



# The Hub at Madison - Combined Submittal Drawings

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

## Supplemental Drawing Package

June 26, 2013

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## 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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### Design Team

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#### Planner:

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#### Landscape Architect:

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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.

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## 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 520-557 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 52, 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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# 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.



### NOTES

- Dates of field work: April 12-22, 2013.
- Total Parcel Area: 70,702 square feet.
- Deviations 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 (sheet) by Gregory Jones dated 12-16-2008.
- Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Numbers 20131506543, 20131506557, 20131506561, 20131506570, 20131506573, 20131506586, 20131506598, 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.
- 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.
- 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.
- All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- By graphic plotting only, this parcel is located in Zone X per the Flood Insurance Rate Map Community Panel Number 50025C04095, dated January 02, 2009.
- 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.
- Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts. Surveyor was provided with a Title Commitment Number NCS-598024-MAD dated April 11, 2013 from First American Title Insurance Company, which references the following (numbers in parenthesis match items in Schedule B Section Two of Commitment): (1) Airspace Easement and Indemnification Agreement recorded January 18, 2008, as Document No. 4154069.
- Zoning: This parcel is zoned DC per City of Madison Zoning website.
- 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 setback, bulk, 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 insurer.
- There is no observed evidence of current earth moving work, building construction or building additions.
- 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.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- There are 134 regular marked parking stalls on site. There is 1 marked accessible stalls on site.

### DESCRIPTION FURNISHED - Title Report Number NCS-598024-MAD

**PARCEL A:** The East one-half (1/2) of Lot Five (5), Well'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), Well'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 16 1/2 feet of Lot Fourteen (14), Well'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, 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), Well'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), Well'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, 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 E:** That part of Lot Nineteen (19) of Well's Plat of Block Nine (9), of 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 61 feet and 8 inches to the Southeast boundary line of said Lot 19; thence Northeast along said boundary line 53 feet eight (8) inches to a point of intersecting a prolongation South parallel 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 Besoff; 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 lying West of the prolongation of said line dividing said Lot 2 from said Lot 3 not heretofore conveyed to Mrs. Besoff and Doris Livsey.

**PARCEL F:** Lot Eleven (11), Well'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 WT. 1.50 LBS./FT.	⊖ TELECOMM. MANHOLE
— OVERHEAD UTILITY	⊙ STORM SEWER MANHOLE
— BURIED GAS MAIN	⊗ SANITARY SEWER MANHOLE
— WATER MAIN	⊘ WATER UTILITY MANHOLE
— SANITARY SEWER	⊙ DECIDUOUS TREE
— STORM SEWER	⊙ CONIFEROUS TREE
— BURIED TELEPHONE	⊙ MANHOLE CONTROL POINT
— BURIED ELECTRIC	⊙ BENCHMARK
— BURIED CABLE TV	⊙ BITUMINOUS PAVEMENT
— BURIED FIBER OPTIC	⊙ LANDSCAPING
— METAL FENCE	⊙ CONCRETE PAVEMENT
● WATER VALVE	⊙ METAL TREE GRATE
● GAS VALVE	● BRICK COLUMN
⊞ CABLE TV PEDESTAL	● BOLLARD
⊞ ELECTRIC PEDESTAL	— SIGN
⊞ TELEPHONE PEDESTAL	⊙ PARKING METER/PLACARD
⊞ UTILITY POLE	( ) INDICATES RECORDED AS
⊞ LIGHT POLE	
⊞ BKE RACK	
⊞ HANDHOLE	

**SURVEYOR'S CERTIFICATE:**

To: Core Campus Investment Partners, LLC, Frances State Limited Partnership, Mullins 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 established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(b), 7(a) and (c), 8, 9, 10(a), 11(b), 13, 16, 17 and 18 of Table A thereof. The field work was completed on April 12-22, 2013.

Dated this 22<sup>nd</sup> day of APRIL 2013

Signed: *Michelle L. Burse*

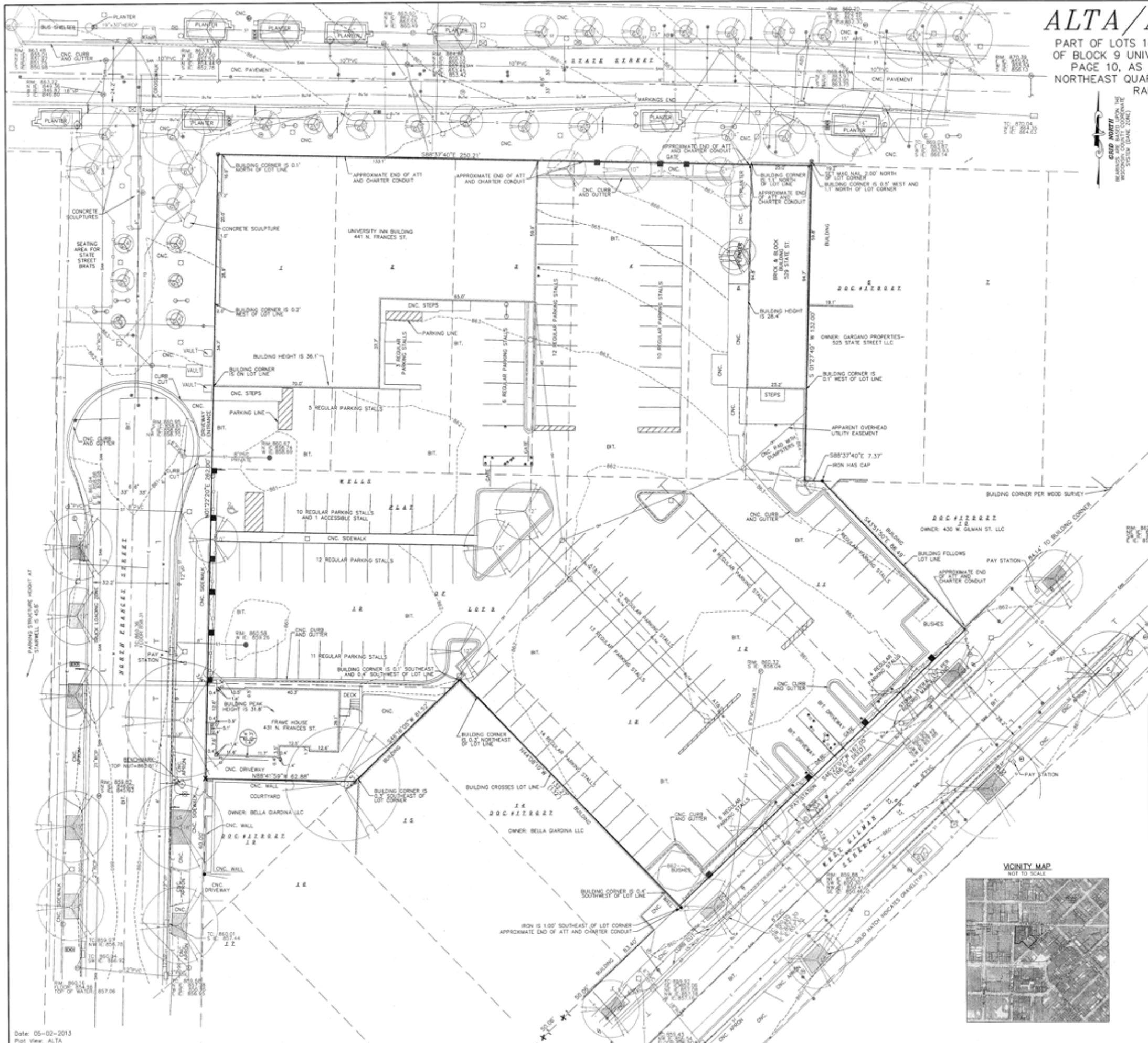
Michelle L. Burse, R.L.S., No. 2020  
EMAIL: MBURSE@BSE-INC.NET

REVISED TO CORRECT AREA TYPED 05/01/2013

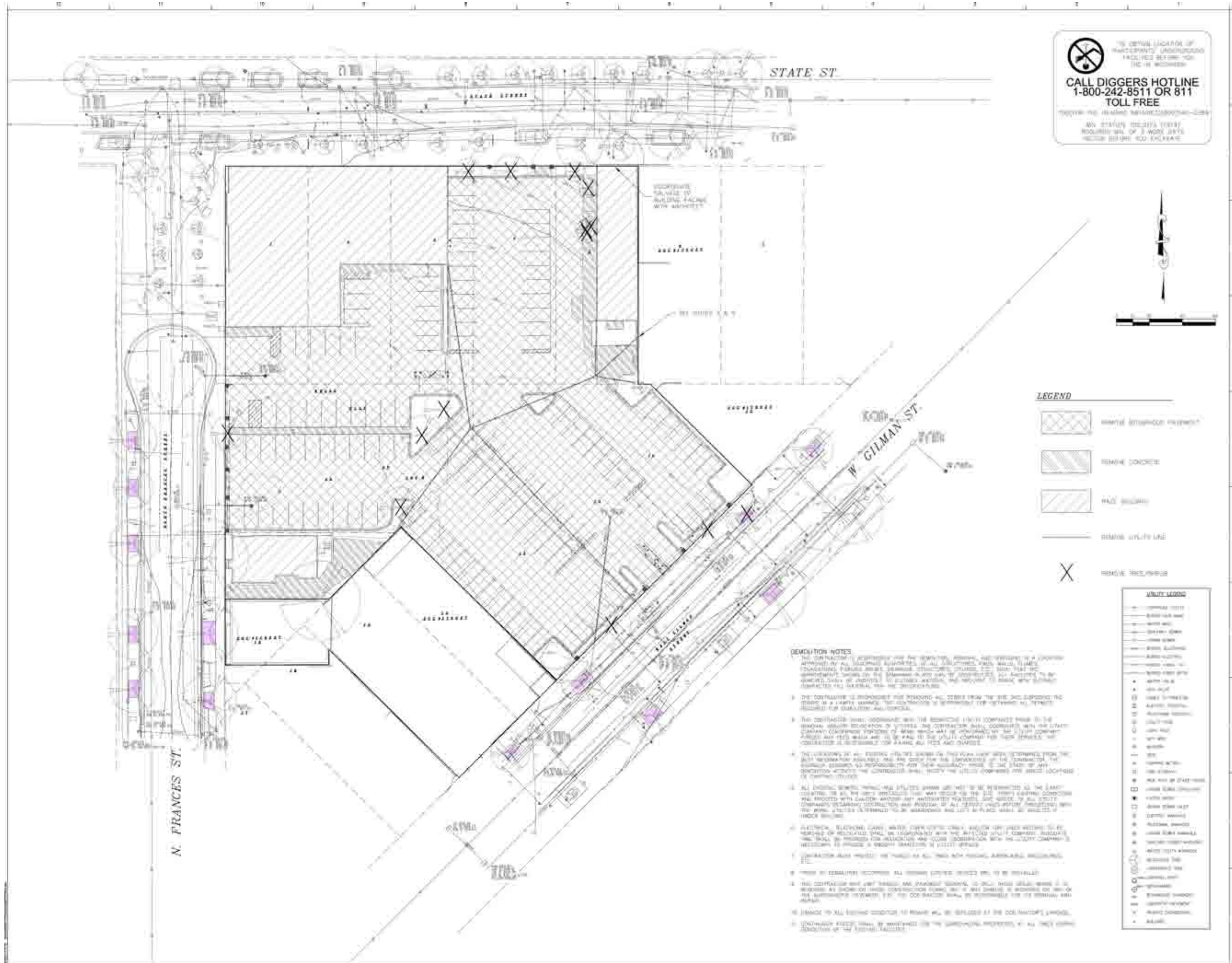


**SURVEYED FOR:**  
CORE CAMPUS  
2234 WEST NORTH AVE.  
CHICAGO IL, 60647

**SURVEYED BY:**  
**Burse**  
surveying & engineering inc.  
1400 E. Washington Ave., Suite 158  
Madison, WI 53703 G08.250.9263  
Fax: G08.250.9266  
email: MBurse@BSE-INC.NET  
www.bursesurveyeng.com













 TO VERIFY LOCATION OF  
 UTILITIES UNDERGROUND  
 PROCEED BEFORE YOU  
 DIG - IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511 OR 811**  
**TOLL FREE**  
 (EXCEPT FOR SEVERAL MUNICIPALITIES)  
 AN STATUTE 200.20(1)(b) (1993)  
 REQUIREMENT OF 3 HOUR DELAY  
 BEFORE DIGGING FOR UTILITIES



**LEGEND**

-  REMOVE BRICK MASONRY
-  REMOVE CONCRETE
-  REMOVE MASONRY
-  REMOVE UTILITY LINE
-  REMOVE STRUCTURE

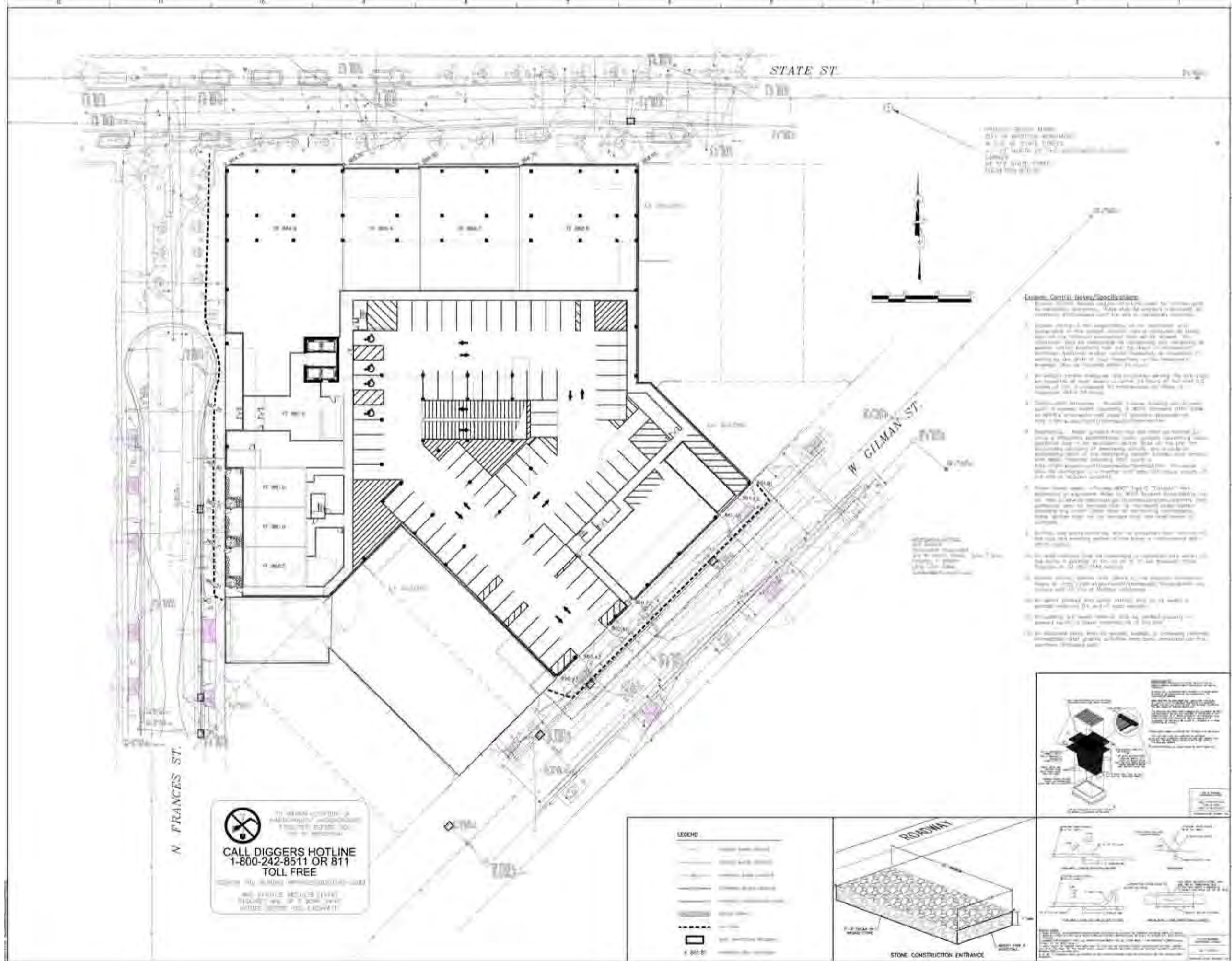
**UTILITY LEGEND**

	1" GAS
	4" WATER
	6" WATER
	8" WATER
	12" WATER
	18" WATER
	24" WATER
	30" WATER
	36" WATER
	42" WATER
	48" WATER
	54" WATER
	60" WATER
	66" WATER
	72" WATER
	78" WATER
	84" WATER
	90" WATER
	96" WATER
	102" WATER
	108" WATER
	114" WATER
	120" WATER
	126" WATER
	132" WATER
	138" WATER
	144" WATER

**DEMOLITION NOTES**

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF A COMPLETE APPROVED BY ALL APPLICABLE AGENCIES OF ALL EXISTING BRICK, MASONRY, CONCRETE, AND METAL STRUCTURES, INCLUDING, BUT NOT LIMITED TO, THE EXISTING STRUCTURE, TO BE DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING UTILITIES AND STRUCTURES TO BE DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING UTILITIES AND STRUCTURES TO BE DEMOLISHED.
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- THE CONTRACTOR SHALL COORDINATE WITH THE UTILITIES COMPANIES PRIOR TO THE DEMOLITION OF ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING UTILITIES AND STRUCTURES TO BE DEMOLISHED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING UTILITIES AND STRUCTURES TO BE DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING UTILITIES AND STRUCTURES TO BE DEMOLISHED.
- ALL EXISTING UTILITIES AND STRUCTURES TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE PRIOR TO THE DEMOLITION OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING UTILITIES AND STRUCTURES TO BE DEMOLISHED.
- ELECTRICAL, PLUMBING, GAS, WATER, AND OTHER UTILITIES SHALL BE REMOVED FROM THE SITE PRIOR TO THE DEMOLITION OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING UTILITIES AND STRUCTURES TO BE DEMOLISHED.
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No. Date Description  
 1 2/28/21 Approved by UDC Review  
 Submittals & Revisions  
  
  
**HUB AT MADISON**  
 441 N. Francis Street  
 Madison, WI 53705  
**DEMOLITION PLAN**  
 C-200



STATE ST.

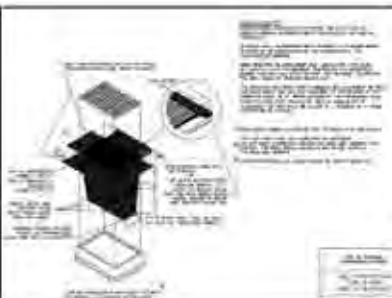
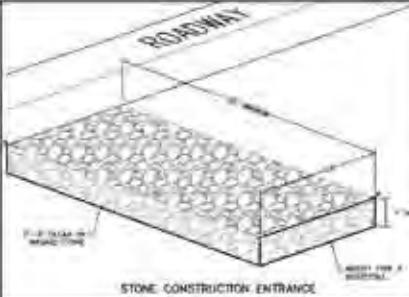
N. FRANCES ST.

W. GILMAN ST.

CALL DIGGERS HOTLINE  
1-800-242-8511 OR 811  
TOLL FREE

LEGEND

[Symbol]	Silt Fence
[Symbol]	Sediment Basin
[Symbol]	Storm Drain
[Symbol]	Proposed Structure
[Symbol]	Proposed Pavement
[Symbol]	Proposed Gravel
[Symbol]	Proposed Concrete
[Symbol]	Proposed Asphalt
[Symbol]	Proposed Grass
[Symbol]	Proposed Tree
[Symbol]	Proposed Utility
[Symbol]	Proposed Erosion Control



- EROSION CONTROL MEASURES/SPECIFICATIONS
1. Erosion control measures shall be installed and maintained in accordance with the specifications herein. Any other measures or methods of erosion control shall be approved by the engineer.
  2. Erosion control measures shall be installed prior to the start of any earthmoving or grading operations.
  3. Erosion control measures shall be installed and maintained throughout the construction period.
  4. Erosion control measures shall be installed and maintained until the project is substantially complete.
  5. Erosion control measures shall be installed and maintained until the project is fully completed.
  6. Erosion control measures shall be installed and maintained until the project is fully completed.
  7. Erosion control measures shall be installed and maintained until the project is fully completed.
  8. Erosion control measures shall be installed and maintained until the project is fully completed.
  9. Erosion control measures shall be installed and maintained until the project is fully completed.
  10. Erosion control measures shall be installed and maintained until the project is fully completed.

