI 53226

Transportation Consultant

HNTB
10 East Doty Street, Ste 615
Madison, WI 53703

CITY OF MADISON UDC INFORMATIONAL SUBMITTAL
21 SEPTEMBER 05

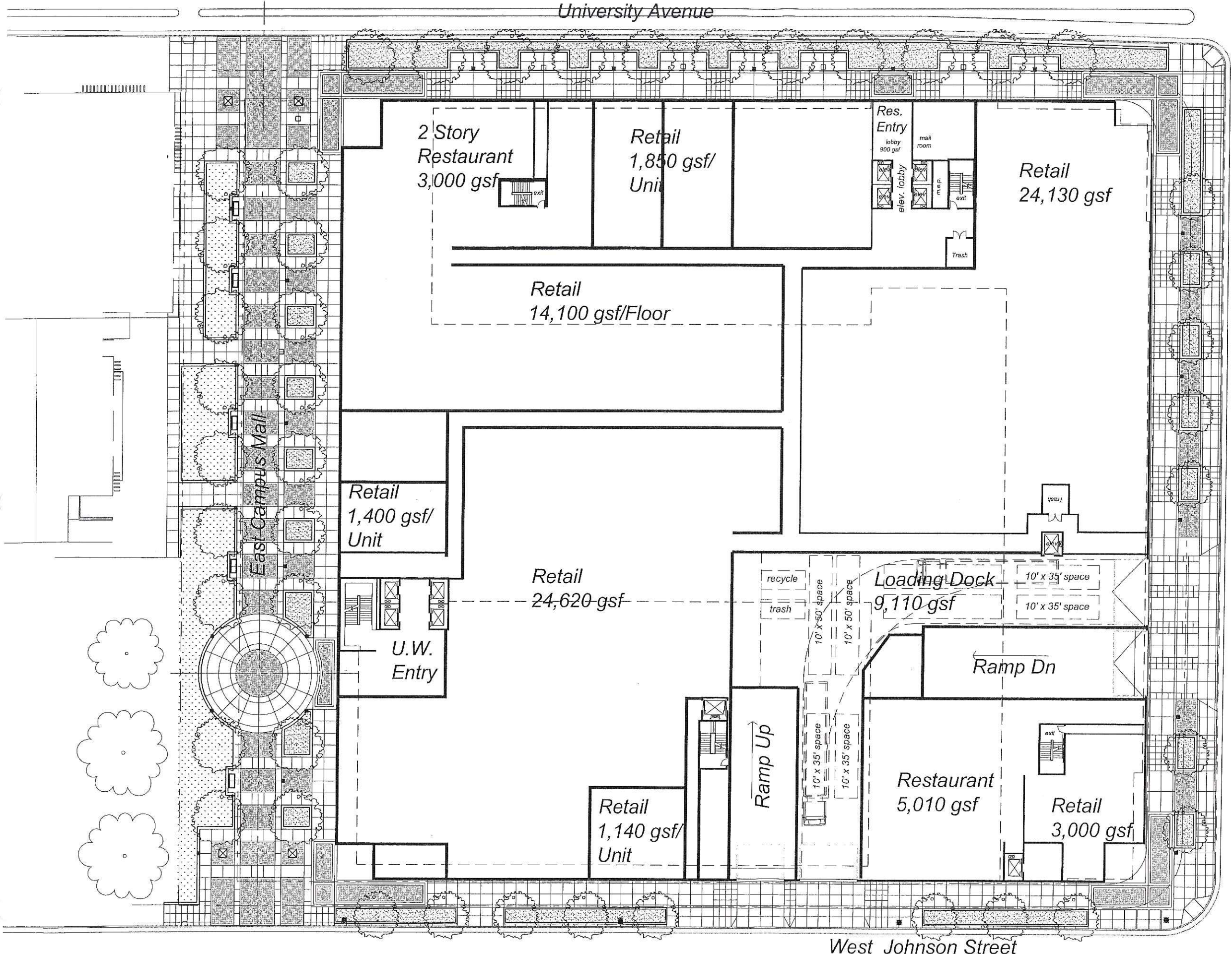


University Square Development

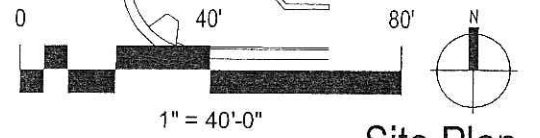
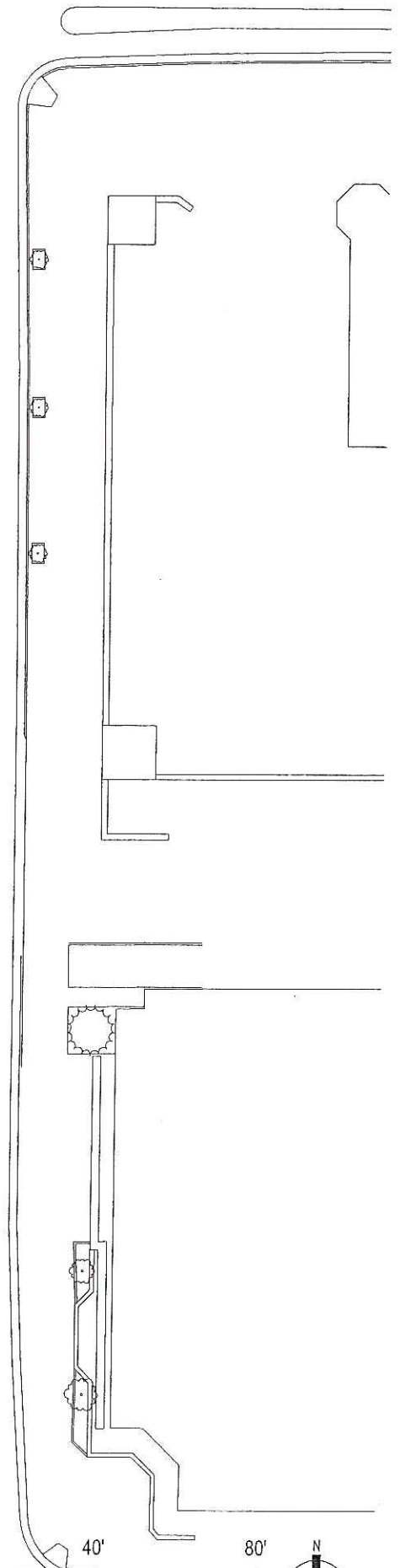
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Locator Map

1" = 100'-0"



