



City of Madison

Proposed Conditional Use

Location
437 North Frances Street

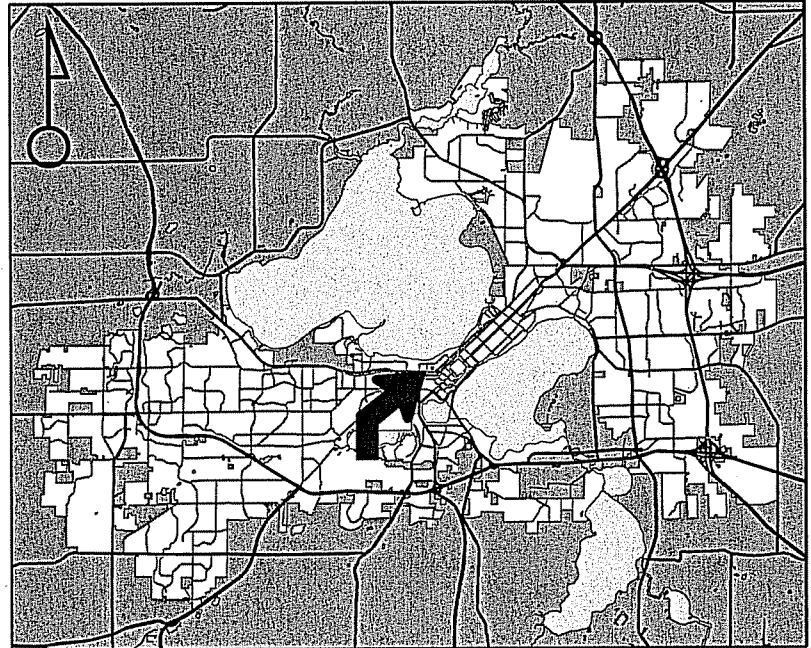
Project Name
The Hub on State Street

Applicant
Marc Lifshin - Core Campus, LLC/
Brian Munson - Vandewalle & Associates

