



The Hub at Madison - Combined Submittal Drawings

The Hub at Madison Madison, Wisconsin | Core Campus · Myefski Architects · Antunovich Associates

May 22, 2013



Table of Contents

Letter of Intent	3
Combined Submittal	3
Project Information	3
Project Name	3
Applicant	3
Design Team	3
Existing Conditions	4
Re-Zoning Request	4
Demolition Request	4
431 North Frances Street	4
441 North Frances Street	5
529 State Street	6
Conditional Use Request	7
Downtown Design Guidelines	7
Exhibit A: Legal Description	10
Exhibit B: Alder/Neighborhood Notification	11

List of Drawings

ALTA Survey	
Civil Engineering	
C-100 Existing Conditions Plan	
C-200 Demolition Plan	
C-300 Grading and Erosion Control Plan	
C-400 Utility Plan	
Fire Access Plan	1
Aerial View	2
Site Plan	3
First Floor Plan	4
P2 Parking Plan	5
Second Floor Plan	6

Third & Fourth Floor Plan	7
Fifth and Sixth Floor Plan	8
Seventh Thru Twelfth Floor Plan	9
Roof/Pool Terrace Plan	10
Typical Studio, 1 BR, 2 BR, 3 BR, 4 BR	11
Typical 5 BR, 5 BR Townhome Units	12
Building Section	13
Site Landscape Plan	14
Second Floor North Landscape plans	15
Second Floor South Landscape Plans	16
Third, Fifth and Seventh Landscape Plans/Plant List	17
Pool Terrace Landscape Plan	18
Massing/Height/Shadow Studies	19
Massing/Shadow Study	20
Massing/Shadow Study	21
Shadows Studies	22
Contextual View from Bascom Hill	23
Images of Buildings with Similar Masonry Base	24
State Street Elevation	25
South Frances Street Elevation	26
Gilman Street/Western Elevation	27
Gilman Street Eastern Elevation	28
Night View Looking Southeast on State Street	29
Night Street View Looking Southeast on State Street	30
View Looking South From North Frances	31
View Looking Southwest on State Street	32
Sidewalk View Looking East on State Street	33
View Looking Southwest on State Street	34
View Looking Northeast on Frances Street	35
Street View from Frances Street Near Gilman Street	36
Street View Looking Northeast on Gilman Street	37
Street View Looking Northwest on Gilman Street	38
View Looking Northeast from Gilman Street and University Drive	39



Letter of Intent

The following document outlines the Combined Submittal for "The Hub at Madison", an exciting new mixed-use, student oriented development. Core Campus is working with Antunovich Architects to design a new state-of-the-art student residence tower, with vibrant street level commercial and unique amenities throughout the building. Located at the corner of vibrant State Street and Frances Street, the Hub will enhance the unique retail and entertainment district of State Street and Downtown Madison.

The new building will house a creative mix of studio, one, two, three, four and five bedroom student apartments with 81 beds on a typical upper floor level. Each bedroom will contain a private bathroom along with generous living areas. Terraces will be included on typical levels to improve certain units and to create interest on the building exterior. The roof of the building will house a state-of-the-art pool and a spectacular amenity area on the second floor overlooking State Street. A marvelous lobby will be developed on the ground floor along with a marketing suite and retail shops. Retail on the first floor of the building will be developed in a spectacular manner to enhance and celebrate the exciting retail streetscape that exists on State Street. 160 Parking spaces will be located behind the first floor retail and lobby on two floors, fully screened from the adjoining streets.

Total Building Square Footage: 489,124 gross square feet

Proposed Uses:

Retail:	21,959 square feet
Flex:	6,948 square feet
(Retail, Commercial or Residential)	
Residential:	329 units
	996 total bedrooms

Parking:

Automobile:	Required:	0 stalls
	Supplied:	160 stalls
Moped:	Required:	0 stalls
	Supplied:	45 stalls
Bike:	Required:	557 stalls Residential Stalls (assumes all flex space as residential)
		15 Retail Stalls (assumes all flex as retail)
	Supplied:	145 general use stalls
		600 Residential stalls (in units)

Loading: 1 off-street loading stall

Useable Open Space:

2nd Floor Courtyards:	17,832 square feet
Balconies/Terraces:	8,290 square feet
Rooftop Courtyard:	10,500 square feet

Combined Submittal

Zoning Map Amendment: Urban Mixed Use to Downtown Core
Demolition Request
Conditional Use: Building in excess of 20,000 square feet

Project Information

Project Name

The Hub at Madison

Applicant

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Landscape Architect:

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Jim Schaefer
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Existing Conditions

Address/Existing Use

441 North Frances	University Inn	(45 rooms)
	Commercial	(14,277 square feet)
431 North Frances Street	Apartment Building	(4 Units)
529 1/2-531 State Street	Surface Parking	
529 State Street	Upper Floor Residential	(2 units)
	Commercial	(5,184 square feet)
432 West Gilman Street	Surface Parking	

Parcel Identification Numbers:

441 North Frances	0709-232-0211-6
431 North Frances Street	0709-232-0212-4
529 1/2 State Street	0709-232-0209-1
531 State Street	0709-232-0210-8
529 State Street	0709-232-0208-3
432 West Gilman Street	0709-232-0218-2

Aldermanic District:

District 4

Neighborhood Association:

Alder Mike Verveer

Alder/Neighborhood Notification:

State Langdon Neighborhood Association

Legal Description:

April 22, 2013 See Exhibit B

Lot Area:

See Exhibit A

Existing Zoning:

1.62 acres

Downtown Plan:

Downtown Core

Urban Mixed Use

State Street District

Downtown Core Mixed Use

Comp. Plan Designation:

State Street District

Development Schedule:

Early 2014 Construction Start

14-18 Month Construction Period

Target Opening: August 2015

Re-Zoning Request

The property located at 431 North Frances Street is requested to be rezoned from Urban Mixed Use to Downtown Core, consistent with the balance of the site. The portion to be re-zoned is 3,232 square feet.

Certified Survey Map

A separate Certified Survey Map packet has been submitted to combine all of the parcels into one parcel. This item will be a separate submittal and approval item.

Demolition Request

The three existing buildings on-site will be demolished as part of the development, with the key elements of the façade at 529 State Street to be retained/integrated into the project design.

431 North Frances Street

431 North Frances is a former single family residence that has been converted into a four unit apartment building with significant alterations and has reached functional obsolescence.



441 North Frances Street

441 North Frances Street is the mixed use University Inn Hotel and commercial building. While functional, redevelopment of this key corner creates unique opportunities for new housing and commercial uses in a highly visible corner.





529 State Street

529 State Street is being evaluated for integration and preservation of the State Street tile façade. The balance of the building is a cinderblock building and is proposed for removal.



Conditional Use Request

Per the Downtown Core Zoning District, buildings in excess of 20,000 square feet shall obtain conditional use approval and shall be reviewed against the Downtown Urban Design Guidelines.

The project is also requesting the following modifications per the conditional use request:

- 1.) Reduce the number of off-street loading stalls required for the building to one stall.
- 2.) Reduce the required general bike parking stalls to 145 stalls. This reduction will be off-set through the creation of 750 bike stalls within the residential units.

Downtown Design Guidelines

A. Site Design + Building Placement

1) Orientation

Buildings create and spatially define the public space (streets and sidewalks), and how a building faces this public way is a primary factor in what it contributes to the urban character of an area by reinforcing a consistent street wall and enhancing the pedestrian realm.

- a. **Any building façade adjacent to a street should address the street and reinforce the density of the urban block form created by the boundaries of the property line and adjacent built forms built to the property line of the street.**

The proposed building holds and activates all three adjoining streets with building forms placed at the property line.

- b. **Buildings should be sited so that portions of the building designed for service uses, such as loading docks and dumpster enclosures, are not part of the street façade. When a lot configuration requires such activities from a street, these components should be architecturally integrated into the design of the façade.**

The service area will be access off of the Gilman Street façade and will be architecturally integrated into the design of the façade.

- c. **The street level of a building should be designed with active uses and architecture that engages the street/sidewalk in a contextually appropriate manner, and integrates the building architecture and the landscape architecture.**

Retail and residential uses have direct access and integration with the adjoining streetscapes.

- d. **Buildings should be oriented to preserve and enhance the views identified on the Views and Vistas Map in the Downtown Plan.**

No prominent views and vistas are impacted by the project which is conforming with the overall height regulations for this site.

- e. **Buildings at the intersection of streets should have a strong corner presence.**

The building architecture reinforces the Frances/State Street intersection with key architectural elements, entrances, and overall massing.

2) Access + Site Circulation

How people, bicycles, and motor vehicles access a site and circulate within it and around it can be a critical determinant in how it relates to its context. A primary goal is to maximize uninterrupted pedestrian access within a given block to enhance and maintain all areas of the Downtown as pedestrian friendly. Another goal is to minimize the visual presence of motor vehicle circulation, parking, and service functions, including minimizing the visual impact of parking structures and parking lots on the streetscape.

- a. **Parking facilities beneath a building should not be considered a valid reason to establish an occupiable first floor more than three (3) feet above the grade of the sidewalk along any adjacent street, nor to include long segments of blank wall on any side of a building.**

Underground parking is not included in the project. Retail and residential entrances are programmed to be at sidewalk grade on all three streets.

- b. **Driveways should be oriented 90 degrees to the street, and shared driveways are encouraged. Designs should provide clear vision of pedestrians on sidewalks crossing any driveway.**

The Gilman Street access is 90 degrees to the street and will be designed to maintain site triangles/visual access with the sidewalk.

- c. **Porte-cochere type entries, drop offs, or circular drives should not be parallel to the street or within the right-of-way, nor should they be oriented to require more than one curb cut. Queuing space for motor vehicles should not impede pedestrian movement along any public sidewalk nor be designed in such a manner that it unnecessarily widens the driveway.**

Not included in design.

3) Usable Open Space - Residential Development

Residents living in this densely developed portion of the city enjoy a variety of conveniently located urban amenities and may not require the amount of on-site usable open space as other parts of the community. However, the provision of quality on-site useable open space is necessary to create a quality living environment.

- a. **Project designs should provide attractive, safe and creatively designed yards, courtyards, plazas, sitting areas or other similar open spaces for building residents.**

Large open spaces are provided at the second floor terrace and at the rooftop pool terrace. Balconies and private terraces are provided for select units.

- b. **All residents should have access to some form of open space, whether it is private (such as patios or balconies) or common open space (such as yards or roof decks). A suggested minimum size for a balcony is 4.5 feet by 8 feet.**

See a. above.

- c. **At some locations, side and rear yards sufficient to provide usable open space may be limited, and outdoor open space may not represent the most beneficial use of a limited site when the overall density of development is relatively high. Common recreational facilities and social activity spaces in the development may be considered toward meeting some of the need for usable open space. "Permeable" first floor spaces that provide an opportunity for indoor activities to extend to outdoor spaces are encouraged.**

See a. above.

4) Landscaping

How a site is landscaped-- particularly in a dense urban environment-- can "soften" hard edges, make a site more inviting, and bring color and interest to a development. Well landscaped sites also create informal gathering spaces and enhance the adjoining public improvements.

- a. **The design emphasis should be on creating an "urban" landscape, incorporating site amenities such as linear planting beds or seat walls, street furniture, public art, lighting, and landscape materials. These features should be architecturally compatible with the styles, materials and colors of the principal building on the lot and those in the immediate area.**

The project is designed to maintain the adjoining streetscape landscape with impacts limited to the relocation of one tree along Gilman Street.

- b. **Context appropriate landscaping should be provided along the front façade. Appropriate landscaping will depend on factors such as the setbacks, shape, size, and orientation of the building.**

Met

- c. **Plant species should be selected based on their compatibility with an urban environment. Planting environments should be designed to provide plants the greatest potential to grow to maturity in a healthy state, such as use of planting beds, structural soils to promote root growth, and considering salt tolerance. Ease of maintenance should also be considered.**

Met

- d. **Public art should be encouraged where it is an integral part of the design approach to these spaces.**

The public art along Frances Street is not impacted by the proposal.

- e. **Outdoor seating areas and cafes on private property are encouraged provided they do not interfere with pedestrian flow and circulation along the sidewalk and from public ways to building entries or amenities, such as bicycle racks and benches.**

- f. **Canopy trees should be encouraged and planted to imply human-scale spaces and mitigate the urban heat island effect. Where canopy trees are used, site design should provide sufficiently sized tree pits or planting beds and appropriate planting medium to provide for healthy tree growth.**

Existing street trees will be maintained with the exception of one tree along Gilman Street which will require replacement and relocation.

5) Lighting

Appropriate site and building lighting can create interest and a safe and welcoming environment. Lighting can also reinforce architectural elements such as entries, structural bays, or shop windows. Excessively lighting a site or building can create glare and greatly detract from the ambiance of a street, while insufficiently lighting a site can result in dark spots and raise safety issues.

- a. **Exterior lighting to accentuate the building architecture and landscaping should not be excessive in either amount or intensity.**

Met

- b. **Building entrances and entryways and other walkways should be lit sufficiently to create inviting and safe building access.**

Met

- c. **Building-mounted fixtures should be compatible with the building facades.**

Met

- d. **Full cut-off fixtures should be used. Lighting should not spill into the sky, encroach on neighboring properties, nor cause excessive glare.**

Met

- e. **The lighting on the top of a building should not compete with the view of the Capitol dome in views of the skyline.**

Met

B. Architecture

1) Massing

Building massing is an important determinant in the quality of the urban environment and in how “welcoming” a street is perceived. Important aspects to this specifically related to massing include the preservation of natural light, sunlight and ventilation to the street, as well as preventing the feeling that large buildings are looming over the street and creating a canyon effect. The mass of a building can also enhance the pedestrian experience by creating more human-scaled development.

- a. **The proportions and relationships of the various architectural components of the building should consider the scale of other buildings in the vicinity. In areas where the Downtown Plan recommends significantly taller or larger buildings than currently exist, this guideline should consider the evolving context.**

The massing of the building is consistent with the surrounding buildings and Downtown Plan recommendations.

- b. **Larger buildings should solve any problems that their scale may create to ensure a pedestrian-friendly quality. Articulation of buildings in both plan and profile may help break up the mass of large buildings. Stepping back the upper floors from lower floors may be appropriate to minimize overall scale and minimize shadow effects.**

The articulation of the building architecture is consistent with the surrounding buildings.

- c. **The mass of a building should not negatively impact views identified on the Views and Vistas Map in the Downtown Plan. Applicants may need to prepare viewshed studies for others to fully understand potential impacts.**

No prominent views and vistas are impacted by the project which is conforming with the overall height regulations for this site.

- d. **Shadow studies may need to be prepared by the applicant for buildings that adjoin public open spaces, or streets and sidewalks with particularly heavy pedestrian volumes, to demonstrate that these important public spaces are not negatively impacted by excessive amounts and/or durations of shadows.**

Shadow studies have been included in the packet.

2) Building Components

Most buildings are experienced from a variety of perspectives, which change as a person moves about the city. Correspondingly, how the top, middle, and base of a building are designed also influences these interactions, and all must work within a complete architectural form. The Downtown Plan places an emphasis on creating an interesting skyline that reflects the underlying topography, and the design of the top of a building influences the skyline. Likewise, the Plan places an emphasis on making great public spaces, streets, and engaging pedestrian environments, and the design of a building’s lowest four floors define the public realm and are the primary contributor to a pedestrian’s perception of a street.

- a. **The lower levels of street facing facades should generally incorporate a higher level of visual interest and richer architectural detailing. One way to achieve this is to locate active use areas on lower level street side spaces within a building, which could be reflected in the exterior architecture of the corresponding facades.**

Met

- b. **A positive visual termination at the top of the building should be an integral part of the design from both the distant view and the pedestrian perspective. A positive visual termination could include projections or relief from the building façade or visual interest in the building form as it meets the sky.**

Met

- c. **Roof forms should be used to integrate rooftop equipment, telecommunications equipment, and other devices so as to express/conceal them as architectural elements. Large mechanical penthouses and elevator overrides should be fully integrated into the building architecture and be appropriately-scaled to serve as architectural features and avoid the appearance of being “plopped” on top.**

Met

3) Visual Interest

As emphasized in the Downtown Plan, it is especially important to create a comfortably-scaled and thoughtfully detailed urban environment through the use of well-designed architectural forms and details. Well-designed buildings add visual interest and variety to the massing of a building, help define the public space, engage the street, create an interesting pedestrian environment, and help break up long, monotonous facades. Articulation also is a primary means of providing a human scale through change in plane, contrast and intricacy in form, color, and materials.

- a. Buildings should have an overall design composition with a secondary and tertiary composition within it. All sides should have a similar design composition and quality of materials that make a positive contribution to the built urban environment.

Met

- b. Franchise corporate/trademark building designs should be altered to fit the desired character of the district.

To be determined based on future tenant needs.

- c. The design of buildings fronting on State Street should reflect the historic pattern and rhythm of storefront bays on the lower level. If the interior space is wider, each bay should be articulated and have the ability to create its own entrance. A combination of good physical features and varied activities should result in a livelier street.

Met

- d. Balconies should not extend over the public right-of-way.

Met

4) Door and Window Openings

As emphasized in the Downtown Plan, it is especially important to create a comfortably-scaled and thoughtfully detailed streetscape and how the openings in building walls (windows, doors, etc.) are incorporated have an influence on the perception of a building's mass and how it is experienced by pedestrians.

- a. The size and rhythm of windows and doors in a building should respect those established by existing buildings in the area where a clear pattern exists, and the residential and/or mixed-use nature of the building.

Met

- b. Existing traditional buildings should not have window openings with different sash configurations, smaller windows, or materials inappropriate to the original design. Transom windows should remain transparent/translucent.

Not applicable

- c. Entrances, including doors, should be sized and articulated in proportion to the scale of the building and should be architecturally compatible with the style, materials, and details of the building as a whole. Entrance definition and articulation may be achieved through use of architectural elements such as: lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, and others, where appropriate.

Met

5) Building Materials

The Downtown Core and Urban Mixed Use Districts are generally the most dense and heavily used areas of the city, and buildings in these districts are exposed to a high level of use. An integrated palette of high quality, durable building materials can enrich the pedestrian environment through the use of scale, color, texture, and architectural details.

- a. A variety of complementary exterior building materials may be incorporated to provide visual interest to the building. The palette of materials should not be overly complex.

Met

- b. All sides of a structure should exhibit design continuity and be finished with high quality materials. Materials should be those typically found in urban settings.

Met

- c. If material changes are proposed, they should generally occur at inside corners or be delineated by a specific transitional detail such as a pronounced belt course or substantial reveal.

Met

6) Terminal Views and Highly-Visible Corners

The design of buildings occupying sites located at the end of a street, on a highly-visible corner, or in other prominent view sheds can serve as a focal point and the design of such structures should reflect the prominence of the site. Particular attention should be paid to views from these perspectives.

- a. Corner buildings should define the street intersection with distinctive architectural features such as tower elements, rounded walls, recessed entries or other design features.

Met

- b. Buildings located at visual focal points should demonstrate a higher degree of architectural strength to emphasize their location.

Met

- c. New buildings on flatiron corners, as identified in the Downtown Plan, should include a design approach that reflects the acute angles of the site.

Not applicable.

7) Awnings and Canopies

Awnings can add color and texture to a streetscape, provide shelter for pedestrians and protect storefront displays from sun exposure.

- a. Awnings should not be internally illuminated so that they glow and become beacons that attract attention to the establishment.

Met

- b. Awnings and canopies should be compatible with building design in terms of the rhythm and design of the storefront bays, material, details, massing, and form.

Met

- c. Awnings and canopies should not cover up architectural details.

Met

8) Signage

Signage is for the purpose of identifying a business in an attractive and functional manner rather than to serve as general advertising for a business. Well conceived signage can contribute positively to the character of a street or district. Too many signs and too much information on one sign can overwhelm a viewer and make a sign less effective, and too much signage on a building, block, or street can easily result in visual clutter. The guidelines below are in addition to the requirements of the Madison Sign Code.

- a. Signage should be integrated with and be compatible with the architectural scheme of a building.

To be met at time of signage packet review.

- b. Messages should be simple-- only including the name, address, function (i.e. restaurant), and logo of the establishment.

To be met at time of signage packet review.

