

MADISON SAXONY

UDC INFORMATIONAL PRESENTATION

JUNE 11, 2025

CS ACQUISITION
VEHICLE, LLC

A ANTUNOVICH
ASSOCIATES

vierbicher
planners | engineers | advisors



site

HUB Saxony



PROJECT STATS

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









AERIAL FROM SW



FRANCES & JOHNSON INTERSECTION



VIEW NORTH



VIEW SOUTH



VIEW EAST



VIEW WEST



FRANCES & JOHNSON



FRANCES LOOKING SOUTH



MARION & JOHNSON



CONKLIN LOOKING WEST



315 N FRANCES



PALISADE



FLUNO CENTER



HUB BASSETT



LA CIEL



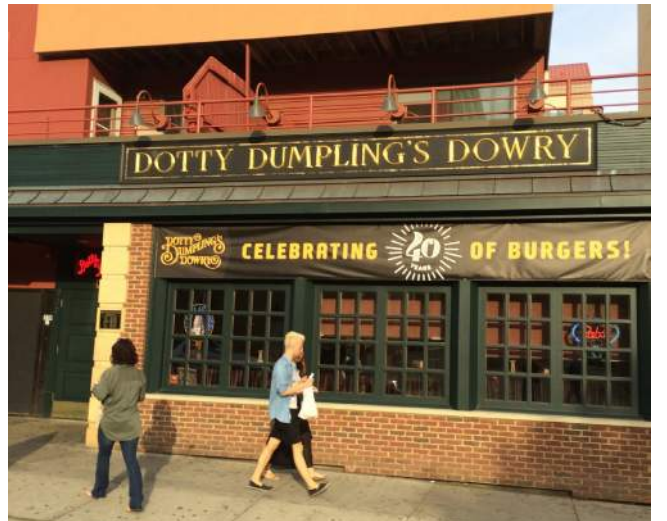
WITTE HALL



VERVE



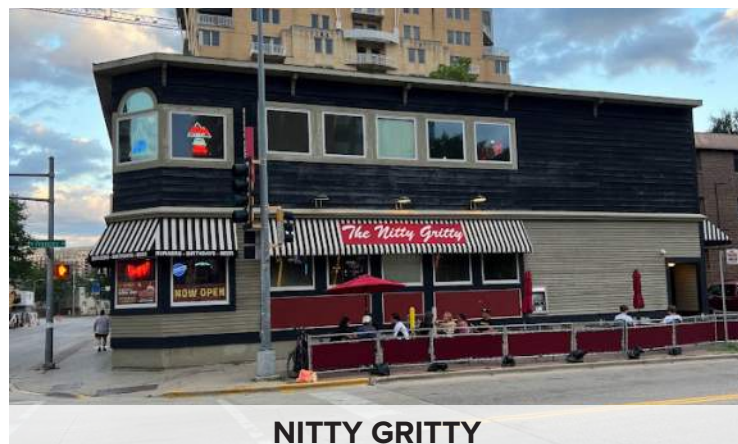