North Lake Street

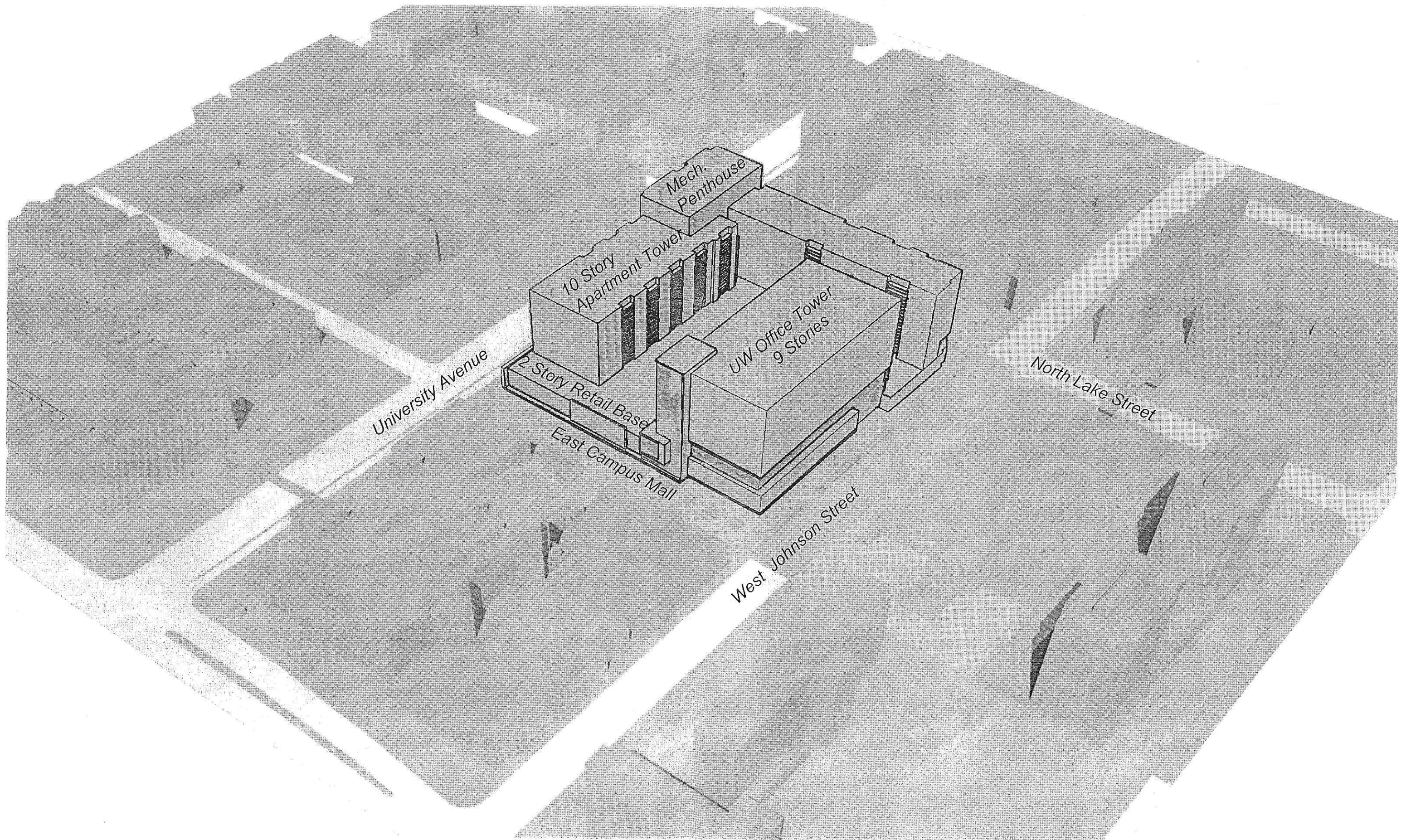


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Site Plan