Exhibit A: Legal Description

Part of Lots 14 and 19 and all of Lots 1, 2, 3, 4, 5, 11, 12 and 13, (Wells) Plat of Block 9 University Addition to Madison, as recorded in Volume A of Plats, on page 10, as Document Number 179027, Dane County Registry, located in the Northeast Quarter of the Northwest Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the South Quarter corner of Section 14; thence South 01 degree 22 minutes 20 seconds West, 34.41 feet to a point on the south right of way line of State Street; thence North 88 degrees 37 minutes 40 seconds West along said south right of way line, 151.04 feet to the point of beginning; thence South 01 degree 27 minutes 49 seconds West, 132.00 feet; thence South 88 degrees 37 minutes 40 seconds East, 7.37 feet; thence South 43 degrees 51 minutes 50 seconds East, 86.49 feet to a point on the northwest right of way line of West Gilman Street; thence South 46 degrees 22 minutes 07 seconds West along said northwest right of way line, 167.05 feet; thence North 44 degrees 08 minutes 10 seconds West, 132.27 feet; thence South 46 degrees 16 minutes 05 seconds West, 61.52 feet; thence North 88 degrees 41 minutes 59 seconds West, 62.88 feet to a point on the east right of way line of North Frances Street; thence North 01 degree 22 minutes 20 seconds East along said east right of way line, 262.00 feet to a point on the aforementioned south right of way line of State Street; thence South 88 degrees 37 minutes 40 seconds East along said south right of way line, 250.21 feet to the point of beginning. This description contains 70701.77 square feet or 1.62 acres.

Exhibit B: Alder/Neighborhood Notification



To: Alder Mike Verveer
Alder Scott Resnick
Alder Ledell Zellers
Joe Magnino, State-Langdon Neighborhood Association
Colin Bowden, State-Langdon Neighborhood Association

From: Brian Munson

CC: Marc Lifshin, Core Campus
Heather Stouder, City of Madison
Brad Mullins, Mullins Group

Date: April 22, 2013

Re: Submittal Notification

The Core Campus development team will be pursuing a demolition permit, rezoning, and conditional use approval for a mixed use university focused project known as "The Hub at Madison". 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 and offer new residential opportunities with unparalleled amenities. 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, but will not be requesting any subsidy. 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.

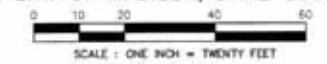
Alder Verveer will be hosting a neighborhood meeting for this project on April 29, 2013 and will have more information available for discussion at that time.

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www.vandewalle.com

Shaping places. shaping change

ALTA/ACSM LAND TITLE SURVEY

PART OF LOTS 14 AND 19 AND ALL OF LOTS 1, 2, 3, 4, 5, 11, 12 AND 13, (WELLS) PLAT OF BLOCK 9 UNIVERSITY ADDITION TO MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 10, AS DOCUMENT NUMBER 179027, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



OLD NORTH MADISON CITY COMMUNITY FLOOD INSURANCE RATE MAP (DANE ZONE)

NOTES

1. Dates of field work: April 12-22, 2013.
2. Total Parcel Area: 70,702 square feet.
3. Elevations are based upon NAVD83 datum. The City of Madison monument at the South Quarter corner of Section 14--07--09 has an elevation of 870.32' based upon a stake by Gregory Jones dated 12-16-2008.
4. Routing of public utilities is based upon markings provided by Digger's Hotline. Tixel numbers 20131508343, 20131508357, 20131508361, 20131508375, 20131508386, 20131508398 and 20131508399, drawings obtained from City of Madison, Engineering Department, and visible aboveground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. BURSE does not warrant the location of underground utilities. Before excavations are performed contact Digger's Hotline.
5. No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
6. All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon, as they were not observed during the course of the survey.
7. All trees, hedges and ground cover on the site may not necessarily be shown hereon.
8. By special platting order, this parcel is located in Zone X per the Flood Insurance Rate Map Community Parcel Number: 5505604095, dated January 02, 2009.
9. Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
10. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, easement title evidence, or any other facts. Surveyor was provided with a Title Commitment Number NCS-58624-MAD dated April 11, 2013 from First American Title Insurance Company, which references the following (numbers in parenthesis match items in Schedule B Section 1.0 of Commitment): (1) Approximate Easement and Indemnification Agreement recorded January 18, 2006, as Document No. 4154068.
11. Zoning: This parcel is zoned OC per City of Madison Zoning website.
12. Building setbacks per City of Madison Zoning website are 0 ft. front, for the first two stories of one side of all buildings 0 ft. side, 0 ft. rear, 12 stories height. Surveyor is not an employee of the municipal zoning authority, and as such can make no determination as to whether the site violates any setbacks, side, parking or any other zoning requirements. The building inspection unit may have additional setback requirements per applicable building codes. This information was not provided to the Surveyor by the owner.
13. There is no observed evidence of current earth moving work, building construction or building additions.
14. There are no proposed changes in street right of way lines per conversation with the City of Madison. There is no observed evidence of recent street or sidewalk construction or repairs.
15. There is no observed evidence of site use as a solid waste dump, pump or sanitary landfill.
16. There are 134 regular marked parking stalls on site. There is 1 marked accessible stall on site.

SECTION BURNISHED - Title Report Number NCS-58624-MAD

PARCEL A: The East one-half (1/2) of Lot Five (5), West's Plat of Block Nine (9), University Addition to Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL B: The West one-half (1/2) of Lot Five (5), West's Plat of Block Nine (9), University Addition to Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL C: Lot Four (4), Twelve (12), Thirteen (13), and the northeasterly 185 feet of Lot Fourteen (14), West's Plat of Block Nine (9), University Addition to Madison, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the northeast corner of said Lot Nineteen (19); thence South along the West line thereof, 90 feet; thence East at right angles to said West line 100 feet to the extended West line of Lot Three (3) of said Plat; thence South along said extended West line to the Southeast line of said Lot Nineteen (19); thence Northeast along said Southeast line to the Northeast corner of said Lot Nineteen (19); thence West along the North line of said Lot Nineteen (19) to the point of beginning.

PARCEL D: Lots One (1), Two (2) and Three (3), West's Plat of Block Nine (9), University Addition to Madison, in the City of Madison, Dane County, Wisconsin and part of the following described legal description: part of Lot Nineteen (19), West's Plat of Block Nine (9), University Addition to Madison, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northwest corner of said Lot Nineteen (19); thence South along the West line thereof, 20 feet; thence East at right angles to said West line 100 feet to the extended West line of Lot Three (3) of said Plat; thence South along said extended West line to the Southeast line of said Lot Nineteen (19); thence Northeast along said Southeast line to the Northeast corner of said Lot Nineteen (19); thence West along the North line of said Lot Nineteen (19) to the point of beginning.

PARCEL E: That part of Lot Nineteen (19) of Nelson C. West's Plat of Block Nine (9), at the University Addition to the City of Madison, described as follows: Commencing at a point on the East line of Frances Street 90 feet South of the Northwest corner of said Lot 19, running thence South along the line of said Frances Street 40 feet; thence East at right angles to said street 81 feet and 6 inches to the Southeast boundary line of said Lot 19; thence Northeast along said boundary line 55 feet eight (8) inches to a point of intersecting a proposed South parcel to Frances Street of the boundary line between Lots 2 and 3 of said subdivision; thence North along said line 2 feet and 2 inches to the Southeast corner of lot heretofore conveyed to Mrs. Mary Beaufort; thence West along her line at right angles to Frances Street 100 feet to the point of beginning; being that part of said Lot 19 (being West of the prolongation of said line dividing said lot 2 from said lot 3) not heretofore conveyed to said Beaufort, Mrs. Beaufort and Doris Lively.

PARCEL F: Lot Eleven (11), West's Plat of Block Nine (9), University Addition to Madison, in the City of Madison, Dane County, Wisconsin.

LEGEND

● FOUND IRON PIPE SIZE NOTED	⊕ FIRE HYDRANT
● FOUND SOLID IRON ROD SIZE NOTED	⊕ CATCH BASIN
○ SET MAG NAIL	⊕ STORM SEWER INLET
✕ FOUND CHISELED CROSS	⊕ ELECTRIC MANHOLE
○ SET 1/2" X 1/2" SOLID IRON ROD W/ 1.50 LBS./FT.	⊕ TELECOMM. MANHOLE
— OVERHEAD UTILITY	⊕ STORM SEWER MANHOLE
— BURIED GAS MAIN	⊕ SANITARY SEWER MANHOLE
— WATER MAIN	⊕ WATER UTILITY MANHOLE
— SANITARY SEWER	⊕ OCCIDENTAL TREE
— STORM SEWER	⊕ CONIFEROUS TREE
— BURIED TELEPHONE	⊕ CONTROL POINT
— BURIED ELECTRIC	⊕ BENCHMARK
— BURIED CABLE TV	⊕ BITUMINOUS PAVEMENT
— BURIED FIBER OPTIC	⊕ LANDSCAPING
— METAL FENCE	⊕ CONCRETE PAVEMENT
● WATER VALVE	⊕ METAL TREE DRAE
● GAS VALVE	⊕ BRICK COLUMN
⊕ CABLE TV PEDESTAL	⊕ BOLLARD
⊕ ELECTRIC PEDESTAL	⊕ SIGN
⊕ TELEPHONE PEDESTAL	⊕ PARKING METER/PLACARD
⊕ UTILITY POLE	⊕ INDICATES RECORDED AS
⊕ LIGHT POLE	
⊕ SKE RACK	
⊕ HANDHOLE	

SURVEYOR'S CERTIFICATE

To: Core Campus Investment Partners, LLC, Frances State United Partnership, Muller Family, LLC and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly authored and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(B), 7(c) and 8, 9, 10(a), 11(b), 13, 15, 17 and 18 of Table A thereof. The field work was completed on April 12-22, 2013.

Dated this 22nd day of APRIL, 2013

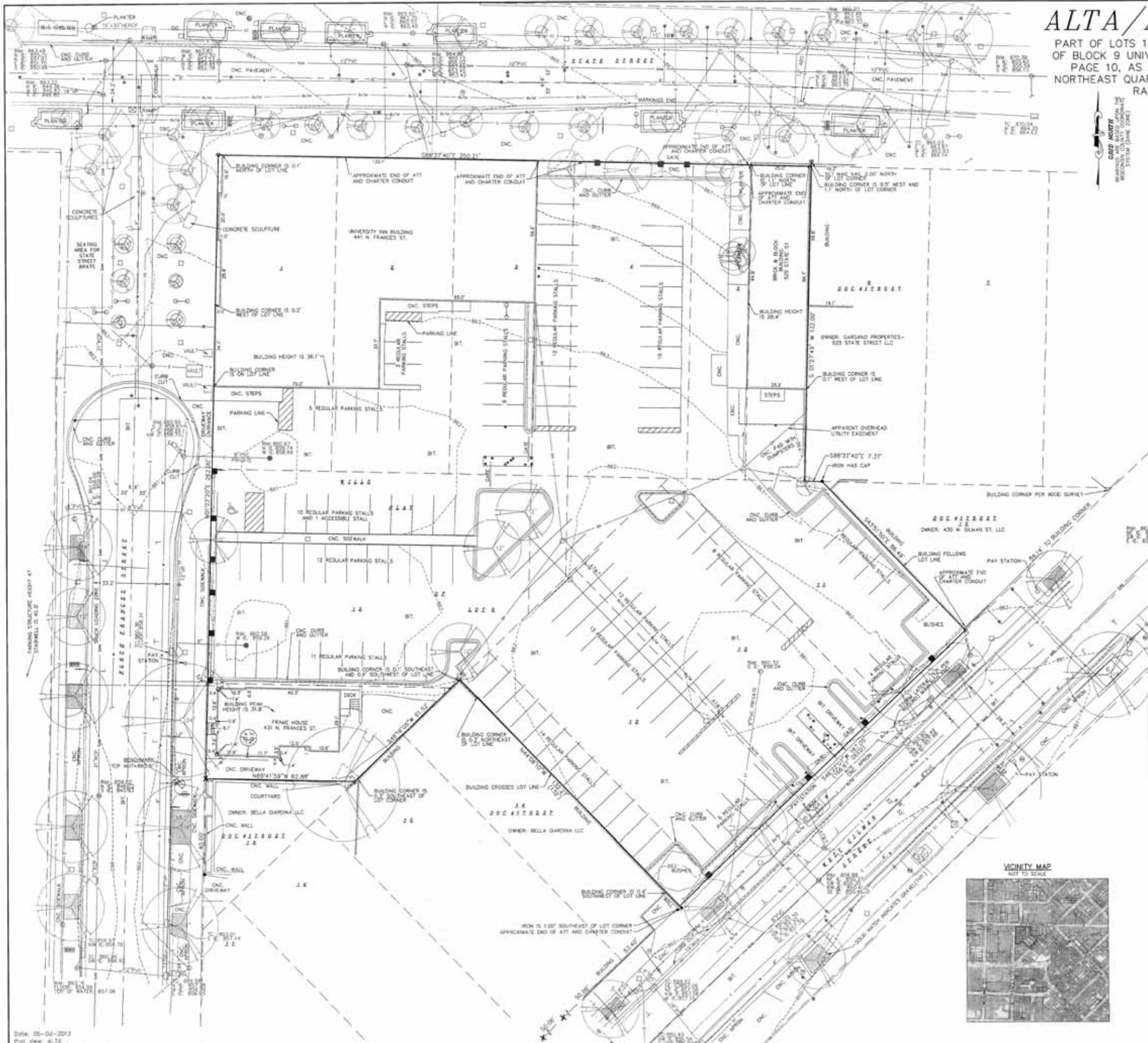
Signed: *Michelle L. Burse*
Michelle L. Burse, R.L.S. No. 2020
DANE COUNTY REGISTRY - 961.161

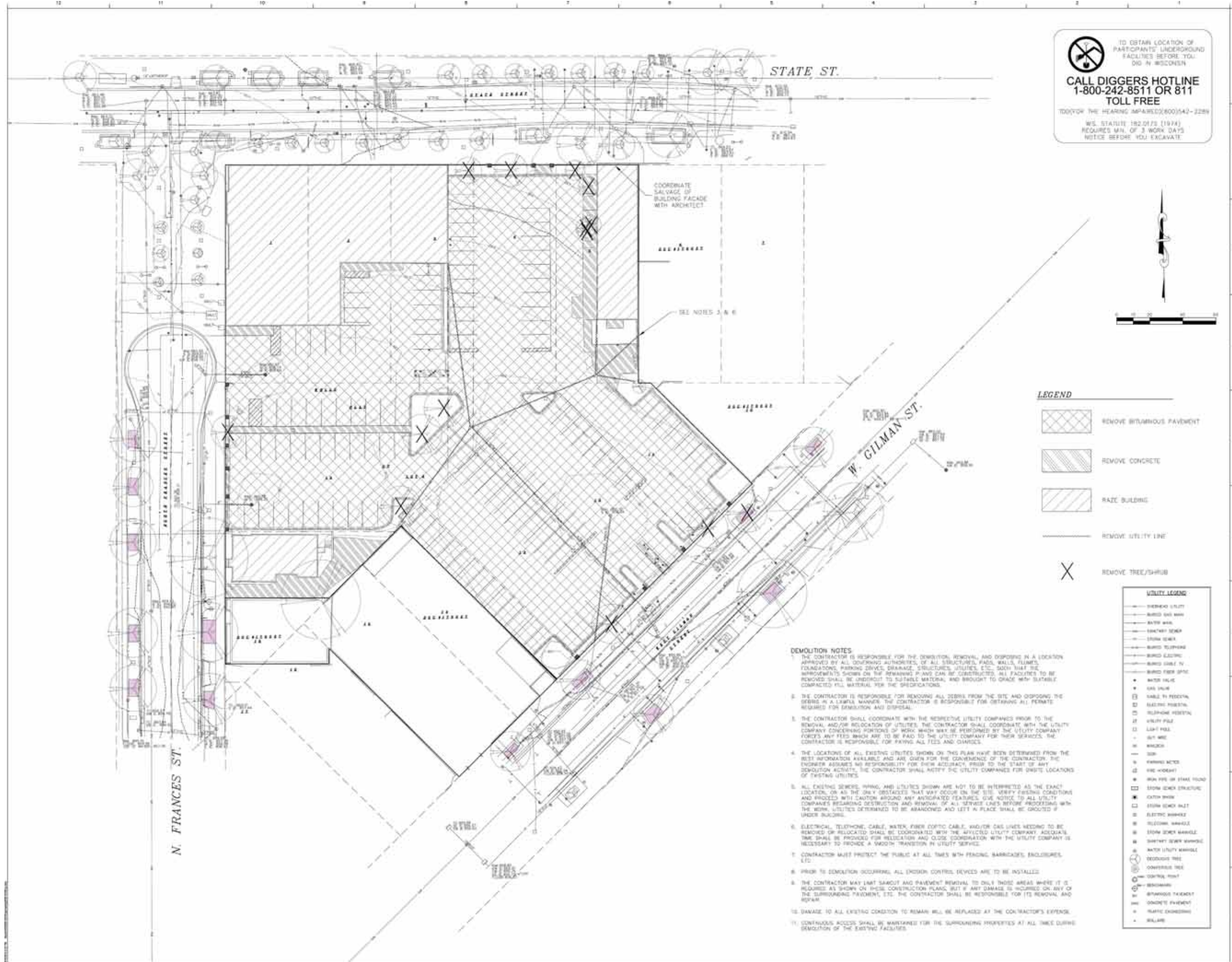
REV'D TO CORRECT AREA 7112B 05/01/2013

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
LAND SURVEYOR

SURVEYED FOR:
CORE CAMPUS
2234 WEST NORTH AVE.
CHICAGO IL 60647

SURVEYED BY:
Burse
surveying & engineering llc
1400 E. Washington Ave, Suite 158
Madison, WI 53703 GDB-250.9263
Fax: 608.250.9266
email: Mburse@BDC-INC.net
www.burseandeng.com











 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
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TOLL FREE
100% OF THE HEARING IMPAIRED (800)542-2289
WIS. STATUTE 182.075 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



LEGEND

-  REMOVE BITUMINOUS PAVEMENT
-  REMOVE CONCRETE
-  RAZE BUILDING
-  REMOVE UTILITY LINE
-  REMOVE TREE/SHRUB

UTILITY LEGEND

-  OVERHEAD UTILITY
-  BURIED GAS MAIN
-  WATER MAIN
-  SANITARY SEWER
-  STORM SEWER
-  BURIED TELEPHONE
-  BURIED ELECTRIC
-  BURIED CABLE TV
-  BURIED FIBER OPTIC
-  WATER VALVE
-  GAS VALVE
-  TABLE IN FOOTING
-  ELECTRIC FOOTING
-  TELEPHONE FOOTING
-  UTILITY POLE
-  LIGHT POLE
-  AIR WIRE
-  BRACKET
-  SIGN
-  FIREWIRE METER
-  FIRE HYDRANT
-  SIGN POLE OR STAKE FOUND
-  STORM SEWER STRUCTURE
-  CATCH BASIN
-  STORM SEWER INLET
-  ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- WATER UTILITY MANHOLE
- DECEASED TREE
- CONCRETE TREE
- CONTROL POINT
- BENCHMARK
- BENCHMARK TRAPEZOID
- SMOOTH PAVEMENT
- RAFTIC EXISTING
- SILLING

DEMOLITION NOTES

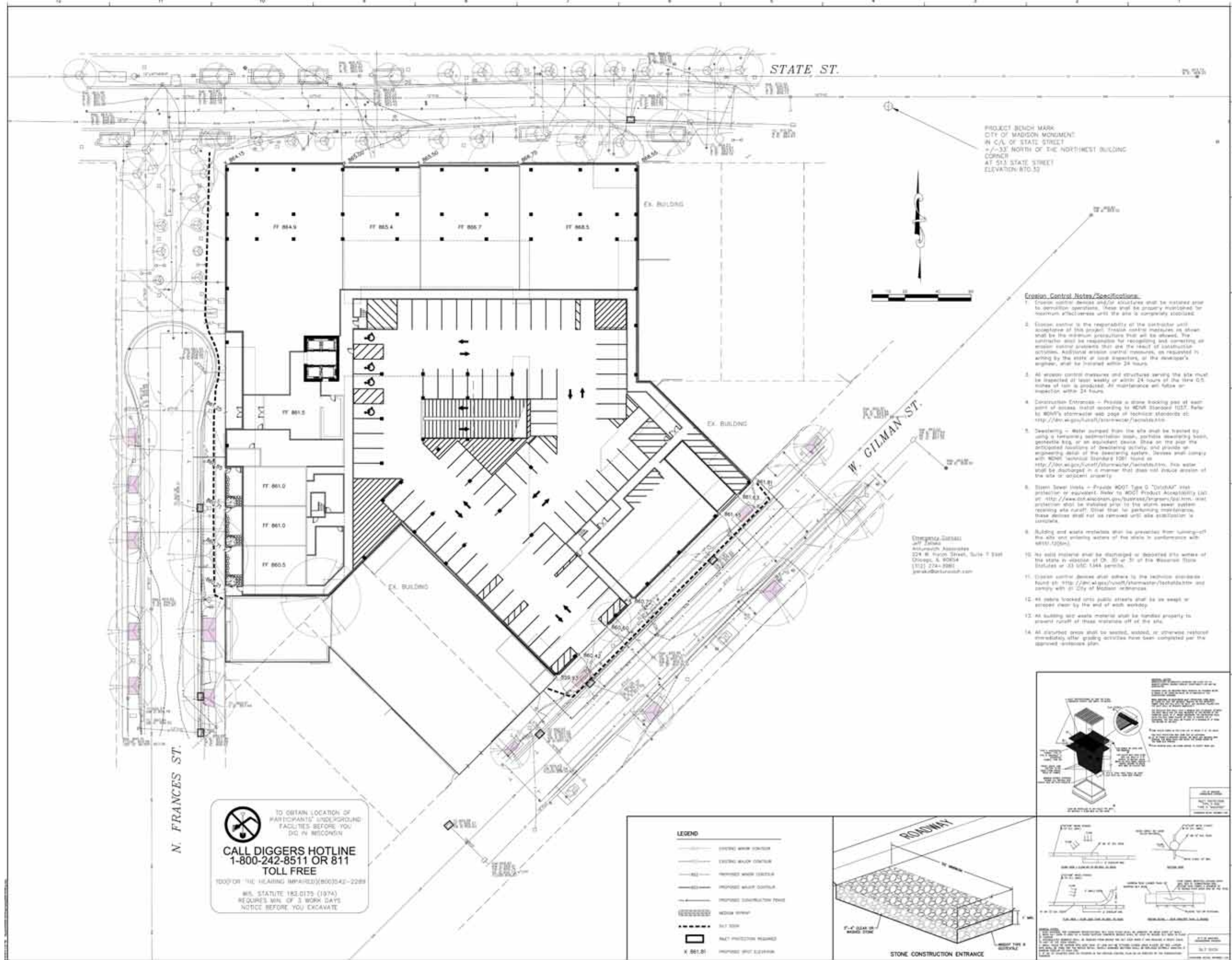
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, FADS, WALLS, FILLETS, FOUNDATIONS, PARKING DECKS, DRAINAGE, STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PAVES CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERGUT TO SUITABLE MATERIAL, AND BROUGHT TO GRADE WITH SUITABLY COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LEGAL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND FOR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY. ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES, THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR EXACT LOCATIONS OF EXISTING UTILITIES.
- ALL EXISTING SEWERS, WIRING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY UNEXPECTED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER SILLING.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, GAS, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICES.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
- PRIOR TO DEMOLITION OCCURRING, ALL EXHOSER CONTROL DEVICES ARE TO BE INSTALLED.
- THE CONTRACTOR MAY LIMIT SMOOT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.