Hub at Madison  
441 N. First Street  
Madison, WI 53703

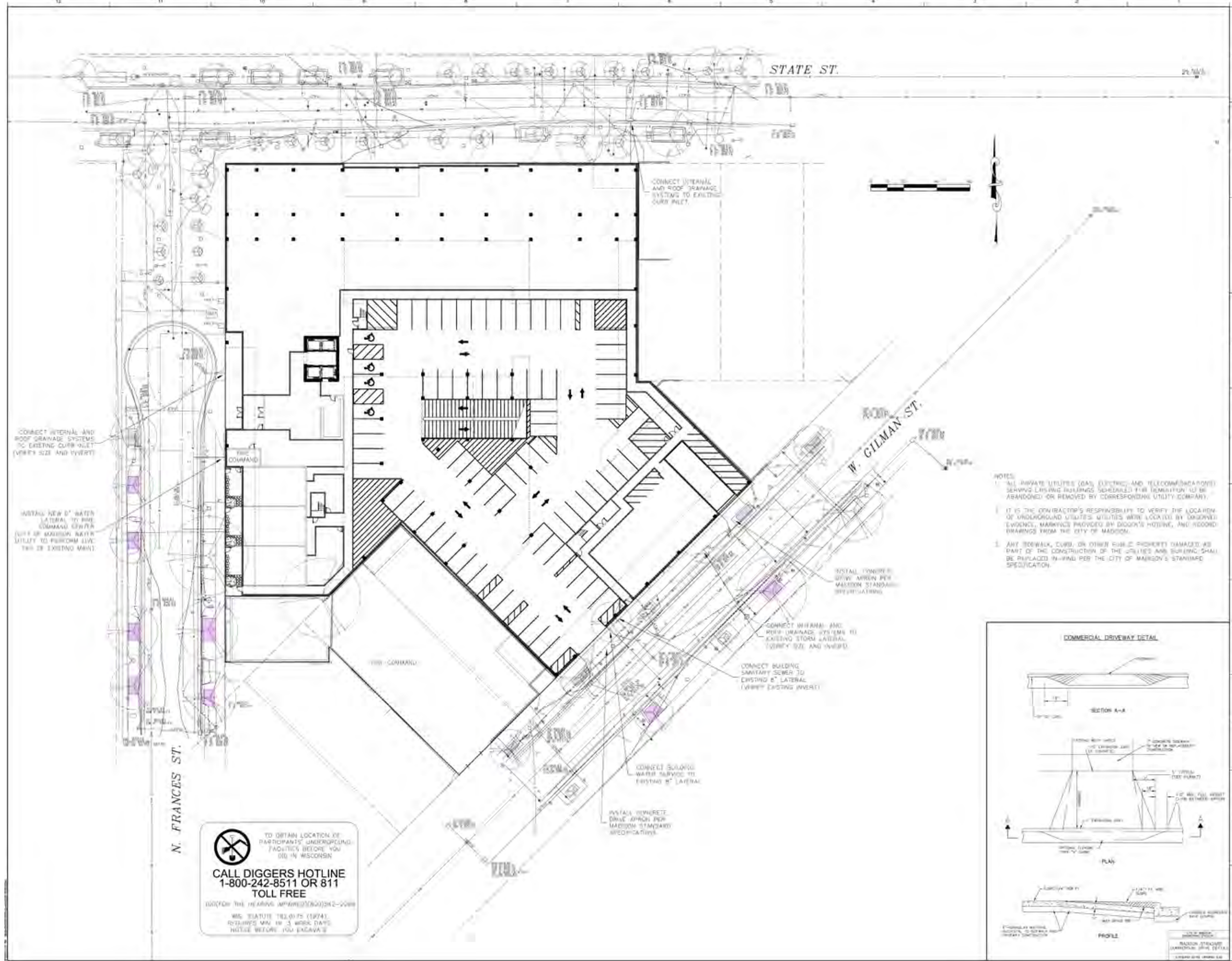
GRADING AND EROSION CONTROL PLAN

C-300

ASTORVED ASSOCIATES

BURSE

CORE



CONNECT INTERNAL AND ROOF DRAINAGE SYSTEMS TO EXISTING CURB INLET (VERIFY SIZE AND INVERT)

INSTALL NEW 8" WATER LATERAL TO FIRE COMMAND CENTER (CITY OF MADISON WATER UTILITY TO PERFORM LOC. TEST OF EXISTING MAIN)

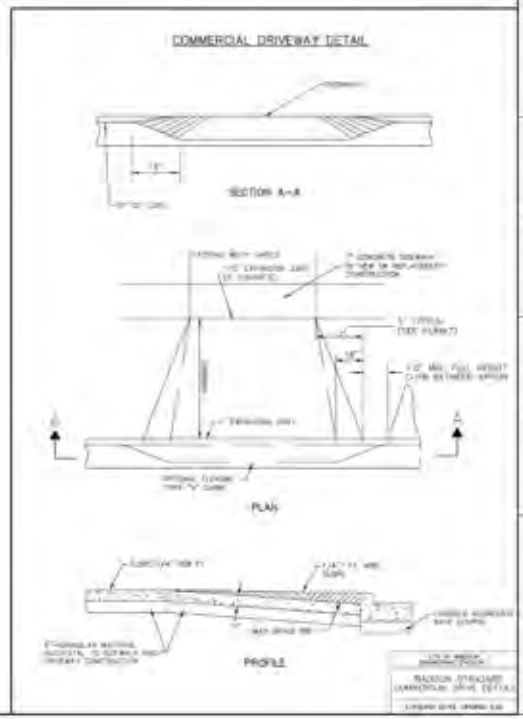
CONNECT INTERNAL AND ROOF DRAINAGE SYSTEMS TO EXISTING CURB INLET

W. GILMAN ST.

N. FRANCES ST.

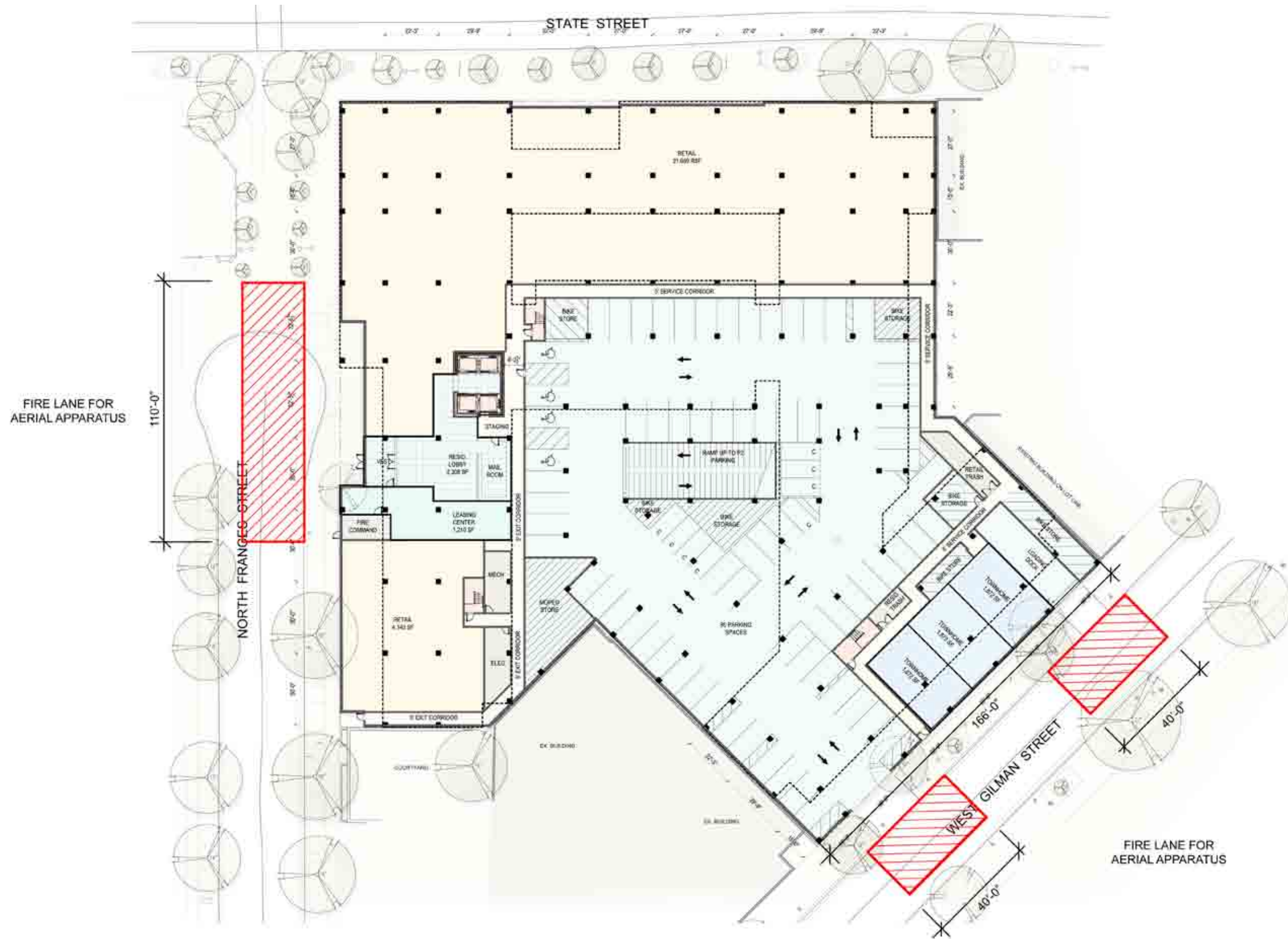
 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511 OR 811**  
**TOLL FREE**  
(800) FOR THE HEARING IMPAIRED (708) 242-0088  
WIS. STATUTE 183.075 (1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

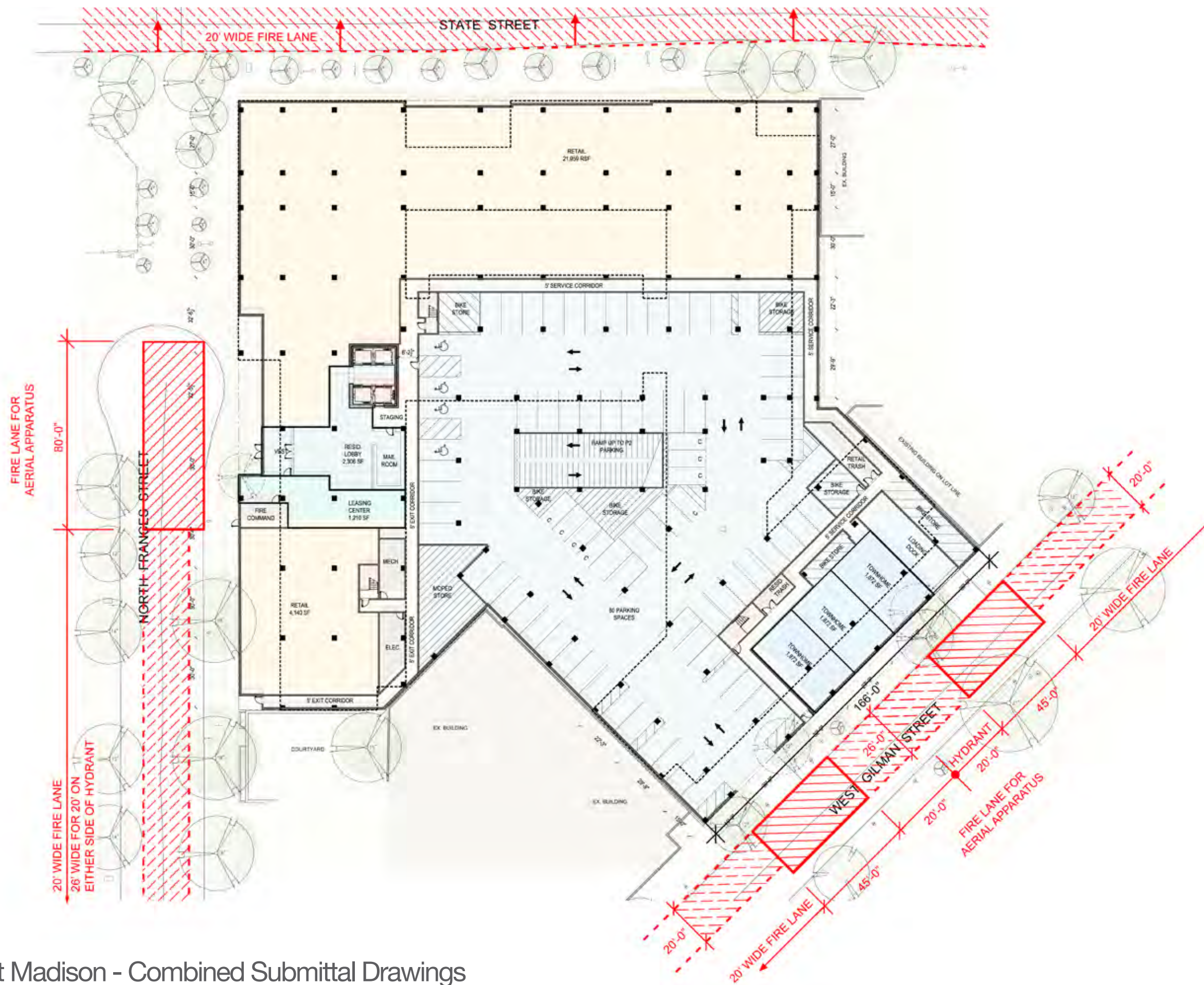
- NOTES**
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SHOWN FOR INFORMATION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
  2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY DIGNIFIED EVIDENCE, MARKINGS PROVIDED BY DIGNIFIED 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-WIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.



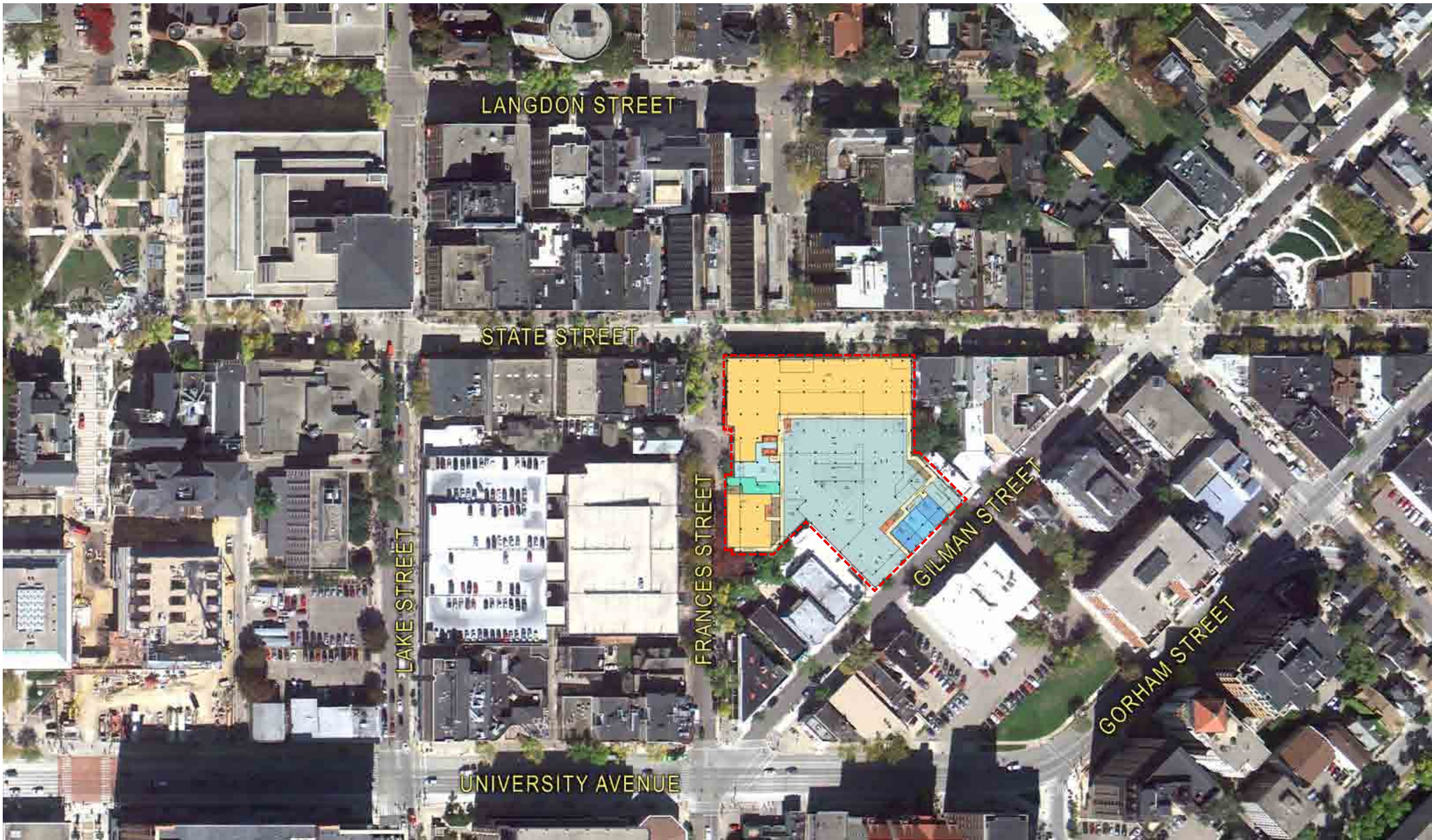
<p>Project Name: _____</p> <p>Client: _____</p> <p>Address: _____</p>	
<p>Drawn: _____</p> <p>Checked: _____</p> <p>Scale: _____</p>	<p>Revision 1: 02/2017 Issue for UCD Review</p> <p>Submissions &amp; Revisions</p>
<p>General Contractor: _____</p> <p>Architect: <b>ANTUNOVICH ASSOCIATES</b></p> <p>PLANNERS</p> <p>1000 Regent Street          Madison, WI 53703          Tel: 608.263.1234          Fax: 608.263.1235</p>	
<p>Professional Engineer: _____</p> <p>M.P. Engineer: _____</p> <p>City Engineer: <b>Burse</b></p> <p>1401 Independence, Suite 401          Madison, WI 53703          Phone: 608.263.4567          Fax: 608.263.4568          Email: info@burse.com</p>	
<p>Project Location: <b>HUB AT MADISON</b>          441 N. Frances Street          Madison, WI 53703</p>	
<p>Utility Plan</p>	
<p>Sheet No: _____</p> <p>Scale: _____</p> <p>Drawing No: <b>C-400</b></p>	