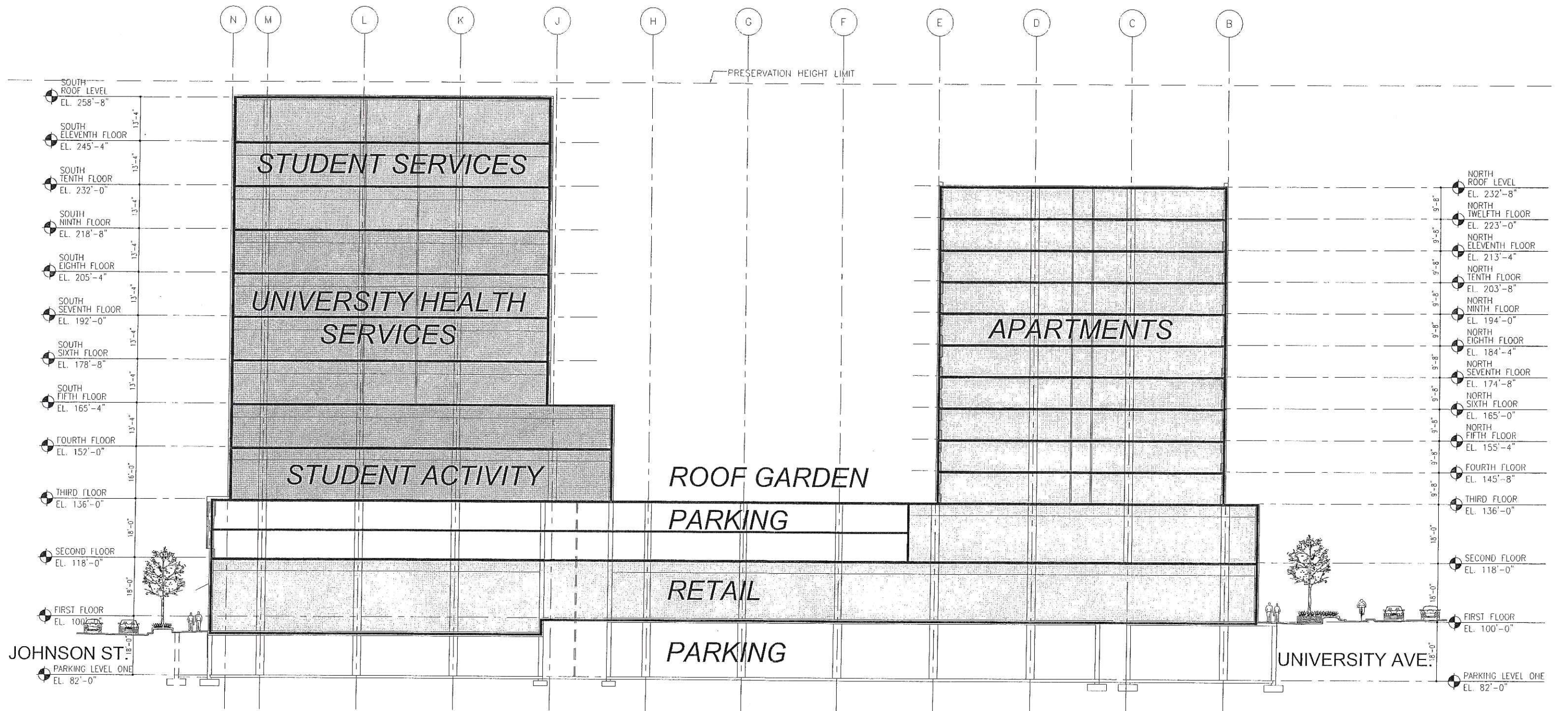
JJR



University Square Development

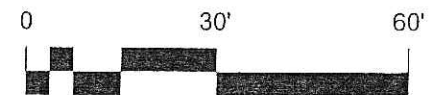