No. Date Description
 1 8.22.2013 Issued for LDC Review
 Submissions & Revisions
 Owner

 General Contractor
 Architect

 Structural Engineer
 M.E.P. Engineer
 Civil Engineer

 Project Location
HUB AT MADISON
 441 N. Francis Street
 Madison, WI 53703
 Drawing Title
DEMOLITION PLAN
 Drawing No.
C-200



STATE ST.

PROJECT BENCH MARK
CITY OF MADISON MONUMENT
IN C/A OF STATE STREET
+/- 33' NORTH OF THE NORTHWEST BUILDING
CORNER
AT 513 STATE STREET
ELEVATION: 870.37



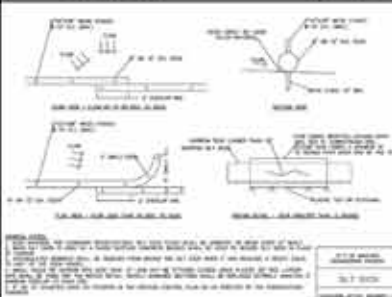
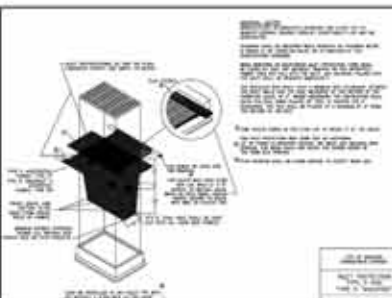
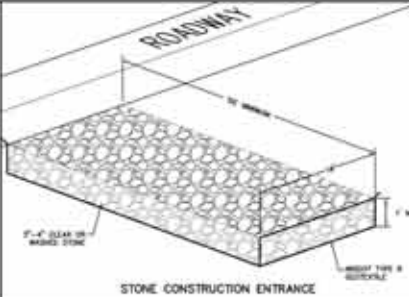
- Erosion Control Notes/Specifications:**
- Erosion control devices and/or structures shall be installed prior to demolition operations. These shall be properly maintained for maximum effectiveness until the site is completely stabilized.
 - Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures on slopes shall be the minimum protection that will be allowed. The contractor shall be responsible for reapplying and correcting any erosion control problems that are the result of disturbance activities. Additional erosion control measures, as recommended in writing by the state or local inspectors, or the developer's engineer, shall be installed within 24 hours.
 - All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the first 0.5 inches of rain is predicted. All maintenance will follow inspection within 24 hours.
 - Construction Entrances - Provide a stone facing gate at each point of access. Install according to MNR Standard 1037. Refer to MNR's stormwater web page or technical standards at: <http://dnr.wisconsin.gov/topic/stormwater/1037stds.htm>.
 - Seawalling - Water pumped from the site shall be treated by using a temporary sedimentation basin, portable deaerating basin, portable bag, or an equivalent device. Discharge to the public or anticipated recipients of discharging activity, and provide an engineering detail of the deaerating system. Devices shall comply with MNR Technical Standard 1037 found at <http://dnr.wisconsin.gov/topic/stormwater/1037stds.htm>. This water shall be discharged in a manner that does not cause erosion of the site or adjacent property.
 - Storm Sewer Inlets - Provide 900T Type G "DRAINAGE" inlet protection or equivalent. Refer to MDC Product Acceptability List at: http://www.dcs.wisconsin.gov/business/programs/ds/proc_acc_list.htm. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until site stabilization is complete.
 - Building and waste materials shall be protected from falling off the site and entering waters of the state in accordance with MNR 1020m.
 - No solid material shall be discharged or deposited into waters of the state in violation of Ch. 30 or 31 of the Wisconsin State Statutes or 33 USC 1344 permits.
 - Erosion control devices shall adhere to the technical standards found at: <http://dnr.wisconsin.gov/topic/stormwater/1037stds.htm> and comply with all City of Madison references.
 - All debris located onto public streets shall be as swept or striped clean by the end of each workday.
 - All building and waste material shall be hauled properly to prevent runoff of these materials off of the site.
 - All disturbed areas shall be seeded, sodded, or otherwise restored immediately after grading activities have been completed per the approved site-specific plan.

Emergency Contact:
off Site
Antunovich Associates
224 W. Mason Street, Suite 1000
Chicago, IL 60604
(312) 274-2881
jerome@antunovich.com

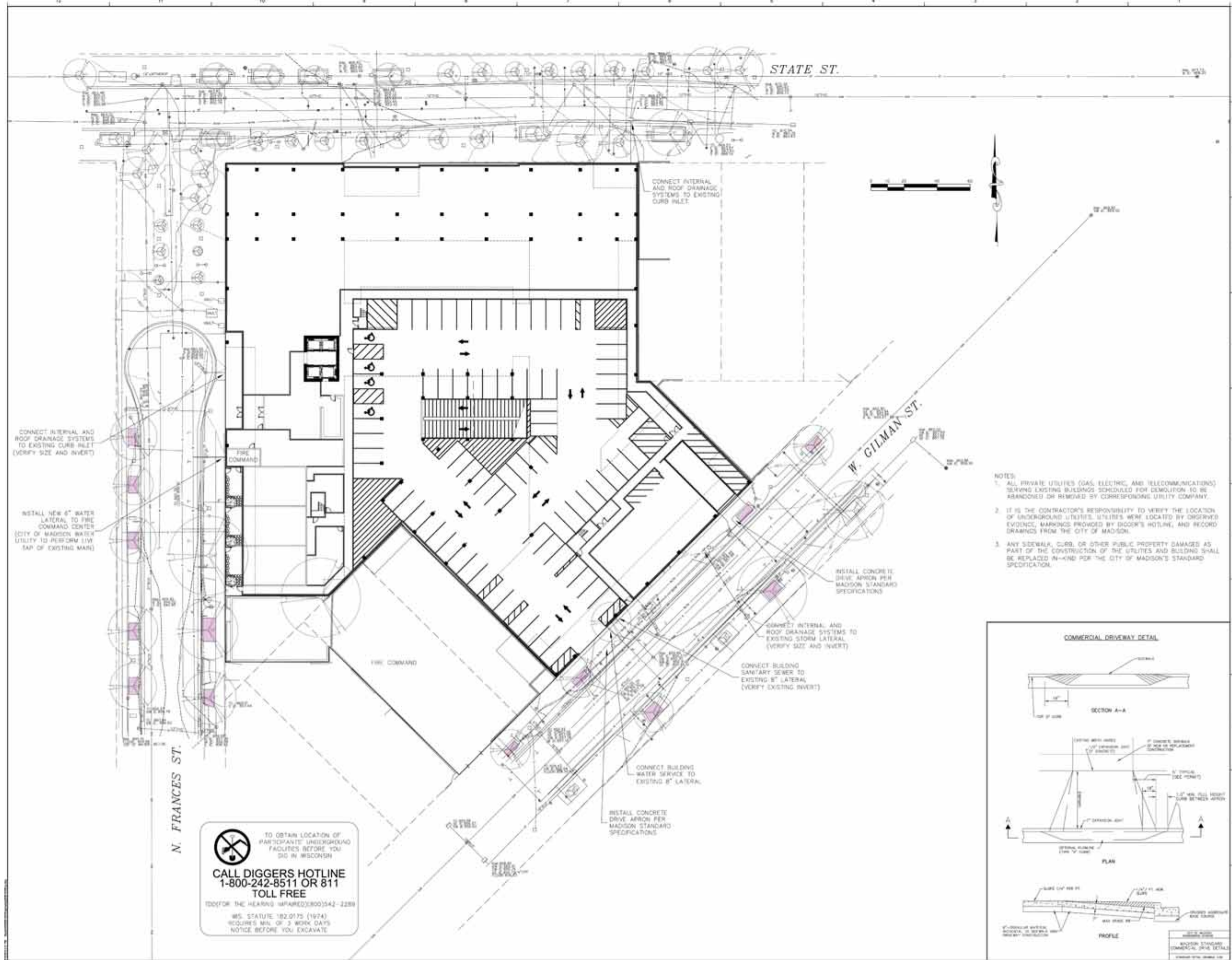
TO OBTAIN LOCATION OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
**CALL DIGGERS HOTLINE
1-800-242-8511 OR 811
TOLL FREE**
100% OR THE HEARING IMPAIRED 8003542-2288
WIS. STATUTE 193.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

LEGEND

- EXISTING MAINT CONTROL
- EXISTING MAINT CONTROL
- PROPOSED MAINT CONTROL
- PROPOSED MAINT CONTROL
- PROPOSED SEDIMENTATION BASIN
- MAINT STRIP
- SILT FENCE
- SILT PROTECTION REQUIRED
- PROPOSED SLOPE ELEVATION



<p>No. Date Description</p> <p>1 8/22/2013 Issued for IDC Review</p> <p>Submissions & Revisions</p>		
<p>CORE</p> <p>PROJECT MANAGER 224 W. Mason Street Chicago, IL 60604 (312) 274-2881 jerome@antunovich.com</p> <p>General Contractor</p>		
<p>ARCHITECT</p> <p>ANTUNOVICH ASSOCIATES</p> <p>PROJECT ARCHITECT 224 W. Mason Street Chicago, IL 60604 (312) 274-2881 jerome@antunovich.com</p> <p>Landscape Architect</p>		
<p>Structural Engineer</p>		
<p>M.E.P. Engineer</p>		
<p>Civil Engineer</p> <p>Burse</p> <p>300 E. Washington Ave. Suite 900 Madison, WI 53703 Phone: 608-261-8833 Fax: 608-261-8834 Email: info@burse.com www.burse.com</p>		
<p>Project Location:</p> <p>HUB AT MADISON 441 N. Francis Street Madison, WI 53703</p>		
<p>Drawing Title:</p> <p>GRADING AND EROSION CONTROL PLAN</p>		
<p>Sheet:</p> <p>C-300</p>		



STATE ST.

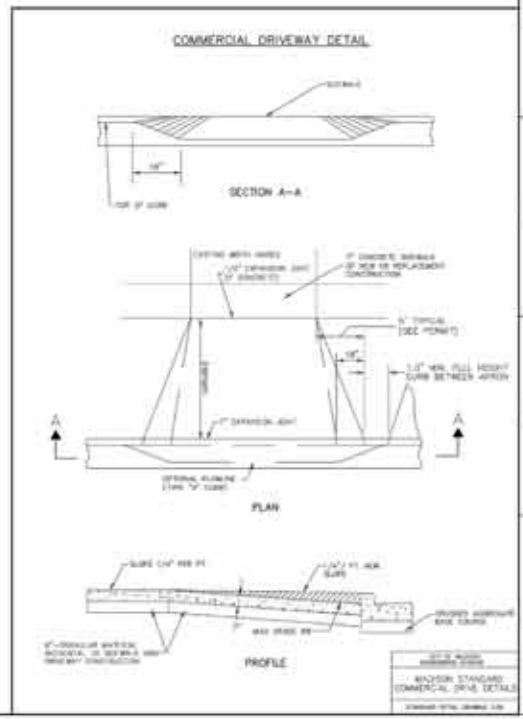


W. GILMAN ST.

N. FRANCES ST.


 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511 OR 811
TOLL FREE
(800) FOR THE HEARING IMPAIRED (800) 3542-2289
WS STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

- NOTES:
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGERS' HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
 3. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.



No.	Date	Description
1	8.22.2015	Issued for LDC Review

Submissions & Revisions


 CORE
 CONSULTING ENGINEERS
 1200 North Zeeb Road
 Madison, WI 53703
 608.261.1111
 100 East 11th St.
 Madison, WI 53703

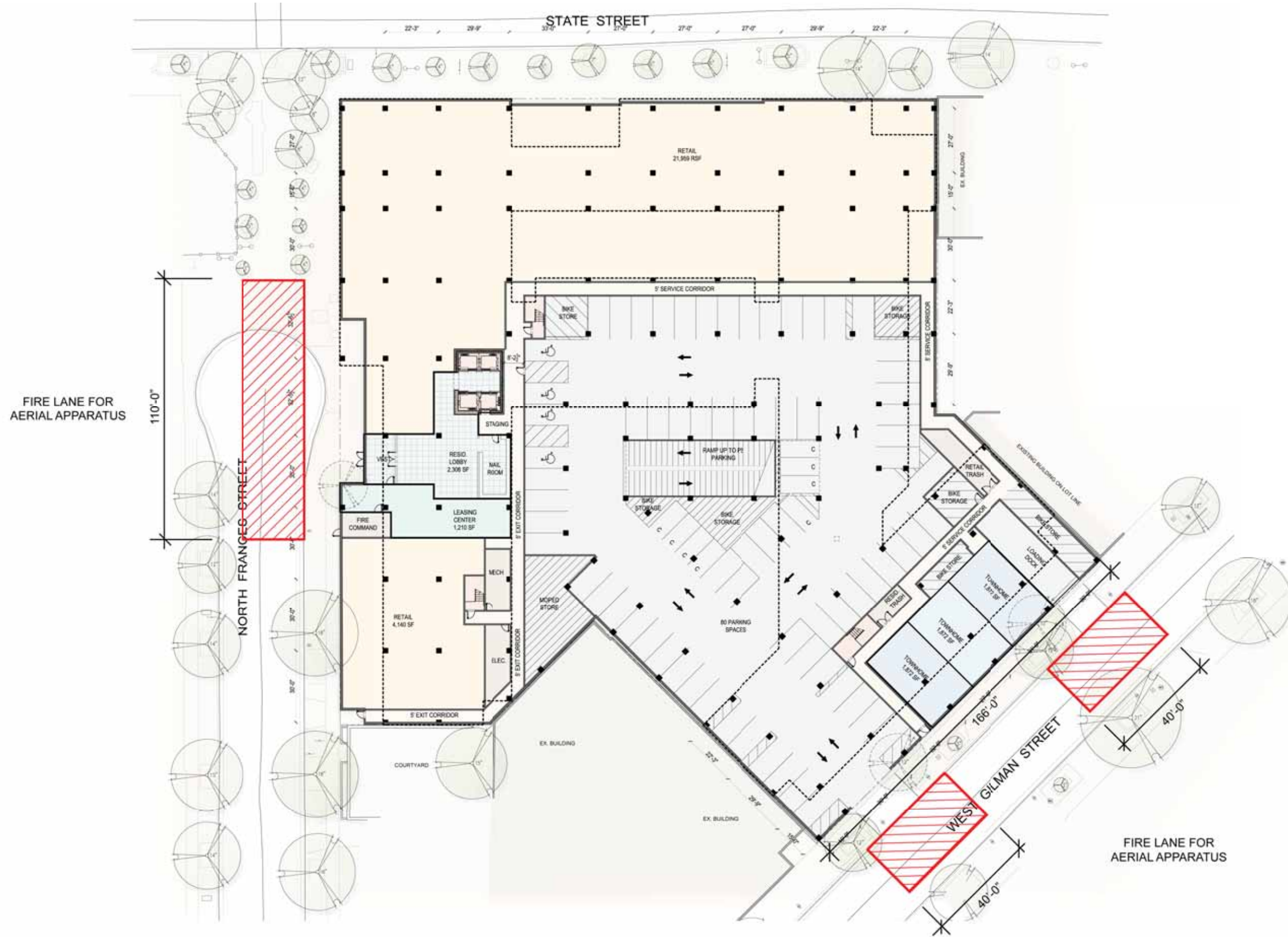
Antunovich Associates
 1200 North Zeeb Road
 Madison, WI 53703
 608.261.1111
 100 East 11th St.
 Madison, WI 53703

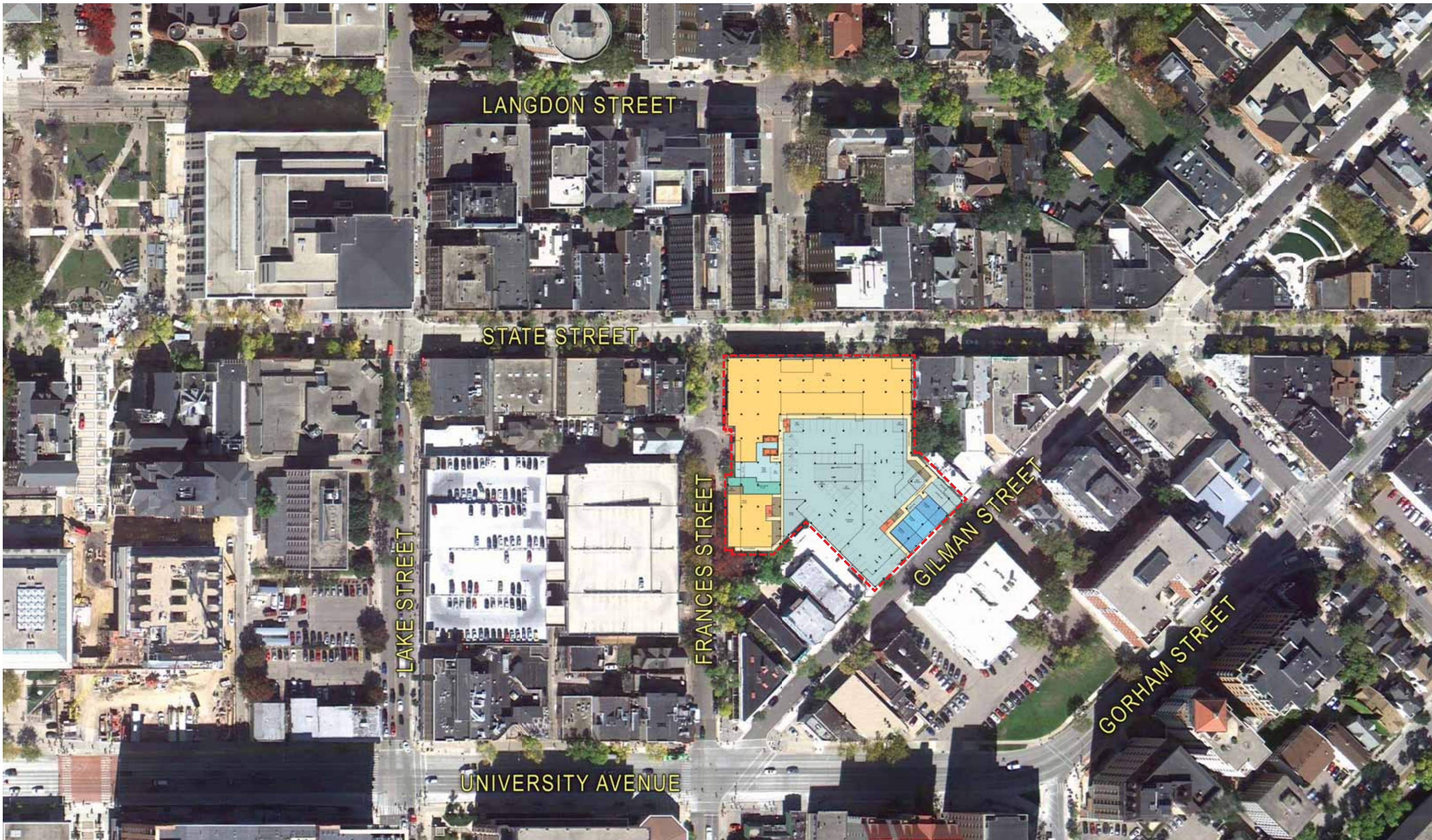
Burse
 Consulting Engineers, Inc.
 1001 E. Washington Ave. Suite 900
 Madison, WI 53703
 608.261.1111
 100 East 11th St.
 Madison, WI 53703