The Hub at Madison - Combined Submittal Drawings  
**Supplemental Drawing**

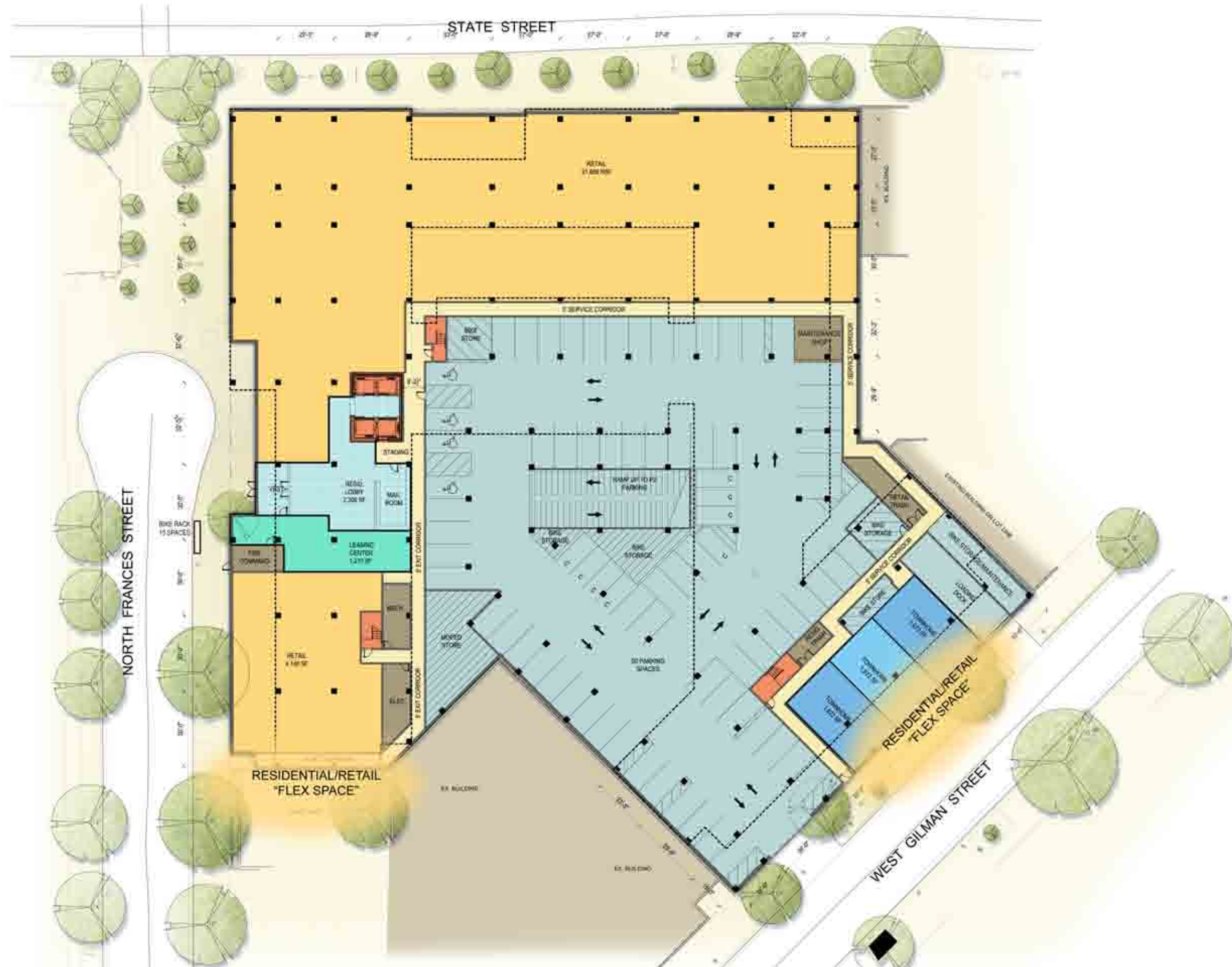


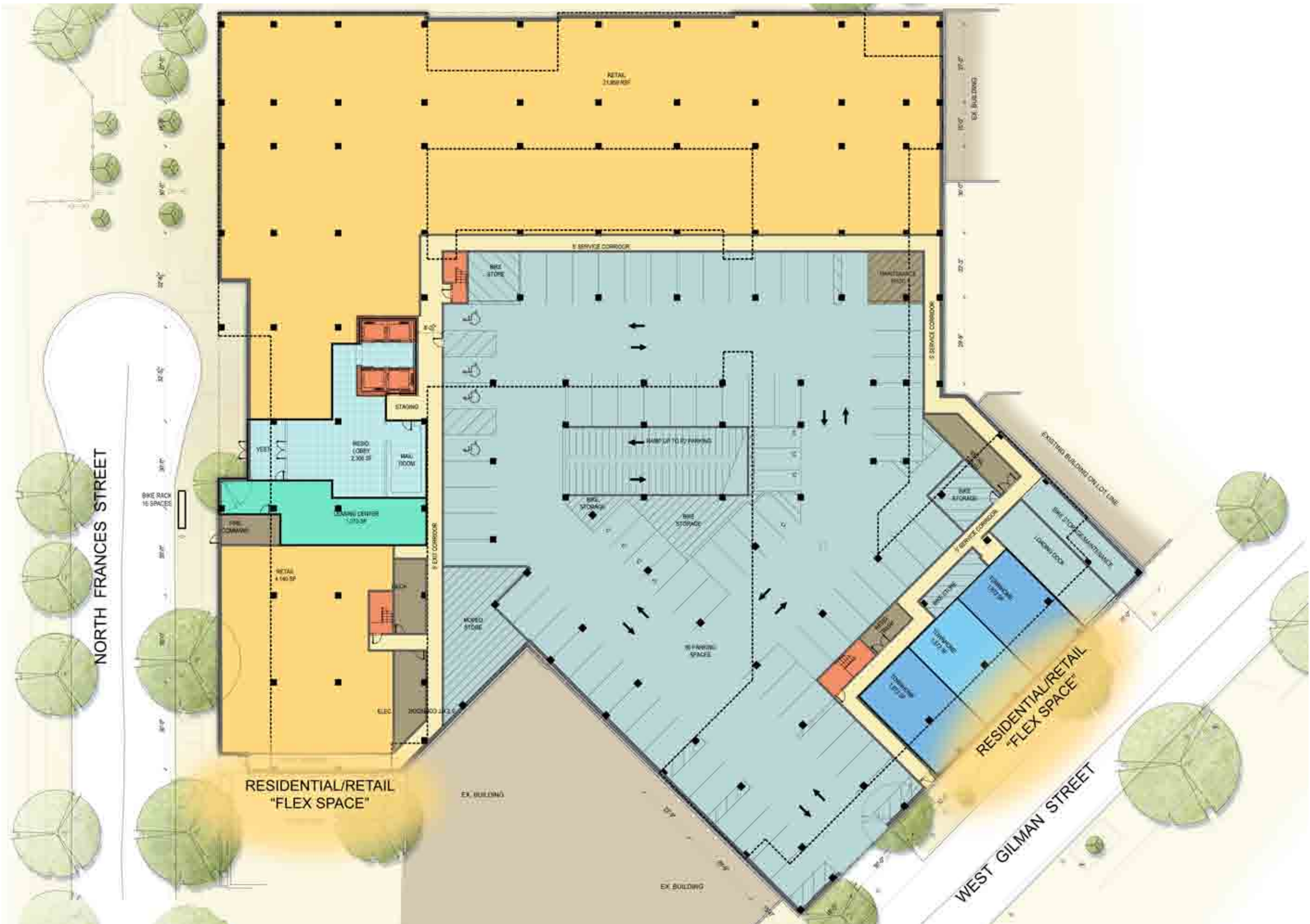
# The Hub at Madison - Combined Submittal Drawings

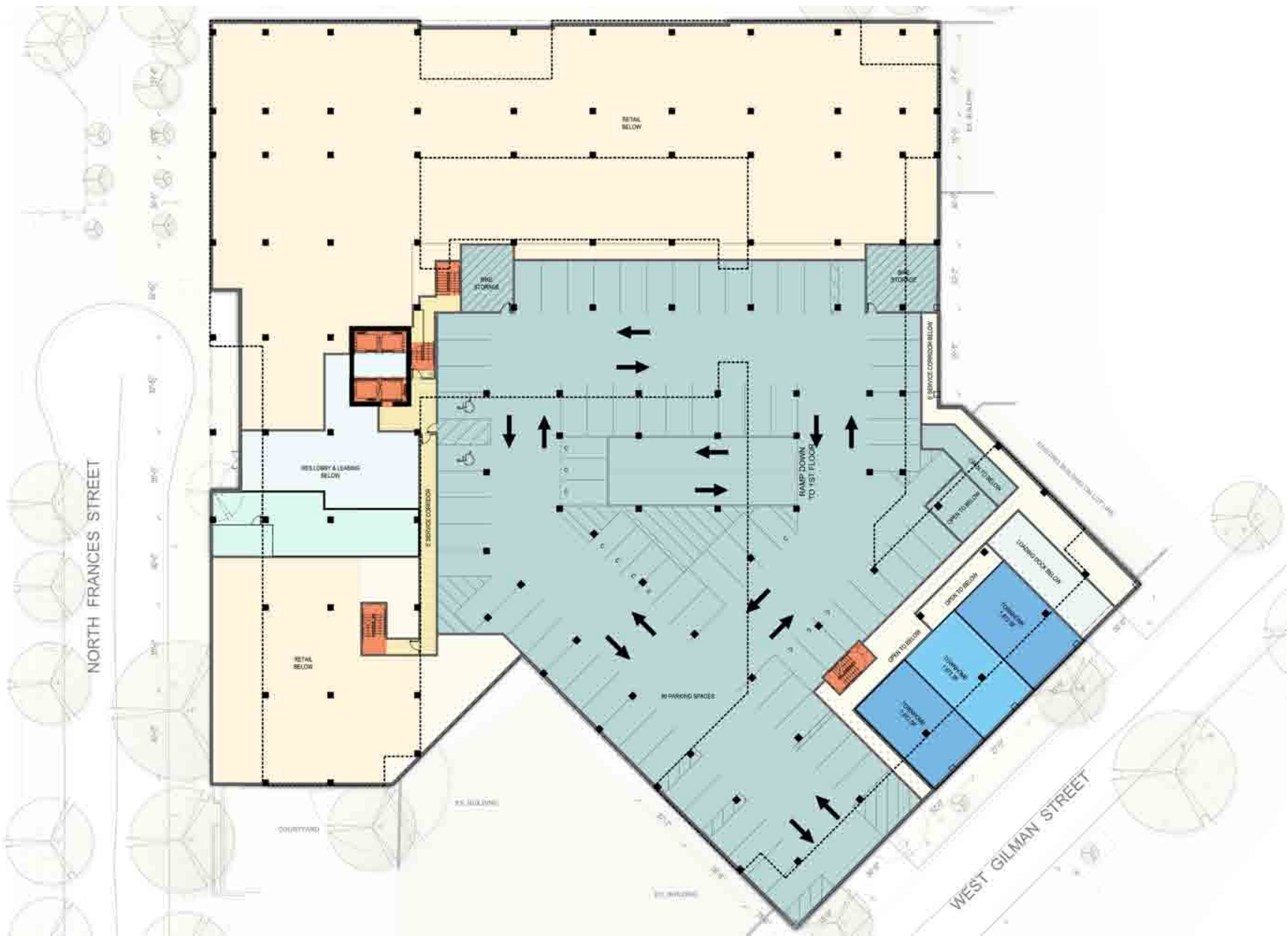
The Hub at Madison Madison, Wisconsin | Core Campus · Myefski Architects · Antunovich Associates

