

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # 30040

DATE SUBMITTED: <u>01 MAY 2013</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>08 MAY 2013</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 441 N. FRANCIS STREET

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals)

CORE CAMPUS COMMUNITIES, LLC

2274 W. NORTH AVENUE

CHICAGO, IL 60647

ARCHITECT/DESIGNER/OR AGENT:

ANTUNOVICH ASSOCIATES

224 W. HURON STREET

CHICAGO, IL 60654

CONTACT PERSON: BRIAN MUNSON

Address: VANDEWALLE & ASSOCIATES

120 EAST LAKESIDE STREET MADISON, WI 53715

Phone: (608) 255.3988

Fax: (608) 255.0814

E-mail address: bmunson@vandewalle.com

TYPE OF PROJECT:

(See Section A for:)

Planned Unit Development (PUD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Community Development (PCD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Residential Development (PRD)

New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)

School, Public Building or Space (Fee may be required)

New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

Planned Commercial Site

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

Comprehensive Design Review\* (Fee required)

Street Graphics Variance\* (Fee required)

Other \_\_\_\_\_

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

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

CITY OF MADISON

MAY - 1 2013

11:24 AM

Planning & Community  
& Economic Development



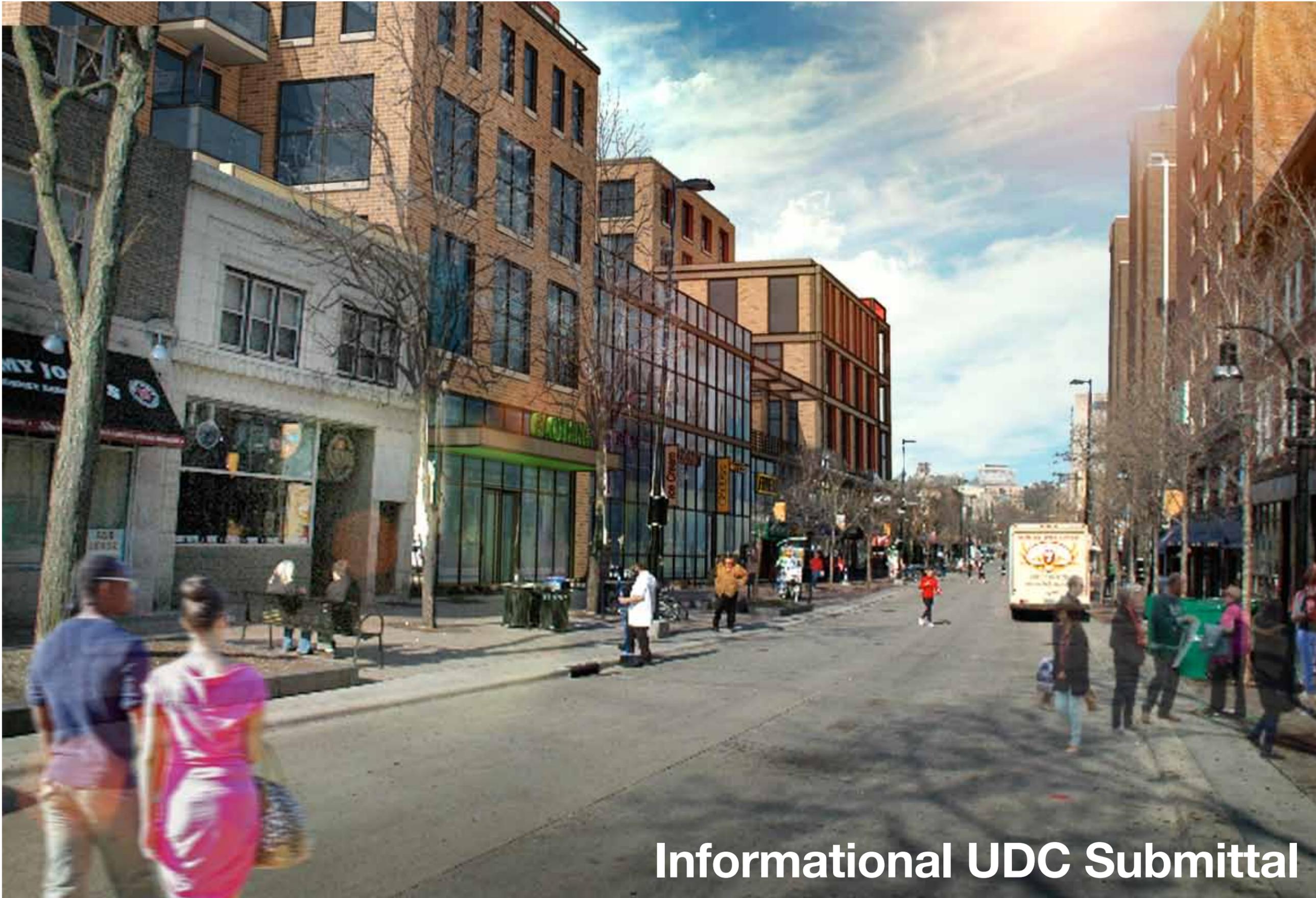
# VANDEWALLE & ASSOCIATES INC.

To: Urban Design Commission  
From: Brian Munson  
CC: Marc Lifshin, Core Campus  
Jeff Zelisko, Antunovich Architects  
Date: May 2, 2013  
Re: The Hub at Madison

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Located at the intersection of State & Frances The Hub at Madison is an exciting new mixed use project featuring 25,000-30,000 square feet of retail and 250-300 residences. Through the redevelopment of the University Inn site, this project will build upon the State Street experience by redeveloping a site that has long been "the last parking lot on State Street" while offer new residential opportunities with unparalleled amenities and walkable street level commercial. Targeted for construction in 2014, this project will be working through the review and approval process over the course of the year and we welcome the opportunity to present the project for input and discussion.

This project will be submitting a formal application on May 22, 2013 for the properties located at 529-557 State Street, 431-441 North Frances Street, and 432 West Gilman Street, and will include a demolition request for the three buildings on-site, a rezoning request for 431 North Frances from Urban Mixed Use (UMX) to Downtown Core (DC), a conditional use request for the proposed building, and a certified survey map combining the lots into one parcel. The project is located in TIF district 32; however, the project is not requesting subsidy at this time. This submittal date tentatively corresponds to an Urban Design Committee meeting on July 10, 2013, a Plan Commission meeting on July 22, 2013, and Common Council meeting on August 6, 2013.



