

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

02772

DATE SUBMITTED: February 15, 2006	<input type="checkbox"/> Informational Presentation
UDC MEETING DATE: February 22, 2006	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 700 University Avenue

ALDERMANIC DISTRICT: 8

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Madison Real Estate Properties (0) Potter Lawson, Inc.
University of Wisconsin-Madison (0)
Executive Management, Inc. (Developer)

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)



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 Williamson 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

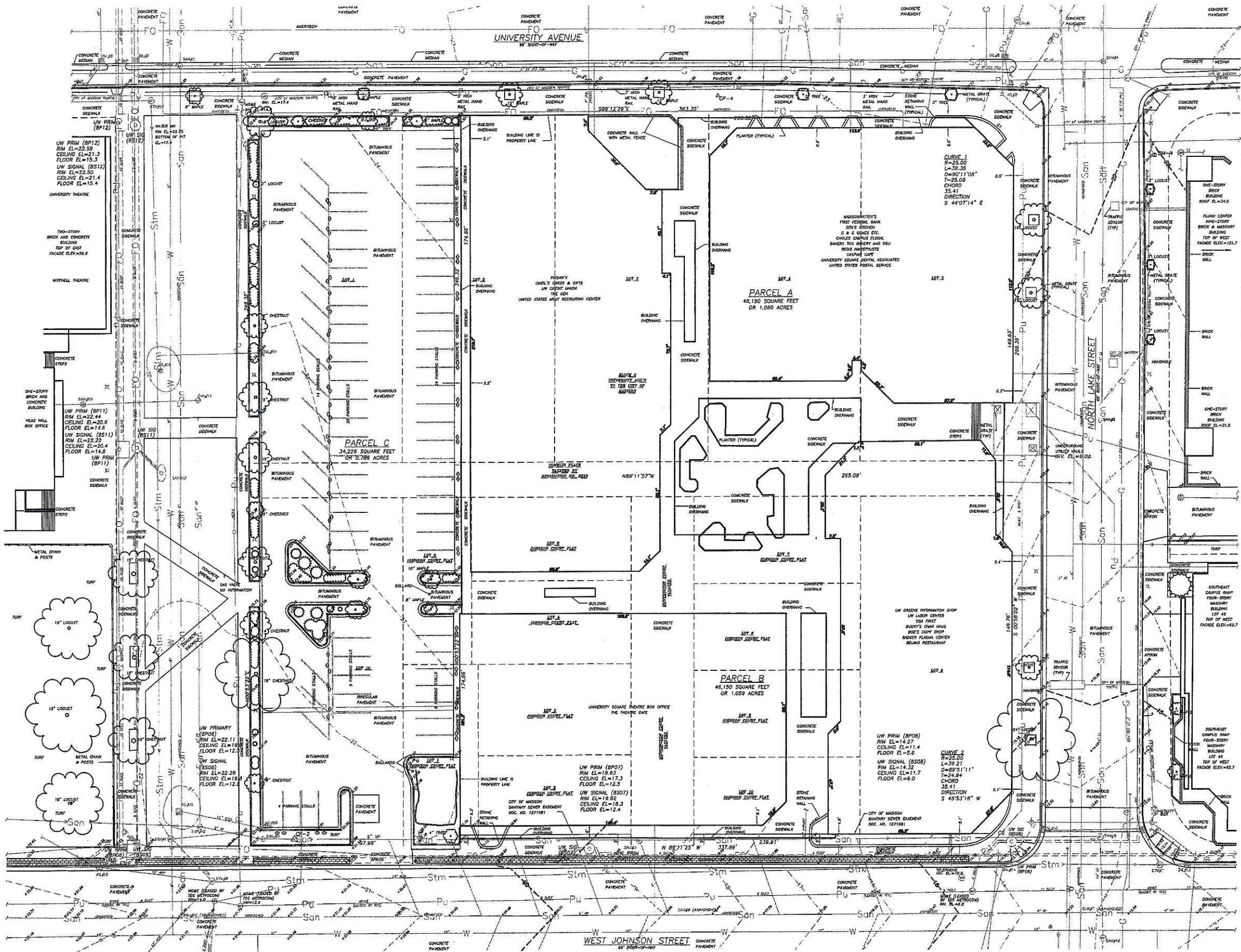
HNTB
10 East Doty Street, Ste 615
Madison, WI 53703

15 FEBRUARY 06



University Square Development

Site Context Photos



SANITARY SEWER MANHOLES					
Manhole ID	Rim Elevation	Invert Elevation	Pipe Size	Pipe Type	Notes
SM01	21.10	N 14.3	6"	PVC	
SM02	22.07	N 14.3	6"	PVC	
SM03	19.33	N 2.2	18"	PVC	
SM04	20.79	N 2.2	18"	PVC	
SM05	17.00	N 2.2	18"	PVC	
SM06	13.00	N 2.2	18"	PVC	
SM07	13.00	N 2.2	18"	PVC	
SM08	12.00	N 2.2	18"	PVC	
SM09	12.00	N 2.2	18"	PVC	
SM10	21.00	N 13.0	6"	PVC	
SM11	22.13	N 13.0	6"	PVC	
SM12	21.00	N 10.0	6"	PVC	
SM13	22.47	N 11.0	6"	PVC	
SM14	22.07	N 8.0	6"	PVC	
SM15	22.00	N 8.0	6"	PVC	
SM16	12.87	N 8.0	6"	PVC	

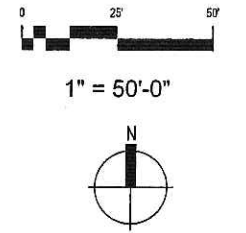
STORM SEWER INLETS					
Manhole ID	Rim Elevation	Invert Elevation	Pipe Size	Pipe Type	Notes
SI01	21.07	N 18.0	18"	SDP	
SI02	22.15	N 18.0	18"	SDP	
SI03	22.12	N 18.0	18"	SDP	
SI04	21.48	N 17.0	18"	SDP	
SI05	21.45	N 17.0	18"	SDP	
SI06	21.00	N 17.0	18"	SDP	
SI07	22.28	N 18.0	18"	SDP	
SI08	21.24	N 18.0	18"	SDP	
SI09	21.00	N 18.0	18"	SDP	
SI10	13.43	N 10.0	18"	SDP	
SI11	13.02	N 10.0	18"	SDP	
SI12	17.35	N 10.0	18"	SDP	
SI13	14.58	N 8.0	18"	SDP	
SI14	14.55	N 8.0	18"	SDP	
SI15	21.38	N 18.0	18"	SDP	
SI16	20.80	N 18.0	18"	SDP	
SI17	21.52	N 18.0	18"	SDP	
SI18	21.58	N 18.0	18"	SDP	
SI19	21.4	N 18.0	18"	SDP	
SI20	21.4	N 18.0	18"	SDP	

STORM SEWER MANHOLES					
Manhole ID	Rim Elevation	Invert Elevation	Pipe Size	Pipe Type	Notes
SM01	21.70	N 13.0	12"	SDP	
SM02	21.85	N 13.0	12"	SDP	
SM03	22.11	N 13.0	12"	SDP	
SM04	22.09	N 13.0	12"	SDP	
SM05	20.47	N 13.0	12"	SDP	
SM06	21.47	N 13.0	12"	SDP	
SM07	18.11	N 8.0	30"	SDP	
SM08	21.42	N 15.0	18"	SDP	
SM09	22.10	N 13.0	12"	SDP	
SM10	22.84	N 13.0	12"	SDP	
SM11	22.84	N 13.0	12"	SDP	

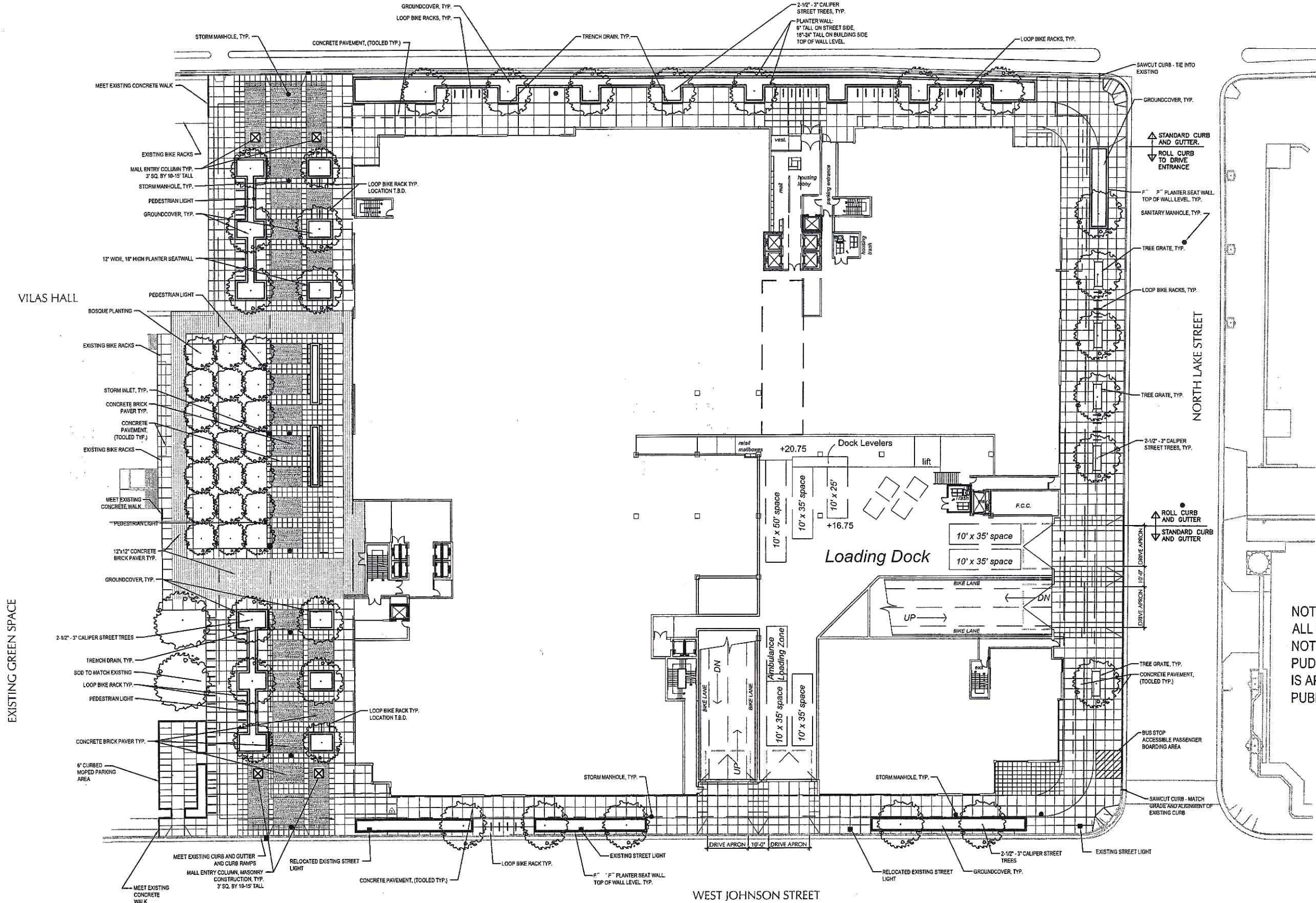
BENCHMARKS		
Manhole ID	Elevation	Description
BM-1	22.49	Top of West Facade
BM-2	22.19	Top of West Facade
BM-3	18.27	Top of West Facade

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

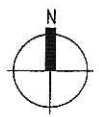
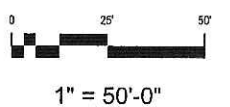
- NOTES**
- ELEVATIONS FOR THIS SURVEY AND MAP ARE BASED UPON CITY OF MADISON DATUM, U.S.G.S. DATUM = CITY OF MADISON + 845.00.
 - CONTOUR INTERVAL IS ONE (1) FEET.
 - EXISTING CONDITIONS SURVEY PERFORMED BY JENKINS SURVEY & DESIGN, INC. BETWEEN AUGUST 28 AND SEPTEMBER 14, 2001. JOHNSON STREET WAS UPDATED ON JUNE 12, 2004.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTEANCES, LOCATING OBJECT'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 DODGE'S HOTLINE, AT 1.800.242.8511



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.