HUB AT MADISON
 441 N. Francis Street
 Madison, WI 53703

UTILITY PLAN

C-400



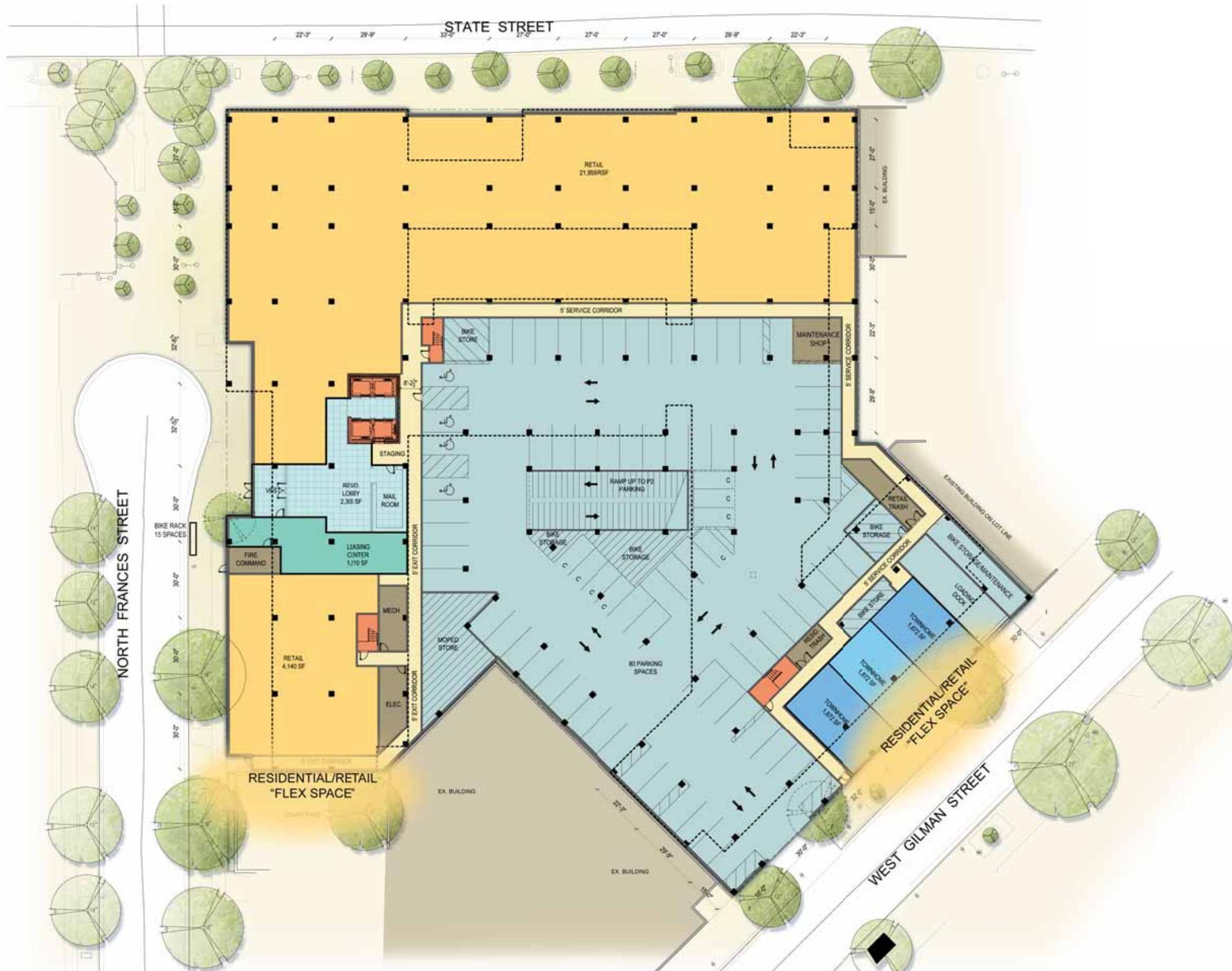


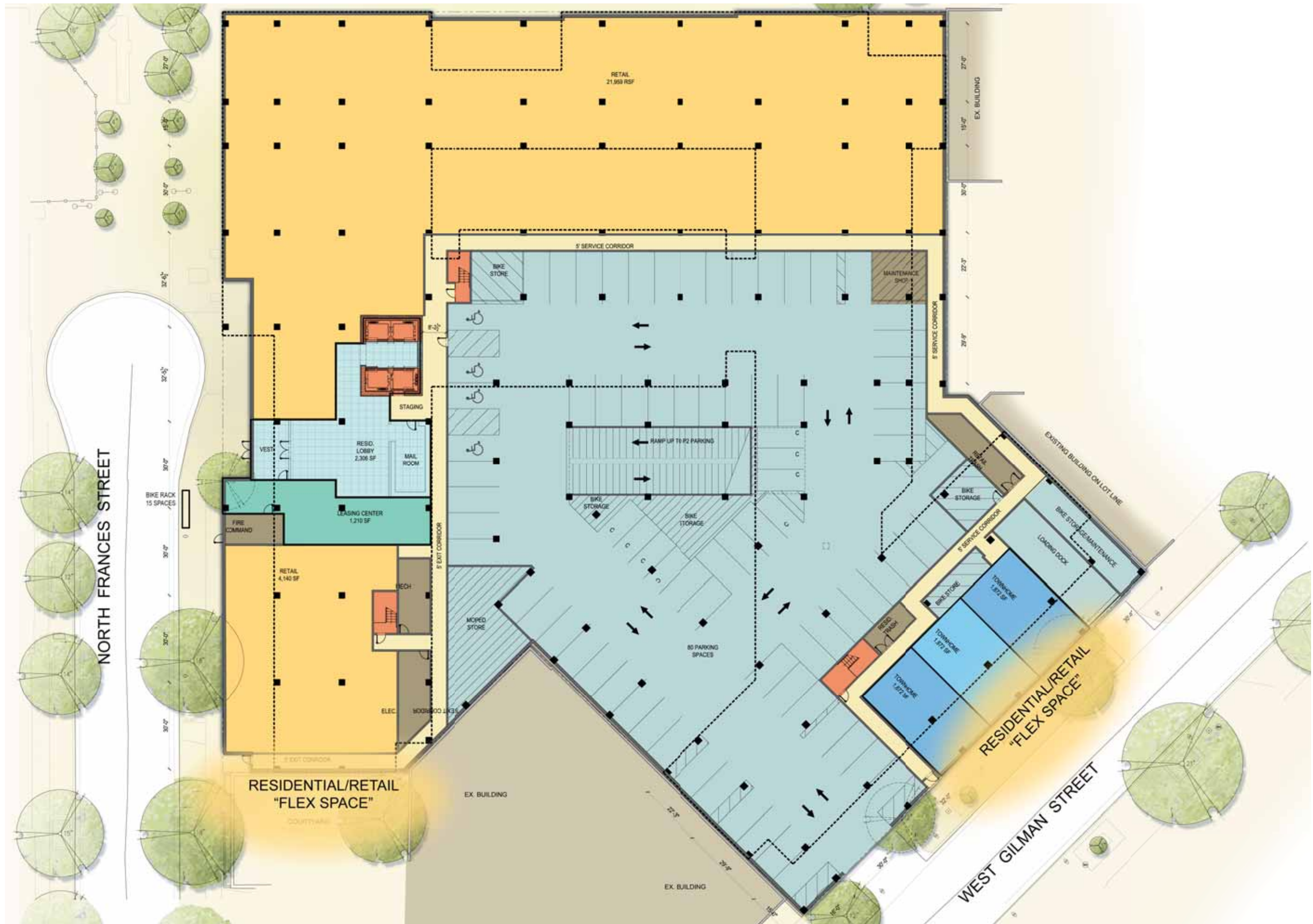
The Hub at Madison - Combined Submittal Drawings

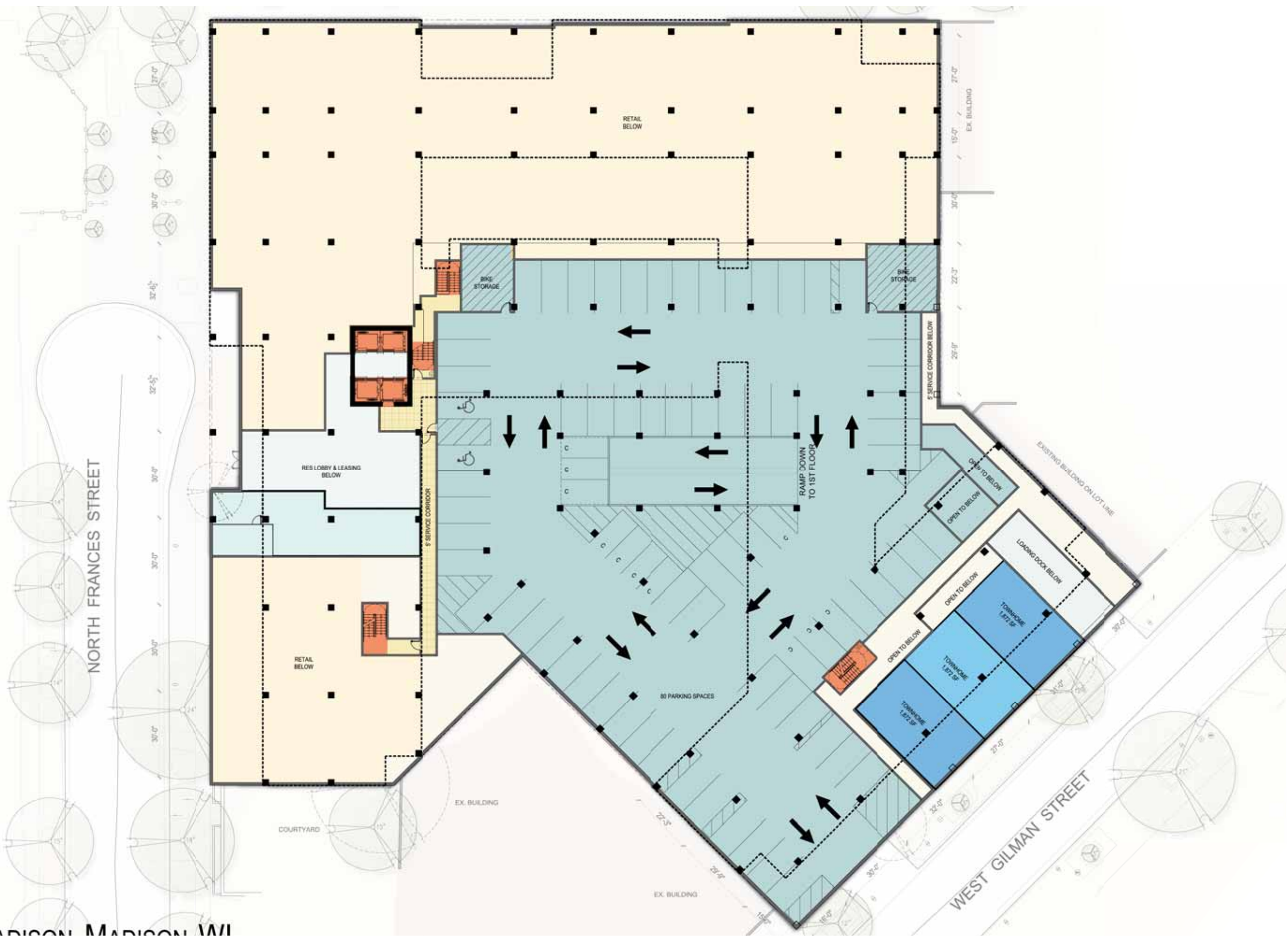
The Hub at Madison Madison, Wisconsin | Core Campus · Myefski Architects · Antunovich Associates

Aerial View

May 22, 2013







MADISON, MADISON, WI



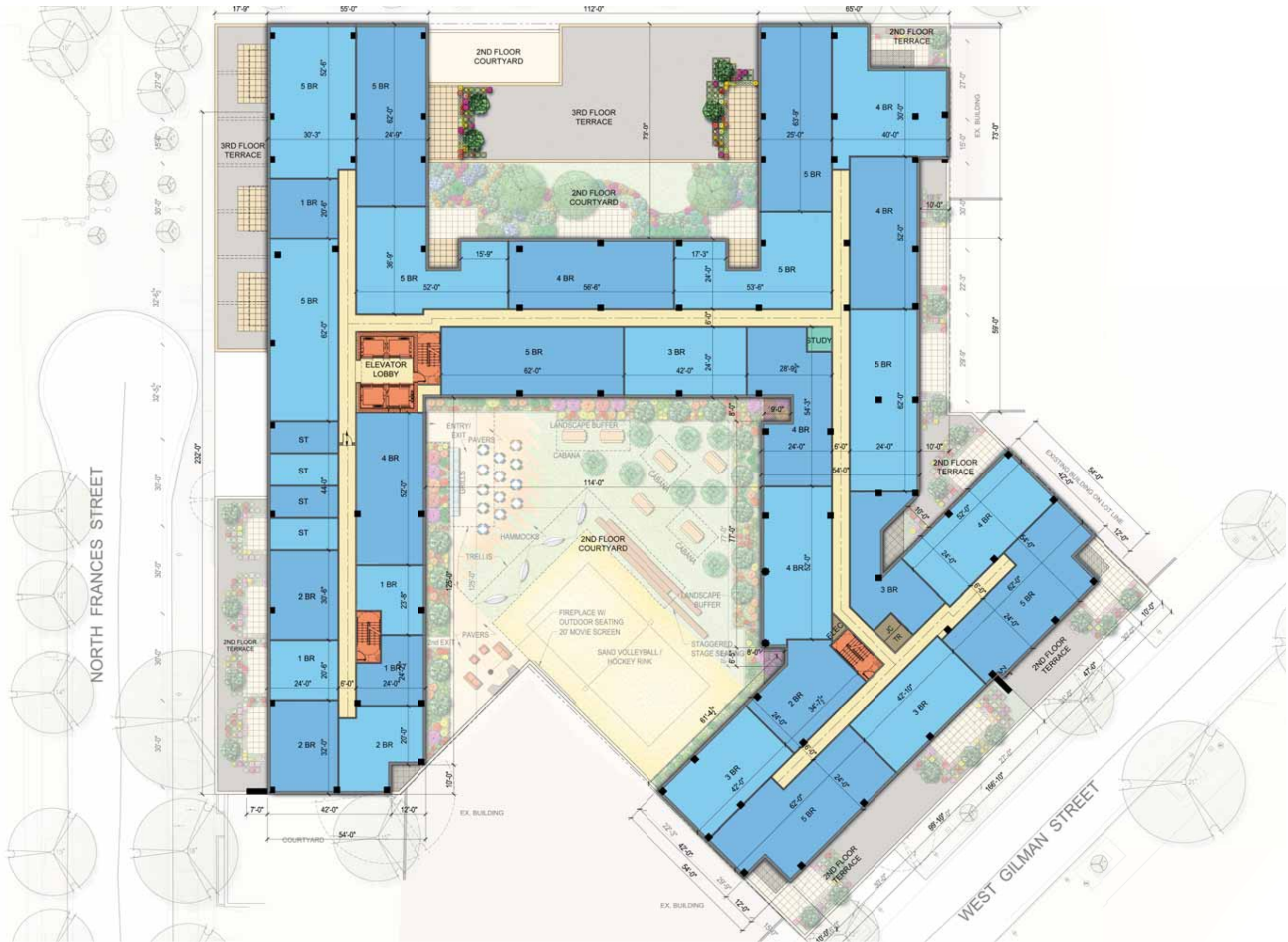
The Hub at Madison - Combined Submittal Drawings

The Hub at Madison | Madison, Wisconsin | Core Campus · Myefski Architects · Antunovich Associates

P2 Parking Plan

May 22, 2013





The Hub at Madison - Combined Submittal Drawings

3rd & 4th Floor Plan









STUDIO



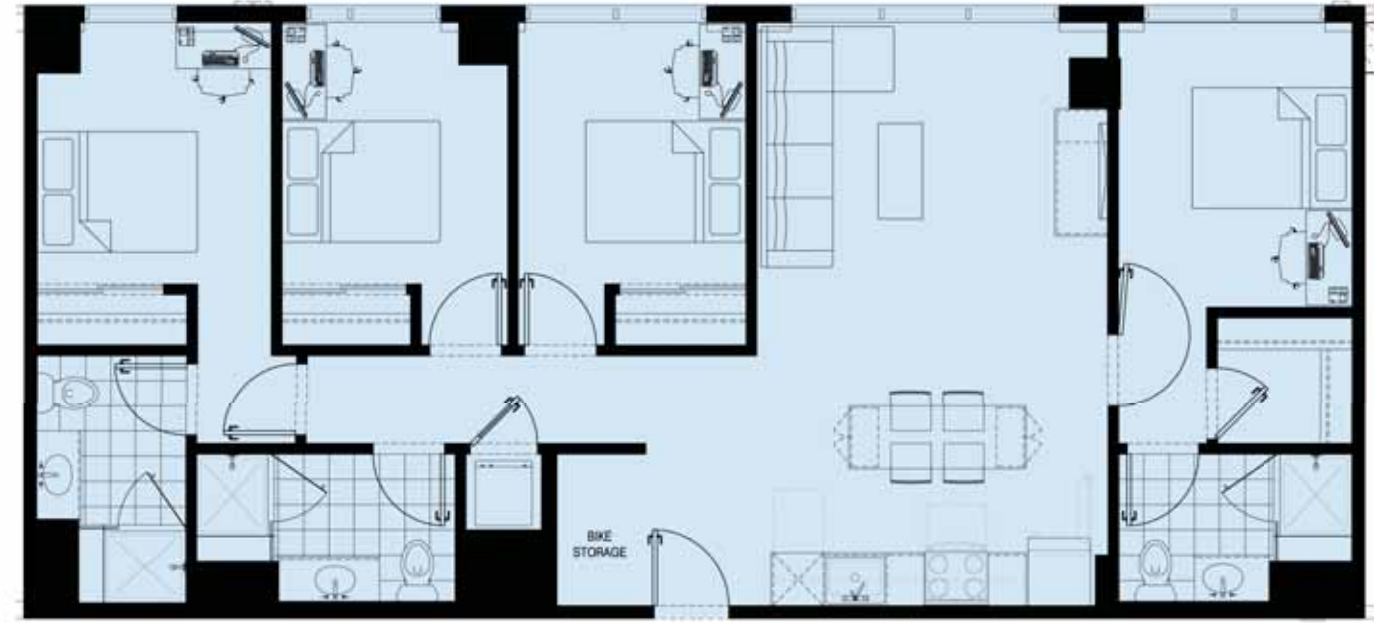
1 BED



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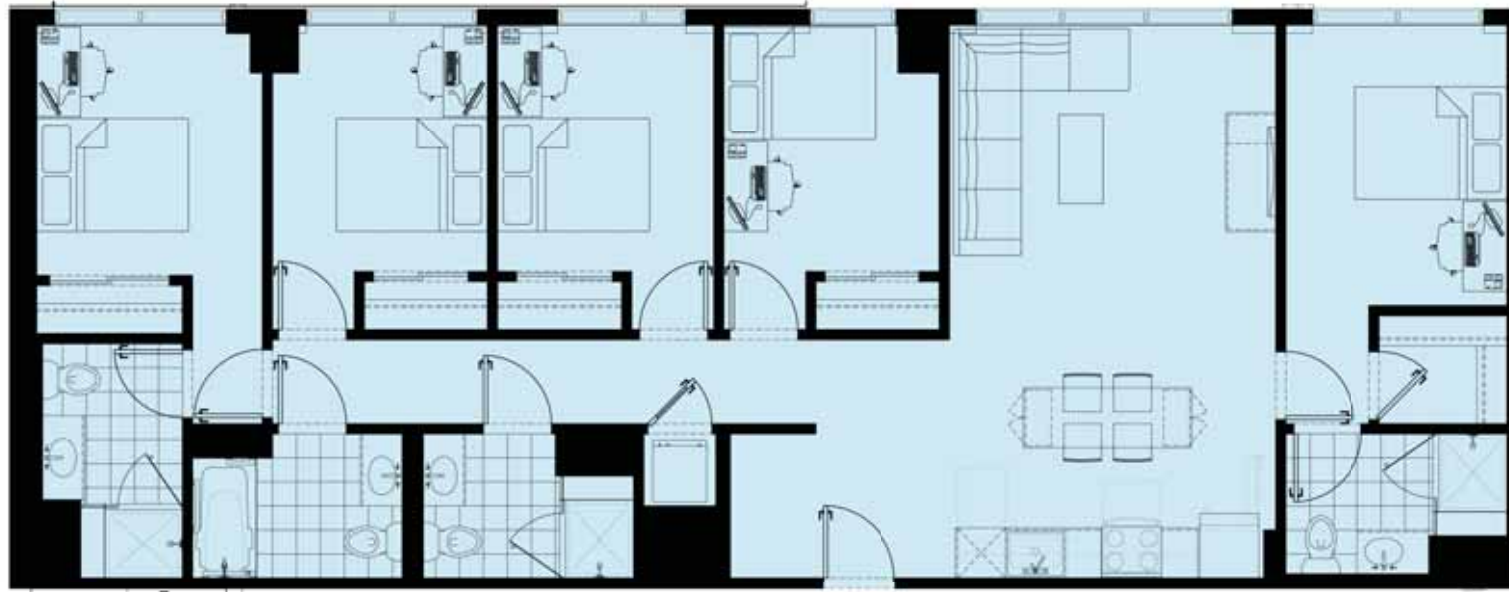