# Informational UDC Submittal



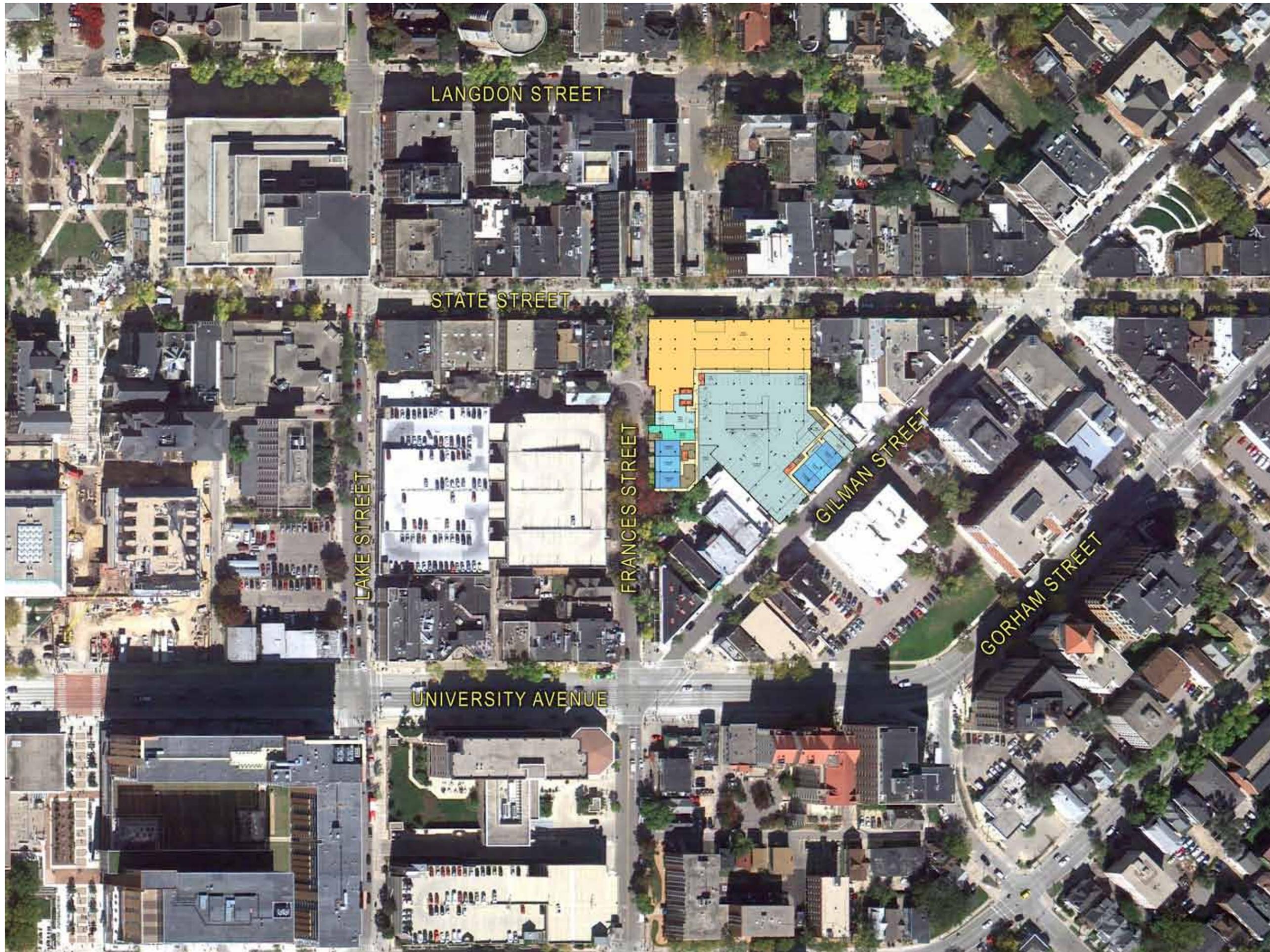
## The Hub at Madison Madison, WI

Core Campus  
*Developer*

Antunovich Associates  
*Architects*

Myefski Architects  
*Associate Architect*

**May 1, 2013**



**The Hub at Madison**  
Madison, WI

Core Campus  
*Developer*

Antunovich Associates  
*Architects*

Myefski Architects  
*Associate Architect*

**May 1, 2013**

Aerial View