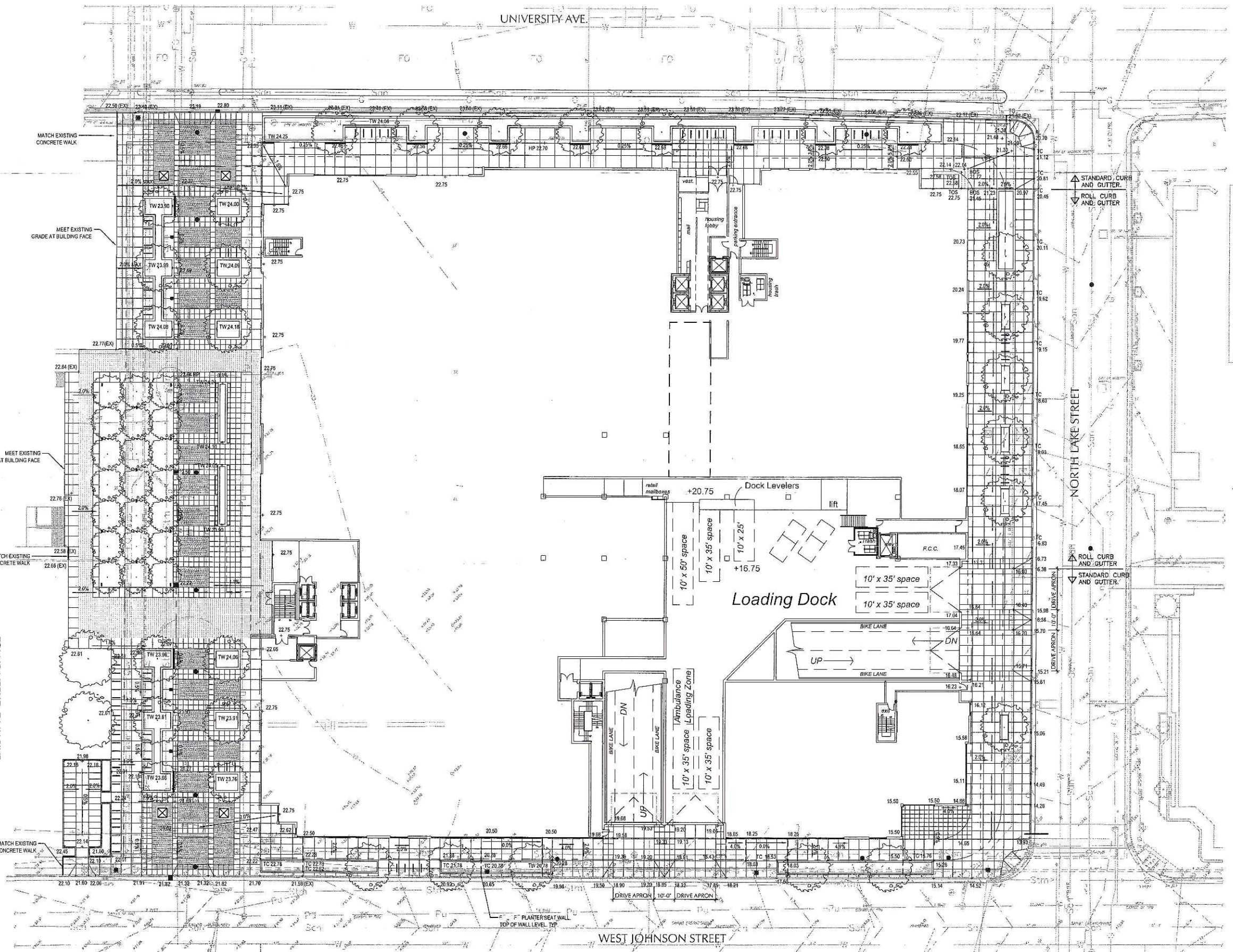


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Materials Plan

JJR



LEGEND

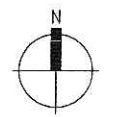
- GRADE BREAK LINE
- DRAINAGE DIRECTION AND SLOPE
- SPOT ELEVATION
- TOP OF CURB
- TOP OF WALL
- MATCH EXISTING GRADE
- EXISTING ELEVATION

NOTES

1. MAXIMUM CROSS SLOPE ON ALL PRIMARY WALKWAYS SHALL NOT EXCEED 2%.



1" = 50'-0"

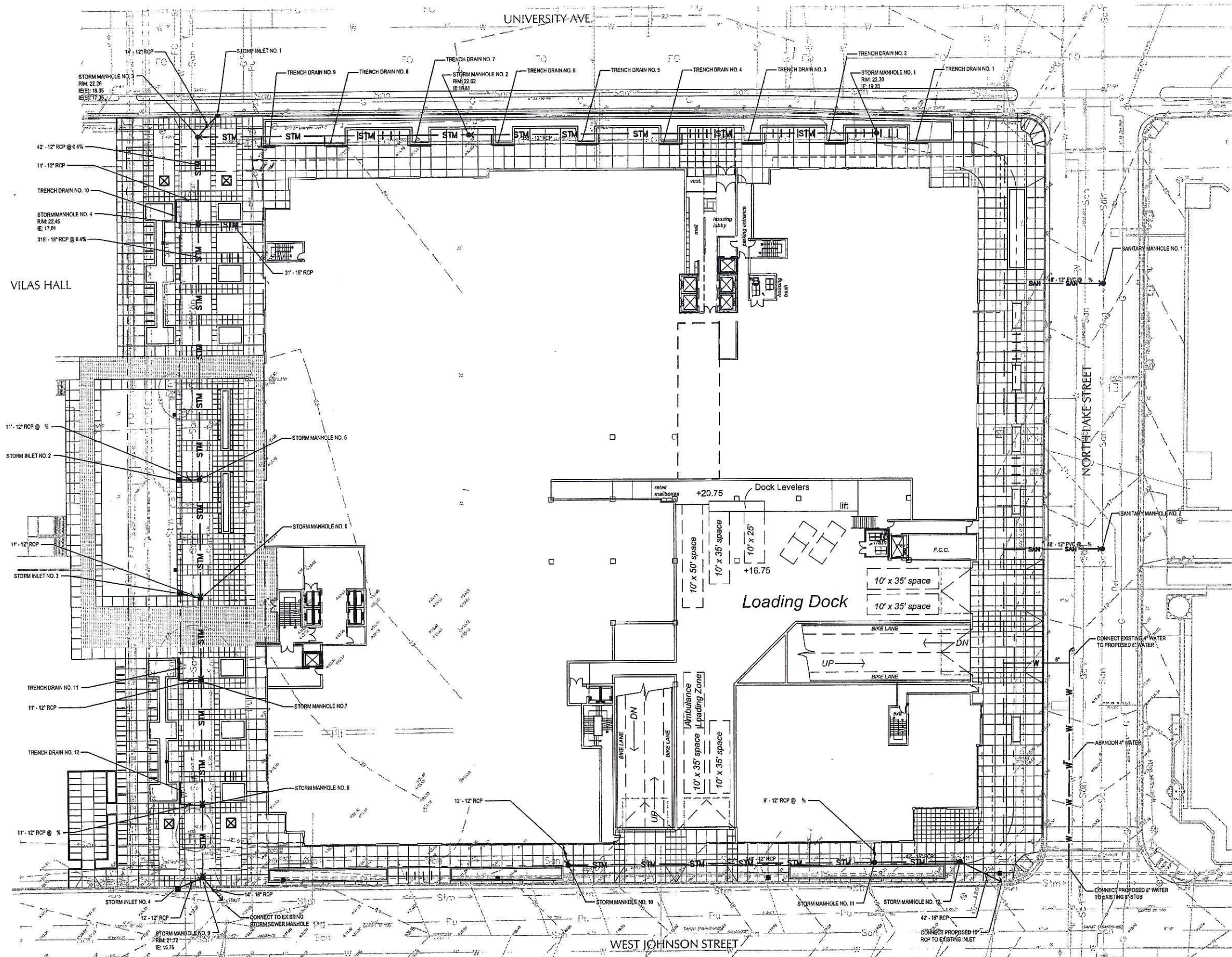


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Grading Plan

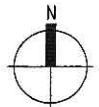
JJR



- LEGEND**
- TRENCH DRAIN
 - SANITARY OR STORM MANHOLE
 - WATER VALVE
 - STORM SEWER INLET
 - STM - STORM SEWER
 - SAN - SANITARY SEWER
 - W - WATERMAIN



1" = 50'-0"