Massing Diagram



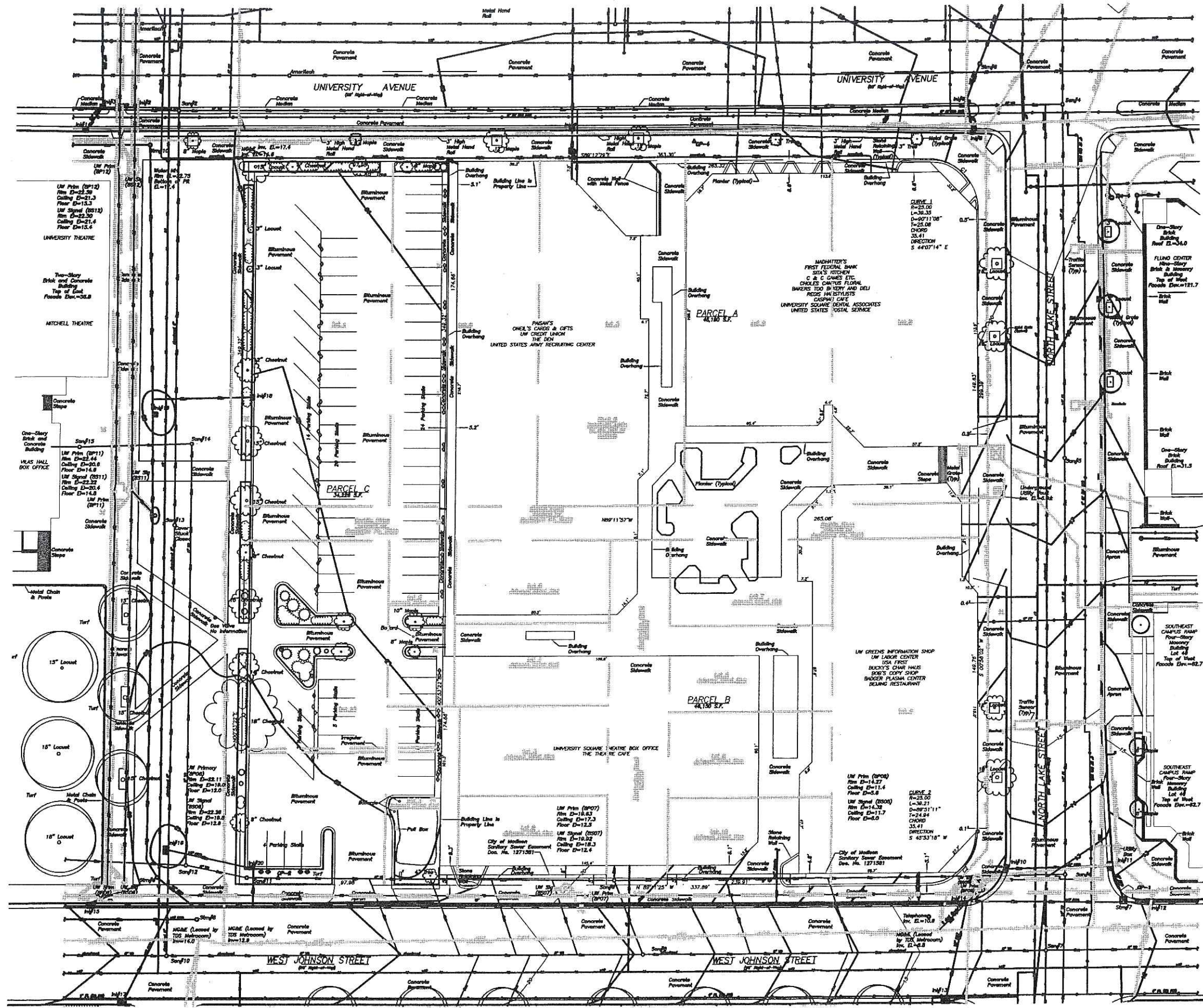
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Section Diagram