**The Hub at Madison**  
Madison, WI

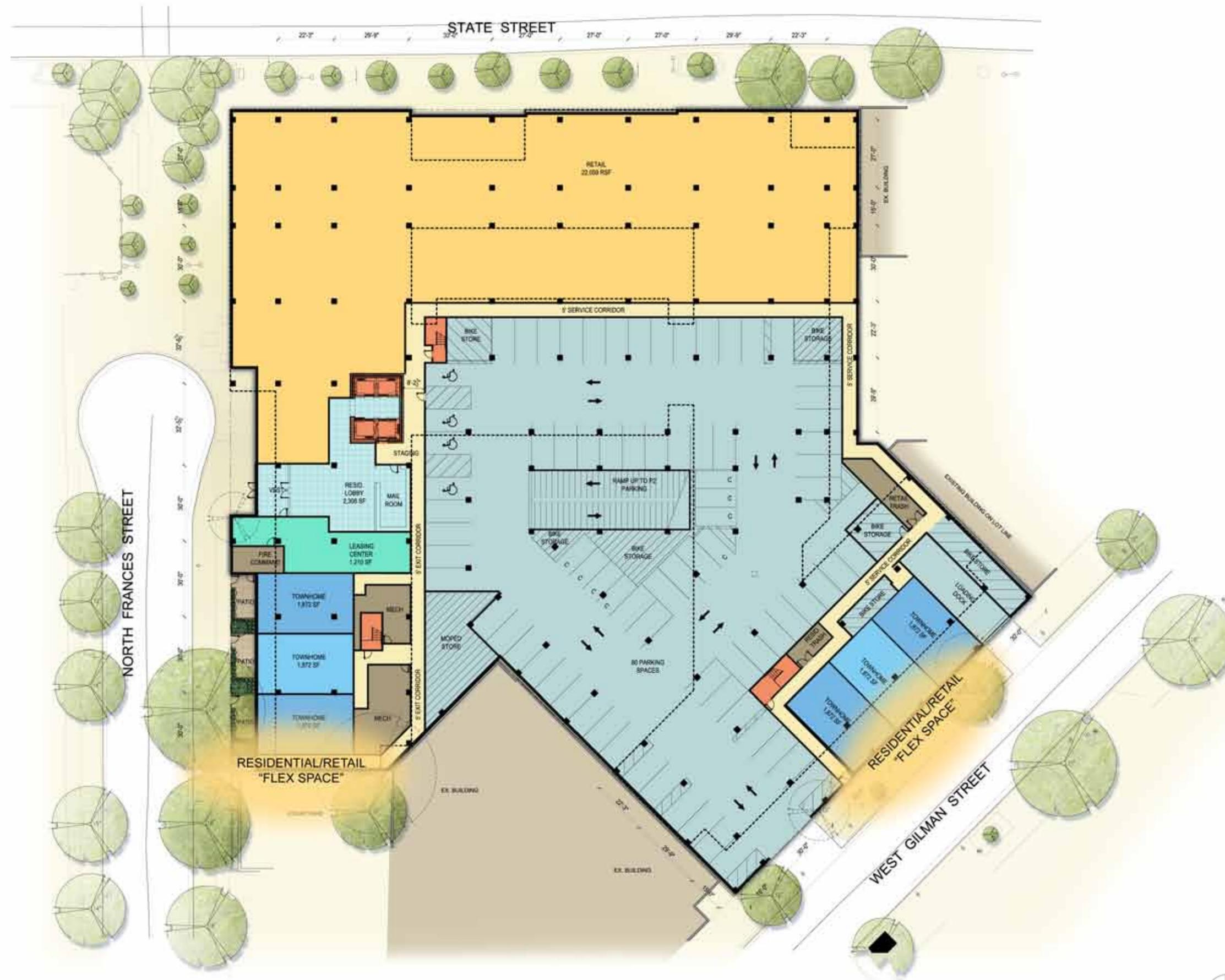
Core Campus  
Developer

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Architects

Myefski Architects  
Associate Architect

May 1, 2013

Site Plan/  
First Floor Plan





**The Hub at Madison**  
Madison, WI

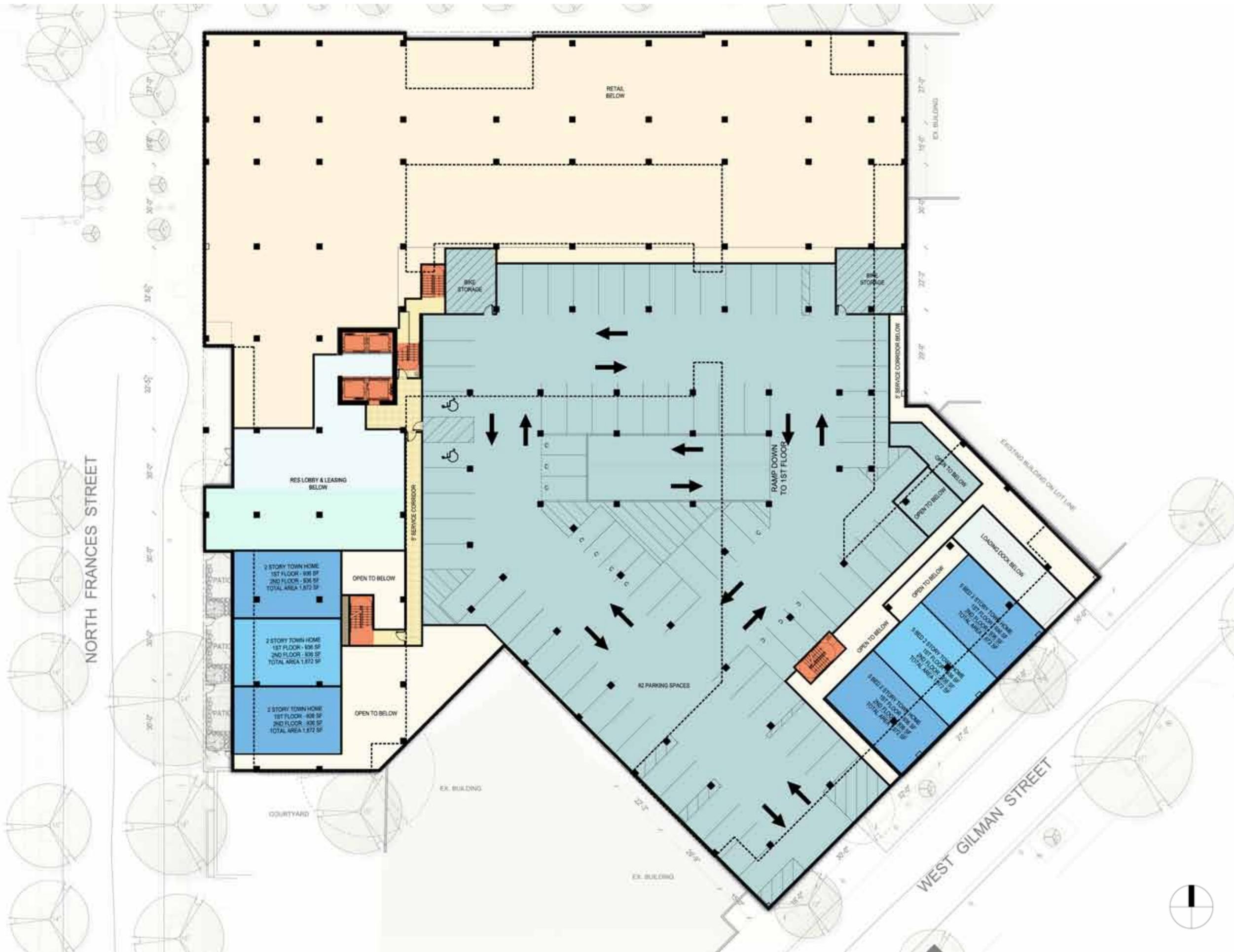
Core Campus  
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Myefski Architects  
Associate Architect