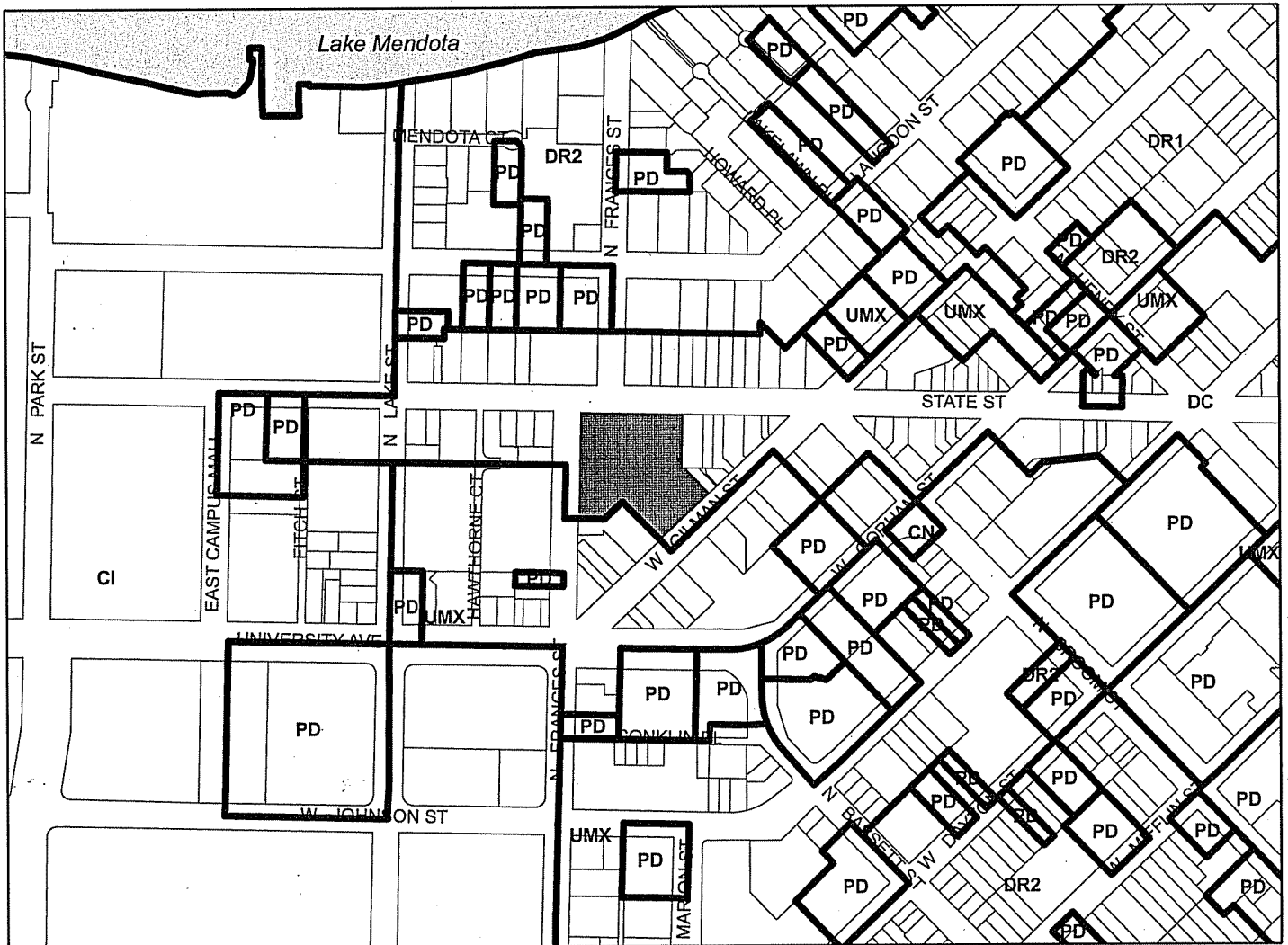
Existing Use
Mixed-use building

Proposed Use
Allow wall penetrations (exhaust, etc.) for
commercial tenants in approved building

Public Hearing Date
Plan Commission
15 December 2014



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 December 2014



5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Waiver of 30 day notification attached

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Martin Date: 10.17.14 Zoning Staff: Tucker Date: 10.17.14

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

Name of Applicant Brian Munson Relationship to Property: Agent
Authorizing Signature of Property Owner [Signature] Date 11/2/14 9



VANDEWALLE & ASSOCIATES INC.

To: Plan Commission
From: Brian Munson
CC: Eric Grimm, Core Campus
Jeff Zelisko, Antunovich Architects
Date: November 4, 2014
Re: The Hub at Madison: Conditional Use Major Alteration: HVAC Modification

The on-going design and construction of the Hub at State Street has begun the process of identifying commercial tenants as well as the physical design changes for the creation of individual tenants spaces. Originally designed as prototypical templates, the commercial facades are now being further refined and evaluated. This evolution in design has led the design team to request a modification to the Conditional Use for the integration of potential HVAC venting to serve potential restaurant tenants. The following drawings seek to integrate venting locations into the overall design of the individual facades while maintaining the overall design aesthetic. Not all of these locations will be utilized, but pre-designing the locations maintains the overall design aesthetic and give long term flexibility to the tenant configurations.

This retail venting concept was designed to exit through the façade of the building as there was no reasonable path within the building that can accommodate the vertical routing of exhaust, grease exhaust, and air intake up 12 stories for discharge. This is a result of the multiple uses on the floors above the retail which include assembly areas, residential units, multiple building height & step backs per the zoning code, and occupied roof deck open spaces. Because of the change of uses and layout variation from floor to floor it reduced the ability to utilize a vertical path. It was not possible to provide a ducts to stack for 12 stories. Once at the top, the roof top pool interfere with the access to the open sky further hampering this vertical path. At the ground floor, the Grease ducts are further limited in that they cannot exceed 75 feet of horizontal run. The State street retail frontage is 250 feet, requiring at least 2 vertical paths. Transferring in distances greater than 75' require excessive duct sloping that would quickly exceeds the ceiling height constraints. Many of these retail spaces are beyond this distance and would be limited to tenants that are not restaurants. A 3rd vertical duct/shaft would also be required on Frances Street for the retail spaces. Other obstacles which limited the use of a vertical path is the reduction in retail flexibility. At the time of design and considering that retail tenants will change over time, the infrastructure should not be

