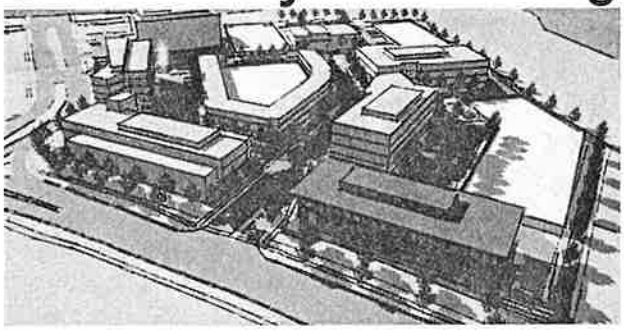
University Crossing



Planned Unit Development
General Development Plan
Specific Implementation Plan

Potter Lawson No. 2011.06.00
January 24, 2012

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SECTION ONE

1.1 Letter of Intent
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1.1 LETTER OF INTENT

ZONING REQUEST
Planned Unit Development: General Development Plan and Specific Implementation Plan

PROJECT NAME
University Crossing

Applicant & Developer:
The Lenhart Company
2020 Eastwood Drive
Madison, WI 53704
Paul Lenhart
608-249-2020, plenhart@kruppconstruction.com

Land Owner
Erdman Real Estate Holdings, LLC
6720 Frank Lloyd Wright Ave.
Middleton, WI 53562

Architect
Potter Lawson Inc.
15 Ellis Potter Court
Madison, WI 53711
Doug Hursh, AIA, LEED AP
608-274-2741, dough@potterlawson.com

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

Landscape Architect
Ken Saiki Design
303 South Paterson Street Suite 1
Madison, WI 53703
Ken Saiki
608-251-3600, ksaiki@ksd-la.com

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

1st Clinic Building Use
UW Hospital and Clinics – Digestive Health Center
600 N Highland Ave.
Madison, WI 53792
Andrew Howick
Director of Facilities Planning
608-263-9160, ahowick@uwhealth.org

Parcel Location
5117 University Avenue, Madison

SITE
The GDP site is 14.332 acres located at the southwestern corner of University Avenue and N. Whitney Way; Urban Design District 6; Aldermanic District 19 (Clear); Madison Metropolitan School District. The project requires the demolition of approximately 11 vacant existing commercial buildings located throughout the subject site. The existing five-story, 90,000 square-foot Wisconsin Public Service Commission (PSC) Building located in the southeastern corner of the subject site will remain and is not included in this PUD.

The SIP site is 3.74 Acres and is designated Lot 1 and Building 1.

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

Existing Zoning
The entire site is currently zoned C3 (Highway Commercial District) and is within a well-head protection zone, WP-14.

Existing Uses
Vacant Office, Vacant Restaurant, Vacant Warehouses, and Vacant Motel

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

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

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

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

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

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

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

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

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

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

Building 1	Clinic – Digestive Health Center – SIP
Building 1A	Clinic
Building 2	Clinic
Building 3	Non-Profit Hospitality
Building 4	Mixed Use, Retail, Service and Office
Building 5	Hotel, approximately 130 Rooms
Building 6	Apartment Homes –Approximately 65 units

Approximate Total Area	541,020 sf
Approximate Total Parking	1,343 stalls
Approximate Parking Ratio	2.48 per 1,000 sf

Environmental Sustainability
This project will follow sustainability guidelines. The first proposed clinic building is pursuing LEED Healthcare certification.

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

LEED Certification
The first clinic building will be pursuing LEED for Healthcare designation.

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

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

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

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

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

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

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

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

Schedule
The first clinic building is intended to be occupied by early 2013, with construction starting in January of 2012. The remainder of the site is intended to be completed within 5 years.

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

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

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

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

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

Park and Ride
Madison Metro provides 4 free Park and Ride lots

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

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

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

1.2 LEGAL DESCRIPTIONS

GENERAL DEVELOPMENT PLAN

Part of Lot 2 Certified Survey Map No. 4473, recorded in Volume 19 of Certified Survey Maps on Pages 181 and 182 as Document No. 1850622 and a parcel of land located in the SE1/4 and SW1/4 of the SE1/4 of Section 18 and in the NE1/4 and NW1/4 of the NE1/4 of Section 19, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the north quarter corner of said Section 19; thence N88°39'15"E along the north line of said NE1/4, 662.06 feet to the point of beginning; thence N00°11'21"W, 486.39 feet; thence N44°18'07"E, 182.13 feet; thence S43°38'23"E, 74.49 feet; thence N44°17'58"E, 237.90 feet to the southerly right-of-way line of University Avenue and a point of curve; thence southeasterly, along said southerly right-of-way line, on a curve to the left which has a radius of 2,925.00 feet and a chord which bears S46°42'50"E, 224.44 feet; thence S46°06'07"E, 90.04 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 2052.00 feet and a chord which bears S54°17'02"E, 171.45 feet to a point on a curve; thence southeasterly on a curve to the left which has a radius of 2925.00 feet and a chord which bears S55°10'19"E, 117.15 feet to a point of reverse curve; thence continuing along said southerly right-of-way line and westerly right-of-way line of Whitney Way, on a curve to the right which has a radius of 75.00 feet and a chord which bears S13°47'28"E, 105.21 feet; thence S30°19'22"W along said westerly right-of-way line, 127.18 feet; thence S12°03'20"E along said westerly right-of-way line, 215.17 feet; thence S12°19'04"E along said westerly right-of-way line, 4.96 feet; thence N85°21'00"W, 144.57 feet; thence N89°34'30"W, 271.00 feet; thence S00°25'30"W, 319.96 feet to the State of Wisconsin Department of Transportation north right-of-way line and a point on a curve; thence northwesterly on a curve to the right which has a radius of 2406.20 feet and a chord which bears N84°14'42"W, 397.06 feet; thence N00°11'21"W, 343.86 feet to the point of beginning. Containing 624,281 square feet (14.332 acres).

SPECIFIC IMPLEMENTATION PLAN

LOT 1 LEGAL DESCRIPTION
PARCEL TO BE ZONED SIP

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the south quarter corner of said Section 18; thence N88°39'15"E along the south line of said SE1/4, 662.06 feet; thence N00°11'21"W, 248.94 feet to the point of beginning; thence N44°17'58"E, 489.41 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 2928.00 feet and a chord which bears S46°03'50"E, 154.77 feet; thence S42°50'52"E, 71.17 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 2053.00 feet and a chord which bears S50°28'59"E, 49.25 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S06°25'48"E, 35.19 feet; thence S38°18'40"W, 17.81 feet; thence S32°07'40"W, 164.96 feet; thence S38°18'40"W, 160.60 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 183.00 feet and a chord which bears S34°06'51"W, 26.79 feet; thence N63°31'07"W, 105.52 feet; thence S89°48'39"W, 235.36 feet to the point of beginning. This parcel contains 162,861 sq. ft.

LAND USE APPLICATION
Madison Plan Commission

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

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

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
Date Received _____
Received By _____
Parcel No. _____
Aldermanic District _____
GQ _____
Zoning District _____

For Complete Submittal

Application _____ Letter of Intent _____
IDUP _____ Legal Descript. _____
Plan Sets _____ Zoning Text _____
Alder Notification _____ *Waiver* _____
Ngbrhd. Assn Not. _____ *Waiver* _____
Date Sign Issued _____

1. Project Address: 5115 University Avenue **Project Area in Acres:** 14.33 , 3.74

Project Title (if any): University Crossing (GDP), Digestive Health Center (SIP)

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

☐ **Rezoning to a Non-PUD or PCD Zoning Dist.:**		☑ **Rezoning to or Amendment of a PUD or PCD District:**
Existing Zoning: _____ *to*		☑ Ex. Zoning: _____ to PUD/PCD-GDP
Proposed Zoning (ex: R1, R2T, C3): _____		☑ Ex. Zoning: _____ to PUD/PCD-SIP
		☐ Amended Gen. Dev. ☐ Amended Spec. Imp. Plan
☐ **Conditional Use**	☑ **Demolition Permit**	☐ **Other Requests** *(Specify):* _____

3. Applicant, Agent &Property Owner Information:

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

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

Property Owner (if not applicant): Erdman Real Estate Holdings, LLC Erdman Future, LLC University Avenue Property J.S. LLC
Street Address: 6720 Frank Lloyd Wright Ave City/State: Middleton/WI Zip: 53562

4. Project Information:

Provide a brief description of the project and all proposed uses of the site:
In-fill redevelopment creating an urban campus environment including clinic, hospitality, retail, office, and housing uses.

Development Schedule: Commencement Nov 2011 Completion Jan 2013 (SIP), Jan 2019 (GDP)

CONTINUE→

5. Required Submittals:

☑ **Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- ***7 copies*** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- ***7 copies*** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- ***1 copy*** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

☑ **Letter of Intent (*12 copies*)**: describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

☑ **Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.

☑ **Filing Fee:** $ 4,050 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

☑ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

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

☑ For any applications proposing demolition or removal of existing buildings, the following items are required:

- Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
- A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
- Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.

☑ **Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals

6. Applicant Declarations:

☑ **Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
→ *The site is located within the limits of* the City of Madison Comprehensive *Plan, which recommends:*
(E) Employment, (NMU) Neighborhood Mixed Use, (TOD) Transit Oriented Design *for this property.*

☑ **Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than ***30*** days prior to filing this request:
→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*
27 April 2011 - Alder Mark Clear; 10 May 2011 -Spring Harbor Neighborhood Association
NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

☑ **Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
Planning Staff: Brad Murphy *Date:* 4/18/11 *Zoning Staff:* Matt Tucker *Date:* 4/18/11

☑ **Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Douglas R. Hursh, AIA, LEED AP Date 13 July 2011

Signature [signature] Relation to Property Owner Architect, Potter Lawson

Authorizing Signature of Property Owner [signature] Date 13 July 2011

For Erdman Real Estate Holdings, Inc, Erdman Future, LLC an University Avenue Properties, LLC
By Erdman Holdings Inc., Sole member and Agent
Jon Erdman, Vice President

Effective May 1, 2009

1.4 PLAN CHANGES & SUSTAINABLE DESIGN 12/16/2011

This is a list of Design changes made to the project throughout the public input process as well as information regarding sustainable design features and storm water management features.

Prepared by the development team: Paul Lenhart, Potter Lawson and D'Onofrio Kotke.

CHANGES TO THE UNIVERSITY CROSSING PLAN AS COMPARED TO THE ORIGINAL ERDMAN PLAN

1. Reduced density
2. Reduced number of parking stalls
3. Lowered building heights
4. Removed surface stalls that were in front of the buildings along University Ave and Whitney Way to help to define streets

CHANGES TO THE UNIVERSITY CROSSING PLAN THROUGHOUT THE PUBLIC REVIEW PROCESS

1. Added housing to mix of uses
2. Surrounded parking structure with apartments
3. 25' setback/green space along University Ave and Whitney Way
4. Reviewed plan with Acoustic Consultant
   a. Berms added along University Ave to increase surface of landscape to increase
   b. sound absorption of car noise
   c. Use of solid screening of roof top mechanical equipment
   d. Varied architectural materials and surfaces to deflect sound
5. Increased size of public sidewalk and bike path along Univ. Ave and Whitney Way
6. Included Bike path and landscape buffer zone along boundary with Trillium neighborhood, 30 feet, included evergreen plantings to provide screening of buildings and parking structures
7. Agreed to having a bike and pedestrian connection to the Trillium Neighborhood
8. Increased pedestrian connections from University Avenue and Whitney Way
9. Conducted view shed studies to locate buildings to minimize view shed impact
10. Created pocket parks and linear parks within the development
11. Dedicated exterior common space
12. Added 3 Monitoring Wells in conjunction with Madison Water Utility water quality study
13. Enhanced connectivity to future bike path along South site boundary
14. Reduced parking stalls and parking ratios.
    a. Clinics went from 5 stalls/1000 to 4.5 stalls/1000

STORM WATER MANAGEMENT REQUIREMENTS

1. Site meets regulatory requirements for City of Madison and DNR regulations
2. Site design meets regulations for Well Head Protection zoning

CHANGES TO STORM WATER MANAGEMENT PLAN THROUGHOUT PUBLIC INPUT PROCESS

Enhanced Storm water Features

1. Added grit filtration chamber to storm system
2. Added soil conditioning and deep rooted native grasses during pre-development for erosion control and increased water filtration
3. Added bio-filtration swales with native grasses and plants in parking areas for increased storm water filtration.
4. Agree to Infiltrate roof rain water outside of 400' well head protection zone if allowed by water utility and DNR

SUSTAINABLE DESIGN ELEMENTS

1. Sustainable Site
   a. Redevelopment of an Urban Infill site – mixed use – increased density
   b. Access to mass transit and connections to bike and pedestrian paths
   c. UW Health TDM Plan – bus passes to increase ridership
   d. Indigenous Landscaping
2. Energy Efficiency
   a. Energy Efficient Shell and Mechanical Systems
   b. Energy Recovery
   c. Day-lighting
3. Water Efficiency
   a. Possible roof water collection and reuse (studying feasibility)
4. Recycling during demolition and construction
5. Materials and resources
   a. Use of local materials,
   b. Low VOC
   c. Materials with high recycled content
6. Indoor air quality – create healthy interiors
7. Balance Cut and Fill – minimize truck on or off
8. Bike storage and showers
9. Pursuing LEED for Healthcare certification

2

SECTION TWO

2.1 Zoning Text

2.1 ZONING TEXT

1. **Legal Description:** Part of Lot 2 Certified Survey Map No. 4473, recorded in Volume 19 of Certified Survey Maps on Pages 181 and 182 as Document No. 1850622 and a parcel of land located in the SE1/4 and SW1/4 of the SE1/4 of Section 18 and in the NE1/4 and NW1/4 of the NE1/4 of Section 19, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the north quarter corner of said Section 19; thence N88°39'15"E along the north line of said NE1/4, 662.06 feet to the point of beginning; thence N00°11'21"W, 486.39 feet; thence N44°18'07"E, 182.13 feet; thence S43°38'23"E, 74.49 feet; thence N44°17'58"E, 237.90 feet to the southerly right-of-way line of University Avenue and a point of curve; thence southeasterly, along said southerly right-of-way line, on a curve to the left which has a radius of 2,925.00 feet and a chord which bears S46°42'50"E, 224.44 feet; thence S46°06'07"E, 90.04 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 2052.00 feet and a chord which bears S54°17'02"E, 171.45 feet to a point on a curve; thence southeasterly on a curve to the left which has a radius of 2925.00 feet and a chord which bears S55°10'19"E, 117.15 feet to a point of reverse curve; thence continuing along said southerly right-of-way line and westerly right-of-way line of Whitney Way, on a curve to the right which has a radius of 75.00 feet and a chord which bears S13°47'28"E, 105.21 feet; thence S30°19'22"W along said westerly right-of-way line, 127.18 feet; thence S12°03'20"E along said westerly right-of-way line, 215.17 feet; thence S12°19'04"E along said westerly right-of-way line, 4.96 feet; thence N85°21'00"W, 144.57 feet; thence N89°34'30"W, 271.00 feet; thence S00°25'30"W, 319.96 feet to the State of Wisconsin Department of Transportation north right-of-way line and a point on a curve; thence northwesterly on a curve to the right which has a radius of 2406.20 feet and a chord which bears N84°14'42"W, 397.06 feet; thence N00°11'21"W, 343.86 feet to the point of beginning. Containing 624,281 square feet (14.332 acres).

2. **Statement of Purpose:** This Planned Unit Development zoning is established to allow for the development of a mixed-use redevelopment project containing a mix of office, medical, retail and housing uses with accessory parking, as shown on the attached General Development Plan. Implementation of the Planned Unit Development is likely to occur in phases following approval of individual projects on one or more Specific Implementation Plans.

3. **Permitted Uses:** Uses as permitted on Exhibit A, attached hereto. Uses currently existing on property are also permitted.

4. **Lot Area, Floor Area Ratio and Building Heights:** Lot Area, Building Heights and Floor Area Ratio shall be as shown on approved specific implementation plans.

5. **Yard Requirements:** Yard Areas and Usable Open Space for any residential units shall be provided as shown on approved specific implementation plans. Also see Section 4.1, Lot & Yard Diagram.

6. **Landscaping:** Site Landscaping shall be provided as shown on the approved specific implementation plans.

7. **Accessory Off-Street Parking & Loading:** Accessory Off-Street Parking & Loading shall be provided as shown on the approved specific implementation plans.

8. **Lighting:** Site Lighting shall be provided as shown on the approved specific implementation plans.

9. **Signage:** Signage will be provided per Chapter 31 of Madison General Ordinances (MGO), as compared to the C2 district, and as approved by the Urban Design Commission or its secretary and by the Zoning Administrator.

10. **Family Definition:** The Family Definition for any future multi-family dwelling units (including apartments, townhouses, etc.) shall coincide with the definition given in MGO Sec. 28.03, for the R4 or SR-V1 zoning districts.

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

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

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

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

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

EXHIBIT A – PERMITTED USES

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

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

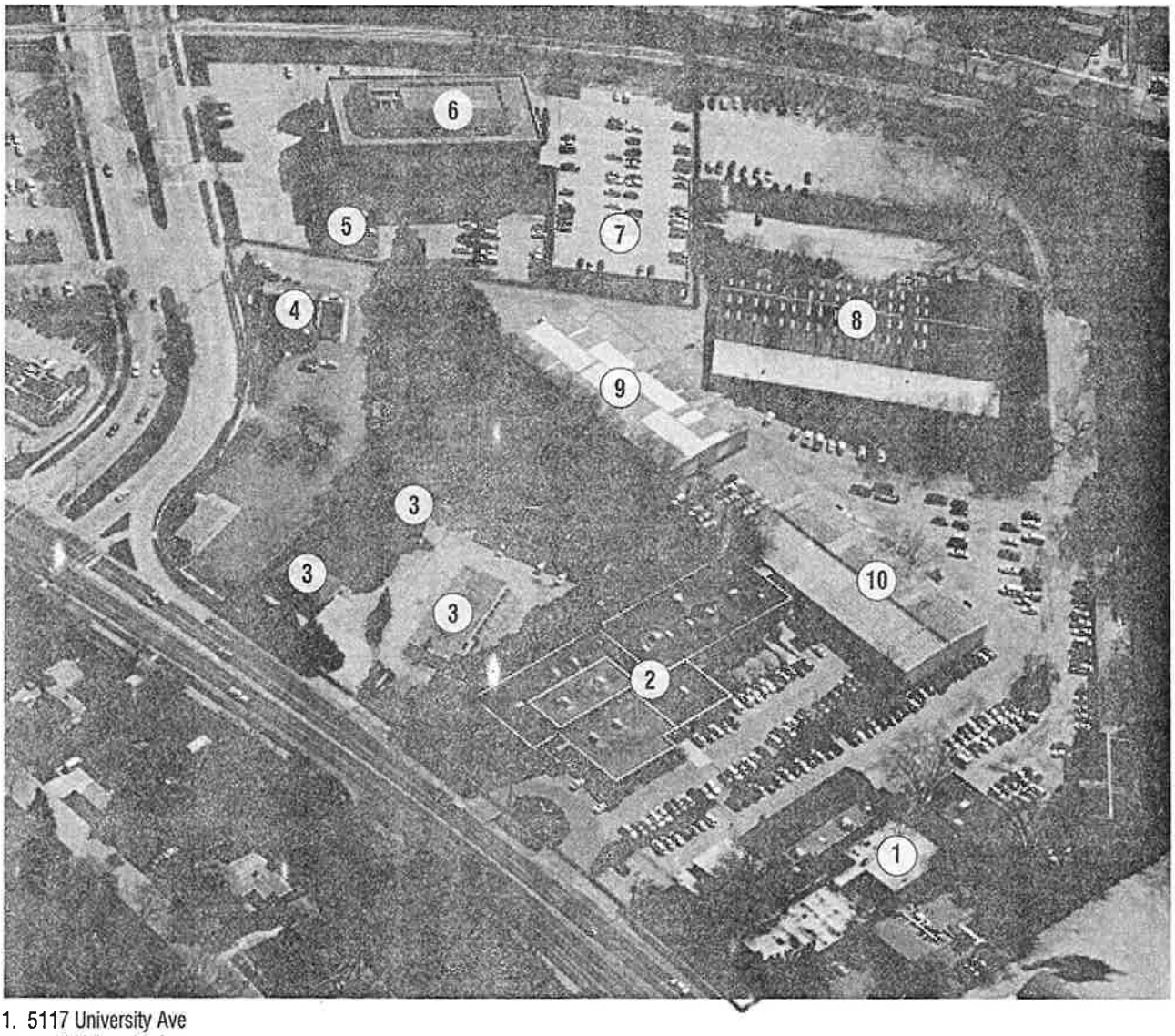
28. Entertainment Uses, including Theater Uses.
29. Engraving businesses.
30. Express and parcel delivery establishments.
31. Financial institutions, including automated teller machines, banks, savings banks and credit unions, insurance agencies and securities dealers.
32. Florist shops and nurseries.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

3

SECTION THREE

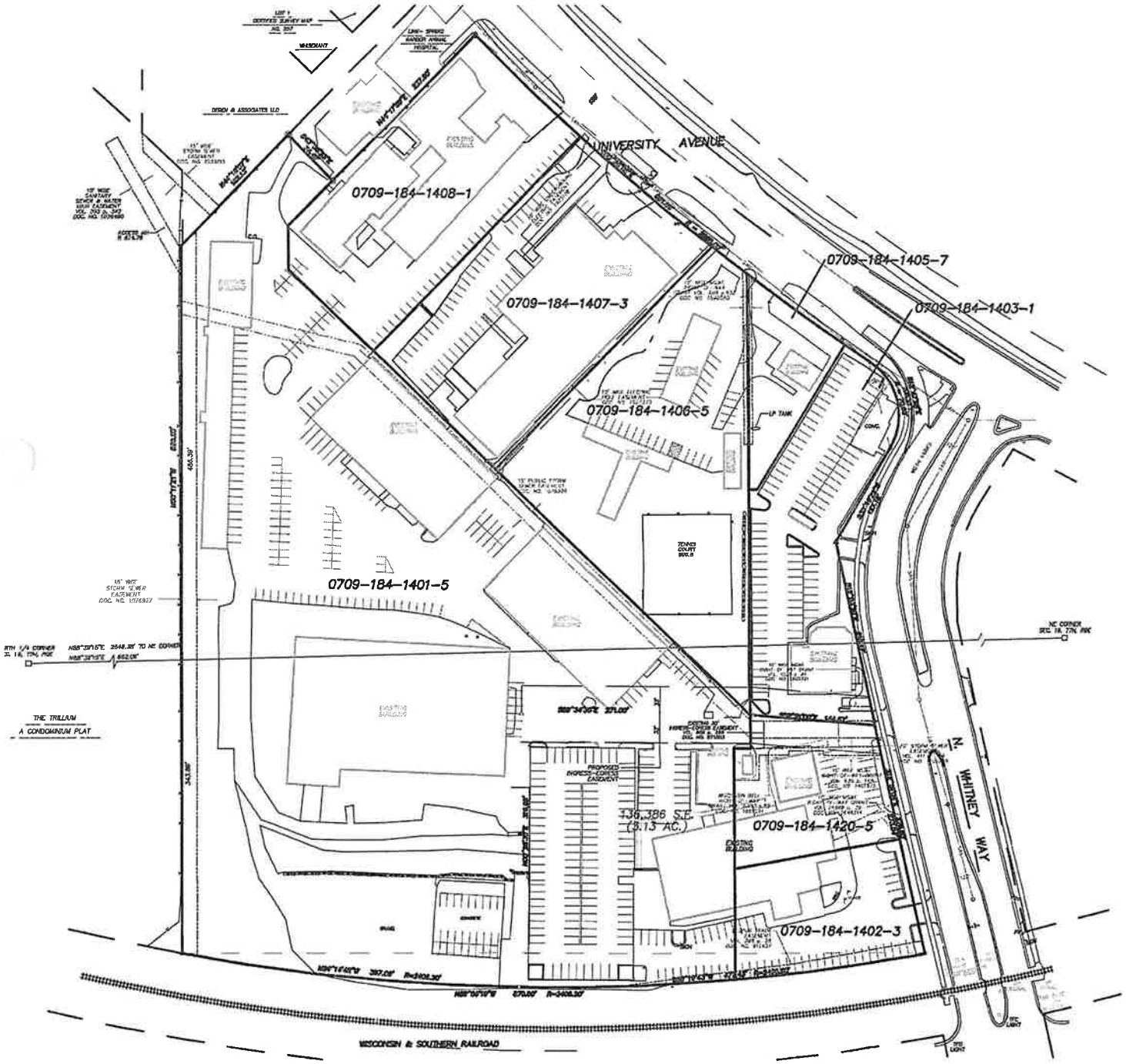
3.1 Existing Site Aerial Photograph
3.2 Existing Site Plan
3.3 Photographs of Existing Structures
3.4 Photographs of Adjacent Structures

3.1 EXISTING SITE AERIAL PHOTOGRAPH



1. 5117 University Ave
2. 5105 University Ave
3. 5063 University Ave
4. 702 N Whitney Way
5. 650 N Whitney Way
6. 610 N Whitney Way
7. 610 N Whitney Way
8. 5111 University Ave
9. 5115 University Ave
10. 5107 University Ave
11. 5119 University Ave

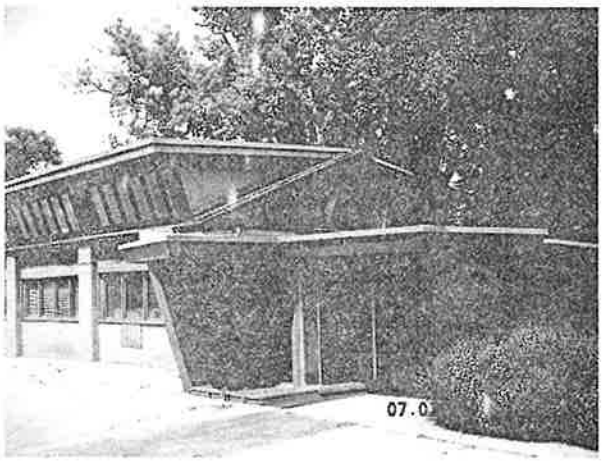
3.2 EXISTING SITE PLAN AND PARCEL NUMBERS