May 1, 2013

Mezzanine Plan





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Madison, WI

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Architects

Myefski Architects  
Associate Architect

**May 1, 2013**

**Second Floor Plan**





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Madison, WI

Core Campus  
Developer

Antunovich Associates  
Architects

Myefski Architects  
Associate Architect

**May 1, 2013**

**3rd and 4th  
Floor Plan**





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Madison, WI

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Architects

Myefski Architects  
Associate Architect

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**5th and 6th  
Floor Plan**





**The Hub at Madison**  
Madison, WI

Core Campus  
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Myefski Architects  
*Associate Architect*

**May 1, 2013**

**7th Floor Plan**





**The Hub at Madison**  
Madison, WI

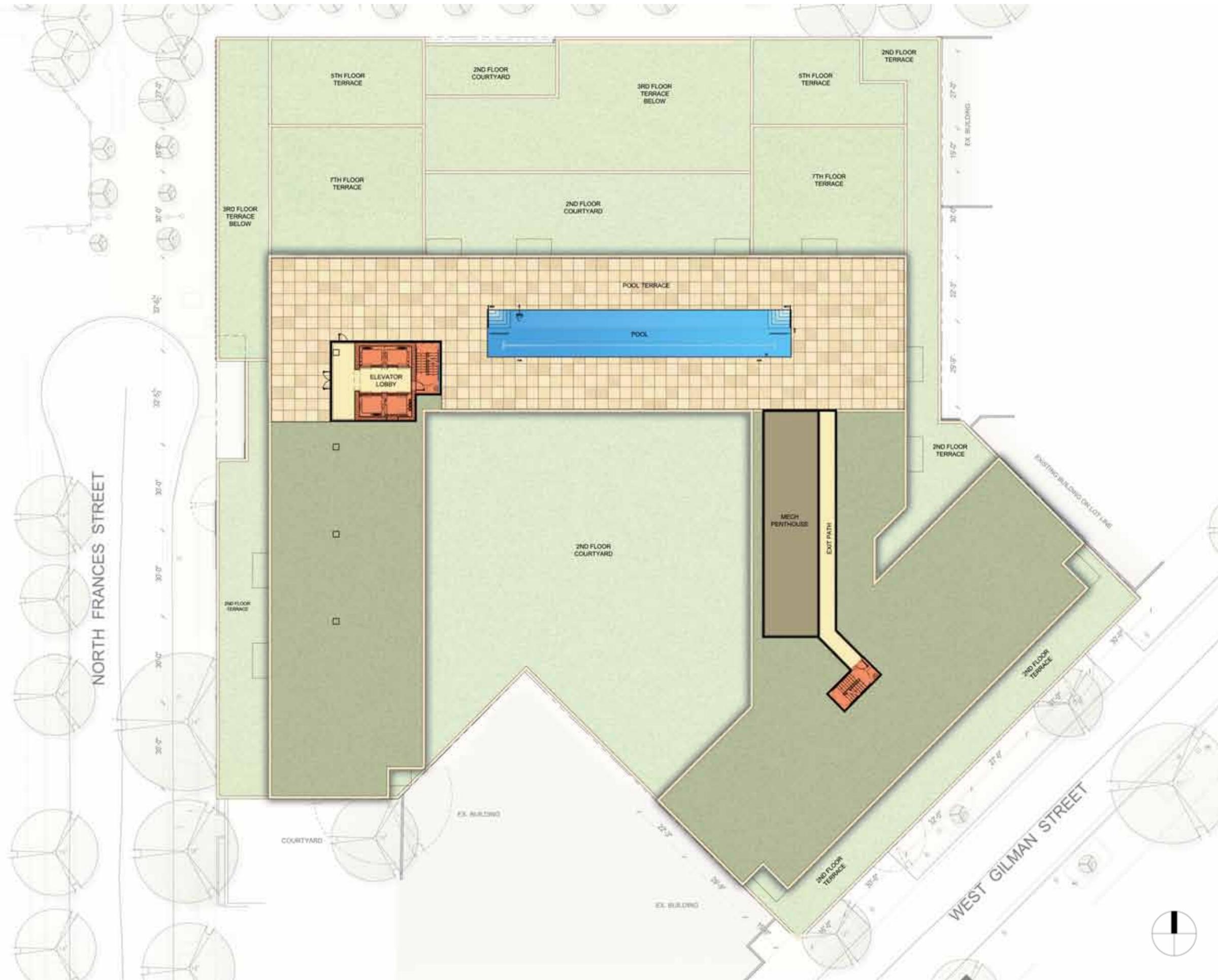
Core Campus  
*Developer*

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*Architects*

Myefski Architects  
*Associate Architect*

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**Roof Plan**





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Madison, WI

Core Campus  
Developer

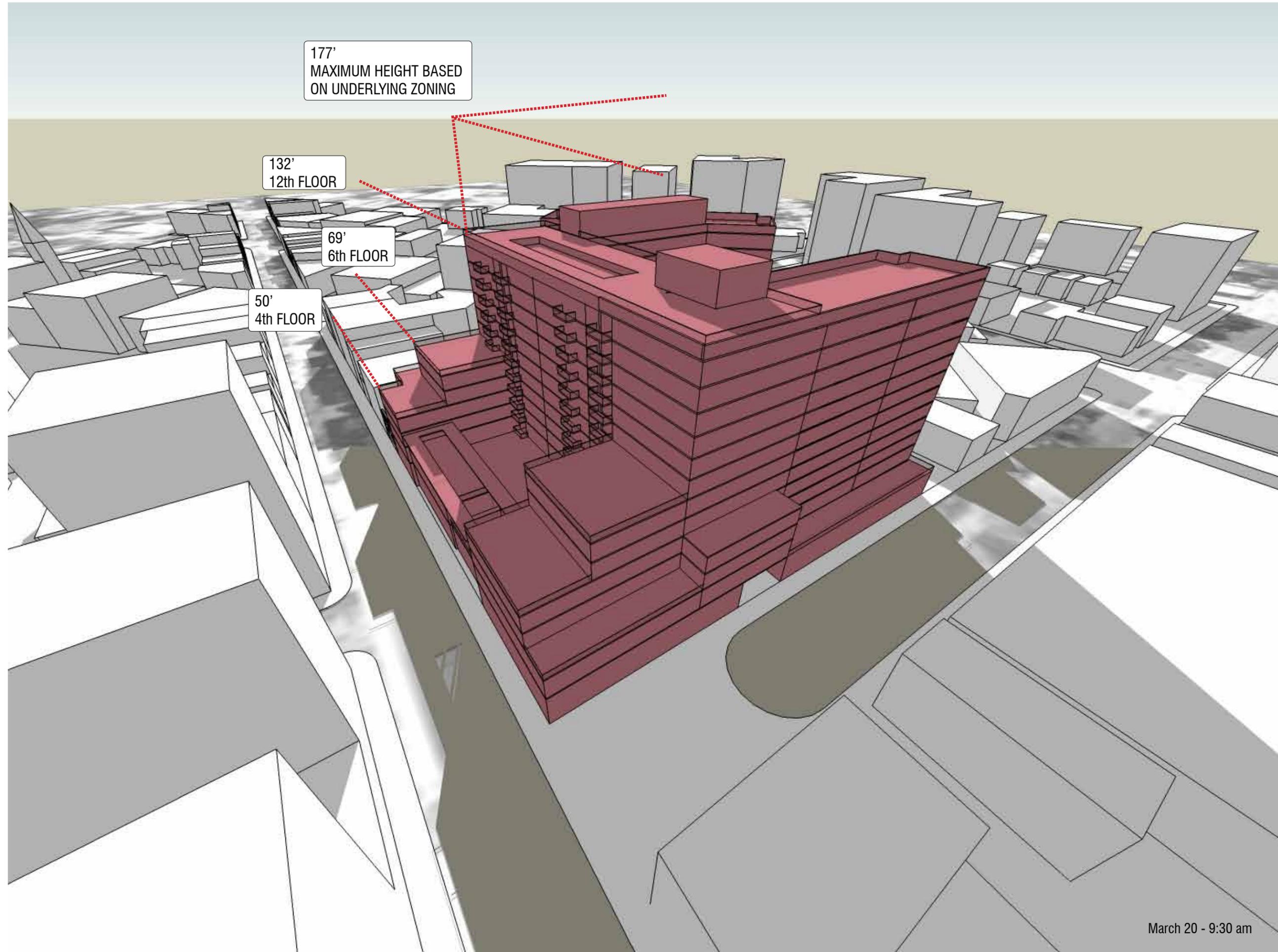
Antunovich Associates  
Architects

Myefski Architects  
Associate Architect

**May 1, 2013**



Site Section



**The Hub at Madison**  
Madison, WI

Core Campus  
*Developer*

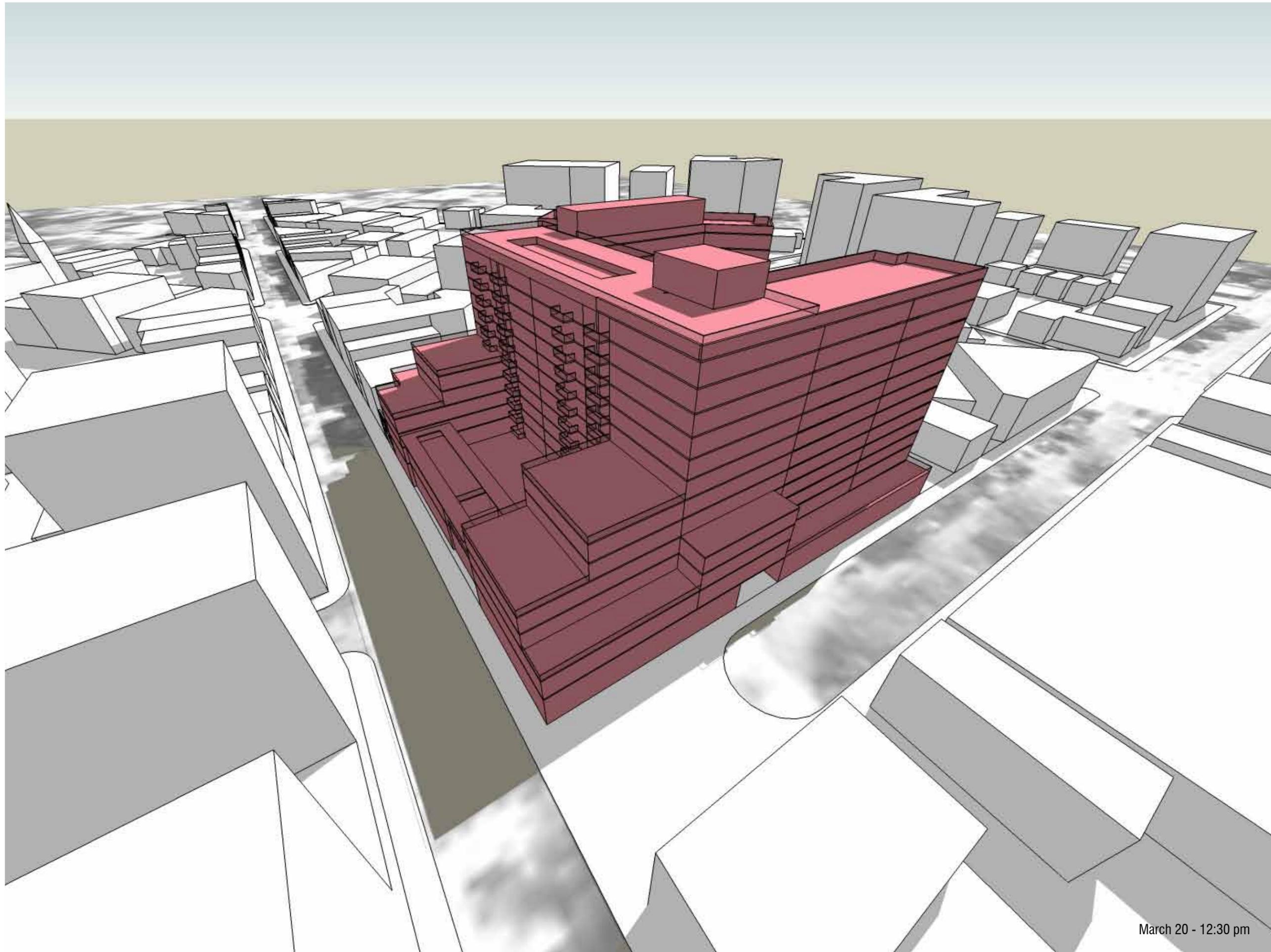
Antunovich Associates  
*Architects*

Myefski Architects  
*Associate Architect*

