

# MADISON SAXONY

UDC INFORMATIONAL PRESENTATION

JUNE 11, 2025

CS ACQUISITION  
VEHICLE, LLC

**A** ANTUNOVICH  
ASSOCIATES

vierbicher  
planners | engineers | advisors



site

# HUB Saxony



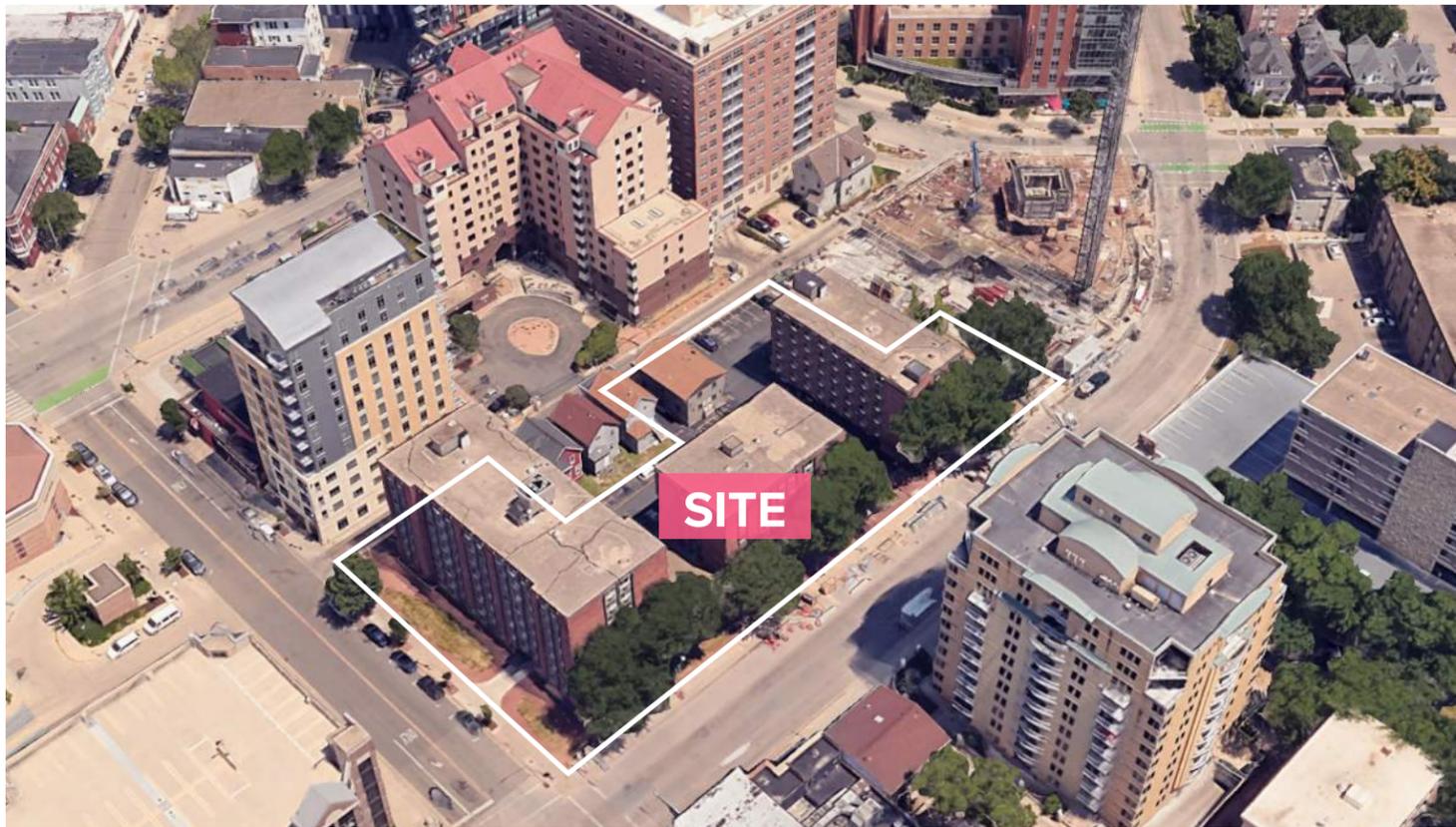
## PROJECT STATS

- 1,374/ 394 Beds / Units
- 0.1 mi Distance to Campus
- 566K / 432K GSF/RSF
- 16 Stories
- 2028 Delivery Date
- 68 Parking Spaces
- 2.8K Retail SF