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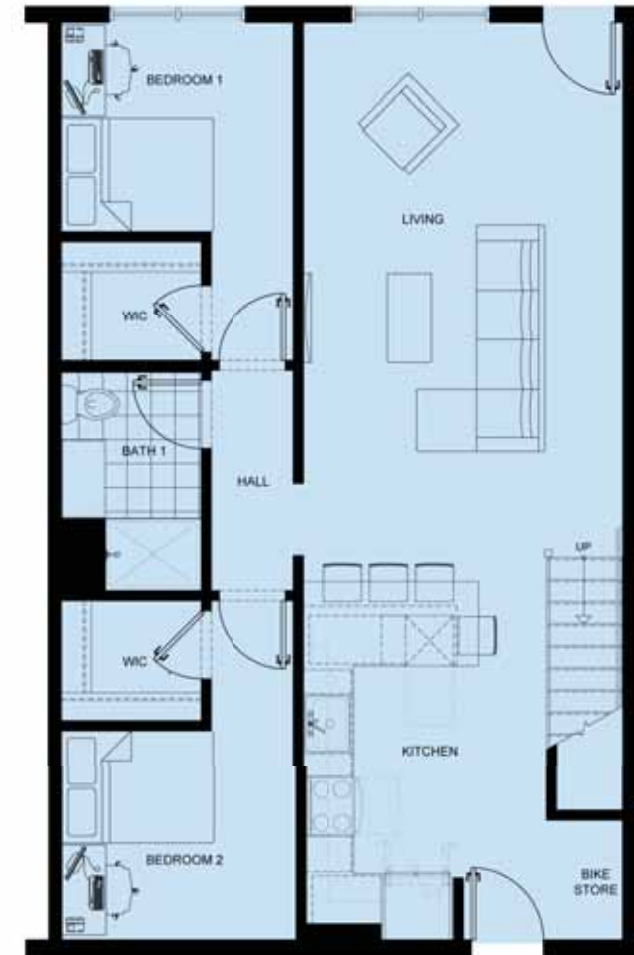


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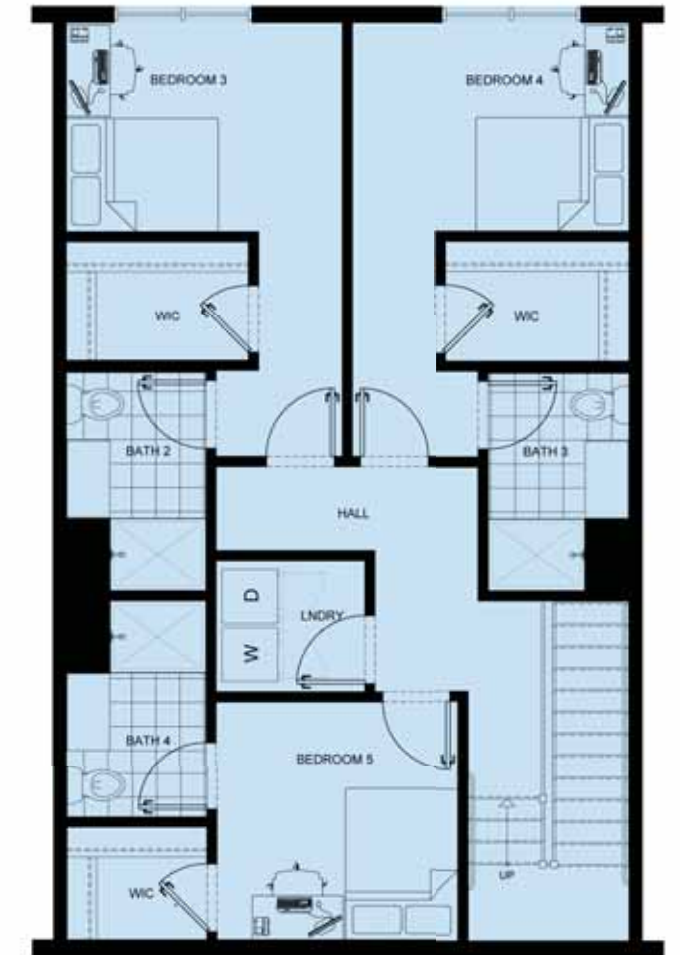


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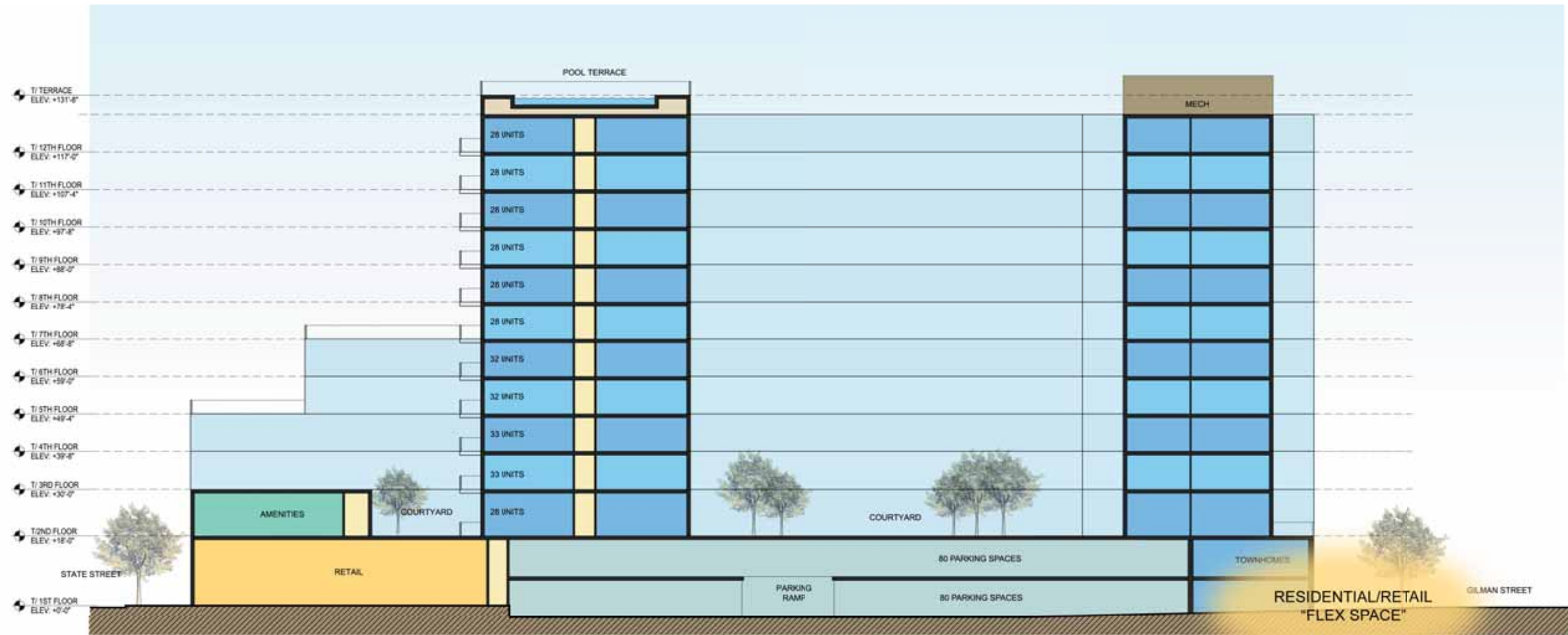
2nd FLOOR

5 BED TOWNHOME



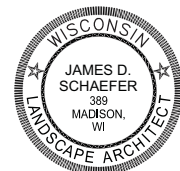
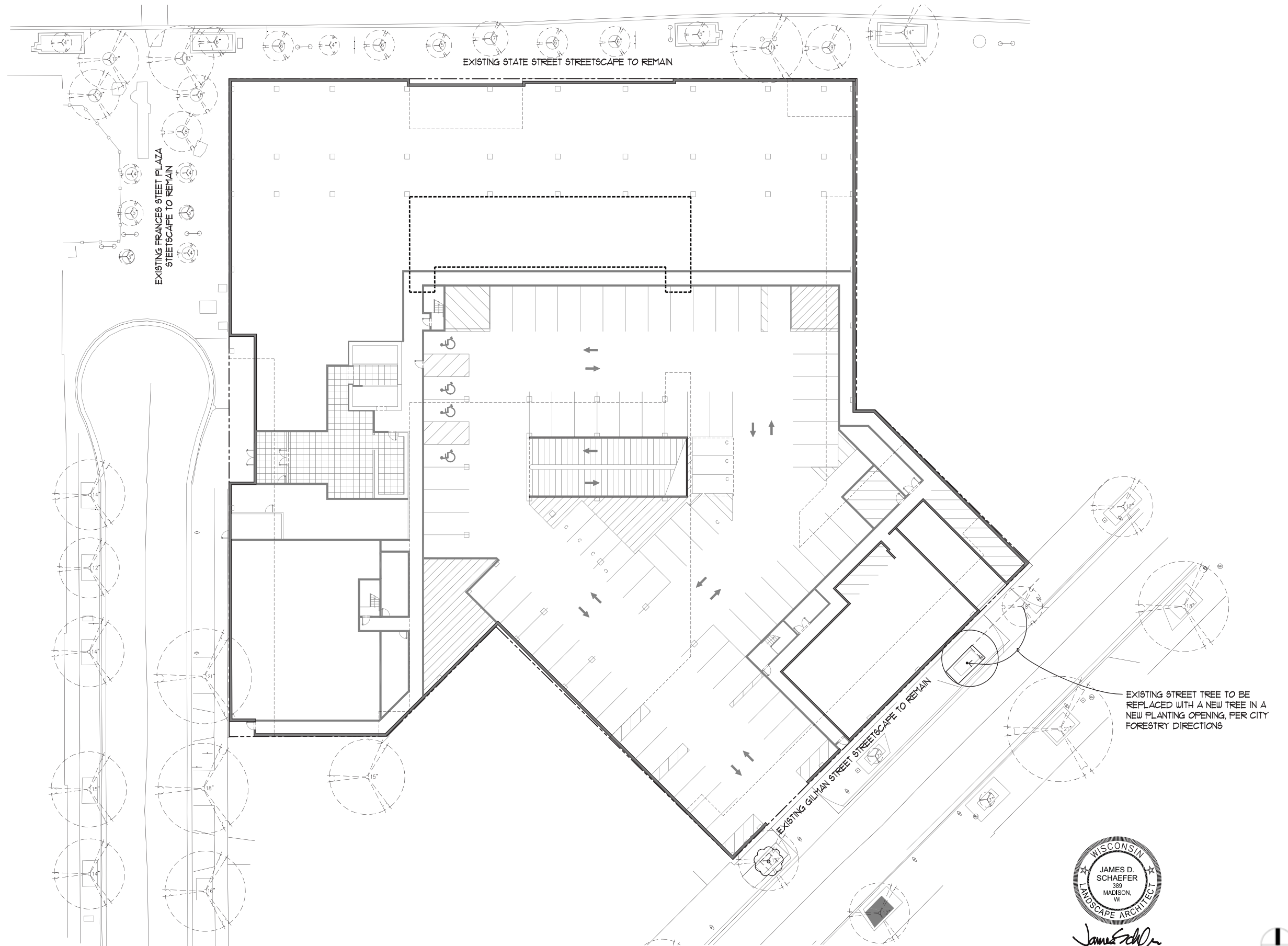
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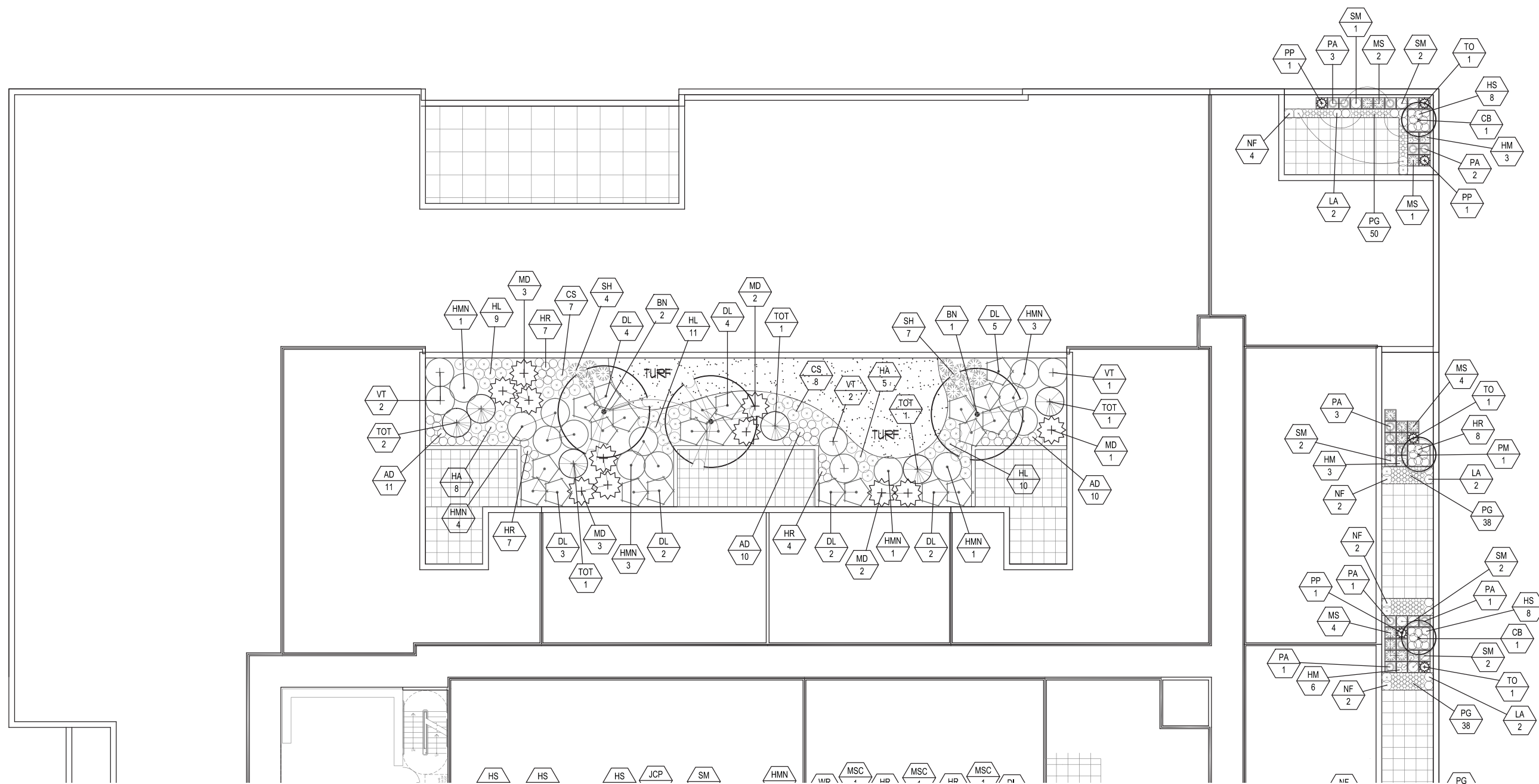
CORE CAMPUS - THE HUB AT MADISON, Madison Wi. May 22nd, 2013														
LEVEL	UNIT COUNT							BED COUNT						
	5 BED	4 BED	3 BED	2 BED	1 BED	STUDIO	TOTAL UNITS	5 BED	4 BED	3 BED	2 BED	1 BED	STUDIO	TOTAL BEDS
12	5	7	5	4	3	4	28	25	28	15	8	3	4	83
11	5	7	5	4	3	4	28	25	28	15	8	3	4	83
10	5	7	5	4	3	4	28	25	28	15	8	3	4	83
9	5	7	5	4	3	4	28	25	28	15	8	3	4	83
8	5	7	5	4	3	4	28	25	28	15	8	3	4	83
7	5	7	5	4	3	4	28	25	28	15	8	3	4	83
6	6	8	5	5	4	4	32	30	32	15	10	4	4	95
5	6	8	5	5	4	4	32	30	32	15	10	4	4	95
4	10	7	4	4	4	4	33	50	28	12	8	4	4	106
3	10	7	4	4	4	4	33	50	28	12	8	4	4	106
2	6	5	5	4	4	4	28	30	20	15	8	4	4	81
P2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1/P1	3	0	0	0	0	0	3	15	0	0	0	0	0	15
TOTAL	71	77	53	46	38	44	329	355	308	159	92	38	44	996
%	22%	23%	16%	14%	12%	12%	100%	36%	31%	16%	9%	4%	4%	100%