Aerial View

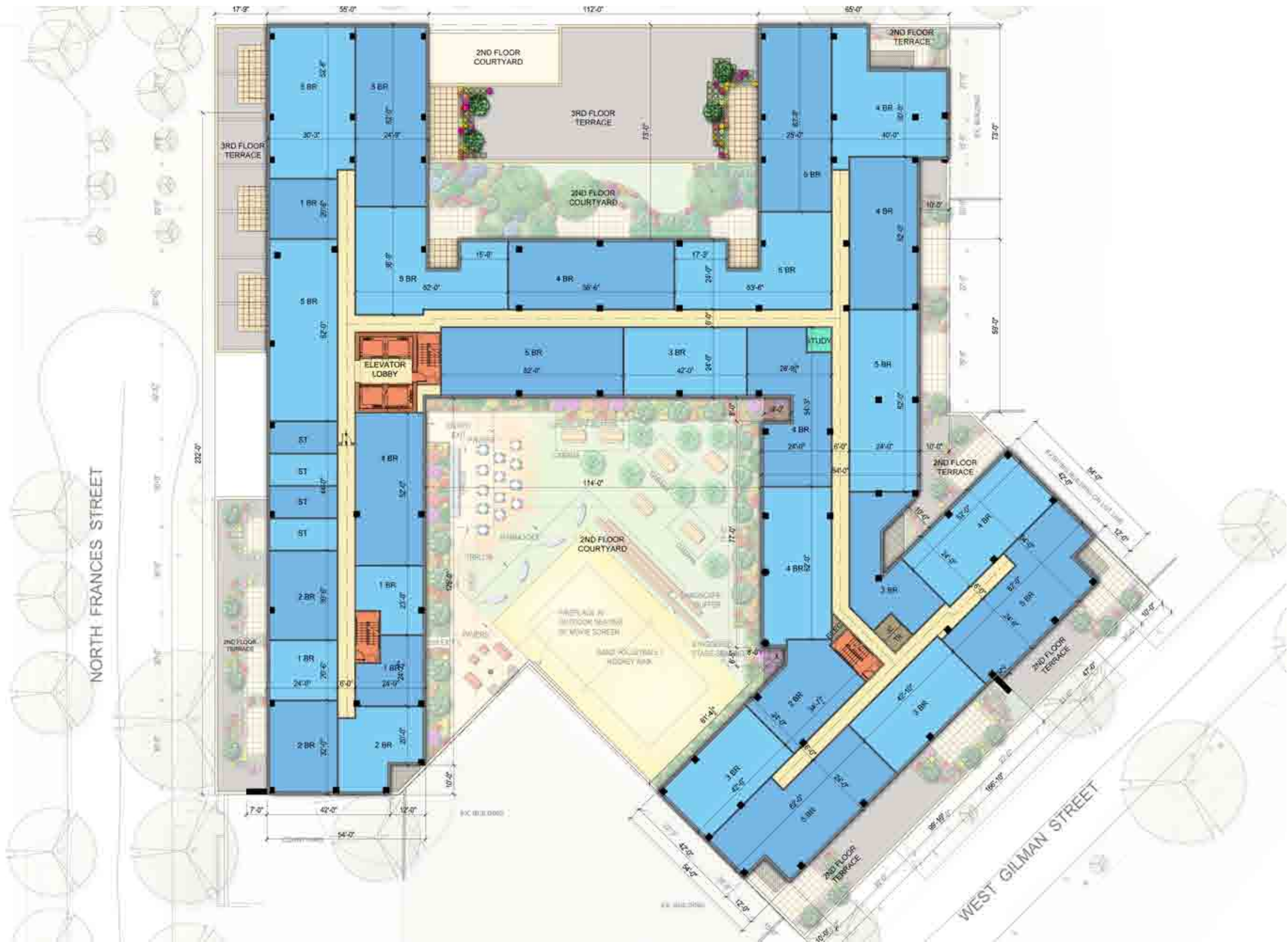
May 22, 2013



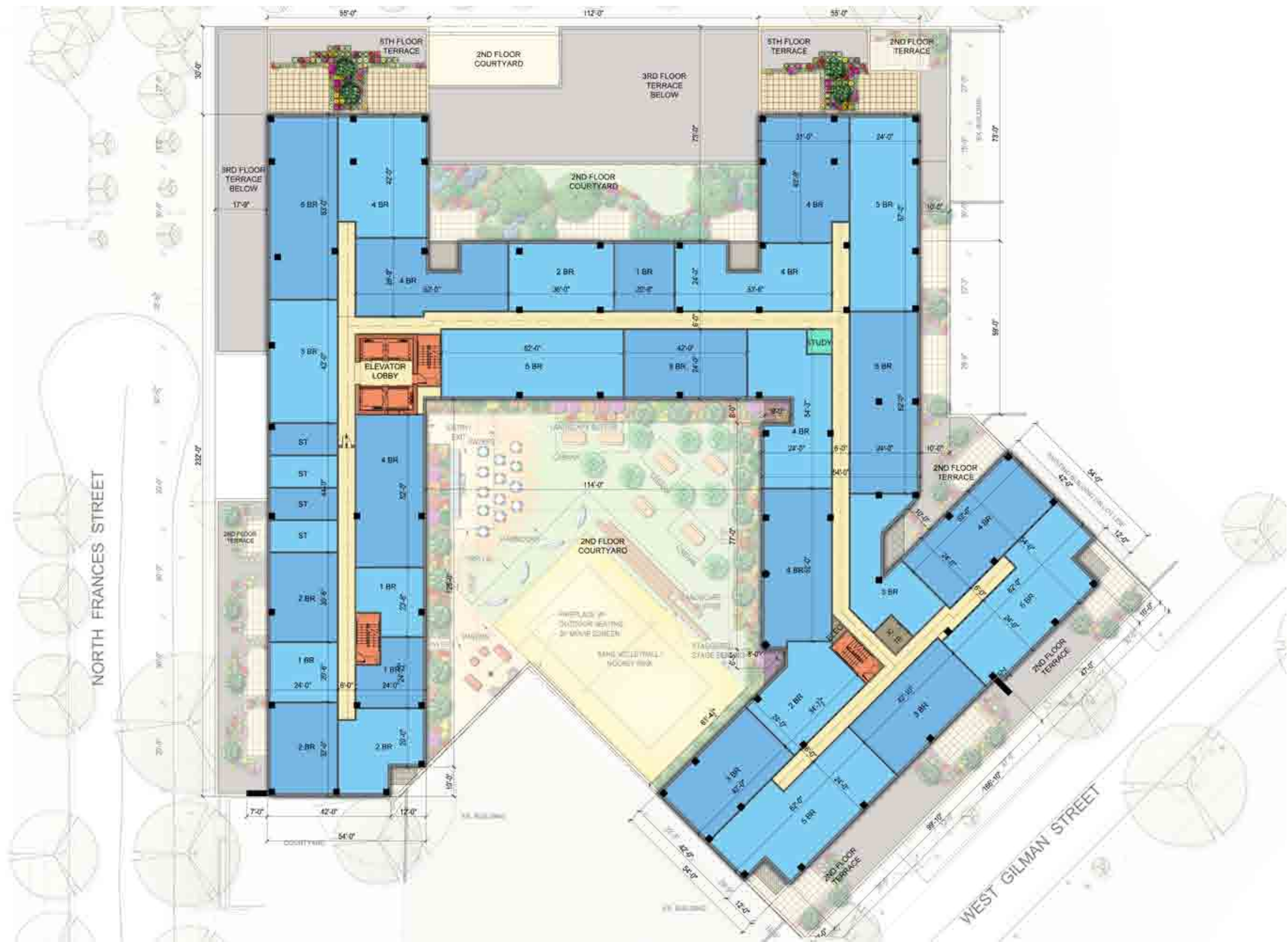


















STUDIO



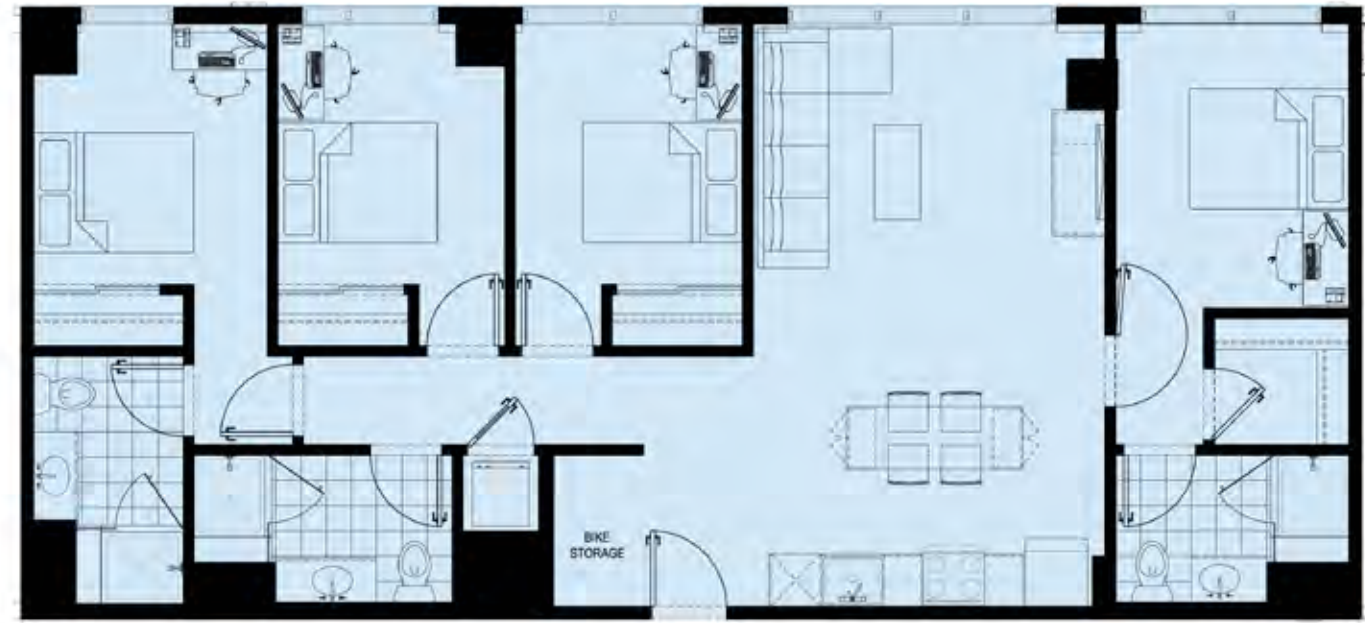
1 BED



2 BED

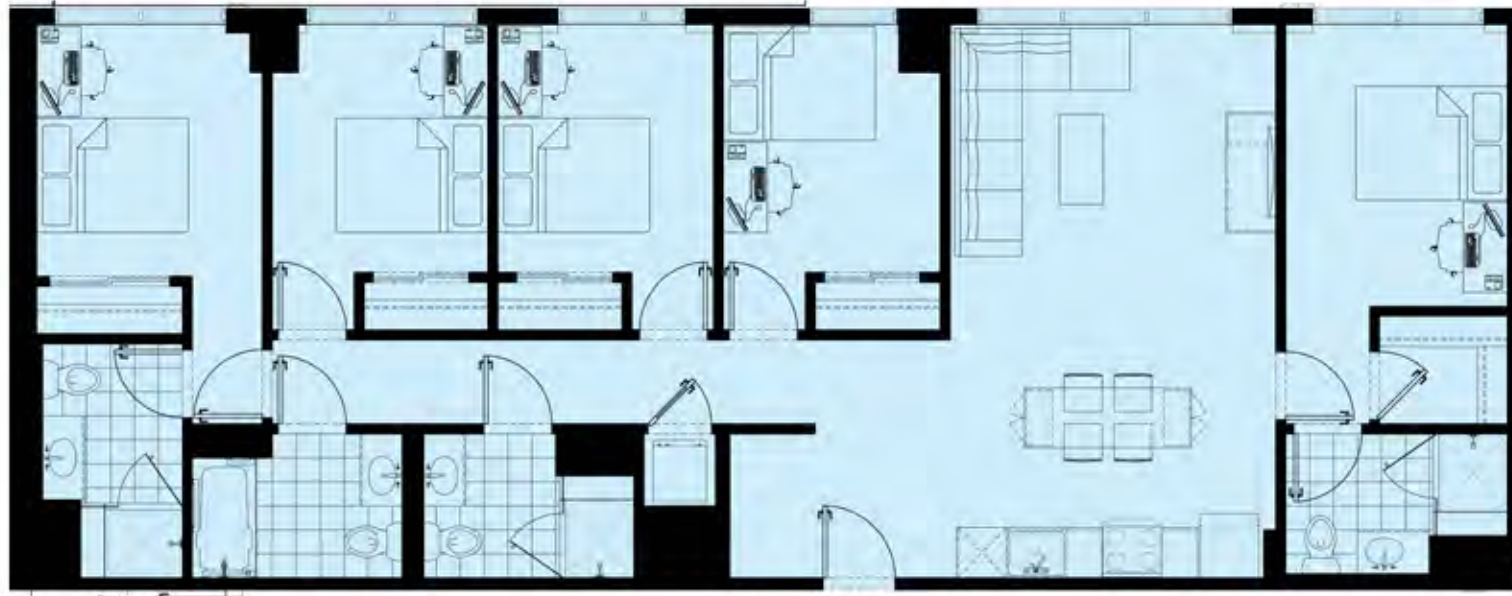


3 BED

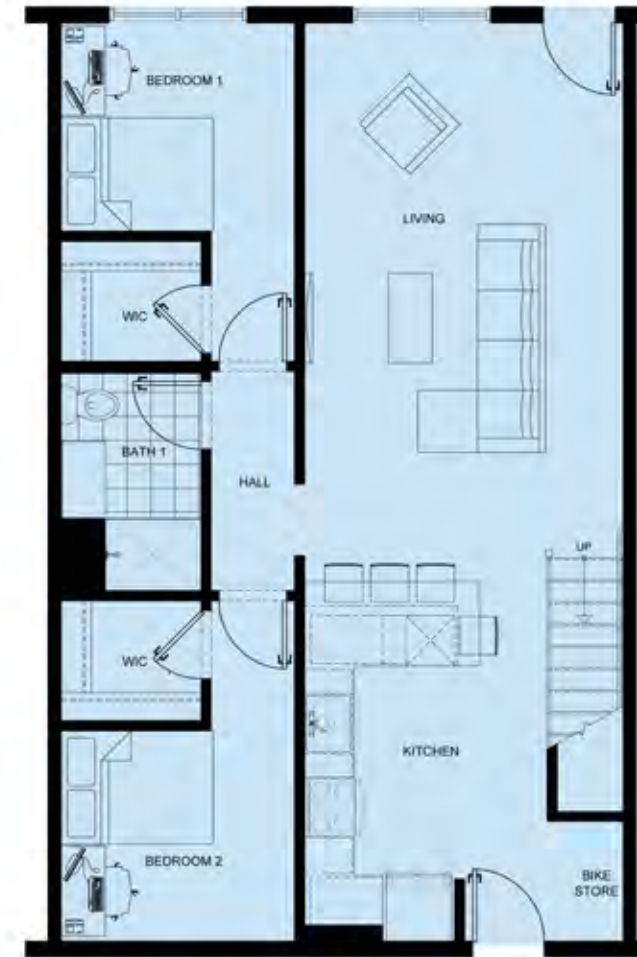


4 BED



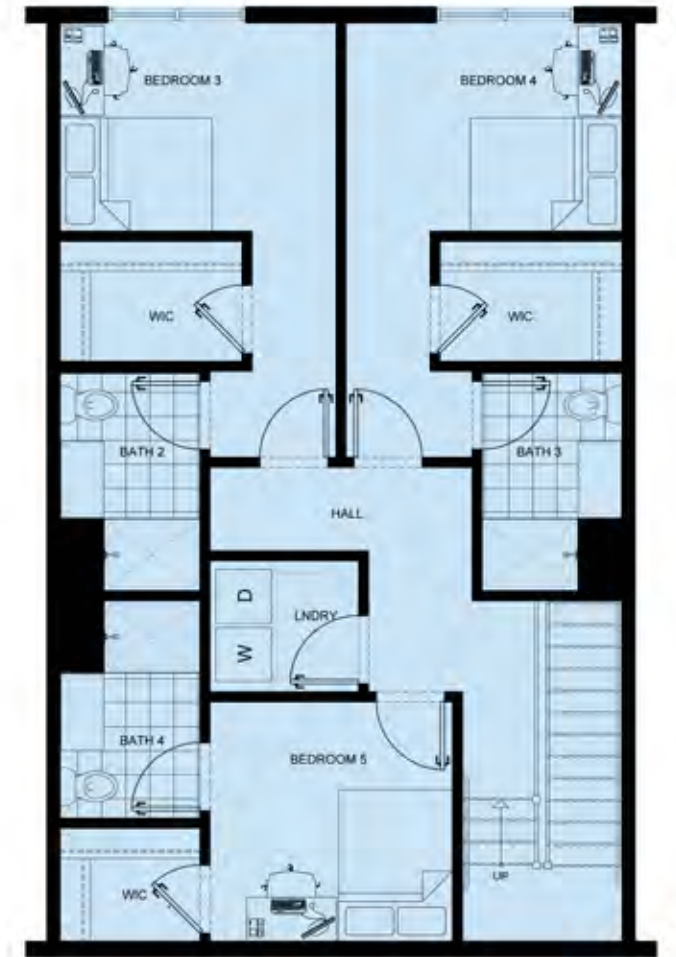


5 BED



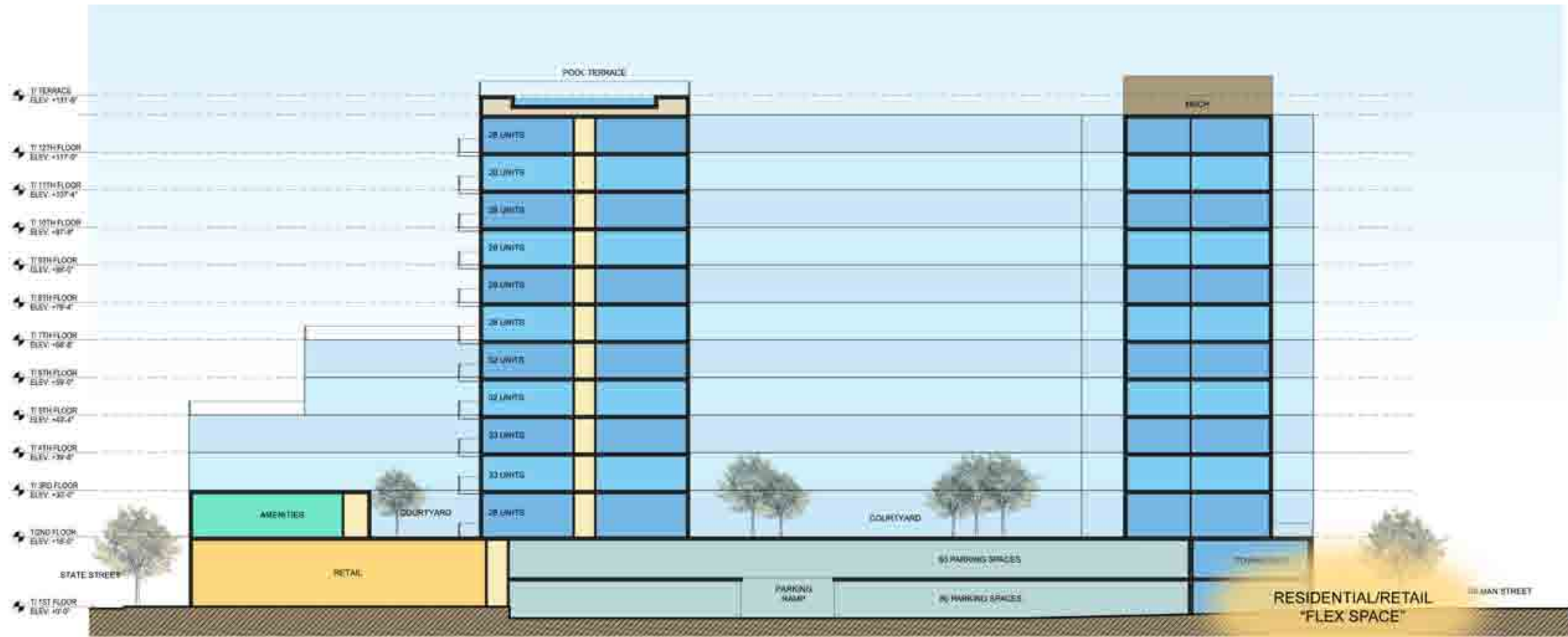
2ND FLOOR

5 BED TOWNHOME



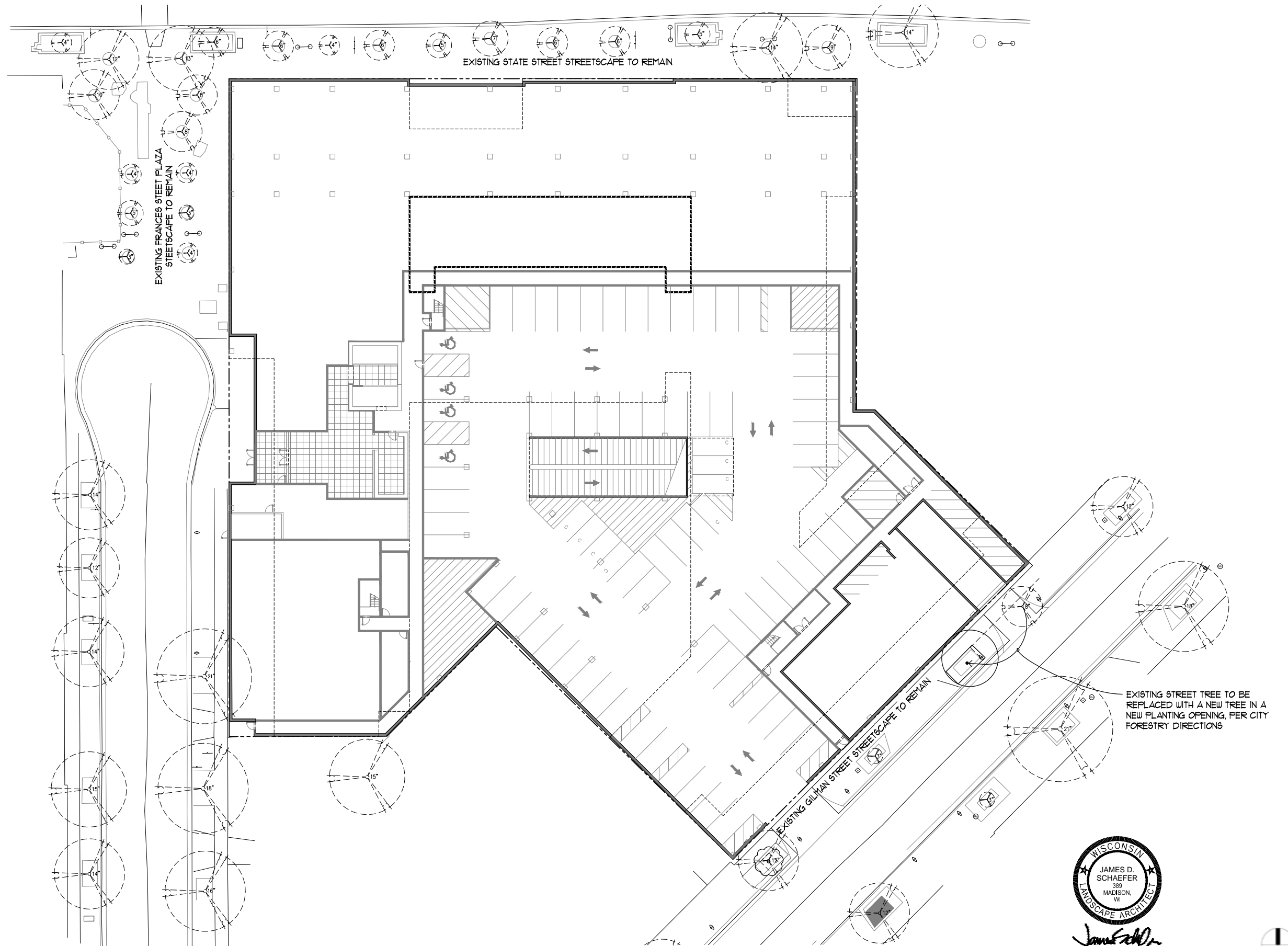
1ST FLOOR





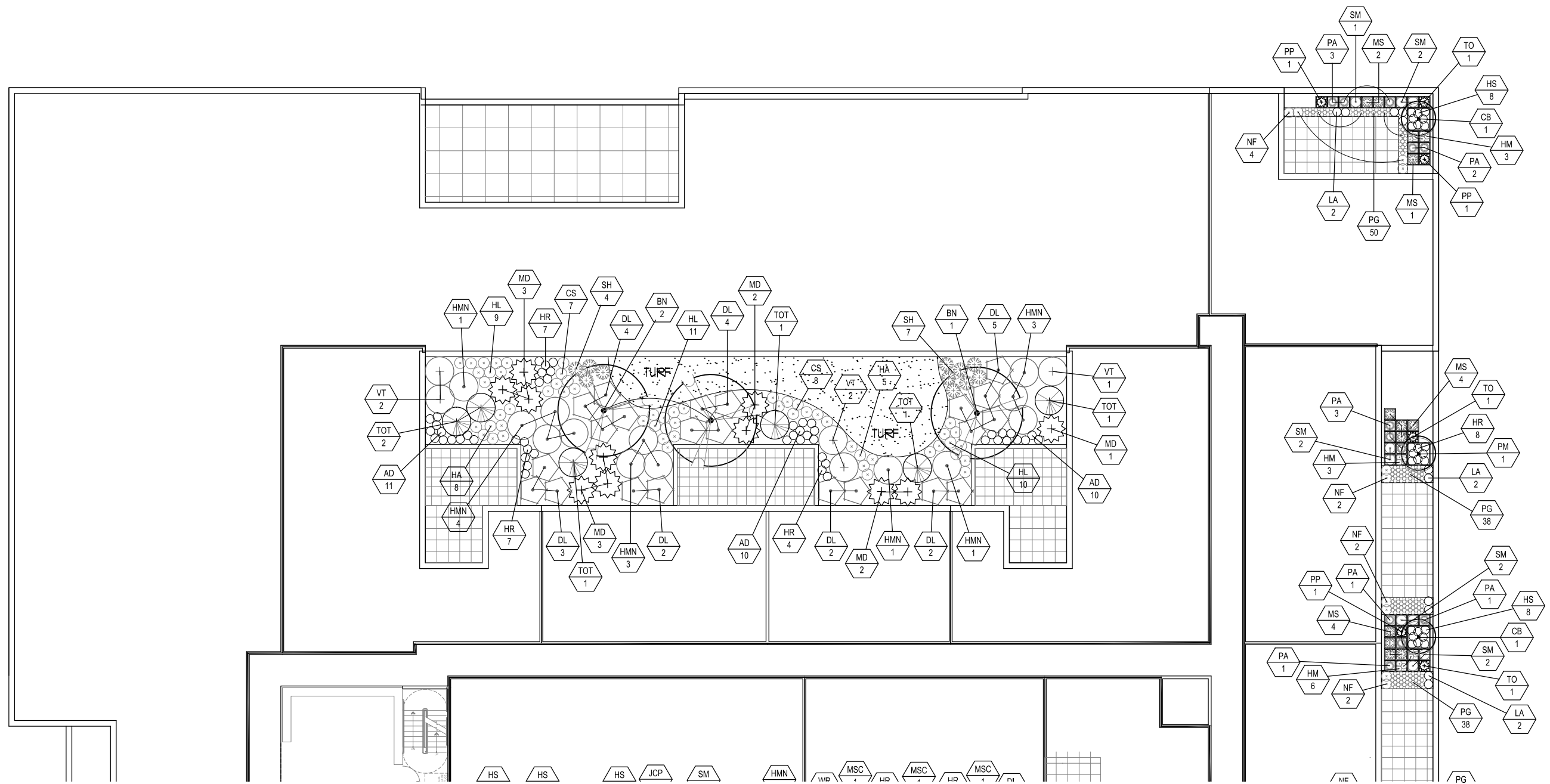
CORE CAMPUS - THE HUB AT MADISON, Madison Wi. May 22nd, 2013														
LEVEL	UNIT COUNT							BED COUNT						
	5 BED	4 BED	3 BED	2 BED	1 BED	STUDIO	TOTAL UNITS	5 BED	4 BED	3 BED	2 BED	1 BED	STUDIO	TOTAL BEDS
12	5	7	5	4	3	4	28	25	28	15	8	3	4	83
11	5	7	5	4	3	4	28	25	28	15	8	3	4	83
10	5	7	5	4	3	4	28	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
<b>TOTAL</b>	<b>71</b>	<b>77</b>	<b>53</b>	<b>46</b>	<b>38</b>	<b>44</b>	<b>329</b>	<b>355</b>	<b>308</b>	<b>159</b>	<b>92</b>	<b>38</b>	<b>44</b>	<b>996</b>
<b>%</b>	<b>22%</b>	<b>23%</b>	<b>16%</b>	<b>14%</b>	<b>12%</b>	<b>12%</b>	<b>100%</b>	<b>36%</b>	<b>31%</b>	<b>16%</b>	<b>9%</b>	<b>4%</b>	<b>4%</b>	<b>100%</b>