AERIAL FROM SW



FRANCES & JOHNSON INTERSECTION



VIEW NORTH



VIEW SOUTH



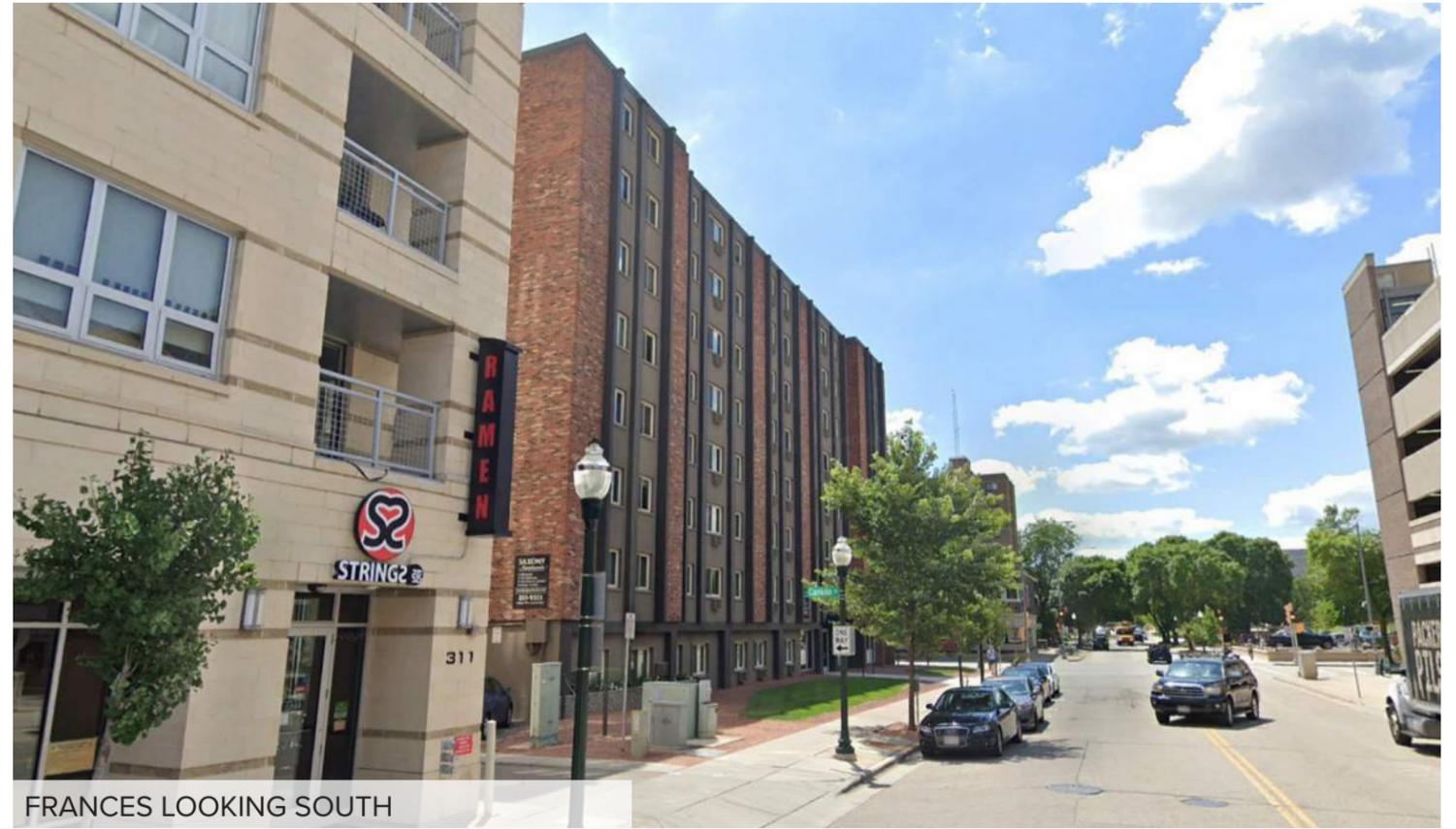
VIEW EAST



VIEW WEST



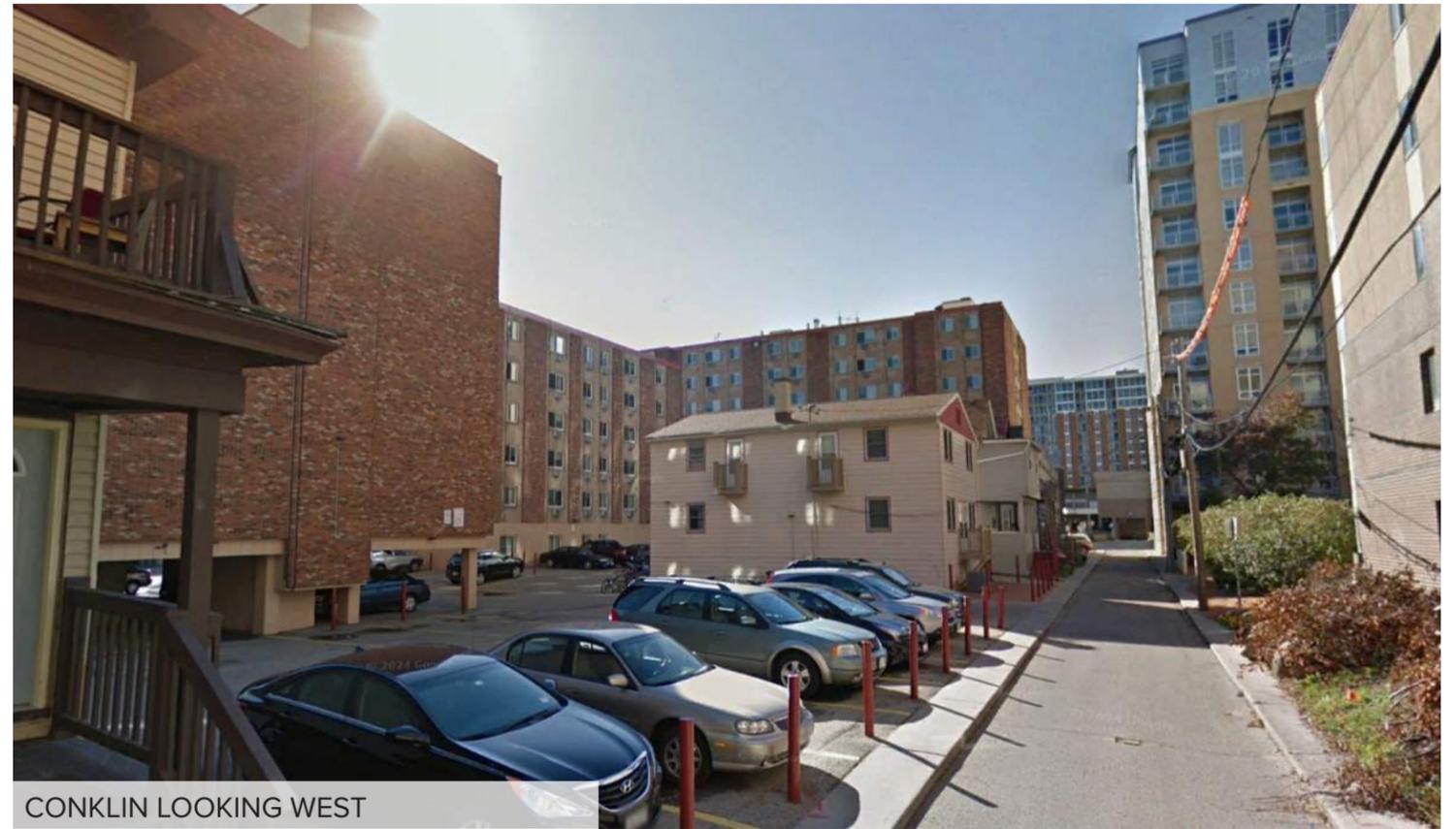
FRANCES & JOHNSON



FRANCES LOOKING SOUTH



MARION & JOHNSON



CONKLIN LOOKING WEST



315 N FRANCES



PALISADE



FLUNO CENTER



HUB BASSETT



LA CIEL



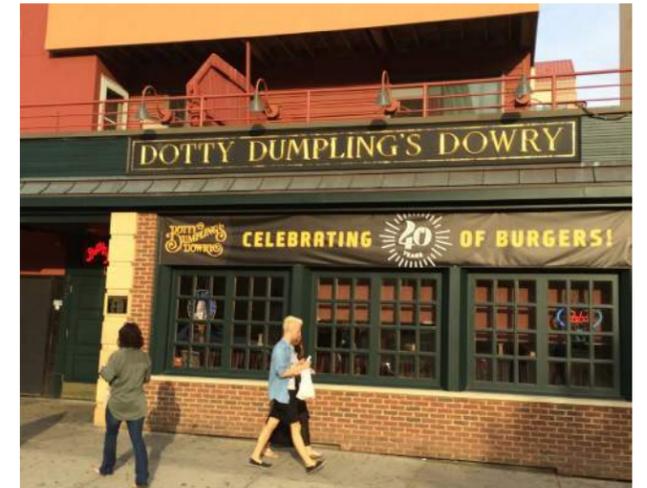
WITTE HALL



VERVE



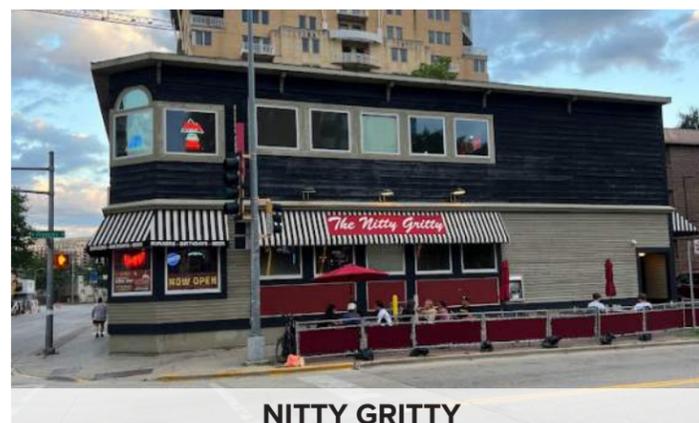
EMBASSY APARTMENTS



DOTTY DUMPLINGS



HAMPTON INN



NITTY GRITTY



DOUBLE TREE



PARK PLACE

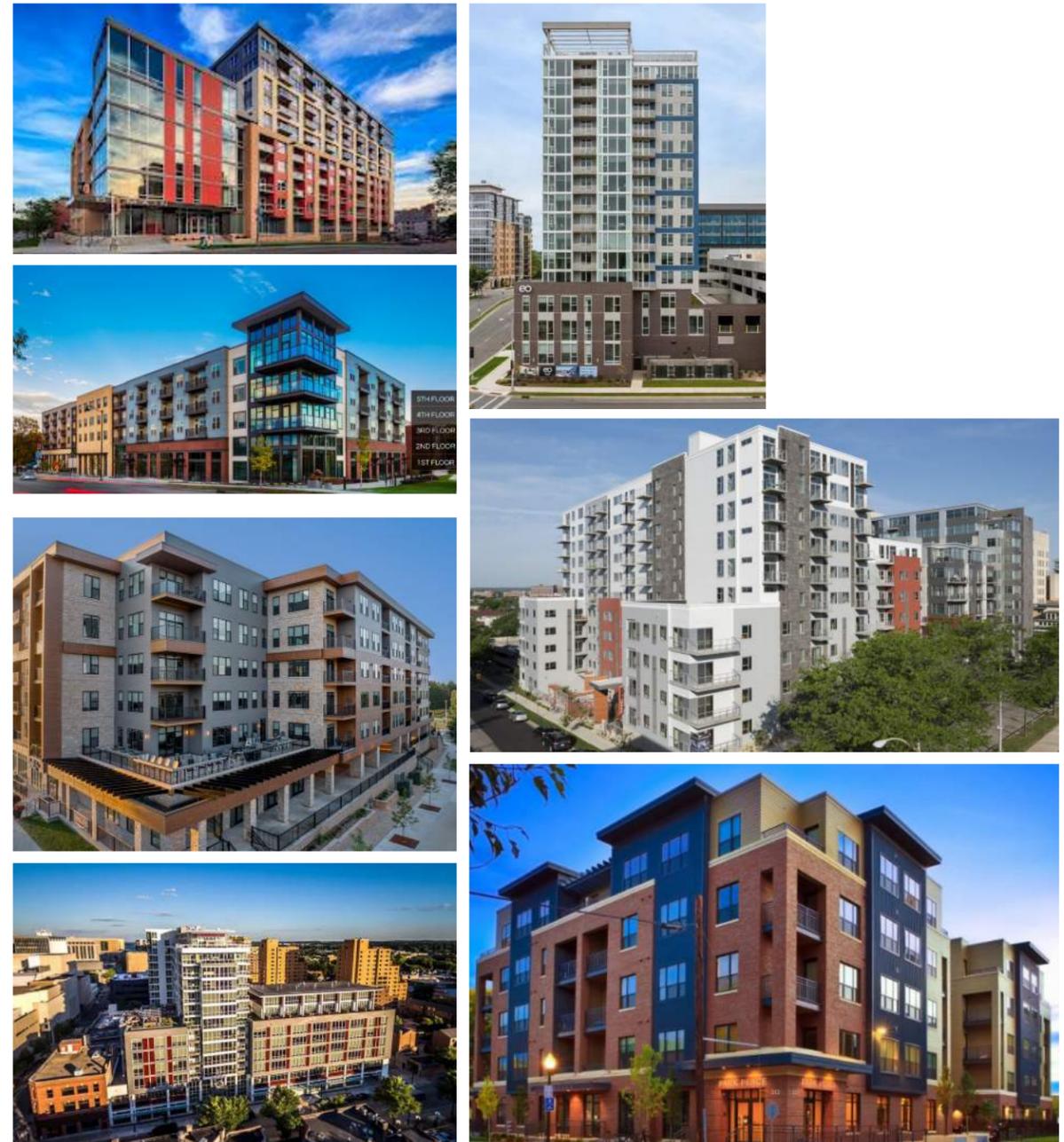
# OLD

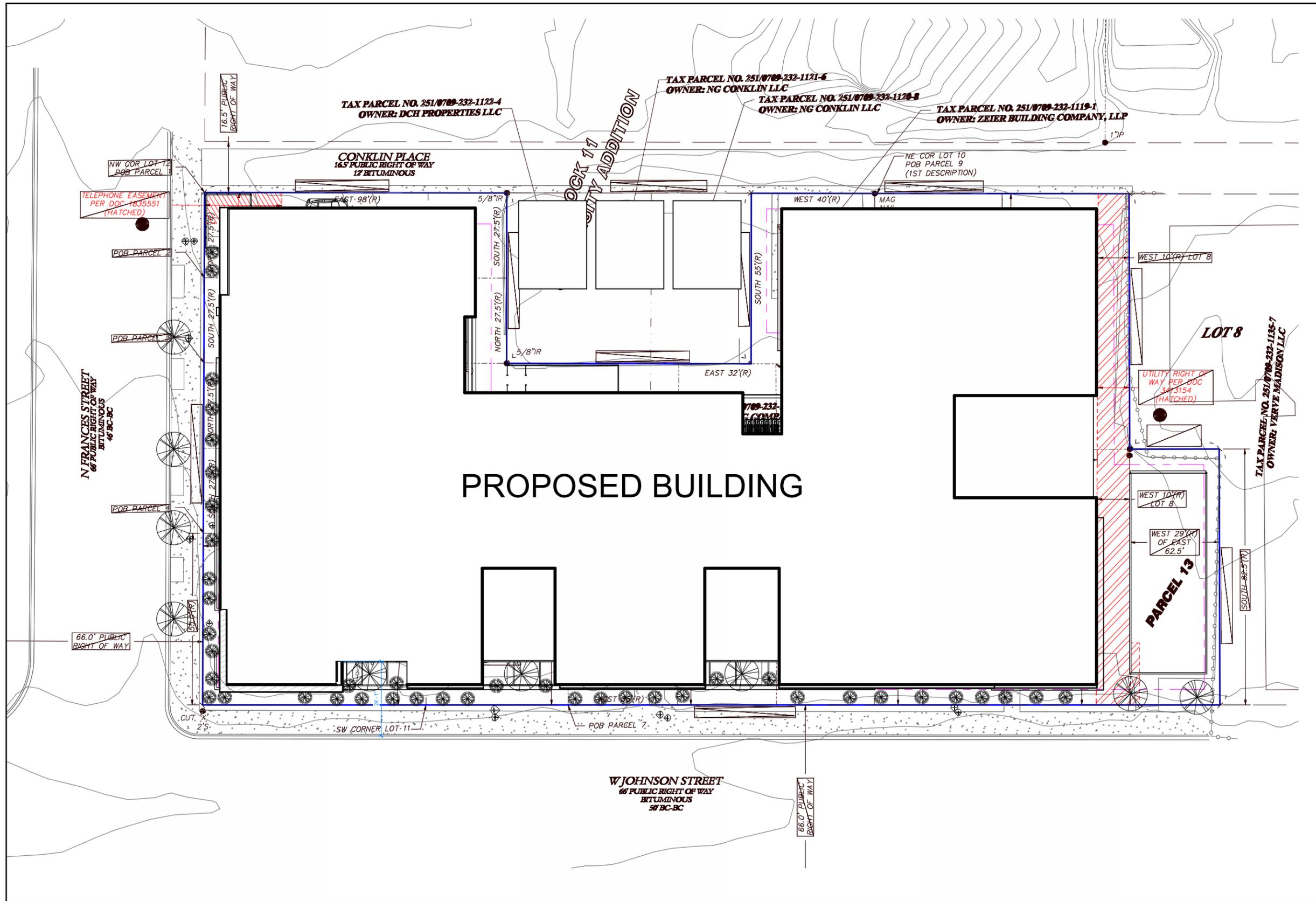
- MONOLITHIC COLOR PALETTE
- BASE / MIDDLE / TOP EXPRESSION
- QUALITY MATERIALS W/ EXPRESSED DETAILING