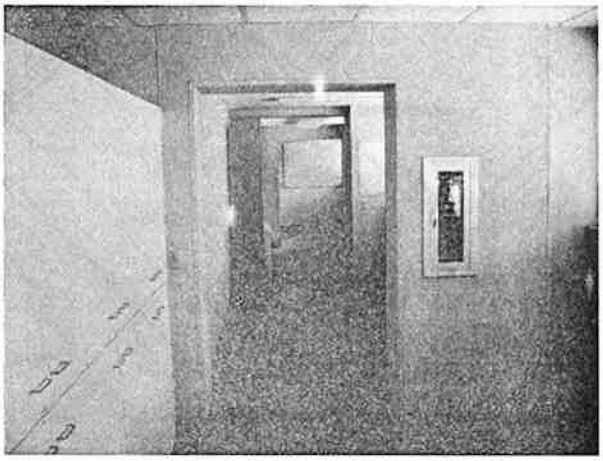


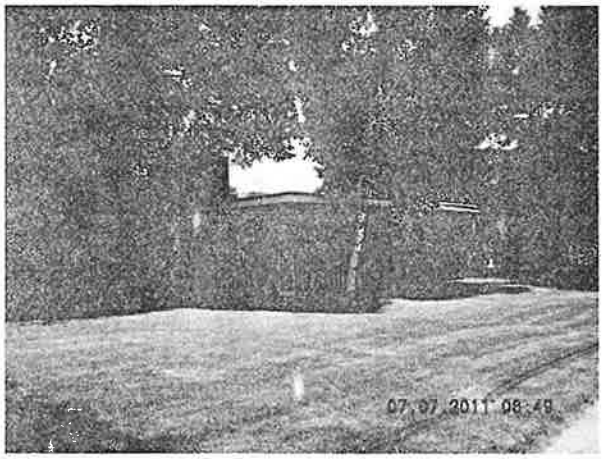
*Drawing not to scale

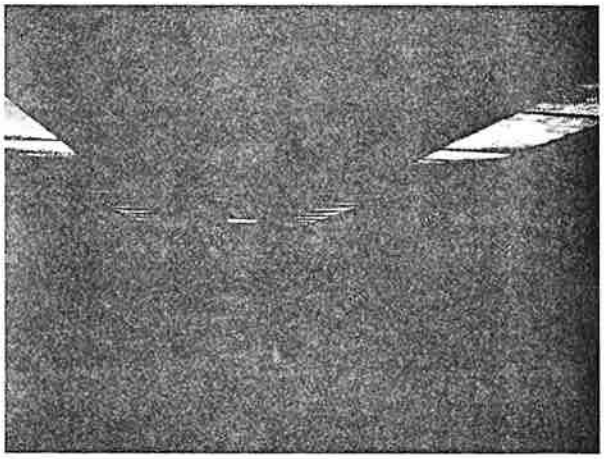
3.3 PHOTOGRAPHS OF EXISTING STRUCTURES

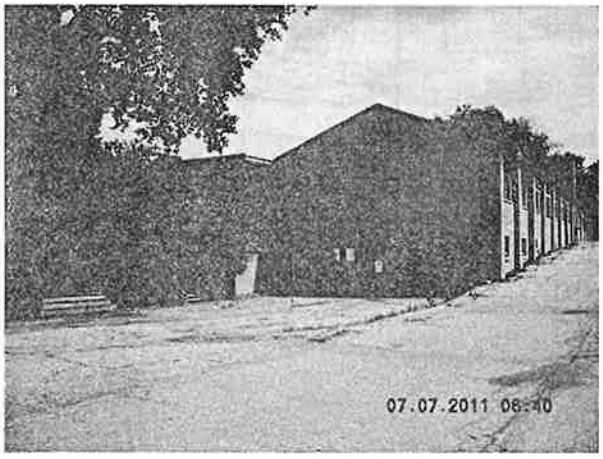
5117 UNIVERSITY AVENUE, FORMER HOME OFFICE OF MARSHALL ERDMAN & ASSOCIATES

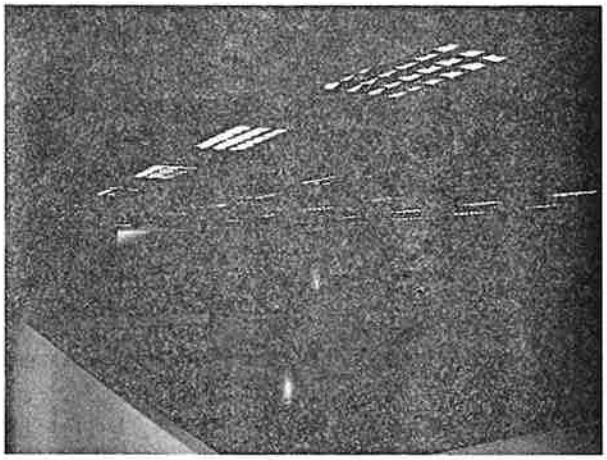






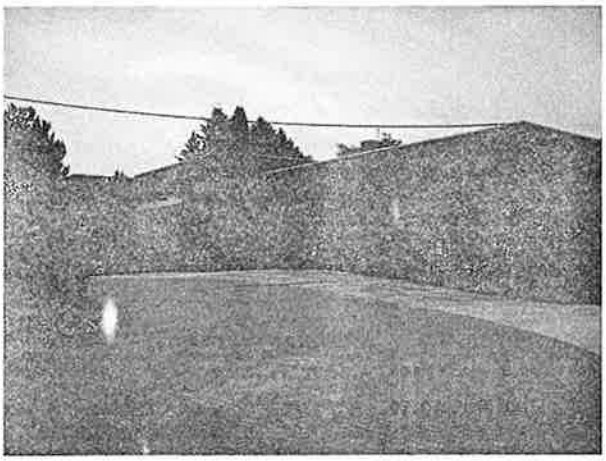
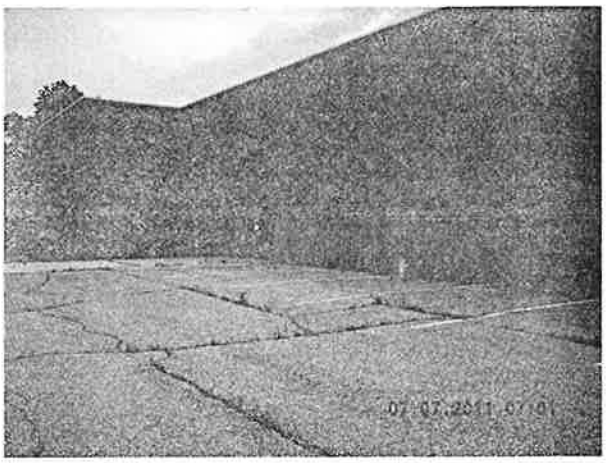
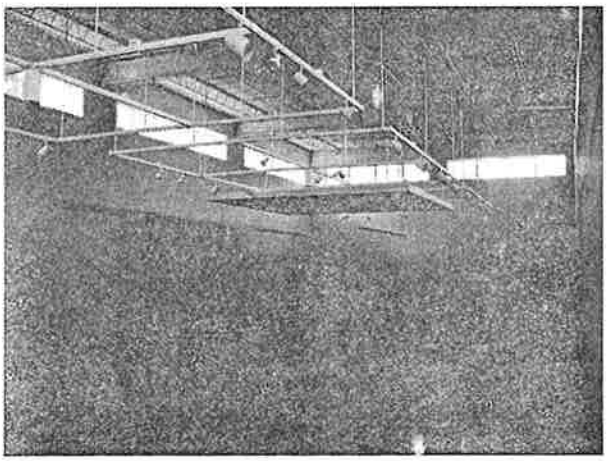
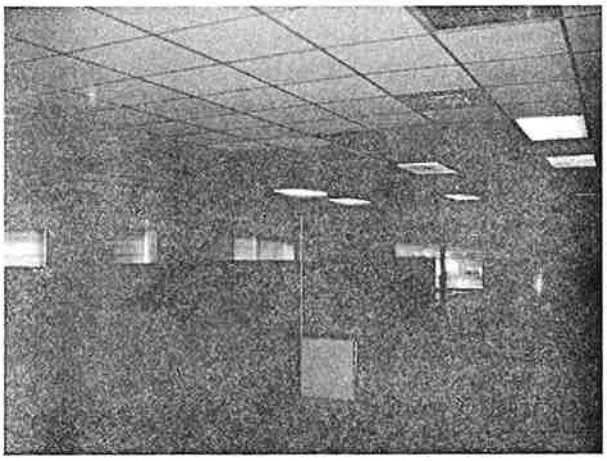
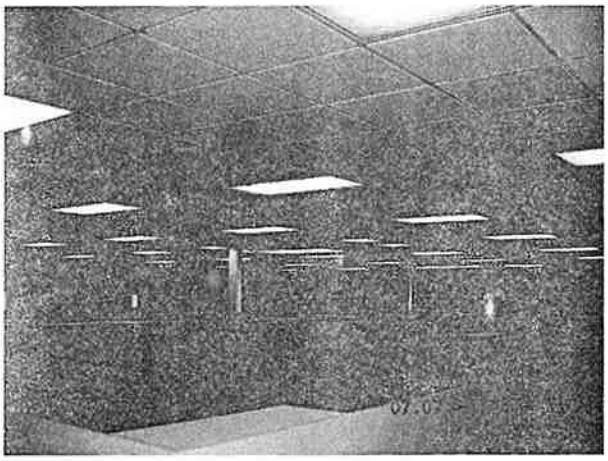
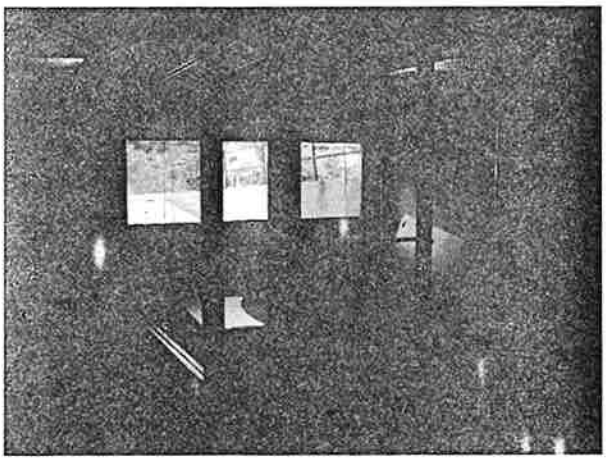






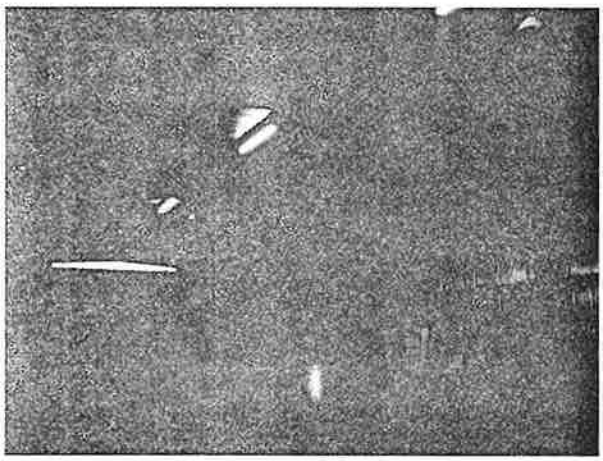
3.3 PHOTOGRAPHS OF EXISTING STRUCTURES

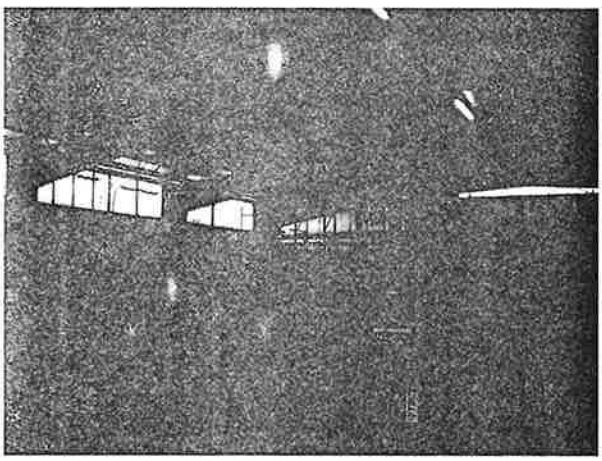
5105 UNIVERSITY AVENUE, FORMER OFFICE BUILDING FOR MARSHALL ERDMAN & ASSOCIATES

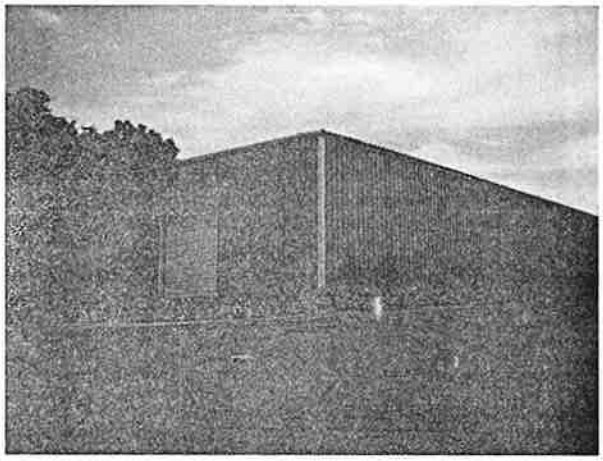
3.3 PHOTOGRAPHS OF EXISTING STRUCTURES

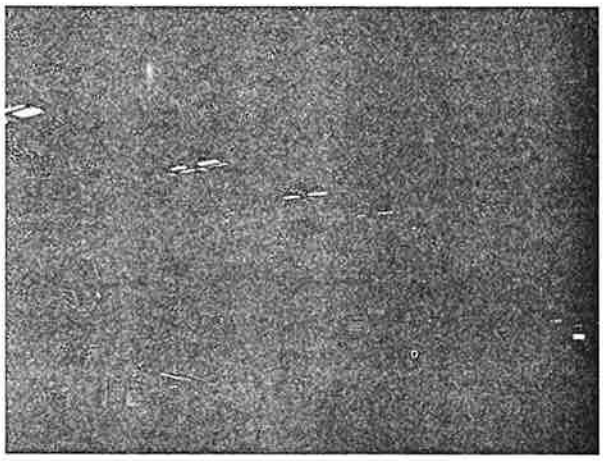
5107 UNIVERSITY AVENUE, FORMER "LOWER WAREHOUSE"

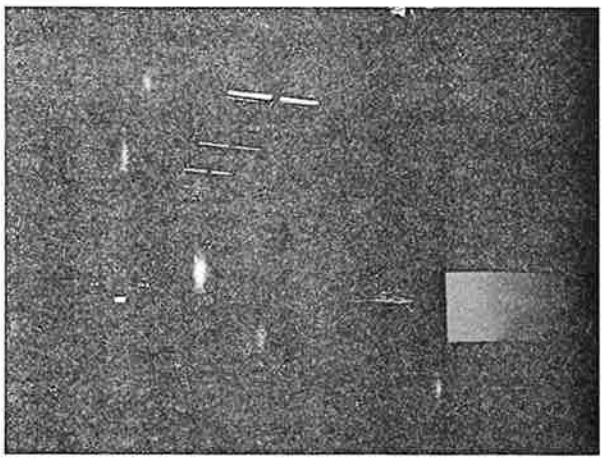




5111 UNIVERSITY AVENUE, FORMER "UPPER WAREHOUSE"

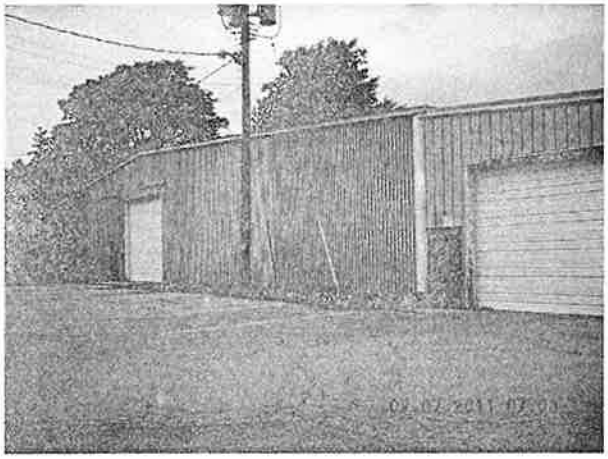


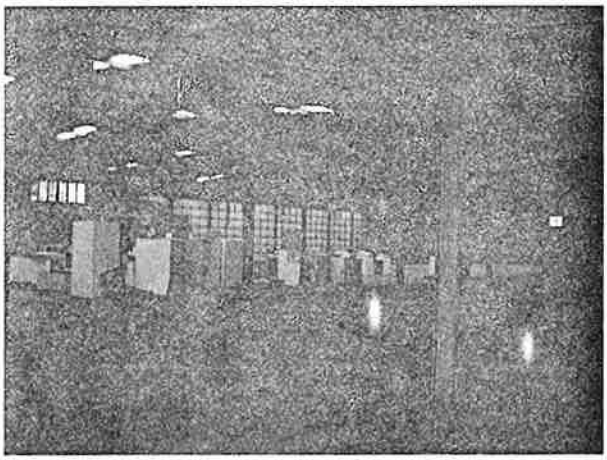


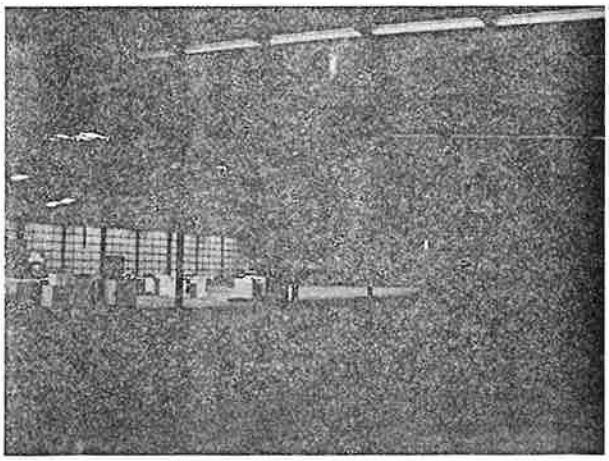


3.3 PHOTOGRAPHS OF EXISTING STRUCTURES

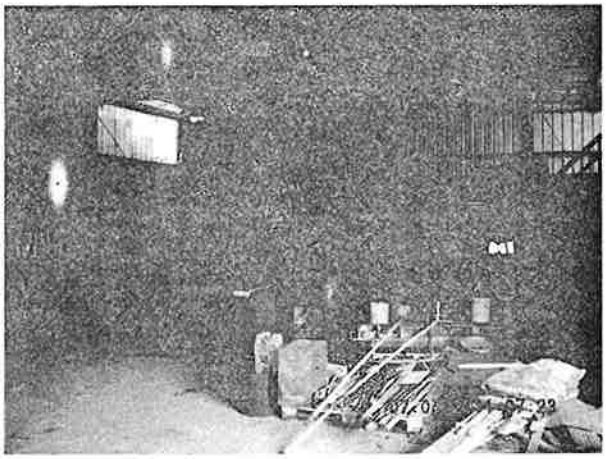
5115 UNIVERSITY AVENUE, FORMER "BLUE WAREHOUSE"

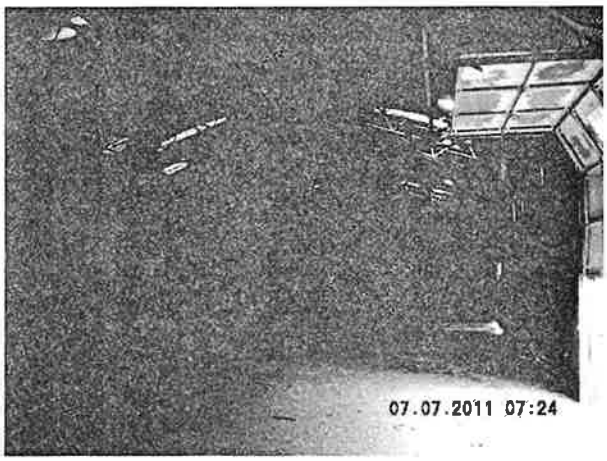






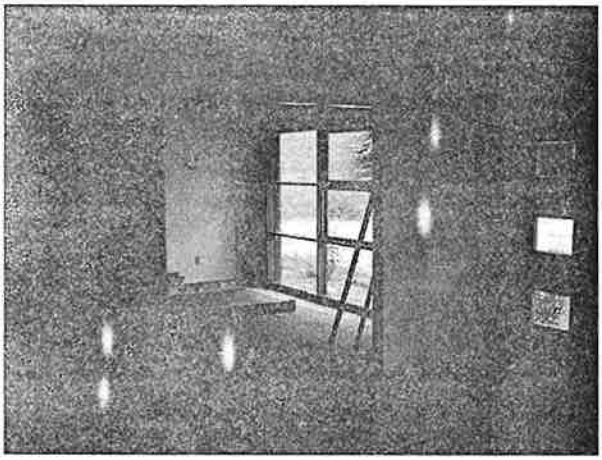
5119 UNIVERSITY AVENUE, FORMER "GREY SHED"

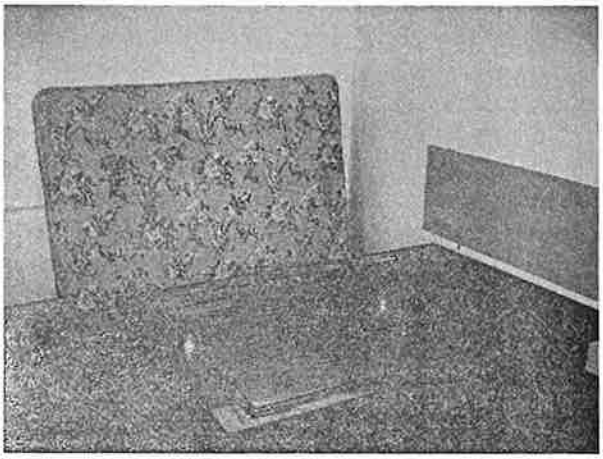




3.3 PHOTOGRAPHS OF EXISTING STRUCTURES

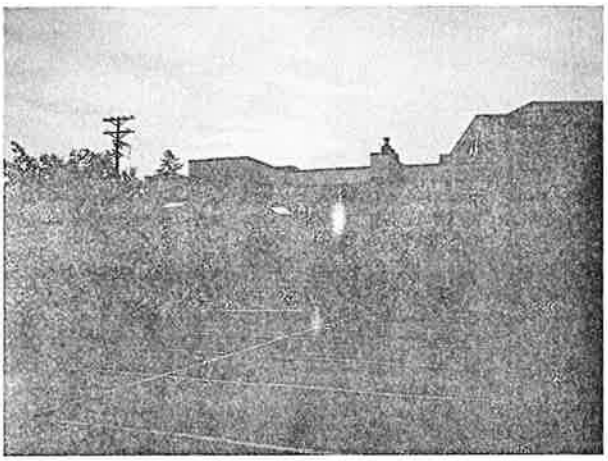
5101 & 5063 UNIVERSITY AVE, FORMER MERRILL SPRINGS INN