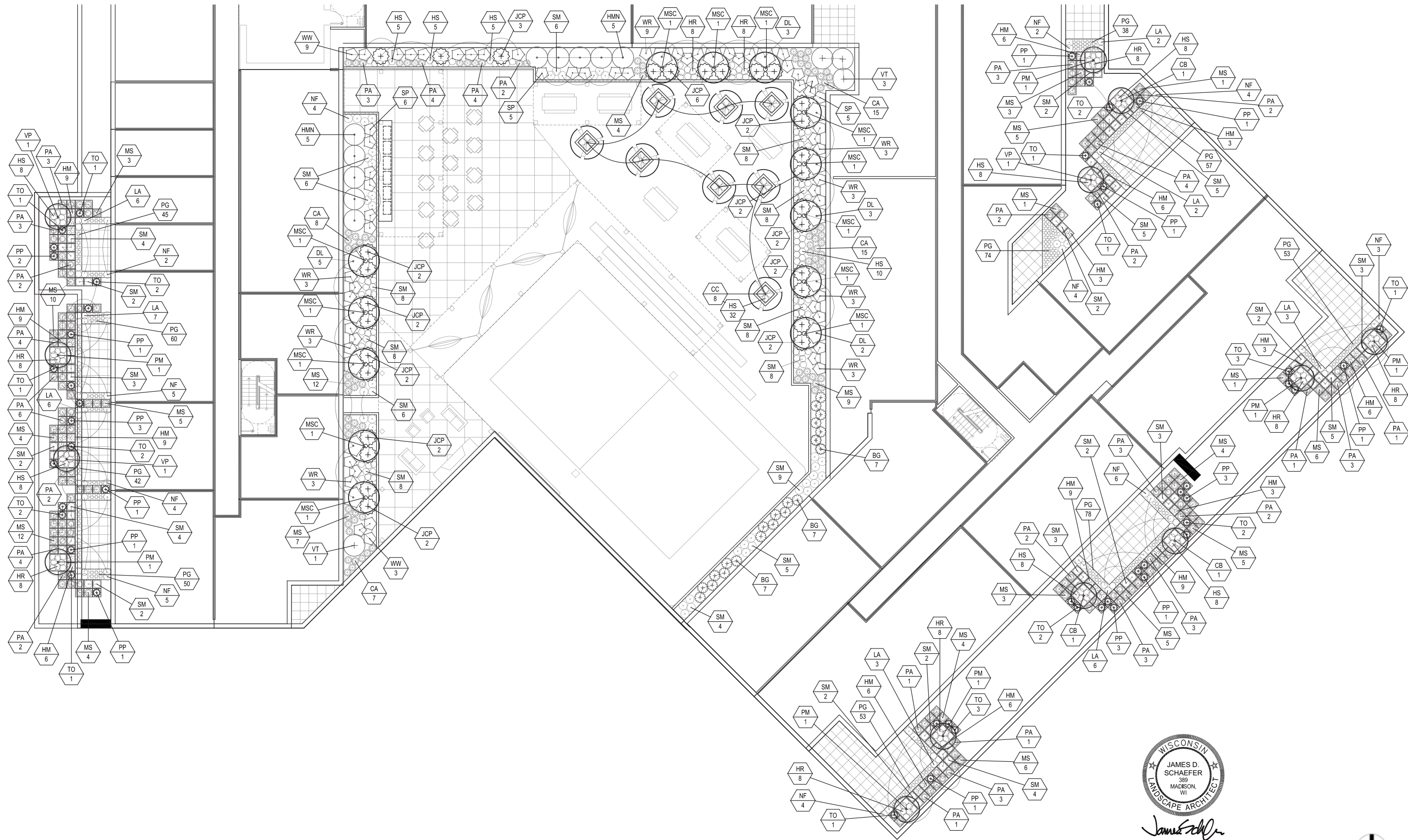
James D. Schaefer

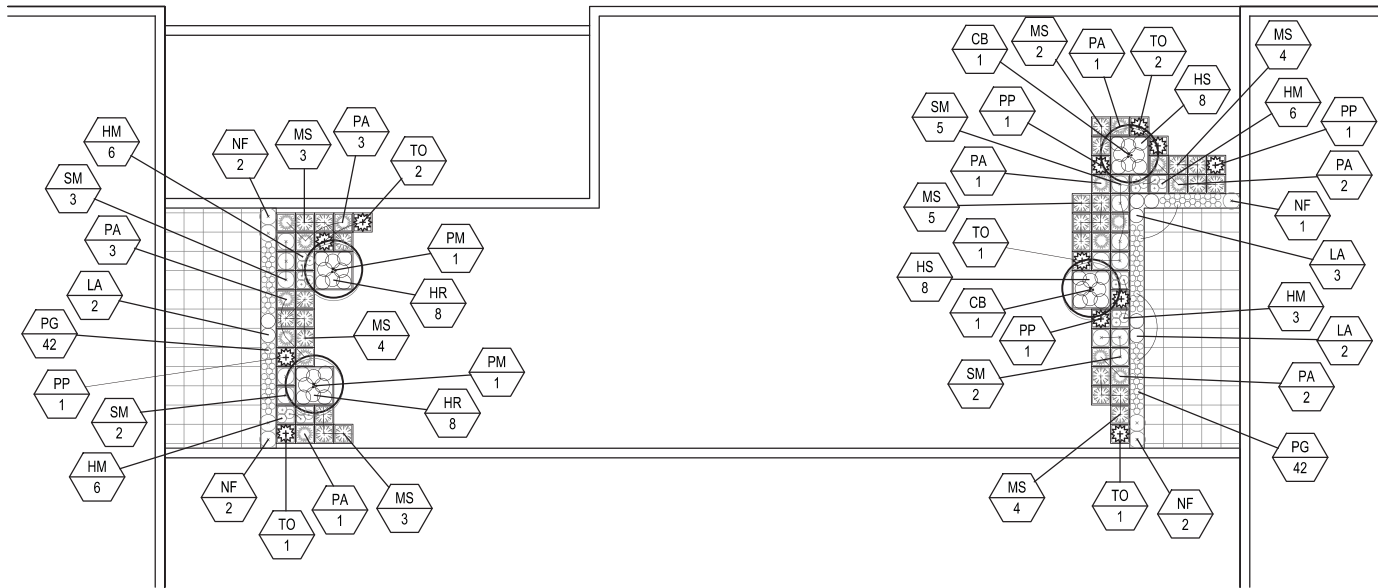




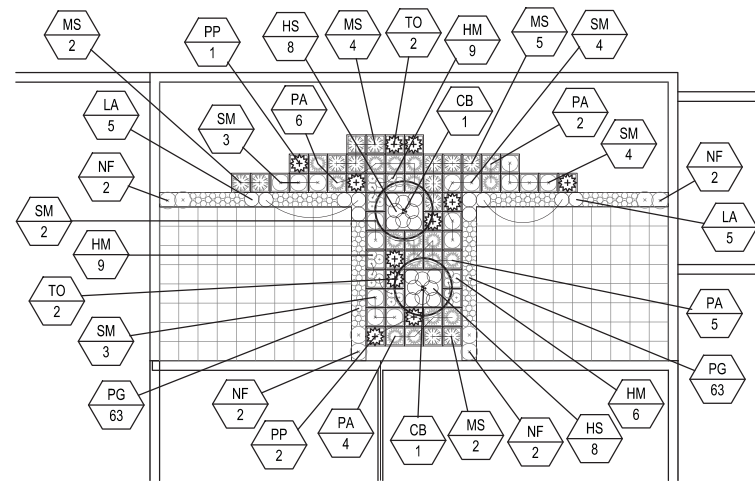
James D. Schaefer



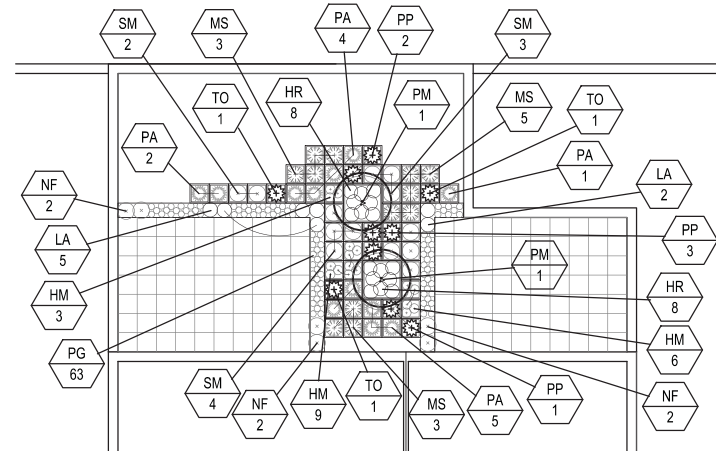




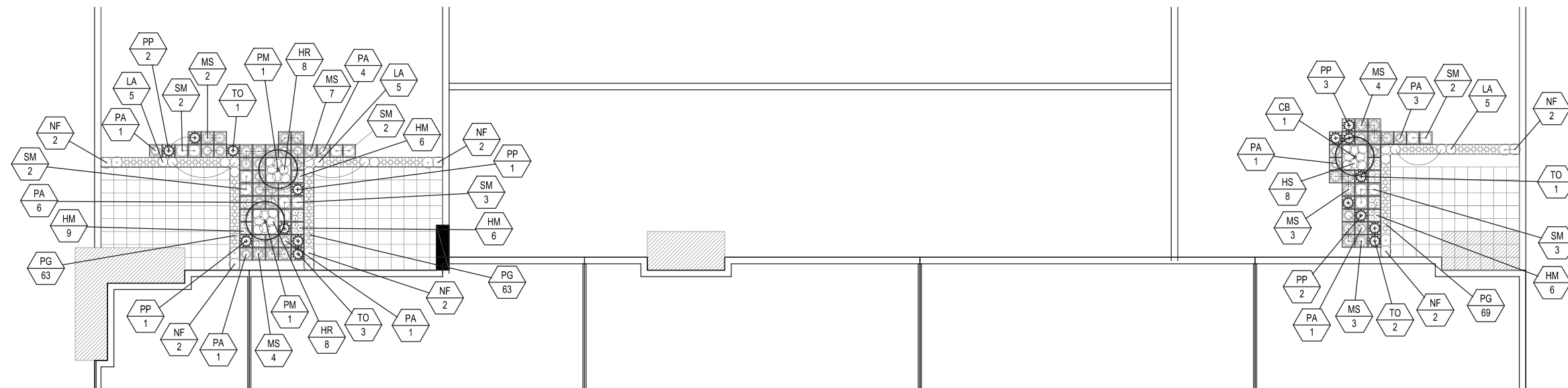
3rd Floor



5th Floor (west)



5th Floor (east)



7th Floor

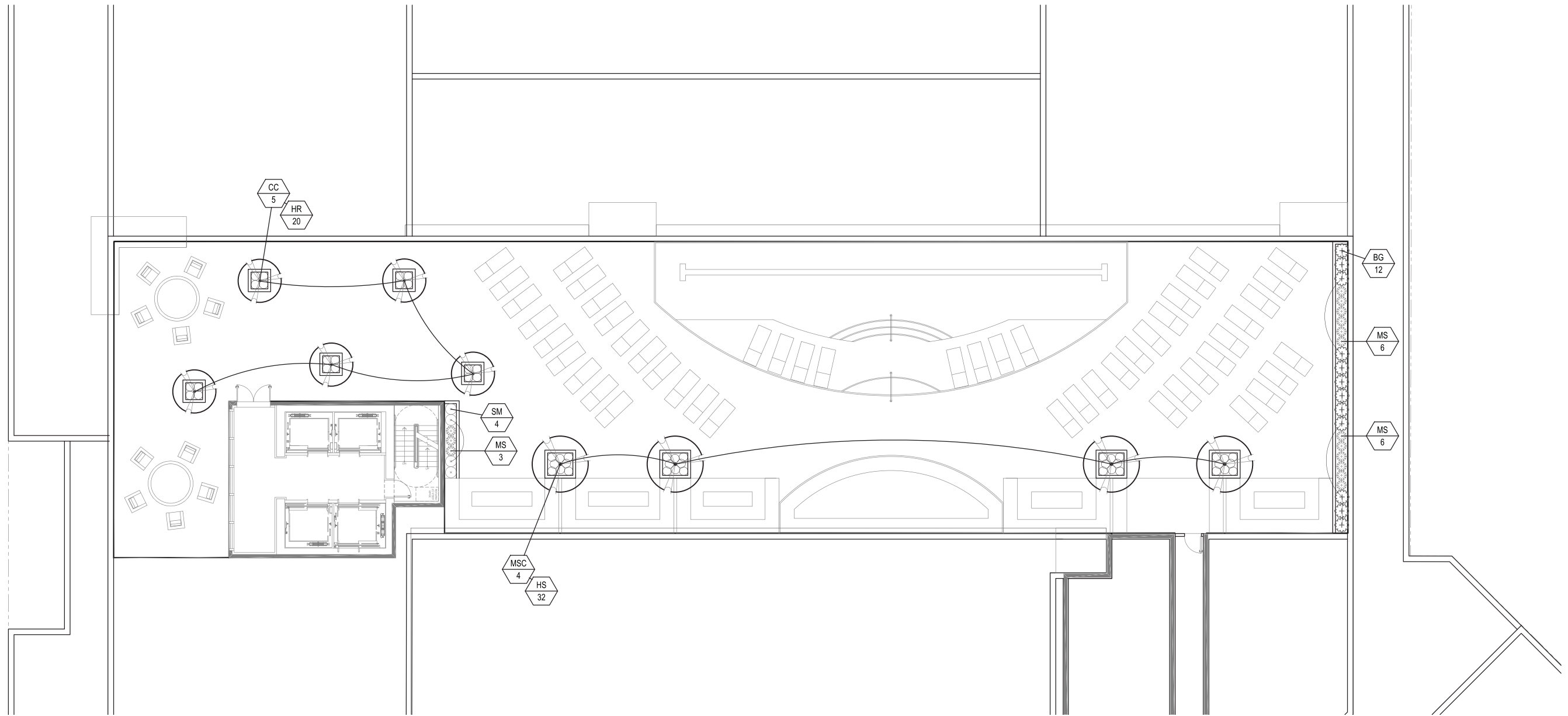
Plant Schedule

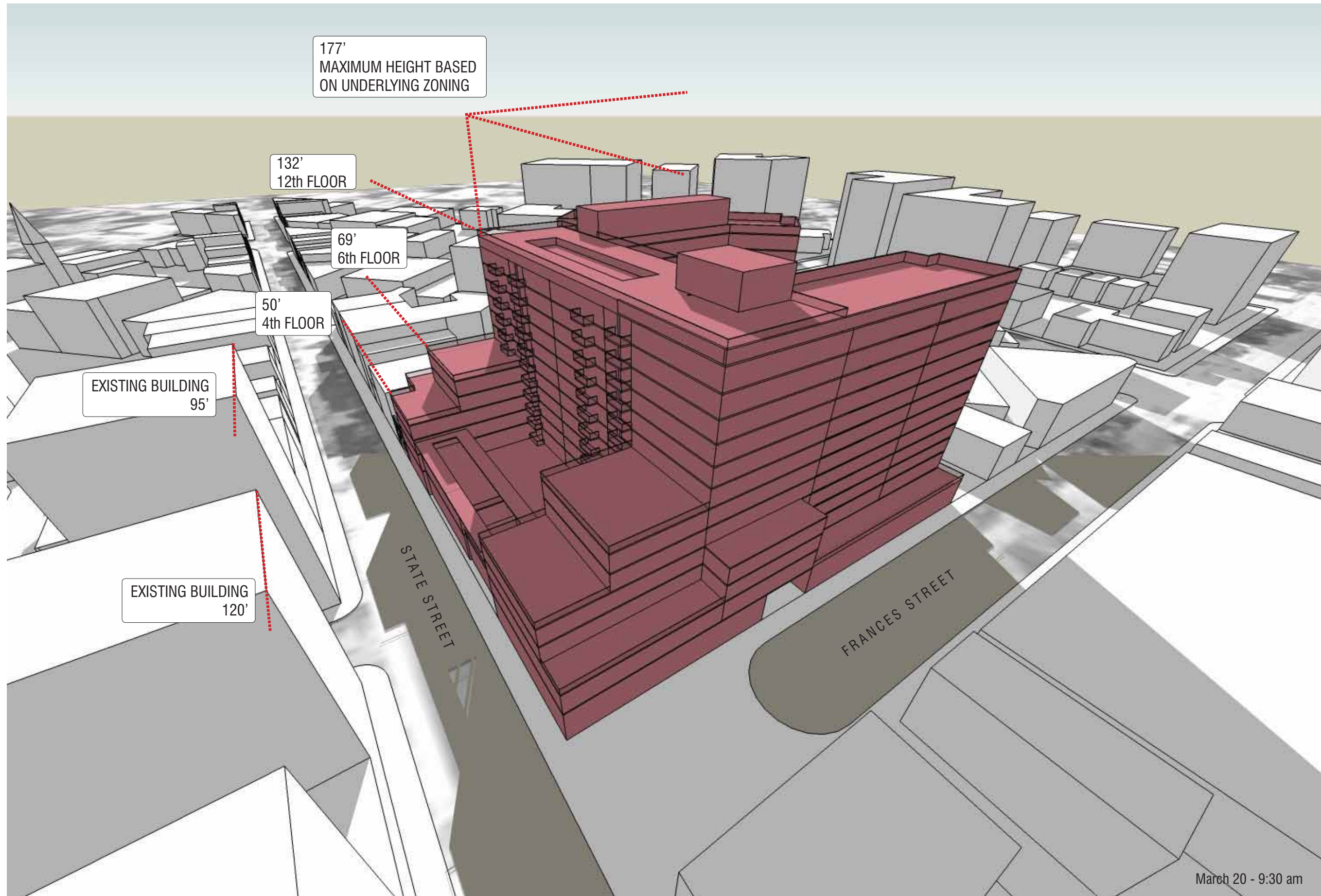
Ornamental Trees						
SYM	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING
BN	Betula nigra	River Birch	3	8' Ht. Multi	B/B	As shown
CB	Cornus Baileyi	Bailey Dogwood	10	6' Ht. Multi	B/B	As shown
CC	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	13	2" Cal.	B/B	As shown
MSC	Malus x 'Sentinel'	Sentinel Crab	17	2" Cal.	B/B	As shown
PM	Prunus maackii	Amur Chokecherry	14	8' Ht. Multi	B/B	As shown
VP	Viburnum prunifolium	Blackhaw Viburnum	3	6' Ht. Multi	B/B	As shown
Shrubs						
SYM	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING
BG	Buxus x 'Green Velvet'	Green Velvet Boxwood	33	2 Gal.	Container	24" o.c.
DL	Diervilla lonicera	Dwarf-bush Honeysuckle	35	2 Gal.	Container	48" o.c.
HMN	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	13	2 Gal.	Container	60" o.c.
JCP	Juniperus chinensis pfitz. comp.	Compact Pfitzer Juniper	29	24" Ht.	B/B	60" o.c.
MD	Microbiota decussata	Siberian Cypress	11	2 Gal.	Container	60" o.c.
PP	Picea pungens 'Globosa'	Dwarf Globe Blue Spruce	46	24" Ht.	B/B	As shown
SP	Salix purpurea nana	Dwarf Arctic Willow	16	3 Gal.	Container	36" o.c.
TO	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	50	48" Ht.	B/B	48" o.c.
TOT	Thuja occidentalis 'Techny'	Techny Arborvitae	6	5' Ht.	B/B	48" o.c.
VT	Viburnum trilobum 'J.N. Select'	Compact Amer Cran Viburnum	9	36" Ht.	B/B	As shown
WR	Weigela 'Rhumba'	Rhumba Weigela	30	2 Gal.	Container	48" o.c.
WW	Weigela 'Wine & Roses'	Wine & Roses Weigela	12	2 Gal.	Container	48" o.c.
Perennials						
SYM	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING
AD	Adiantum pedatum	Maidenhair Fern	31	1 Gal.	Container	18" o.c.
CA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	45	1 Gal.	Container	30" o.c.
CS	Carex morrowii 'Silver Sceptre'	Silver Sceptre Sedge	15	1 Gal.	Container	24" o.c.
HA	Hosta 'August Moon'	August Moon Hosta	13	1 Gal.	Container	30" o.c.
HL	Hosta 'Love Pat'	Love Pat Hosta	30	1 Gal.	Container	30" o.c.
HM	Heuchera macrantha 'Palace Purple'	Coral Bells 'Palace Purple'	195	1 Gal.	Container	18" o.c.
HS	Hemerocallis 'Stella 'd'Or'	Low Yellow-Gold Daylily	198	1 Gal.	Container	18" o.c.
HR	Hemerocallis 'Rosy Returns'	Pink Daylily	166	1 Gal.	Container	18" o.c.
LA	Lavendula angustifolia 'Hidcote'	Hidcote Lavender	80	1 Gal.	Container	18" o.c.
MS	Miscanthus sinensis 'Red Flame'	Red Flame Miscanthus	212	1 Gal.	Container	30" o.c.
NF	Nepeta x 'faassenii 'Blue Wonder'	Blue Wonder Catmint	86	1 Gal.	Container	24" o.c.
PA	Pennisetum alopecuroides 'Hamien'	Hamien Dwarf Fountain Grass	147	1 Gal.	Container	18" o.c.
PG	Pachysandra ter. 'Green Carpet'	Green Carpet Pachysandra	1,144	2.5"	Container	8" o.c.
SM	Salvia x 'May Night'	May Night Salvia	208	1 Gal.	Container	18" o.c.
SH	Sporobolus heterolepis	Prairie Dropseed	11	1 Gal.	Container	18" o.c.