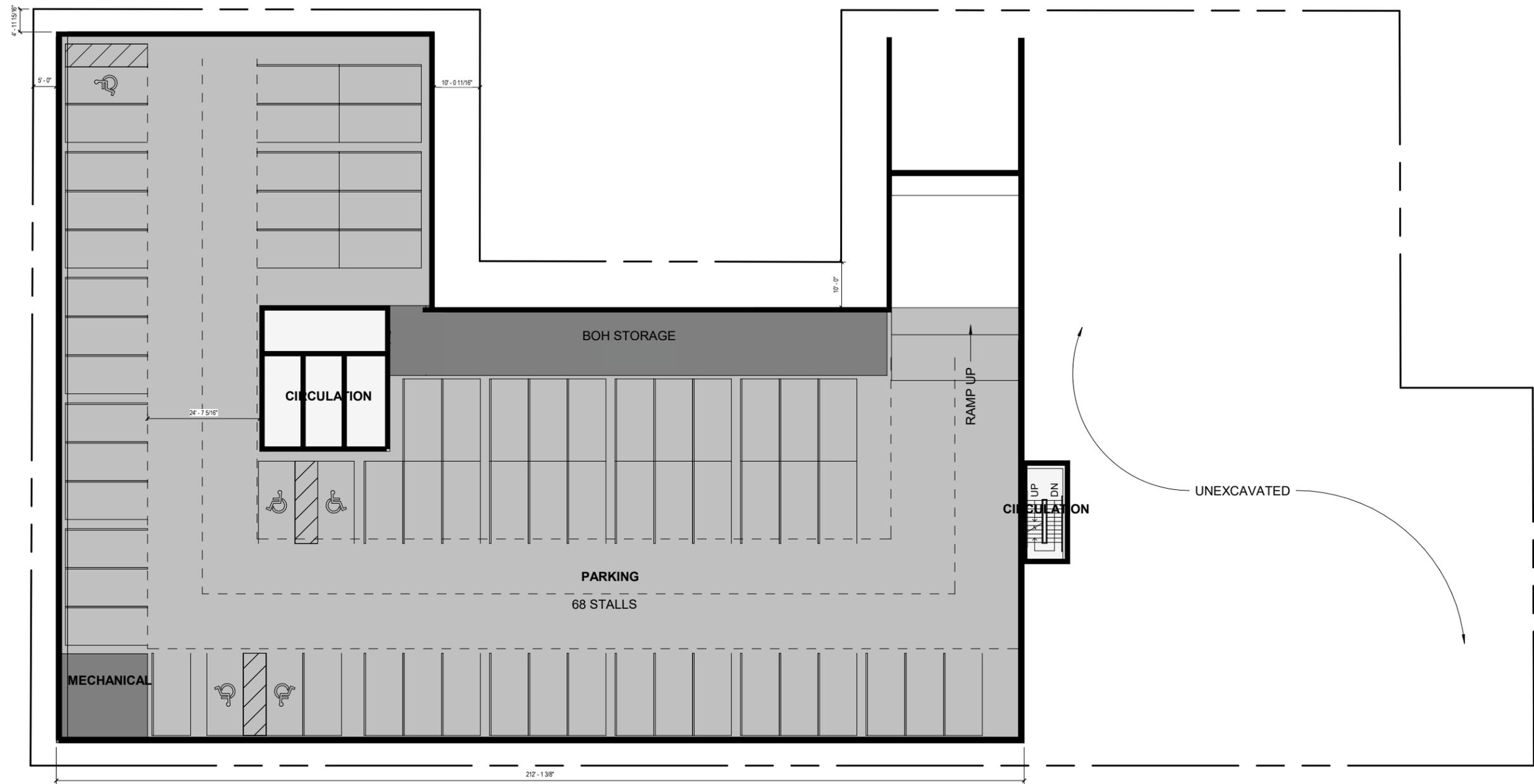


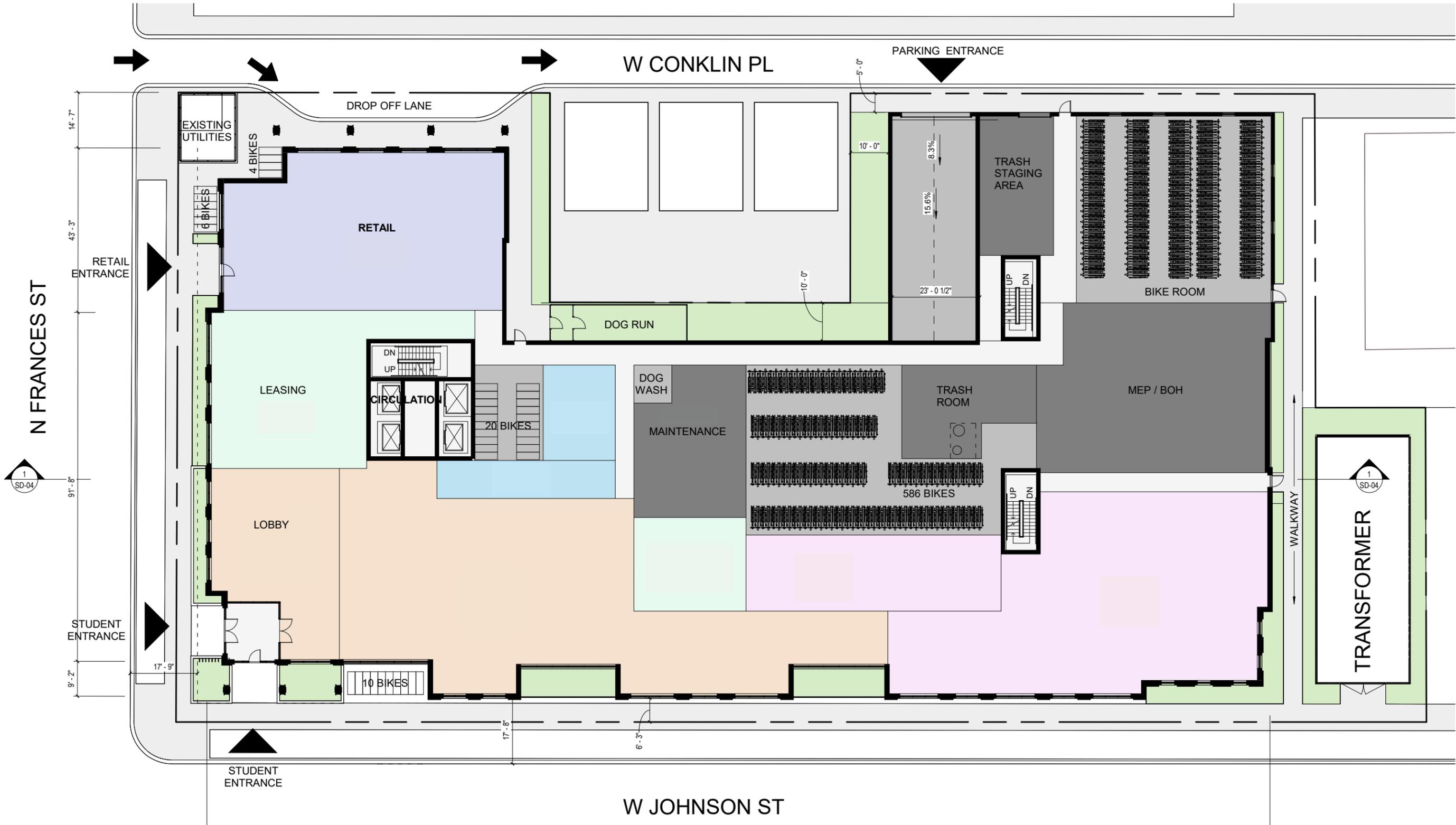
# NEW

- MIX OF FORMS
- RANDOMIZED PLACEMENT OF MATERIALS AND COLORS
- MORE FLAT FACADES / MINIMALIST DETAILS







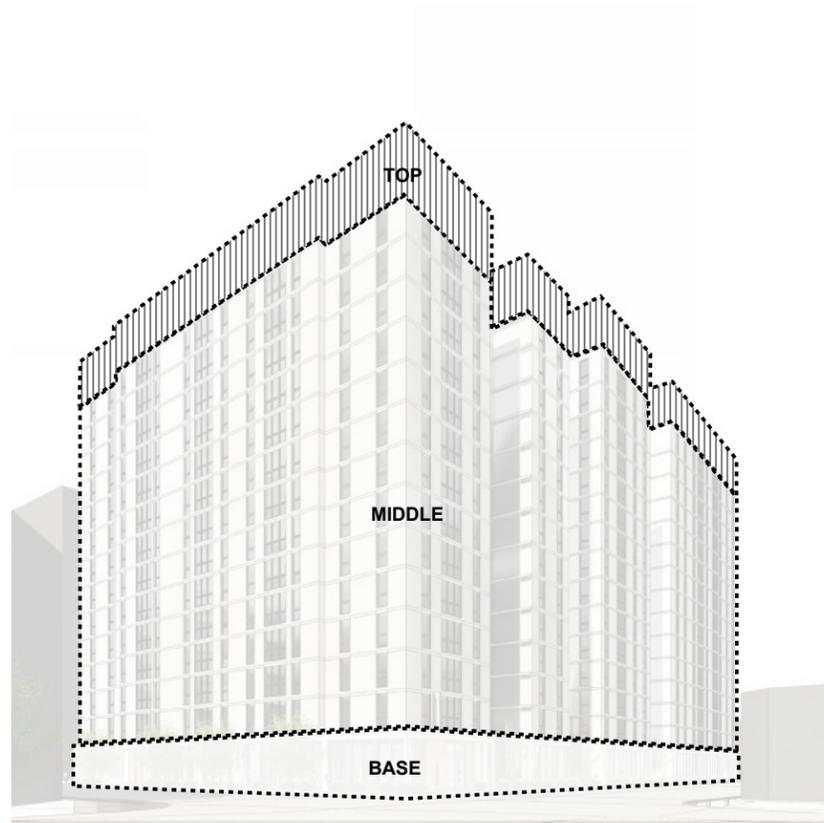




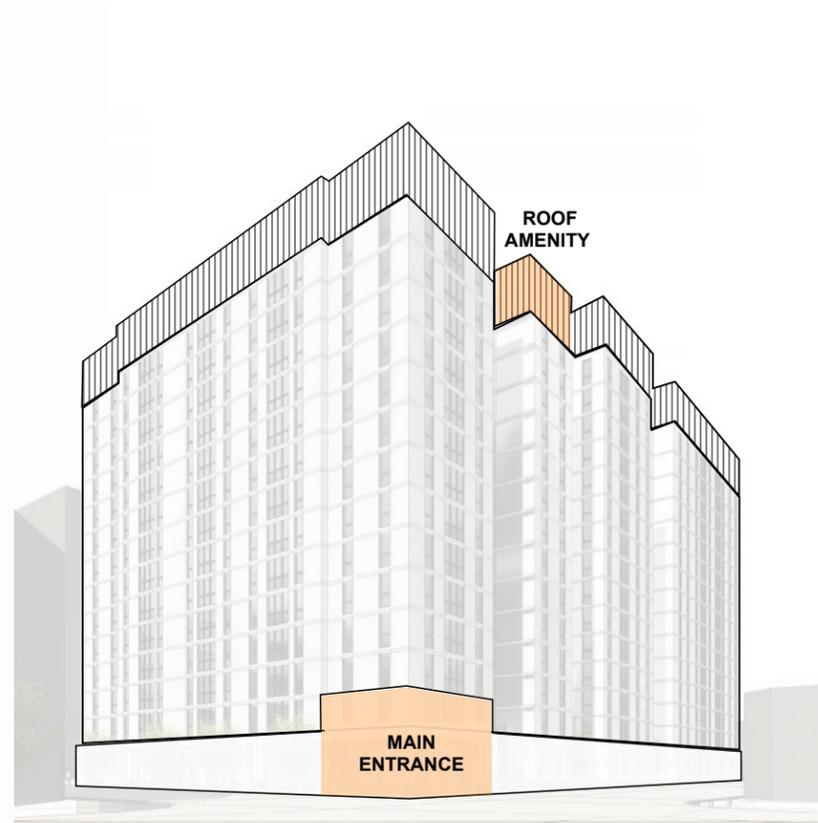
1  
SD-04



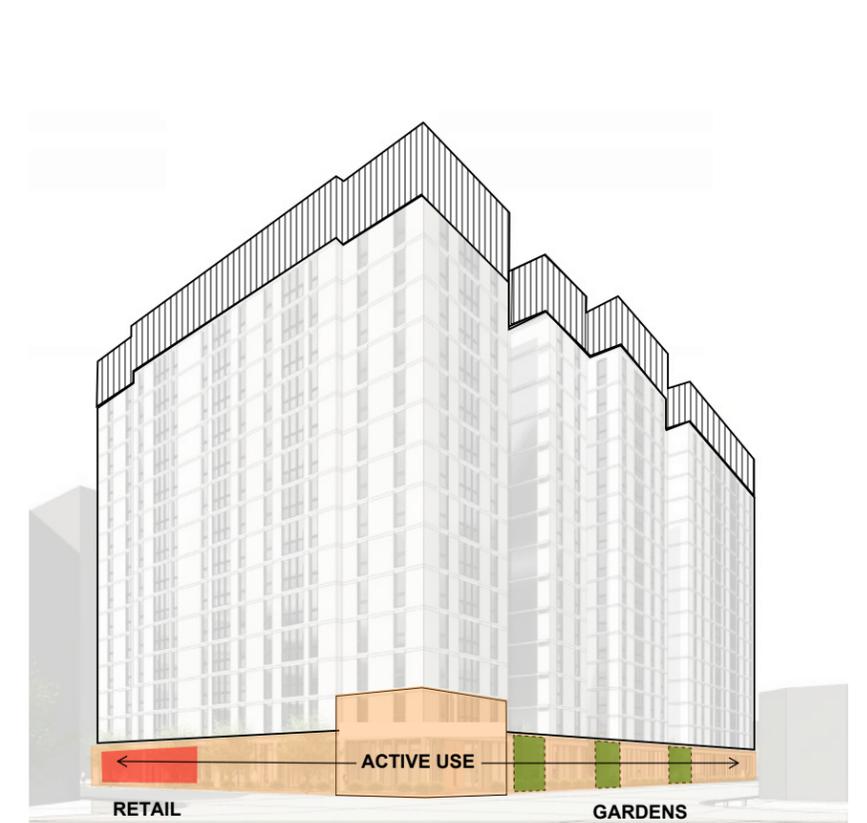




**DIVIDE THE MASSING**

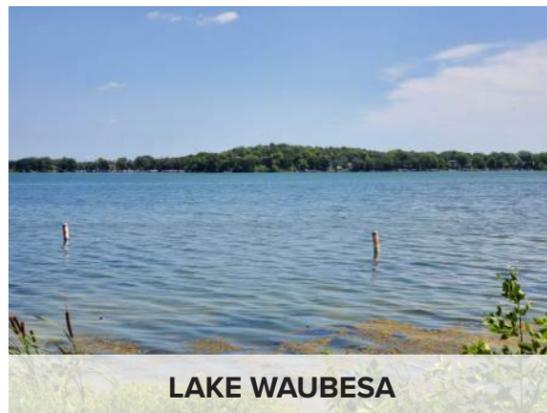
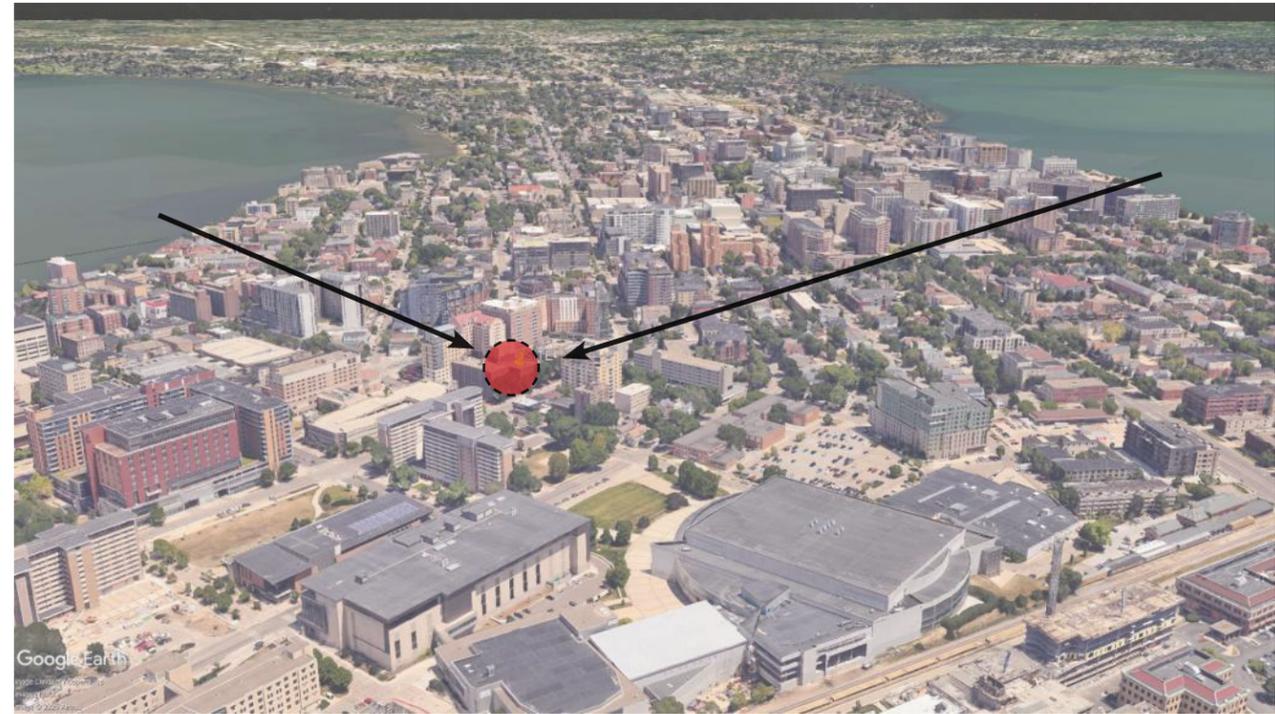


**PROVIDE VISUAL HIERARCHY**



**FOCUS ON PEDESTRIAN EXPERIENCE**

The 4 lakes - Mendota, Monona, Waubesa and Kegonsa are all different depths (83', 74', 38', 32') giving each one a unique hue of blue. The site context has a lot of tan and beige tones both in the building materials as well as the hardscape, so we're proposing to use a tannish beige brick to integrate the building into its surroundings at the pedestrian scale, while a slate blue metal panel pulls from the surrounding water and brings that color deeper into the city.