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax
www.vandewalle.com

Shaping places, shaping change

limited in only providing a fixed path for mechanical ventilation. The venting out the façade allows for current and future retail flexibility.

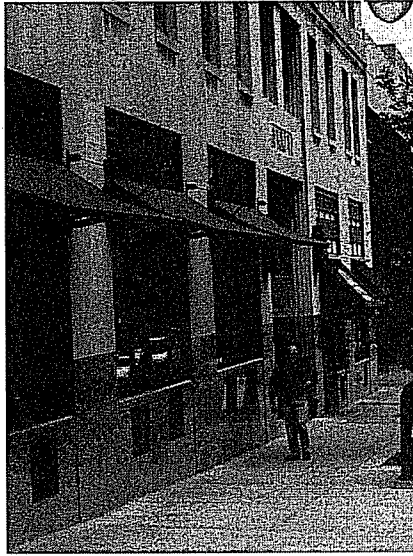
The final retail tenant build-outs will be subject to the following additional conditions, per UDC Staff comment:

- All lower level street side elevations for retail tenancies are prototypical and act as a guide for individual exterior façade treatments, requires approval by the Secretary of the Urban Design Commission associated with any building permit for “white box” build-outs for any commercial/retail tenancies. The specific location of any utility ventilation equipment, signage and lighting shall be subject to approval at that time.
- Regarding ventilation openings for first floor commercial/retail storefronts on street side elevations, all louvers shall be located within the same continuous horizontal band above storefront systems in specific window openings and be blacked out or be glass if not needed; attempt to use adjacent tenancies’ installations when possible.

These design details were presented to the September 17th Urban Design Commission as part of an overall minor alteration packet and received unanimous approval. Subsequent discussion of the proposal with Staff has led it to be forwarded to the Plan Commission for consideration.