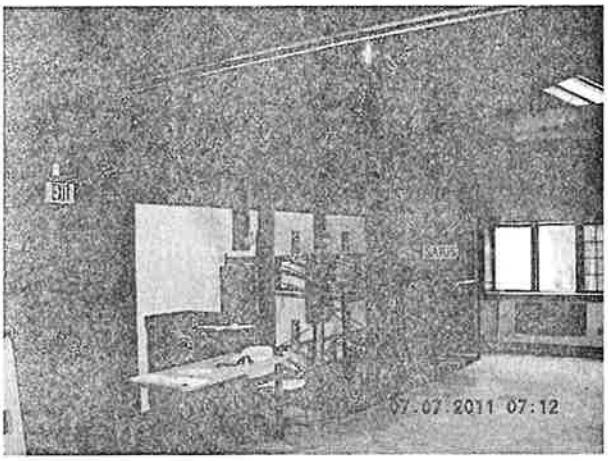


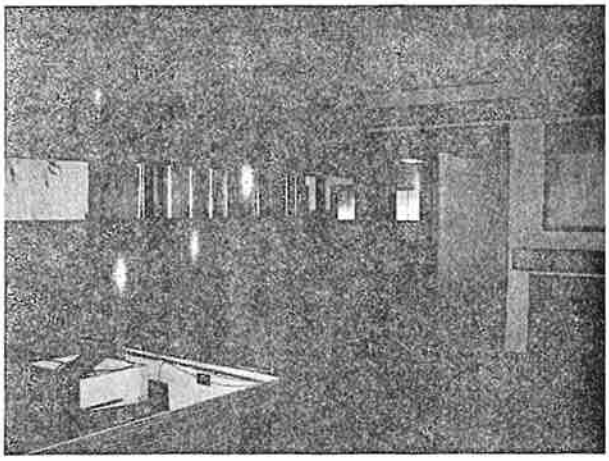


3.3 PHOTOGRAPHS OF EXISTING STRUCTURES

702 N. WHITNEY WAY, FORMER IRISH WATERS

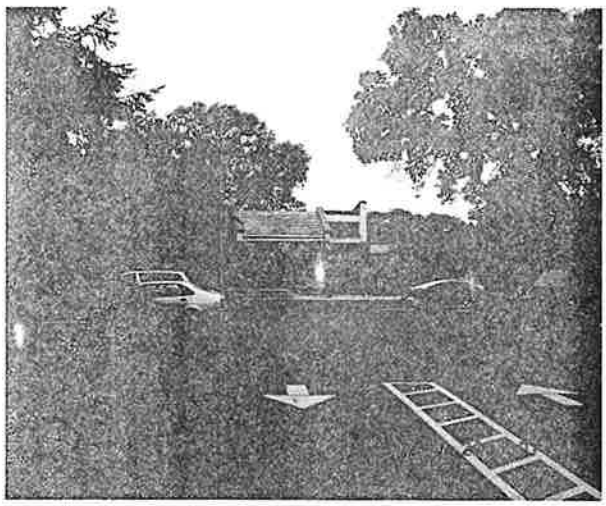




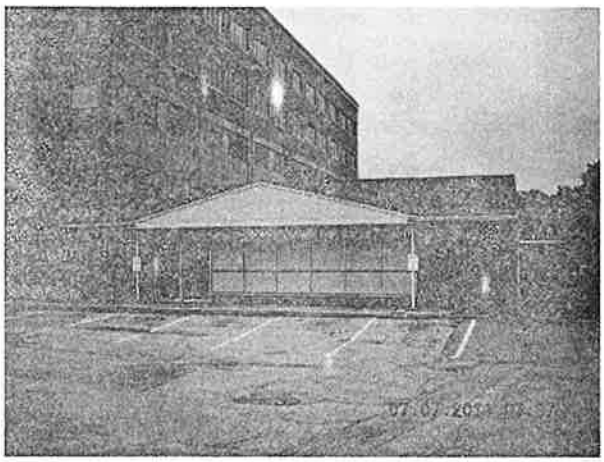


3.4 PHOTOGRAPHS OF ADJACENT STRUCTURES

5129 UNIVERSITY AVENUE, SPRING HARBOR ANIMAL HOSPITAL



650 N. WHITNEY WAY, OPEN PANTRY



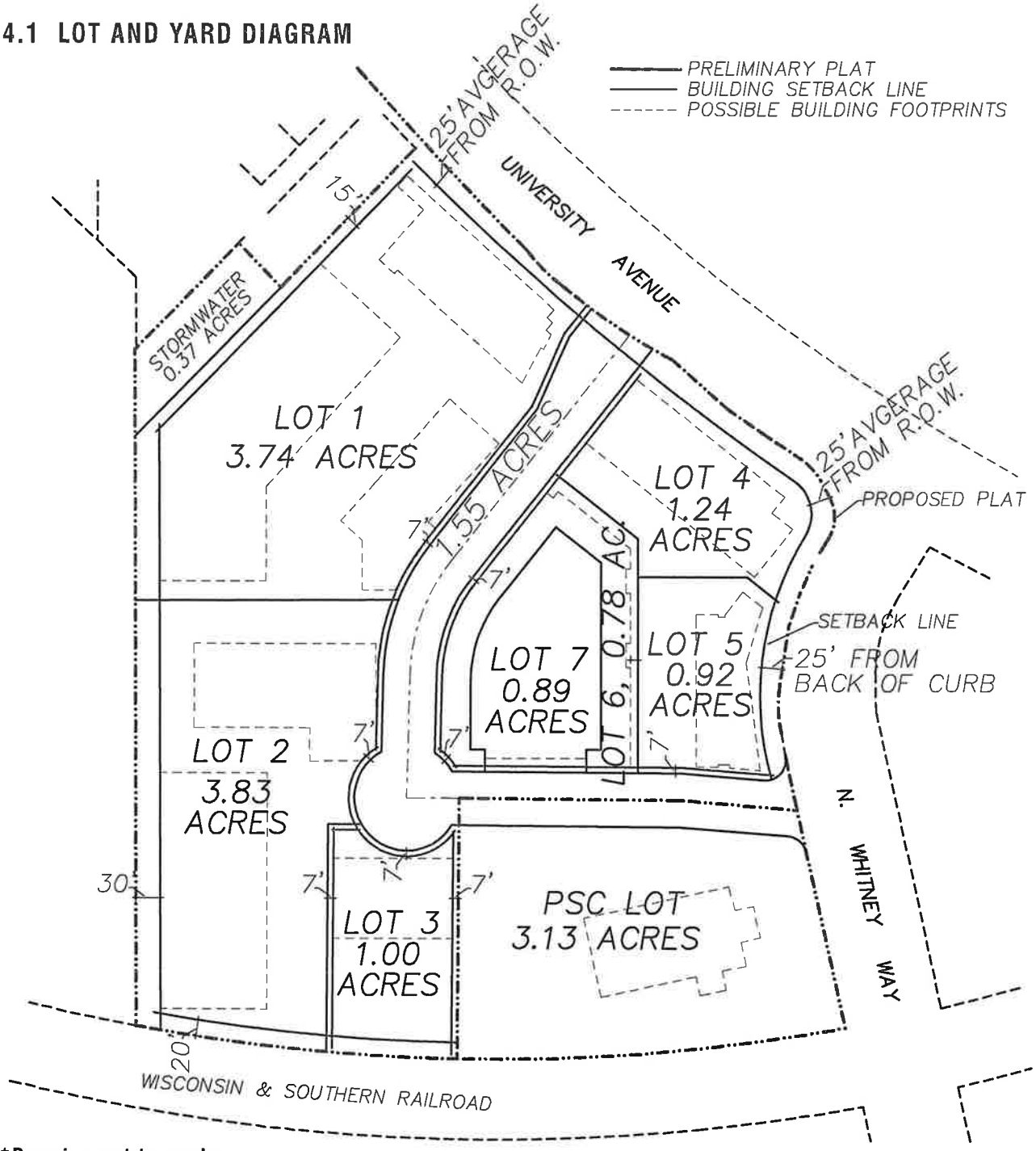
610 N. WHITNEY WAY, PSC BUILDING

4

SECTION FOUR

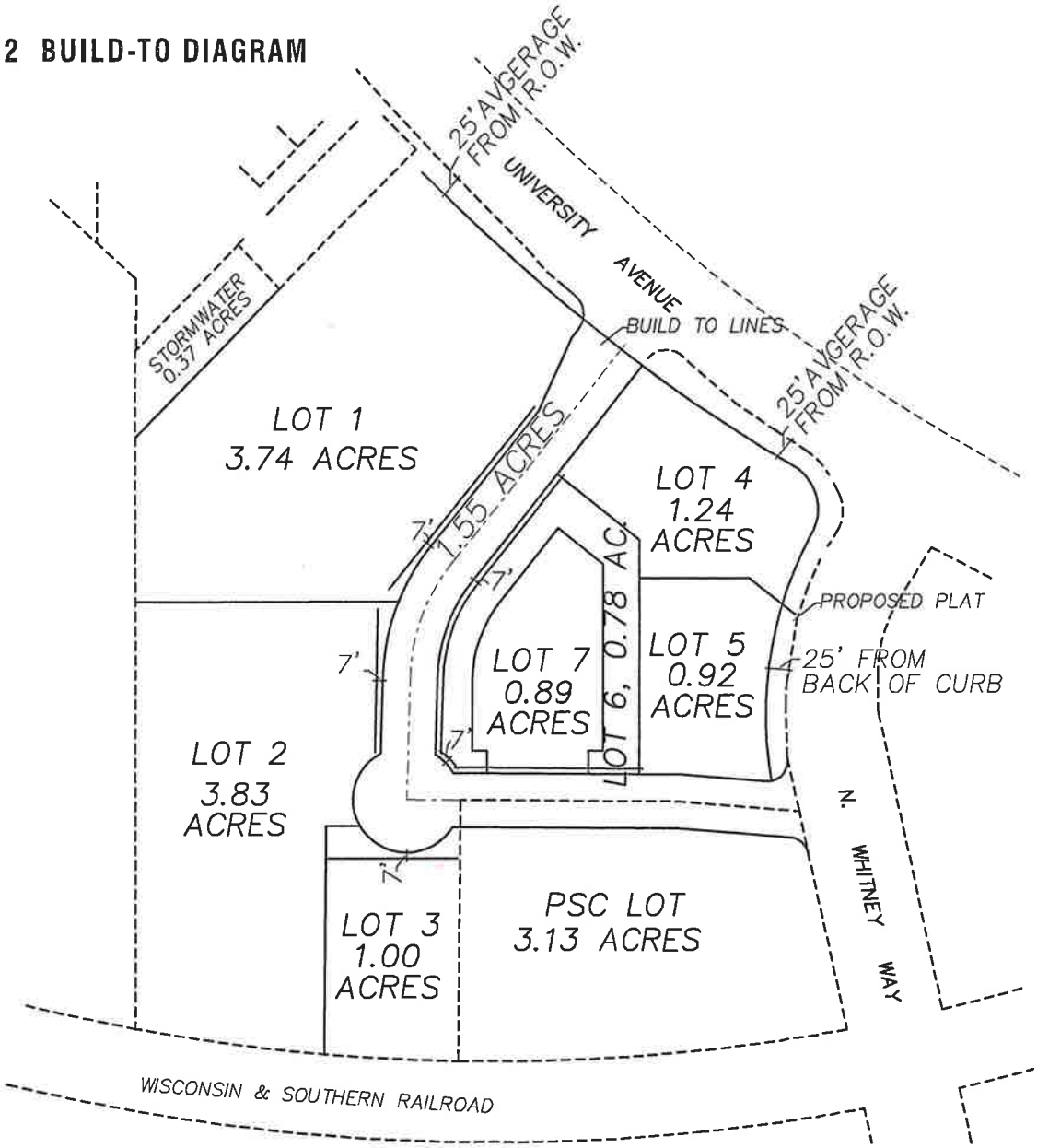
4.1 Lot and Yard Diagram
4.2 Build-to Diagram
4.3 Development Master Plan and Building Data and Utilization
4.4 Development Massing Study
4.5 Development Street Sections
4.6 Community Connectivity Diagram
4.7 Ped-Bike Master Plan

4.1 LOT AND YARD DIAGRAM



***Drawing not to scale**

4.2 BUILD-TO DIAGRAM



——— BUILD-TO LINES

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

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

***Drawing not to scale**

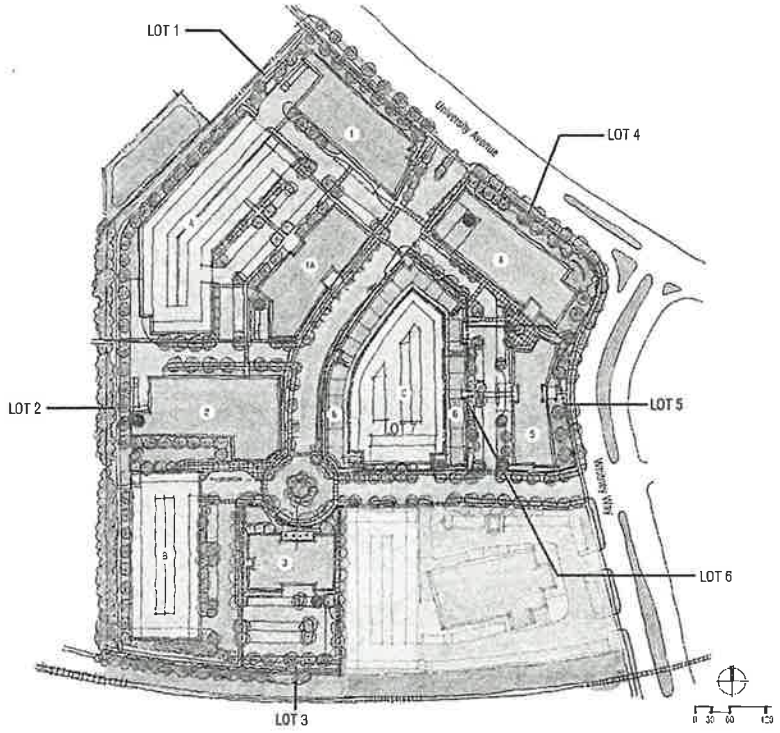
4.3 CONCEPT MASTER PLAN, BUILDING DATA AND UTILIZATION

Lot #	Potential Land Use	Net Lot Area (sf)	Proposed Footprint Area (sf)	Proposed Height (stories)	Proposed Building Area (sf)	F.A.R.	Proposed Parking Stalls
1	Clinic	186,000	Bldg 1: 20,000 Bldg 1A: 17,500	3 4	Bldg 1: 67,420 Bldg 1A: 70,000	0.74	Surface: 47 Structure A: 456 Below Bldg: 28
2	Clinic	144,184	Bldg 2: 26,700	3	Bldg 2: 80,000	0.55	Surface: 19 Structure B: 342 Below Bldg: 50
3	Non-profit hospitality	43,560	Bldg 3: 13,400	3	Bldg 3: 40,000	0.92	Surface: 42
4	Office/Retail	54,014	Bldg 4: 22,800	3	Bldg 4: 64,000	1.18	Surface: 9 Below Bldg: 36
5	Hotel	40,075	Bldg 5: 14,000	6	Bldg 5: 84,000	2.10	Surface: 29
6	Residential	33,977	Bldg 6: 22,735	4	Bldg 6: 135,600	3.99	0
7	Parking*	38,768	-	-	-	-	Structure C: 285
					Total Building Area: 541,020		Total Parking Stalls 1,343

2.48 stalls/ 1,000 sf

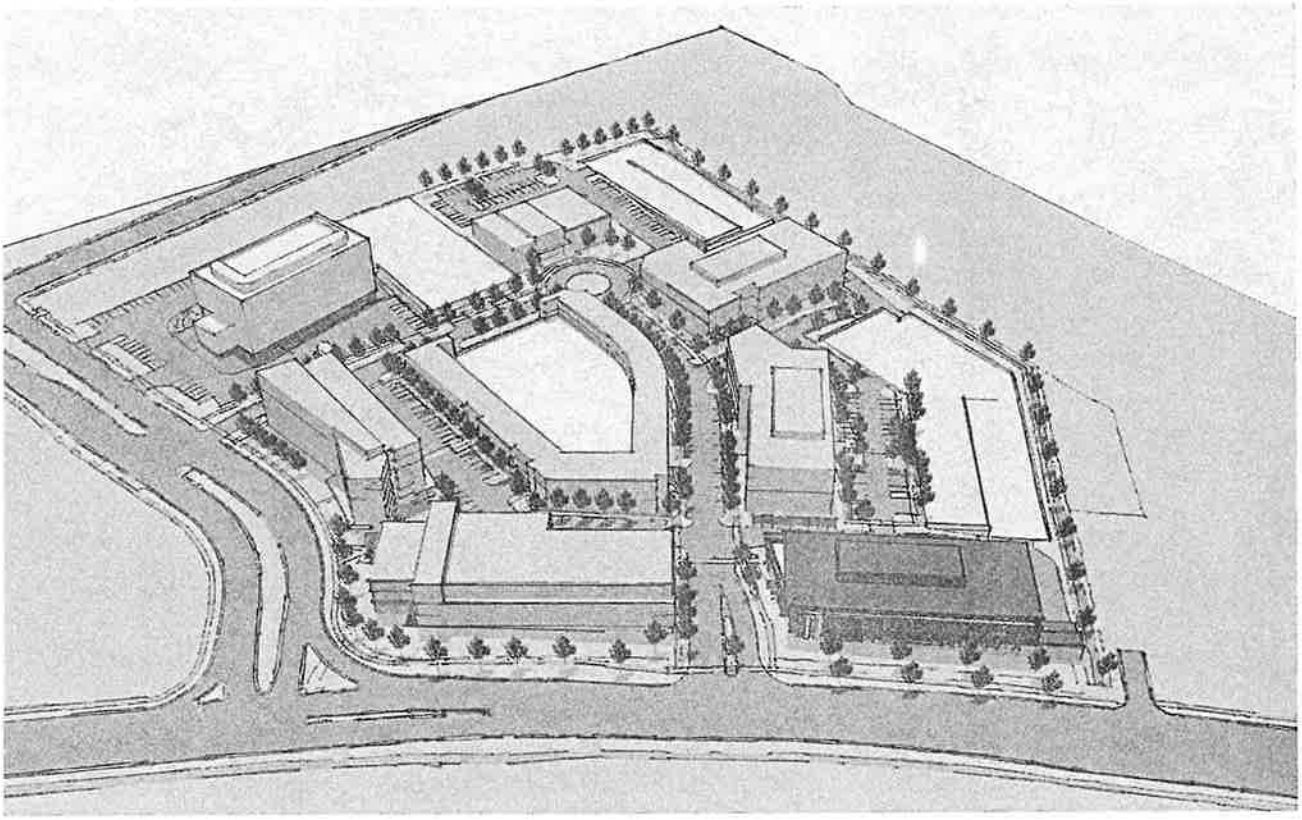
*Parking Structure C for Buildings 4, 5, & 6

Parking
Parking Structure A: 3 Levels, 456 Stalls
Parking Structure B: 3 Levels, 342 Stalls
Parking Structure C: 3 Levels, 285 Stalls
(Parking Structures to be 10-11 feet floor to floor)



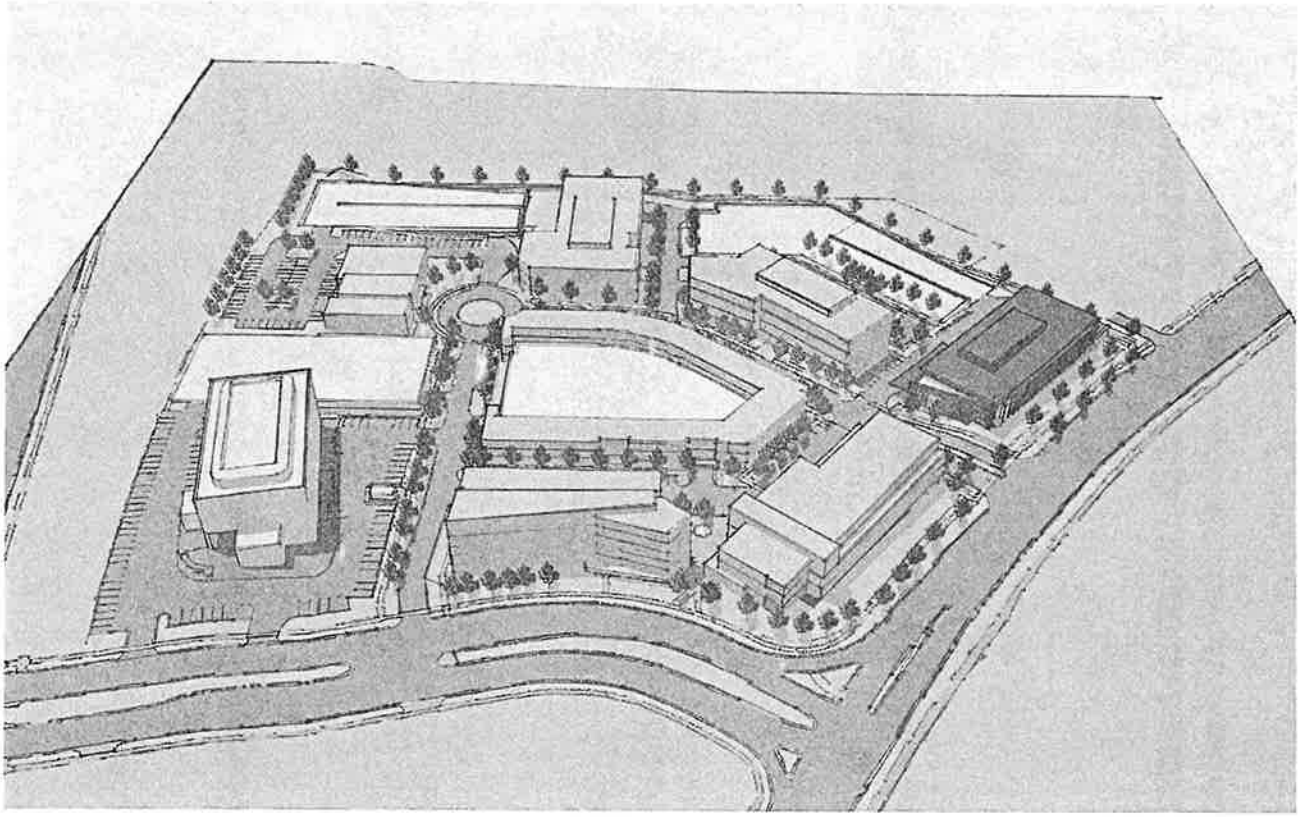
****This is a Concept Masterplan. Final building footprint uses and sizes will be determined during the SIP submittals.**

4.4 DEVELOPMENT MASSING STUDIES



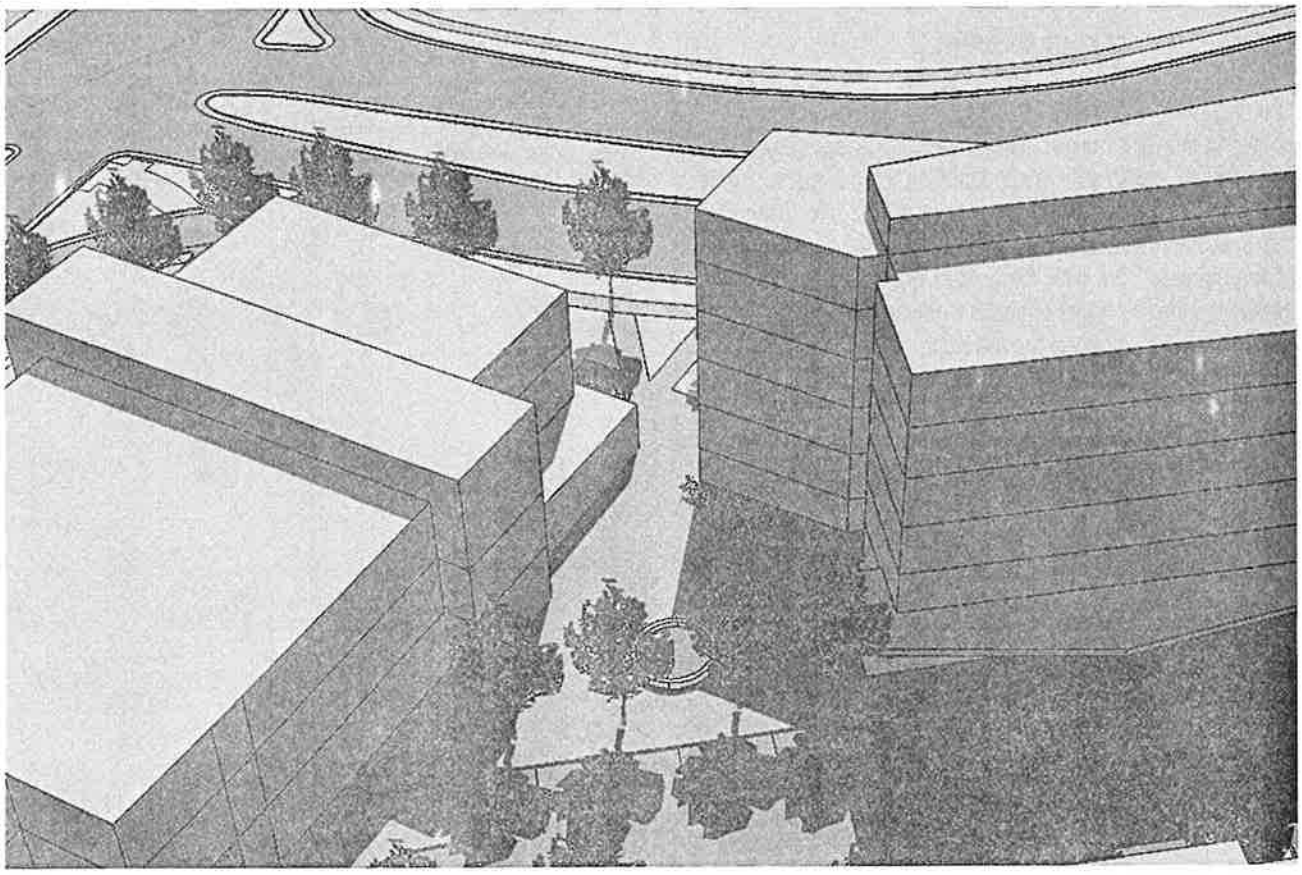
NORTH AERIAL

4.4 DEVELOPMENT MASSING STUDIES



EAST AERIAL

4.4 DEVELOPMENT MASSING STUDIES



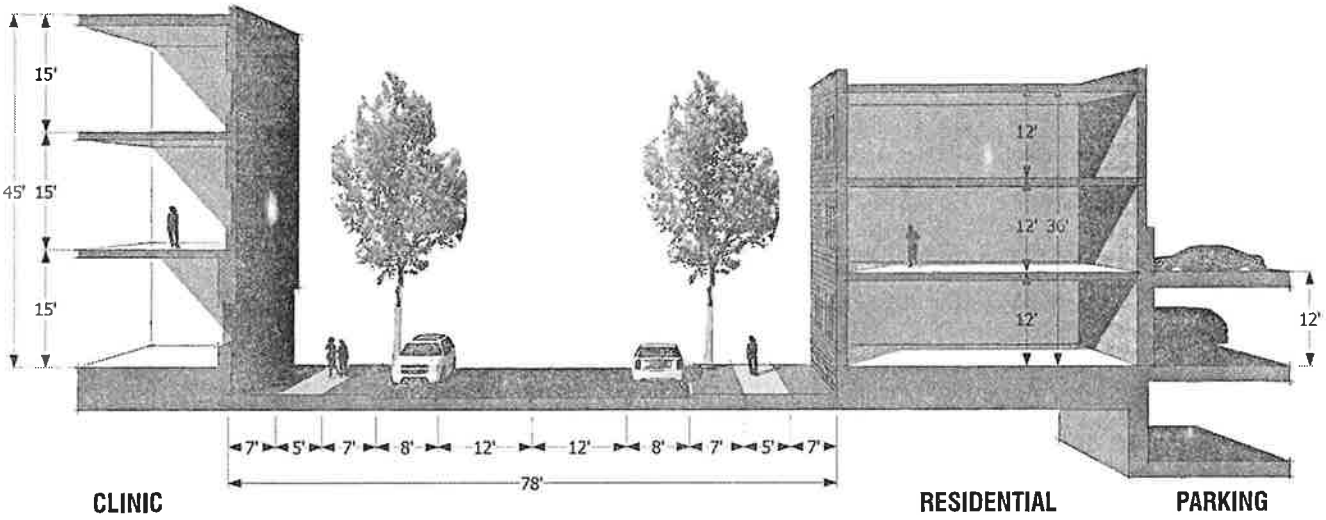
COURTYARD AERIAL

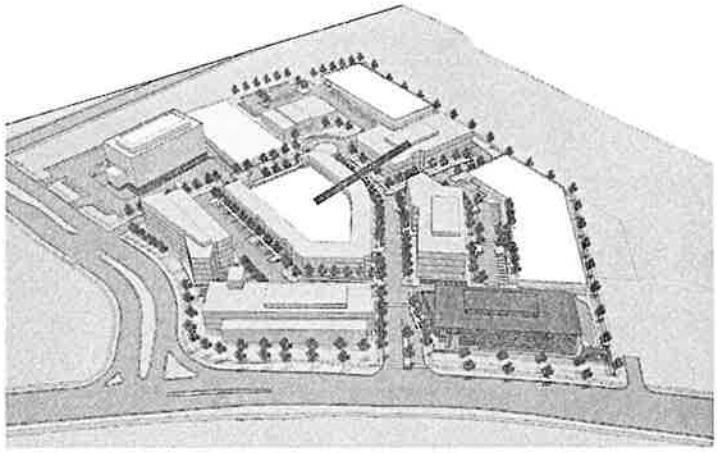
4.5 DEVELOPMENT STREET SECTIONS

CONCEPTUAL STREET DESIGN

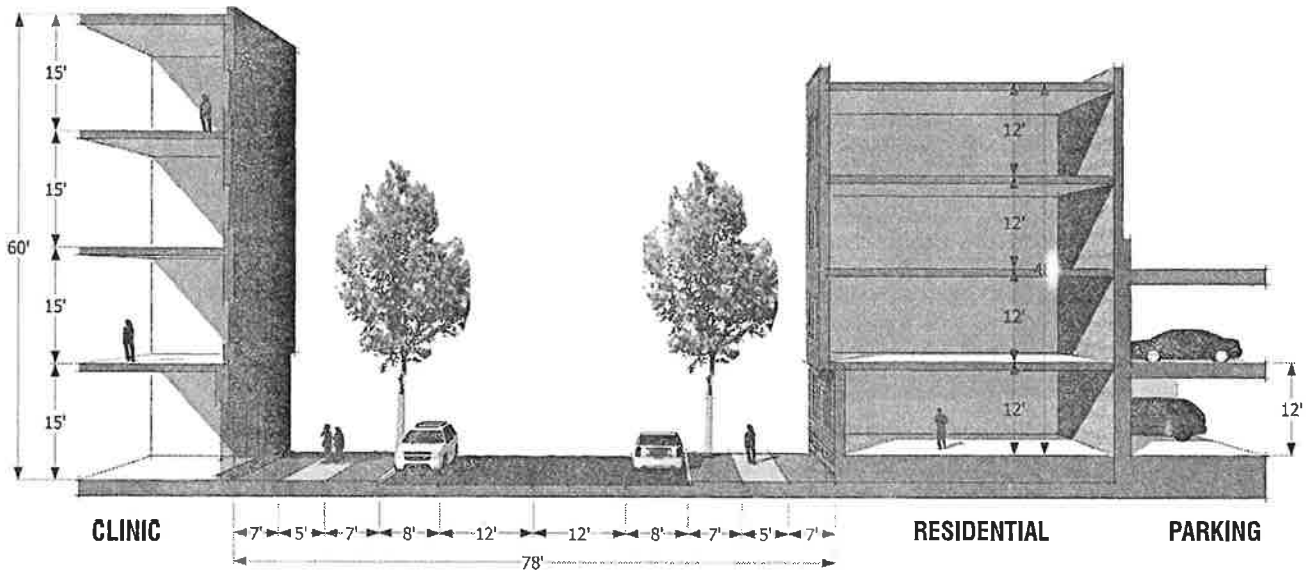
The following diagrams illustrate the street sections as shown in the GDP master plan. The buildings are shown with minimal set backs to create definition of the public street space and enhance pedestrian access on the site. The street cross sections will serve as a template for the development of the street layouts with the goal of implementing balanced pedestrian and vehicular uses. The conceptual street designs will be finalized as part of the development agreement.