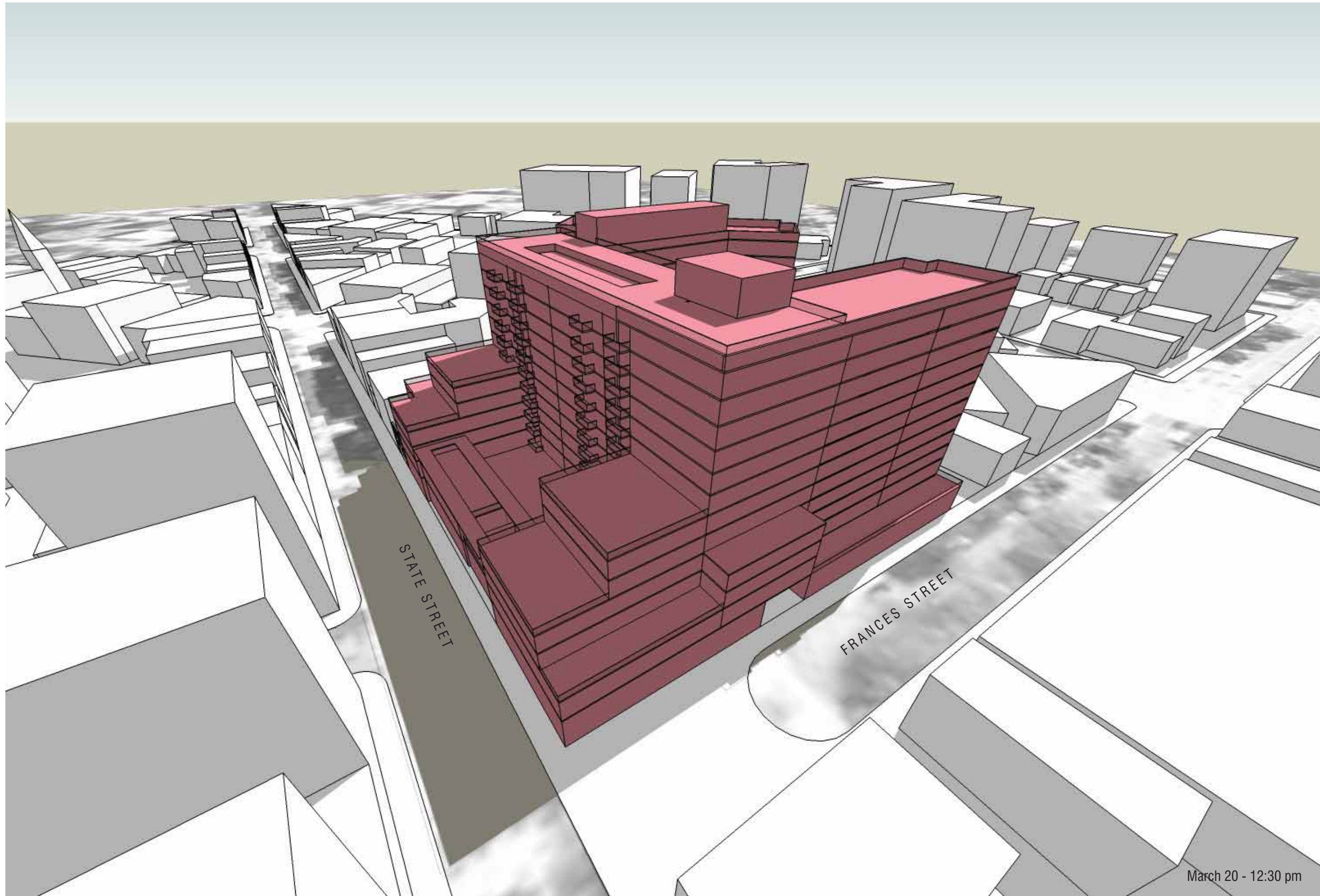


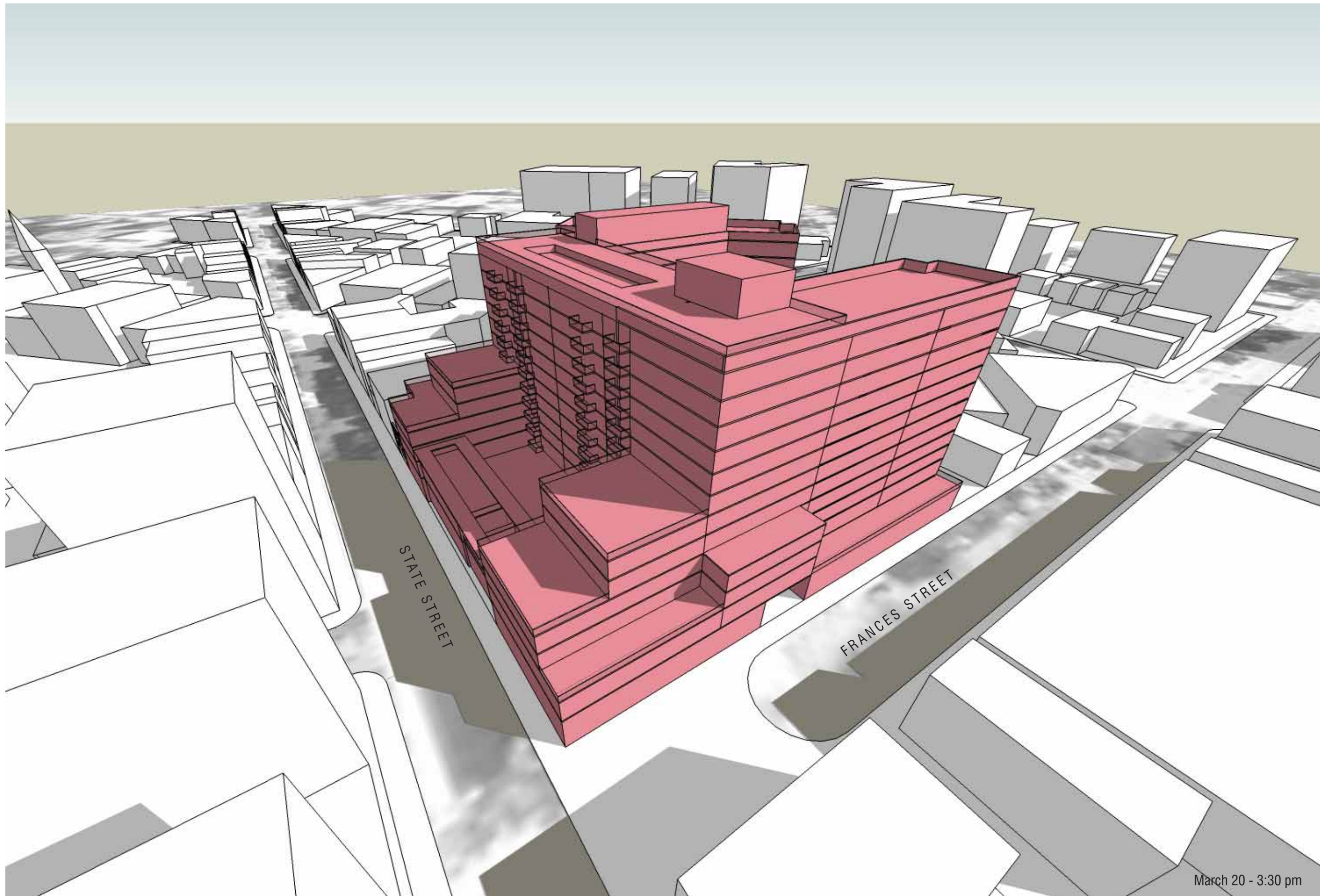
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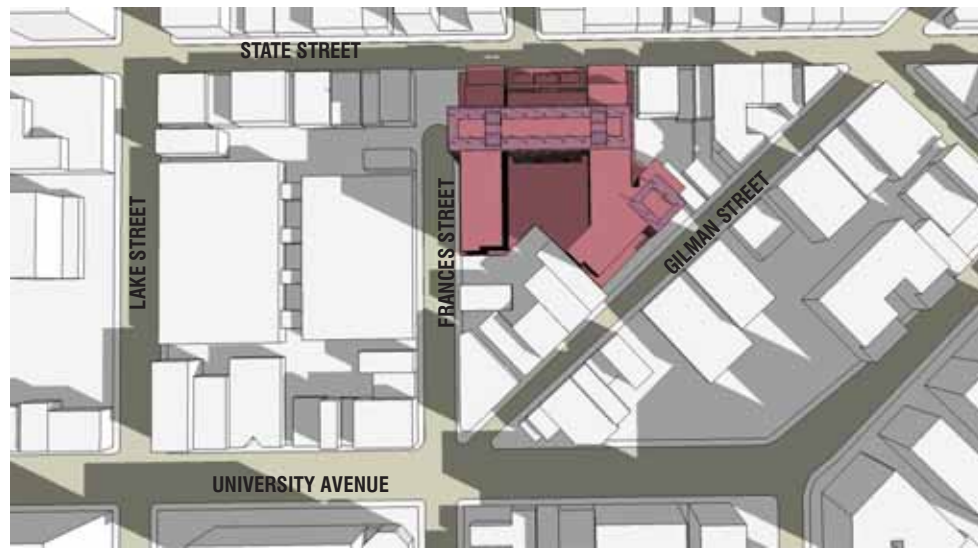