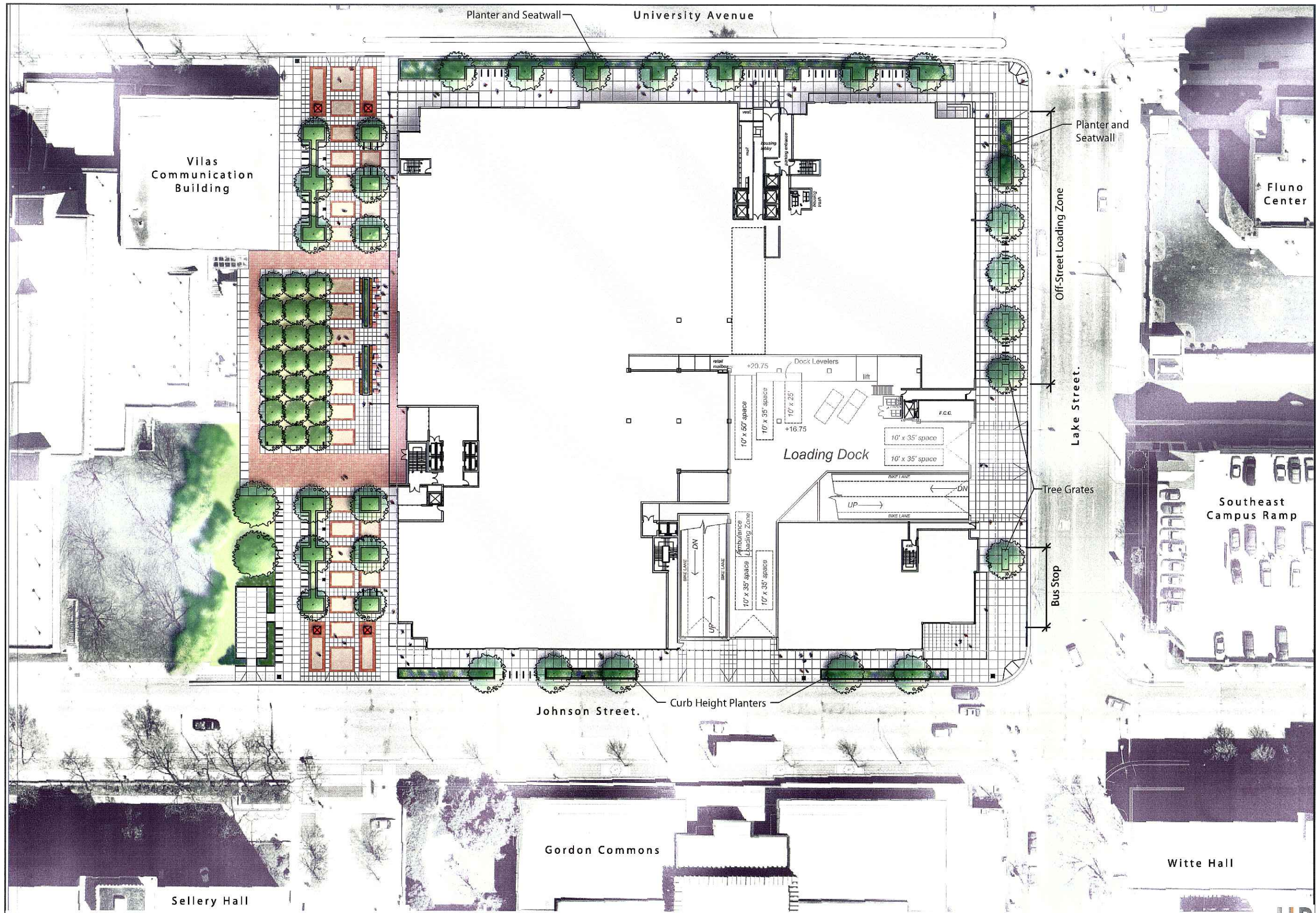


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Site Utility Plan

JJR

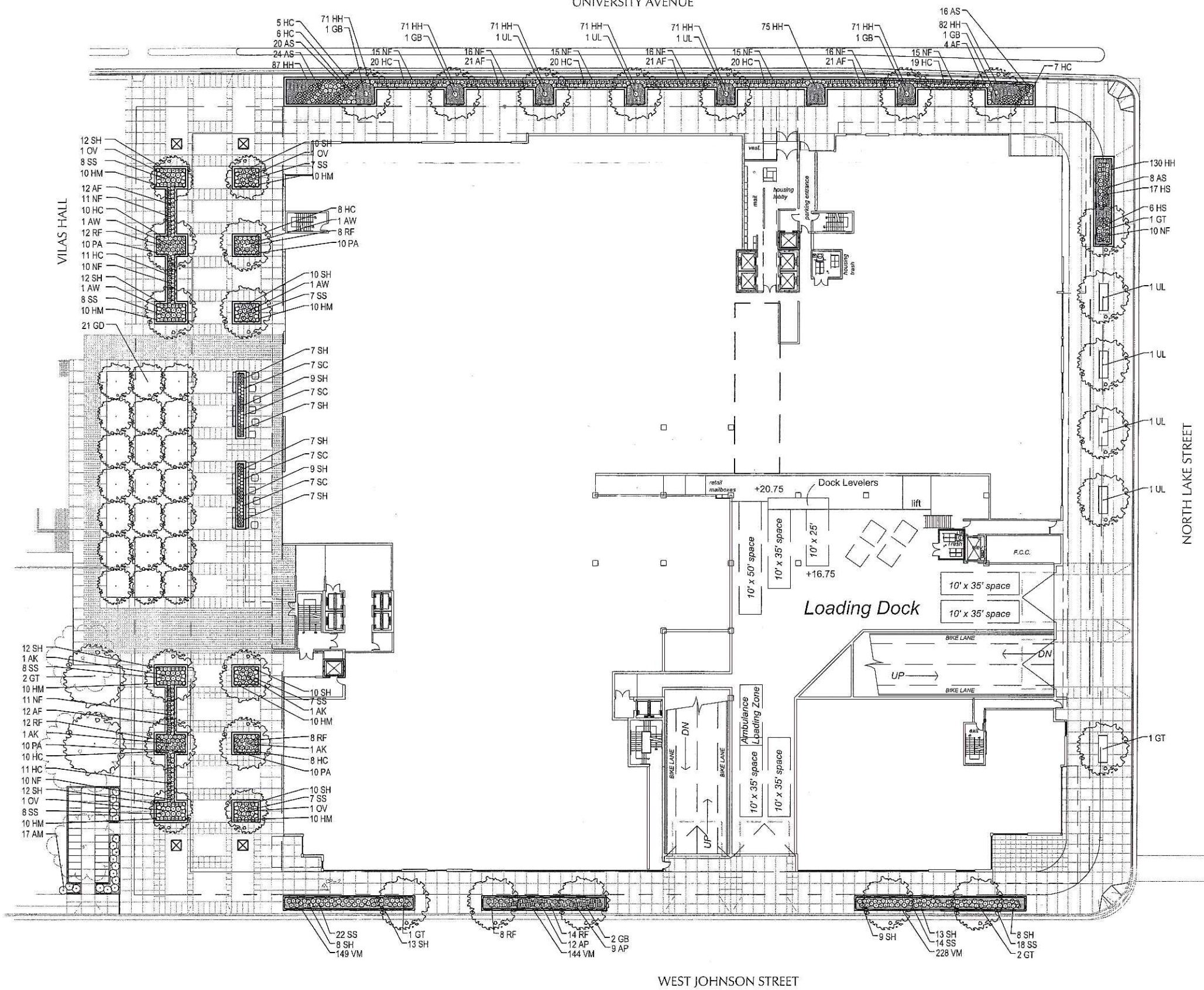


UNIVERSITY AVENUE

PLANT SCHEDULE

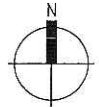
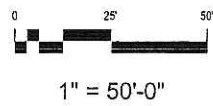
KEY	QTY	BOTANICAL NAME - COMMON NAME		SIZE	ROOT	SPACING
DECIDUOUS TREES						
AK	4	Acer truncatum 'Kethstorm'	NORWEGIAN SUNSET MAPLE	2 1/2" GAL.	B&B	SEE PLAN
AW	4	Acer x freemanii 'Autumn Blaze'	AUTUMN BLAZE MAPLE	2 1/2" GAL.	B&B	SEE PLAN
GB	6	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2 1/2" GAL.	B&B	SEE PLAN
GT	7	Gleditsia triacanthos 'Skyline'	SKYLINE HONEYLOCUST	2 1/2" GAL.	B&B	SEE PLAN
OV	4	Ostrya virginiana	IRONWOOD	2 1/2" GAL.	B&B	SEE PLAN
UL	8	Ulmus x 'Morton'	ACCOLADE ELM	2 1/2" GAL.	B&B	SEE PLAN
GD	21	Gymnocladus dioica 'Espresso'	KENTUCKY COFFEE TREE	2 GAL.	B&B	SEE PLAN
DECIDUOUS SHRUBS						
AM	17	Aronia melanocarpa var. elata	Glossy Black Chokeberry	24" HEIGHT	B&B	SEE PLAN
PERENNIALS						
AF	91	Aster novae-angliae 'Purple Dome'	PURPLE DOME ASTER	1 GAL.	CONT.	18" O.C.
AP	21	Astilbe x arendsii 'Fanal'	FANAL ASTILBE	1 GAL.	CONT.	18" O.C.
AS	68	Astilbe x arendsii 'Snowdrift'	SNOWDRIFT ASTILBE	1 GAL.	CONT.	18" O.C.
HC	168	Hemerocallis 'Chicago Apache'	CHICAGO APACHE DAYLILY	1 GAL.	CONT.	18" O.C.
HS	23	Hemerocallis 'Sunny Honey'	SUNNY HONEY DAYLILY	1 GAL.	CONT.	18" O.C.
HM	80	Hemerocallis 'Mini Stella'	MINI STELLA DAYLILY	1 GAL.	CONT.	18" O.C.
NF	160	Nepeta faassenii 'Walker's Low'	WALKER'S LOW CATMINT	1 GAL.	CONT.	18" O.C.
RF	62	Rudbeckia fulgida 'Goldstrum'	BLACK EYED SUSAN	1 GAL.	CONT.	18" O.C.
SS	124	Sedum spectabile 'Autumn Joy'	AUTUMN JOY SEDUM	1 GAL.	CONT.	18" O.C.
GRASSES						
PA	40	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	1 GAL.	CONT.	18" O.C.
SH	185	Sporobolus heterolepis	PRAIRIE DROPSEED	1 GAL.	CONT.	18" O.C.
SC	28	Schizachyrium scoparium	LITTLE BLUESTEM	1 GAL.	CONT.	18" O.C.
GROUNDCOVERS						
HH	800	Hedera helix 'Thorndale'	THORNDALE IVY	4"	CONT.	12" O.C.
VM	520	Vinca minor	PERIWINKLE	4"	CONT.	12" O.C.