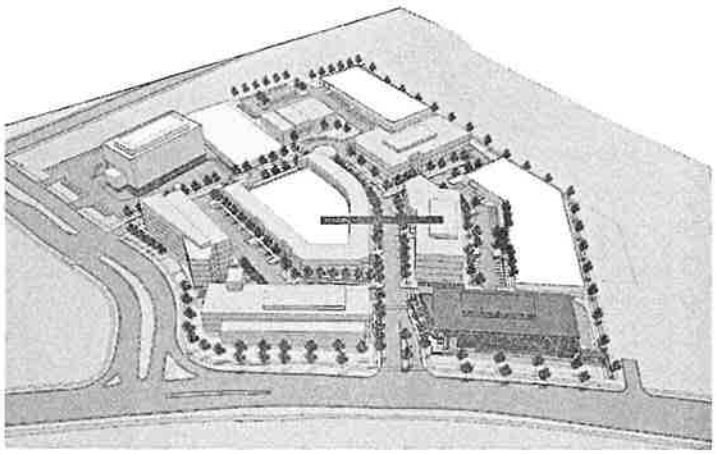
4.5 DEVELOPMENT STREET SECTIONS



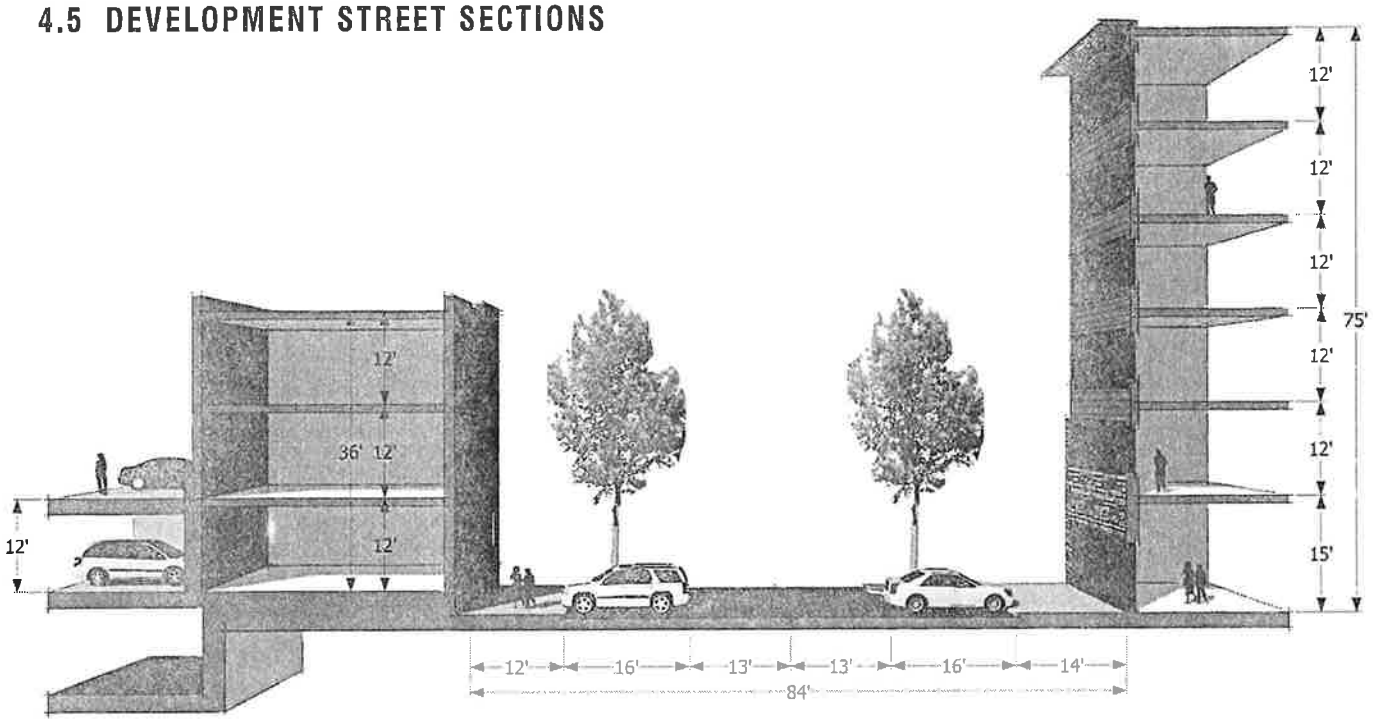


4.5 DEVELOPMENT STREET SECTIONS

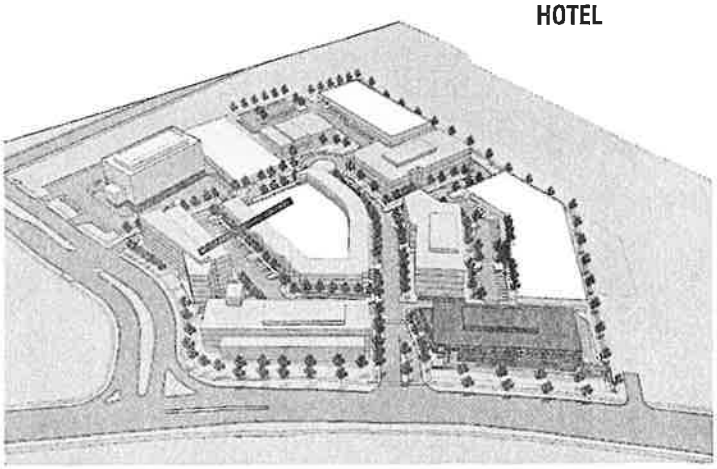




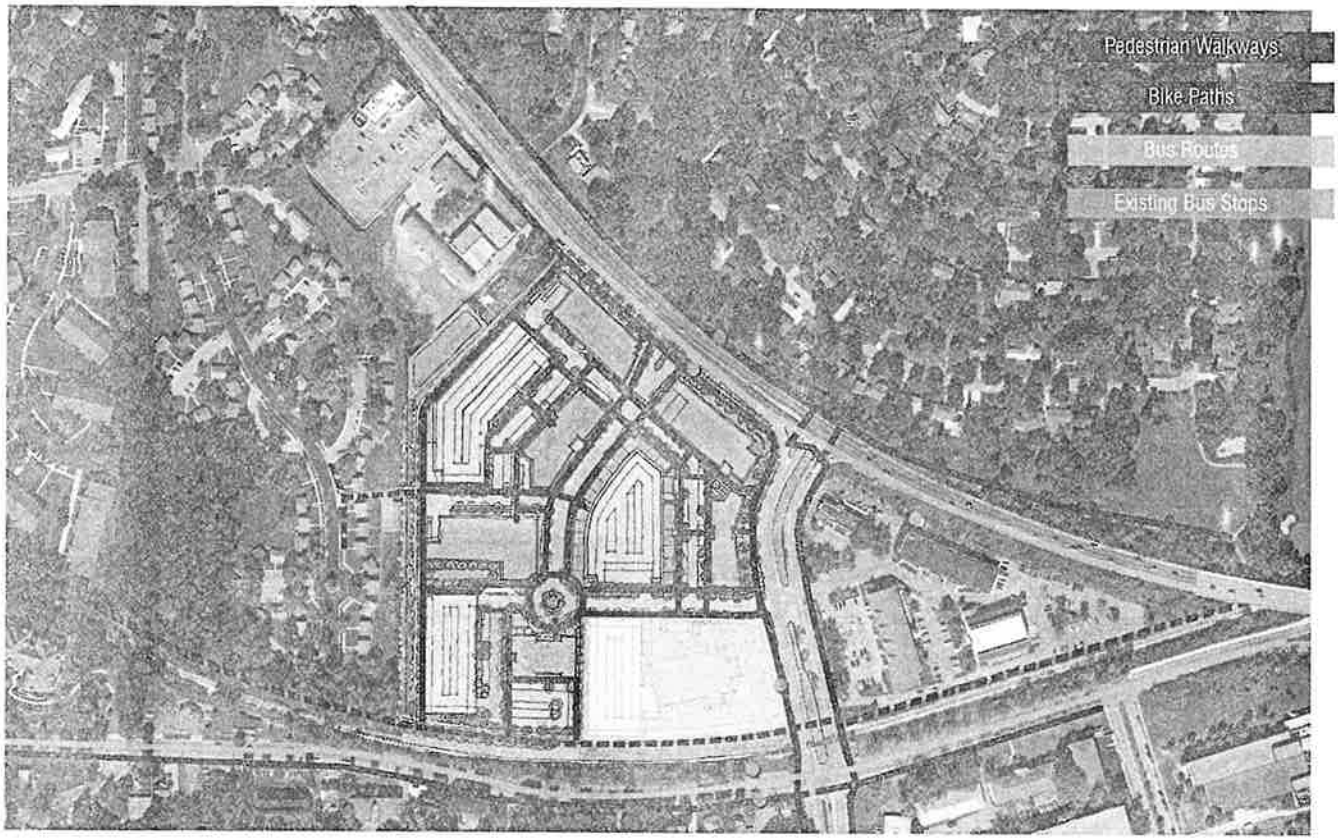
4.5 DEVELOPMENT STREET SECTIONS



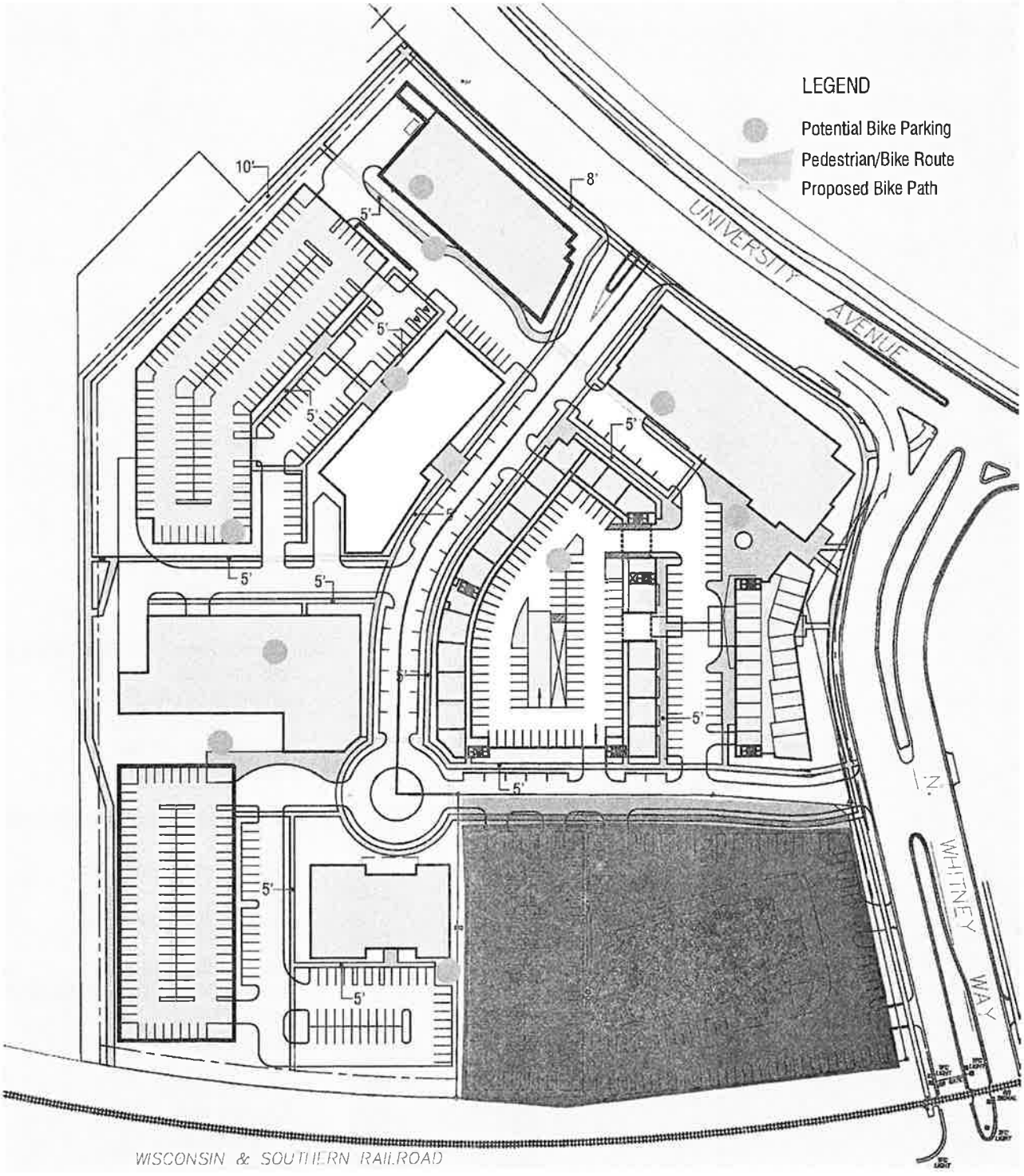
PARKING **RESIDENTIAL** **HOTEL**



4.6 COMMUNITY CONNECTIVITY DIAGRAM



4.7 PED-BIKE MASTER PLAN

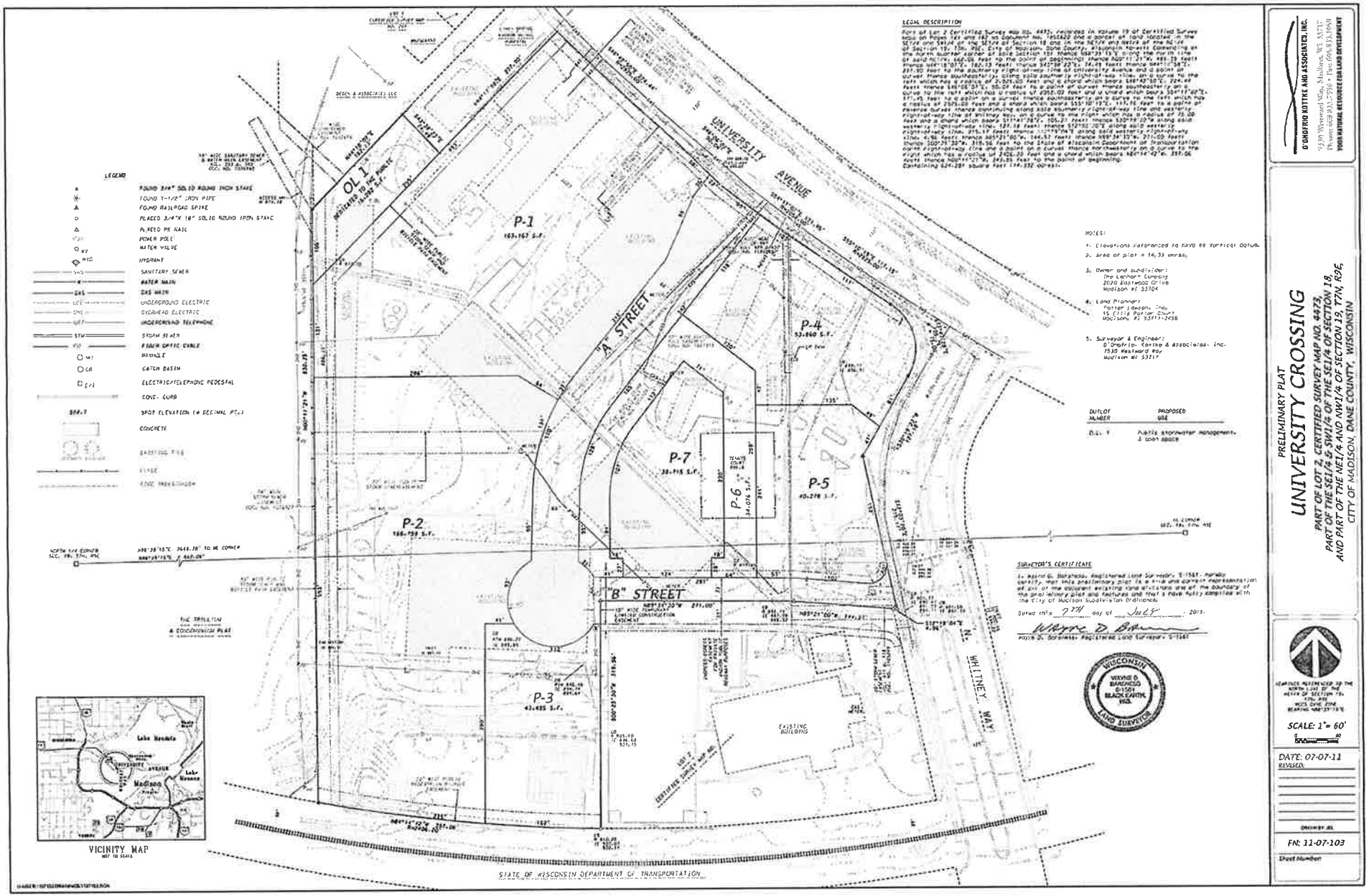


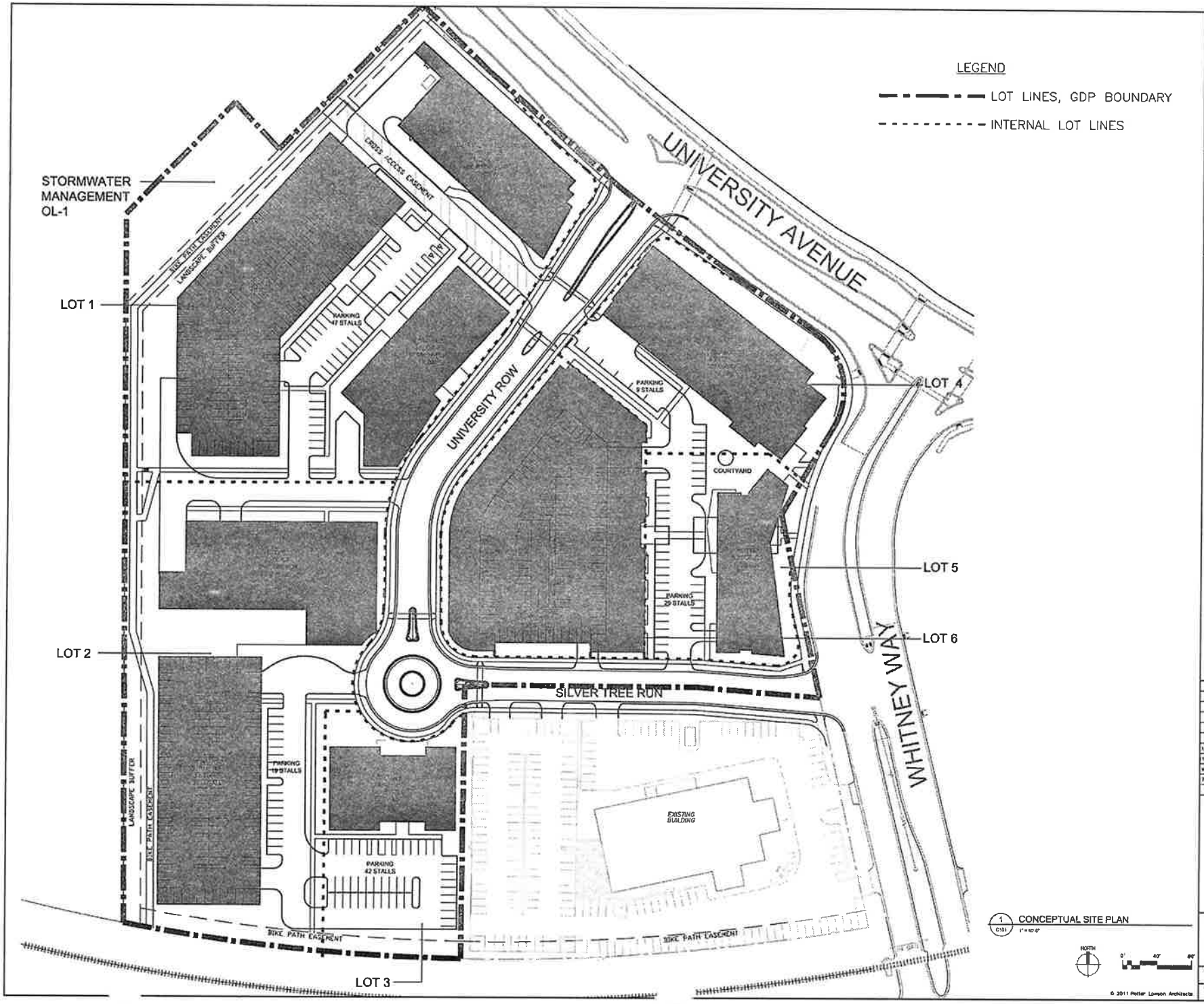
5

SECTION FIVE

5.1 General Development Plan (GDP) Drawings
- Preliminary Plat
- C101 Conceptual Site Plan
- C102 Preliminary Grading Plan
- C103 Preliminary Utility Plan
- L200 Planting Plan

5.2 Specific Implementation Plan (SIP) Drawings
- C101 Site Plan
- C102 Grading/Erosion Control Plan
- C103 Utility Plan
- C104 Fire Apparatus Access Plan
- C105 Site Details
- ES001 Site Plan - Electrical
- Proposed Site Lighting Fixture Information
- L100 Planting Plan
- A100 Level P1 Floor Plan
- A101 First Floor Plan
- A102 Second Floor Plan
- A103 Third Floor Plan
- A201 Building Elevations
- A202 Building Elevations


LEGEND
FOUND 3/4" SOLID ROUND IRON STAKE
FOUND 1-1/4" IRON PIPE
FOUND RAILROAD SPIKE
PLACED 3/4"X 18" SOLID ROUND IRON STAKE
PLACED PK NAIL
POWER POLE
WATER VALVE
HYDRANT
SANITARY SEWER
WATER MAIN
GAS MAIN
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
UNDERGROUND TELEPHONE
STORM SEWER
FIBER OPTIC CABLE
MANHOLE
CATCH BASIN
ELECTRIC/TELEPHONE PEDESTAL
CONC. CURB
SPOT ELEVATION TO DECIMAL PLACE
CONCRETE
EXISTING TREE
FENCE
EDGE TREE/BRUSH
OL 1
DEDICATED TO THE PUBLIC
P-1
163,167 S.F.
P-2
166,729 S.F.
P-3
42,435 S.F.
P-4
53,860 S.F.
P-5
63,278 S.F.
P-6
34,076 S.F.
P-7
38,715 S.F.
UNIVERSITY AVENUE
"A" STREET
"B" STREET
WHITNEY WAY
EXISTING BUILDING
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION
LEGAL DESCRIPTION
Part of Lot 2 Certified Survey Map No. 4473, recorded in Volume 19 of Certified Survey Maps on Pages 161 and 162 as Document No. 4953622 and a parcel of land located in the SE1/4 and SW1/4 of the SE1/4 of Section 18 and in the NE1/4 and NW1/4 of Section 19, T7N, R9E, City of Madison, Dane County, Wisconsin bounded and described as follows: Commencing at the North quarter corner of said Section 19; thence S88°39'15"E, 2648.38 feet to the NE corner of said Section; thence S00°21'30"W, 1320.36 feet along the East line of said Section 19; thence S89°38'30"W, 331.00 feet to the point of beginning of the lands hereinafter described; thence S00°21'30"W, 485.75 feet; thence N89°38'30"E, 182.13 feet; thence S45°38'23"E, 76.49 feet; thence S00°21'30"W, 331.00 feet to the southerly right-of-way line of University Avenue and a point of curve; thence Southeasterly along said southerly right-of-way line, on a curve to the left which has a radius of 2,929.00 feet and a chord which bears S68°42'50"E, 224.44 feet; thence S66°05'31"E, 55.01 feet to a point of curve; thence Southeasterly on a curve to the left which has a radius of 2,952.00 feet and a chord which bears S64°17'42"E, 97.45 feet to a point of curve; thence Southeasterly on a curve to the left which has a radius of 2,929.00 feet and a chord which bears S53°18'12"E, 115.76 feet to a point of reverse curve; thence continuing along said southerly right-of-way line and westerly right-of-way line of Whitney Way, on a curve to the right which has a radius of 25.00 feet and a chord which bears S11°41'28"E, 35.63 feet; thence S52°02'33"W along said westerly right-of-way line, 127.18 feet; thence S12°02'33"W along said westerly right-of-way line, 215.17 feet; thence N77°57'27"W along said westerly right-of-way line, 4.96 feet; thence N65°21'30"W, 144.53 feet; thence N89°38'30"W, 331.00 feet; thence S00°21'30"W, 319.56 feet to the State of Wisconsin Department of Transportation right-of-way line and a point on a curve; thence northwesterly on a curve to the right which has a radius of 2,824.79 feet and a chord which bears N87°14'42"W, 397.06 feet; thence N83°12'21"W, 367.83 feet to the point of beginning.
Containing 624,281 square feet 14.332 acres.
NOTES:
1. Elevations referenced to NAVD 88 Vertical Datum.
2. Area of plat = 14.33 acres.
3. Owner and subdivider:
The Lenhart Company
2020 Eastwood Drive
Madison WI 53704
4. Land Planners:
Potter Lawson, Inc.
15 Civic Potter Court
Madison, WI 53711-2456
5. Surveyor & Engineer:
O'Onofrio, Kotter & Associates, Inc.
7530 Westward Way
Madison WI 53717
OUTLOT NUMBER
PROPOSED USE
O.L. 1
Public stormwater management & open space
SURVEYOR'S CERTIFICATE
I, Wayne D. Bohrmann, Registered Land Surveyor, S-1501, hereby certify that this preliminary plat is a true and correct representation of all of the exterior lines and the subdivision of the land surveyed and that it and the subdivision thereof are in accordance with the City of Madison Subdivision Ordinance.
Dated this 7th day of July, 2011.
Wayne D. Bohrmann, Registered Land Surveyor, S-1501
WISCONSIN WAYNE D. BOHRMANN S-1501 BLACK EARTH WIS. LAND SURVEYOR
BEARINGS REFERENCED TO THE NORTH LINE OF THE NE1/4 OF SECTION 19, T7N, R9E WCCS ZONE 1983 BEARING N88°39'15"E
SCALE: 1" = 60'
VICINITY MAP
NOT TO SCALE
Lake Mendota
Madison
Lake Monona
PRELIMINARY PLAT
UNIVERSITY CROSSING
PART OF LOT 2, CERTIFIED SURVEY MAP NO. 4473, PART OF THE SE1/4 & SW1/4 OF THE SE1/4 OF SECTION 18, AND PART OF THE NE1/4 AND NW1/4 OF SECTION 19, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN
O'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone (608) 833-7530 • Fax (608) 833-1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT
DATE: 07-07-11
REVISED:
DRAWN BY: JEL
FN: 11-07-103
Sheet Number