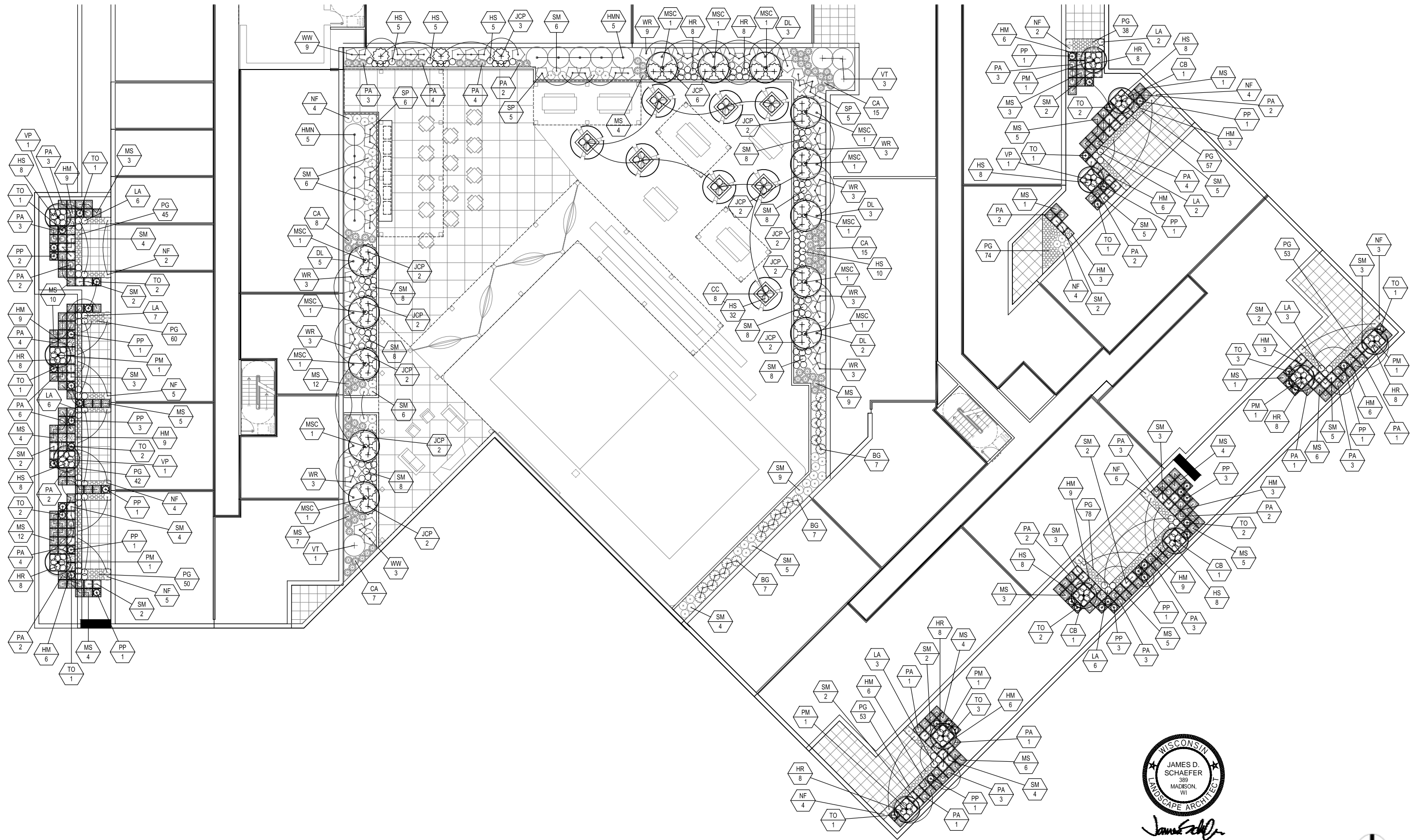


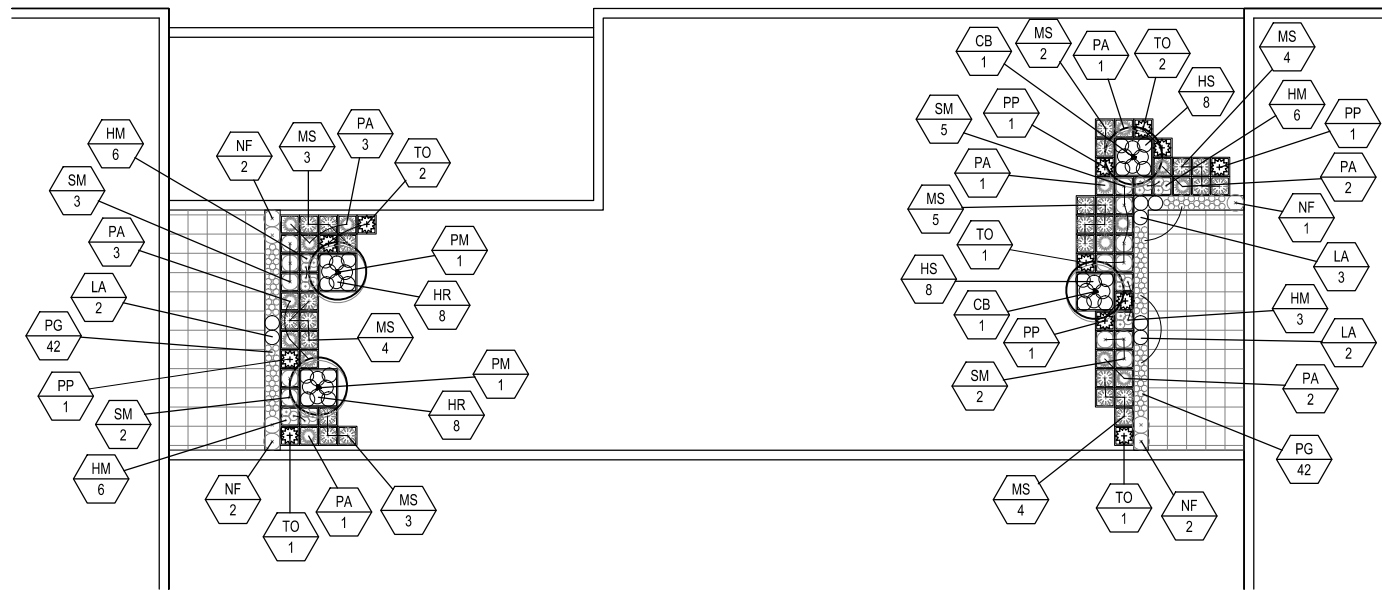
*James D. Schaefer*



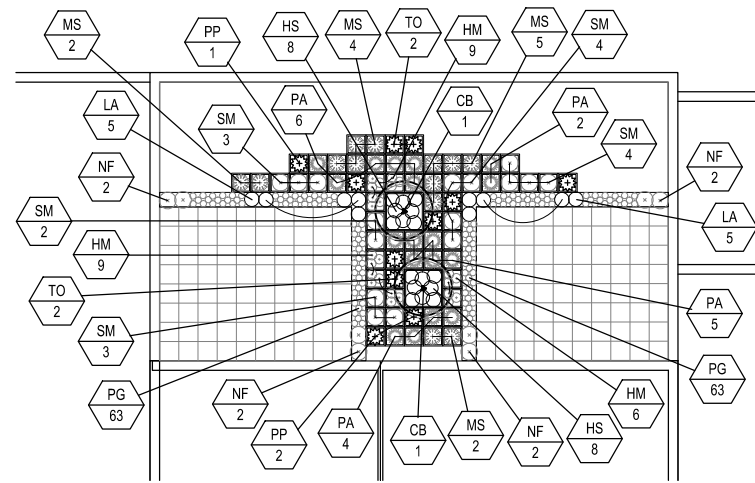




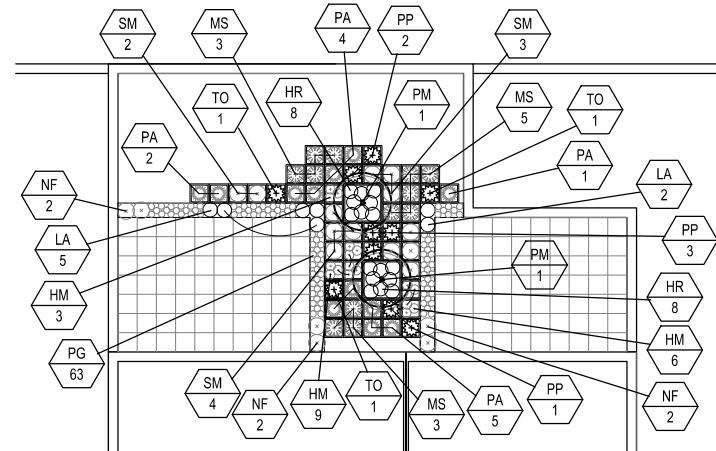




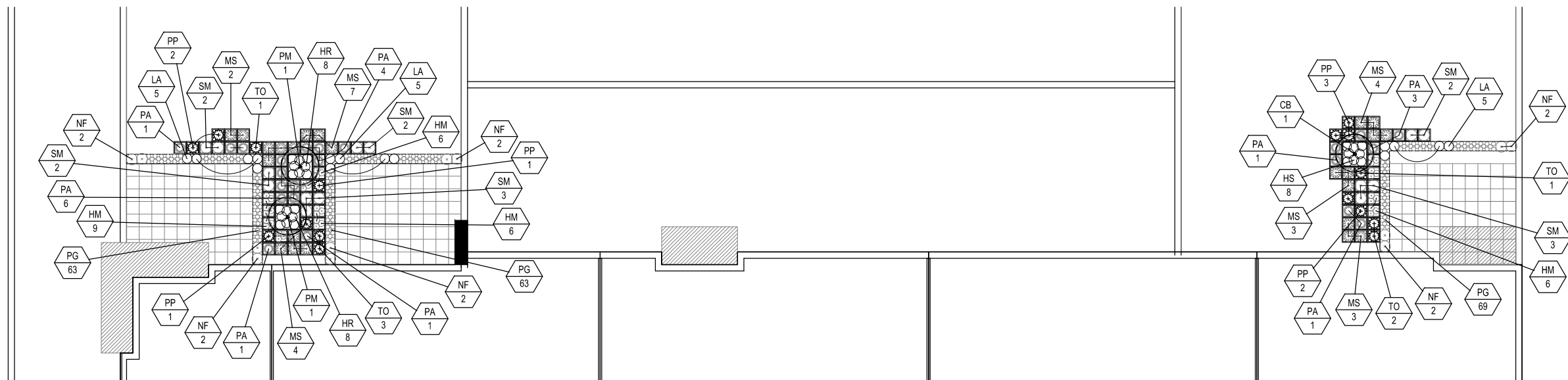
3rd Floor



5th Floor (west)



5th Floor (east)



7th Floor

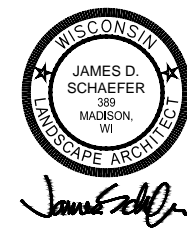
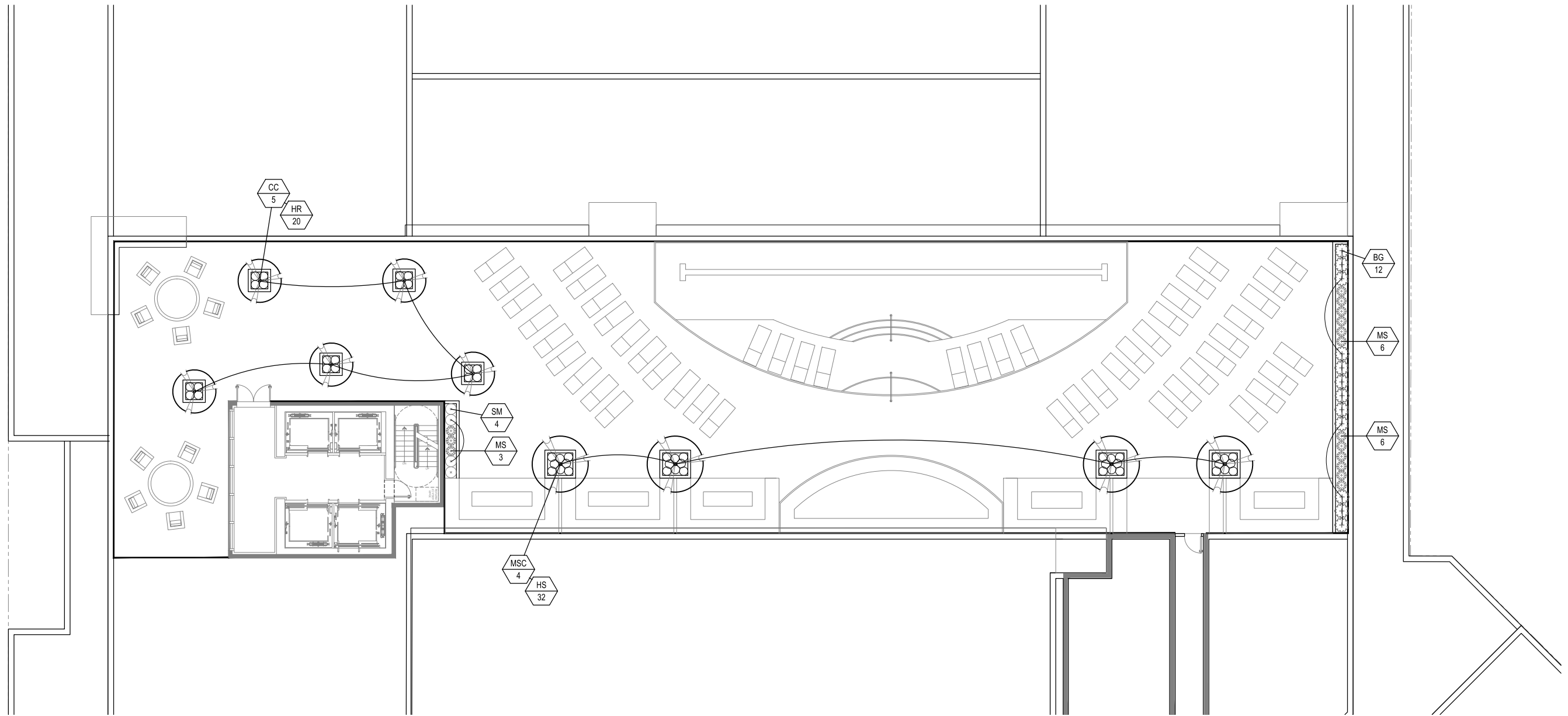
## Plant Schedule

Ornamental Trees						
SYM	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COWD.	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	COWD.	SPACING
BG	Buxus x 'Green Velvet'	Green Velvet Boxwood	33	2 Gal.	Container	24" o.c.
DL	Dierilla 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 'Globose'	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 nitidum '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	COWD.	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 ti Oro'	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	Lavandula 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 'flaszensi' 'Blue Wonder'	Blue Wonder Catmint	86	1 Gal.	Container	24" o.c.
PA	Pennisetum atopocucoides 'Hamlen'	Hamlen 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.



James D. Schaefer







River Birch (BN)



Bailey Dogwood (CB)



Thornless Cockspur Hawthorn (CC)



Sentinel Crab



Amur Chokecherry (PM)



Blackhaw Viburnum (VP)





Green Velvet Boxwood



Dwarf-bush Honeysuckle



Nikko Blue Hydrangea (HMN)



Compact Pfitzer Juniper



Siberian Cypress (MD)



Dwarf Globe Blue Spruce



Dwarf Arctic Willow (SP)



Little Giant Arborvitae (TO)



Techny Arborvitae (TOT)



Compact Amer Cran Viburnum



Rhumba Weigela (WR)



Wine & Roses Weigela





Maidenhair Fern (AD)



Karl Foerster Reed Grass (CA)



Silver Sceptre Sedge (CS)



August Moon Hosta



Love Pat Hosta (HL)



Coral Bells 'Palace Purple' (HM)





Low Yellow- Gold Daylily (HS)



Pink Daylily (HR)



Hidcote Lavender (LA)



Red Flame Miscanthus (MS)



Blue Wonder Catmint (NF)



Hamlen Dwarf Fountain Grass (PA)







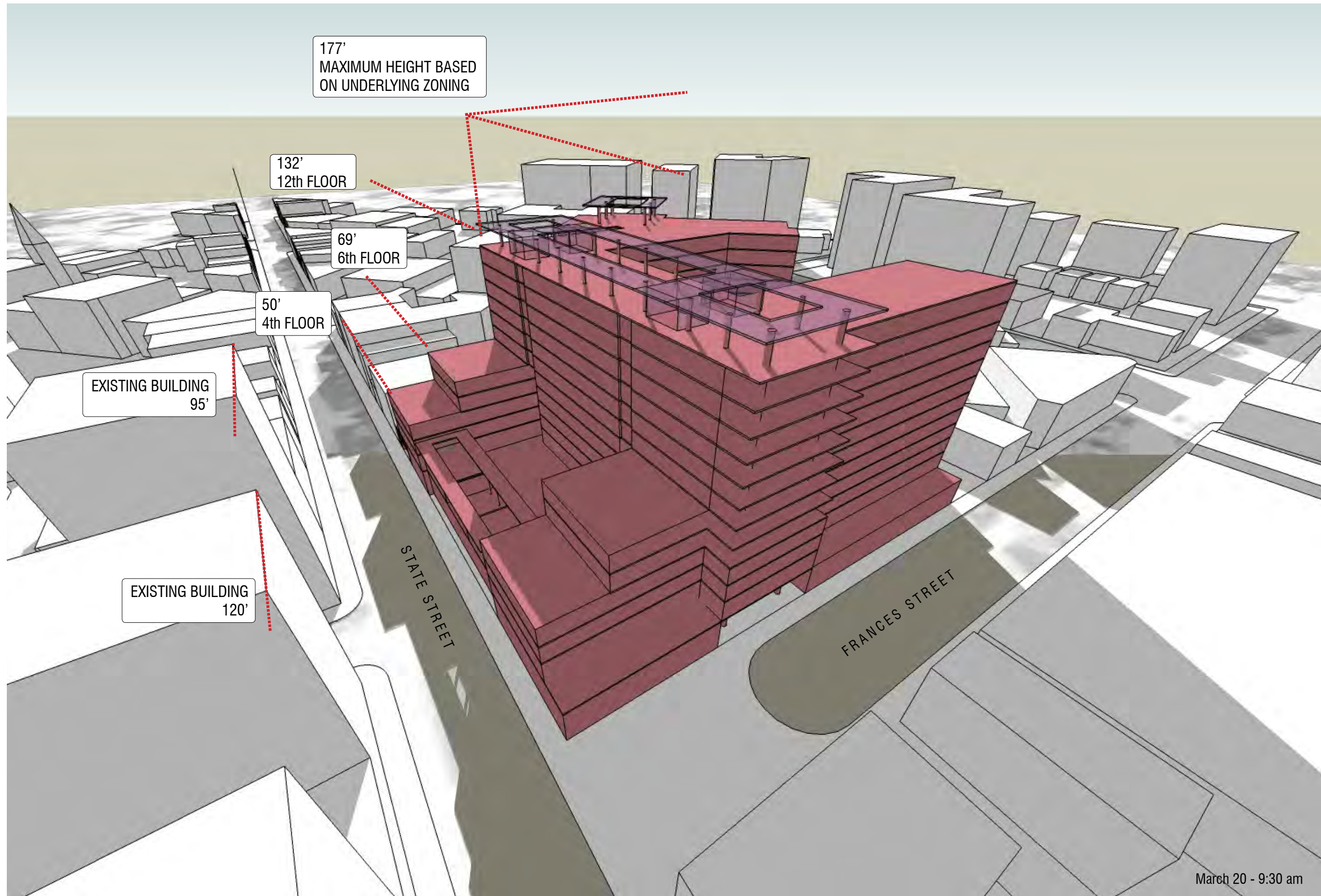
Green Carpet Pachysandra (PG)



May Night Salvia (SM)

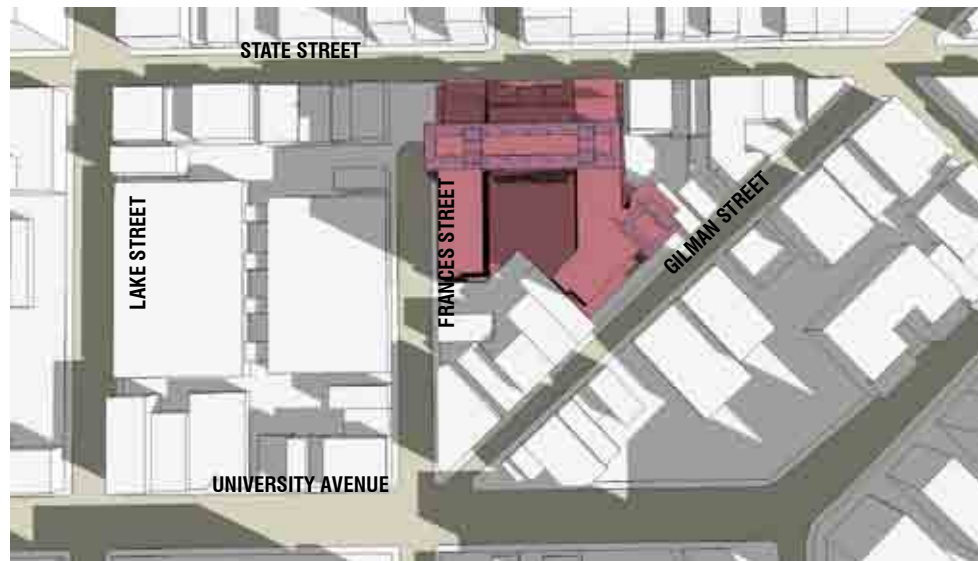


Prairie Dropseed (SH)