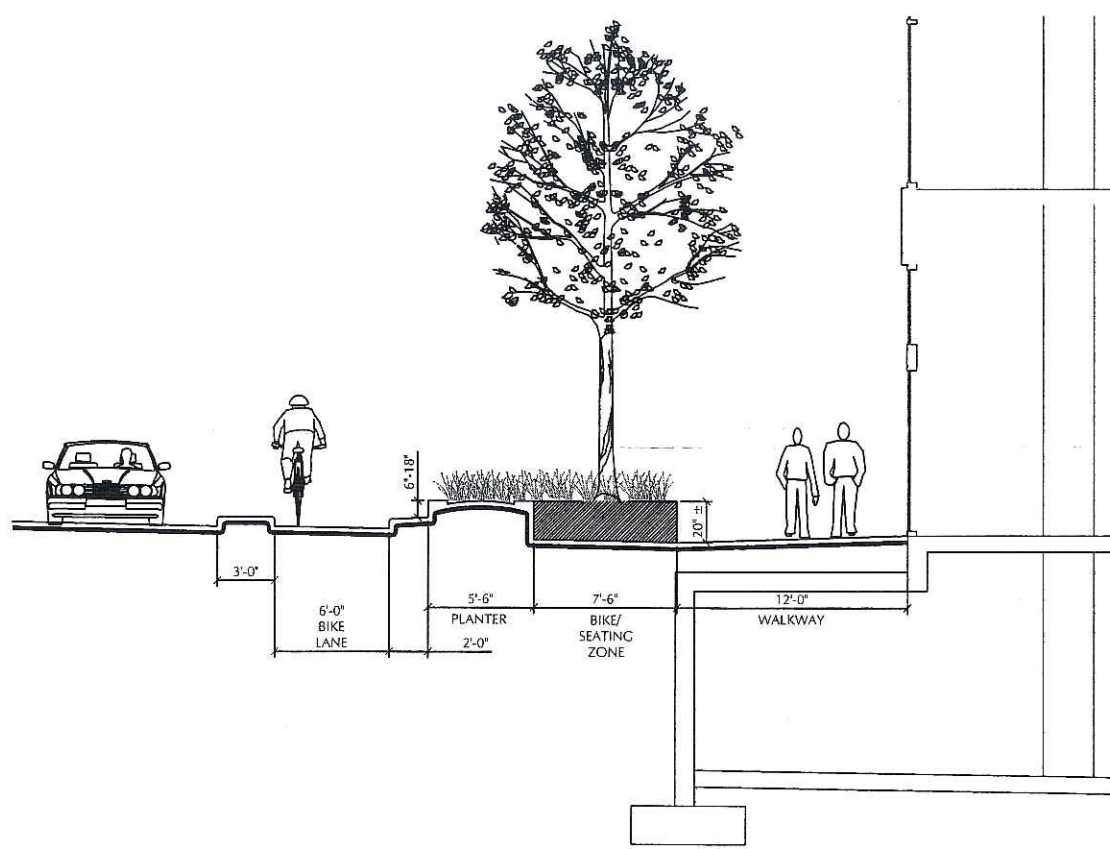
EXISTING GREEN SPACE



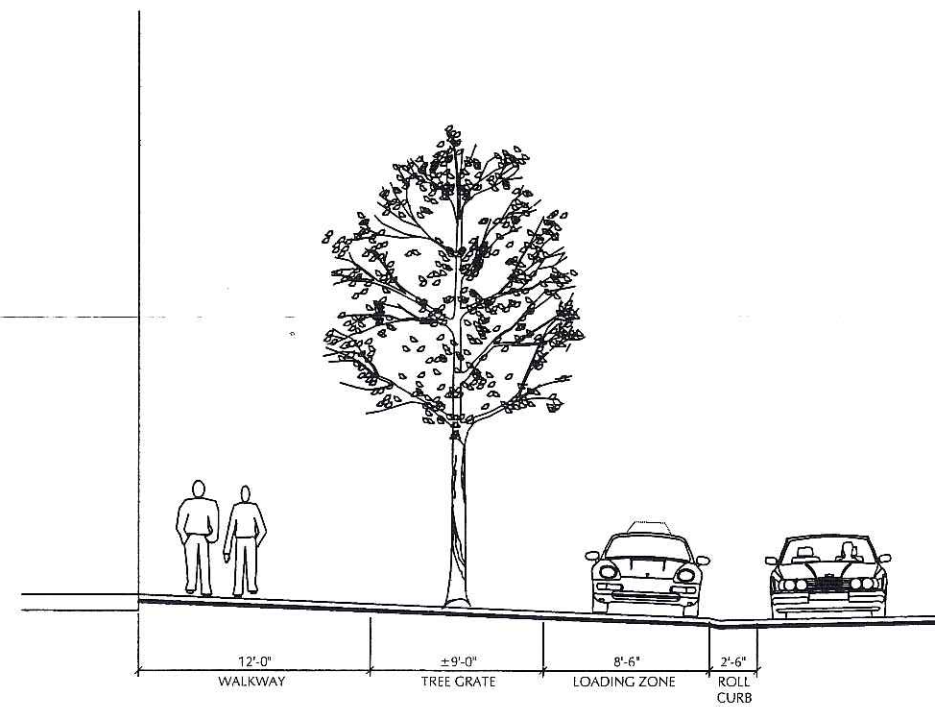
WEST JOHNSON STREET

NORTH LAKE STREET

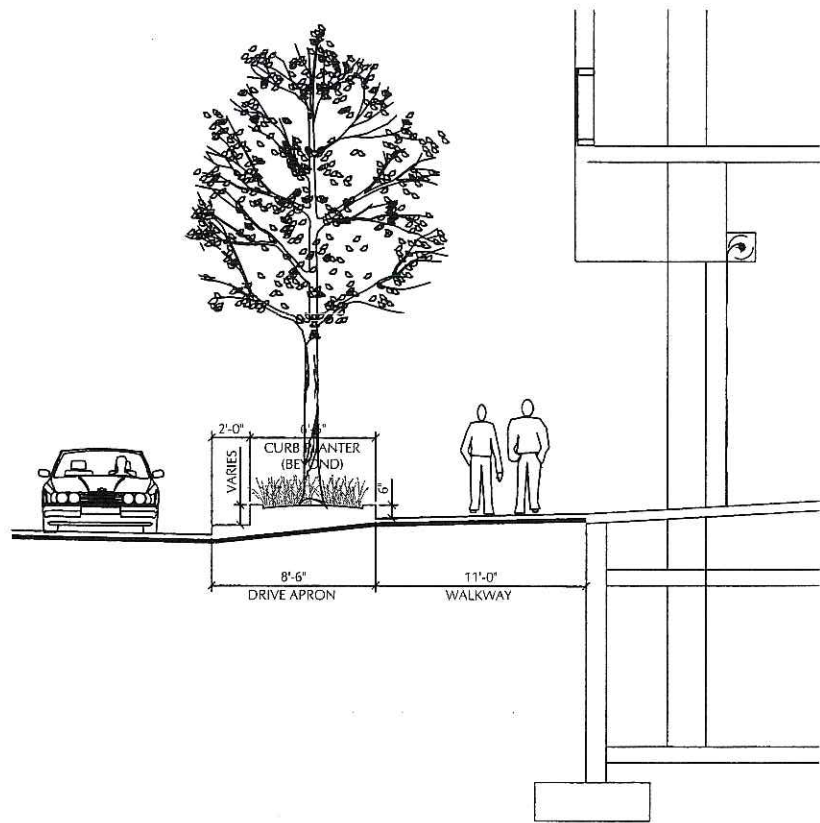




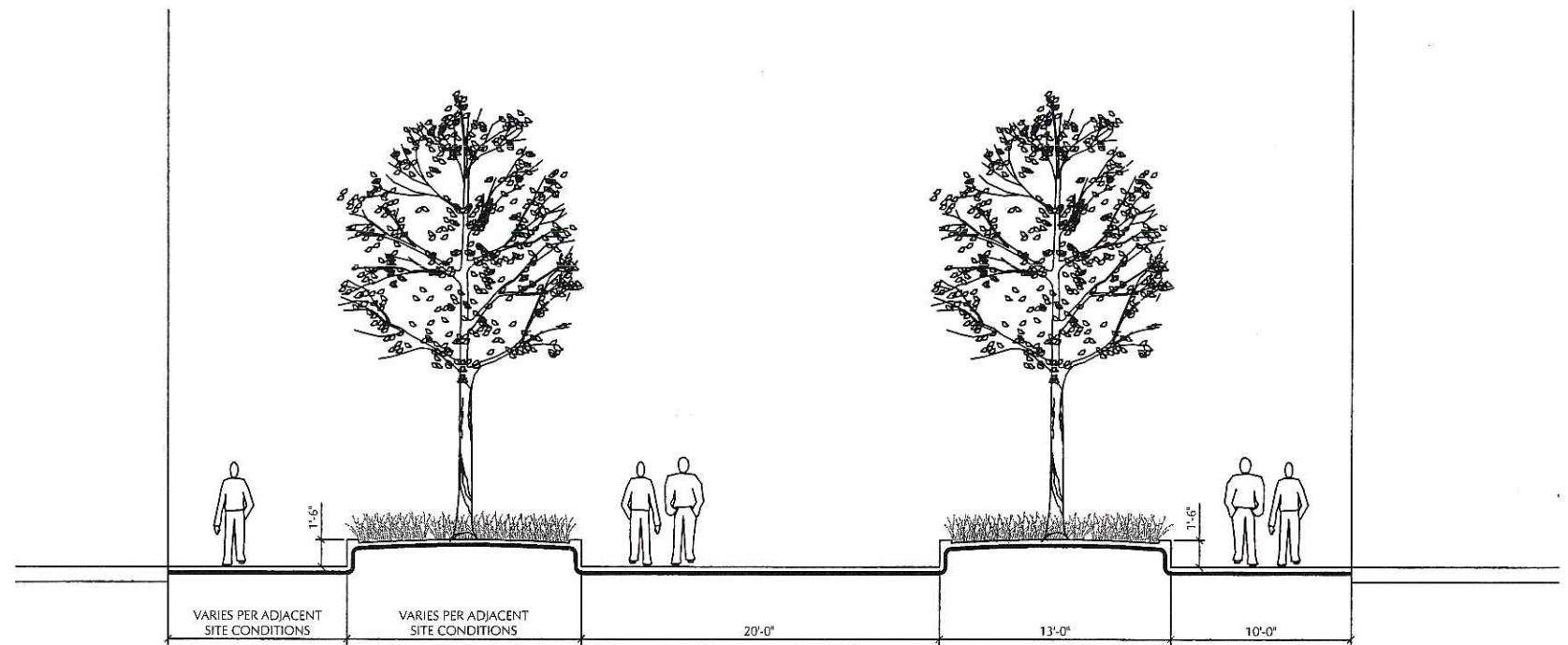
1 UNIVERSITY AVENUE SECTION
1" = 10'



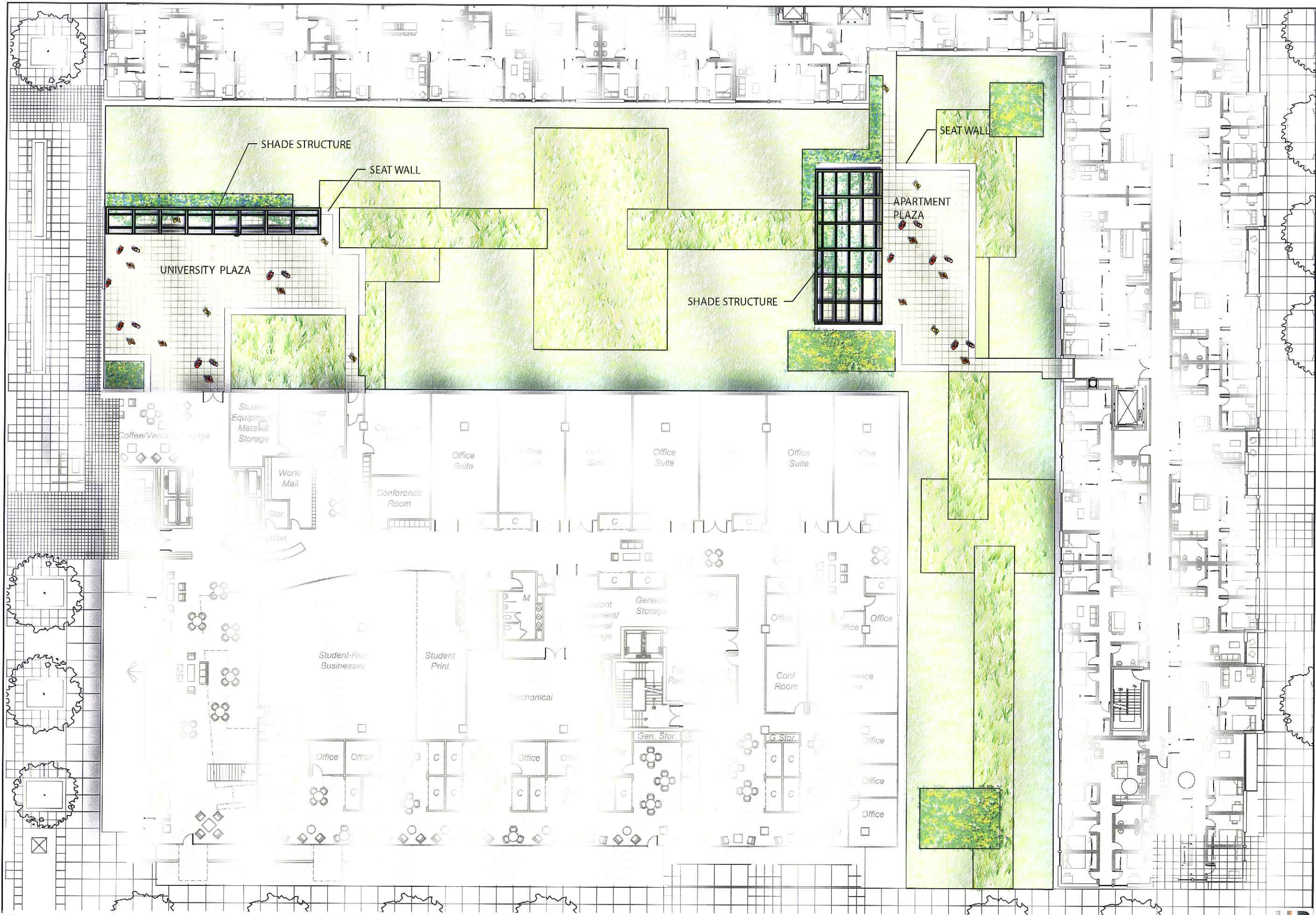
2 NORTH LAKE STREET SECTION @ TREE GRATE
1" = 10'

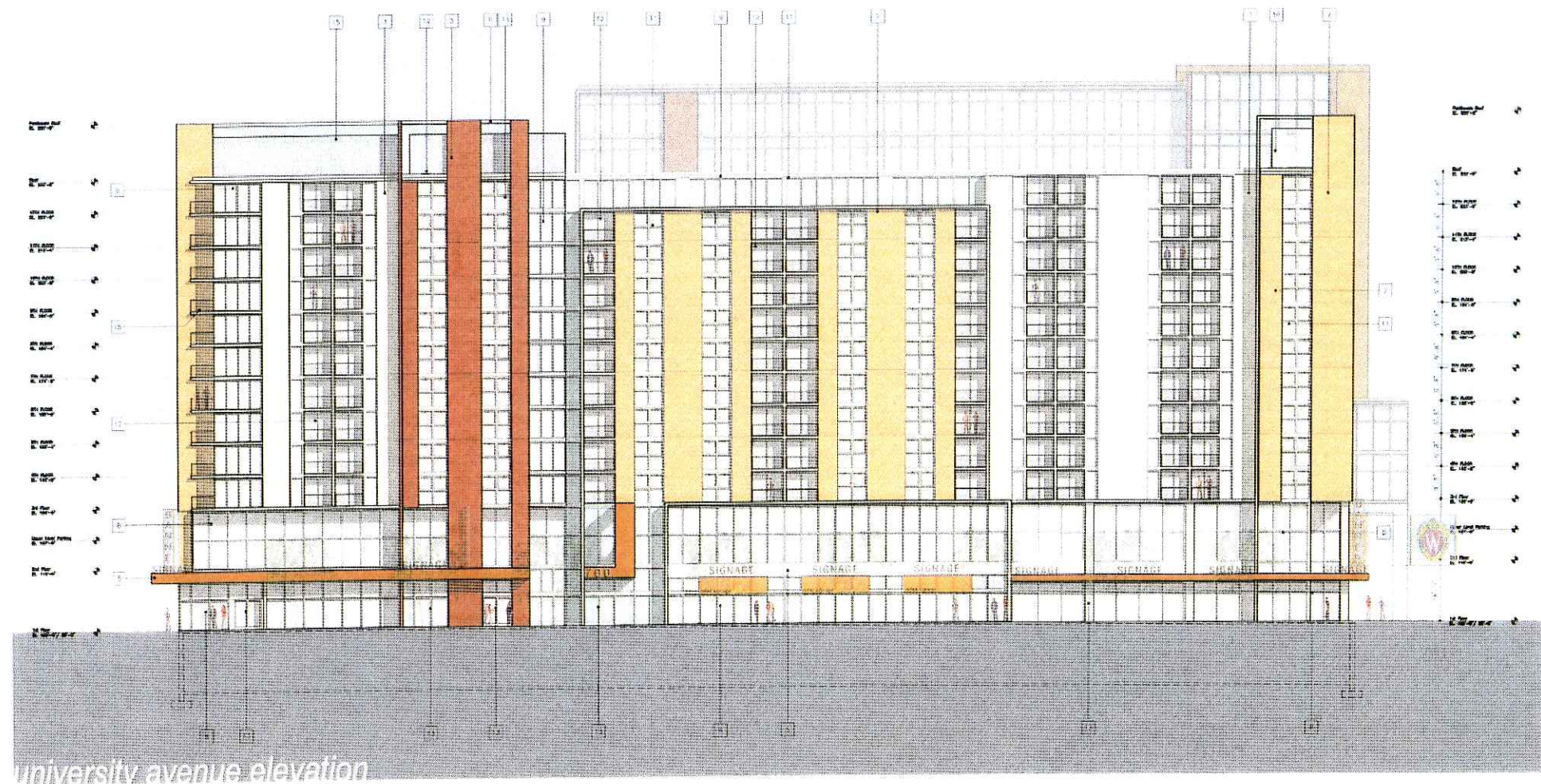


3 WEST JOHNSON STREET SECTION
1" = 10'



4 EAST CAMPUS MALL SECTION
1" = 10'





KEY NOTES - BUILDING MATERIALS

- 1. CONCRETE CURB
- 2. CONCRETE CURB
- 3. CONCRETE CURB
- 4. CONCRETE CURB
- 5. CONCRETE CURB
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- 16. CONCRETE CURB
- 17. CONCRETE CURB

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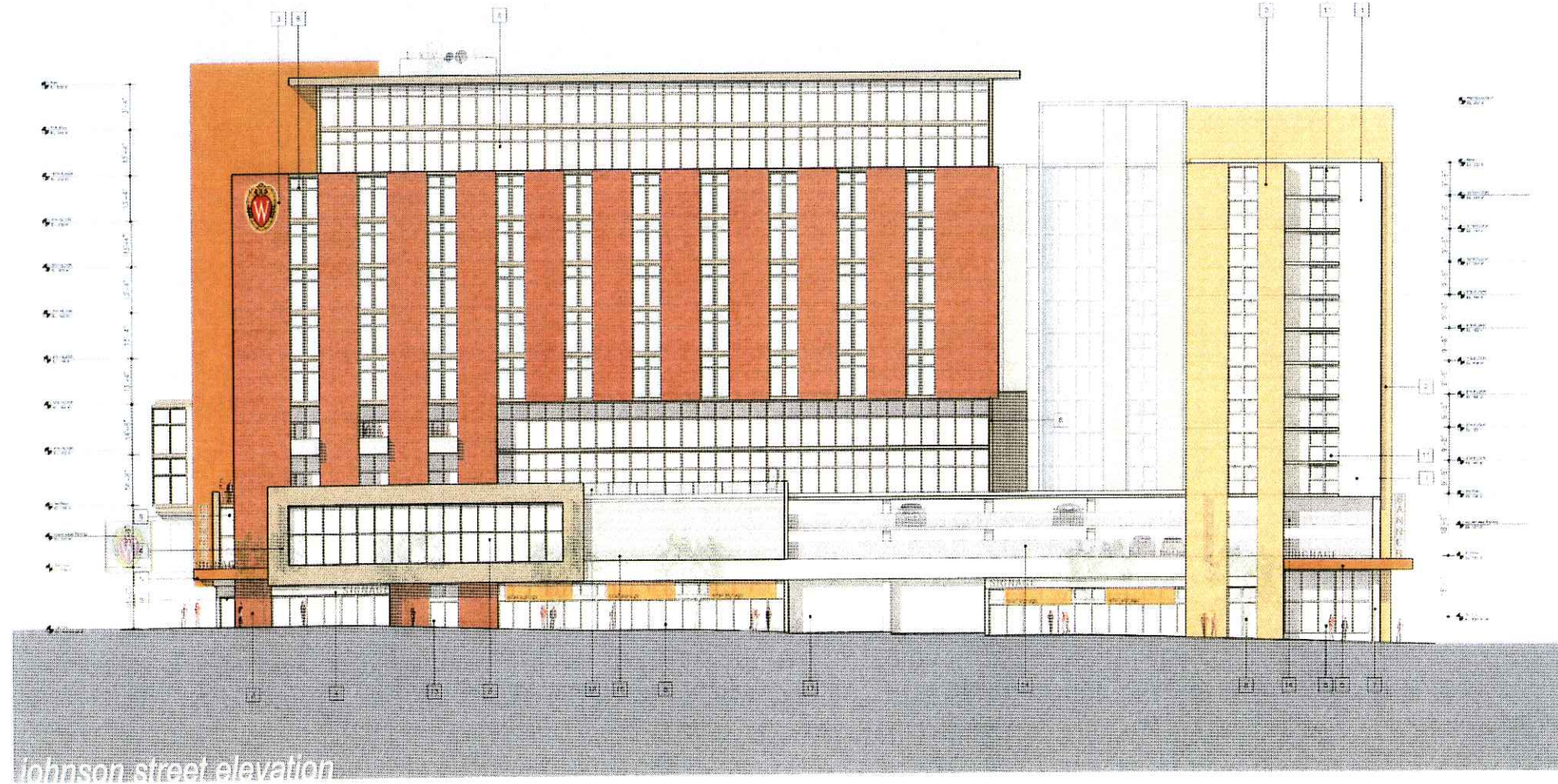
North Elevation
1/16" = 1'-0"