1 CONCEPTUAL SITE PLAN
C101 1" = 40'-0"

NORTH 0' 40' 80'

© 2011 Potter Lawson Architects

Potter Lawson

KRUPP GENERAL CONTRACTORS, LLC

Consultant:

Notes:

NOTE:

FINAL PUBLIC ROADWAY GEOMETRIC'S WILL BE PROVIDED BY THE CITY OF MADISON ENGINEERING DEPARTMENT. ALL WORK IN THE RIGHT OF WAY SHALL CONFORM WITH THE PLANS ISSUED BY THE CITY ENGINEER (PROJECT NUMBER 53B226)

Date	Issuance/Revisions	Symbol
1/24/12	GDP RESUBMITTAL	
1/14/11	GDP RESUBMITTAL	
9/28/11	UDC FINAL APPROVAL SUBMITTAL	
7/27/11	URBAN DESIGN COMMISSION SUBMITTAL	

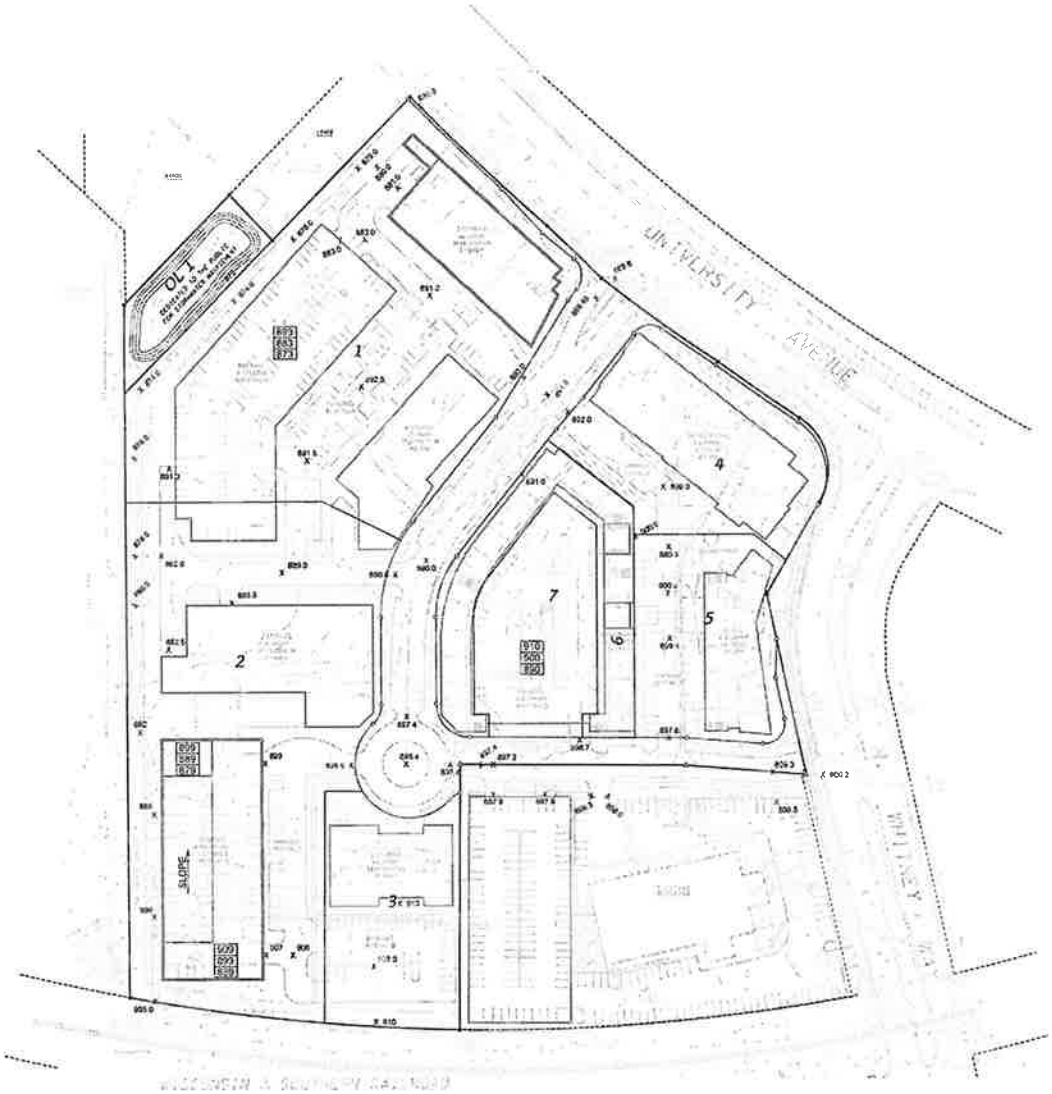
UNIVERSITY CROSSING DEVELOPMENT

THE LENHART COMPANY
KRUPP GENERAL CONTRACTORS

UNIVERSITY AVENUE & WHITNEY WAY
MADISON, WISCONSIN

Drawing Title: GDP CONCEPTUAL SITE PLAN

Drawing No.: C101



LEGEND

X 880.0 PROPOSED SPOT GRADE

870 / 860 / 850 PROPOSED PARKING RAMP GRADES

Potter Lawson

KRUPP GENERAL CONTRACTORS, LLC

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way Madison WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

NOTE:

FINAL PUBLIC ROADWAY GEOMETRIC'S WILL BE PROVIDED BY THE CITY OF MADISON ENGINEERING DEPARTMENT. ALL WORK IN THE RIGHT OF WAY SHALL CONFORM WITH THE PLANS ISSUED BY THE CITY ENGINEER (PROJECT NUMBER 538226)

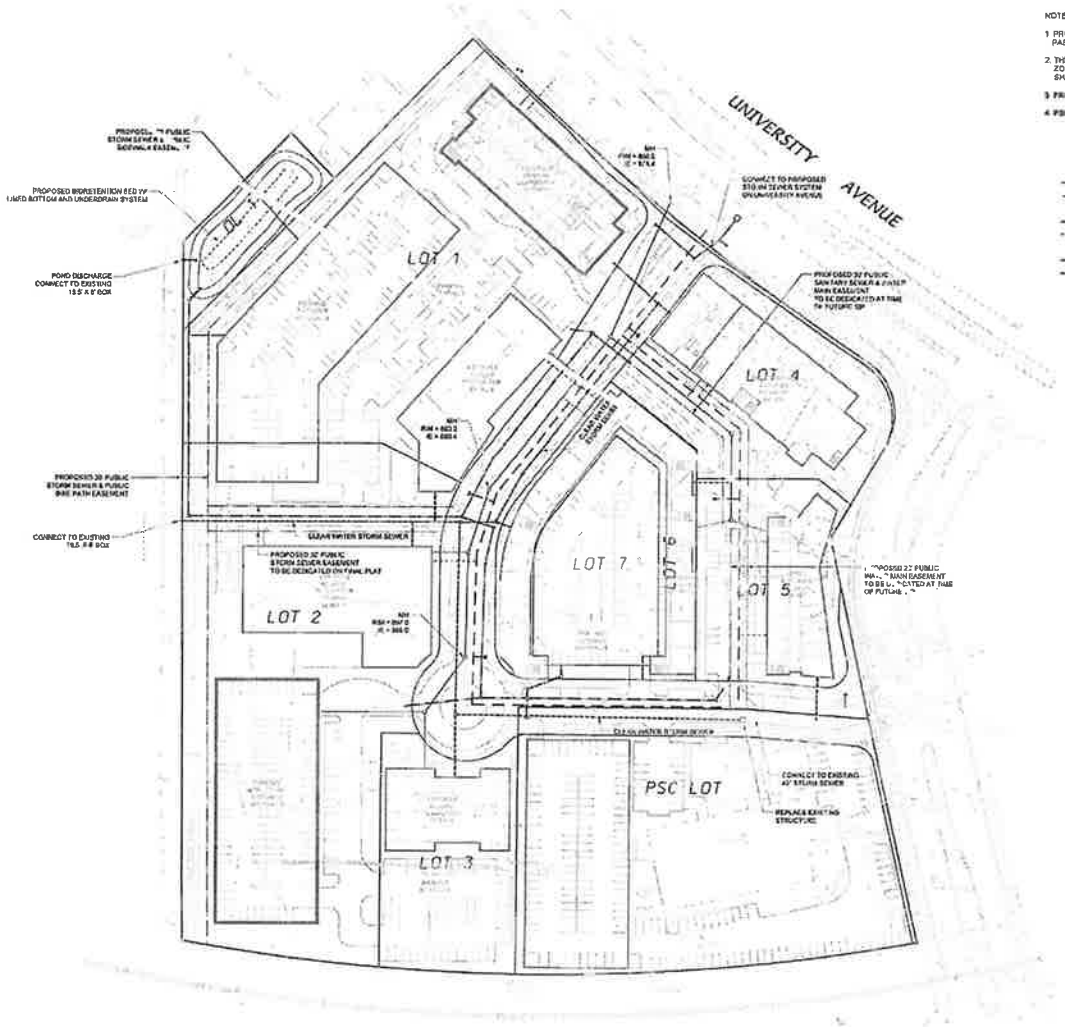
UNIVERSITY CROSSING DEVELOPMENT

THE LEHHART COMPANY
KRUPP GENERAL CONTRACTORS

UNIVERSITY AVENUE &
WHITNEY WAY
MADISON, WISCONSIN

PUD - GDP
PRELIMINARY GRADING PLAN

C102



NOTES

1. PROPOSED CLEAR WATER STORM SEWER IS INTENDED FOR PASS THROUGH STORM WATER AND ROOF DRAINS ONLY
2. THIS SITE IS WITHIN ZONE A OF THE WELLHEAD PROTECTION ZONING DISTRICT. NO STORM WATER MANAGEMENT DEVICES SHALL BE ALLOWED TO INFILTRATE STORMWATER.
3. PROPOSED ROADWAYS TO BE DEDICATED TO THE PUBLIC
4. PSC LOT IS NOT PART OF THIS GDP.

LEGEND

- PUBLIC SANITARY SEWER
- SANITARY SEWER LATERAL
- SANITARY SAS
- PUBLIC WATER MAIN
- WATER SERVICE
- HYDRANT
- PUBLIC STORM SEWER
- PUBLIC CLEAR WATER STORM SEWER
- INLET
- STORM SAS

Potter Lawson

KRUPP GENERAL CONTRACTORS, LLC

O'DONNELL HOTTKE AND ASSOCIATES, INC.
2550 Westward Way Madison WI 53717
Phone 608.833.7530 • Fax 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

NOTE:

FINAL PUBLIC ROADWAY GEOMETRIC'S WILL BE PROVIDED BY THE CITY OF MADISON ENGINEERING DEPARTMENT. ALL WORK IN THE RIGHT OF WAY SHALL CONFORM WITH THE PLANS ISSUED BY THE CITY ENGINEER (PROJECT NUMBER 53B226)

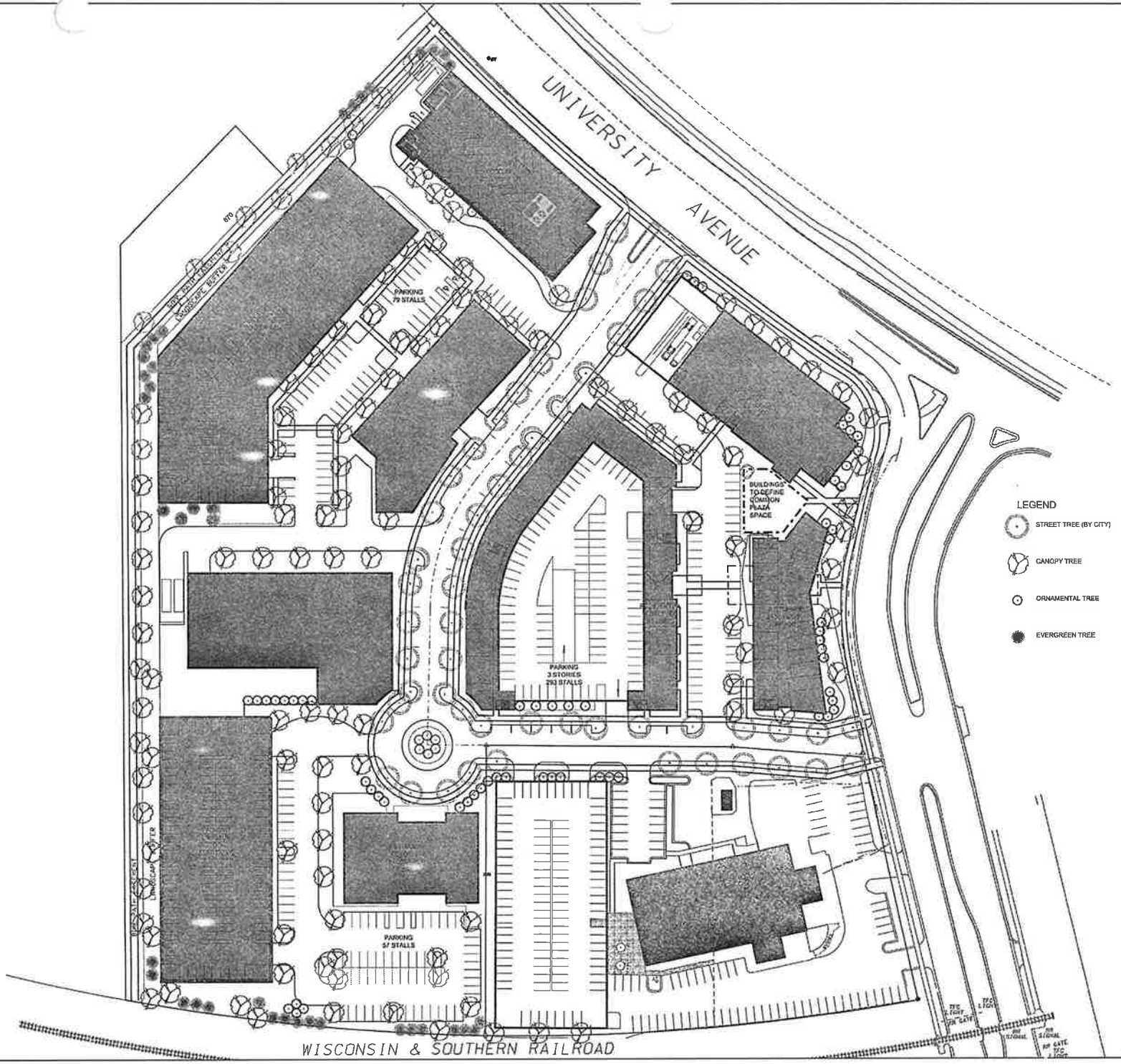
UNIVERSITY CROSSING DEVELOPMENT

THE LENHART COMPANY
KRUPP GENERAL CONTRACTORS

UNIVERSITY AVENUE &
WHITNEY WAY
MADISON, WISCONSIN

PUD - GDP
PRELIMINARY
UTILITY PLAN

C103



Potter Lawson

KRUPP
GENERAL CONTRACTORS, LLC

Consultant:

KEN SAITO DESIGN INC

Notes:

FINAL PUBLIC ROADWAY GEOMETRIC'S WILL BE PROVIDED BY THE CITY OF MADISON ENGINEERING DEPARTMENT. ALL WORK IN THE RIGHT OF WAY SHALL CONFORM WITH THE PLANS ISSUED BY THE CITY ENGINEER (PROJECT NUMBER 538226)

REVIEW SET – NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
7/13/11	GDP & SIP SUBMITTAL	

UNIVERSITY CROSSING DEVELOPMENT

THE LENHART COMPANY
KRUPP GENERAL CONTRACTORS

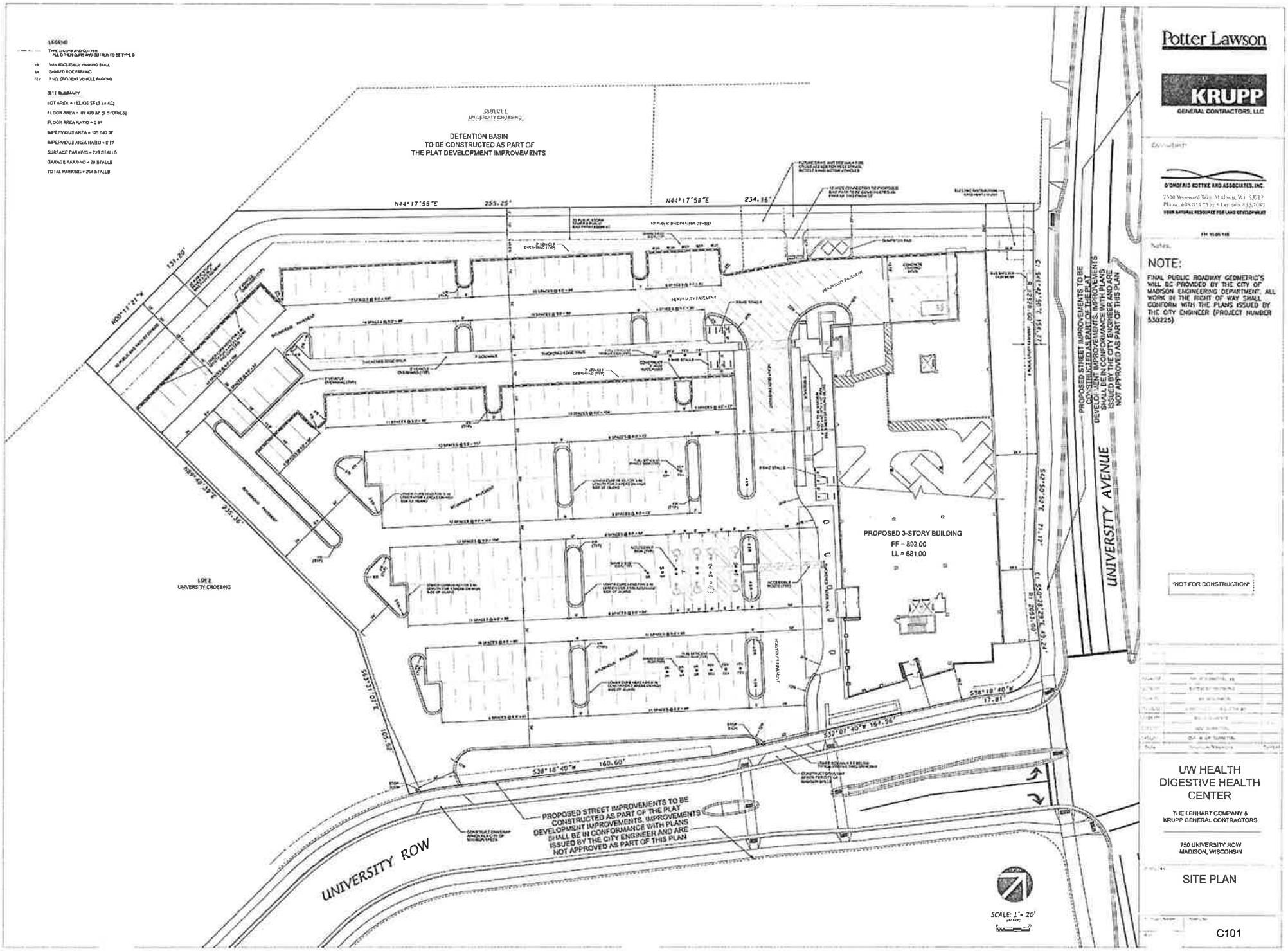
UNIVERSITY AVENUE &
WHITNEY WAY
MADISON, WISCONSIN

GDP PLANTING PLAN

Drawn By: SPK

L200

©2011 Potter Lawson Architects



Potter Lawson

KRUPP
GENERAL CONTRACTORS, LLC

Consultant

O'DONNELL KOTTKE AND ASSOCIATES, INC.
2530 Westward Way, Madison, WI 53719
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

Notes

NOTE:

FINAL PUBLIC ROADWAY GEOMETRIC'S WILL BE PROVIDED BY THE CITY OF MADISON ENGINEERING DEPARTMENT. ALL WORK IN THE RIGHT OF WAY SHALL CONFORM WITH THE PLANS ISSUED BY THE CITY ENGINEER (PROJECT NUMBER 530225)

"NOT FOR CONSTRUCTION"

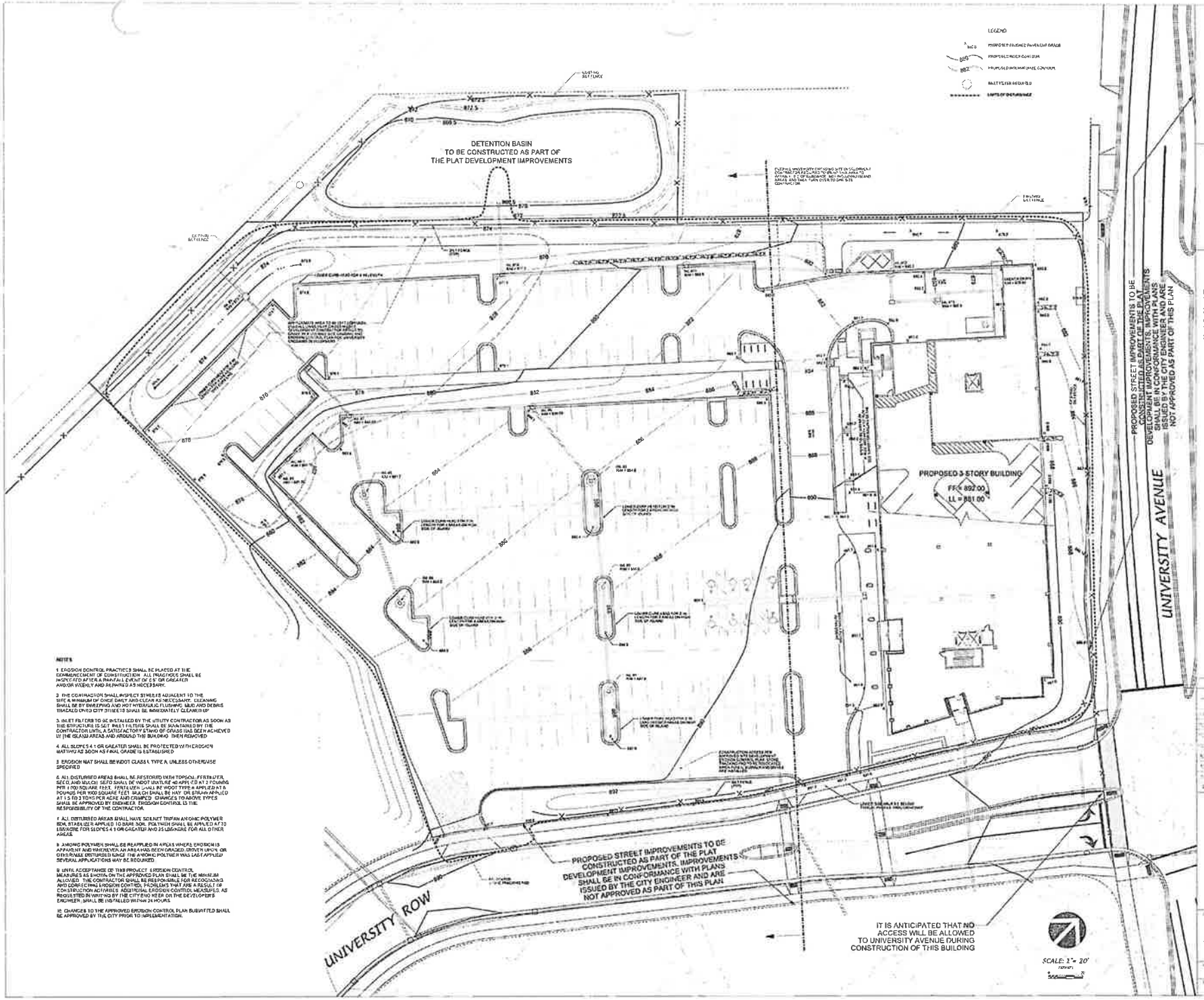
UW HEALTH
DIGESTIVE HEALTH
CENTER

THE LENHART COMPANY &
KRUPP GENERAL CONTRACTORS

750 UNIVERSITY ROW
MADISON, WISCONSIN

SITE PLAN

C101



NOTES

1. EROSION CONTROL PRACTICES SHALL BE PLACED AT THE COMMENCEMENT OF CONSTRUCTION. ALL PRACTICES SHALL BE INSPECTED AFTER A RAINFALL EVENT OF 0.5" OR GREATER AND/OR WEEKLY AND REPAIRED AS NECESSARY.

2. THE CONTRACTOR SHALL INSPECT STREETS ADJACENT TO THE SITE A MINIMUM OF ONCE DAILY AND CLEAN AS NECESSARY. CLEANING SHALL BE BY SWEEPING AND NOT HYDRAULIC FLUSHING. MUD AND DEBRIS TRACKED ONTO CITY STREETS SHALL BE IMMEDIATELY CLEANED UP.

3. INLET PROTECTION TO BE INSTALLED BY THE UTILITY CONTRACTOR AS SOON AS THE STRUCTURE IS SET. INLET FILTERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL A SATISFACTORY STAND OF GRASS HAS BEEN ACHIEVED IN THE GRASS AREAS AND AROUND THE BUILDING. THEN REMOVED.

4. ALL SLOPES 4:1 OR GREATER SHALL BE PROTECTED WITH EROSION MATTING AS SOON AS FINAL GRADE IS ESTABLISHED.

5. EROSION MAT SHALL BE WDOT CLASS I, TYPE A, UNLESS OTHERWISE SPECIFIED.

6. ALL DISTURBED AREAS SHALL BE RESTORED WITH TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED SHALL BE WDOT MIXTURE 40 APPLIED AT 2 POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE WDOT TYPE A APPLIED AT 6 POUNDS PER 1000 SQUARE FEET. MULCH SHALL BE HAY OR STRAW APPLIED AT 1.5 TO 2 TONS PER ACRE AND CRIMPED. CHANGES TO ABOVE TYPES SHALL BE APPROVED BY ENGINEER. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.

7. ALL DISTURBED AREAS SHALL HAVE SOILMET TRIPAN ANIONIC POLYMER BEM, STABILIZER APPLIED TO BARE SOIL. POLYMER SHALL BE APPLIED AT 10 LBS/ACRE FOR SLOPES 4:1 OR GREATER AND 25 LBS/ACRE FOR ALL OTHER AREAS.

8. ANIONIC POLYMER SHALL BE REAPPLIED IN AREAS WHERE EROSION IS APPARENT AND WHENEVER AN AREA HAS BEEN GRADED, DRIVEN UPON, OR OTHERWISE DISTURBED SINCE THE ANIONIC POLYMER WAS LAST APPLIED. SEVERAL APPLICATIONS MAY BE REQUIRED.

9. UNTIL ACCEPTANCE OF THIS PROJECT, EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED PLAN SHALL BE THE MINIMUM ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE CITY ENGINEER OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

10. CHANGES TO THE APPROVED EROSION CONTROL PLAN SUBMITTED SHALL BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION.