EMBASSY APARTMENTS



DOTTY DUMPLINGS



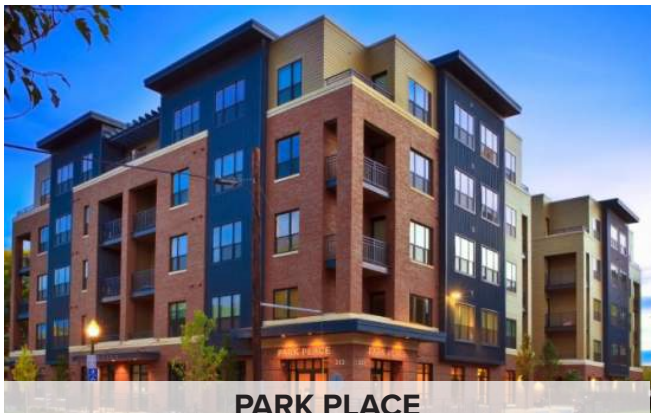
HAMPTON INN



NITTY GRITTY



DOUBLE TREE



PARK PLACE

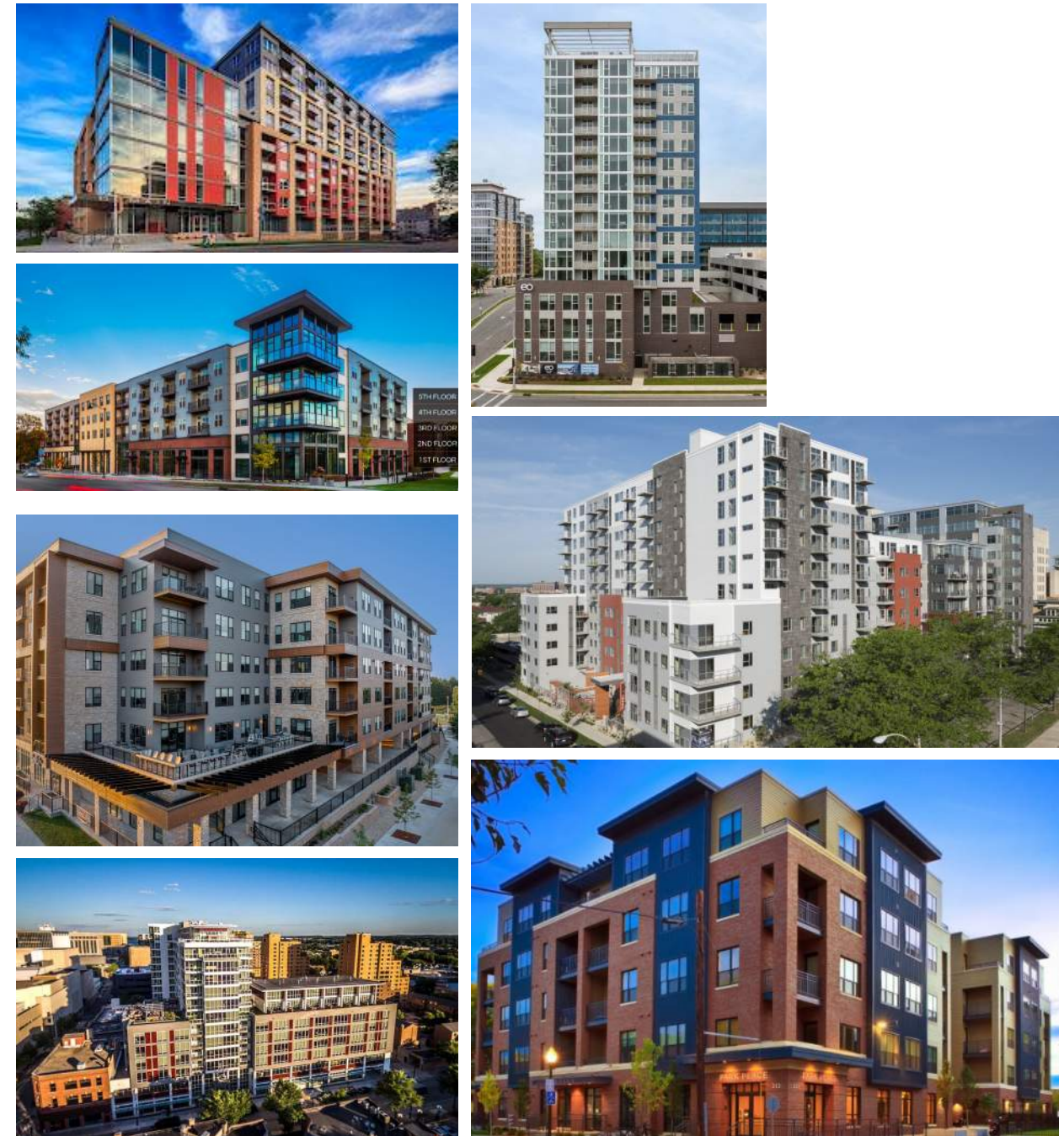
OLD

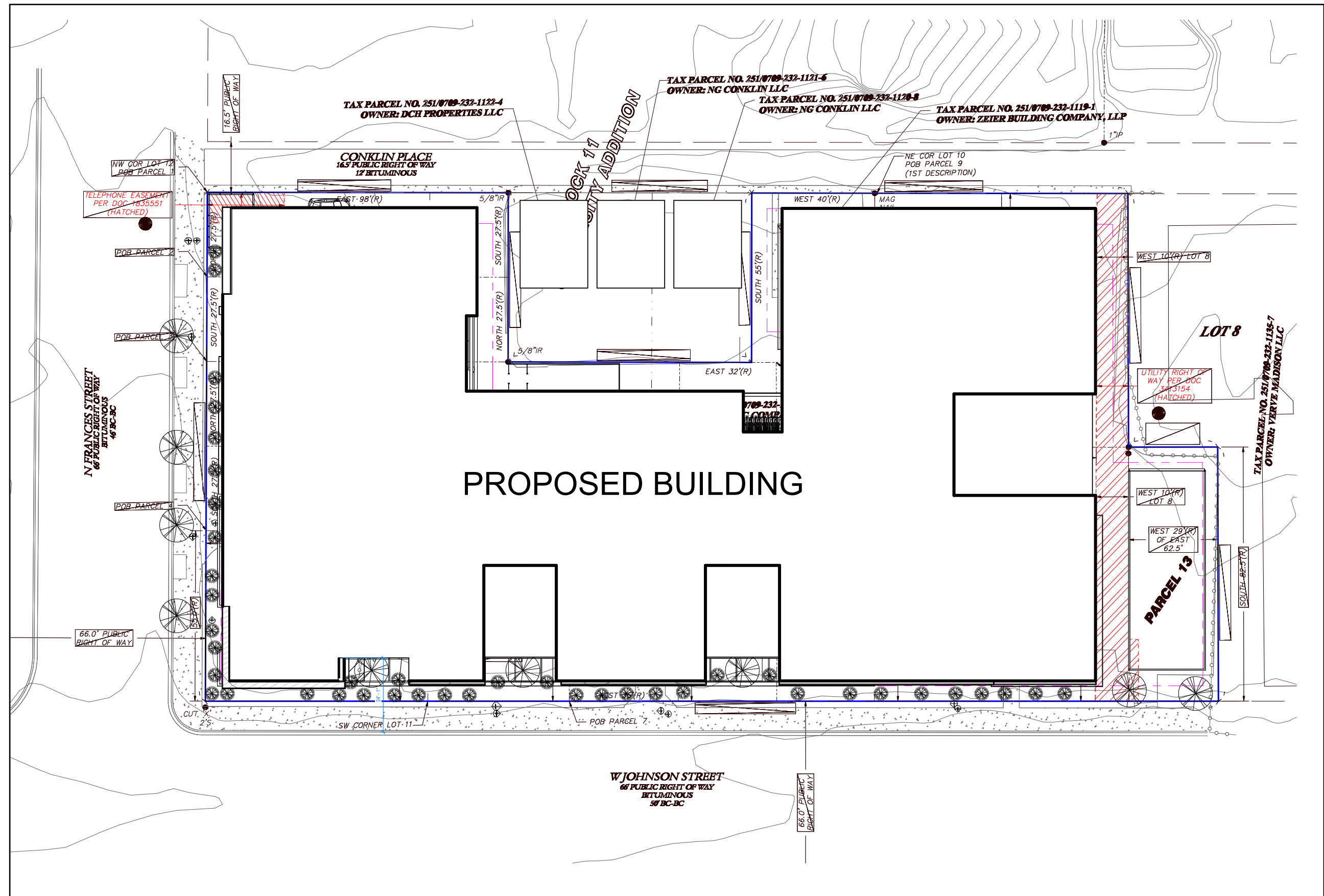
- MONOLITHIC COLOR PALETTE
- BASE / MIDDLE / TOP EXPRESSION
- QUALITY MATERIALS W/ EXPRESSED DETAILING