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



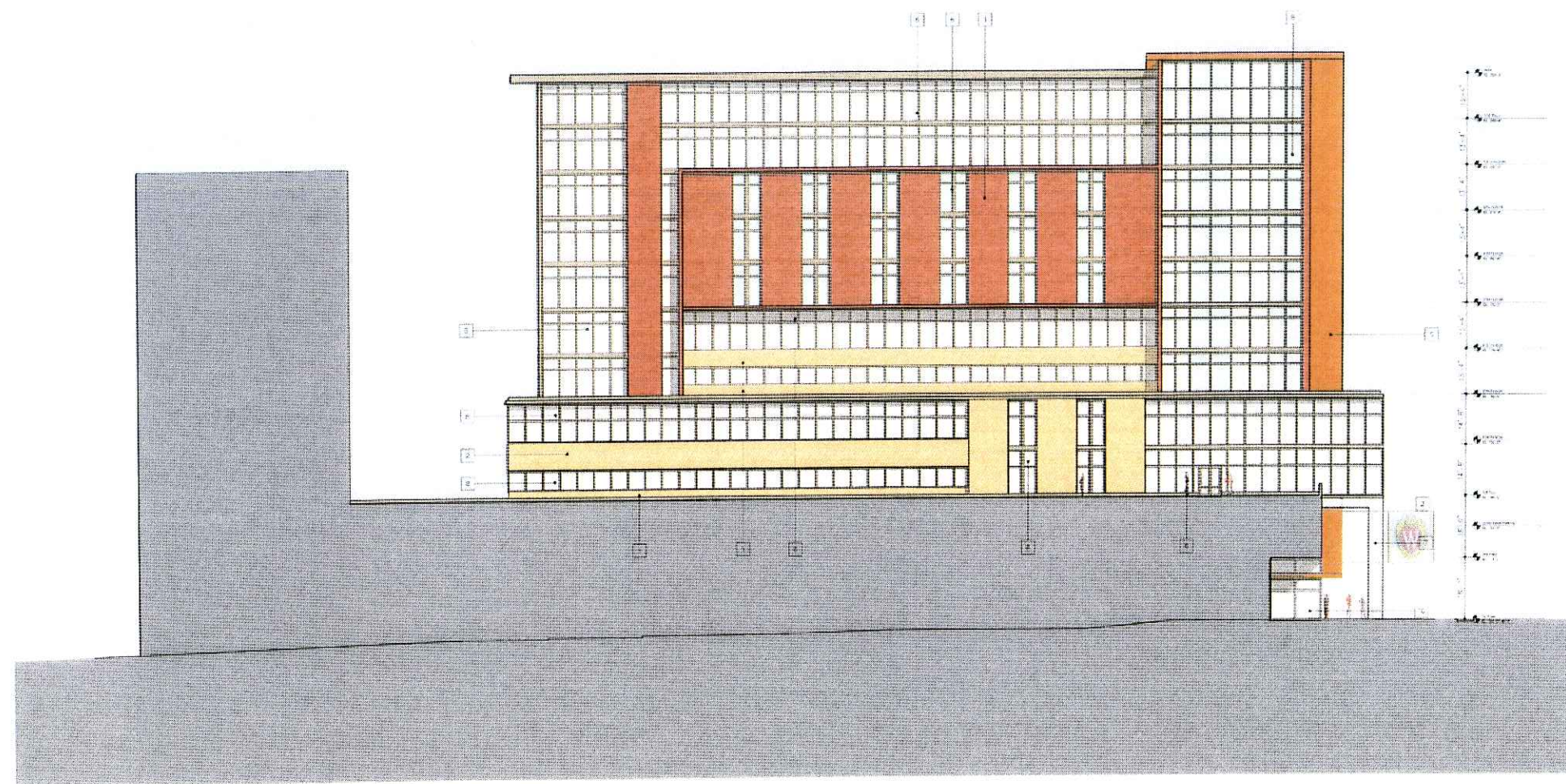
KEY NOTES - BUILDING MATERIALS

- 1. 1/2" x 1/2" x 1/2" brick
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- 96. 1/2" x 1/2" x 1/2" brick
- 97. 1/2" x 1/2" x 1/2" brick
- 98. 1/2" x 1/2" x 1/2" brick
- 99. 1/2" x 1/2" x 1/2" brick
- 100. 1/2" x 1/2" x 1/2" brick

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

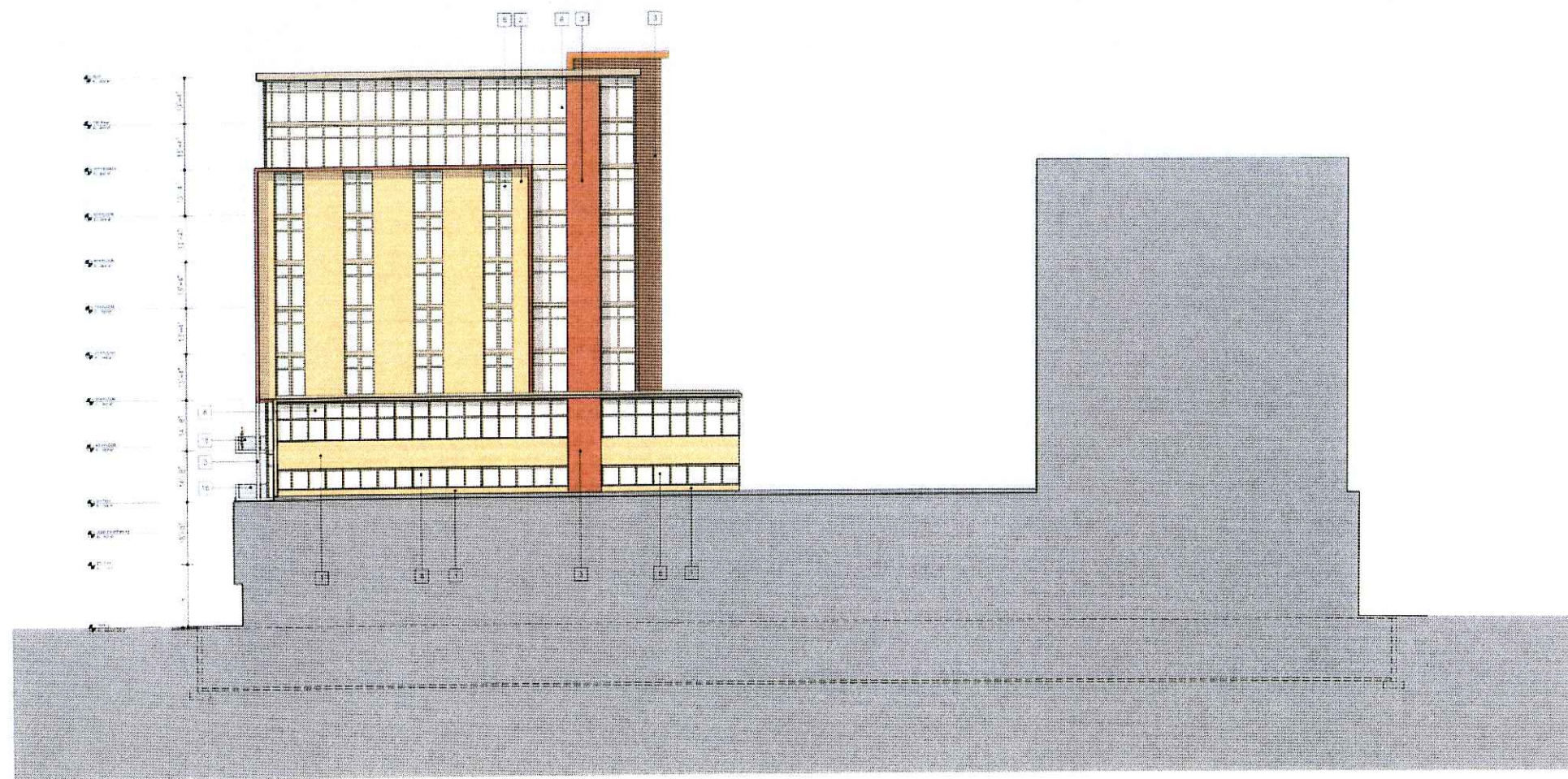


- KEY NOTES - BUILDING MATERIALS**
- [1] 2" x 4" SIPS
 - [2] 2" x 4" SIPS
 - [3] 2" x 4" SIPS
 - [4] 2" x 4" SIPS
 - [5] 2" x 4" SIPS
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University Square Development

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



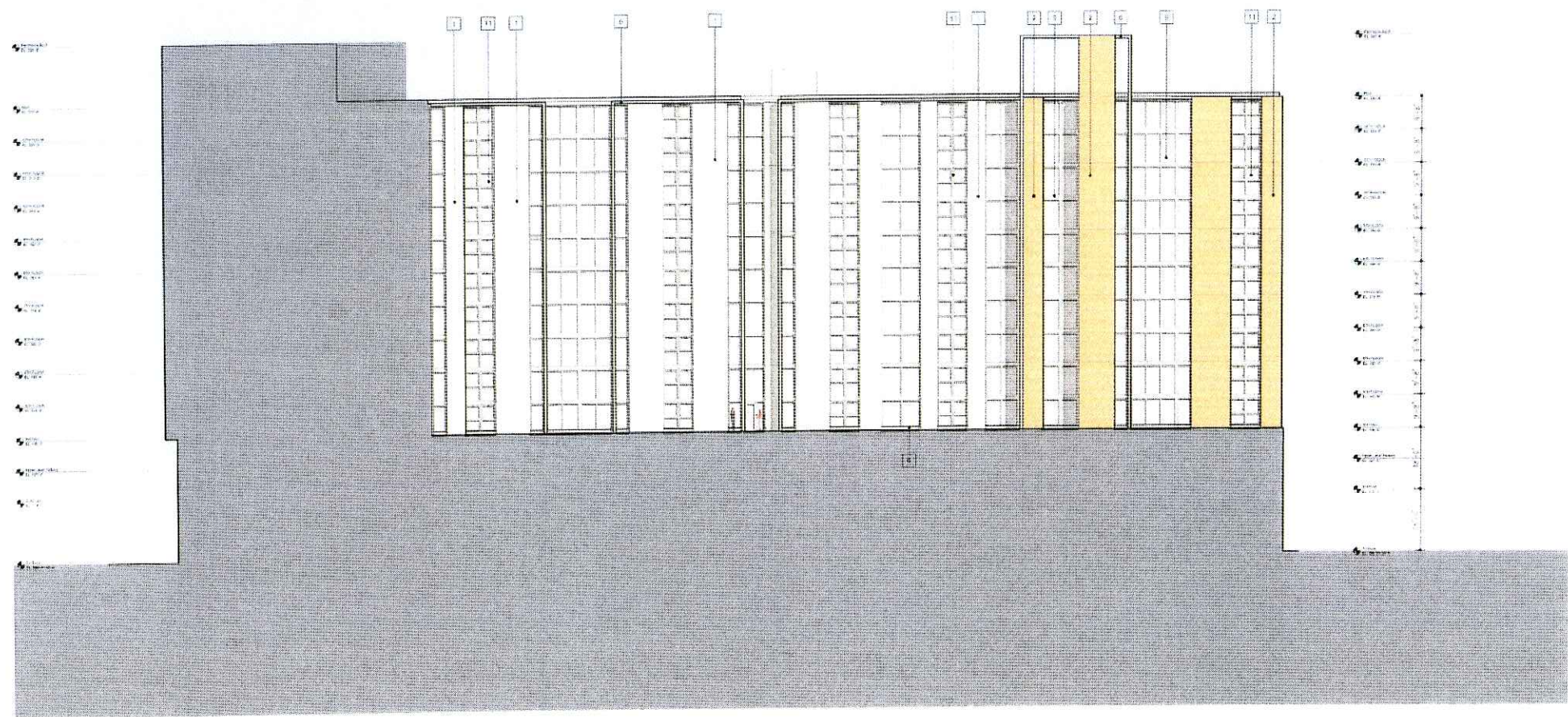
KEY NOTES - BUILDING MATERIALS

- 1. 1/2" x 1/2" x 1/2" BRICK
- 2. 1/2" x 1/2" x 1/2" BRICK
- 3. 1/2" x 1/2" x 1/2" BRICK
- 4. 1/2" x 1/2" x 1/2" BRICK
- 5. 1/2" x 1/2" x 1/2" BRICK
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- 13. 1/2" x 1/2" x 1/2" BRICK
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- 16. 1/2" x 1/2" x 1/2" BRICK
- 17. 1/2" x 1/2" x 1/2" BRICK
- 18. 1/2" x 1/2" x 1/2" BRICK
- 19. 1/2" x 1/2" x 1/2" BRICK
- 20. 1/2" x 1/2" x 1/2" BRICK