LAKE WAUBESA



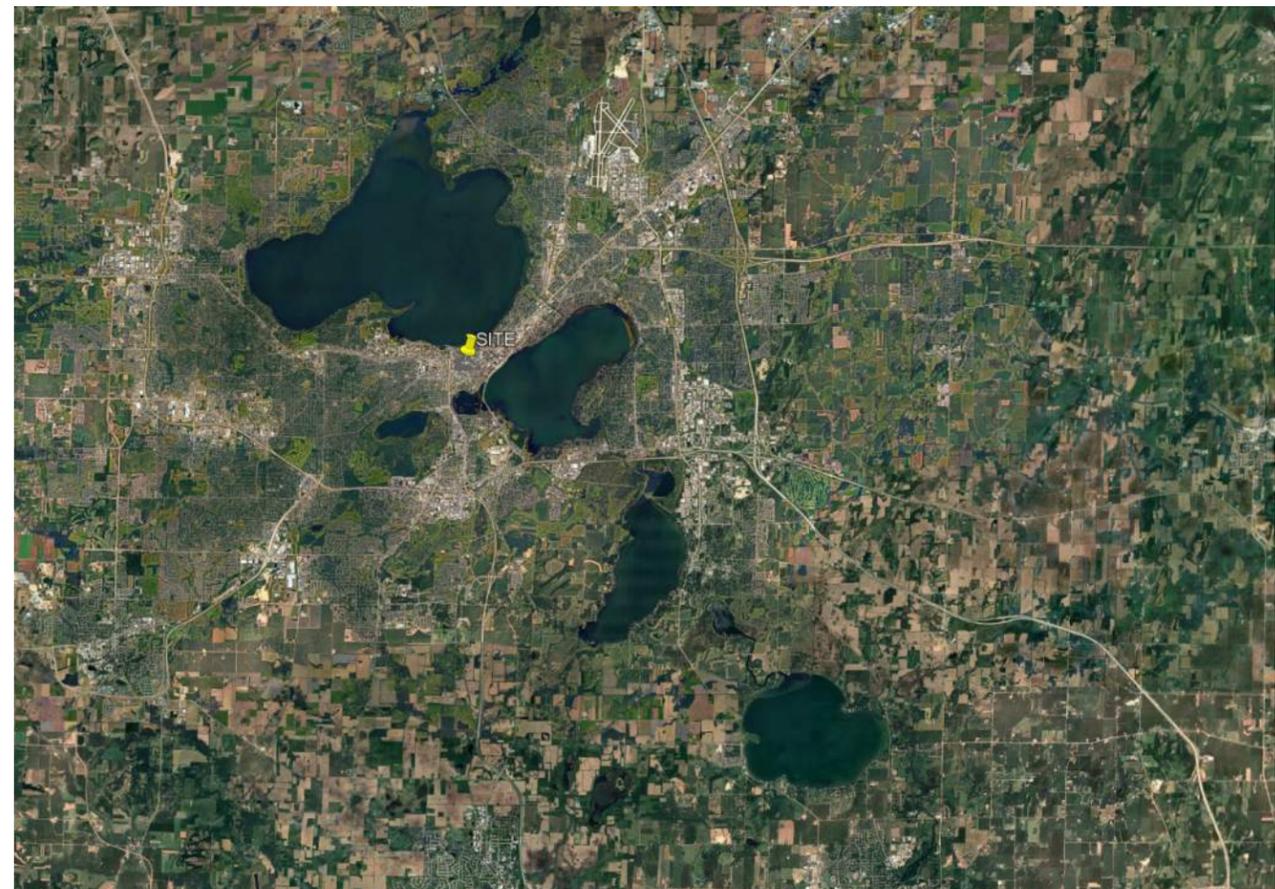
LAKE MONONA

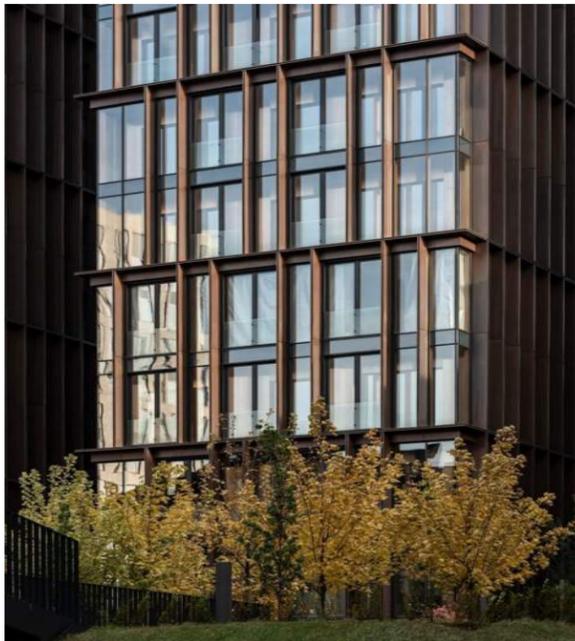


LAKE KEGONSA



LAKE MENDOTA









MAIN ENTRANCE



LOOKING NORTH ON FRANCES



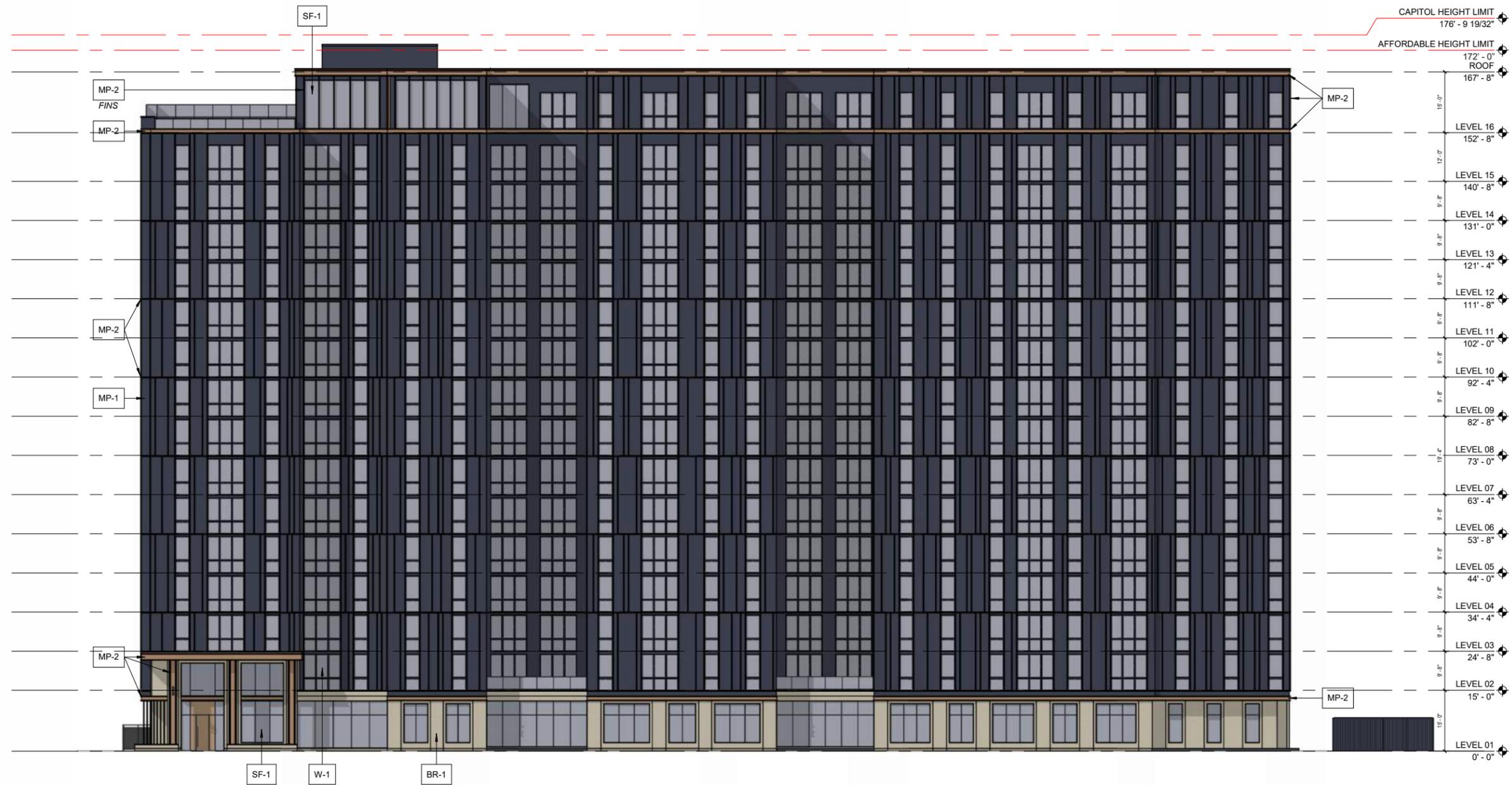
LOOKING WEST ON JOHNSON



INTERSECTION OF FRANCES & CONKLIN

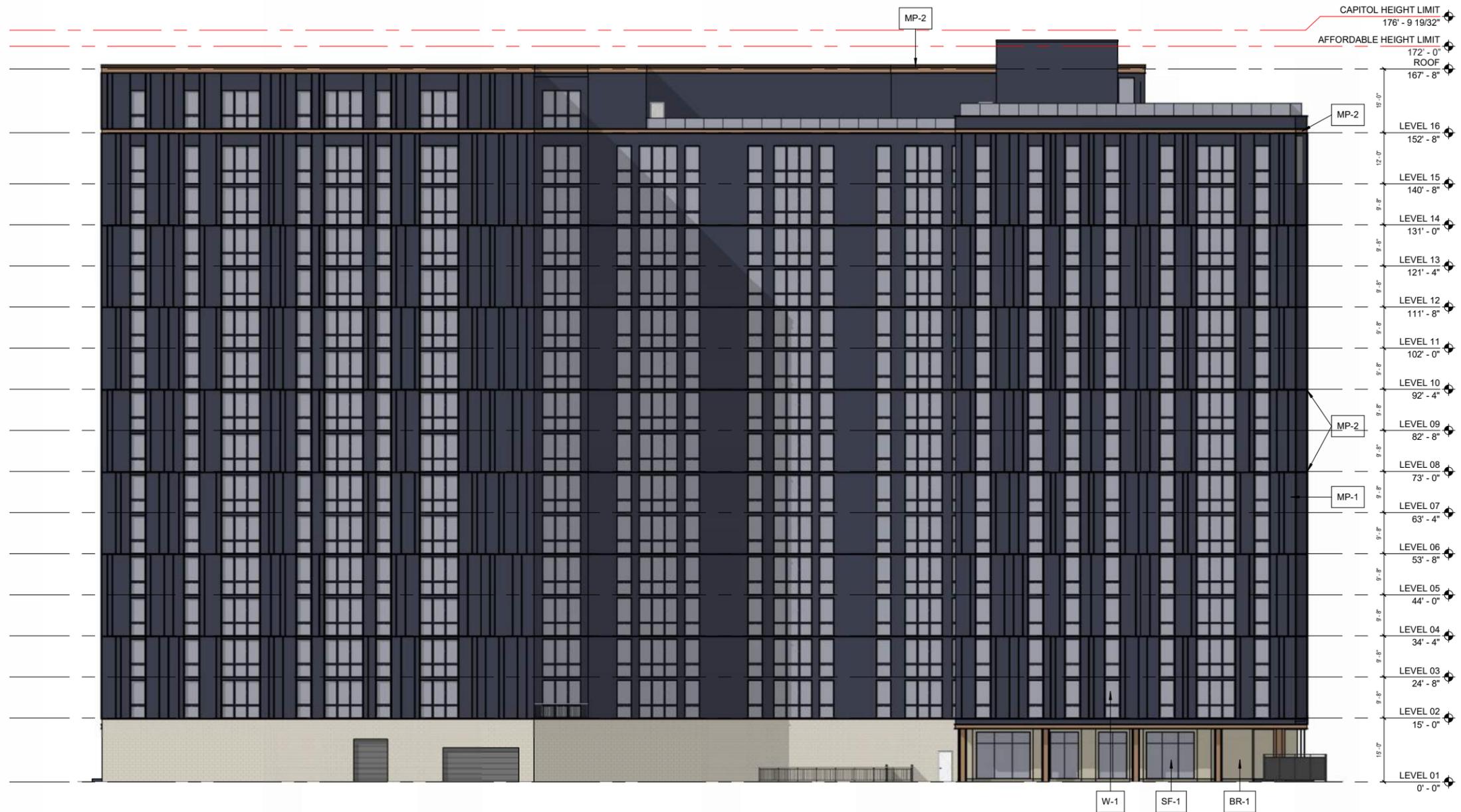


INTERSECTION OF JOHNSON & MARION





WEST ELEVATION





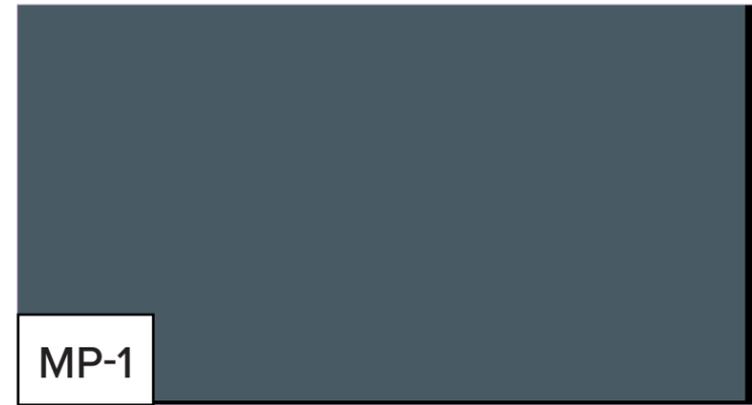


BR-1

BRICK  
COLOR, TAN



GLAZING UNITS  
LOW IRON, CLEAR



MP-1

METAL PANEL  