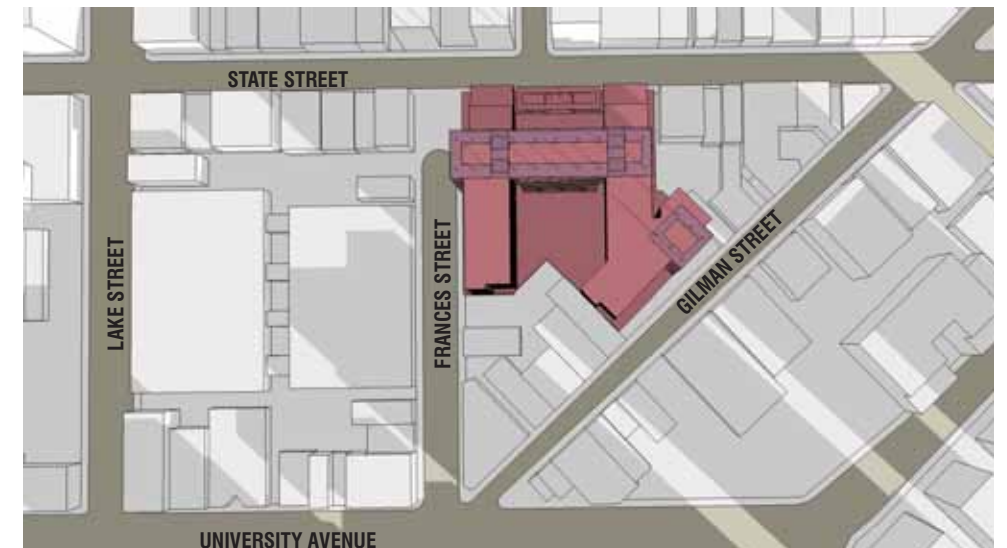




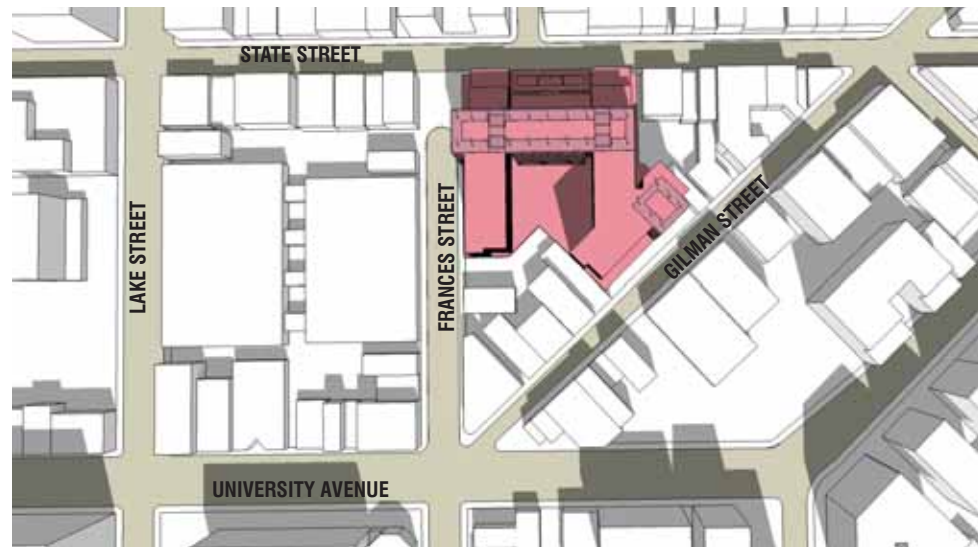
March 20 - 9:30 am



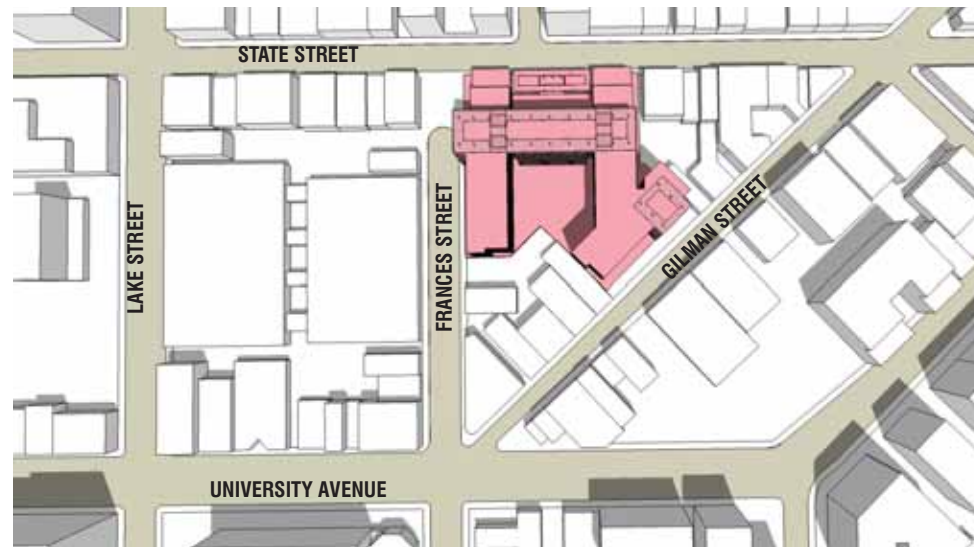
June 21 - 9:30 am



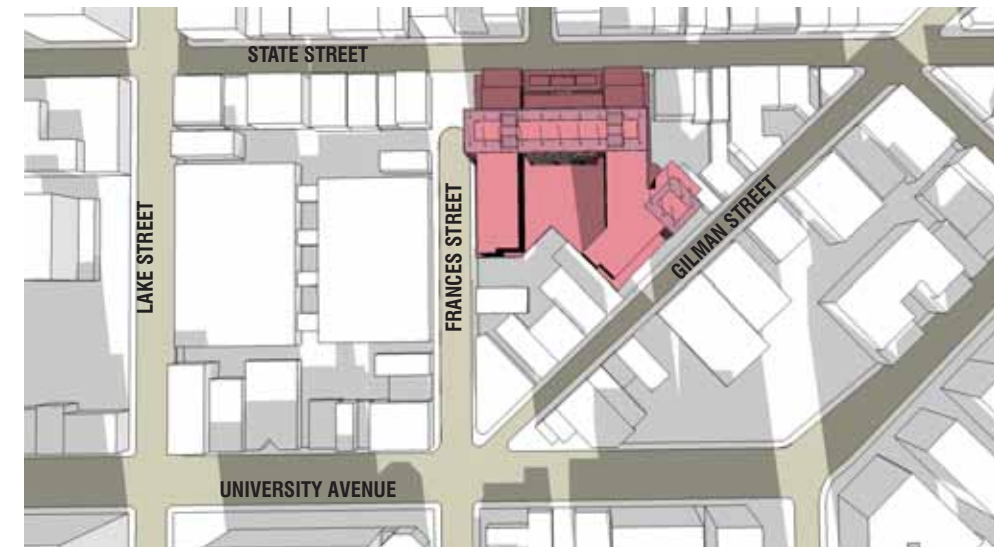
December 21 - 9:30 am



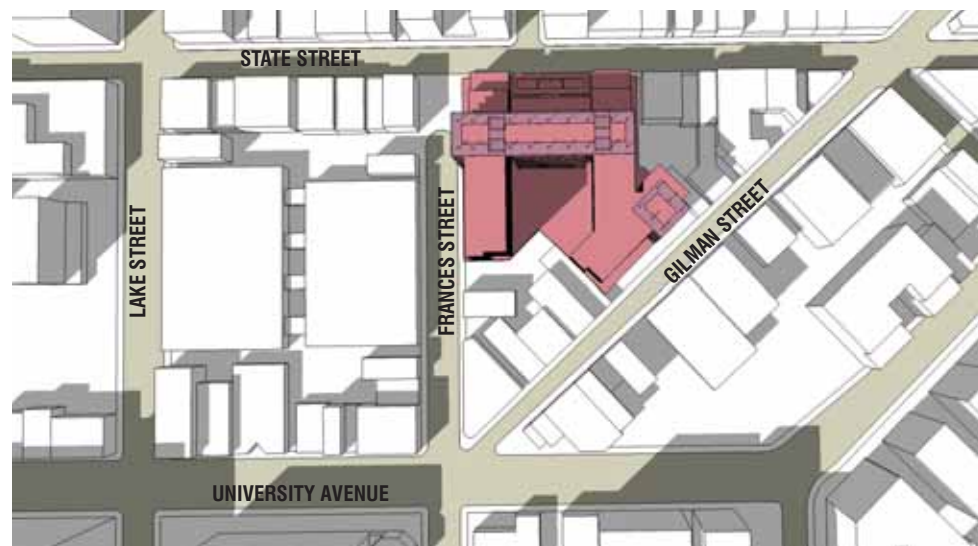
March 20 - 12:30 pm



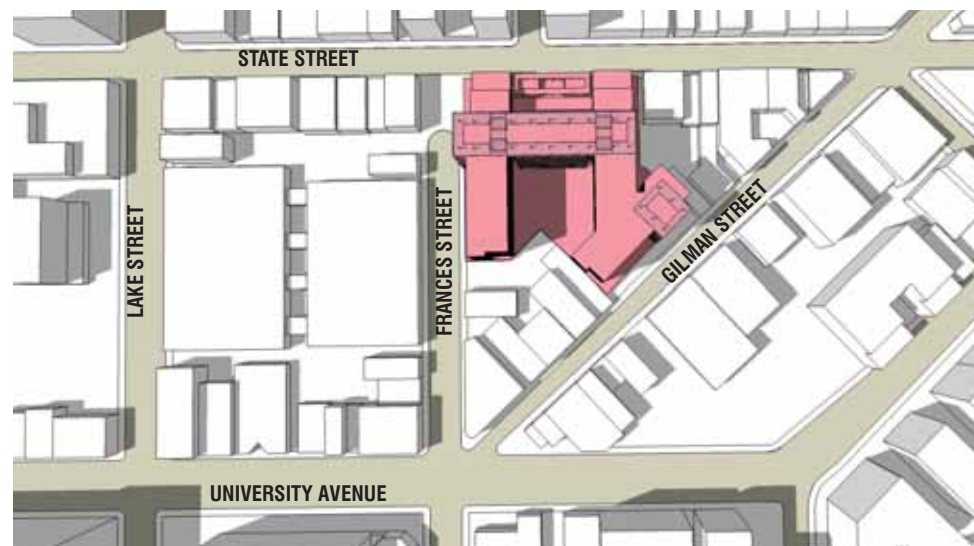
June 21 - 12:30 pm



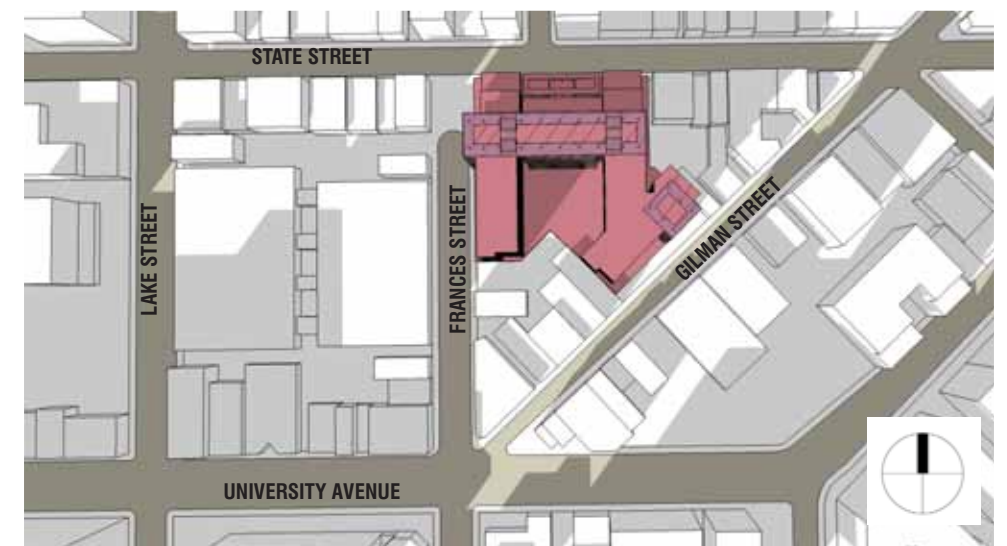
December 21 - 12:30 pm



March 20 - 3:30 pm



June 21 - 3:30 pm



December 21 - 3:30 pm





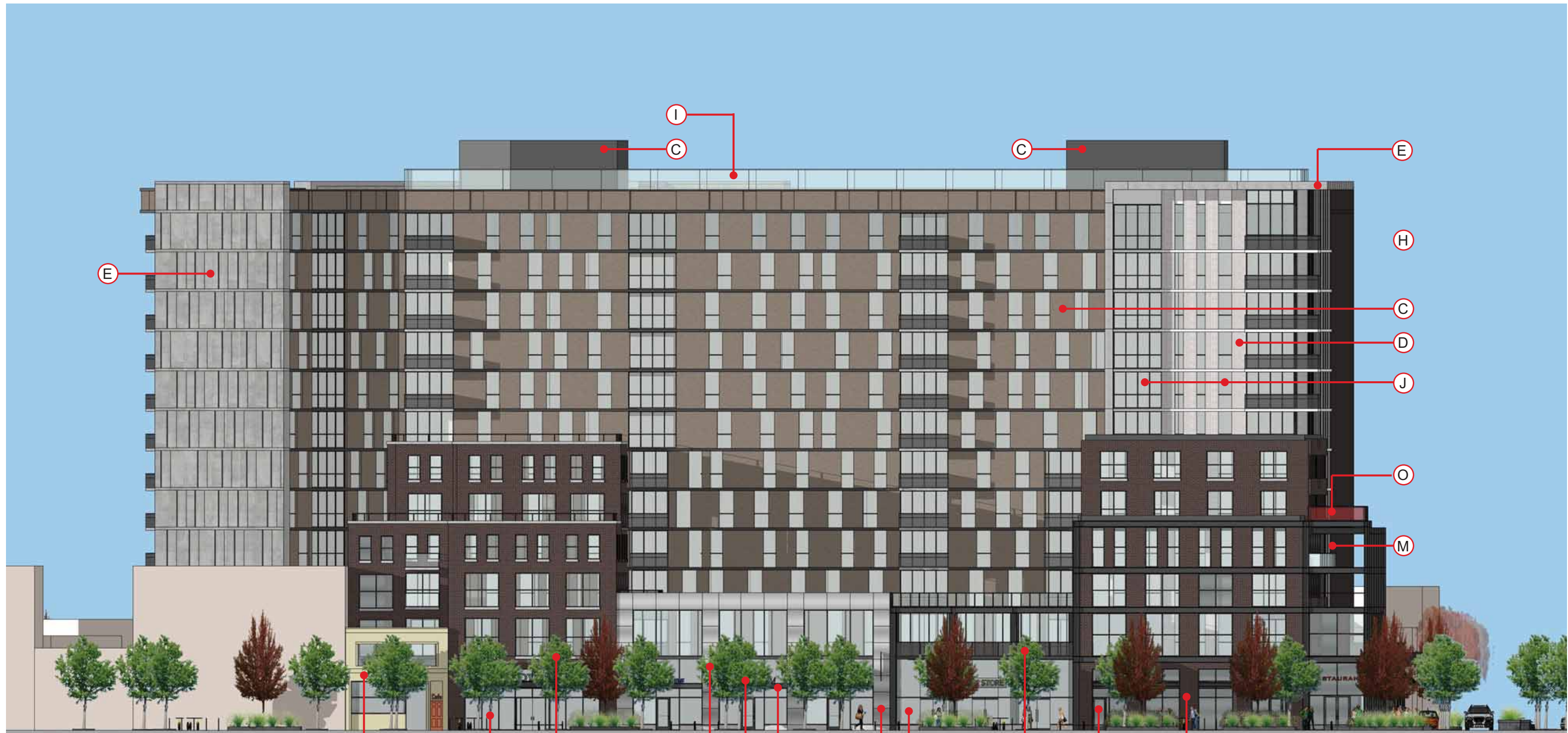
View displaying Proposed Massing



Existing View







Exterior Material Legend

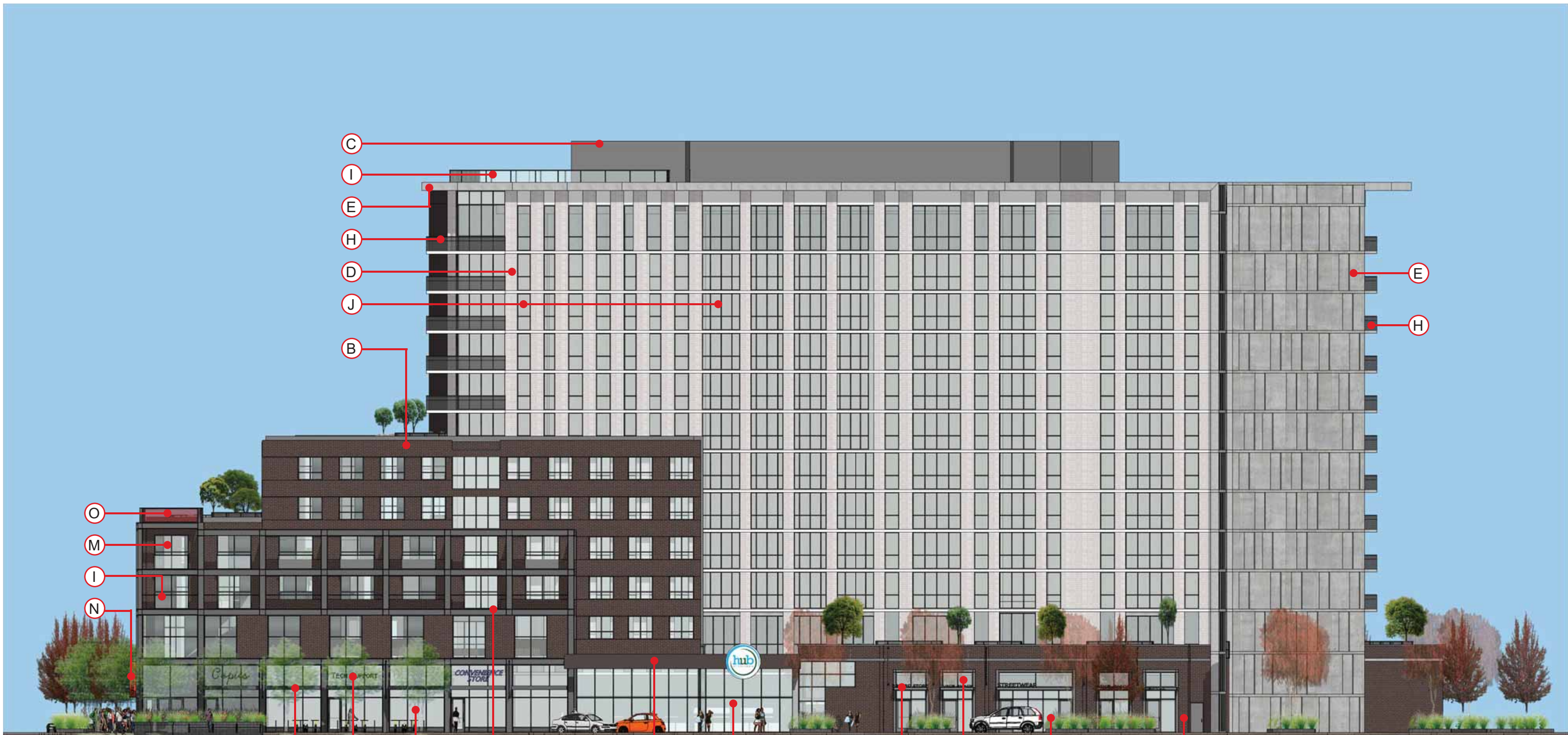
- A Repurposed Terra Cotta Facade
- B Masonry-Color #1
- C Masonry-Color #2
- D Cast Masonry
- E Articulated Exposed Cast Concrete
- F Aluminum Cladding System

- G Painted Metal Cladding System
- H Painted Metal Balcony Railing System
- H1 Perforated Metal Panel System
- I Glass Railing System
- J Aluminum Thermopane Operable Window System
- K Aluminum Thermopane Storefront Window System and Doors

- L Steel Canopy
- M Illuminated Signage (By Tennant at Retail)
- N Banners (By Tenant)
- O Illuminated Glass Beacon
- P Metal Sectional Garage Door

A K B N M L F K G K B

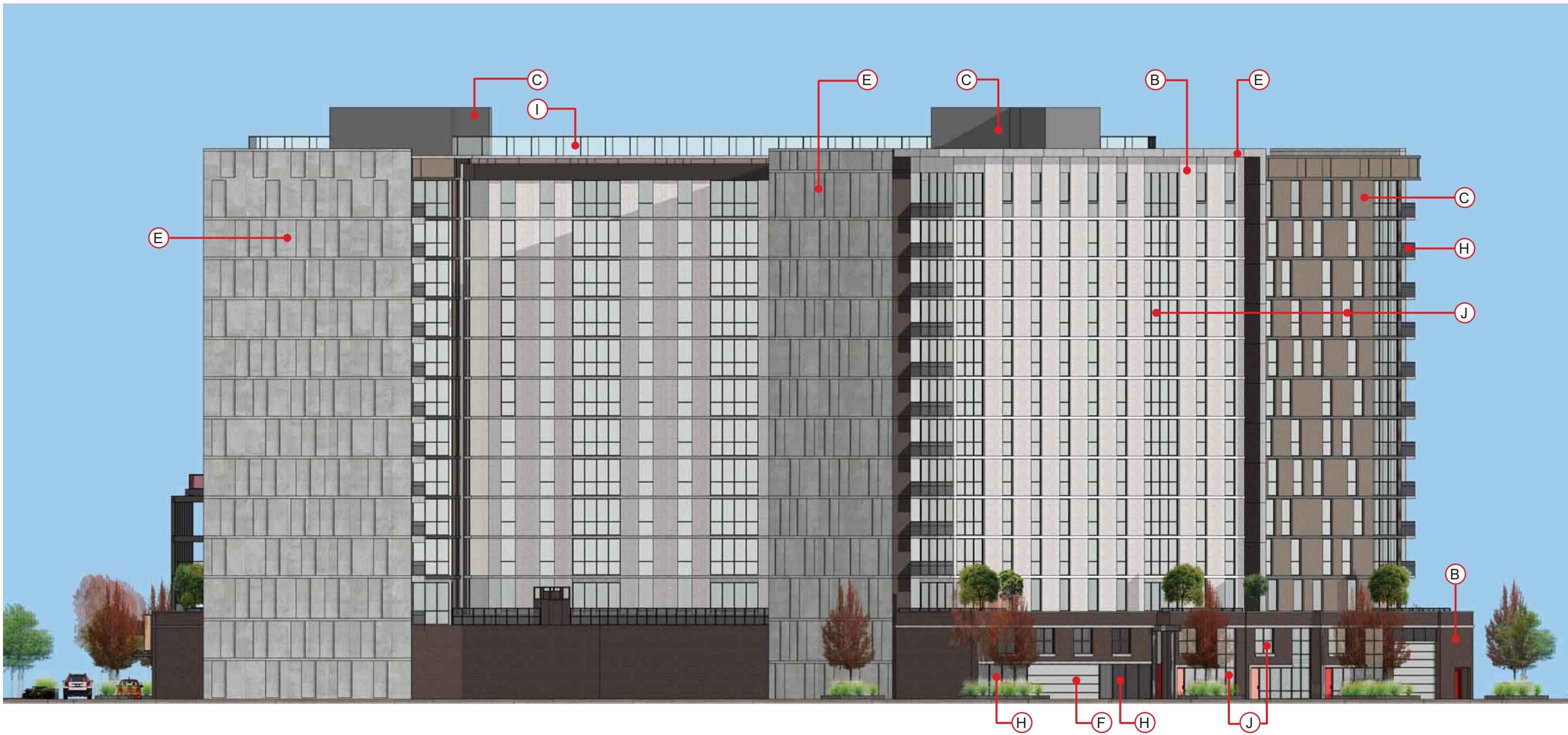




Exterior Material Legend

- | | | |
|-------------------------------------|--|---|
| A Repurposed Terra Cotta Facade | G Painted Metal Cladding System | L Steel Canopy |
| B Masonry-Color #1 | H Painted Metal Balcony Railing System | M Illuminated Signage (By Tenant at Retail) |
| C Masonry-Color #2 | H1 Perforated Metal Panel System | N Banners (By Tenant) |
| D Cast Masonry | I Glass Railing System | O Illuminated Glass Beacon |
| E Articulated Exposed Cast Concrete | J Aluminum Thermopane Operable Window System | P Metal Sectional Garage Door |
| F Aluminum Cladding System | K Aluminum Thermopane Storefront Window System and Doors | |





Exterior Material Legend

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The Hub at Madison - Combined Submittal Drawings

The Hub at Madison Madison, Wisconsin | Core Campus · Myefski Architects · Antunovich Associates

Night View Looking Southeast on State Street

May 22, 2013



The Hub at Madison - Combined Submittal Drawings

Night Street View Looking Southeast on State Street

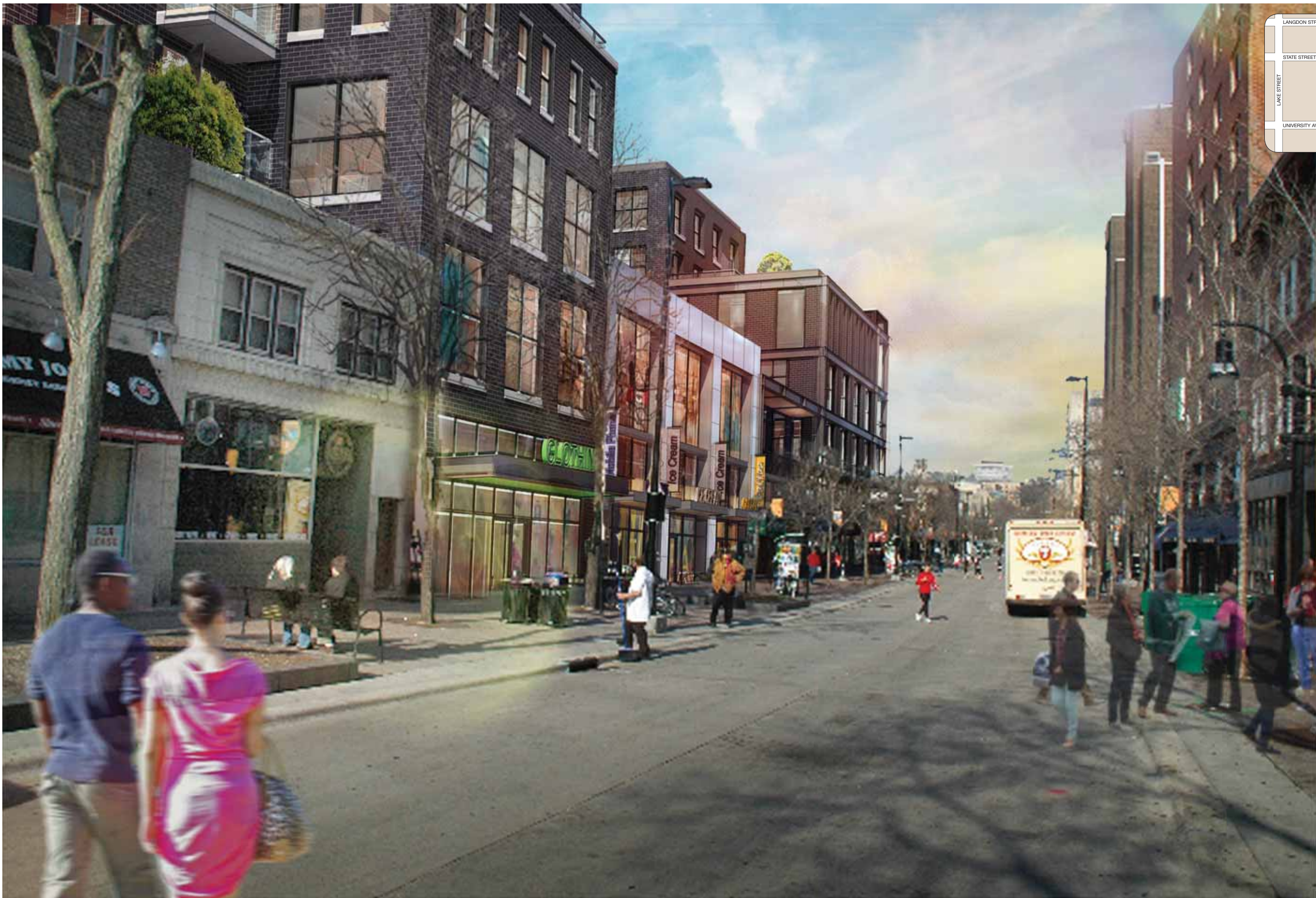


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View Looking South From North Frances

May 22, 2013



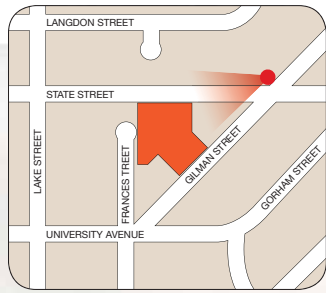
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View Looking Southwest on State Street

May 22, 2013





The Hub at Madison - Combined Submittal Drawings

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View Looking Southwest on State Street

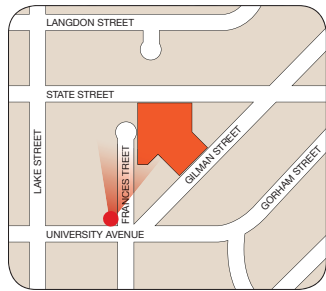


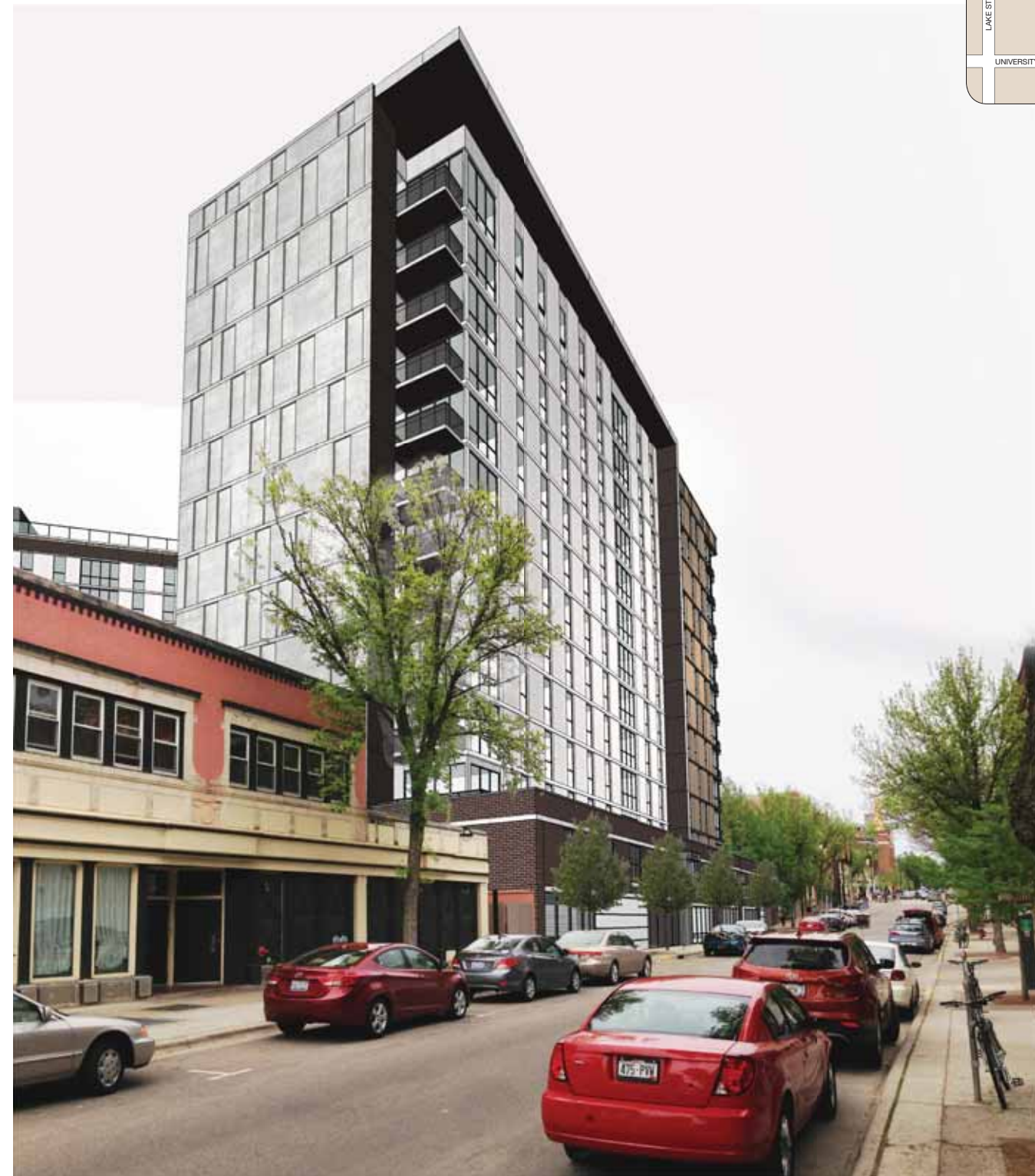
The Hub at Madison - Combined Submittal Drawings

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View Looking Northeast on Frances Street

May 22, 2013







The Hub at Madison - Combined Submittal Drawings

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Street View Looking Northwest on Gilman Street