**May 1, 2013**

Proposed  
Massing -  
Shadow Study  
Views

March 20 - 9:30 am



**The Hub at Madison**  
Madison, WI

Core Campus  
*Developer*

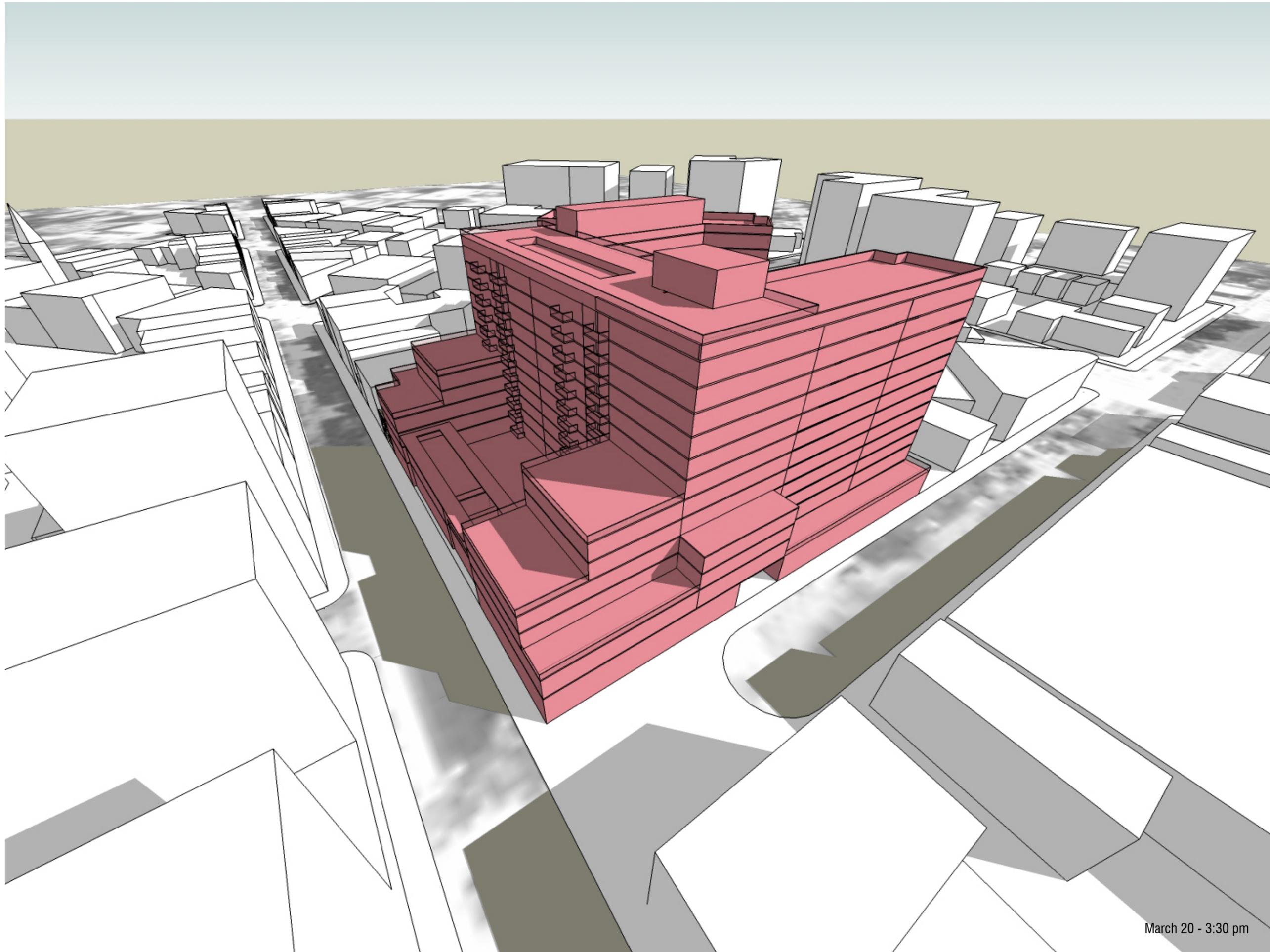
Antunovich Associates  
*Architects*

Myefski Architects  
*Associate Architect*

**May 1, 2013**

Proposed  
Massing -  
Shadow Study  
Views

March 20 - 12:30 pm



**The Hub at Madison**  
Madison, WI

Core Campus  
*Developer*

Antunovich Associates  
*Architects*

Myefski Architects  
*Associate Architect*

**May 1, 2013**

Proposed  
Massing -  
Shadow Study  
Views

March 20 - 3:30 pm



**The Hub at Madison**  
Madison, WI

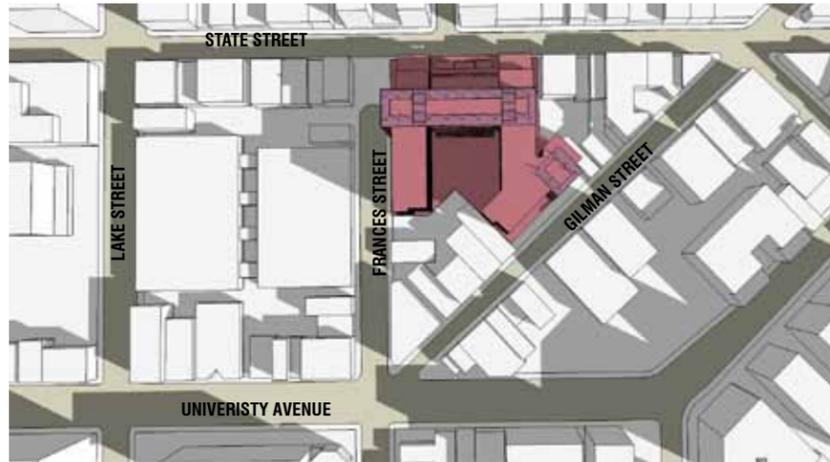
Core Campus  
*Developer*

Antunovich Associates  
*Architects*

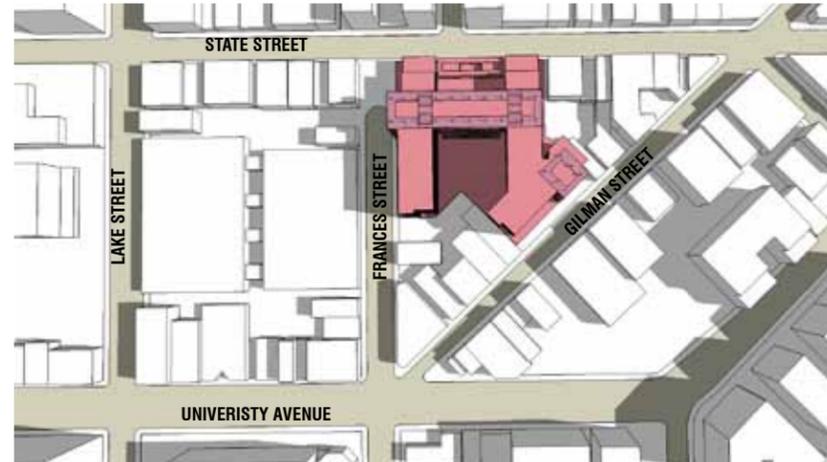
Myefski Architects  
*Associate Architect*