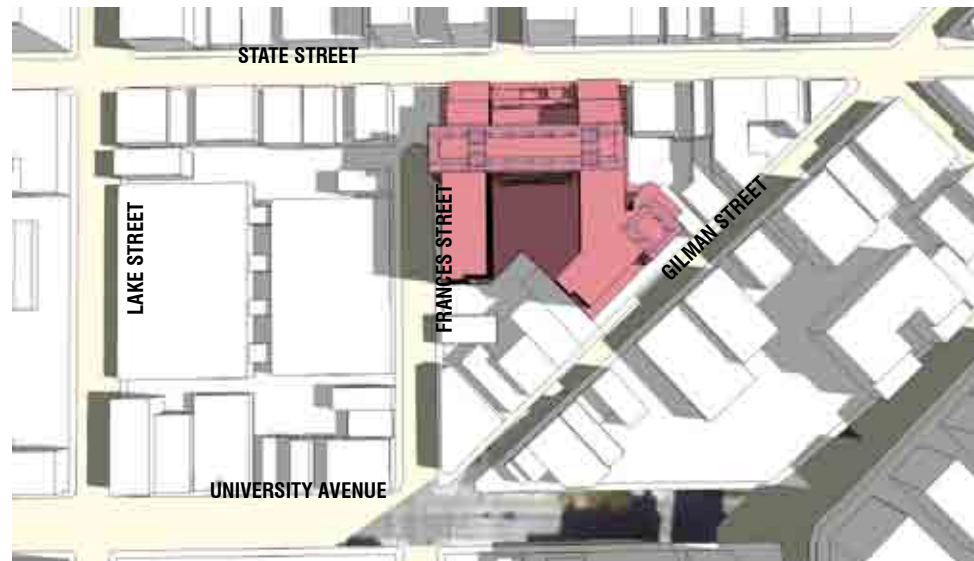




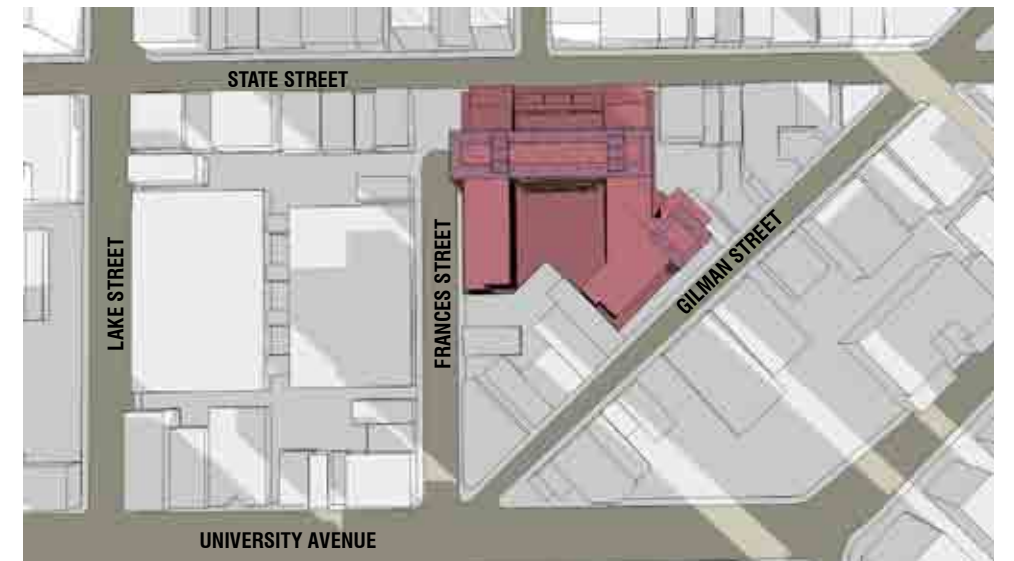




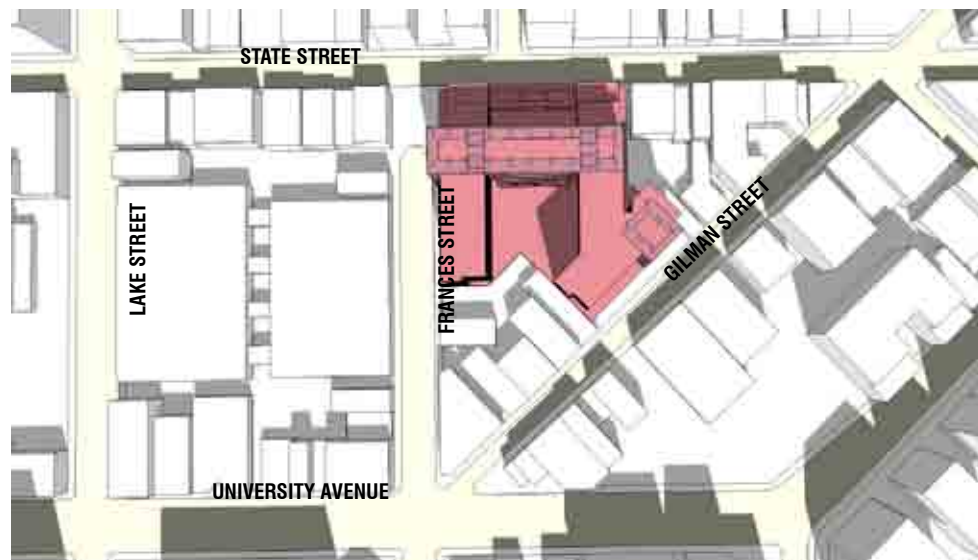
March 20 - 9:30 am



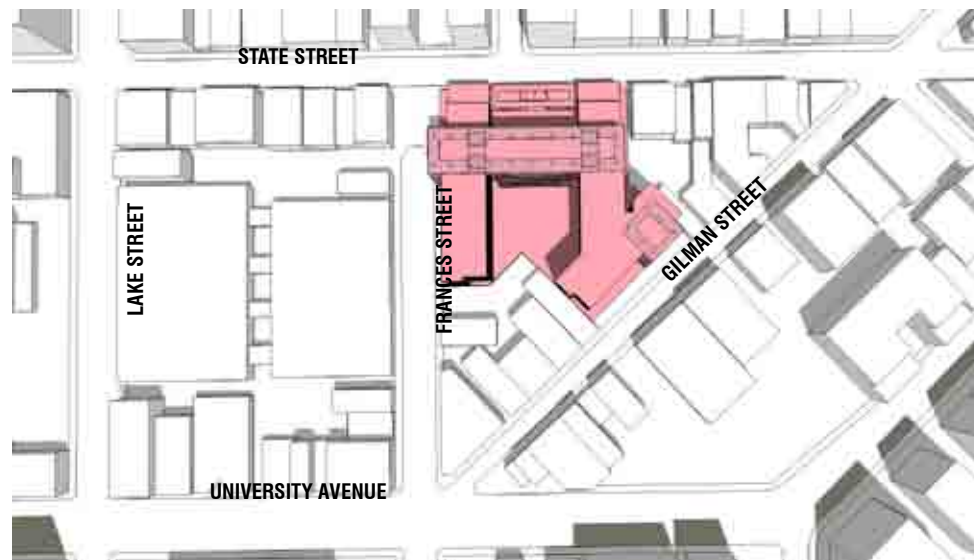
June 21 - 9:30 am



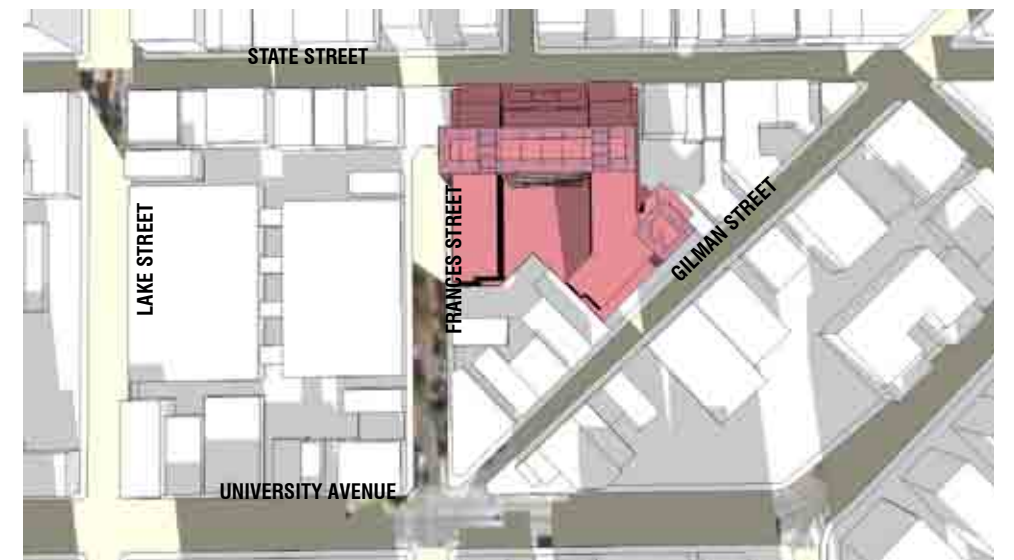
December 21 - 9:30 am



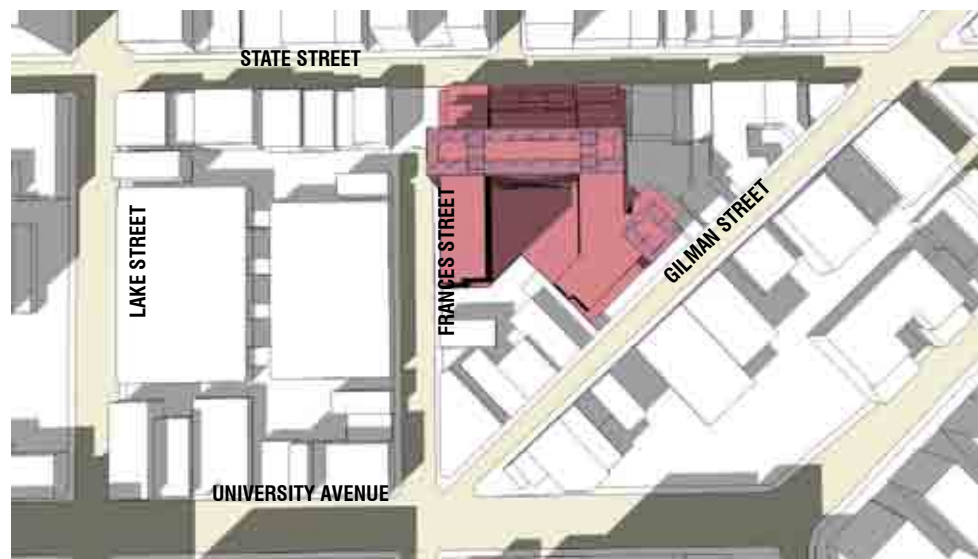
March 20 - 12:30 pm



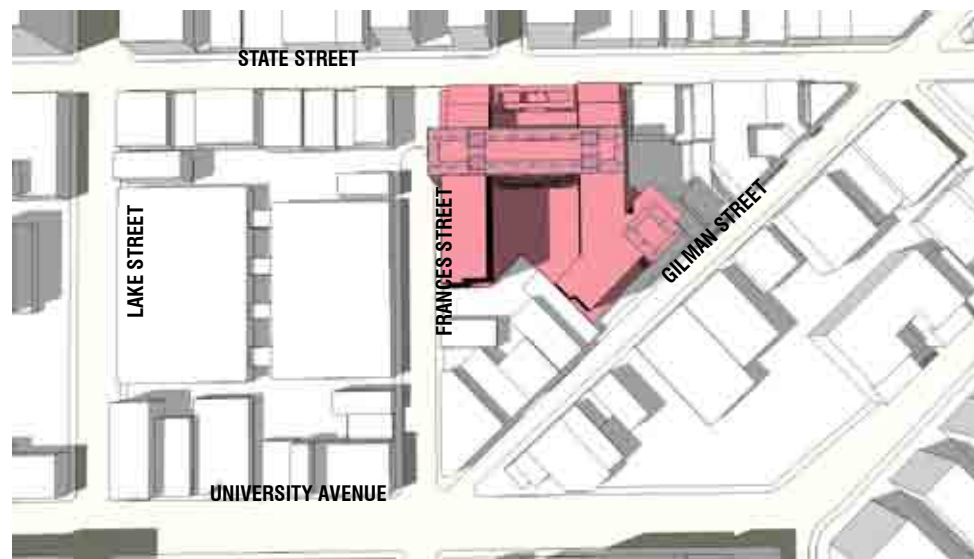
June 21 - 12:30 pm



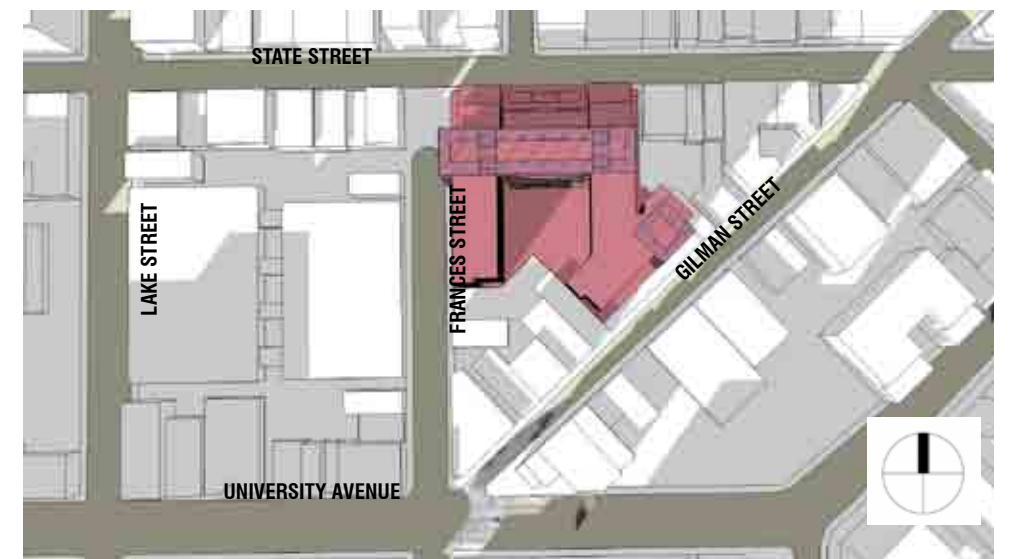
December 21 - 12:30 pm



March 20 - 3:30 pm



June 21 - 3:30 pm



December 21 - 3:30 pm





View displaying Proposed Massing



Existing View







The Hub at Madison - Combined Submittal Drawings  
**Supplemental Drawing**

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

Materials Board

**24A**

June 26, 2013





**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





**Exterior Material Legend**

- A Repurposed Terra Cotta Facade
- B Masonry-Color #1
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The Hub at Madison - Combined Submittal Drawings  
**Supplemental Drawing**



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The Hub at Madison - Combined Submittal Drawings  
**Supplemental Drawing**



The Hub at Madison - Combined Submittal Drawings  
Supplemental Drawing

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

Current Option - Enlarged State Street Elevation-1

25C

June 26, 2013



OPERABLE GLASS "GARAGE DOOR" SYSTEM

OPERABLE "NANAWALL" WINDOW SYSTEM



The Hub at Madison - Combined Submittal Drawings  
**Supplemental Drawing**

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

**Current Option - Enlarged State Street Elevation-2**

**25D**

June 26, 2013



**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
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- 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

L M K G L K L M 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 Tennant 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**

- 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
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- N Banners (By Tenant)
- O Illuminated Glass Beacon
- P Metal Sectional Garage Door





# The Hub at Madison - Combined Submittal Drawings

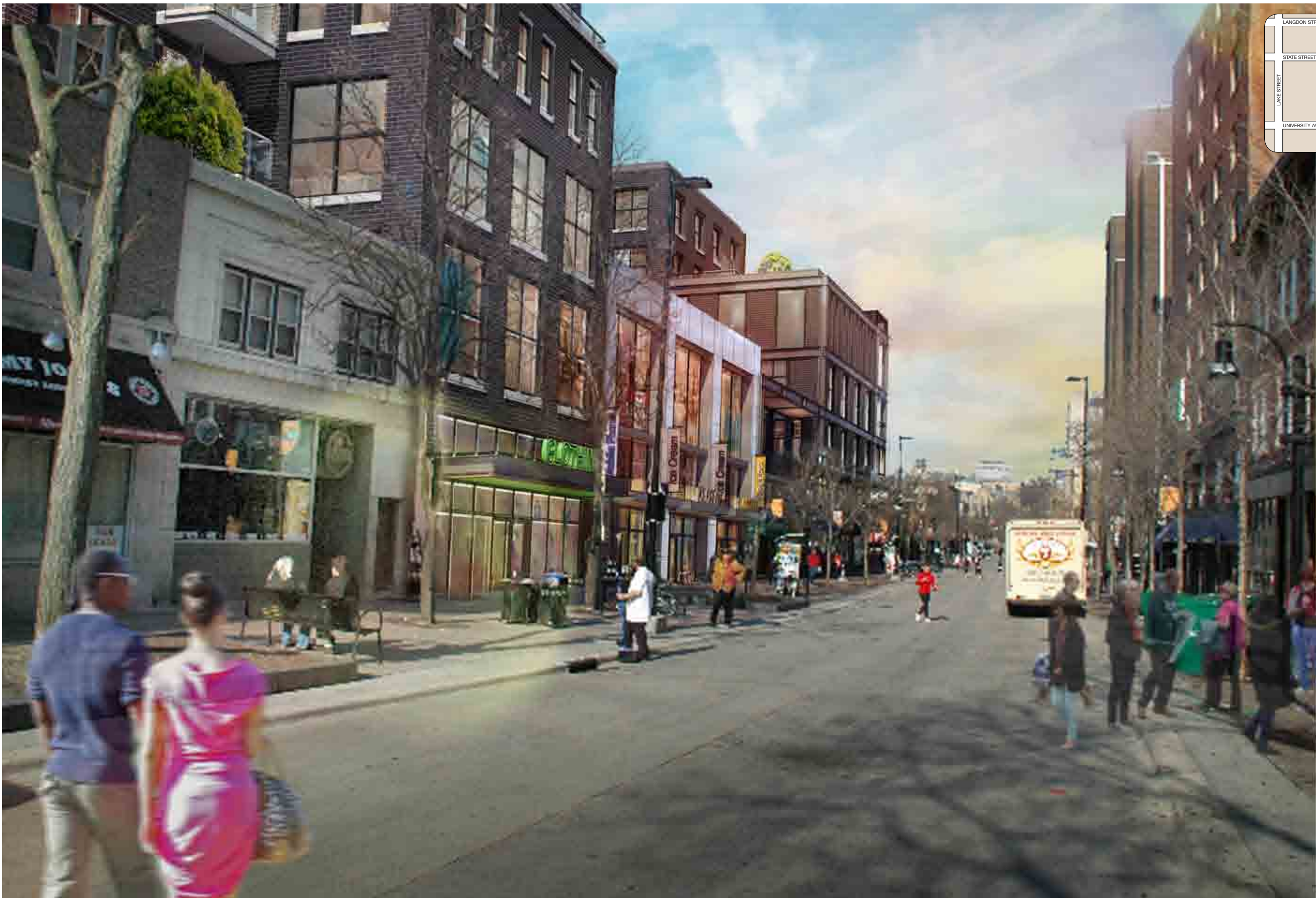
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## Night View Looking Southeast on State Street

May 22, 2013







# The Hub at Madison - Combined Submittal Drawings

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

# View Looking Southwest on State Street





# The Hub at Madison - Combined Submittal Drawings

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

## View Looking Southwest on State Street





The Hub at Madison - Combined Submittal Drawings  
**Supplemental Drawing**

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

**Option A - View Looking Southwest on State Street**

**34A**

June 26, 2013



The Hub at Madison - Combined Submittal Drawings  
**Supplemental Drawing**

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

**Option B - View Looking Southwest on State Street**

**34B**

June 26, 2013



The Hub at Madison - Combined Submittal Drawings  
**Supplemental Drawing**

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

Enlarged View Looking Southwest on State Street

**34C**

June 26, 2013



# The Hub at Madison - Combined Submittal Drawings

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

## View Looking Northeast on Frances Street





The Hub at Madison - Combined Submittal Drawings  
**Supplemental Drawing**

**Option A - Street View from Frances Street Near Gilman Street**

**36A**



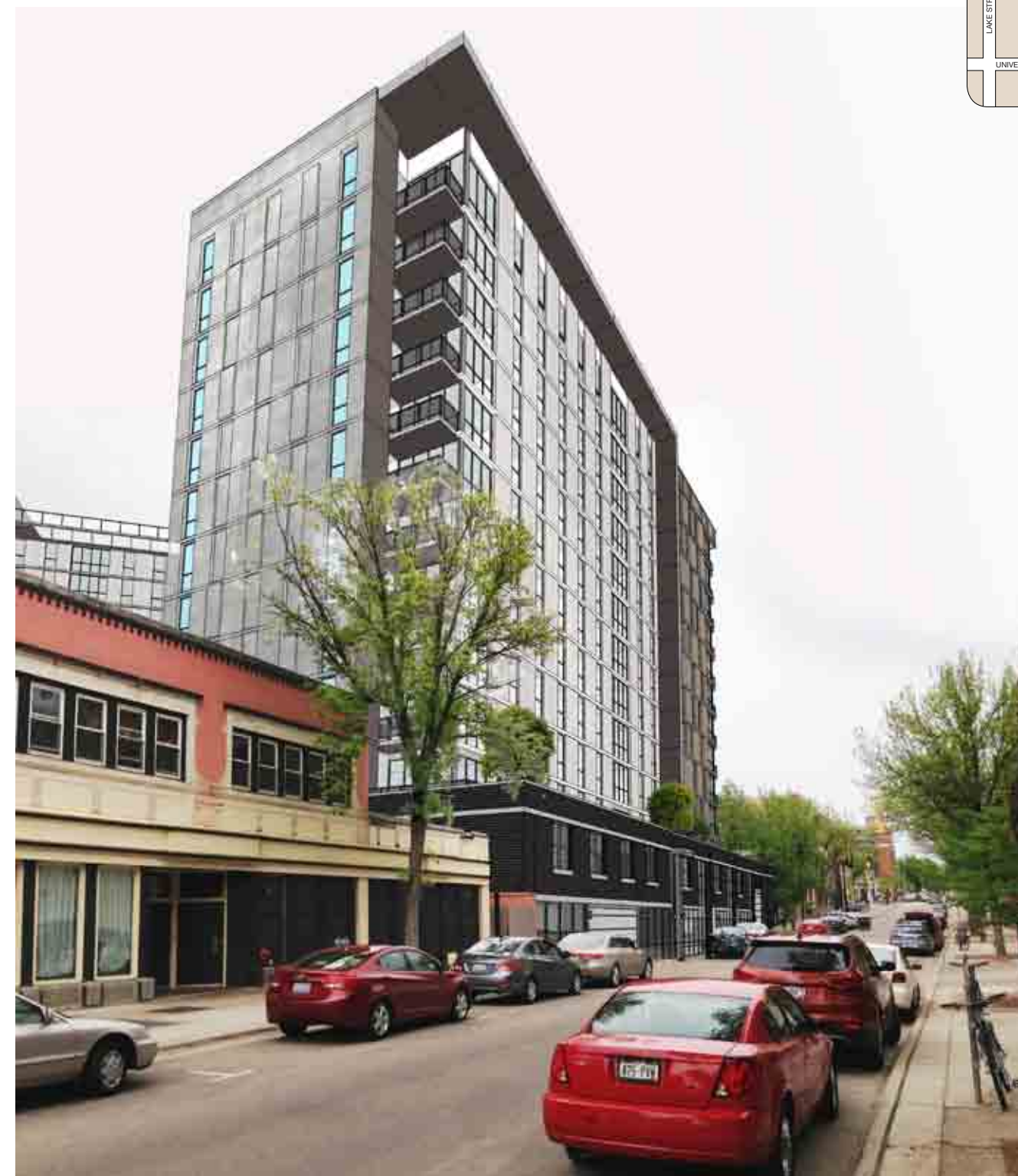
The Hub at Madison - Combined Submittal Drawings  
**Supplemental Drawing**

**Option B - Street View from Frances Street Near Gilman Street**

**36B**







The Hub at Madison - Combined Submittal Drawings  
**Supplemental Drawing**

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**Option A - Street View Looking Northeast on Gilman Street**

**37A**

June 26, 2013



The Hub at Madison - Combined Submittal Drawings  
**Supplemental Drawing**

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**Option B - Street View Looking Northeast on Gilman Street**