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East Courtyard Elevation
 1/16" = 1'-0"



- KEY NOTES - BUILDING MATERIALS**
- 1. 1/2" thick concrete masonry units (CMU) with 1/2" rebar
 - 2. 1/2" thick concrete masonry units (CMU) with 1/2" rebar
 - 3. 1/2" thick concrete masonry units (CMU) with 1/2" rebar
 - 4. 1/2" thick concrete masonry units (CMU) with 1/2" rebar
 - 5. 1/2" thick concrete masonry units (CMU) with 1/2" rebar
 - 6. 1/2" thick concrete masonry units (CMU) with 1/2" rebar
 - 7. 1/2" thick concrete masonry units (CMU) with 1/2" rebar
 - 8. 1/2" thick concrete masonry units (CMU) with 1/2" rebar
 - 9. 1/2" thick concrete masonry units (CMU) with 1/2" rebar
 - 10. 1/2" thick concrete masonry units (CMU) with 1/2" rebar
 - 11. 1/2" thick concrete masonry units (CMU) with 1/2" rebar
 - 12. 1/2" thick concrete masonry units (CMU) with 1/2" rebar

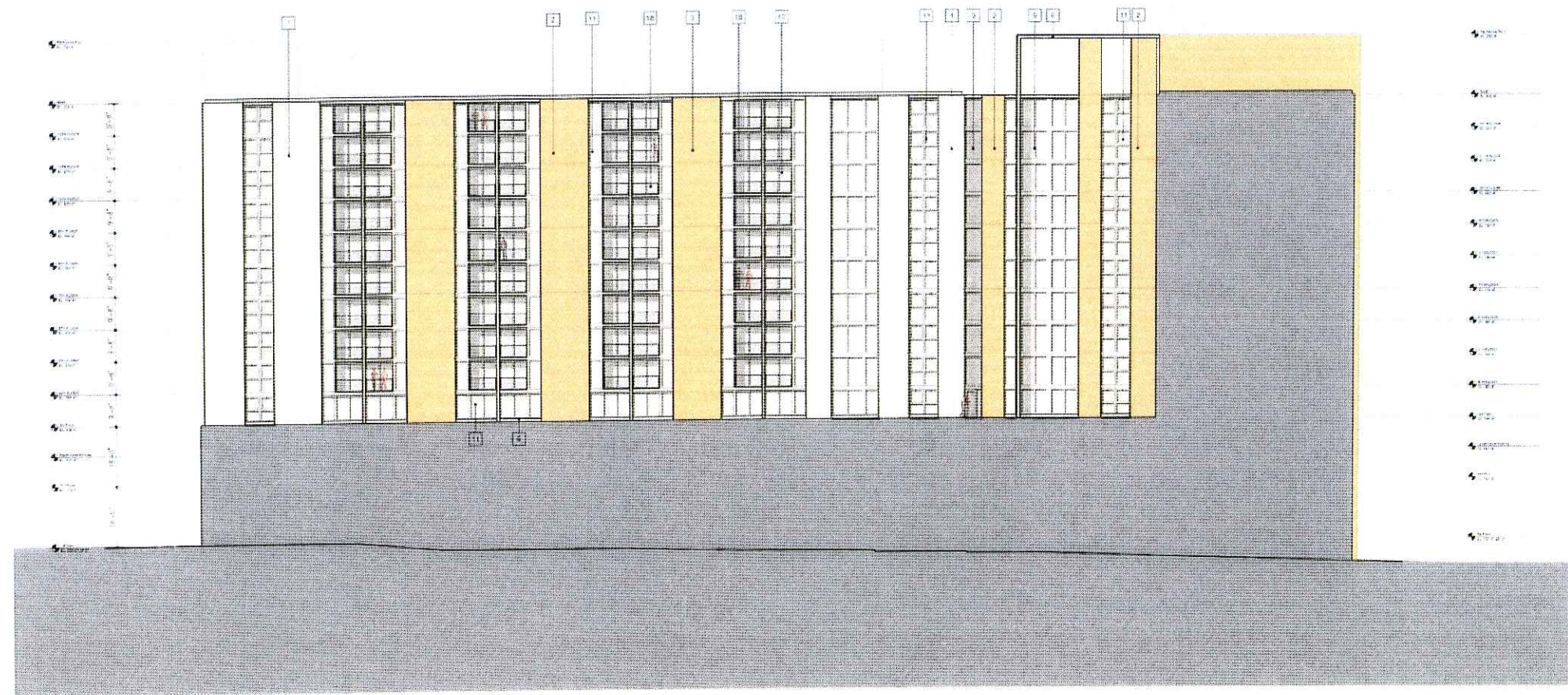
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West Courtyard Elevation

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1/16" = 1'-0"




KEY NOTES - BUILDING MATERIALS

- 1. STRUCTURAL STEEL
- 2. CONCRETE
- 3. BRICK
- 4. GLASS
- 5. ALUMINUM
- 6. STAINLESS STEEL
- 7. CEMENT PLASTER
- 8. GYPSUM BOARD
- 9. INSULATION
- 10. ROOFING
- 11. PAINT
- 12. FINISH
- 13. ...
- 14. ...
- 15. ...
- 16. ...
- 17. ...
- 18. ...
- 19. ...
- 20. ...

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



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University Avenue and Lake Street



university office tower entry

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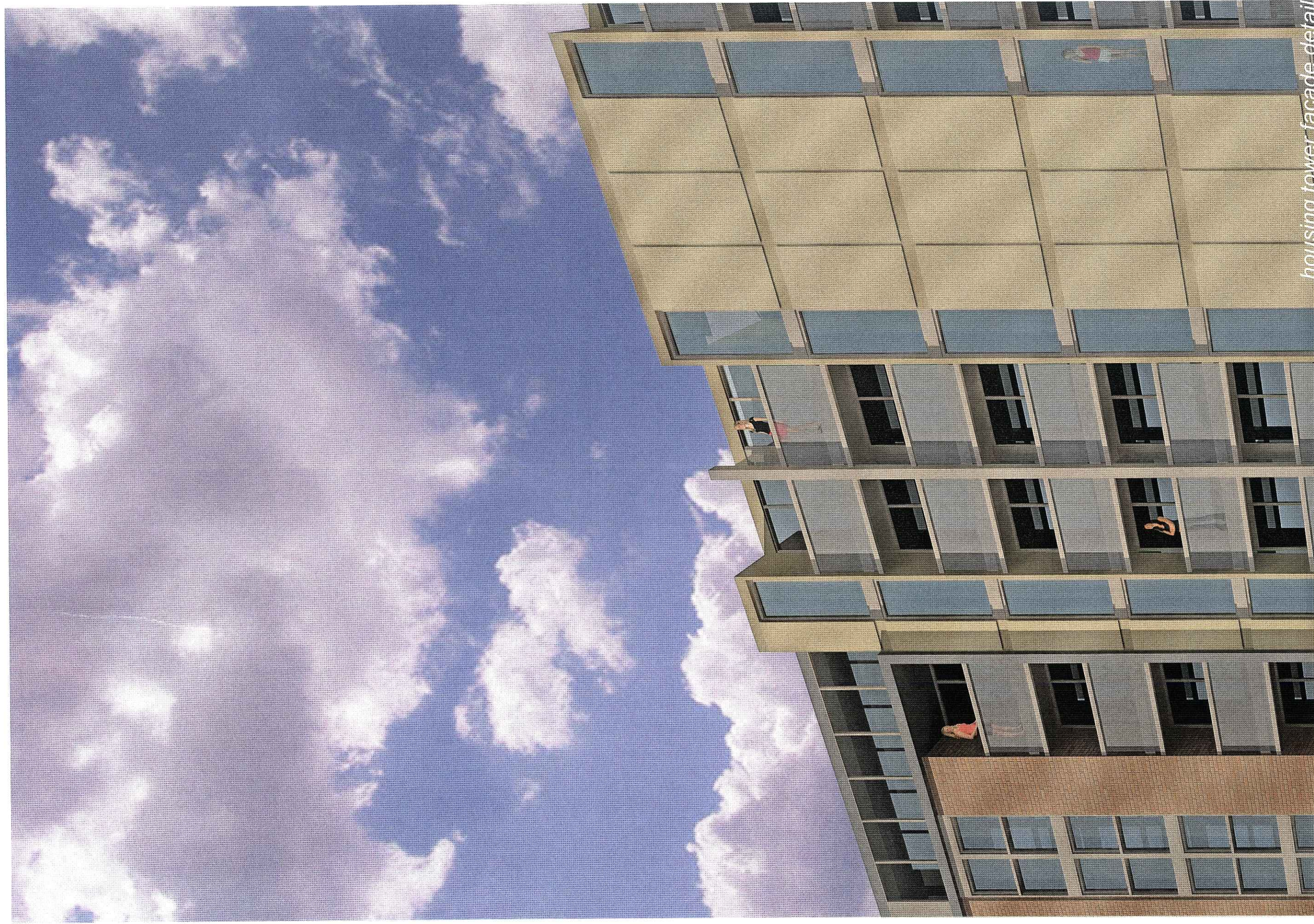
west johnson and lake street



University Square Development

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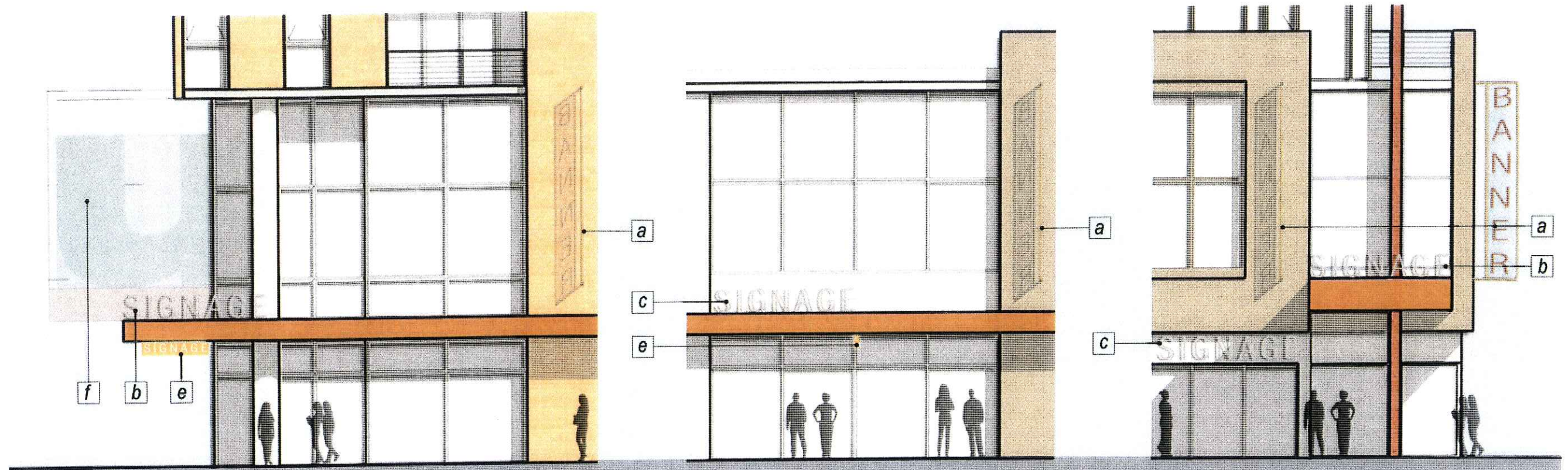
University Avenue and East Campus Mall