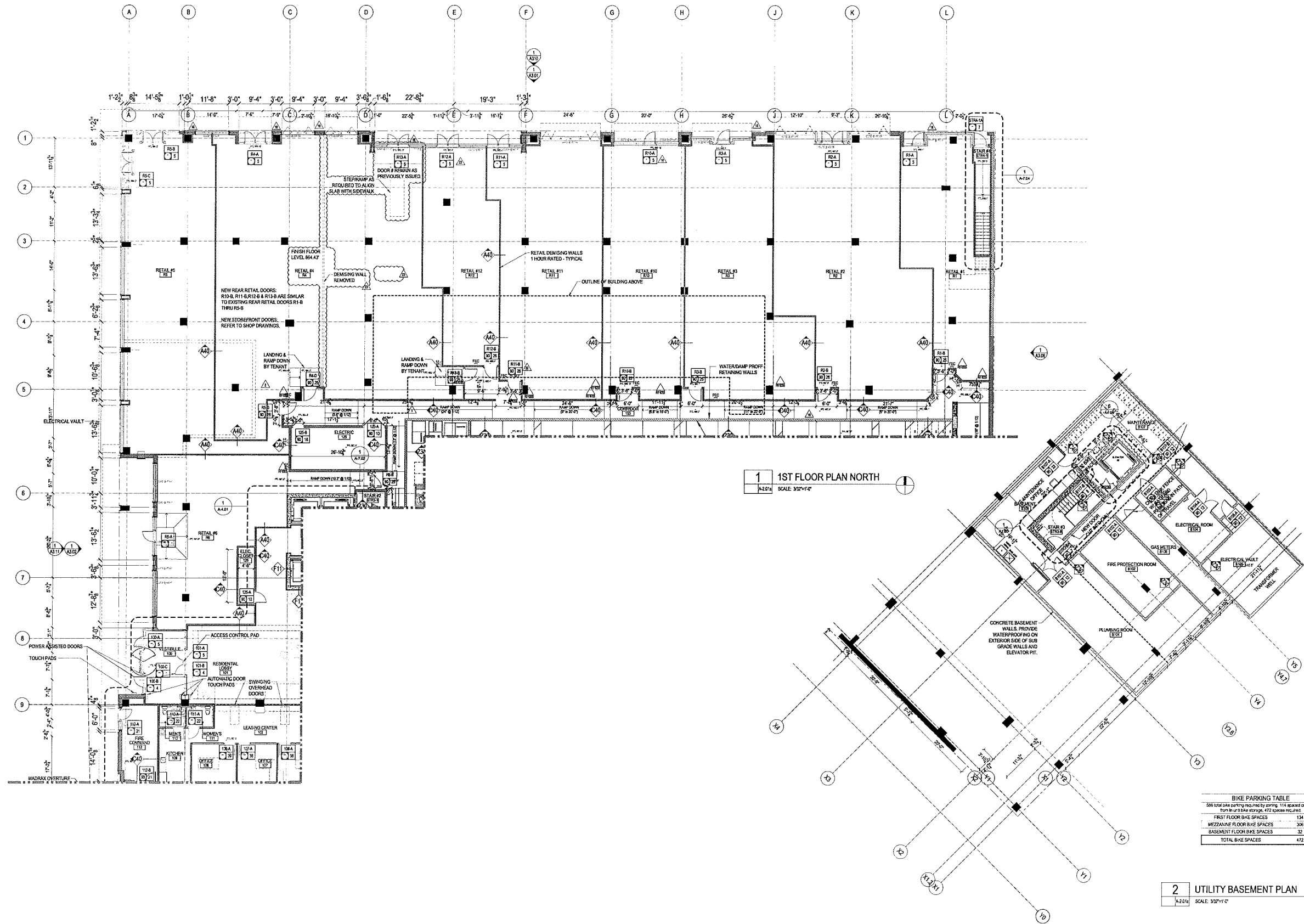
We look forward to working with the City on the completion of this project and the long term creation of a unique and vibrant addition to the greater State Street area.

Photos of similar louvers on Downtown buildings – Submitted by the Applicant









General Notes:

- 10.13.2014 CB #23
- 10.13.2014 ASK068 - Elevator #5 Adjustments
- 12.22.2014 RETAIL COORDINATION (CB#22)
- 01.02.2014 RETAIL COORDINATION (CB#16)
- 03.25.2014 PROPOSED REVISED PARKING
- 04.28.2014 RF#095
- 07.17.2014 ISSUE FOR CONSTRUCTION
- 07.03.2014 Issue for Construction
- 02.10.2013 Response to Comments
- 01.18.2013 Issue for Building Permit
- 08.15.2013 Issue for Foundation Dry Permit

Submissions & Revisions

No.	Date	Description
1		

Owner:
CORE CAMPUS
Core Campus Mall, LLC
200 W. Wacker Drive
Chicago, IL 60601
Phone: (312) 329-2000
Fax: (312) 281-5100

General Contractor:
J.H. FINDORFF & SON INC.
300 South Bedford Street
Madison, Wisconsin 53703
608.257.5201

Architect:
ANTUNOVICH ASSOCIATES ARCHITECTS PLANNERS
324 West Wacker Street
Suite #1
Chicago, Illinois 60601
P.O. Box 11318
Chicago, IL 60611
312.344.7123

Associate Architect:
NYEFSKI ARCHITECTS
630 SOUTH STREET FOUR
EASTWICK, COLORADO 80521
TELEPHONE: 970.462.0000
FACSIMILE: 970.462.0000