**37B**

June 26, 2013







The Hub at Madison - Combined Submittal Drawings  
**Supplemental Drawing**

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

**Option A - View Looking Northeast**  
from Gilman Street and University Drive

**39A**

June 26, 2013



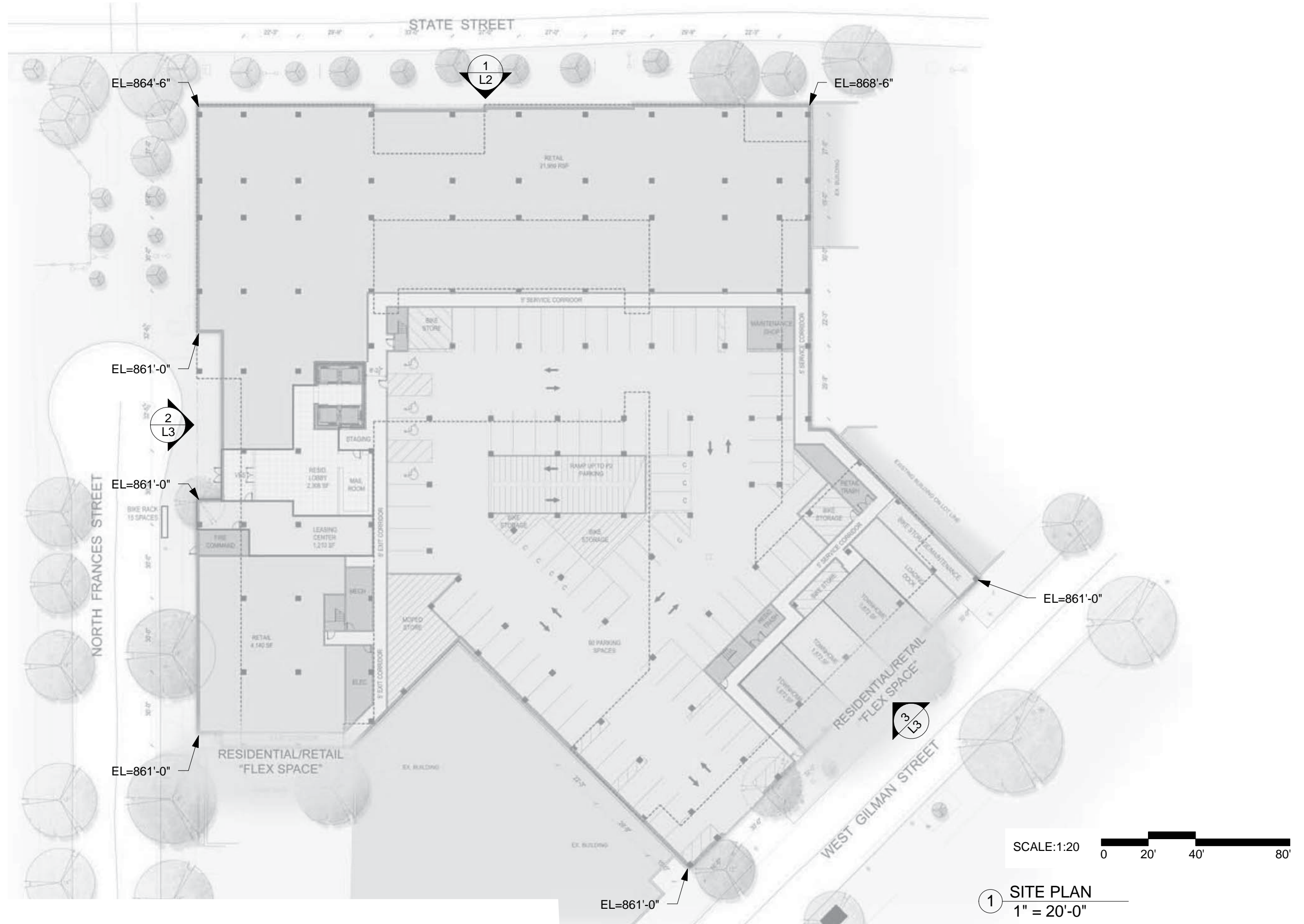
The Hub at Madison - Combined Submittal Drawings  
**Supplemental Drawing**

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**Option B - View Looking Northeast**  
from Gilman Street and University Drive

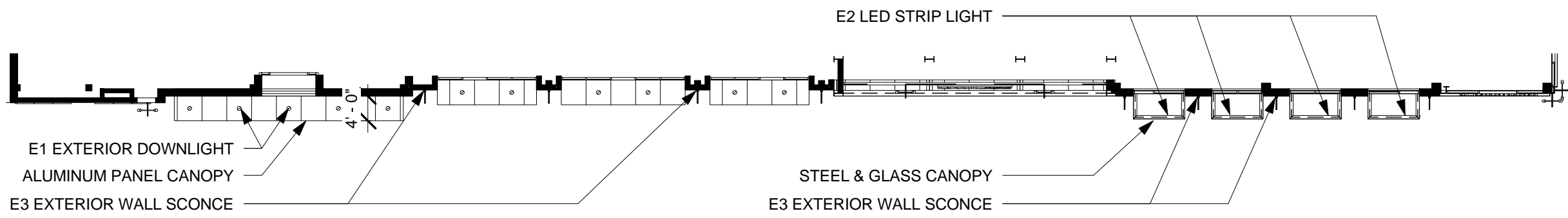
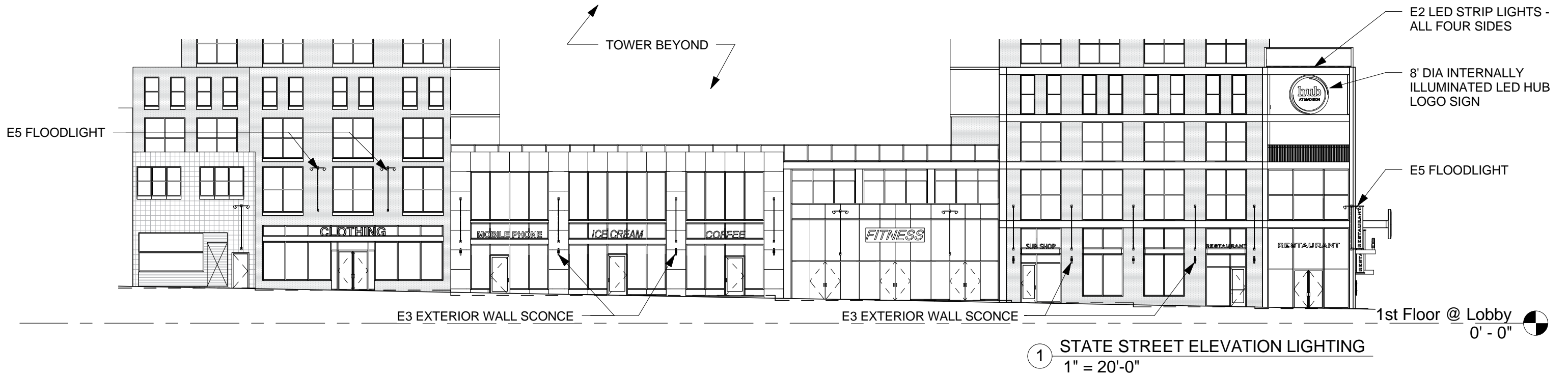
**39B**

June 26, 2013



The Hub at Madison - Combined Submittal Drawings  
**Supplemental Drawing**

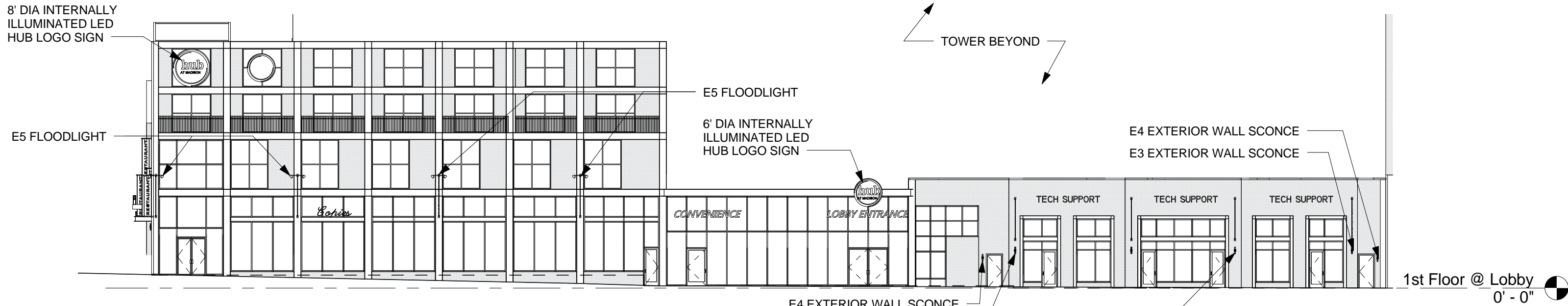
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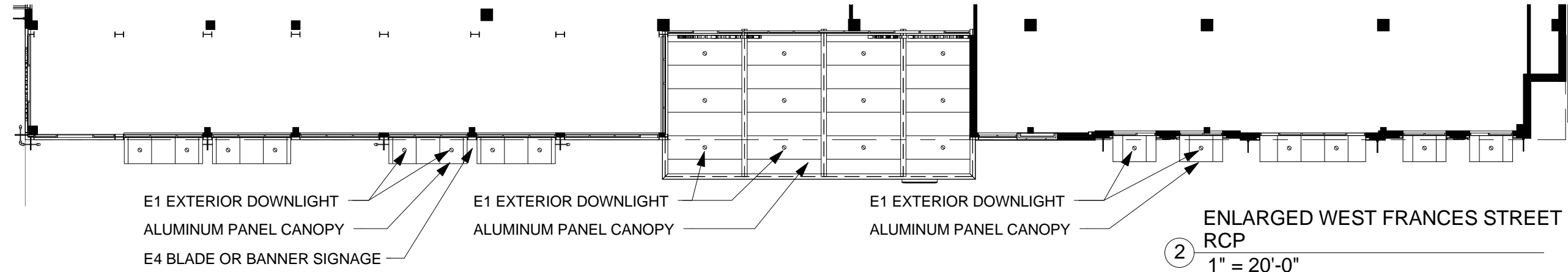
NOTE: EXCEPT FOR THE HUB RESIDENTIAL SIGNS, ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. SIGNAGE WILL BE SUBMITTED AS A SEPARATE PACKAGE AT A LATER TIME.



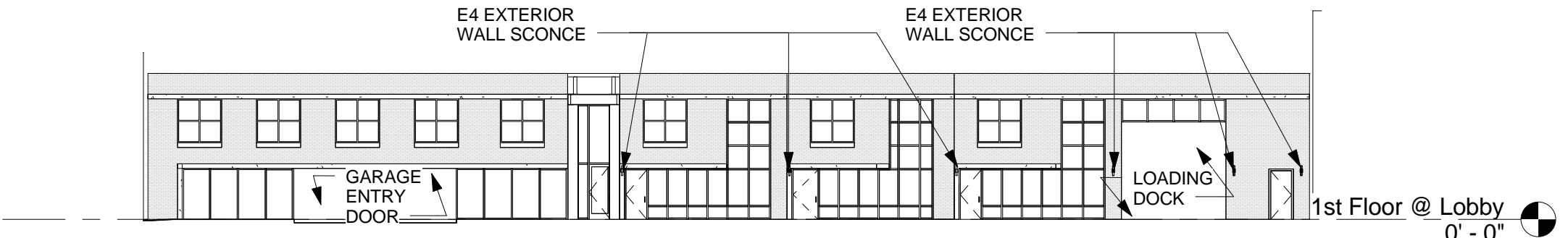




WEST FRANCES STREET ELEVATION LIGHTING  
 ① 1" = 20'-0"



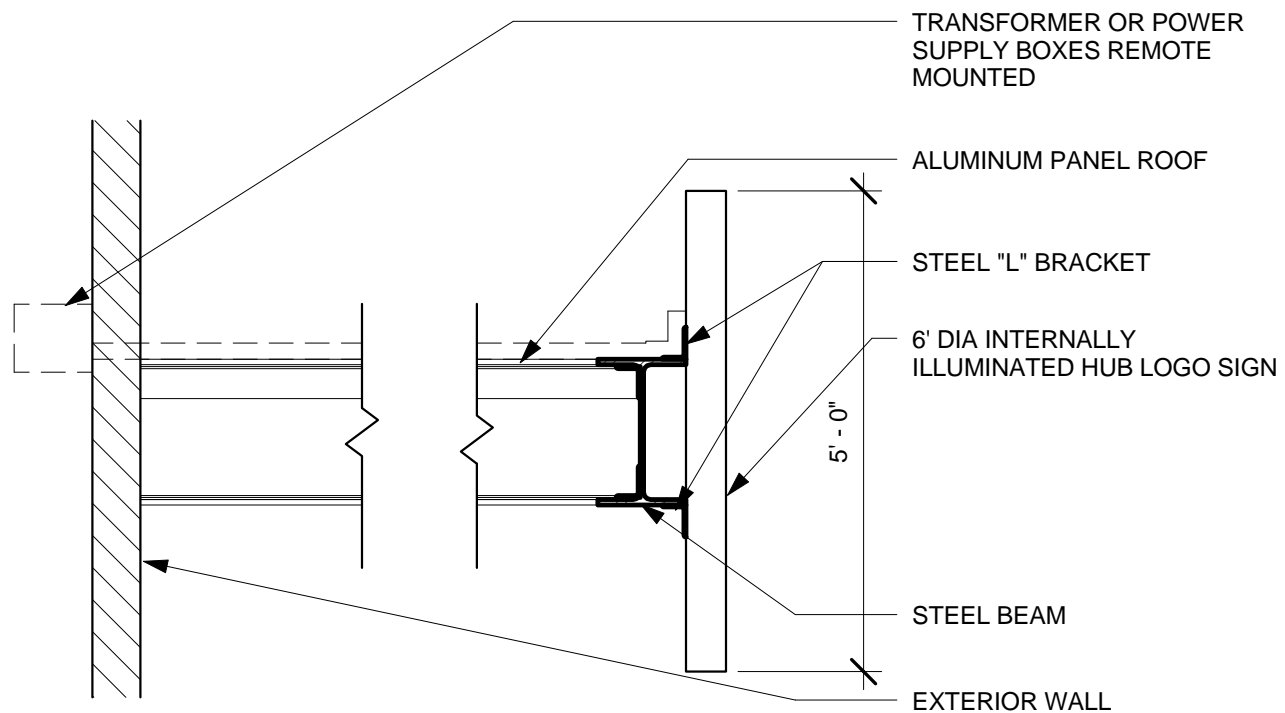
ENLARGED WEST FRANCES STREET RCP  
 ② 1" = 20'-0"



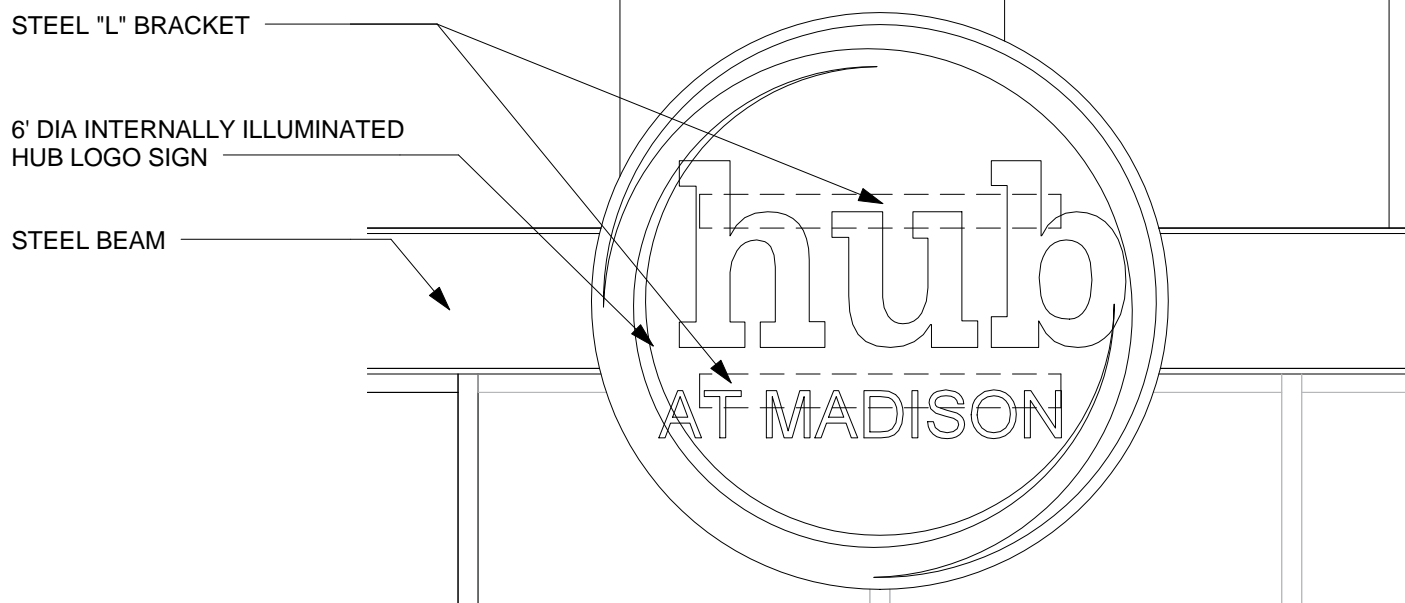
WEST GILMAN STREET ELEVATION LIGHTING  
 ③ 1" = 20'-0"

NOTE: EXCEPT FOR THE HUB RESIDENTIAL SIGNS, ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. SIGNAGE WILL BE SUBMITTED AS A SEPARATE PACKAGE AT A LATER TIME.