COLOR, SLATE BLUE



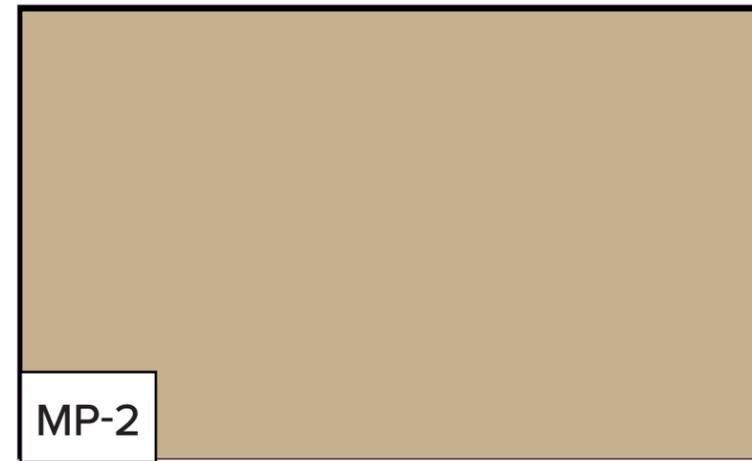
SF-1

STOREFRONT SYSTEM  
COLOR, BLACK



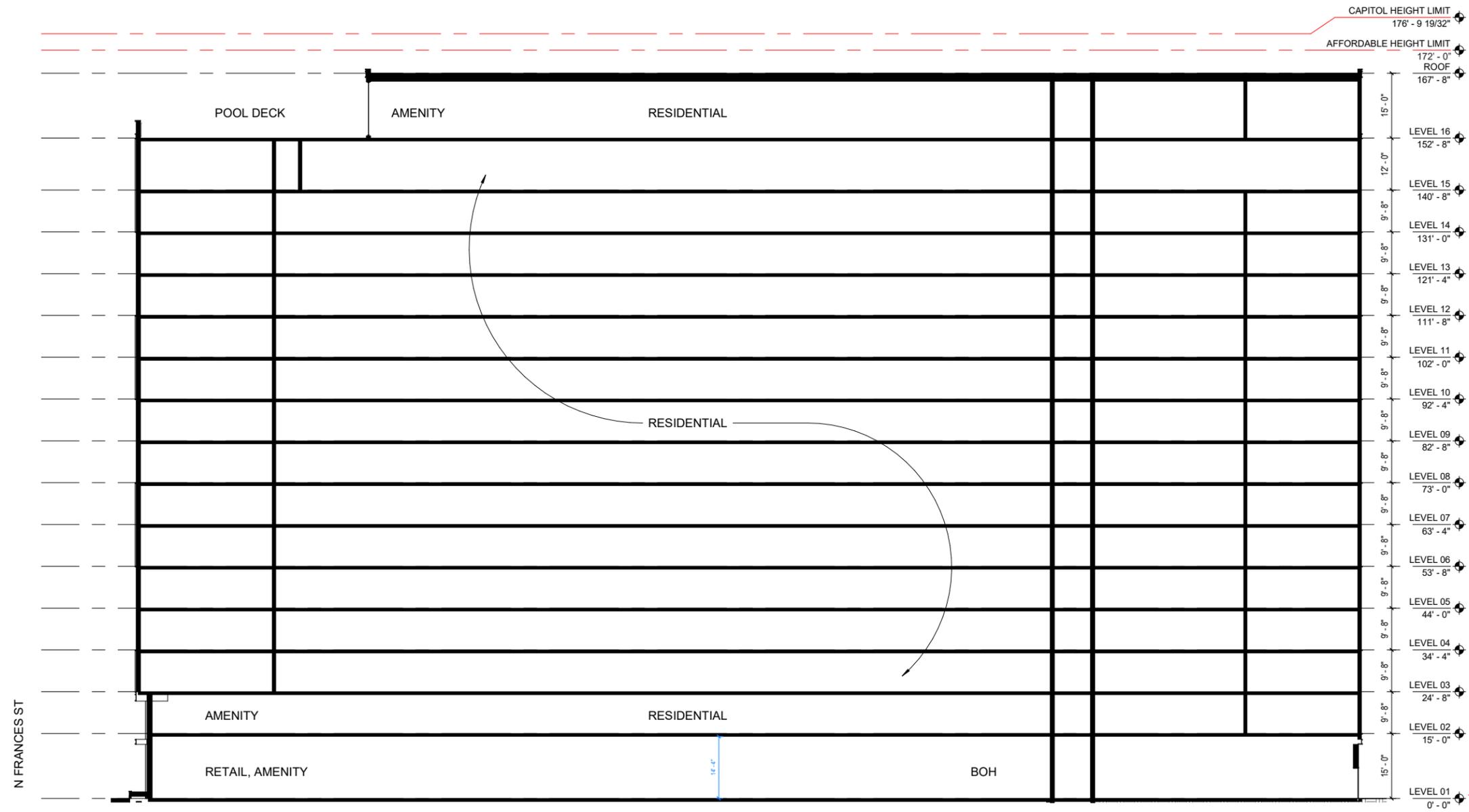
W-1

POLYMER WINDOW SYSTEM  
COLOR, BLACK



MP-2

METAL PANEL  
COLOR, TAN

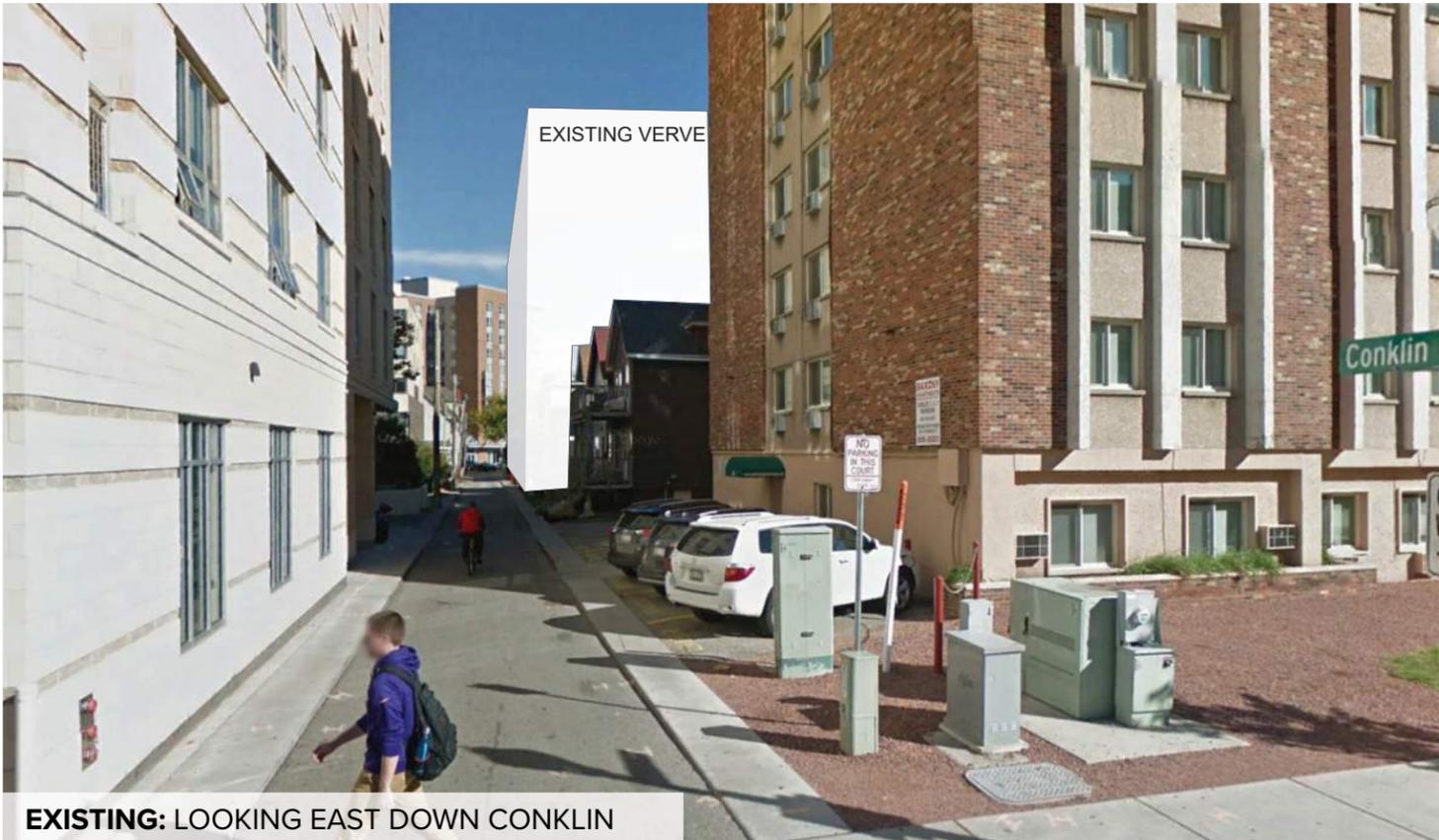




**EXISTING:** LOOKING WEST DOWN CONKLIN



**PROPOSED:** LOOKING WEST DOWN CONKLIN



**EXISTING:** LOOKING EAST DOWN CONKLIN



**PROPOSED:** LOOKING EAST DOWN CONKLIN



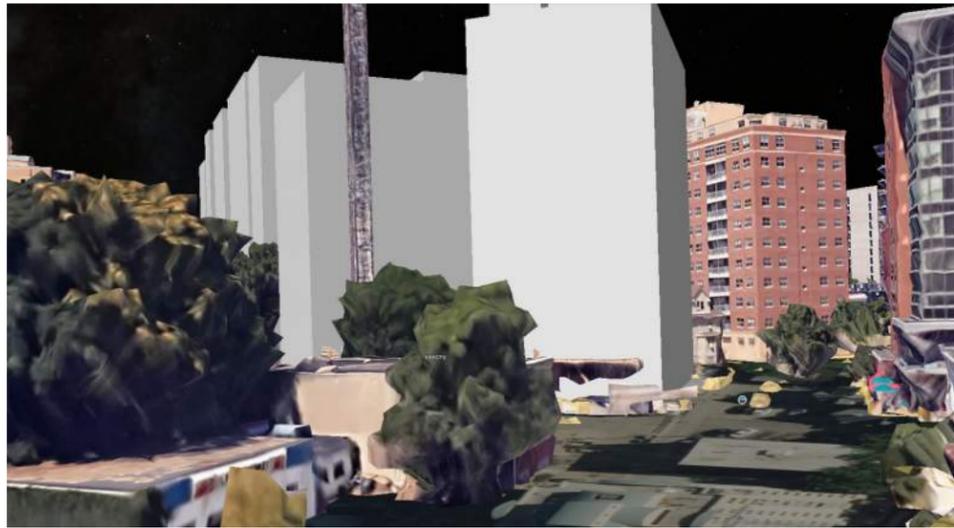
Frances ST looking North (from Kohl)