Structural Engineer:
PIERCE ENGINEERS INC.
1700 South LaSalle Street
Chicago, IL 60605
Phone: (312) 525.7111
Fax: (312) 525.7100
P.E. #00000173

Mechanical and Plumbing Engineer:
NAMI
10700 North
Chicago, IL 60631

Electrical Engineer:
FAITH ELECTRICAL CONTRACTOR
837 North LaSalle
Chicago, IL 60610
312.467.1000
www.faith-electrical.com

Civil Engineer:
Burse Surveying and Engineering, Inc.
1400 E. Washington Ave., Suite 100
Chicago, IL 60610
Phone: (312) 525-3243
Fax: (312) 525-3245
www.burse-engineering.com

Landscape Architect:
Schafer Land Design
1000 North
Chicago, IL 60610

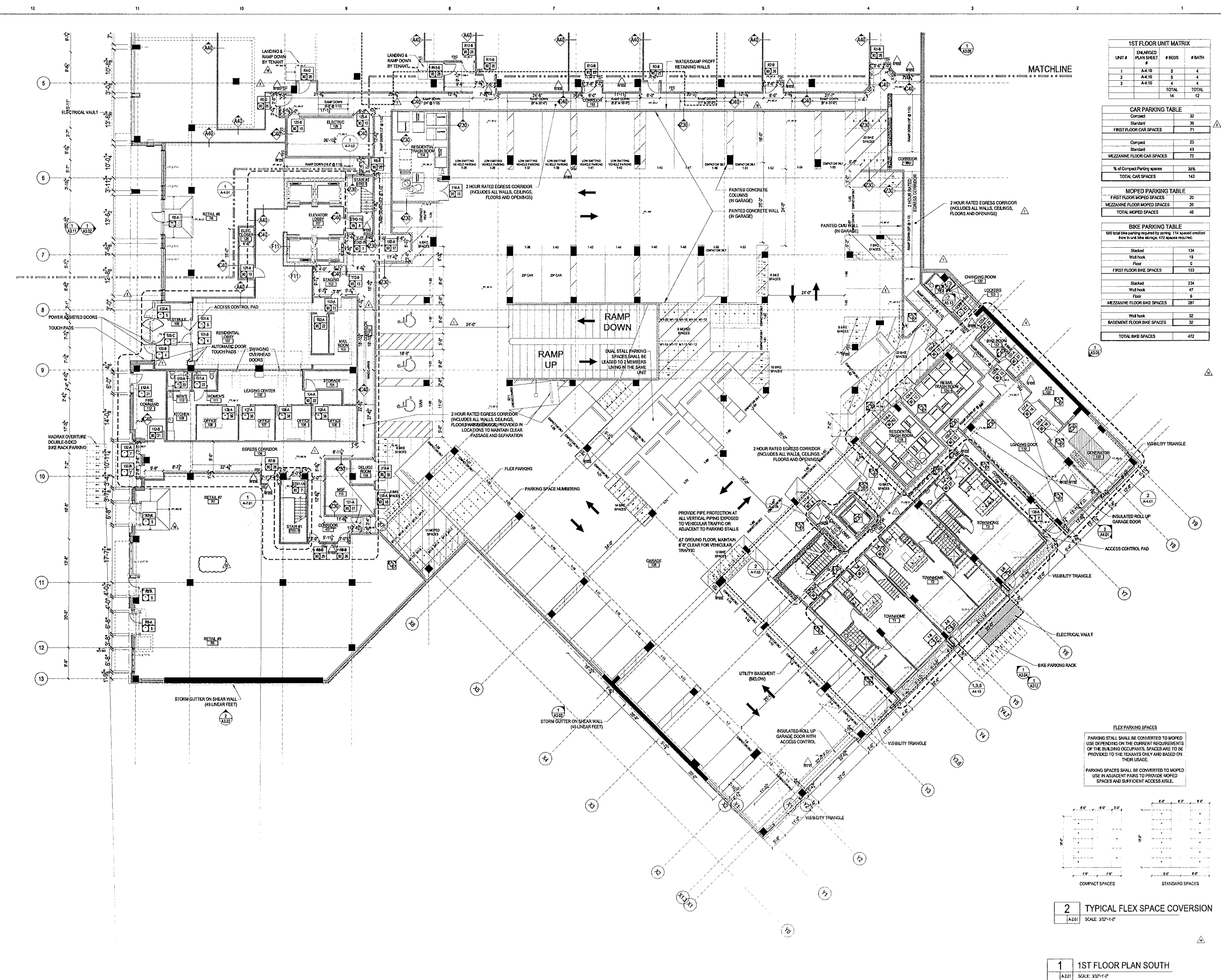
Project Location:
HUB AT MADISON
437 N. Frances Street
Madison, WI 53703