Potter Lawson

KRUPP
GENERAL CONTRACTORS, LLC

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

FN: 11-05-119

NOTE:

FINAL PUBLIC ROADWAY GEOMETRIC'S WILL BE PROVIDED BY THE CITY OF MADISON ENGINEERING DEPARTMENT. ALL WORK IN THE RIGHT OF WAY SHALL CONFORM WITH THE PLANS ISSUED BY THE CITY ENGINEER (PROJECT NUMBER 53B226)

"NOT FOR CONSTRUCTION"

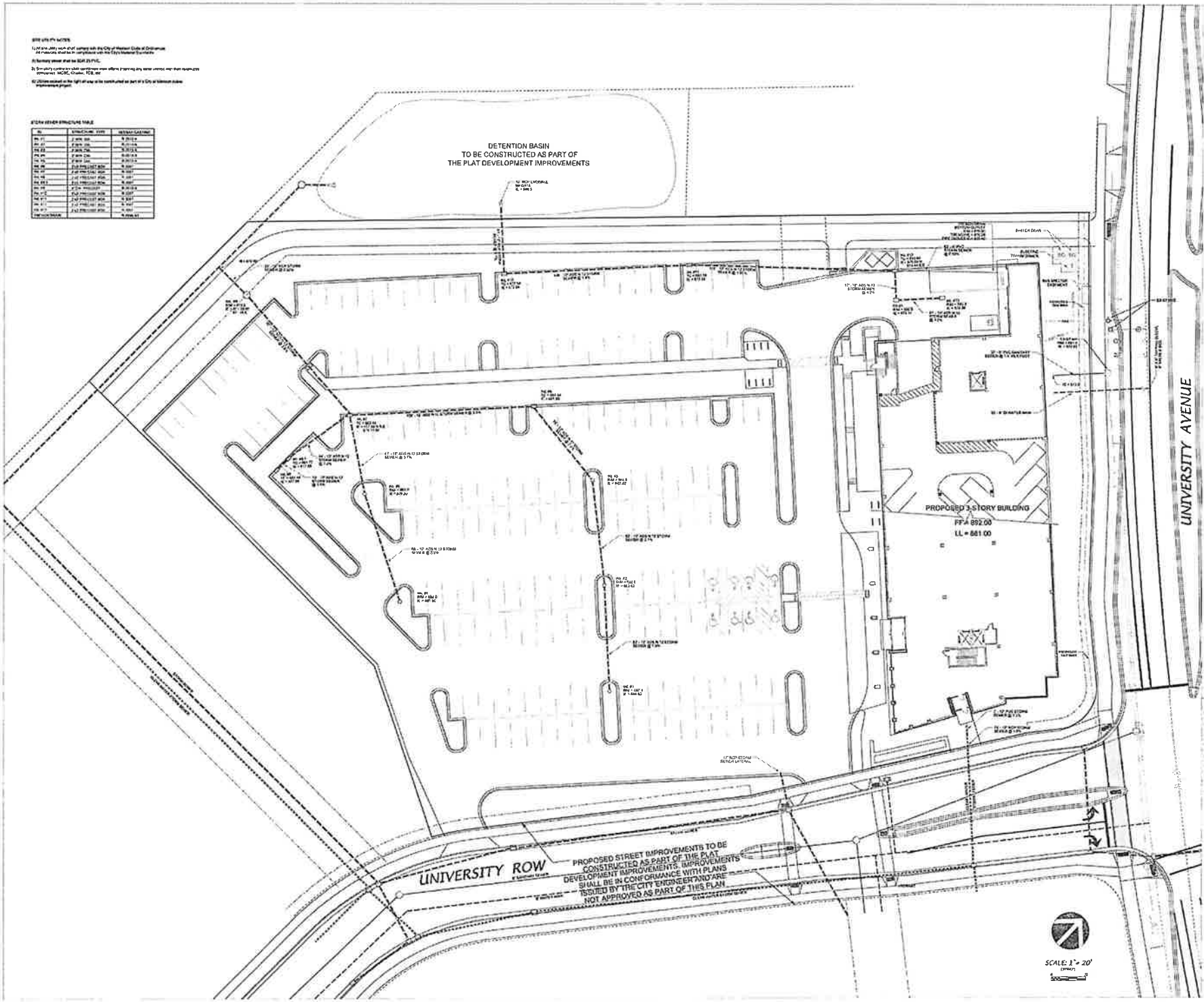
UW HEALTH
DIGESTIVE HEALTH
CENTER

THE LENHART COMPANY &
KRUPP GENERAL CONTRACTORS

750 UNIVERSITY ROW
MADISON, WISCONSIN

SITE GRADING
AND EROSION CONTROL
PLAN

C102



Potter Lawson

KRUPP
GENERAL CONTRACTORS, LLC

Consultants

BONFRID KOTTKE AND ASSOCIATES, INC.

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

EN 11-05-110

Notes

NOTE:

FINAL PUBLIC ROADWAY GEOMETRIC'S WILL BE PROVIDED BY THE CITY OF MADISON ENGINEERING DEPARTMENT. ALL WORK IN THE RIGHT OF WAY SHALL CONFORM WITH THE PLANS ISSUED BY THE CITY ENGINEER (PROJECT NUMBER 53B228)

"NOT FOR CONSTRUCTION"

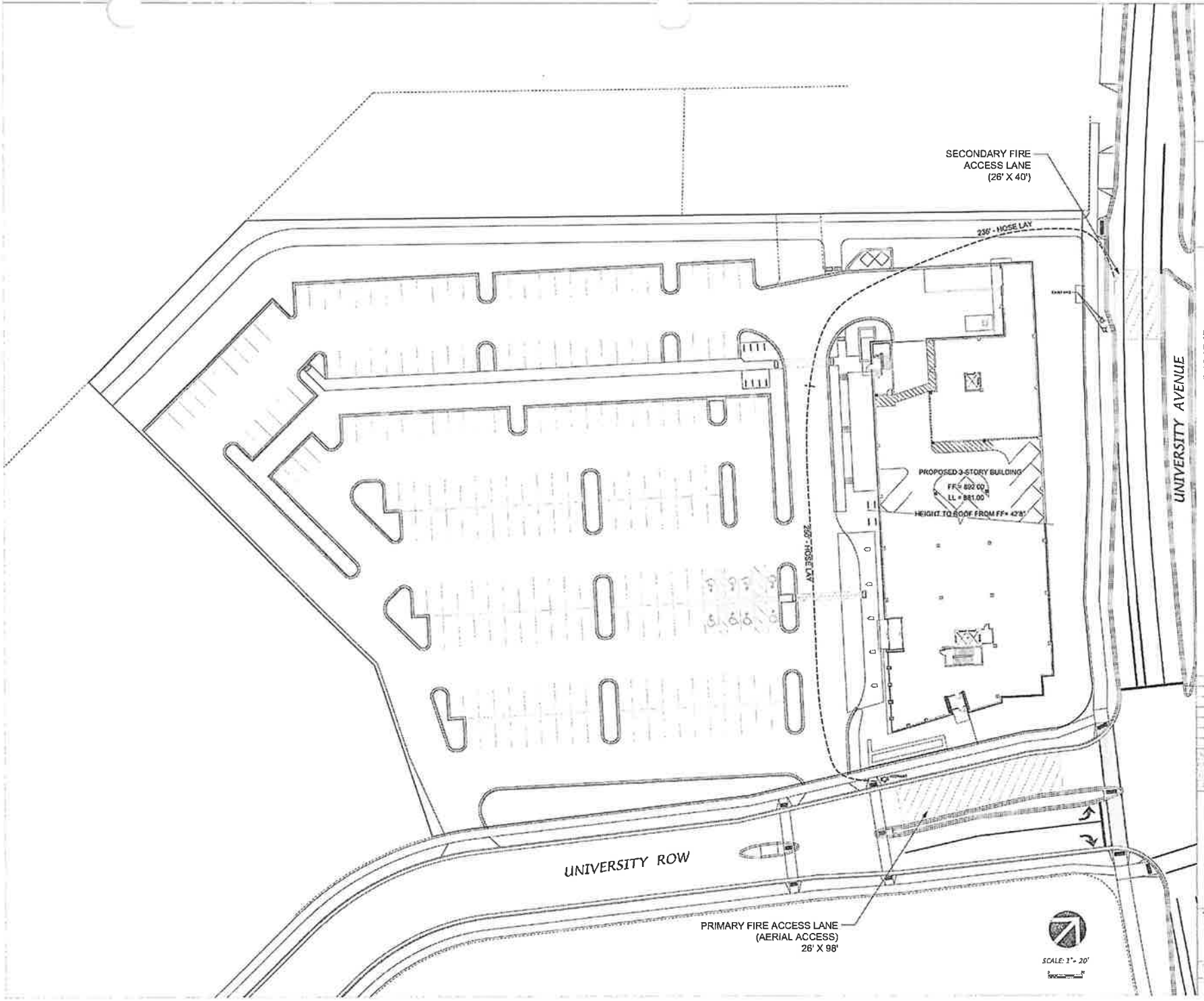
UW HEALTH
DIGESTIVE HEALTH
CENTER

THE LENHART COMPANY &
KRUPP GENERAL CONTRACTORS

750 UNIVERSITY ROW
MADISON, WISCONSIN

SITE UTILITY PLAN

C103



Potter Lawson

KRUPP GENERAL CONTRACTORS, LLC

GRONEBERG KOETKE AND ASSOCIATES, INC.

NOTE:

FINAL PUBLIC ROADWAY GEOMETRIC'S WILL BE PROVIDED BY THE CITY OF MADISON ENGINEERING DEPARTMENT. ALL WORK IN THE RIGHT OF WAY SHALL CONFORM WITH THE PLANS ISSUED BY THE CITY ENGINEER (PROJECT NUMBER 53B226)

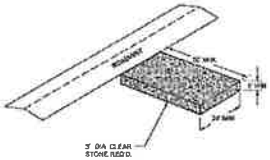
UW HEALTH
DIGESTIVE HEALTH CENTER

THE LENHART COMPANY & KRUPP GENERAL CONTRACTORS

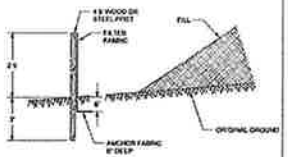
750 UNIVERSITY ROW
MADISON, WISCONSIN

FIRE APPARATUS ACCESS PLAN

C104

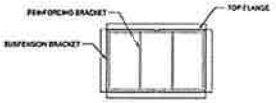


STONE TRACKING PAD DETAIL
NOT TO SCALE

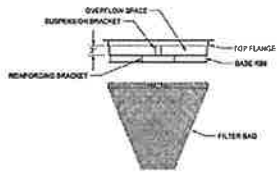


SILT FENCE DETAIL
NOT TO SCALE

NOTES:
1.) FRAME: Top flange fabricated from 1 1/4"x1 1/4"x 1/8" angle
Base rail fabricated from 1 1/2"x 1/2"x 3/8" channel
2.) Handles and suspension brackets fabricated from 1 1/4"x 1/4" flat stock.
All steel conforming to ASTM A36
3.) SEDIMENT BAG: Bag fabricated from 4 oz (avg.) pp. non-woven polypropylene geotextile (wide and with polymer mesh). Bag attached to metal rim with a stainless steel band and lock.
4.) Overall fitting dimensions to be configurable with inlet casting dimensions.

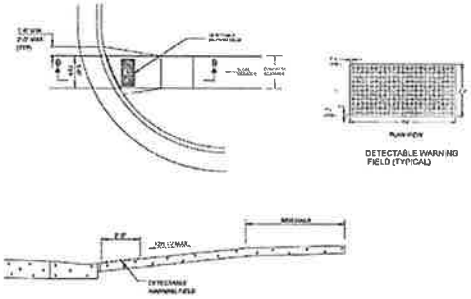


TOP VIEW



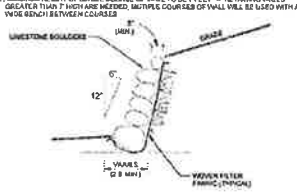
PROFILE VIEW

RECTANGULAR FRAME CATCH-ALL®
NOT TO SCALE

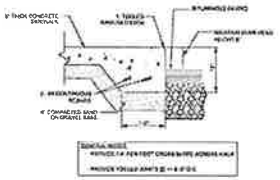


CURB RAMP DETAIL
NOT TO SCALE

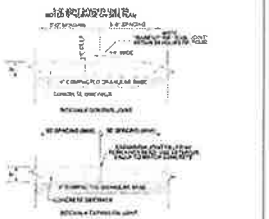
NOTES:
1.) NOTE: FILTER FABRIC TO BE PLACED BEHIND THE WALL UNLESS OTHERWISE SPECIFIED
2.) MAXIMUM HEIGHT OF SINGLE COURSE OF WALL TO BE 2'-6" (.8 M). IF RETAINING WALLS GREATER THAN 7' HIGH ARE NEEDED, MULTIPLE COURSES OF WALL WILL BE USED WITH A 6' WIDE BENCH BETWEEN COURSES



RETAINING WALL DETAIL
NOT TO SCALE



THICKENED EDGE WALK DETAIL
NOT TO SCALE



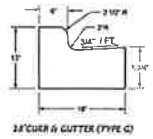
SIDEWALK DETAIL
NOT TO SCALE

DUMPSTER PAD DETAIL
NOT TO SCALE

PARKING LOT PAVEMENT
NOT TO SCALE

HEAVY DUTY PAVEMENT
NOT TO SCALE

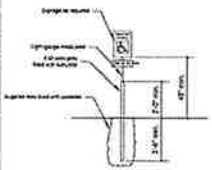
LOADING DOCK PAVEMENT
NOT TO SCALE



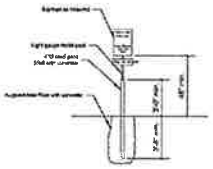
18" CURB & GUTTER (TYPE C)

18" REJECT CURB & GUTTER (TYPE D)

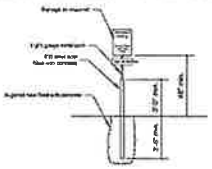
CURB & GUTTER DETAIL
NOT TO SCALE



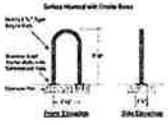
ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



FUEL EFFICIENT VEHICLE PARKING SIGN DETAIL
NOT TO SCALE



FUEL EFFICIENT VEHICLE PARKING SIGN DETAIL
NOT TO SCALE



BIKE RACK DETAIL
NOT TO SCALE

Potter Lawson

KRUPP
GENERAL CONTRACTORS, LLC

O'DONNELL KOTTKE AND ASSOCIATES, INC.
2530 Westward Way Madison, WI 53713
Phone 608.833.7530 • Fax 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

NOTE:
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"NOT FOR CONSTRUCTION"

UW HEALTH
DIGESTIVE HEALTH CENTER

THE LENHART COMPANY &
KRUPP GENERAL CONTRACTORS

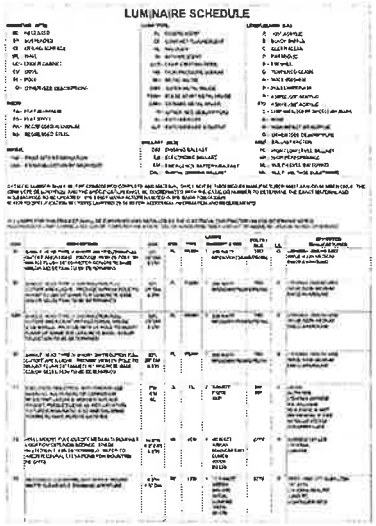
730 UNIVERSITY ROW
MADISON, WISCONSIN

DETAILS

C105

1 SITE PLAN - ELECTRICAL

LUMINAIRE SCHEDULE



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Consultant:

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MADISON, WI 53713
608 273 9600 FAX: 608 222 9621
www.kpw.com 6.17.2019.10
STRUCTURAL | MECHANICAL ELECTRICAL
TECHNOLOGY MEDICAL EQUIPMENT SOLUTIONS

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9/28/19	SITE REVISIONS	
8/28/19	UDC FINAL APPROVAL SUBMITTAL	
7/17/19	URBAN DESIGN COMMISSION SUBMITTAL	
Date	Issuance/Revisions	Symbol

UW Health
Digestive Health Center

THE LENHART COMPANY
KRUPP GENERAL CONTRACTORS

750 UNIVERSITY ROW
MADISON, WISCONSIN

Drawing Title:
SITE PLAN - ELECTRICAL

KPW Project Number: 2018.036.00
Drawn By: M.K.
Drawing No.: ES001

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

© Potter Lawson Architects

F2

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — For building- and wall-mounted applications.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast doorframe has a 1/8"thick tempered glass lens. Doorframe is fully gasketed with one-piece solid silicone.

OPTICS — Segmented reflectors for superior uniformity and control. Medium throw (MD) full cutoff distribution available.

ELECTRICAL — Ballast: Class P, multi-volt electronic, high power factor, <10%THD, with starting temperature of 0°F (-18°C).

Socket: High temperature thermoplastic with an integral lamp retention clip.

Finish: Standard finish is textured dark bronze (DDBT) corrosion-resistant polyester powder finish. Additional architectural colors are available. Striping is also available.

INSTALLATION — Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with each installation.

LISTINGS — UL Listed (standard). CSA Certified (see Dptions). Suitable for wet locations (damp location listed in lens-up orientation). WLU option offers wet location listing in up orientation (see Dptions). IP6S Rated. 25°C ambient. ELED: U.S. Patent No. 7,737,640.

Note: Specifications subject to change without notice.

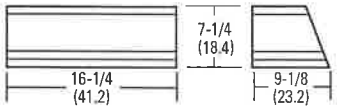
Decorative Wall-Mounted Lighting

WST

COMPACT FLUORESCENT:
26W DTT
26W-42W TRT

Specifications

Length: 16-1/4 (41.2)
Depth: 9-1/8 (23.2)
Overall Height: 7-1/4 (18.4)
*Weight: 30 lbs (13.6 kg)



All dimensions are inches (centimeters) unless otherwise indicated.
*Weight as configured in example below.

ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold).** **Example:** WST 42TRT MD 120 LPI

WST		MD				
Series	**Wattage**	**Distribution**	**Voltage**	**Ballast**	**Mounting**	**Options**
WST	26DTT 2/26DTT 26TRT 2/26TRT 32TRT 2/32TRT **42TRT** **2/42TRT**	**MD** Medium throw	**120** **277** **347** **MVOLT**[1]	**(blank)** Electronic 0° F	**(blank)** Surface mount Shipped separately[2] **BBW** Surface mount back box **UT5** Uptilt 5 degrees	Shipped installed in fixture DC12 Emergency circuit 12-volt (35W lamp included)[3] 2DC12 Emergency circuit 12-volt (two 35W lamps included)[3] DC2012 Emergency circuit 12-volt (20W lamp included)[3] 2DC2012 Emergency circuit 12-volt (two 20W lamps included)[3] DFL Diffusing lens

Options (continued)						Finish[13]		Lamp[15]	
EC	Emergency circuit[4]	GMF	Internal slow-blow fusing[5]	Shipped separately[13]		**(blank)**	Dark bronze, textured	**LPI**	Lamp included
ELDW	Emergency battery pack (32° min. operating temp)[5,6,7]	**PE**	Photoelectric cell-button type[12]	WG	Wire guard	DSST	Sandstone, textured	**L/LP**	Less lamp
ELDWC	Emergency battery pack (0° min. operating temp)[5,6,7,8]	WLU	Wet location door for up orientation	VG	Vandal guard	**DNAT**	Natural aluminum, textured		
ELDWR	Fixture wired ready for Bodine® B30 battery pack (battery pack not included; 32° min. operating temp)[5]	**CSA**	CSA certified			**DWHG**	White, textured		
ELDWRPS	Fixture wired ready for PS1400 or PSDL remote battery pack (battery pack not included; 32° min. operating temp)[5,9]	NDM	NDM certified			**DBLB**	Black, textured		
ELED	Emergency LED secondary source battery pack with time delay (-4°F min. operating temperature)[10,11]					CR	Corrosion-resistance		
2ELED	Emergency LED secondary source (two modules) battery pack with time delay (-4°F min. operating temperature)[10,11]					CRT	Non-stick protective coating[14]		

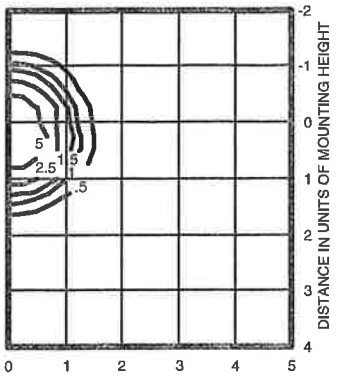
Notes

1. Multi-volt electronic ballast capable of operating on any line voltage from 120-277V.
2. May be ordered as an accessory. Prefix with "WS". Must specify finish.
3. Not available with GMF, EC, ELDWs.
4. Maximum allowable wattage lamp included.
5. Not available with MVOLT; must specify voltage.
6. Not available with 2/32TRT or 2/42TRT
7. Not available with DCs or EC.
8. Not available with 2/26DTT or 2/26TRT.
9. Not available with 2/42TRT.
10. Not available with EC, DCs OR ELDWs.
11. Must specify 120V or 277V.
12. Must be ordered with fixture; cannot be field installed.
13. See www.lithonia.com/archcolors for additional color options.
14. Black finish only.
15. Must be specified (35K lamp with LPI).

NIGHTTIME FRIENDLY
Consistent with LEED® goal & Green Globes™ criteria for light pollution reduction

WST 2/42TRT MD TEST NO: LTL11108

ISOILLUMINANCE PLOT (Footcandle)



2/42TRT lamp, horizontal lamp orientation
Footcandl e values based on 12'
mounting height, 3200 rated lumens (per lamp).
Luminaire Efficiency: 49.6%

Lamp	Initial lumens	Mounting height			
Compact Fluorescent		**10'**	**12'**	**14'**	**16'**
42W TRT	3,200	0.72	0.50	0.37	0.28
(2) 42W TRT	6,400	1.44	1.0	0.73	0.53

Emergency Option Lamp Compatability

Lamp options # of lamps/wattage	DC12	2DC12	DC2012	2DC2012	EC	ELED	2ELED	ELDW	ELDWC	ELDWR	ELDWRPS
26DTT (1 lamp)	■	■	■	■	■	■	■	■	■	■	■
2/26DTT	■	■	■	■	■	■	■	■		■	■
26TRT (1 lamp)	■	■	■	■	■	■	■	■	■	■	■
2/26TRT	■	■	■	■	■	■	■	■		■	■
32TRT (1 lamp)	■	■	■	■	■	■	■	■	■	■	■
2/32TRT	■	■	■	■	■	■	■			■	■
42TRT (1 lamp)	■	■	■	■	■	■	■	■	■	■	■
2/42TRT	■	■	■	■	■	■	■			■	

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 770.922.9000 Fax: 770-918-1209 www.lithonia.com ©2003-2010 Acuity Brands Lighting, Inc. All rights reserved. Rev. 12/28/10

LR6™

6" Recessed Downlight

Product Information

Cree TrueWhite® Technology

- A better way to generate white light that utilizes a patented mixture of unsaturated yellow and saturated red LEDs.
- Tuned to optimal color point before shipment.
- Color management system maintains color consistency over time and temperature.
- Designed to last 50,000 hours and maintain at least 70% of initial lumen output.

Construction

- Durable die-cast aluminum upper housing, lower housing, and upper cover.
- Integrated thermal management system conducts heat away from LEDs and transfers it to the surrounding environment. LED junction temperatures stay below specified maximums even when installed in attic insulation with temperatures exceeding 60 degrees Celsius.

Optical System

- Proprietary optical system utilizes a unique combination of reflective and refractive optical components to achieve a uniform, comfortable appearance. Pixelation and direct view of unshielded LEDs are eliminated.
- White Lower Reflector balances brightness of refractor with the ceiling to create comfortable high-angle appearance. Works with refractor to deliver an optimized distribution that illuminates walls and vertical surfaces increasing the perception of spaciousness.

Electrical System

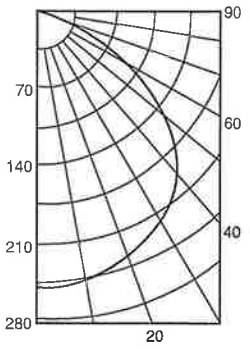
- Integral, high efficiency driver and power supply.
- Power factor > 0.9
- Input voltage = 120V, 60Hz.
- Dimmable to 20% with certain incandescent dimmers (reference www.CreeLEDLighting.com for recommended dimmers).

Regulatory and Voluntary Qualifications

- cULus Listed®. Suitable for damp locations.
- Utilize GU-24 base for new construction projects in California or other areas where high efficacy line voltage sockets are required.
- Exceeds California Title-24 high efficacy luminaire requirements.
- ENERGY STAR® qualified Solid-State Lighting Luminaire.

Photometry

LR6
Lighting Sciences Inc. Certified Test #22226



Intensity (Candlepower) Summary

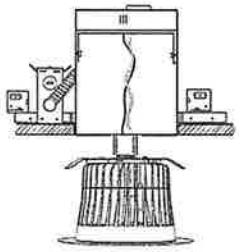
ANGLE	MEAN CP
0°	249
5°	248
15°	242
25°	228
35°	203
45°	165
55°	115
65°	62
75°	24
85°	6
90°	0

Zonal Lumen Summary

ZONE	LUMENS	%LAMP	%FIX
0°-30°	197	30.39	30.39
0°-40°	325	49.94	49.94
0°-60°	556	85.35	85.35
0°-90°	650	100.00	100.00

Installation

- Designed to easily install in standard 6" downlight housings from Cree and other manufacturers.*
- Quick install system utilizes a unique retention feature. Simply attach socket to LR6. Move light to ready position and slide into housing.



* Reference www.CreeLEDLighting.com for a list of compatible housings.

Application Comparison

Room

	6' x 6' Spacing		5' x 5' Spacing		4' x 4' Spacing	
	Workplane Illuminance	Wall Illuminance	Workplane Illuminance	Wall Illuminance	Workplane Illuminance	Wall Illuminance
LR6	15.1	8.0	19.9	10.7	27.2	15.4
65W BR30 White Baffle	14.0	6.3	18.7	8.6	26.1	12.6
18W CFL White Baffle	15.5	7.9	20.8	10.6	28.7	15.4
50W PAR30 White Baffle	16.7	4.1	22.9	5.7	34.1	8.6

Notes:
Average initial illuminance in footcandles, reflectances = 80/50/30, workplane height = 2.5', ceiling height = 9', Nine lights per room. Room sizes = 18'x18', 15'x15', 12'x12'

Hallway

	6' Spacing		8' Spacing		10' Spacing	
	Workplane Illuminance	Wall Illuminance	Workplane Illuminance	Wall Illuminance	Workplane Illuminance	Wall Illuminance
LR6	12.6	6.8	9.6	5.2	7.6	4.0
65W BR30 White Baffle	12.0	5.3	9.1	4.0	7.2	3.2
18W CFL White Baffle	13.0	6.6	10.1	5.1	7.9	4.0
50W PAR30 White Baffle	14.6	3.1	11.2	2.6	9.1	1.8

Notes:
Average initial illuminance in footcandles, reflectances = 80/50/30, workplane height = 2.5', ceiling height = 9', Six lights per hall, width = 6'

CREE LED Lighting

Cree LED Lighting
Morrisville • NC • 27560 • USA
1-919-287-7700 Fax 1-919-991-0730
www.CreeLEDLighting.com

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LR6PI-06/2011

6" Recessed Downlight

LR6™ F3

Product Description

The LR6 is a downlight module for new construction and retrofit that installs easily in most standard six inch recessed IC or non-IC housings. The LR6 downlight generates white light with LEDs in a new way that enables an unprecedented combination of light output, high efficacy, beautiful color, and affordability. U.S. Patent # 7,213,940 issued. Numerous patents pending.