1" = 30'-0"



LEGEND

△ CP-1	CONTROL POINT LOCATION	—	WATER MAIN
○ BM-1	BENCHMARK LOCATION	—	UNDERGROUND ELECTRICAL POWER
○	PARKING METER	—	OVERHEAD ELECTRICAL POWER
○	UTILITY MANHOLE	—	UNDERGROUND FIBER OPTIC
○	UTILITY VAULT OR PEDESTAL	—	UNDERGROUND TELEPHONE
○	STREET LIGHT POLE	—	SANITARY SEWER
○	FIRE HYDRANT	—	STORM SEWER
○	WATER VALVE	—	GAS MAIN
○	STREET SIGN	—	FENCE
○	DECIDUOUS TREE	—	CONCRETE CURB
○	EVERGREEN TREE	—	TREE LINE
○	EVERGREEN SHRUB	—	INDEXED CONTOUR
○	CURB INLET	—	INTERMEDIATE CONTOUR
○	SUBSURFACE CONDUIT	—	BUILDING
○	PROPERTY CORNER FOUND	—	METAL HAND RAIL
○	RAILROAD SPIKE	—	
○	PROPERTY CORNER FOUND 3/4" REBAR	—	

NOTES

- ELEVATIONS FOR THIS SURVEY AND MAP ARE BASED UPON CITY OF MADISON DATUM, U.S.G.S. DATUM - CITY OF MADISON + 045.00.
- CONTOUR INTERVAL IS ONE (1) FEET.
- EXISTING CONDITIONS SURVEY PERFORMED BY JENKINS SURVEY & DESIGN, INC. BETWEEN AUGUST 29 AND SEPTEMBER 14, 2001. POINT DATA WAS COLLECTED WITH TOTAL STATION AND DATA COLLECTOR.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGER'S HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGER'S HOTLINE, AT 1.800.242.8511

LEGAL DESCRIPTION

PARCEL A (Furnished)
 Part of Block Six (6), University Addition to Madison, and part of vacated Conklin Place, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:
 Commencing at the North quarter corner of Section Twenty-Three (23), Township Seven (7) North, Range Nine (9) East, City of Madison, Dane County, Wisconsin; thence South 36°21'35" West, 693.12 feet; thence South 00°57'02" West, 99.0 feet; thence North 89°12'29" West, 321.58 feet along the Southerly right-of-way line of University Avenue to a point of curve, the said point being the point of beginning; thence Southeast on a curve to the right, convex to the Northeast and having a radius of 25 feet and a chord that bears South 44°07'14" East, 35.41 feet to a point of tangency on the Westerly right-of-way line of North Lake Street; thence South 00°58'02" West, 149.83 feet along the Westerly right-of-way line of North Lake Street; thence North 89°11'57" West, 285.08 feet; thence North 00°53'22" East, 174.86 feet to the Southerly right-of-way line of University Avenue; thence South 89°12'29" East, 240.42 feet along the Southerly right-of-way line of University Avenue to the point of beginning.