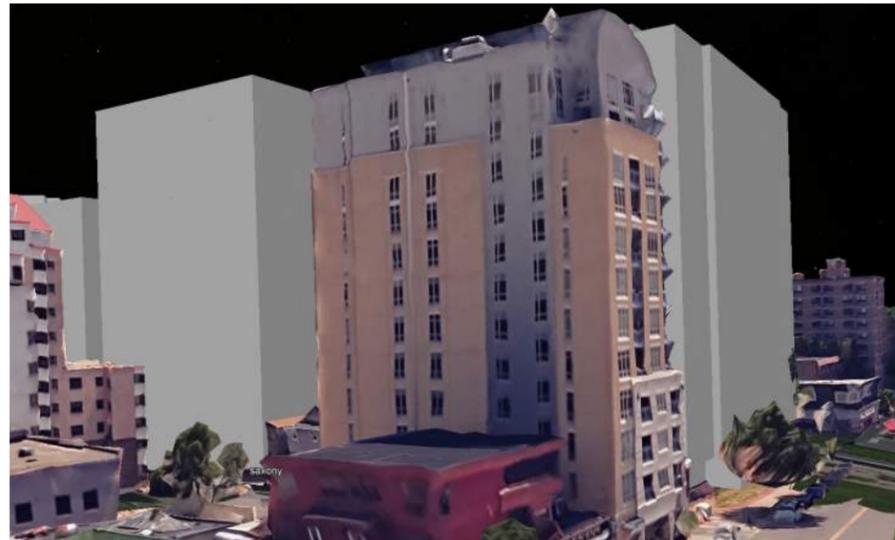
SW Corner



Johnson Looking East



Frances Johnson + Bassett



Frances st looking South



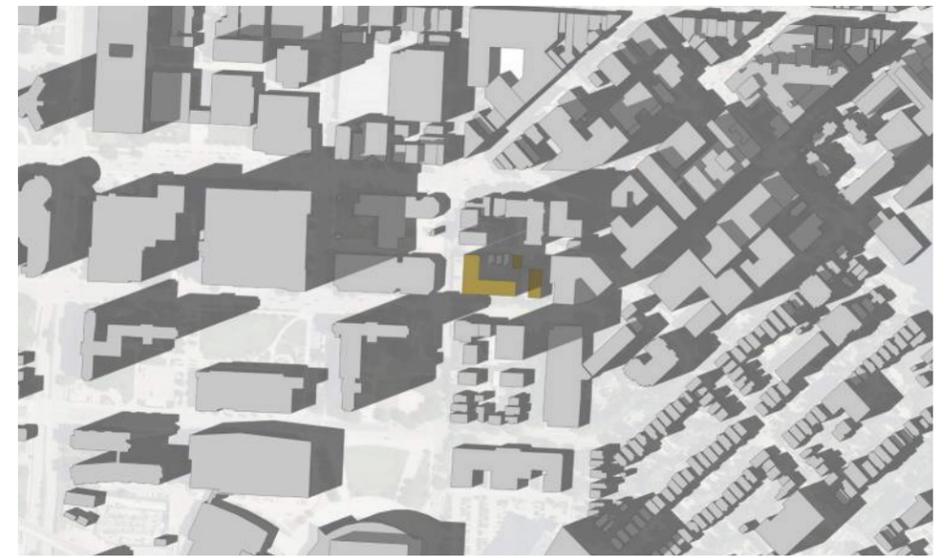
Aerial



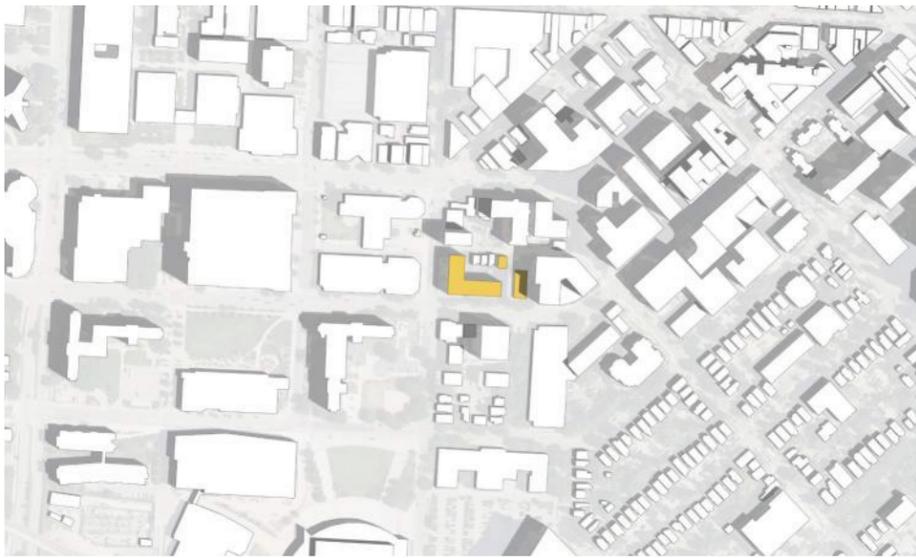
SPRING 10 AM



SPRING 12 PM



SPRING 4 PM



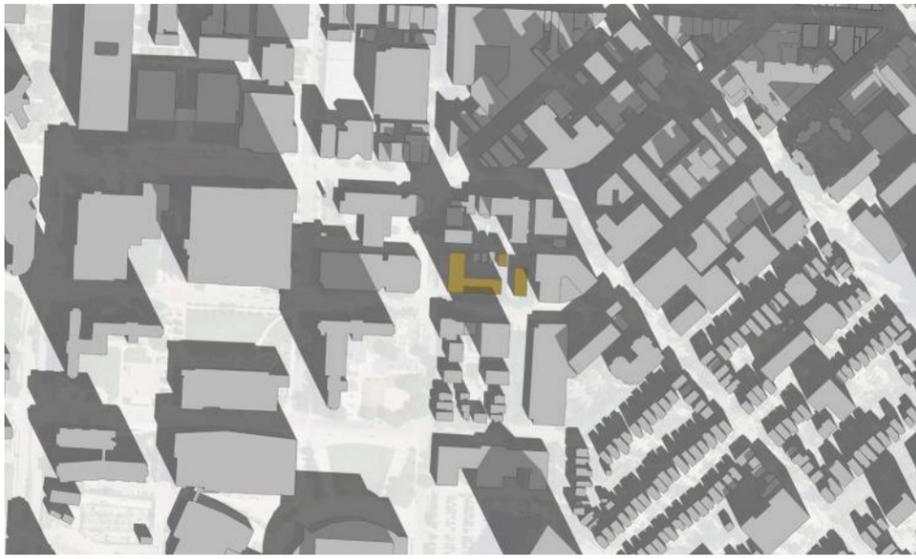
SUMMER 10 AM



SUMMER 12 PM



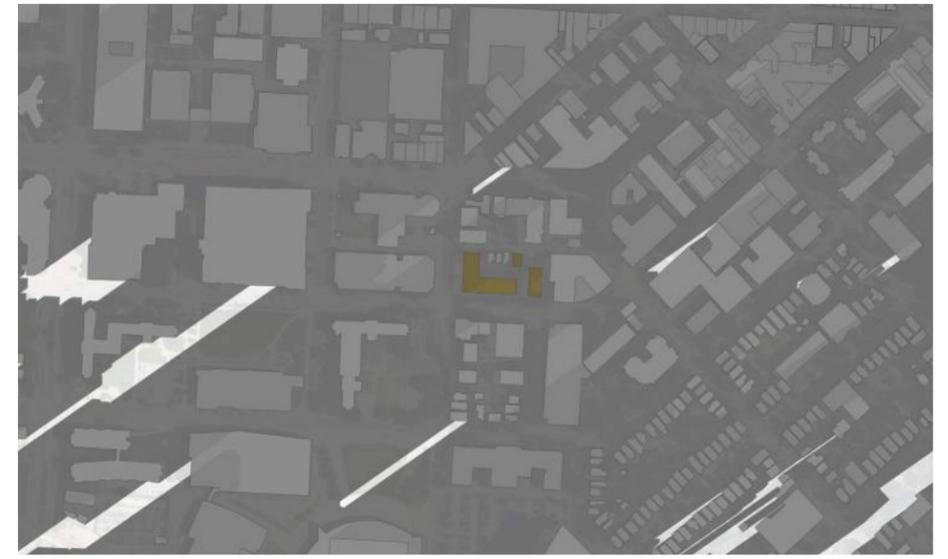
SUMMER 4 PM



WINTER 10 AM



WINTER 12 PM



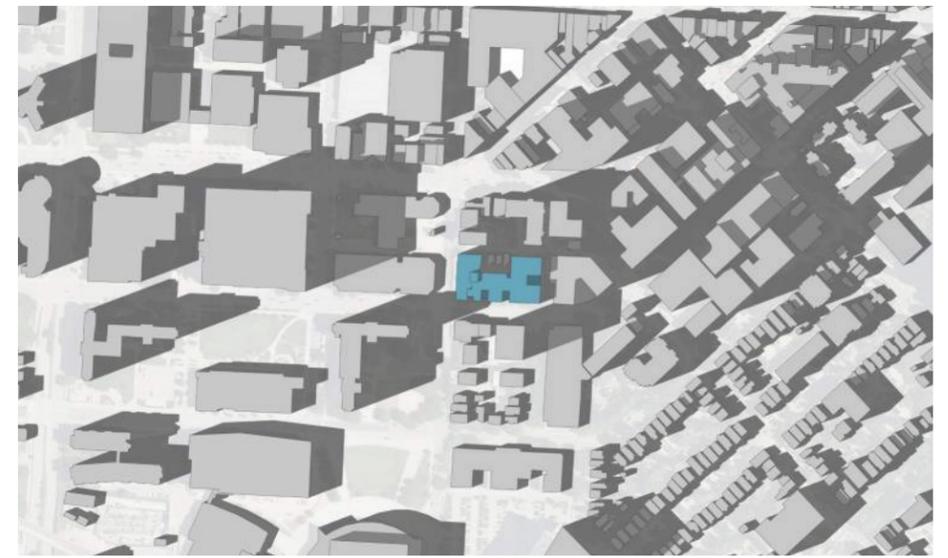
WINTER 4 PM



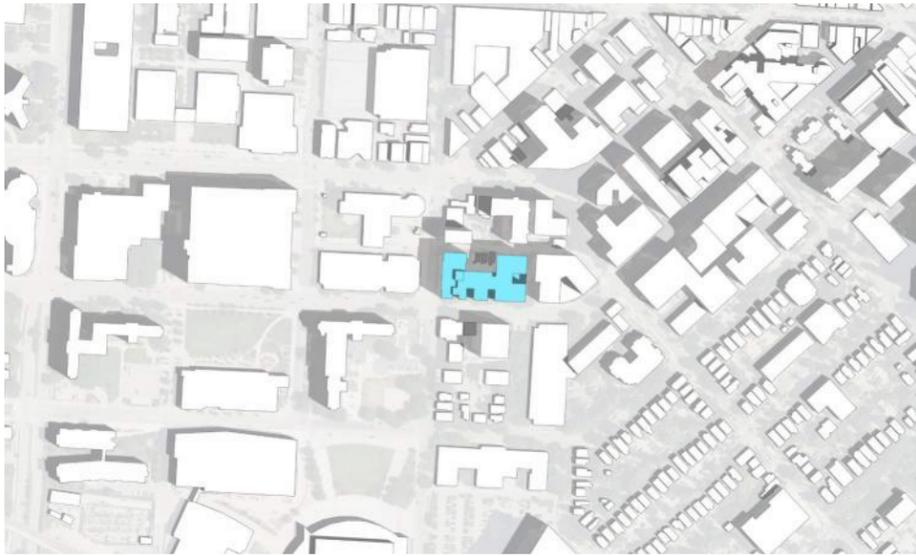
SPRING 10 AM



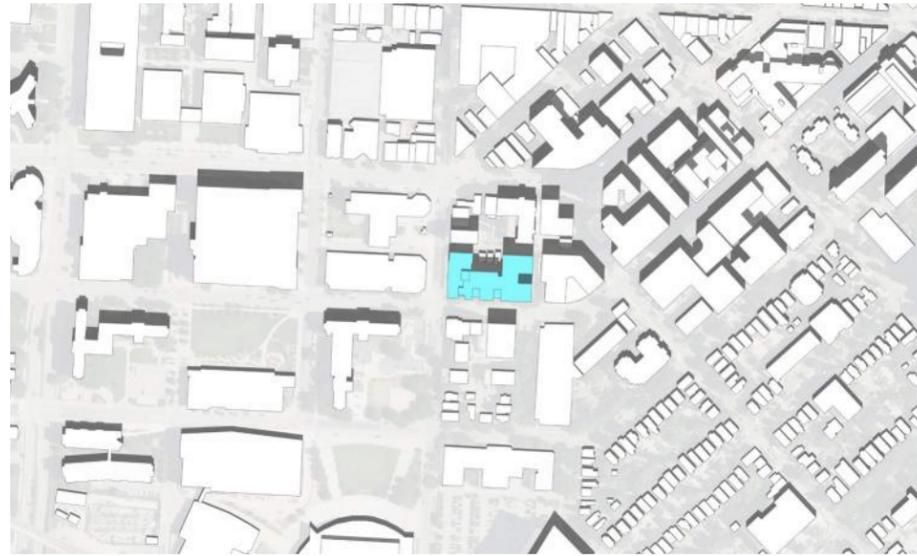
SPRING 12 PM



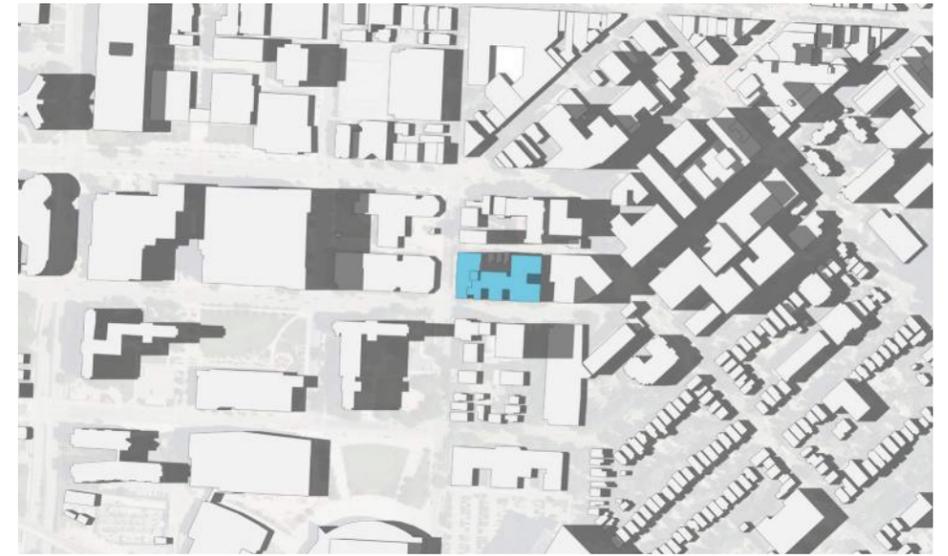
SPRING 4 PM



SUMMER 10 AM



SUMMER 12 PM



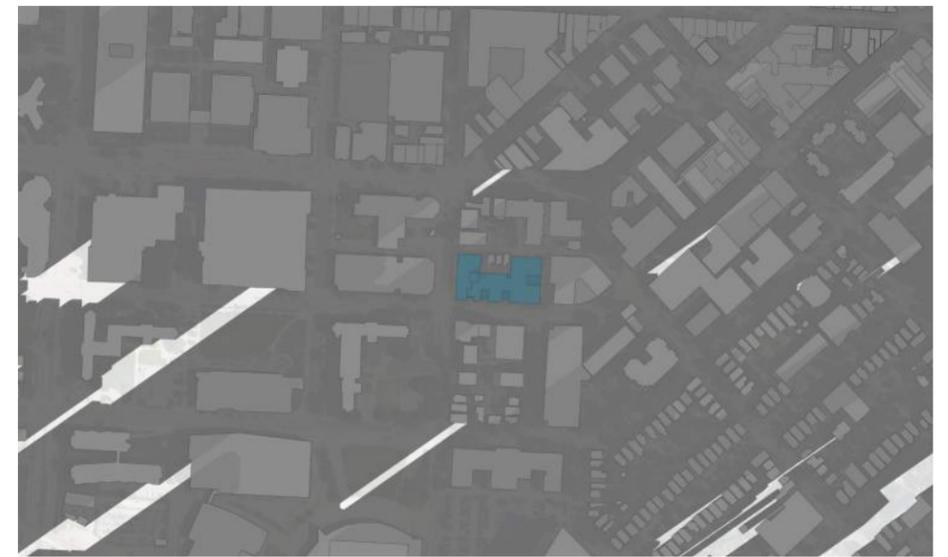
SUMMER 4 PM



WINTER 10 AM

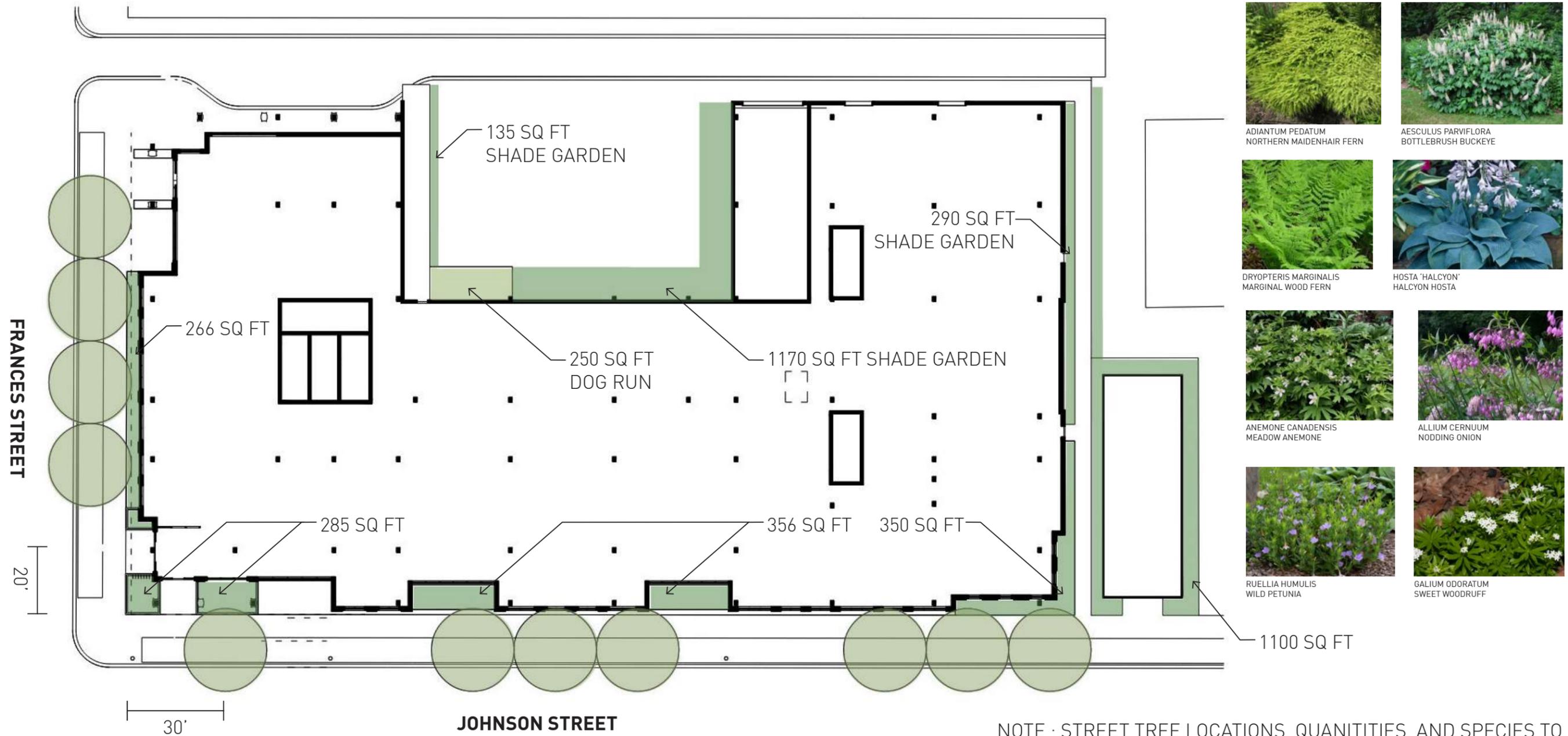


WINTER 12 PM



WINTER 4 PM

# CONCEPT PLANTING PALETTE



NOTE : STREET TREE LOCATIONS, QUANTITIES, AND SPECIES TO BE FURTHER COORDINATED WITH CITY OF MADISON FORESTRY. PARKWAY TREATMENT SUBJECT TO CHANGE PENDING FURTHER COORDINATION WITH CITY OF MADISON ENGINEERING AND FORESTRY