housing tower facade detail

University Square Development

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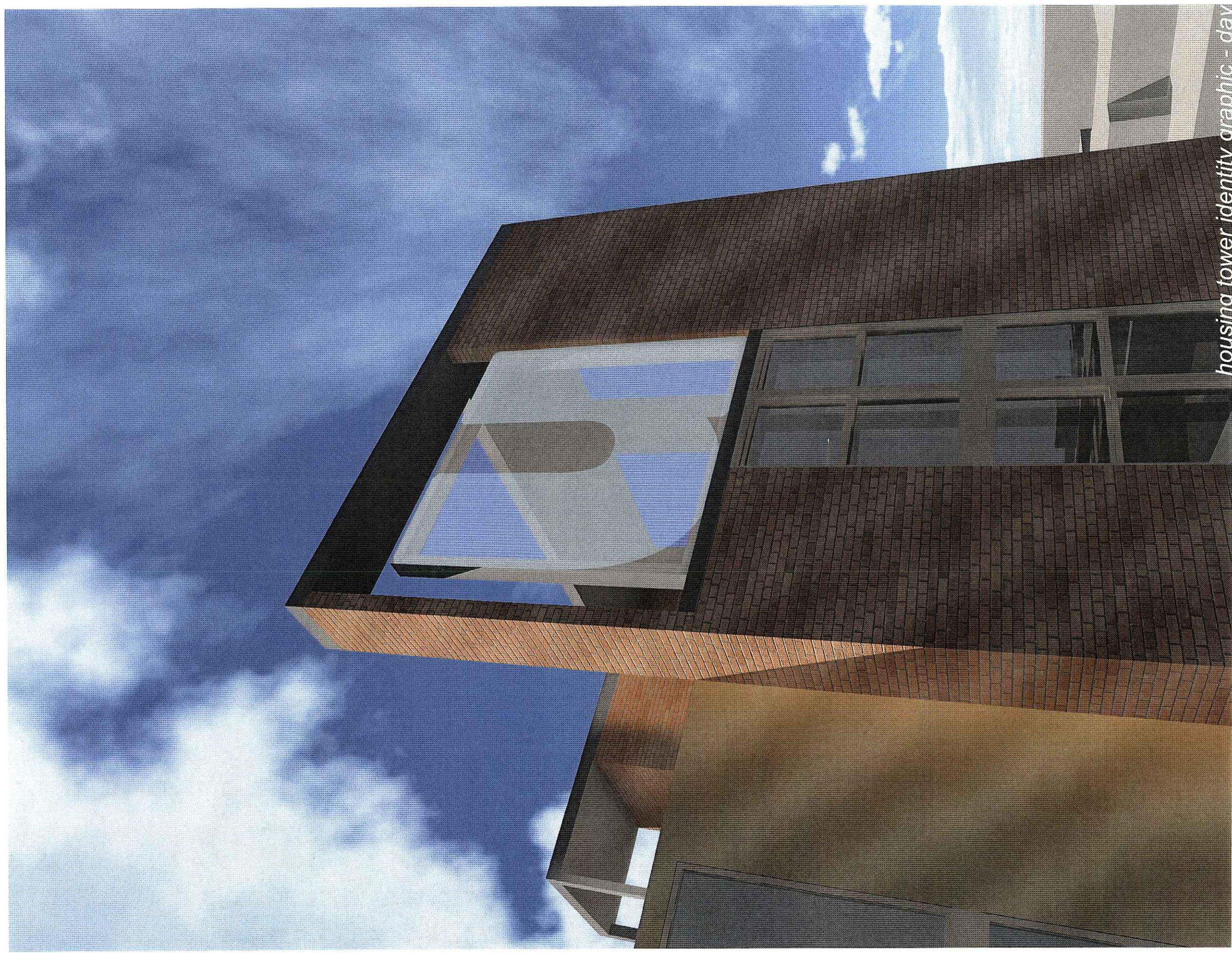
corner retail mid-block retail corner retail

- 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



corner retail mid-block retail corner retail

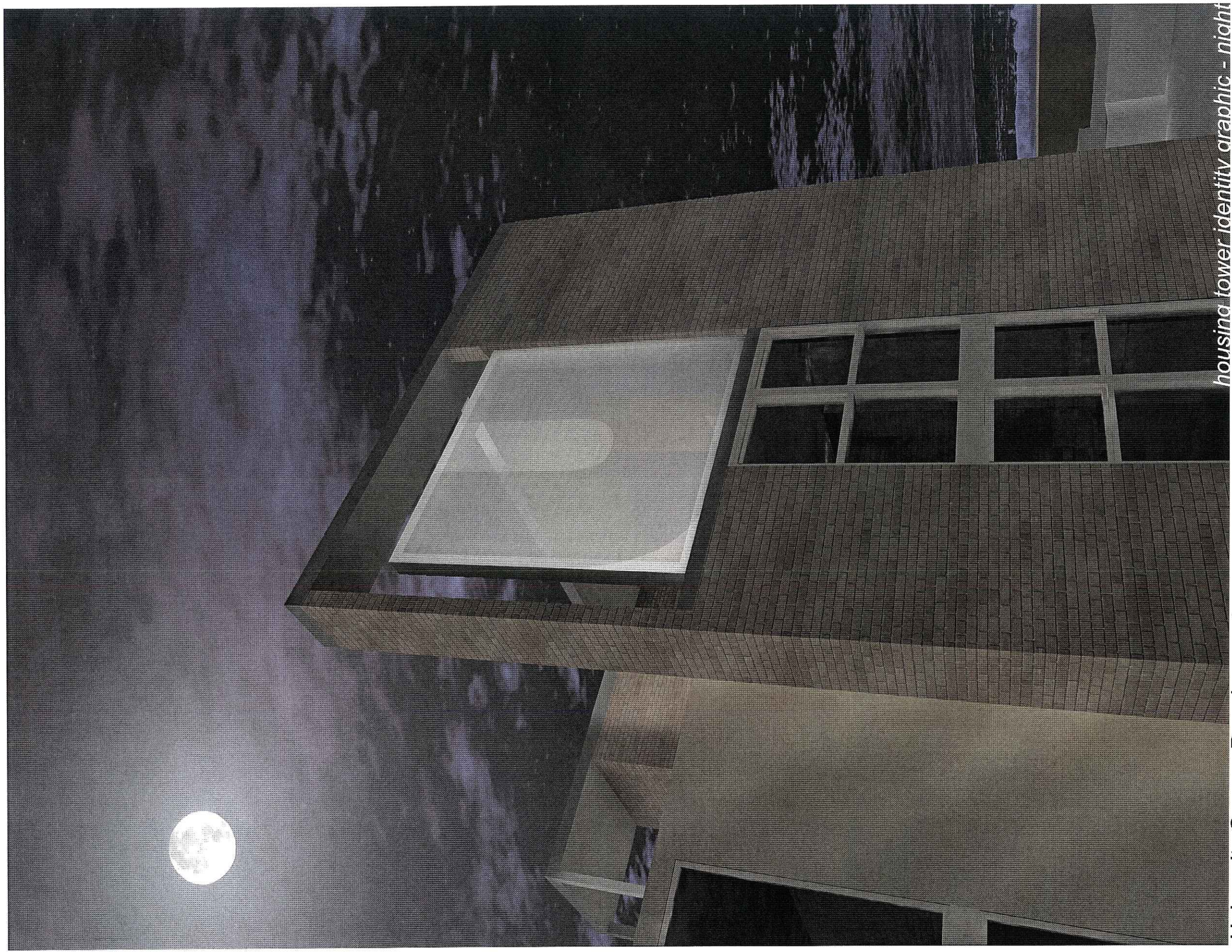




housing tower identity graphic - clay

University Square Development

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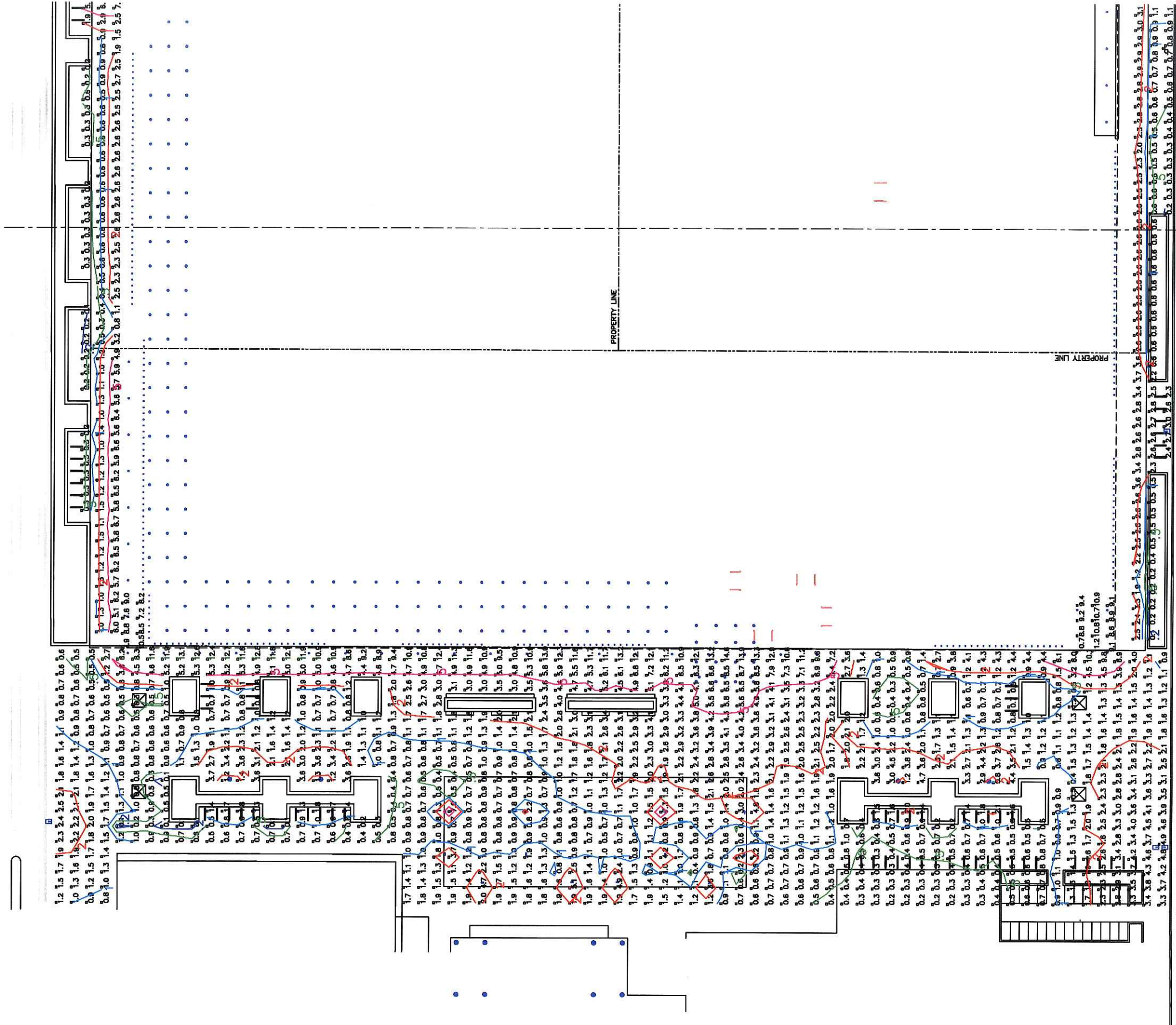
housing tower identity graphic - night

University Square Development

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- 5 FOOTCANDLES
- 2 FOOTCANDLES
- 1 FOOTCANDLE
- 0.5 FOOTCANDLES
- 0.2 FOOTCANDLES

UNIVERSITY AVENUE



WEST JOHNSON STREET

PROJECT UNIVERSITY SQUARE DEVELOPMENT
CITY OF MADISON UDC INFORMATIONAL SUBMITTAL

KJWW NO.: 305065
DATE: 02-15-06
SCALE: 1" = 35'
BY: IFM

DRAWING NO.