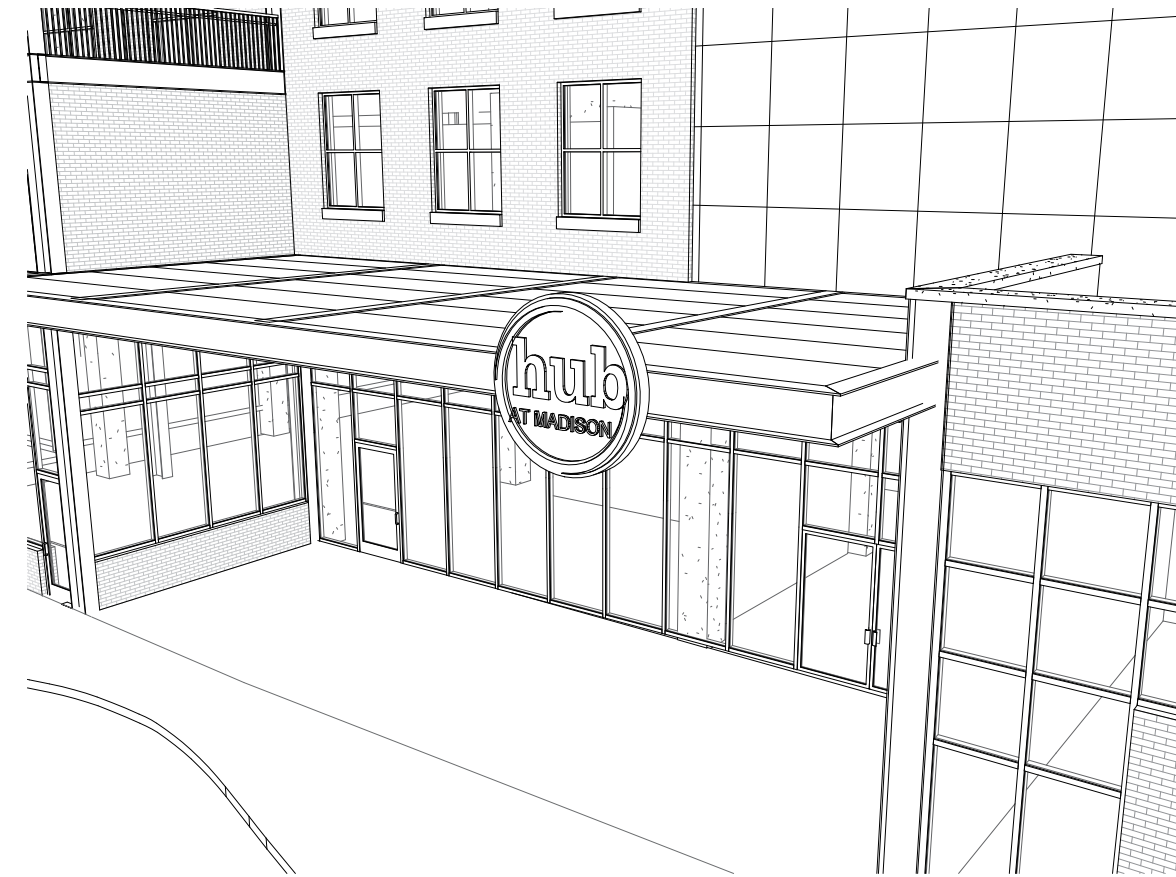




2 CLOSER CANOPY LOGO SIGN SIDE ELEVATION  
1/2" = 1'-0"

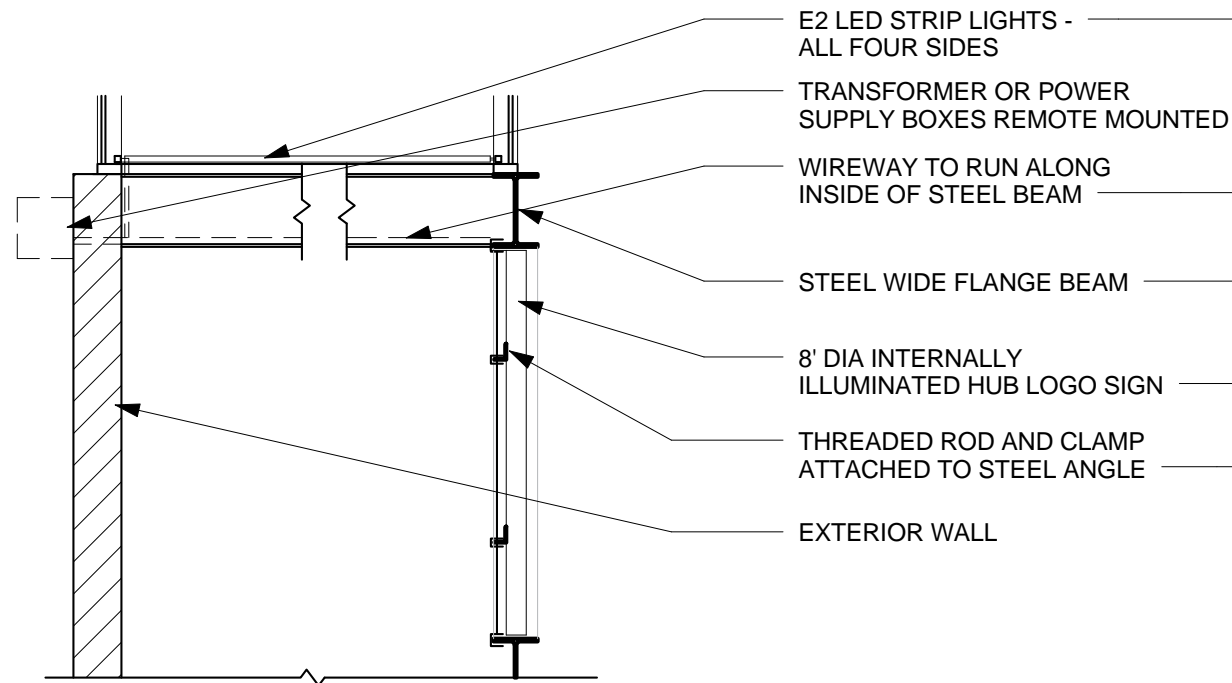


3 CLOSER CANOPY LOGO SIGN FRONT ELEVATION  
1/2" = 1'-0"

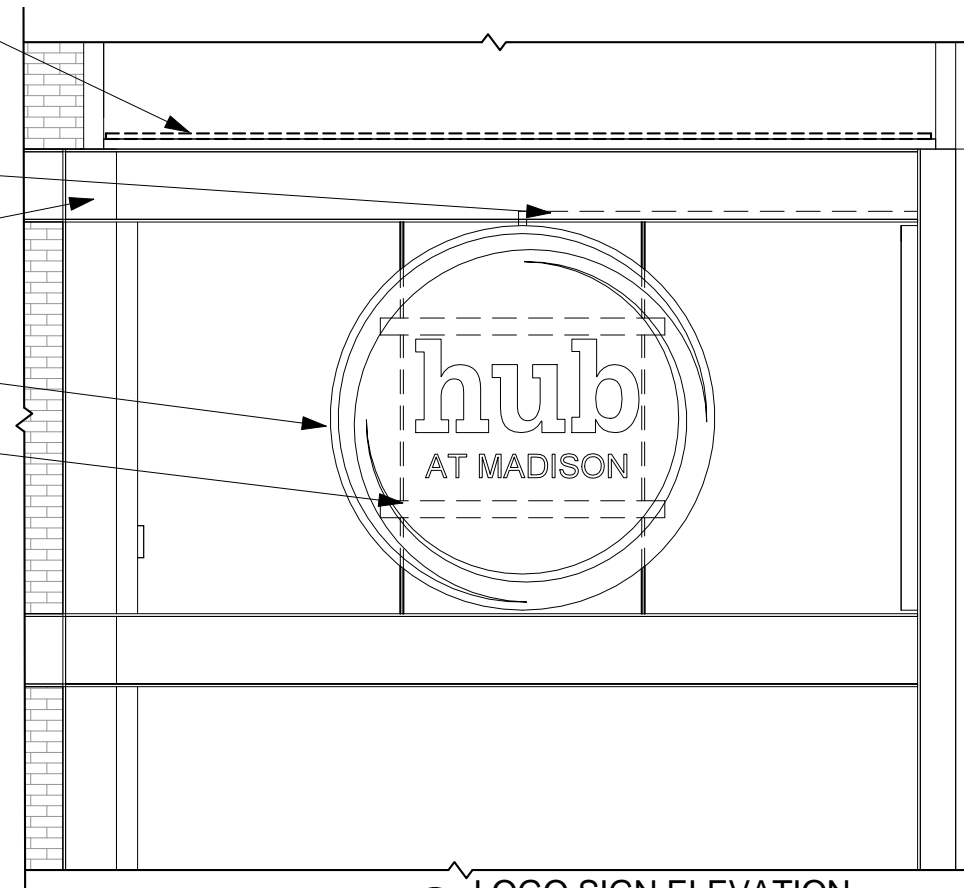


1 CLOSER CANOPY LOGO SIGN PERSPECTIVE

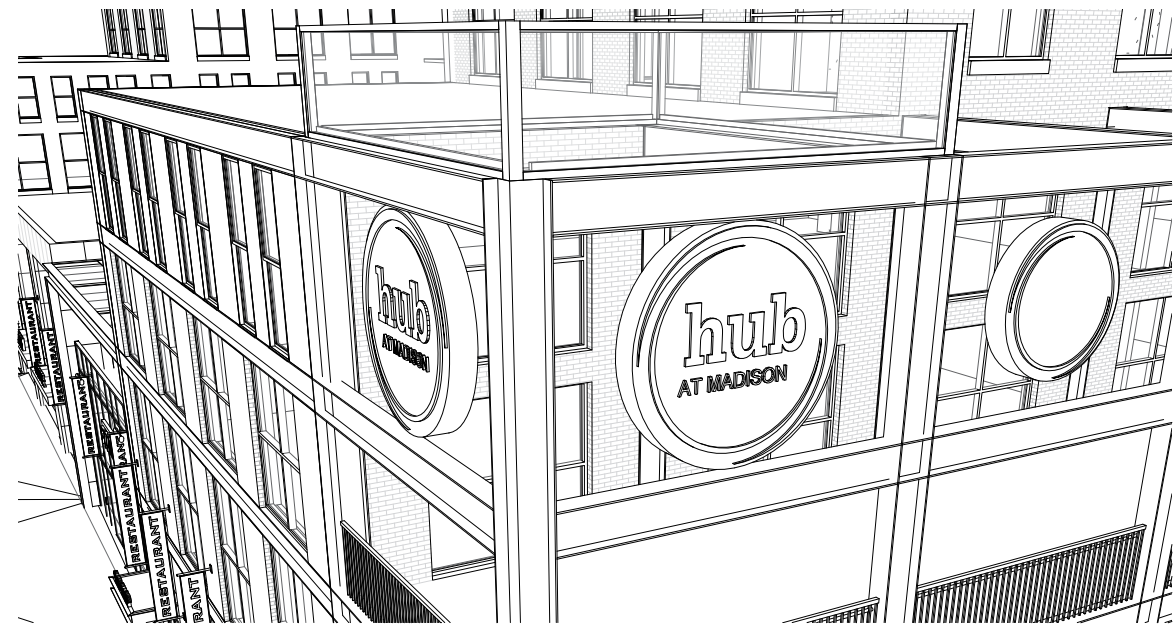




3 SIGNAGE - LOGO SIDE ELEVATION  
1/4" = 1'-0"



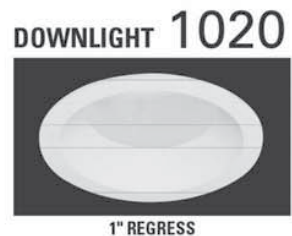
2 LOGO SIGN ELEVATION  
1/4" = 1'-0"



1 LOGO SIGN PERSPECTIVE

SCALE: 1/2" = 1'-0"





LUMINAIRE INFORMATION



DELIVERED PERFORMANCE

BeveLED BASIC DOWNLIGHT	14 Watts	20 Watts
	80+ CRI	80+ CRI
Lumens per Watt	51	45
Source Lumens	1000	1415
Delivered Lumens	725	920

Performance based on 3000K, 80CRI with 30° reflector.

PROJECT INFORMATION

PROJECT	TYPE
DATE	
NOTES	

HOW TO SPECIFY

Trim	Bevel Finish	Trim - Optics	Flange Finish	Housing	Color Temperature	Reflector	Housing Type	Voltage	Accessories
1020W 1020W Use in Wet Location 1020TZ 1020EML 1020EMLW	B1 AB1 AC1	3 5 8	10 21 28	LRTD4-9014-M2 LRTD4-9020-M2	35KS 27KS 30KS 35KS	30 50 80	NCSM	120V 277V	<p>CB27 - 27" C-Channel Bars</p> <p>CB52 - 52" C-Channel Bars</p> <p>DIML2 - 0-10V Low Voltage 100%-15% Dimming Driver</p> <p>DIML3 - Lutron Hi-Lume A-Series 2 wire Forward Phase (with neutral) 100%-1% Dimming Driver. 120V Only</p> <p>DIML4 - Lutron Hi-Lume A-Series 3 wire or ECO System 100%-1% Dimming Driver</p> <p>DIML9 - 2 wire Forward Phase / TRIAC 100%-15% Dimming Driver</p> <p>DIML10 - 2 wire Reverse Phase / ELV 100%-15% Dimming Driver</p> <p>TZ - TechZone ceiling compatible</p> <p>EML - Emergency lighting battery pack w/ remote test switch. <b>Above ceiling access required for service.</b> Not for use with wet listed. Bodine BSL26C Emergency driver with max. output of 200mA for 90 minutes delivering approx 275-300 lumens.</p> <p>EMLW - Wet location emergency lighting battery pack w/ remote test switch. <b>Above ceiling access required for service.</b> Bodine BSL26C Emergency driver with max. output of 200mA for 90 minutes delivering approx 275-300 lumens.</p>

Trim Optics must match Reflector specified

Note: Alzak trims not for use in wet location

E1 EXTERIOR DOWNLIGHT AT CANOPIES

SPECIFICATION SHEET

REMOTE DRIVER  
WHITE & STATIC COLORS

Client: \_\_\_\_\_  
 Project name: \_\_\_\_\_  
 Order #: \_\_\_\_\_  
 Type: \_\_\_\_\_ Qty: \_\_\_\_\_

FEATURES AND BENEFITS

Physical :

- Low copper content extruded aluminum housing
- Electro-statically applied polyester powder coat finish
- Driver compartment can be remote up to 25 feet
- Machined aluminum end caps and silicone gaskets
- Stainless steel hardware
- Clear tempered glass
- 10° x 10°, 10° x 60°, 30° x 60° or 60° x 60° optics
- IP66
- Corrosion-resistant option for marine environments



\*Strain relief connectors and cables by others.

Wiring detail

WIRE COLOR	USE
WHITE	NEUTRAL -
BLACK	LINE+
RED	0-10V+ / DATA +
GREEN	0-10V- / DATA -

CE Wiring detail

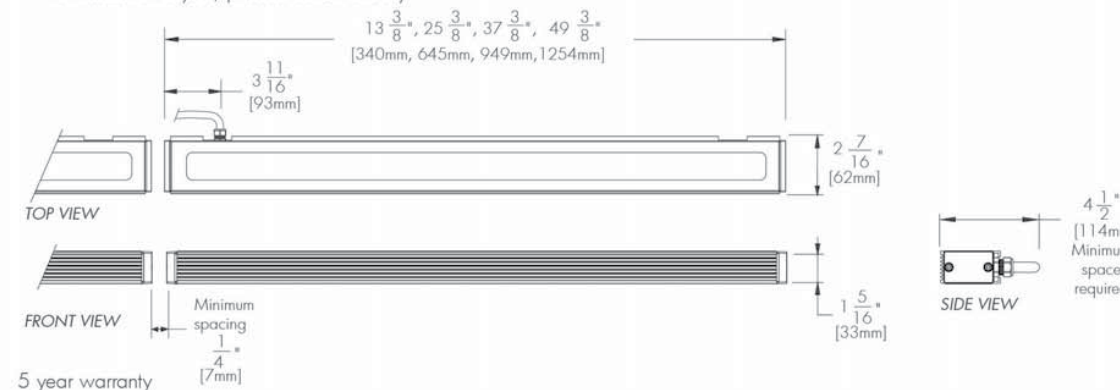
WIRE COLOR	USE
BLUE	NEUTRAL -
BROWN	LINE +
BLACK	0-10V+ / DATA +
GRAY	0-10V- / DATA -

Performance :

- Minimum 1fc (10.7 lux) @ 129 feet (39.3m) distance (4000K, 4' unit, 10° x 60° optic, HO version)
- 2,929 delivered lumens and 16,765 candelas at nadir (4000K, 4' unit, 10° x 60° optic, HO version)
- CRI values: 85+ (2700K), 80+ (3000K), 78+ (4000K)
- lumen maintenance 120,000 hrs [L70 @ 25°C]
- Lumen measurements comply with LM - 79 - 08 standard
- Resolution per foot or per fixture (see page 6)
- Operating temperatures: -25° C to 50° C [-13F to 122F]

Electrical :

- 24V DC luminaire, remote driver & data supply for 120 to 277V required but not included. See interior and exterior Control & Power box specification sheets for details.
- Power and data in 1 cable (#16-4), standard 10ft / 3m cord included
- 5W/ft version meets ASHRAE standards for linear lighting on building facades
- 8.5W/ft (15.25W/ft HO version)
- 0-10 volt, DMX or DALI dimming options
- Maximum run length and fixtures quantity vary according to installation layout, please consult factory



E2 BANNER LED STRIP OPTION



Back to Wall Luminaires



**Surface wall - up/down or dual narrow beam lighting**

Designed to provide up or down or dual-direction lighting effects for interior and exterior locations, featuring narrow beam distribution.

Wall mounted luminaires with fully shielded light source. Die-cast aluminum construction with clear tempered glass.

Luminaires mount over custom BEGA 537 linear recessed wiring box. This box can be shipped ahead of the luminaire.

See individual product pages for LED color and driver information.

U.L. listed, suitable for wet locations.

Protection class: IP65

Finish: Standard BEGA colors.

Click product # for details	Lamp	B	Temp°C	A	B	C	D
<b>6516LED.537</b>	26W LED	14"		4 3/8	19 5/8	6 3/8	1 5/8
<b>6519LED.537</b>	36W LED	18"		6	21 5/8	7 7/8	1 5/8
<b>6623MH.537</b>	(2) 39W T6 G12 MH	14"		6	21 5/8	7 7/8	1 5/8

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Back to Wall Luminaires



**Wall luminaires with single-sided light output**

Designed to provide up or down lighting effects for interior and exterior locations.

Wall mounted luminaires with fully shielded light source. Die-cast aluminum construction with clear tempered glass.

See individual product page for driver and color temperature information.

CSA certified to U.S. and Canadian standards.

Protection class: IP65

Finish: Standard BEGA colors.

Click product # for details	Lamp	B	Temp°C	A	B	C	D
<b>6655LED.537</b>	13W LED	19.5"		4 3/8	9	6 3/8	1 5/8
<b>6698LED.537</b>	18W LED	19.5"		6	11 3/4	7 7/8	1 5/8
<b>6696MH.537</b>	(1) 20W T4 G8.5 MH	17"		4 3/8	9	6 3/8	1 5/8
<b>6697MH.537</b>	(1) 39W T6 G12 MH	14"		6	11	7 7/8	1 5/8

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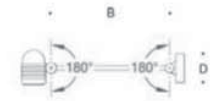
**E3 EXTERIOR WALLSCONCE - RETAIL**

**E4 EXTERIOR WALLSCONCE - RESIDENTIAL BALCONIES**



Products Search Information Contact Partners

Back to Floodlights



**Floodlight - small scale with outrigger arm**

Designed for floodlighting applications for interior and exterior locations. Small scale with optional symmetrical and asymmetrical distribution. Glare shield, multiple color filters and spread lenses available.

Floodlight luminaires with stainless steel outrigger arm and die-cast aluminum construction. Fully adjustable 180° vertical and 360° horizontal rotation. Clear tempered glass lens.

U.L. listed, suitable for wet locations.

Protection class: IP65

Finish: Standard BEGA colors.

Click product # for details	Lamp	B	Temp°C	A	B	C
7722MH	(1) 39W T4 G8.5 MH	36"		4 1/4	27 1/4	7 1/2
7723MH	(1) 70W T4 G8.5 MH	37"		4 1/4	27 1/4	9 1/2

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## E5 BANNER FLOODLIGHT OPTION



The Hub at Madison - Combined Submittal Drawings  
**Supplemental Drawing**

# ANTUNOVICH ASSOCIATES

ARCHITECTS  
PLANNERS

June 26, 2013

Heather Stouder

Planner

Department of Planning and & Community & Economic Development

Planning Division

Madison Municipal Building, Suite LL-100

215 Martin Luther King Drive

Madison WI, 53701-2985

Re: The Hub at Madison, 441 North Frances, Madison WI  
Combined Submittal Drawings, June 26, 2013 Supplemental Drawings

Dear Heather:

Please find the enclosed June 26, 2013 Supplemental Drawings which have been added to the May 22, 2013 Combined Submittal Drawings for The Hub at Madison. The Supplemental Drawings respond to feedback we have received from the Department of Planning and various neighborhood groups and committees. Included below is a list of the Supplemental Drawings with a brief description of the additions and changes included within each drawing:

<u>Page</u>	<u>Description</u>
1A	Revised Fire Access Plan / Adjustments made to the plan reflecting comments from the Madison Fire Department
18A	Ornamental Tree Images
18B	Shrub Images
18C	Shrub Images
18D	Perennial Images
18E	Perennial Images
18F	Perennial Images
24A	Exterior Building Materials Board
25A	State Street Elevation - Option A / Revised shearwall design
25B	State Street Elevation - Option B / Revised shearwall design and residential window expression
25C	Enlarged State Street Elevation 1 / Revised retail kneewall design and operable retail windows
25D	Enlarged State Street Elevation 2 / Revised retail kneewall design and operable retail windows
26A	Enlarged South Frances Street Elevation 1 / Revised retail kneewall design and operable retail windows
26B	Enlarged South Frances Street Elevation 2 / Revised kneewall design and Operable retail windows
34A	View Looking Southwest on State Street - Option A / Revised shearwall design
34B	View Looking Southwest on State Street - Option B / Revised shearwall design and residential window expression
34C	Enlarged View Looking Southwest on State Street / Revised retail kneewall design Operable retail windows
36A	Street View from Frances Street Near Gilman Street - Option A / Revised shearwall design

- 36B Street View from Frances Street Near Gilman Street - Option B / Revised shearwall Design and residential window expression
- 39A View Looking Northeast from Gilman Street and University Drive - Option A / Revised shearwall design
- 39B View Looking Northeast from Gilman Street and University Drive - Option B / revised shearwall design and residential window expression
- 40 Lighting Package / Key plan
- 41 Lighting Package / Building lighting at State Street
- 42 Lighting Package / Building lighting at Frances Street and Gilman Street
- 43 Lighting Package / Hub entry logo details
- 44 Lighting Package / Hub corner logo details and beacon lighting
- 45 Lighting Package / Canopy light fixtures
- 46 Lighting Package / Wall sconce fixtures
- 47 Lighting Package / Banner light fixtures

Heather, please call or email me if you have any questions or comments regarding this submittal.

Sincerely,  
ANTUNOVICH ASSOCIATES

A handwritten signature in black ink, appearing to read 'J. Zelisko', written over a horizontal line.

Jeff Zelisko  
Principal

Enclosures

Cc: Al Martin – City of Madison  
Brian Munson – Vandewalle & Associates, Inc.  
Marc Lifshin – Core Campus



**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM # \_\_\_\_\_**  
**Project # \_\_\_\_\_**  
**Legistar # \_\_\_\_\_**

DATE SUBMITTED: June 27, 2013  
UDC MEETING DATE: July 10, 2013

**Action Requested**  
 Informational Presentation  
 Initial Approval and/or Recommendation  
 Final Approval and/or Recommendation

**PLEASE PRINT!**

**PLEASE PRINT!**

PROJECT ADDRESS: 441 North Frances

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>Core Campus, LLC.</u>	<u>Antunovich Associates</u>
<u>2234 West North Avenue</u>	<u>224 West Huron Street</u>
<u>Chicago, Illinois 60647</u>	<u>Chicago, Illinois 60654</u>

CONTACT PERSON: Brian Munson  
Address: 120 East Lakeside Street  
Madison, Wisconsin 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.