# CONCEPT PLANTING PALETTE



PARTHENOCISSUS TRICUSPIDATA  
BOSTON IVY



HYPERICUM KALMIANUM 'AMES'  
AMES ST. JOHNSWORT



JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'  
YOUNGSTOWN ANDORRA JUNIPER



RHUS TYPHINA 'BALTIGER'  
TIGER EYES CUTLEAF SUMAC



DIERVILLA LONICERA  
DWARF BUSH-HONEYSUCKLE



SPOROBOLUS HETEROLEPIS 'TARA'  
PRAIRIE DROPSEED



SESLERIA AUTUMNALIS  
AUTUMN MOOR GRASS



GERANIUM MACRORRHIZUM 'BEVAN'S VARIETY'  
BEVAN'S VARIETY GERANIUM

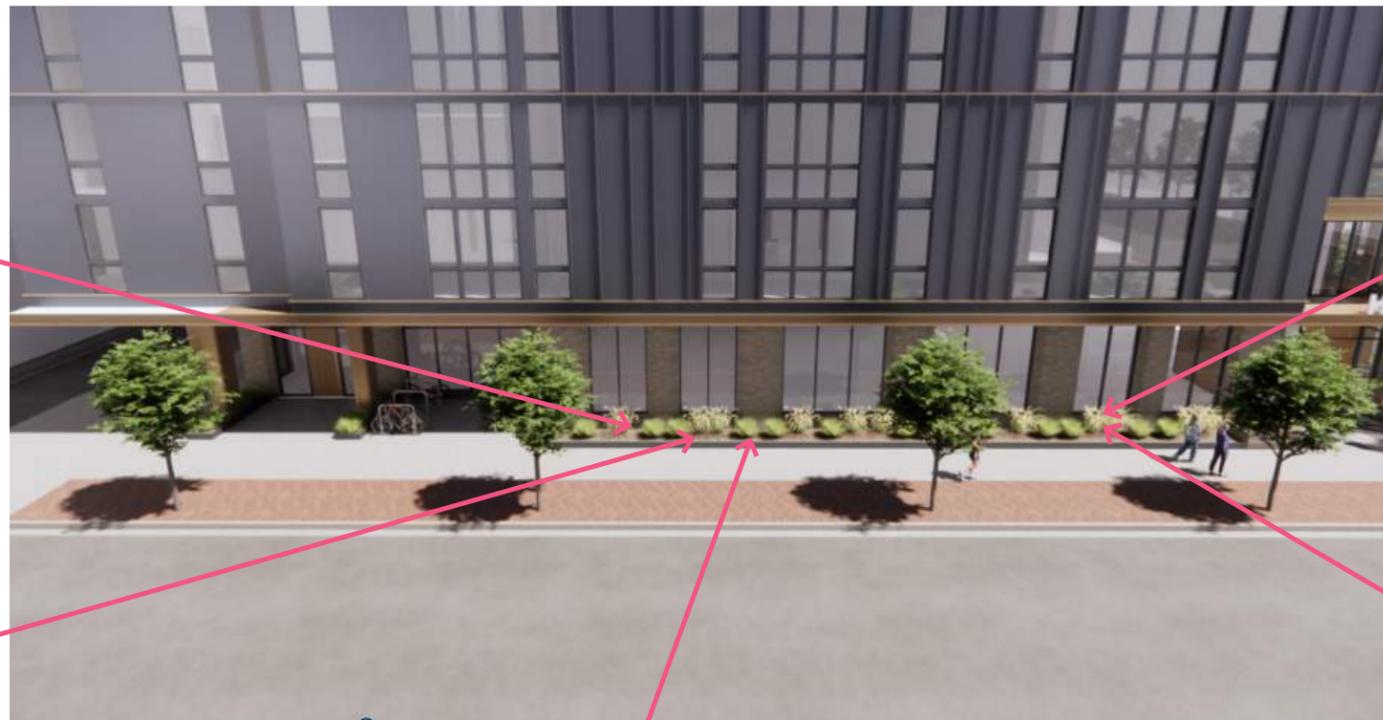


BOUTALOUA GRACILIS 'HONEYCOMB'  
HONEYCOMB BLUE GRAMMA GRASS

# CONCEPT PLANTING PALETTE



PANICUM VIRGATUM 'NORTHWIND'  
NORTHWIND SWITCH GRASS



CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'  
KARL FOERSTER GRASS



MONARDA DIDYMA 'JACOB CLINE'  
JACOB CLINE BEEBALM



ERAGROSTIS SPECTABILIS  
PURPLE LOVE GRASS



SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'  
CAROUSEL LITTLE BLUESTEM