Drawing Title:
FIRST FLOOR PLAN NORTH

Scale:
JOSEPH M. ANTUNOVICH
7500
CHICAGO, IL
ARCHITECT

Date Plotted:
11.4.2014

Drawing No.:
A-2.01a



1ST FLOOR UNIT MATRIX

UNIT #	ENLARGED PLAN SHEET	# BEDS	# BATH
1	A4.10	5	4
2	A4.10	5	4
3	A4.10	4	4
	TOTAL	14	12

CAR PARKING TABLE

Compact	32
Standard	39
FIRST FLOOR CAR SPACES	71
Compact	23
Standard	49
MEZZANINE FLOOR CAR SPACES	72
% of Compact Parking spaces	33%
TOTAL CAR SPACES	143

MOPED PARKING TABLE

FIRST FLOOR MOPED SPACES	20
MEZZANINE FLOOR MOPED SPACES	26
TOTAL MOPED SPACES	46

BIKE PARKING TABLE

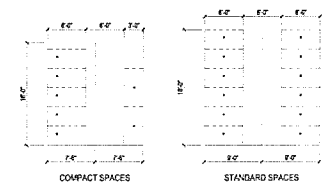
666 total bike parking required by zoning. 114 spaces created from in-unit bike storage. 472 spaces reserved.

Stacked	134
Wall hook	19
Floor	2
FIRST FLOOR BIKE SPACES	153
Stacked	234
Wall hook	6
Floor	6
MEZZANINE FLOOR BIKE SPACES	287
Wall hook	32
Floor	32
BASEMENT FLOOR BIKE SPACES	32
TOTAL BIKE SPACES	472

FLEX PARKING SPACES

PARKING STALL SHALL BE CONVERTED TO MOPED USE DEPENDING ON THE CURRENT REQUIREMENTS OF THE BUILDING OCCUPANTS. SPACES ARE TO BE PROVIDED TO THE TENANTS ONLY AND BASED ON THEIR USAGE.

PARKING SPACES SHALL BE CONVERTED TO MOPED USE IN ADJACENT PAIRS TO PROVIDE MOPED SPACES AND SUFFICIENT ACCESS AISLE.



2 TYPICAL FLEX SPACE CONVERSION
SCALE: 3/32"=1'-0"

1 1ST FLOOR PLAN SOUTH
SCALE: 3/32"=1'-0"

- General Notes:**
- ALL NUMBERING SHOULD BE ON THE WALL WHENEVER POSSIBLE.
 - ALL NUMBERING SHOULD BE WHITE, IF WALLS ARE WHITE. NUMBERING SHOULD BE BLACK, ALTERNATE COLOR CHOICE IS TRAFFIC YELLOW.
 - MARKING FOR "COMPACT CAR ONLY" STALLS SHALL BE ON THE GROUND IN WHITE.