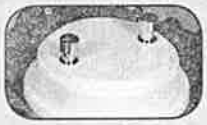
Performance Summary

- Utilizes Cree TrueWhite® Technology
- Delivered Light Output = 650 lumens
- Input Power = 10.5 Watts
- CRI = 90
- CCT = 2700K or 3500K
- Dimmable to 20%
- Five Year Warranty

Ordering Information

- **LR6** - 120V, Incandescent Color (2700K), Edison Base
- **LR6-GU24** - 120V, Incandescent Color (2700K), GU24 Base
- **LR6C** - 120V, Neutral Color (3500K), Edison Base
- **LR6C-GU24** - 120V, Neutral Color (3500K), GU24 Base

LR6-GU24



Accessories - Reference accessory product information sheets for more detail

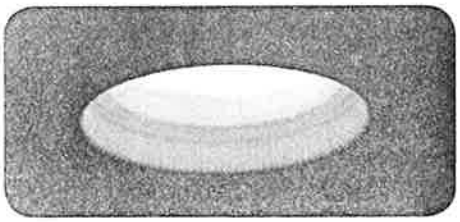
Accessory Trims

- LT6A - Diffuse anodized finish
- LT6AW - Wheat diffuse anodized finish
- LT6AP - Pewter diffuse anodized finish
- LT6AB - Black anodized finish
- LT6WH - Smooth white
- LT6AG - Graphite diffuse anodized finish
- LT6BB - Black ABS thermoplastic full trim

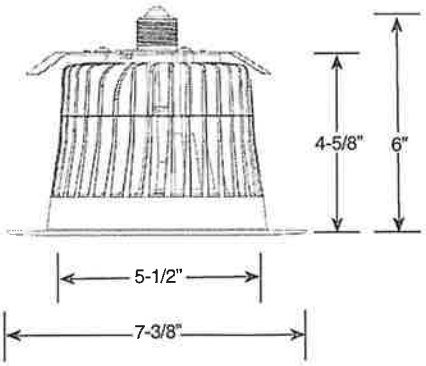
Housings

- H6 - Architectural
- RC6 - New construction
- RR6 - Retrofit
- SC6 - Surface mount
- SC6-CM - Cord mount
- SC6-WM - Wall mount

LR6



LR6C



CREE TRUE WHITE TECHNOLOGY

ENERGY STAR

c UL us LISTED

CREE LED Lighting

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

OMERO

Architectural Area & Roadway Lighting

MR2

METAL HALIDE: 175W - 400W
HIGH PRESSURE SODIUM: 200W - 400W

FEATURES & SPECIFICATIONS

INTENDED USE — Streets, walkways, parking lots and surrounding areas.

CONSTRUCTION — Rugged, die-cast, single piece aluminum housing with nominal wall thickness of 1/8". Die-cast doorframe has impact-resistant, tempered, glass lens (3/16" thick). Doorframe is fully gasketed with one-piece tubular silicone.

Finish: Standard finish is dark bronze (DDB) corrosion-resistant polyester powder finish, with other architectural colors available.

OPTICS — MIRO finish, segmented reflectors for superior uniformity and control. Reflectors attach with tool-less fastener and are rotatable and interchangeable. Five full cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw), Type IV (forward throw sharp cutoff) and Type V (symmetric square).

ELECTRICAL — Ballast: Constant wattage autotransformer. Metal Halide: Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for 175-400W (SCWA option) for US shipments only. CSA, NOM or INTL required for probe start shipments outside of the US. Pulse-start ballast (SCWA) required for 200W, 320W, or 350W. Ballast is 100% factory-tested. All ballasts are mounted on a removable power tray.

Socket: Porcelain, mogul-based socket with copper alloy, nickel-plated screw shell and center contact.

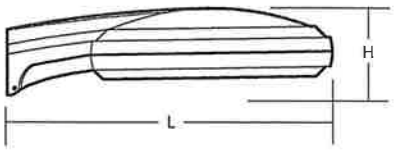
LISTINGS — Listed and labeled to UL standards for wet locations. Listed and labeled to CSA standards (see Options). NOM Certified (see Options). IP65 Rated. U.S. Patent No. D555,357.

Note: Specifications subject to change without notice.

NIGHTTIME FRIENDLY
Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

Specifications

Length: 32-7/8 (83.5)
Diameter: 25 (63.5)
Overall Height: 8-1/4 (21.0)
*Weight: 46 lb. (20.9 kg)
EPA: 0.91 ft² (0.08²)



All dimensions are inches (centimeters) unless otherwise indicated.
*Weight as configured in example below.

ORDERING INFORMATION

For shortest lead times, configure product using standard options **(shown in bold.)**

Example: MR2 400M SR3 TB SCWA LPI

S2,S2H

S2H

S3

S1

MR2									
Series	**Wattage**	**Distribution**	**Voltage**	**Ballast**	**Mounting**	**Options**	**Finish**[17]	**Lamp**[18]
MR2	Metal halide 175M[1] 200M[2] **250M**[3] 320M[2] 350M[1,2,4] **400M**[3,4] High pressure sodium[5] 200S 250S 400S	SR2 Segmented type II roadway **SR3** Segmented type III asymmetric SR4SC Segmented type IV forward throw, sharp cutoff SR4W Segmented type IV wide, forward throw SR5S Segmented type V symmetric square	120 208[6] 240[6] **277** **347** 480[6] **TB**[7] 2305OHZ[8]	**(blank)** Magnetic CWI Constant wattage isolated Pulse Start E SCWA Super CWA pulse start ballast Note: For shipments to U.S. territories, SCWA must be specified to comply with EISA.	SPA Square pole mounting RPA Round pole mounting W8A Wall bracket (up or down)[9] Shipped separately[10,11] OCMR2 Decorative curved arm, (square pole only) OCMR2R Decorative curved arm, (round pole only)	Shipped installed in fixture SF Single fuse (120, 277, 347V)[12,13] DF Double fuse (208, 240, 480V)[12,13] PER NEMA twist-lock receptcle only (no photocontrol) QRS Quartz restrike system[13,14] HS Houseside shield (SR2, SR3, SR4W)[10,15] EC Emergency circuit[14] **CSA** Listed and labeled to Canadian safety standards NOM NOM certified[8] INTL Available for MH probe start shipping outside the U.S. REGC1 California Title 20 effective 1/1/2010 Shipped separately[10] PE1 NEMA twist-lock PE (120, 208, 240V) PE3 NEMA twist-lock PE (347V) PE4 NEMA twist-lock PE (480V) PE7 NEMA twist-lock PE (277V) SC Shorting cap for PER option VG Vandal guard[16]	**(blank)** Oark bronze DBL Black DGC Charcoal gray DMB Medium bronze DWH White **DNA** Natural aluminum CR Enhanced corrosion-resistance	**LPI** Lamp included **L/LP** Less lamp

Accessories: Tenon Mounting Slipfitter
Order as separate catalog number. Must be used with pole mounting (RPA).

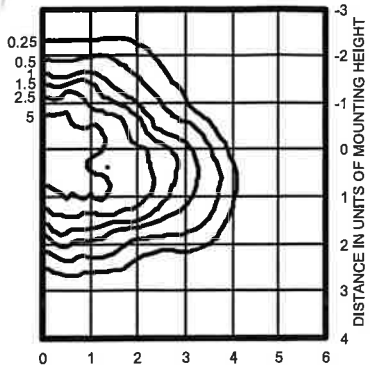
Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Notes
1. These wattages do not comply with California Title 20 regulations.
2. Must order SCWA.
3. These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance. 250M REGC1 is not available in 347 or 480V.
4. Must use reduced jacket lamp ED28.
5. Not availble with SCWA.
6. Must specify CWI for use in Canada.
7. Optional multi-tap ballast (120, 208, 240, 277V; 120, 277, 347V in Canada).
8. Consult factory for available wattages.
9. Mounted in lens-up orientation, fixture is damp location rated.
10. May be ordered as an accessory.
11. Must specify finish when ordered as accessory.
12. Must specify voltage. Not available with TB.
13. SF, DF or QRS options cannot be ordered together.
14. Maximum allowable wattage lamp included.
15. Order MR2SR2/3HS U or MR2SR4WHS U as an accessory.
16. Order MR2VG U as an accessory.
17. See www.lithonia.com/archcolors for additional color options.
18. Must be specified.

MR2 Metal Halide, High Pressure Sodium

MR2 400M SR3 Test No. LTL10099P

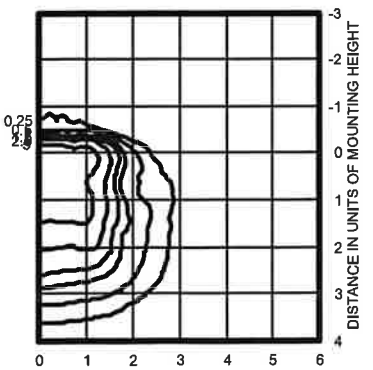
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Type III, Medium, Full Cutoff

MR2 400M SR4SC Test No. LTL10100P

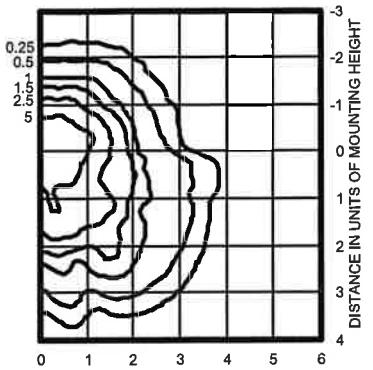
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type IV, Very Short), Full Cutoff

MR2 400M SR4W Test No. LTL10101P

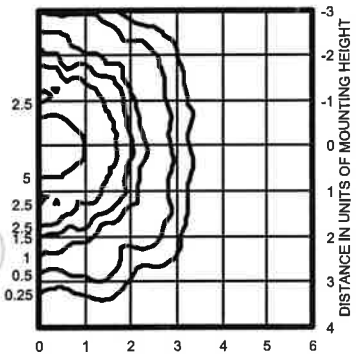
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Type IV, Short, Full Cutoff

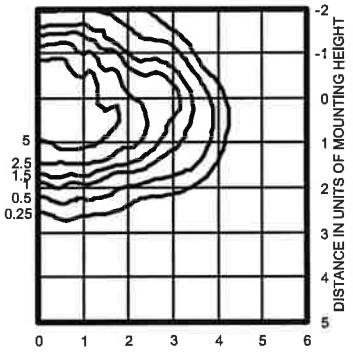
MR2 400M SRSS Test No. LTL10102P

ISOILLUMINANCE PLOT (Footcandle)



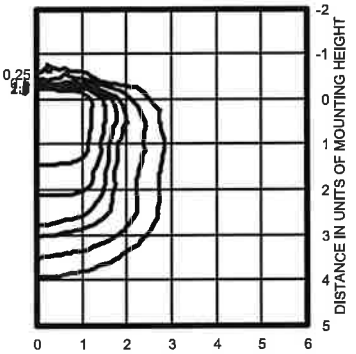
400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type IV, Very Short), Full Cutoff

MR2 400S SR3 TEST NO: LTL10104



400W lamp, rated 50000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Medium, Full Cutoff

MR2 400S SR4SC TEST NO: LTL10105

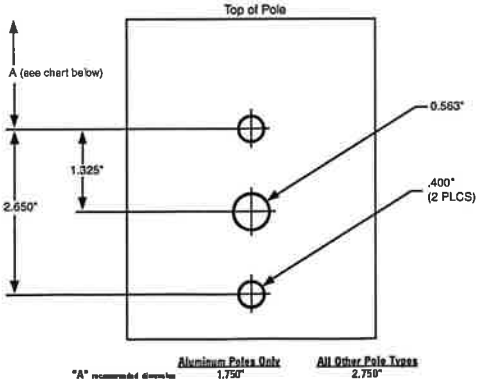


400W lamp, rated 50000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type IV, Very Short), Full Cutoff

DRILLING TEMPLATE # 8

AERIS™ OMERO ALX

Pole-Mounted Luminaire (not for suspend)



Note: Dimension varies by pole type to allow clearance for pole cap. Check pole cap depth if field drilling poles.

NOTE: This drawing is NOT to scale and should be used for dimensional purposes only.

Notes

1. Photometric data for other distributions can be accessed from the Lithonia Lighting web site (www.lithonia.com).
2. For electrical characteristics consult outdoor technical data specification sheets on www.lithonia.com.
3. Tested to current IESNA and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current data and are subject to change.

When ordering poles, specify the appropriate drilling pattern. See below example.

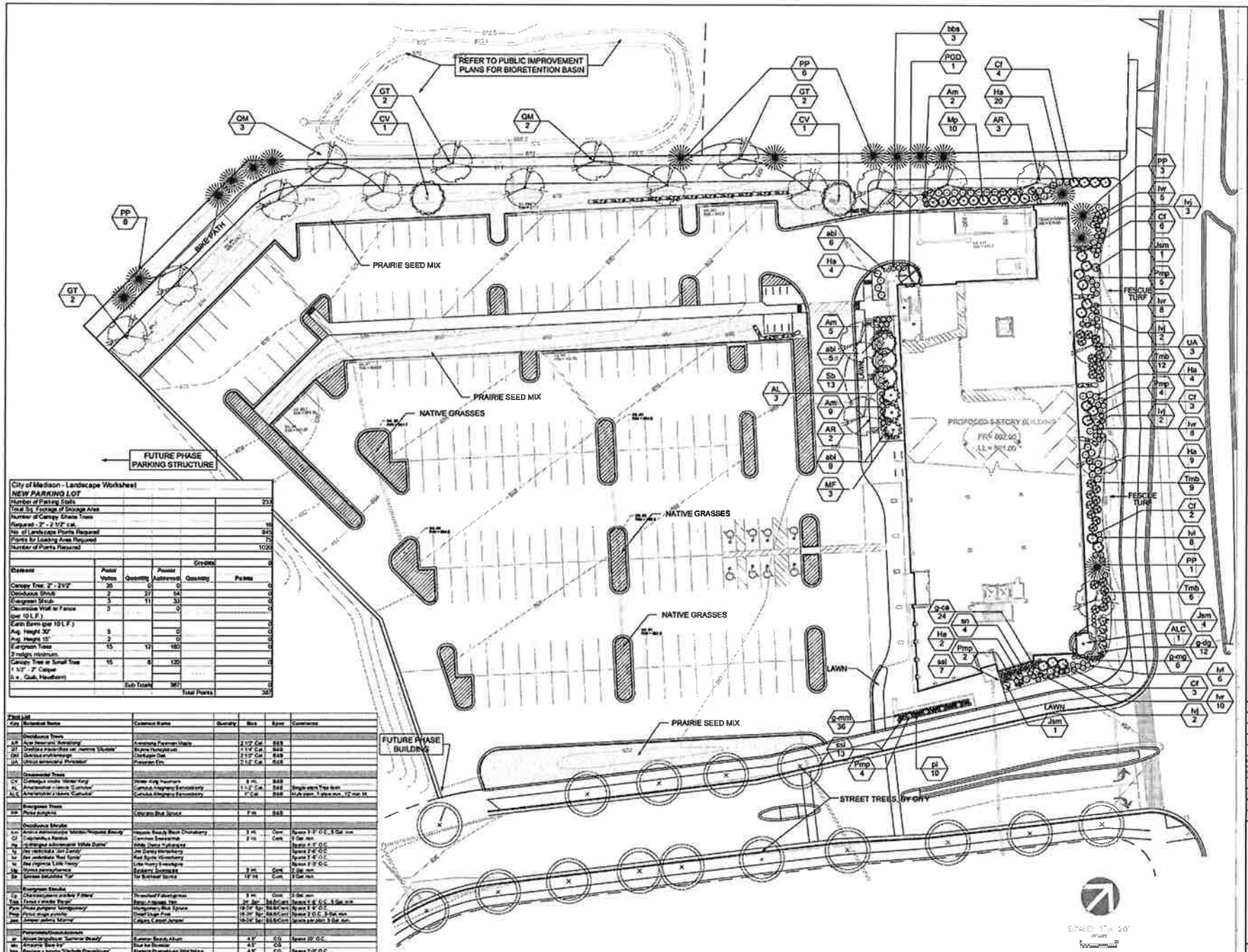
Example: **SSA 20 4C DM19AS**

DM19AS	1 at 90 degrees
DM28AS	2 at 180 degrees
DM29AS	2 at 90 degrees
DM39AS	3 at 90 degrees
DM49AS	4 at 90 degrees
DM32AS	3 at 120 degrees (round poles only)

LITHONIA LIGHTING®
An AcuityBrands Company

MR2-M-S

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 770.922.9000 Fax: 770-918-1209 www.lithonia.com ©2006-2011 Acuity Brands Lighting, Inc. All rights reserved. Rev. 01/05/11



City of Madison - Landscape Worksheet	
NEW PARKING LOT	
Number of Parking Stalls	233
Total Sq. Footage of Storage Area	
Number of Canopy Shade Trees Required - 2" - 2 1/2" cal.	16
No. of Landscape Points Required	845
Points for Loading Area Required	72
Number of Points Required	1030

Element	Point Values	Quantity	Points Achieved	Quantity	Points
				Credits	0
Canopy Tree, 2" - 2 1/2"	35	0	0		0
Deciduous Shrub	2	27	54		0
Evergreen Shrub	3	11	33		0
Decorative Wall or Fence (per 10 L.F.)	5		0		0
Earth Berm (per 10 L.F.)					
Avg. Height 30"	5		0		0
Avg. Height 15"	2		0		0
Evergreen Trees 5 height minimum.	15	12	180		0
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	8	120		0
		Sub Totals	387		0
				Total Points	387

Plant List

Key	Botanical Name	Common Name	Quantity	Size	Spac	Comments
	Deciduous Trees					
AF	Acer freemanii 'Armstrong'	Armstrong Freeman Maple		2 1/2" Cal.	B&B	
QR	Quercus rubra/borealis var. maxima 'Skinners'	Skinners Red Oak		2 1/2" Cal.	B&B	
QM	Quercus muhlenbergii	Chinkapin Oak		2 1/2" Cal.	B&B	
UA	Ulmus americana 'Princeton'	Princeton Elm		2 1/2" Cal.	B&B	
	Ornamental Trees					
CV	Cornelius viridis 'Winter King'	White King Hawthorn		8 Ht.	B&B	
AL	Amelanchier laevis 'Cumulus'	Cumulus Allegheny Serviceberry		1 1/2" Cal.	B&B	Single stem Tree form
ALC	Amelanchier x laevis 'Cumulus'	Cumulus Allegheny Serviceberry		8' Cal.	B&B	Multi-stem, 3 stems min., 12' min. Ht.
	Evergreen Trees					
PP	Picea pungens	Colorado Blue Spruce		7 Ht.	B&B	
	Deciduous Shrubs					
aa	Aronia arbutifolia 'Brilliant'	Brilliant Red Chokeberry		3 Ht.	Cont.	Space 3'-0" O.C., 5 Gal. min.
Cf	Calamagrostis x acutiflora	Common Feather Reed		3 Ht.	Cont.	1 Gal. min.
ha	Hydrangea arborescens 'Annabelle'	White Dome Hydrangea				Space 4'-0" O.C.
lv	Ligustrum x vicari 'Lodense'	Lodense Privet				Space 3'-0" O.C.
sa	Salix sachalinensis 'Red Sprite'	Red Sprite Willow				Space 3'-6" O.C.
va	Viburnum x juddii	Judd Viburnum				Space 3'-0" O.C.
ww	Weigela 'Wine and Roses'	Wine and Roses Weigela		3 Ht.	Cont.	3 Gal. min.
	Evergreen Shrubs					
cp	Chamaecyparis pisifera 'Filifera'	Threadleaf Falsecypress		3 Ht.	Cont.	3 Gal. min.
Tmb	Taxus x media 'Tauntonii'	Tauntons Yew		24" Spr.	B&B/Cont.	Space 4'-6" O.C., 5 Gal. min.
Pyra	Picea pungens 'Montgomery'	Montgomery Blue Spruce		18-24" Spr.	B&B/Cont.	Space 5'-6" O.C.
Pmp	Pinus mugo pumilio	Dwarf Mugo Pine		18-24" Spr.	B&B/Cont.	Space 3'-0" O.C., 3-5 Gal. min.
jsm	Juniper sabina 'Monna'	Calgary Carpet Juniper		18-24" Spr.	B&B/Cont.	Spread per plan, 3 Gal. min.
	Perennials/Groundcovers					
sr	Allium 'Summer Beauty'	Summer Beauty Allium		4.5"	CG	Space 20" O.C.
ajs	Ajuga 'Silver Beauty'	Silver Beauty Bugleweed		4.5"	CG	
bbs	Baptisia x 'Starlight Prairieblues'	Starlight Prairieblues Wild Indigo		4.5"	CG	Space 3'-0" O.C.
pd	Penstemon digitalis 'Husker Red'	Husker's Red Beardstongue		4.5"	CG	Space 15" O.C.
pl	Perovskia 'Blue Spire'	Blue Spire Russian Sage		4.5"	CG	Space 18" O.C.
sn	Salvia nemorosa 'Caradonna'	Caradonna Sage		4.5"	CG	
sy	Sedum 'Autumn Joy'	Autumn Joy Sedum		4.5"	CG	
	Grasses					
gca	Calamagrostis acutiflora 'Overdam'	Overdam Feather Reed Grass		4.5"	CG	
gkc	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass		4.5"	CG	Space 20" O.C.
gmm	Miscanthus sinensis 'Gracillimus'	Maiden Grass		4.5"	CG	
gpp	Panicum virgatum 'Shenandoah'	Shenandoah Purple Switch Grass		4.5"	CG	

Note: In the practice of good stewardship and in alignment with Urban Design Commission recommendations, native plants and grasses are being substituted in the parking lot for some required trees. The General Development Plan phasing indicates this parking lot will be removed and replaced with a future building and parking structure. The required number of trees will be provided at that time.

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GENERAL CONTRACTORS, LLC

Consultant:
KEN SAIKI DESIGN INC

Notes:
FINAL PUBLIC ROADWAY GEOMETRIC'S WILL BE PROVIDED BY THE CITY OF MADISON ENGINEERING DEPARTMENT. ALL WORK IN THE RIGHT OF WAY SHALL CONFORM WITH THE PLANS ISSUED BY THE CITY ENGINEER (PROJECT NUMBER 530226)

REVIEW SET – NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
1/24/12	UP REVIEW SET	
1/16/11	PUD SUBMITTAL	
6/22/11	PUD SUBMITTAL	
6/28/11	UDC SUBMITTAL	
7/27/11	UDC SUBMITTAL	
7/13/11	CDP & SIP SUBMITTAL	

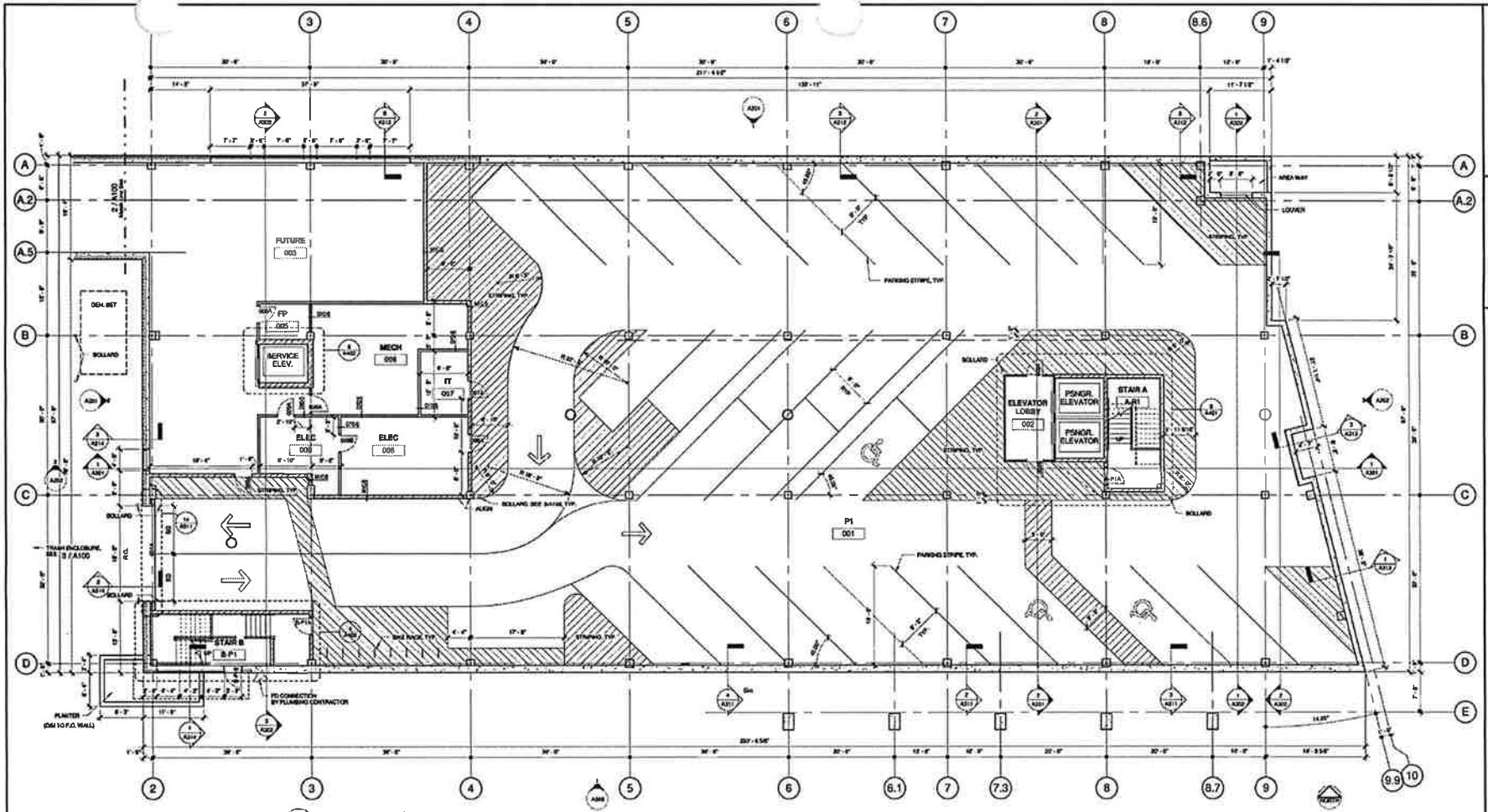
UW Health
Digestive Health Center

THE LEMHART COMPANY
KRUPP GENERAL CONTRACTORS

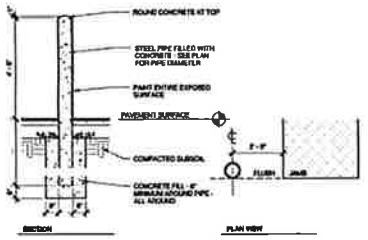
750 UNIVERSITY ROW
MADISON, WISCONSIN

PLANTING PLAN

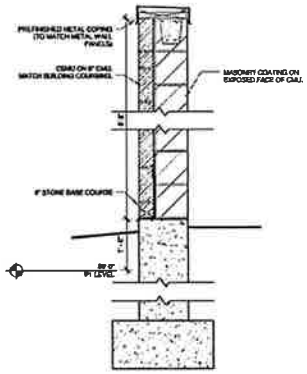
L100



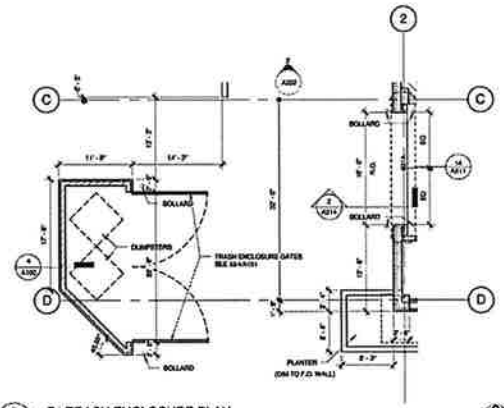
1 / A100 **P1 FLOOR PLAN**
1/8" = 1'-0"