ECHINACEA 'ALBA'  
WHITE CONEFLOWER



BOUTALOUA GRACILIS 'HONEYCOMB'  
HONEYCOMB BLUE GRAMMA GRASS



ALLIUM 'SUMMER BEAUTY'  
SUMMER BEAUTY ONION



CALAMINTHA NEPETA SSP. NEPETA  
LESSER CALAMINT



CAREX ALBICANS  
WHITE-TINGED SEDGE

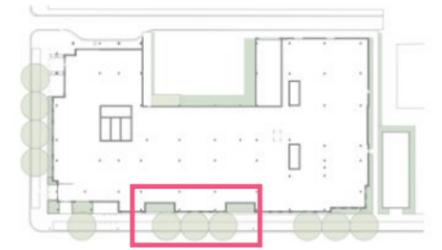


SESLERIA AUTUMNALIS  
AUTUMN MOOR GRASS



GERANIUM MACRORRHIZUM 'BEVAN'S VARIETY'  
BEVAN'S VARIETY GERANIUM

# CONCEPT PLANTING PALETTE



CERCIS CANADENSIS 'APPALACHIA RED'  
APPALACHIA EASTERN REDBUD



CERCIS CANADENSIS 'ALBA'  
WHITE EASTERN REDBUD



HYDRANGEA ARBORESCENS 'ABETWO'  
INCREDIBALL HYDRANGEA



RHUS TYPHINA  
STAGHORN SUMAC



RHUS TYPHINA 'BALITIGER'  
TIGER EYES CUTLEAF SUMAC



GERANIUM MACRORRHIZUM 'BEVAN'S VARIETY'  
BEVAN'S VARIETY GERANIUM



SPOROBOLUS HETEROLEPIS 'TARA'  
PRAIRIE DROPSEED



JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'  
YOUNGSTOWN ANDORRA JUNIPER



SPOROBOLUS HETEROLEPIS  
PRAIRIE DROPSEED



SESLERIA AUTUMNALIS  
AUTUMN MOOR GRASS

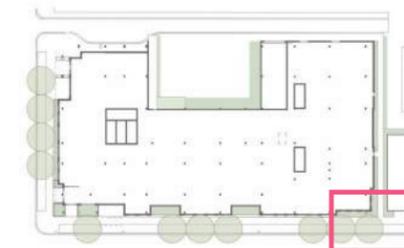


ECHINACEA 'ALBA'  
WHITE CONEFLOWER

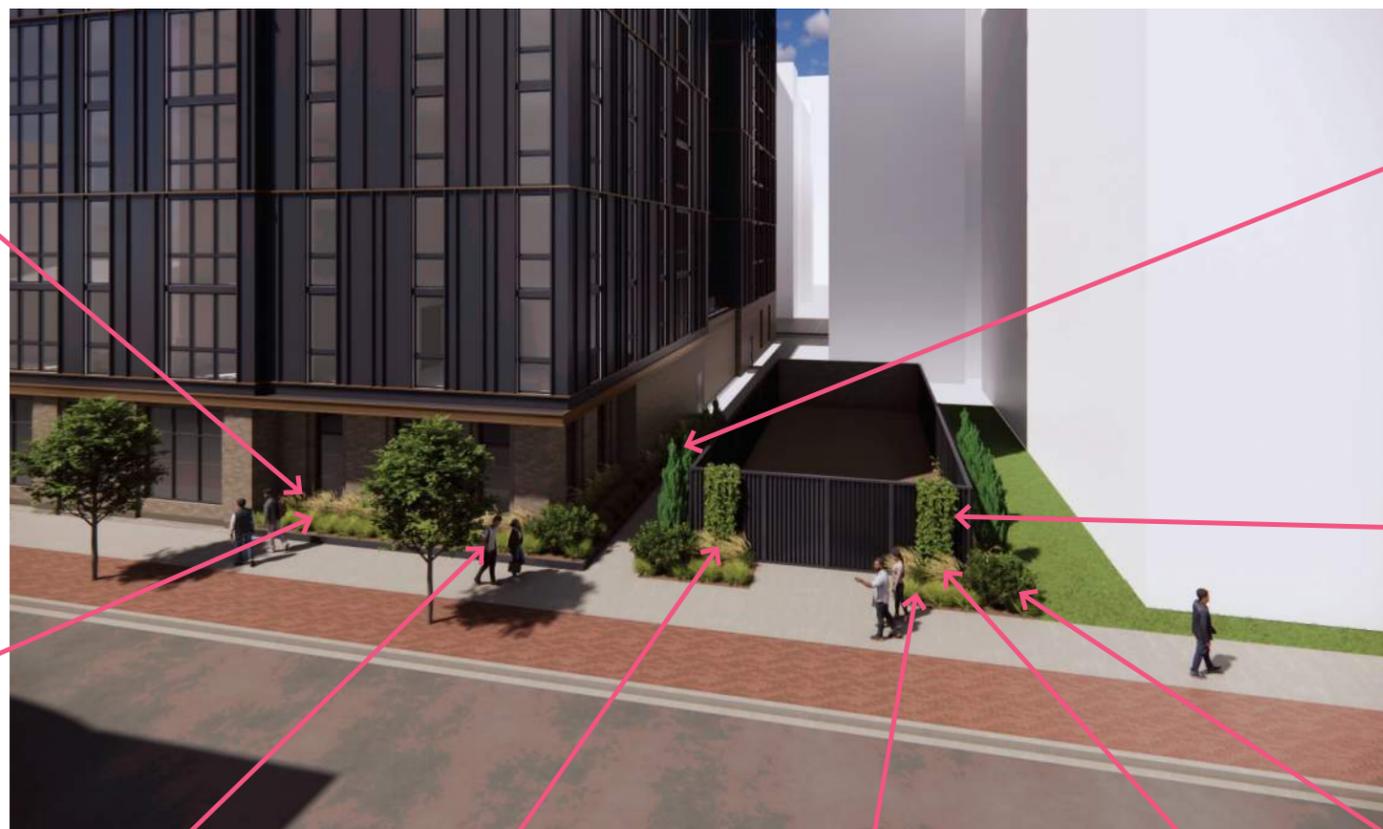


DIERVILLA LONICERA  
DWARF BUSH-HONEYSUCKLE

# CONCEPT PLANTING PALETTE



PANICUM VIRGATUM 'NORTHWIND'  
NORTHWIND SWITCH GRASS



CARPINUS CAROLINIANA 'J.N. UPRIGHT'  
FIRESPIRE MUSCLEWOOD



MONARDA DIDYMA 'JACOB CLINE'  
JACOB CLINE BEEBALM



PARTHENOCISSUS TRICUSPIDATA  
BOSTON IVY



ECHINACEA 'ALBA'  
WHITE CONEFLOWER



SPOROBOLIS HETEROLEPIS 'TARA'  
PRAIRIE DROPSEED



SESLERIA AUTUMNALIS  
AUTUMN MOOR GRASS



CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'  
KARL FOERSTER GRASS



HYPERICUM KALMIANUM 'AMES'  
AMES ST. JOHN SWORT

# CONCEPT PLANTING PALETTE

## PLANT SCHEDULE - GROUND FLOOR

	BOTANICAL NAME	COMMON NAME
<b>ROW SHADE TREES</b>		
	TBD (Selection by City Forestry)	TBD (Selection by City Forestry)

### ORNAMENTAL TREES

	<i>Aesculus pavia</i>	Red Buckeye
	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry
	<i>Carpinus caroliniana</i> 'J.N. Upright'	Firespire Muscledwood
	<i>Cercis canadensis</i> Alba	White Eastern Redbud
	<i>Cercis canadensis</i> 'Appalachian Red'	Appalachia Eastern Redbud

### EVERGREEN SHRUBS

	<i>Juniperus horizontalis</i> 'Plumosa Compacta Youngstown'	Youngstown Andorra Juniper
	<i>Juniperus horizontalis</i> 'Wiltonii'	Blue Rug Creeping Juniper
	<i>Taxus x media</i> 'Everlow'	Everlow Yew

### DECIDUOUS SHRUBS

	<i>Aesculus parviflora</i>	Bottlebrush Buckeye
	<i>Diervilla lonicera</i>	Dwarf Bush-Honeysuckle
	<i>Hydrangea arborescens</i> 'Abetwo'	Incrediball Hydrangea
	<i>Hydrangea quercifolia</i> 'Brenhill'	Gatsby Gal Oakleaf Hydrangea
	<i>Hypericum kalmianum</i> 'Ames'	Ames St. Johnswort
	<i>Rhus typhina</i>	Staghorn Sumac
	<i>Rhus typhina</i> 'Bailtiger'	Tiger Eyes Cutleaf Staghorn Sumac

### GRASSES AND SEDGES

	<i>Bouteloua gracilis</i> 'Honeycomb'	Honeycomb Blue Gramma Grass
	<i>Calamagrostis x acutifolia</i> 'Karl Foerster'	Karl Foerster Grass
	<i>Carex albicans</i>	White-tinged Sedge
	<i>Carex pennsylvanica</i>	Penn Sedge
	<i>Eragrostis spectabilis</i>	Purple Lovegrass
	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass
	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass
	<i>Sesleria autumnalis</i>	Autumn Moor Grass
	<i>Schizachyrium scoparium</i> 'Carousel'	Carousel Little Bluestem
	<i>Sporobolus heterolepis</i>	Prairie Dropseed
	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed

## PERENNIALS

	<i>Adiantum pedatum</i>	Northern Maidenhair Fern
	<i>Allium cernuum</i>	Nodding Onion
	<i>Allium</i> 'Summer Beauty'	Summer Beauty Allium
	<i>Anemone canadensis</i>	Meadow Anemone
	<i>Asclepias tuberosa</i>	Butterfly Milkweed
	<i>Epimedium x versicolor</i> 'Sulphureum'	Bicolor Barrenwort
	<i>Athyrium filix-femina</i>	Lady Fern
	<i>Calamintha nepeta</i> ssp. <i>nepeta</i>	Lesser Calamint
	<i>Dryopteris marginalis</i>	Marginal Wood Fern
	<i>Echinacea</i> 'Alba'	White Coneflower
	<i>Echinacea</i> 'Balsomseed'	Balsomseed Coneflower
	<i>Geranium macrorrhizum</i> 'Bevan's Variety'	Bevan's Variety Geranium
	<i>Geranium maculatum</i>	Wild Geranium
	<i>Heuchera richardsonii</i>	Prairie Alumroot
	<i>Heuchera villosa</i> 'Autumn Bride'	Autumn Bride Heuchera
	<i>Hosta</i> 'Blue Angel'	Blue Angel Hosta
	<i>Hosta</i> 'Golden Tiara'	Golden Tiara Hosta
	<i>Hosta</i> 'Halcyon'	Halcyon Hosta
	<i>Liatris spicata</i> 'Floristan White'	Floristan White Gayfeather
	<i>Mondarda didyma</i> 'Jacob Cline'	Jacob Cline Beebalm
	<i>Ruellia humilis</i>	Wild Petunia

## GROUNDCOVERS

	<i>Amsonia</i> 'Blue Ice'	Blue Ice Amsonia
	<i>Galium odoratum</i>	Sweet Woodruff
	<i>Heuchera sanguinea</i> 'Firefly'	Firefly Coralbells

## VINES

	<i>Parthenocissus tricuspidata</i>	Boston Ivy
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