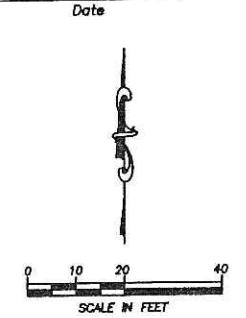
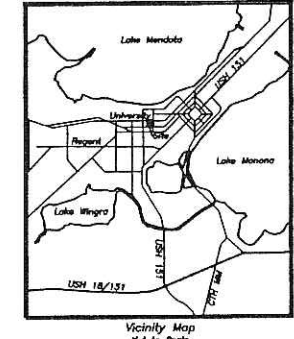
PARCEL B (Furnished)
 The Plat of Johnson Court and Part of Block Six (6), University Addition to Madison, and vacated Huntington Court and part of vacated Conklin Place, in the City of Madison, Dane County, Wisconsin, described as follows:
 Commencing at the North quarter corner of Section Twenty-Three (23), Township Seven (7) North, Range Nine (9) East, in the City of Madison, Dane County, Wisconsin; thence South 36°21'35" West, 693.12 feet; thence South 00°57'02" West, 99 feet; thence North 89°12'29" West along the Southerly right-of-way line of University Avenue to a point of curve, the said point being the point of beginning; thence Southeast on a curve to the right which has a radius of 25 feet and a chord which bears South 45°53'18" West, 35.31 feet to a point of tangency on the Northerly right-of-way line of West Johnson Street; thence North 89°11'25" West along said right-of-way line, 230.91 feet; thence North 00°53'22" East, 174.86 feet; thence South 89°11'57" East, 285.08 feet to the point of beginning.

PARCEL C
 A parcel of land being all of Lots One (1) and Ten (10), part of Lot Two (2), and part of vacated Conklin Place of Block Six (6), University Addition to the City of Madison, recorded in Volume A of plats on Page Nine (9); and part of Lots One (1) and Five (5) of Johnson Court, recorded in Volume on Page as Document No. all located in the Northwest quarter (NW 1/4), Section Twenty-Three, Town Seven North (7N), Range Nine East (9E), City of Madison, Dane County, Wisconsin, more particularly described as follows:
 Commencing at the North quarter corner of said Section Twenty-Three (23); thence S 36°21'35" W, 693.12 feet; thence S 00°57'02" W, 99 feet; thence along the Southerly right-of-way line of University Avenue, N 89°12'29" W, 490.48 feet; thence along the Westerly right-of-way line of North Lake Street, S 00°58'02" W, 349.40 feet to the northerly right-of-way line of West Johnson Street; thence along said northerly right-of-way line of West Johnson Street, N 89°11'25" W, 230.91 feet to the point of beginning; thence continuing along said northerly right-of-way line of West Johnson Street, N 89°11'25" W, 97.98 feet to the southerly right-of-way line of vacated North Murray Street; thence along said southerly right-of-way line of North Murray Street, N 00°53'22" E, 349.32 feet to the southerly right-of-way line of University Avenue; thence along said southerly right-of-way line of University Avenue, S 89°12'29" E, 97.98 feet; thence S 00°53'22" W, 349.32 feet to the point of beginning.

SURVEYOR'S CERTIFICATE

I, Dave M. Jenkins, Registered Land Surveyor, hereby certify that this topographic survey and map is correct to the best of my knowledge and belief with the information provided.

Dave M. Jenkins, S-2255
 Registered Land Surveyor



CALL DIGGER'S HOTLINE
 1-800-242-8511
 24 HRS. FREE
 NO OTHER DISCOUNTS
 ALLOWED FOR 3 YEARS AND
 WHILE SERVICE IS PROVIDED

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TIME AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE ON ALL INSTANCES. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES. IT MAY BE NECESSARY TO ASK DIGGER'S THEREOF.

University Square Development

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Site Survey

1" = 50'-0"