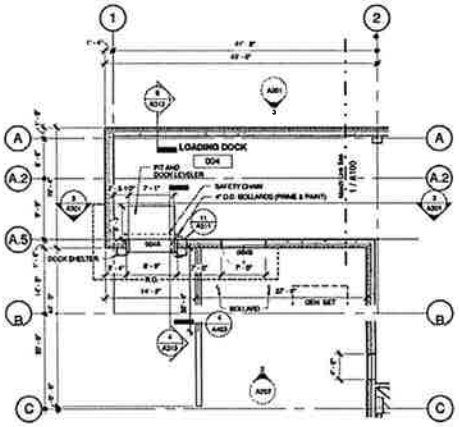
5 / A100 **JAMB GUARD POST**
1/2" = 1'-0"



4 / A100 **SCREEN WALL**
1" = 1'-0"



3 / A100 **P1 TRASH ENCLOSURE PLAN**
1/8" = 1'-0"



2 / A100 **P1 LOADING DOCK PLAN**
1/8" = 1'-0"

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Consultants:

Notes:

1. ALL INTERIOR PARTITIONS ARE TYPE 'D4/S1' UNLESS OTHERWISE INDICATED.

PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
1/25/12	SP RESUBMITTAL	
11/15/2011	CONSTRUCTION BULLETIN #2	
10/24/2011	BID DOCUMENTS	

UW Health
Digestive Health Center

THE LEINHART COMPANY &
KRUPP GENERAL CONTRACTORS

750 UNIVERSITY ROW
MADISON, WISCONSIN

P1 FLOOR PLAN

Project No. 2011.05.00

A100

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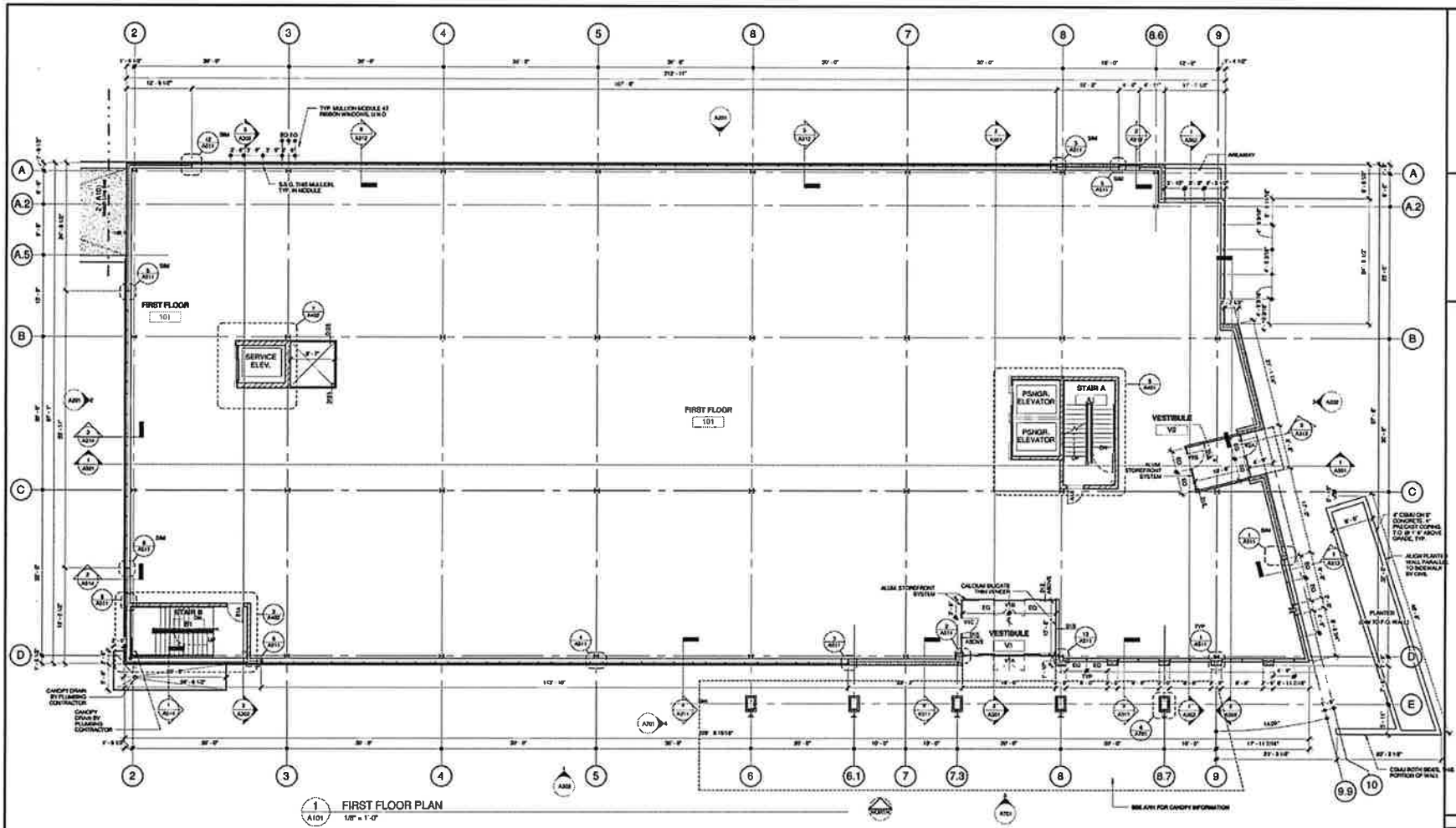
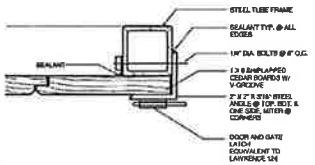
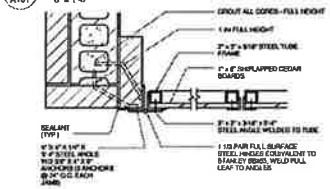


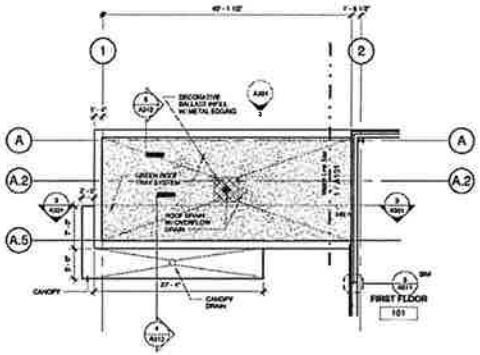
1 A101 FIRST FLOOR PLAN
1/8" = 1'-0"



4 A101 GATE EDGE
6" = 1'-0"



3 A101 GATE CONNECTION
1 1/2" = 1'-0"



2 A101 LOADING DOCK ROOF PLAN
1/8" = 1'-0"

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Consultants:

Notes:

1. ALL INTERIOR PARTITIONS ARE TYPE 'DA06' UNLESS OTHERWISE INDICATED.

PRELIMINARY
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Date	Issuance/Revisions	Symbol
10/24/2011	BID DOCUMENTS	
11/02/2011	CONSTRUCTION BULLETIN #2	
12/21/11	SP RESUBMITTAL	

UW Health
Digestive Health Center

THE LEINHART COMPANY &
KRUPP GENERAL CONTRACTORS

750 UNIVERSITY ROW
MADISON, WISCONSIN

FIRST FLOOR PLAN

2011.28.05

A101

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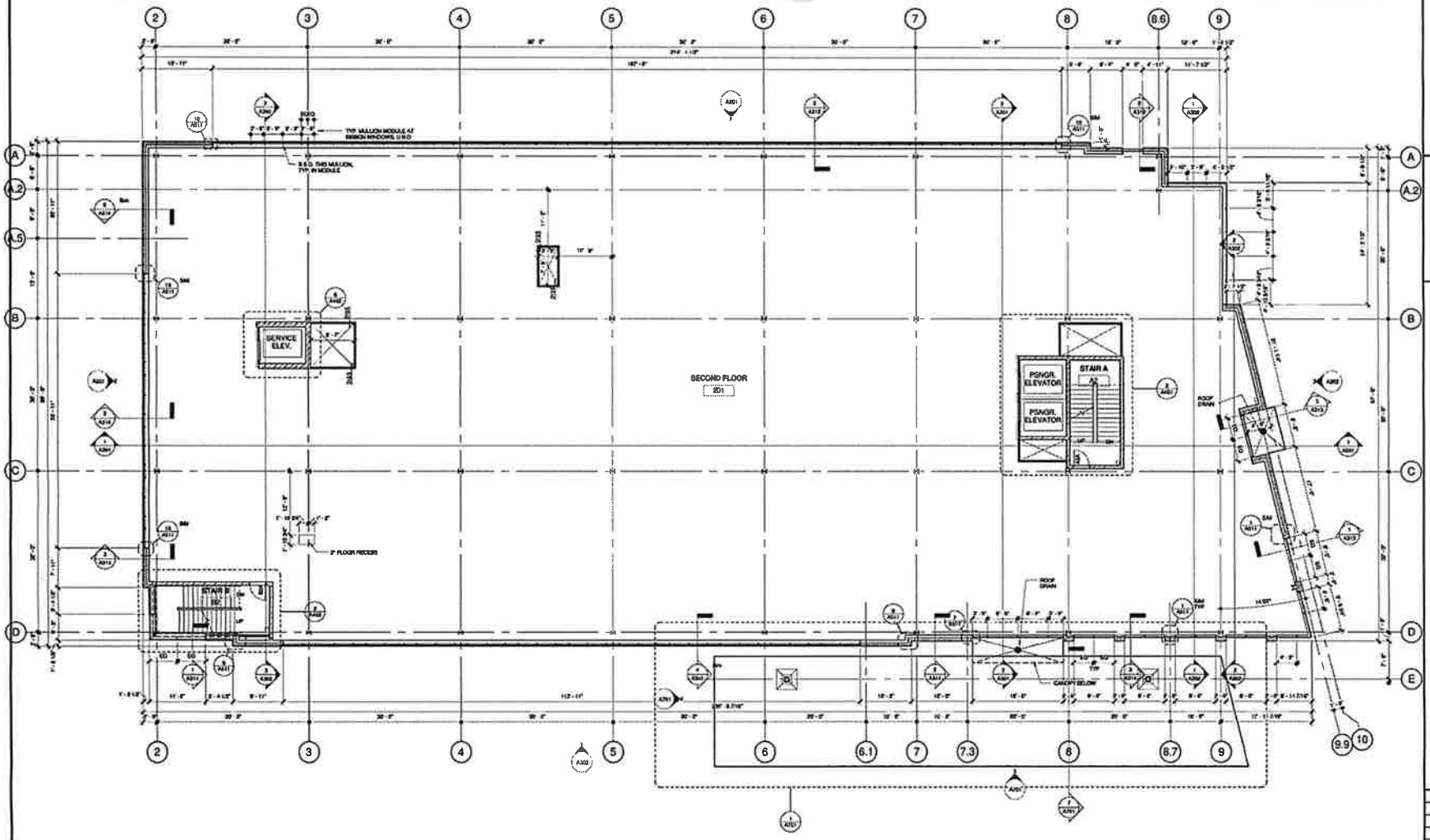

1 A102 SECOND FLOOR PLAN
1/8" = 1'-0"

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Consultants:

Notes:

1. ALL INTERIOR PARTITIONS ARE TYPE THIS//
UNLESS OTHERWISE INDICATED.

PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol
1/24/12	[illegible]	
11/02/2011	CONSTRUCTION BULLETIN #2	
10/25/2011	BID DOCUMENTS	

UW Health
Digestive Health Center

THE LENHART COMPANY &
KRUPP GENERAL CONTRACTORS

750 UNIVERSITY ROW
MADISON, WISCONSIN

SECOND FLOOR PLAN

Project No. 0911.05.05
Drawn By: CMT

A102

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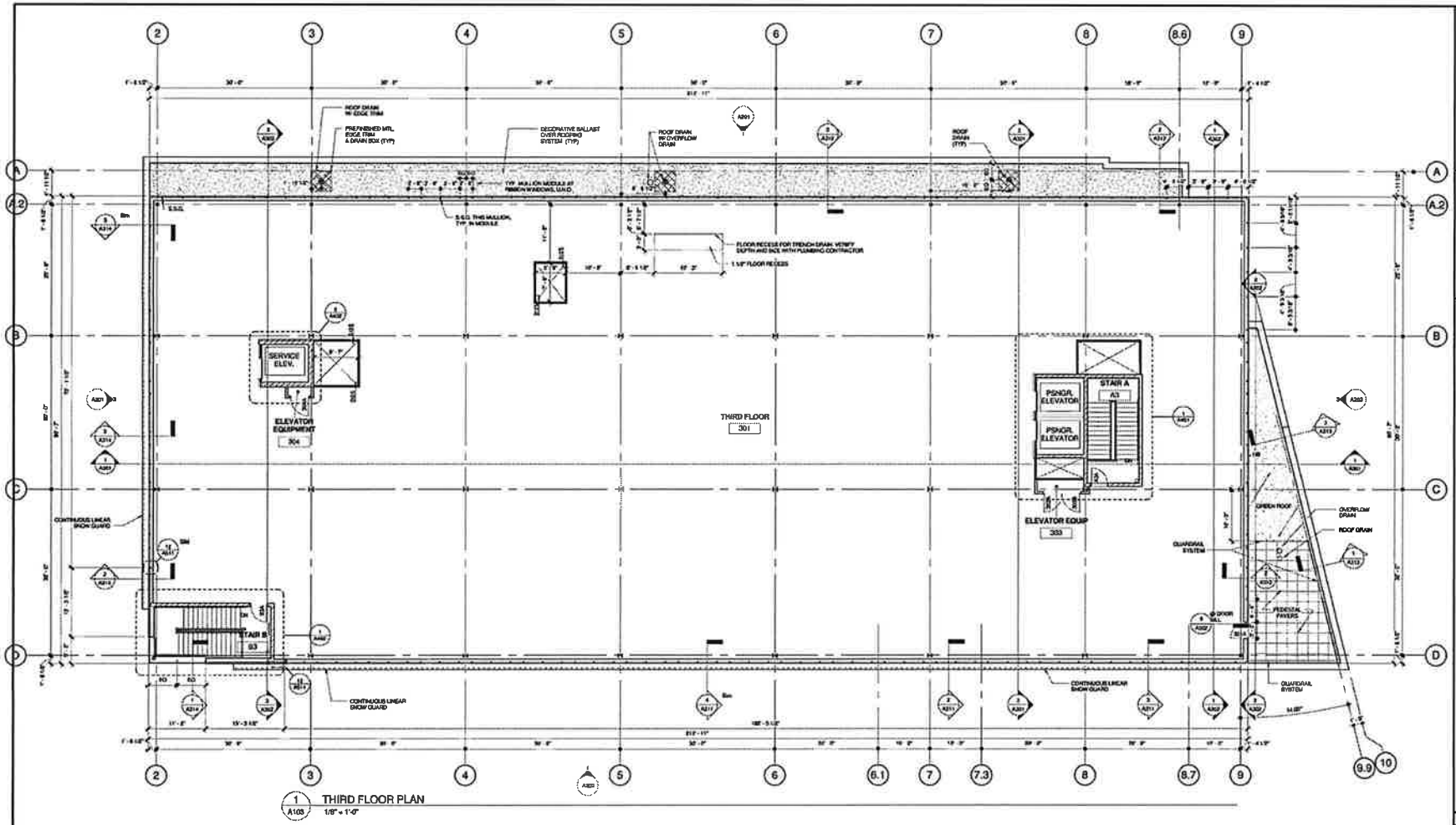
11/4/2011 4:19:36 PM



1 A103 THIRD FLOOR PLAN
1/8" = 1'-0"

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GENERAL CONTRACTORS, LLC

Consultants:

Notes:

1. ALL INTERIOR PARTITIONS ARE TYPE 'DM09' UNLESS OTHERWISE INDICATED

PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issue/Reference	Symbol
11/7/2012	SD REVISIONS	
11/02/2011	CONSTRUCTION BULLETIN #2	
10/31/2011	BID DOCUMENTS	

UW Health
Digestive Health Center

THE LENHART COMPANY &
KRUPP GENERAL CONTRACTORS

750 UNIVERSITY ROW
MADISON, WISCONSIN

THIRD FLOOR PLAN

Project Number 2011.06.00

A103

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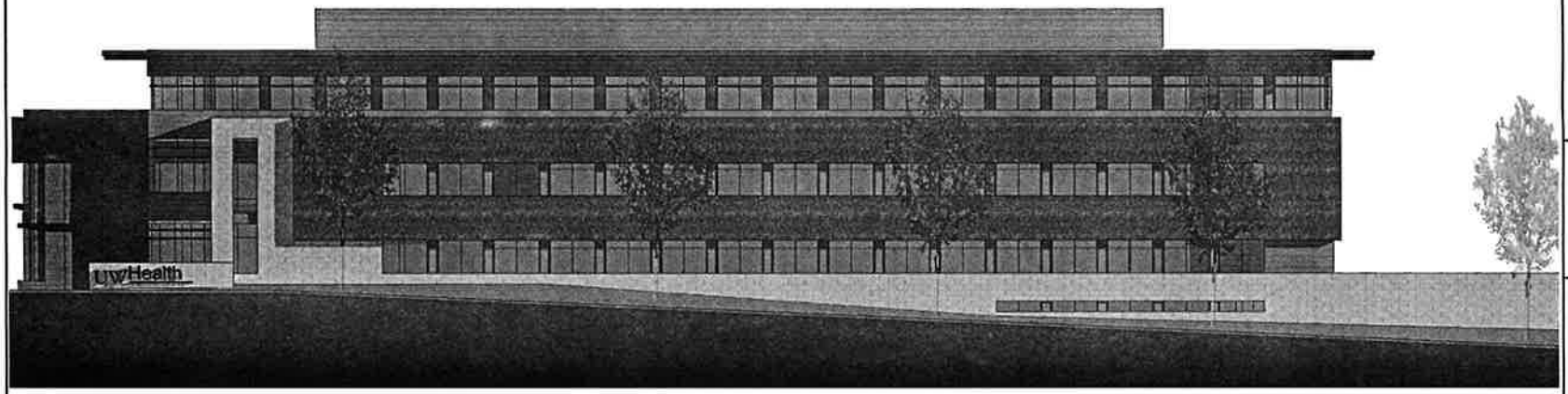
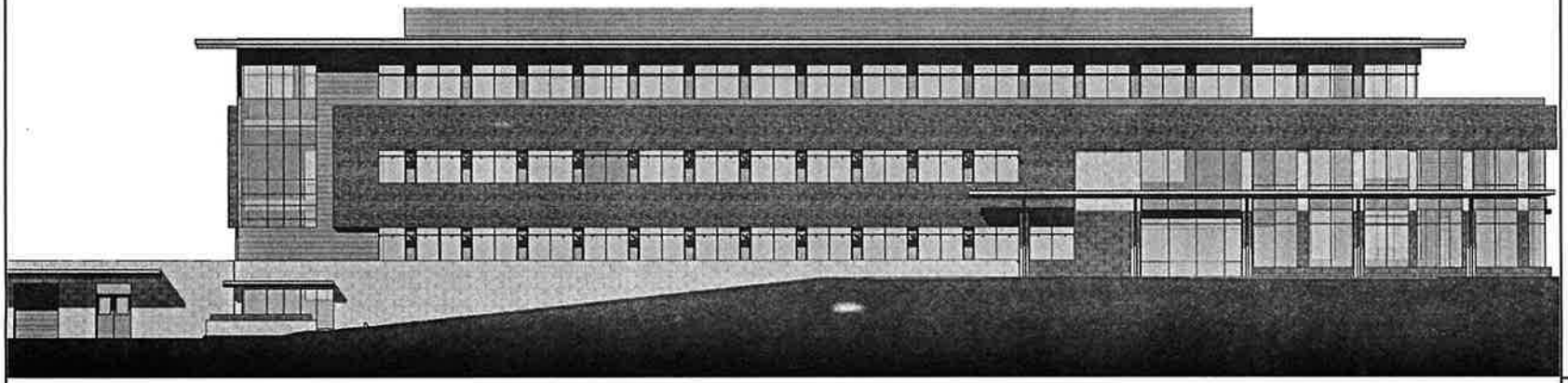
11/6/2011 4:19:38 PM



NORTH ELEVATION



SOUTH ELEVATION

WARM BRICK

RENAISSANCE STONE

CHAMPAGNE METAL

WOOD SOFFIT

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11/22/2011 1:40:28 PM

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Consultants:

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

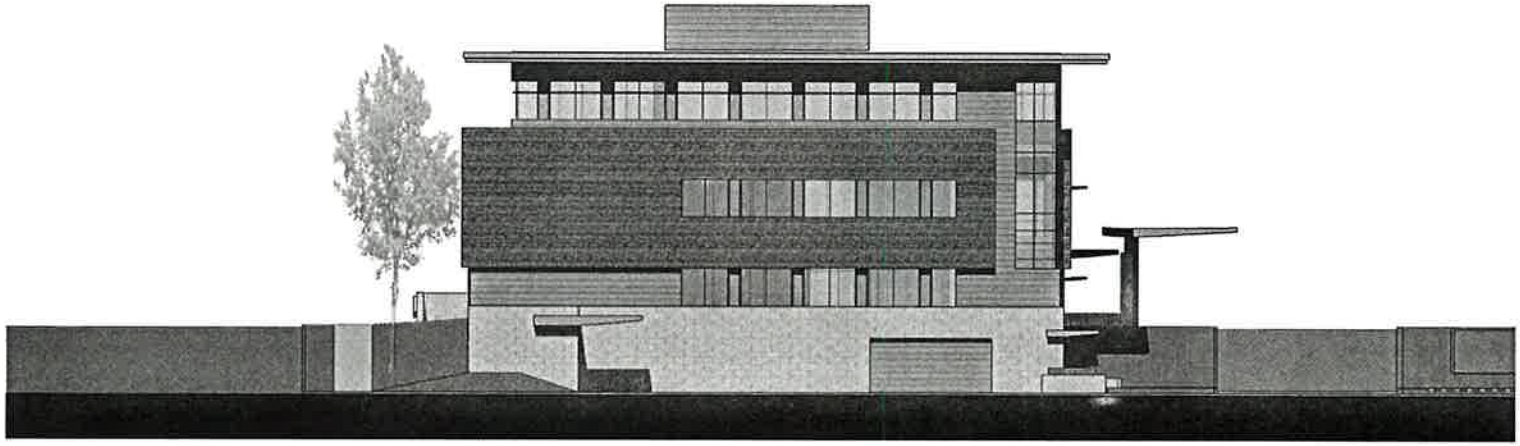
Date	Issuance/Revisions	Symbol

UW HEALTH
DIGESTIVE HEALTH CENTER
THE LENHART COMPANY &
KRUPP GENERAL CONTRACTORS

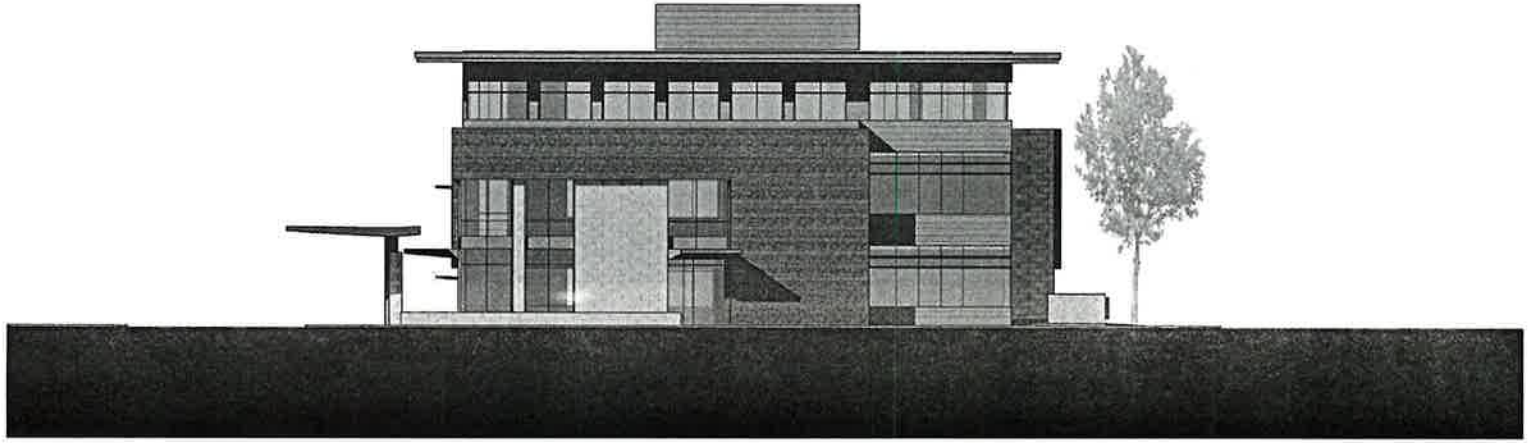
5115 UNIVERSITY AVE,
MADISON, WISCONSIN

BUILDING ELEVATIONS

2011.JRL.00	A_201
Author	



EAST ELEVATION



WEST ELEVATION

WARM
BRICK

RENAISSANCE
STONE

CHAMPAGNE
METAL

WOOD
SOFFIT

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KRUPP
GENERAL CONTRACTORS, LLC

Consultants:

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

Date	Issuance/Revisions	Symbol

UW HEALTH
DIGESTIVE HEALTH
CENTER

THE LENHART COMPANY &
KRUPP GENERAL CONTRACTORS

5115 UNIVERSITY AVE.
MADISON, WISCONSIN

BUILIDNG ELEVATIONS

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