- Revisions:**
- | No. | Date | Description |
|-----|------------|---------------------------------|
| 1 | 08.13.2014 | CB R23 |
| 2 | 10.13.2014 | ISSUES - Elevator BS |
| 3 | 02.20.2014 | RETAIL COORDINATION (CB#16) |
| 4 | 07.10.2014 | PLANNING & PARKING REVISIONS |
| 5 | 02.25.2014 | PROPOSED REVISED PARKING |
| 6 | 02.26.2014 | RFI#58 |
| 7 | 02.27.2014 | ISSUE FOR CONSTRUCTION |
| 8 | 02.28.2014 | Issue for Construction |
| 9 | 12.10.2013 | Response to Comments |
| 10 | 11.18.2013 | Issue for Building Permit |
| 11 | 11.25.2013 | Issue for Foundation Dry Permit |
- Submissions & Revisions**



General Contractor:
J.H. FINDORFF & SON INC.
300 South Bedford Street
Madison, Wisconsin 53703
608.257.5321

Architect:
ANTUNOVICH ASSOCIATES
ARCHITECTS
P.C. A R C H I T E C T S
224 WESTBURY STREET
MADISON, WISCONSIN 53703
608.254.1334
FAX: 608.254.1323

Associate Architect:
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EASTWAVER, WISCONSIN 53521
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FAX: 608.836.8201

Structural Engineer:
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STRUCTURAL & MECHANICAL ENGINEERS
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PHONE: 608.763.1111 FAX: 608.763.1122
P.E. LICENSE # 133587

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MECHANICAL & PLUMBING ENGINEERS
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P.E. LICENSE # 133587

Electrical Engineer:
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ELECTRICAL CONTRACTOR
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PHONE: 608.763.1111 FAX: 608.763.1122
P.E. LICENSE # 133587

Civil Engineer:
Burse
ENGINEERING, INC.
1400 E. WASHINGTON AVE., SUITE 100
MADISON, WISCONSIN 53703
PHONE: 608.763.1111 FAX: 608.763.1122
P.E. LICENSE # 133587

Landscape Architect:
Schaefer Land Design
224 Westbury Street
Madison, Wisconsin 53703
608.254.1334

Project Location:
HUB AT MADISON
437 N. Frances Street
Madison, WI 53703

Drawing Title:
FIRST FLOOR PLAN SOUTH

Scale: 3/32"=1'-0"
Date Plotted: 11.4.2014
Sheet: A-2.01

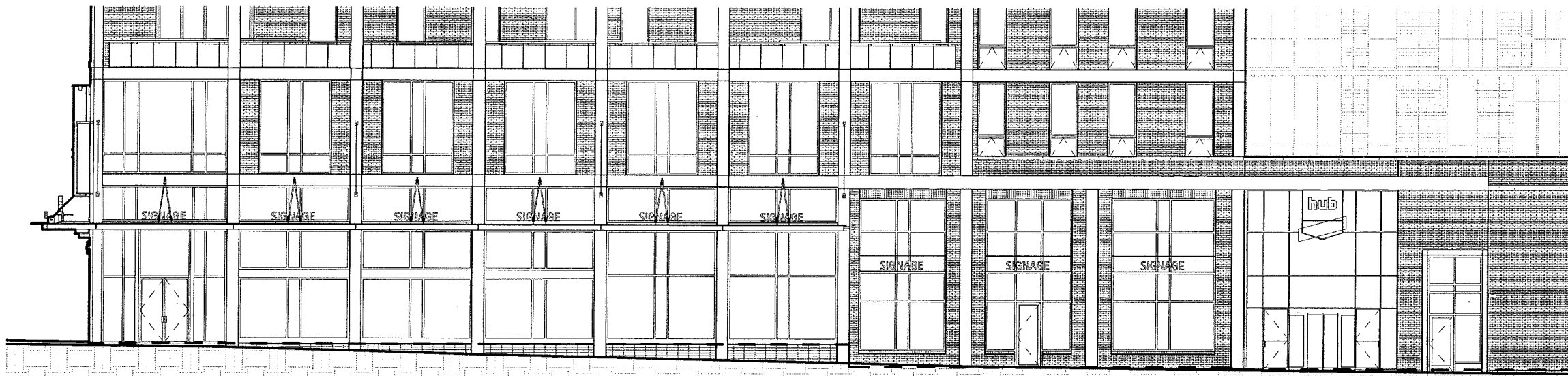
Drawn by: A-2.01

SCALE: 0 2 4 8 16'