**May 1, 2013**

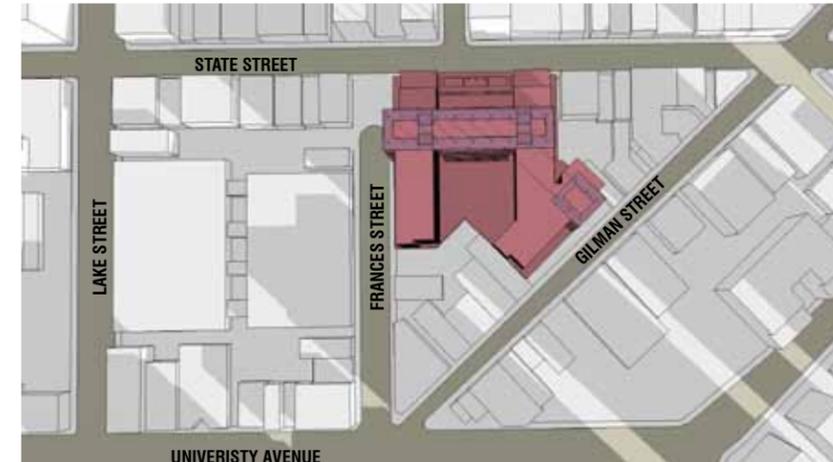
**Proposed  
Massing -  
Shadow Study**



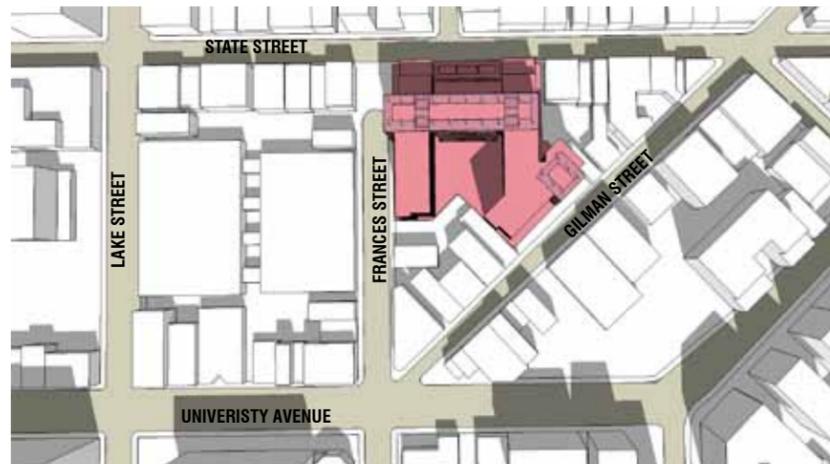
March 20 - 9:30 am



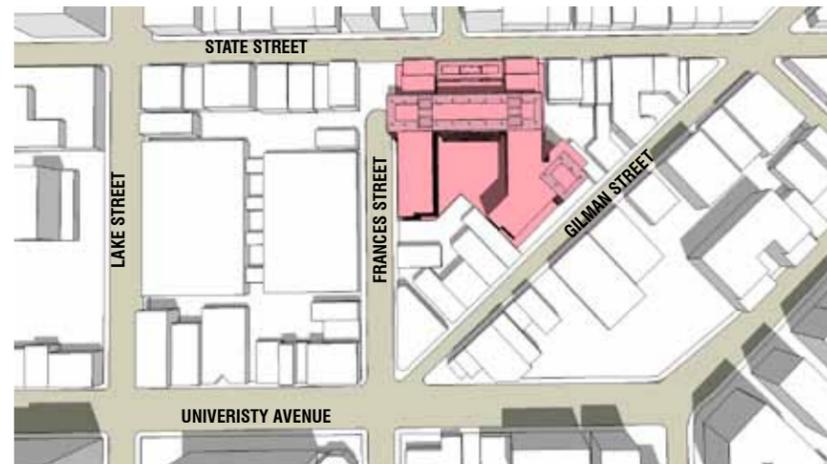
June 21 - 9:30 am



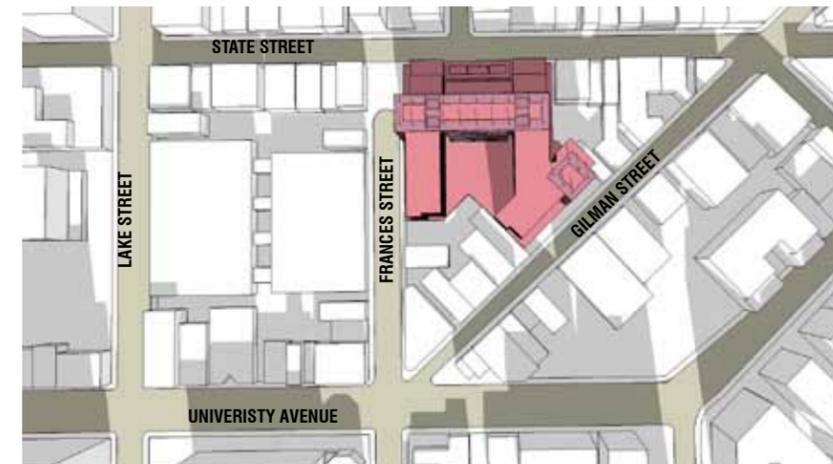
December 21 - 9:30 am



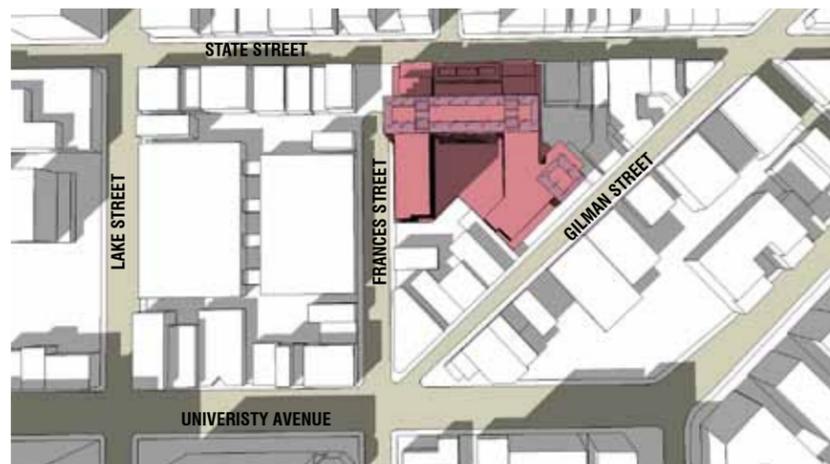
March 20 - 12:30 pm



June 21 - 12:30 pm



December 21 - 12:30 pm



March 20 - 3:30 pm



June 21 - 3:30 pm



December 21 - 3:30 pm





**The Hub at Madison**  
Madison, WI

Core Campus  
*Developer*

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*Architects*

Myefski Architects  
*Associate Architect*

**May 1, 2013**



View displaying Proposed Massing



Existing View

Contextual View  
from  
Bascom Hill