E1

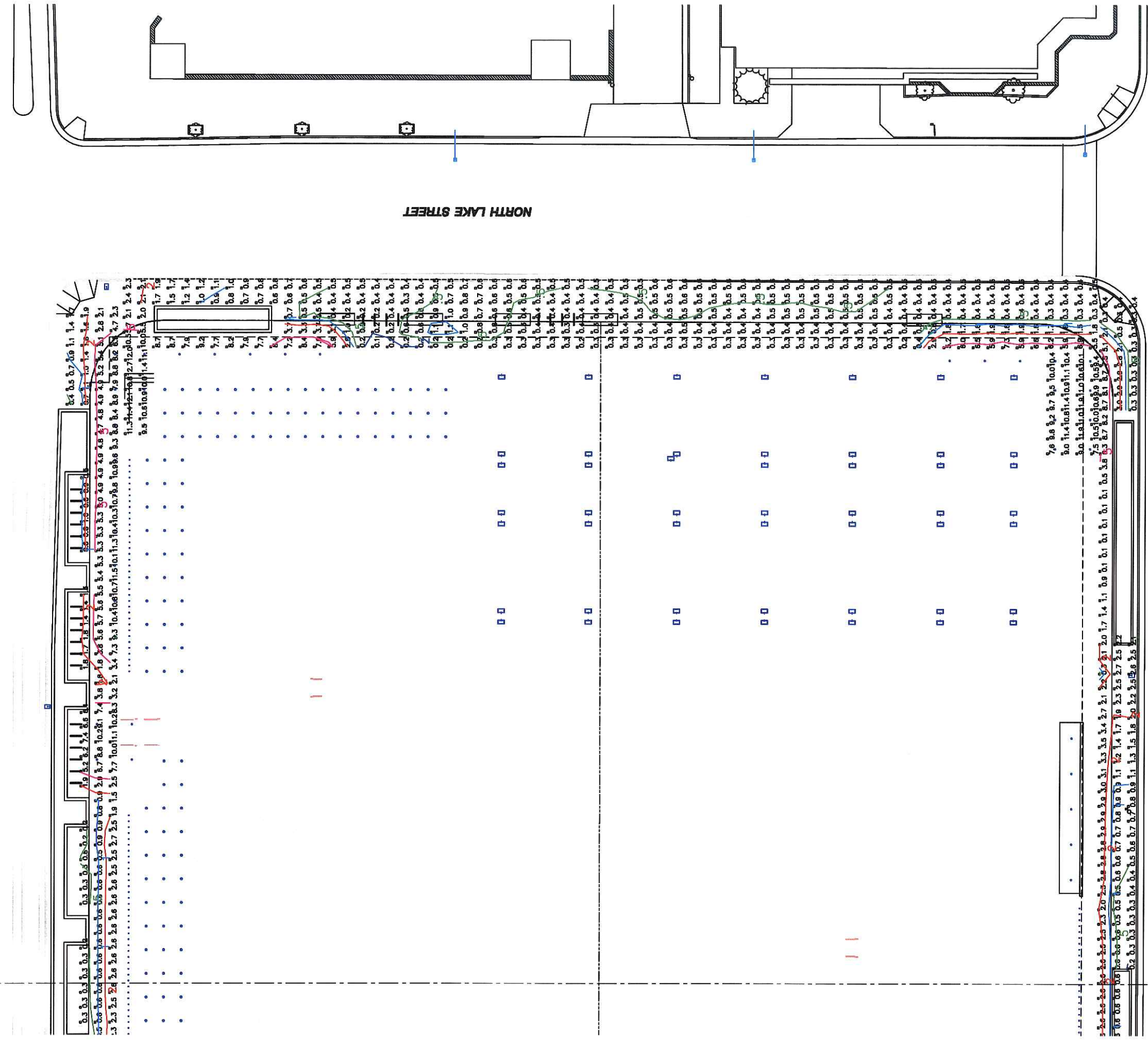
SHEET TITLE: SITE LIGHTING PHOTOMETRICS WEST

KJWW ENGINEERING CONSULTANTS

MADISON, WI.

- 5 FOOTCANDLES
- 2 FOOTCANDLES
- 1 FOOTCANDLE
- 0.5 FOOTCANDLES
- 0.2 FOOTCANDLES

IVERSITY AVENUE



PROJECT UNIVERSITY SQUARE DEVELOPMENT
CITY OF MADISON UDC INFORMATIONAL SUBMITTAL

KJWW NO.: 305065
DATE: 02-15-06
SCALE: 1" = 35'
BY: IFM

DRAWING NO.

E2

SHEET TITLE: SITE LIGHTING PHOTOMETRICS EAST

KJWW ENGINEERING CONSULTANTS

MADISON, WI.

Numeric Summary							
Project: All Projects							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
South Sidewalk	Illuminance	Fc	1.90	8.7	0.1	19.00	87.00
North Sidewalk	Illuminance	Fc	3.53	11.5	0.1	35.30	115.00
East Sidewalk	Illuminance	Fc	1.22	10.5	0.1	12.20	105.00
South East Entry	Illuminance	Fc	10.18	11.9	7.5	1.36	1.59
North East Entry	Illuminance	Fc	11.15	12.7	9.5	1.17	1.34
North West Entry	Illuminance	Fc	8.46	10.5	7.2	1.18	1.46
East Campus Mall	Illuminance	Fc	2.24	14.6	0.1	22.40	146.00
South West Entry	Illuminance	Fc	9.78	11.2	8.6	1.14	1.30

Luminaire Schedule						
Project: All Projects						
Symbol	Qty	Label	Lumens	LLF	Description	
EXISTING ○	14	N1h5100m	7650	0.600	NS1H5_100MHxxx_xx	
EXISTING —□	5	M250A2_cutoff_250MC2_GE1	28000	0.600	M2AC25S___GMC2_	
S1 □	16	1800-48-MH39T6	3400	0.600	1800-48-MH39T6	
S2 ⊕	7	Alh2f25s	28000	0.600	AR2_250HPSxxx_xx	
S3 ○	4	Lantern	7900	0.600	CATALOG NO_ _ MS805 modified for 100PSMH	
S4 ○	69	C6T6VWCLC639T6_2327FR	3400	0.600	6 inch 39T6 Wide Beam Downlight	
S5 ○	3	C7D17VWCLWC710_2509FR	9000	0.600	8 inch 100 ED17 Wide Beam Downlight	
S6 ⊕	1	Alh2f25s	28000	0.600	AR2_250HPSxxx_xx	

PROJECT UNIVERSITY SQUARE DEVELOPMENT
CITY OF MADISON UDC INFORMATIONAL SUBMITTAL

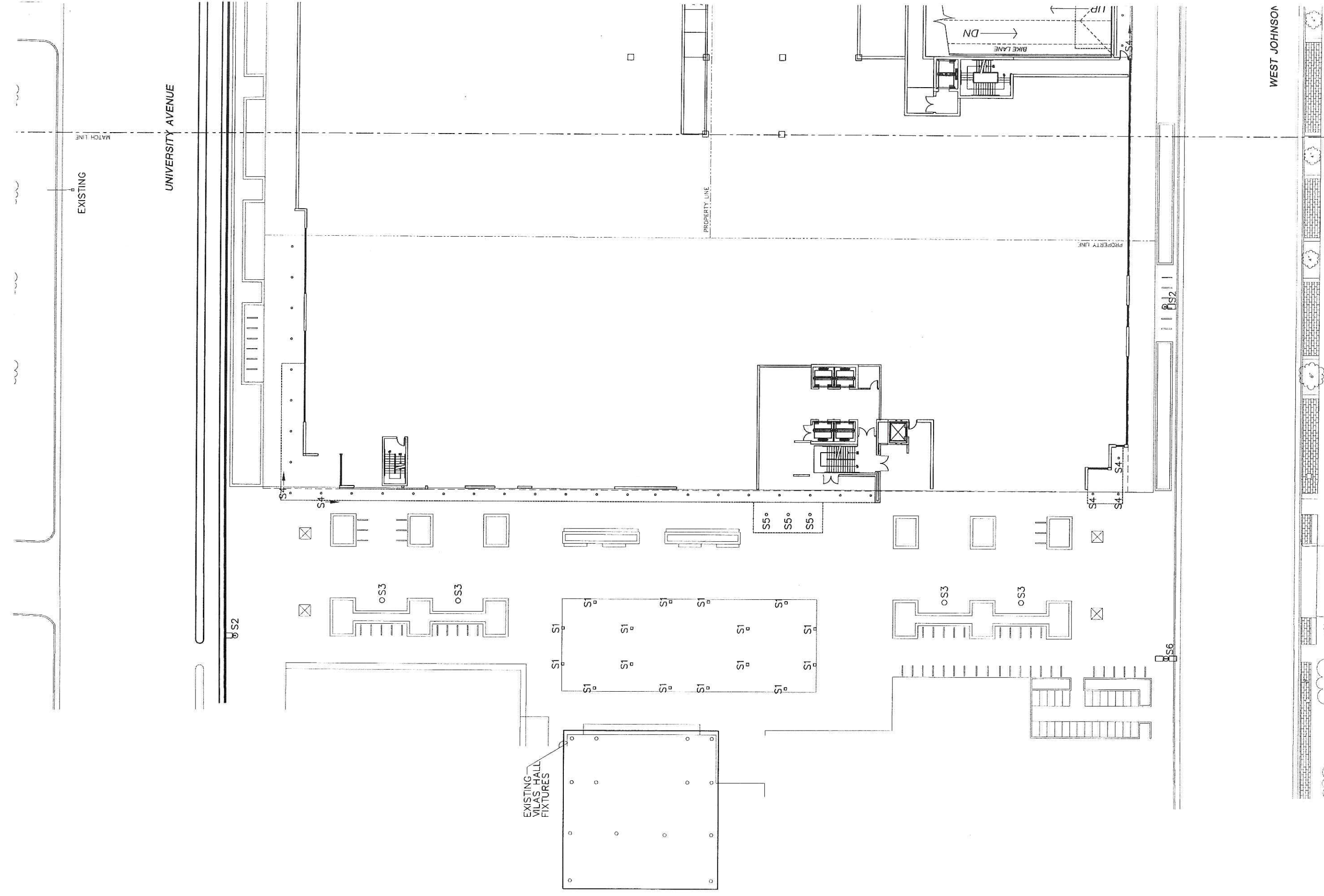
DRAWING NO.

E3

KJWW NO.: 305065
DATE: 02-15-06
SCALE: 1" = 35'
BY: IFM

KJWW ENGINEERING CONSULTANTS

MADISON, WI.



PROJECT UNIVERSITY SQUARE DEVELOPMENT
 CITY OF MADISON UDC INFORMATIONAL SUBMITTAL

KJWW NO.: 305065
 DATE: 02-15-06
 SCALE: 1" = 35'
 BY: IFM

DRAWING NO.

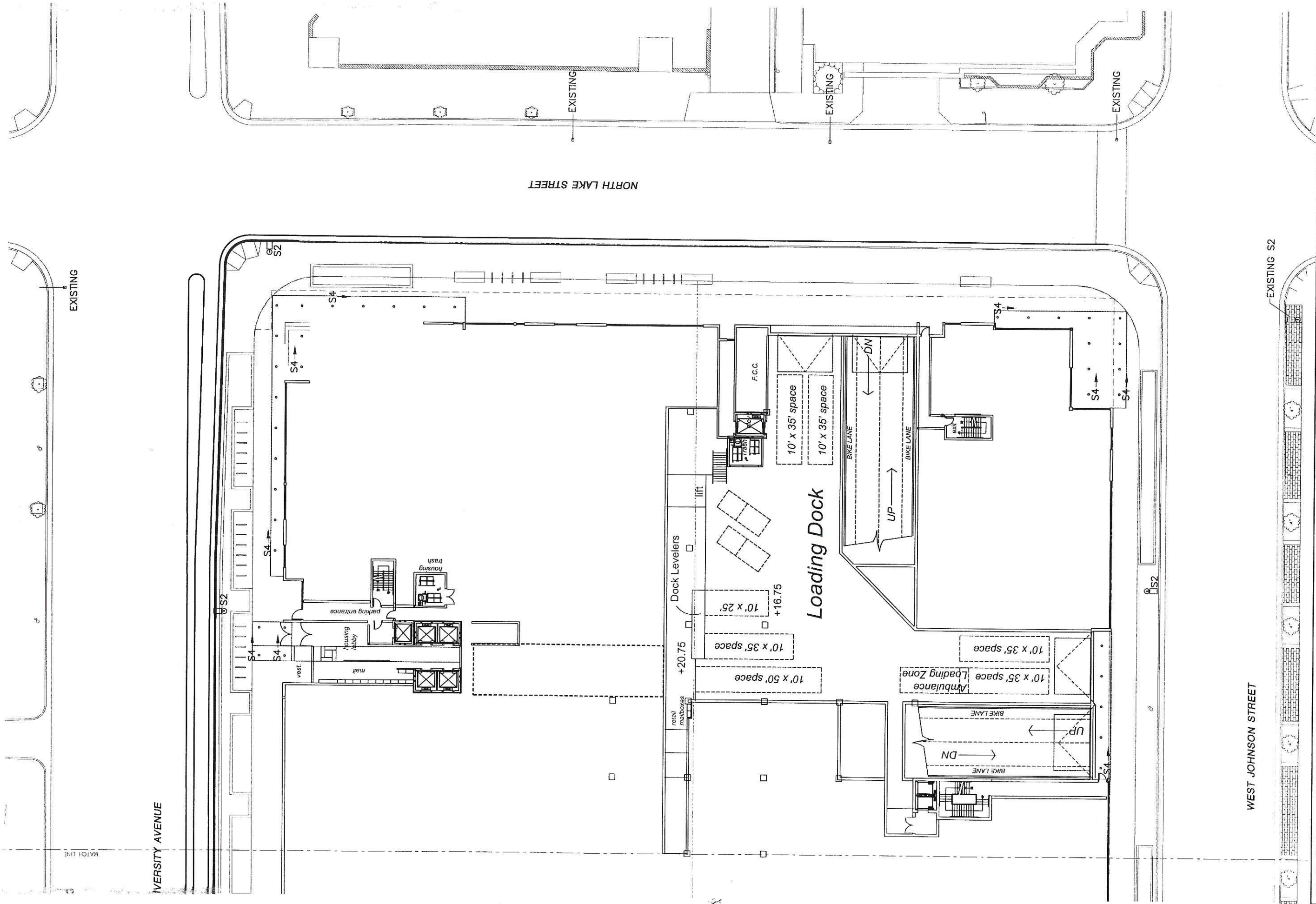
E4

SHEET TITLE: SITE LIGHTING FIXTURES WEST

KJWW ENGINEERING CONSULTANTS

MADISON, WI.

WEST JOHNSON



PROJECT UNIVERSITY SQUARE DEVELOPMENT
 CITY OF MADISON UDC INFORMATIONAL SUBMITTAL

KJWW NO.: 305065
 DATE: 02-15-06
 SCALE: 1" = 35'
 BY: IFM

DRAWING NO.

SHEET TITLE: SITE LIGHTING FIXTURES EAST

E5

KJWW ENGINEERING CONSULTANTS

MADISON, WI.