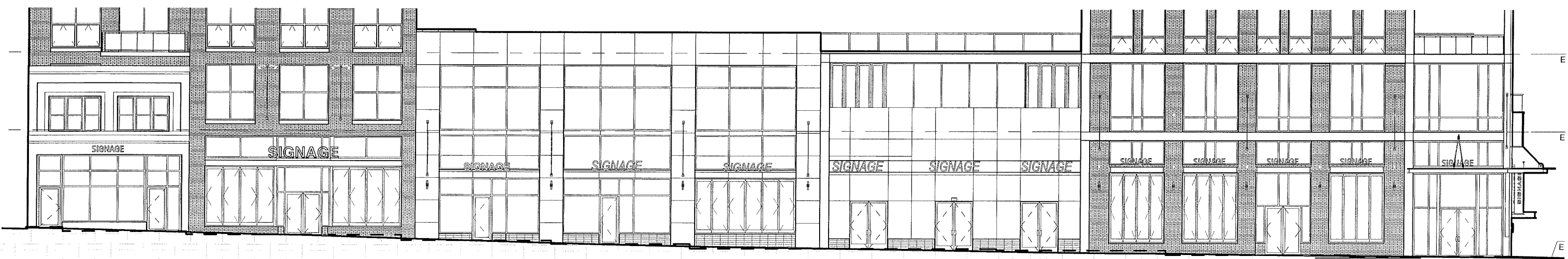
On all street elevations, all vents (exhaust or intake) for the tenancy shall be located as centralized and symmetrically as possible with vent grill covers to match color of the material of which it is adjacent to ; weather in a glass storefront system, brick or masonry. All grill covers on the other elevations are to match in a similar fashion.



Frances Street Elevation Continues



Frances Street Elevation



State Street Elevation Current - No Grills

Hub at Madison Retail Elevations Proposed / Current - No Grills

HUB AT MADISON

Madison, WI

Antonovich Associates - Architect
224 West Huron Street, Chicago, IL 60610
Phone: 312-266-1126 Fax: 312-266-7123

Core Campus Madison, LLC - Owner
2234W. North Avenue, Chicago, IL 60647
Phone: (773) 227-2750 Fax: (773) 227-5350

11.4.2014
THE INFORMATION PROVIDED ON THIS DRAWING IS FROM DOCUMENTATION AVAILABLE AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS. SERVICE CHASES AND UTILITIES PROVIDED BY THE LANDLORD FOR THE BASE BUILDING MAY EXIST WITHIN THE TENANT'S DEMISED PREMISES. IT SHALL BE THE RESPONSIBILITY OF THE TENANT TO FIELD-VERIFY ALL INFORMATION SHOWN. THE DEVELOPER AND ARCHITECT MAKE NO REPRESENTATIONS AS TO THE ACCURACY AND CORRECTNESS OF ANY DIMENSIONS OR SQUARE FOOTAGES. ALL DIMENSIONS AND SQUARE FOOTAGES SHALL BE FIELD VERIFIED BY THE TENANT IN THE FIELD.



The Hub at Madison - UDC Proposed Revisions
Proposed Alterations

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

NO GRILL Elevations - State Street

December 9, 2014



The Hub at Madison - UDC Proposed Revisions
Proposed Alterations

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

NO GRILL Elevations - Frances Street

December 9, 2014



The Hub at Madison - UDC Proposed Revisions
Proposed Alterations

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

OPTION - B Exhaust / Intake Grill Elevations - State Street

December 9, 2014



The Hub at Madison - UDC Proposed Revisions
Proposed Alterations

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OPTION - B Exhaust / Intake Grill Elevations - Frances Street

December 9, 2014



The Hub at Madison - UDC Proposed Revisions
Proposed Alterations

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

OPTION - B Exhaust / Intake Grill Perspective-

December, 9, 2014