**The Hub at Madison**  
Madison, WI

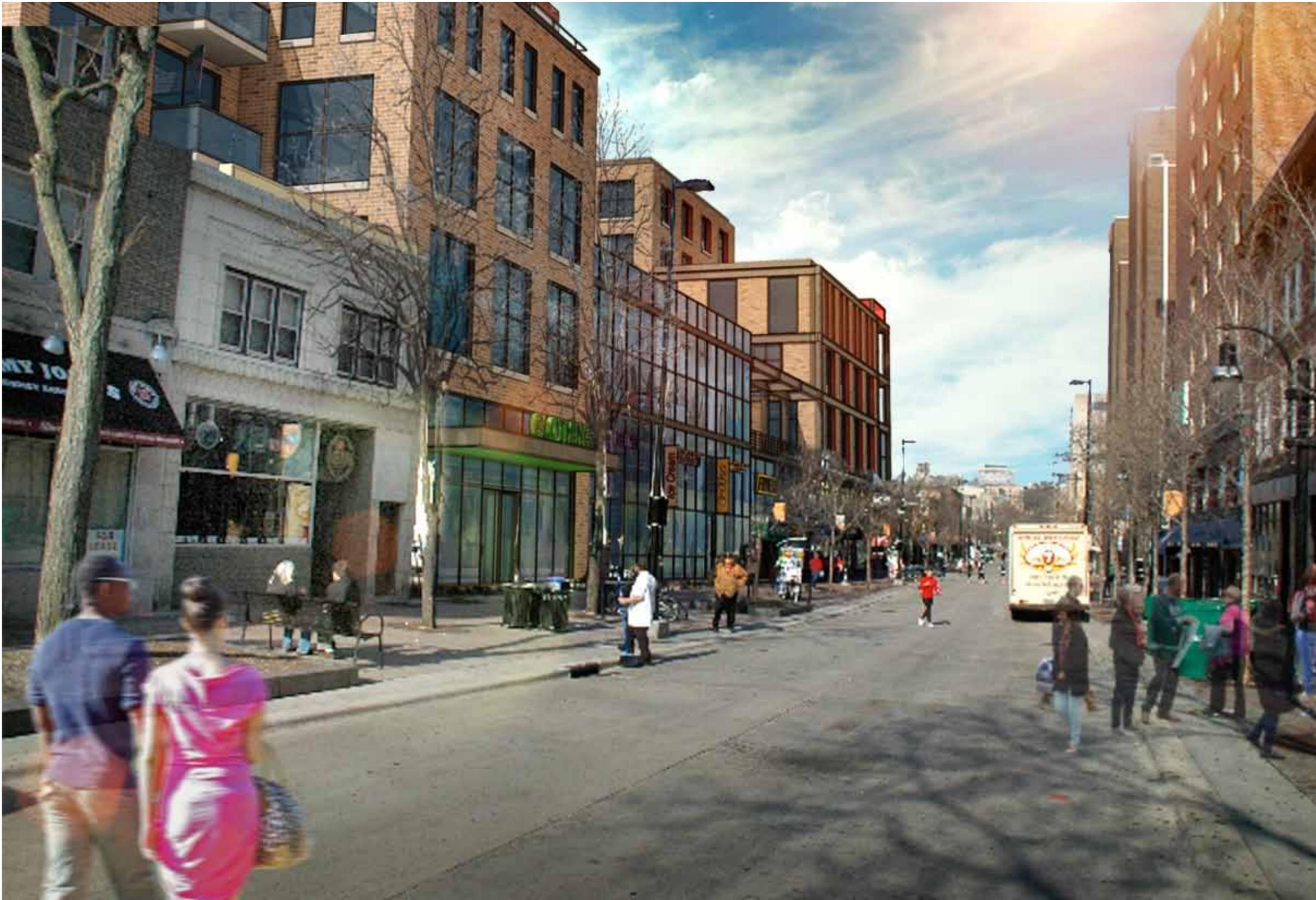
Core Campus  
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*Architects*

Myefski Architects  
*Associate Architect*

**May 1, 2013**

View looking  
Southeast  
on State Street



**The Hub at Madison**  
Madison, WI

Core Campus  
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Antunovich Associates  
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Myefski Architects  
*Associate Architect*

**May 1, 2013**

View looking  
Southwest  
on State Street



**The Hub at Madison**  
Madison, WI

Core Campus  
*Developer*

Antunovich Associates  
*Architects*

Myefski Architects  
*Associate Architect*

**May 1, 2013**

Building  
view looking  
Southeast  
on State Street