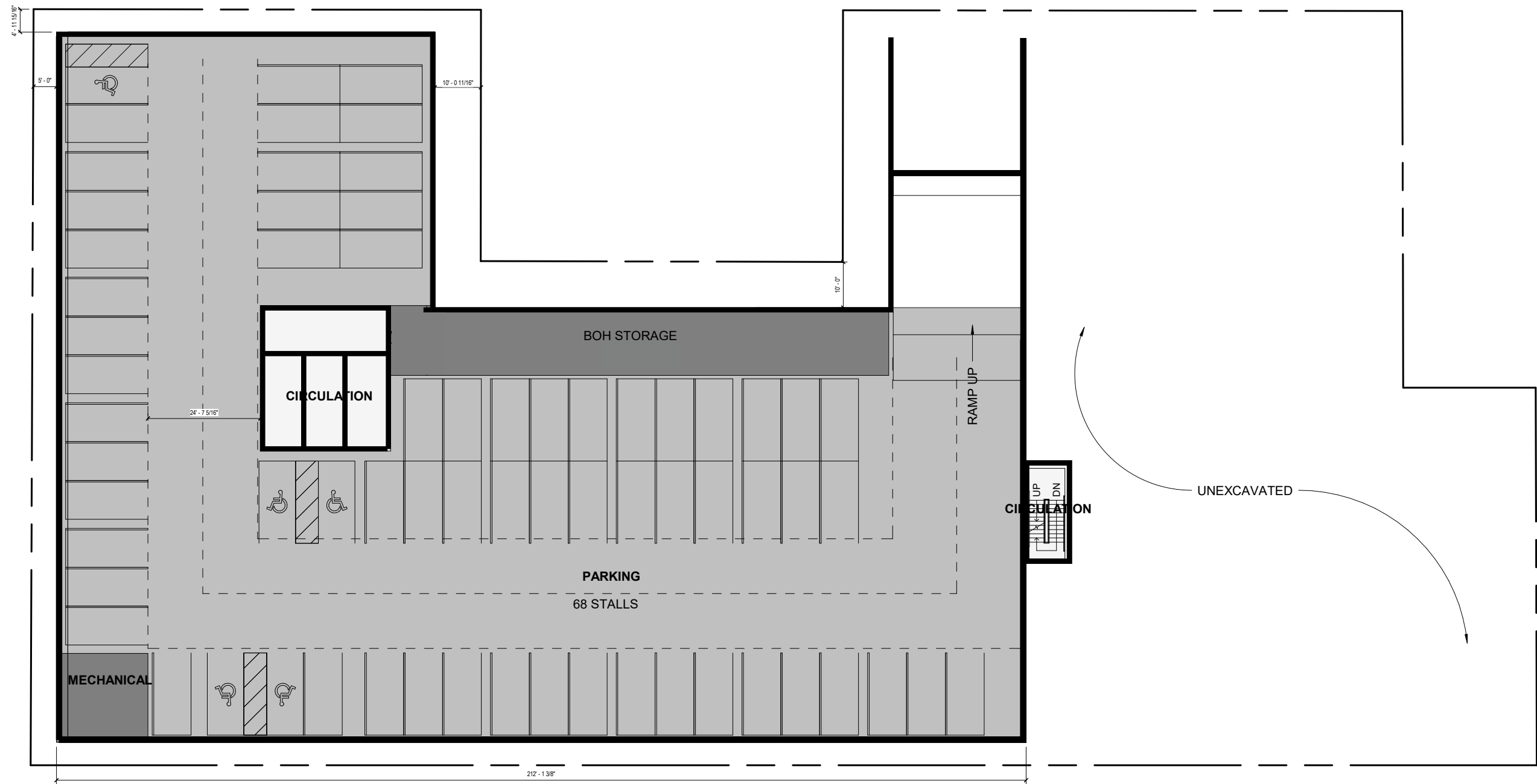


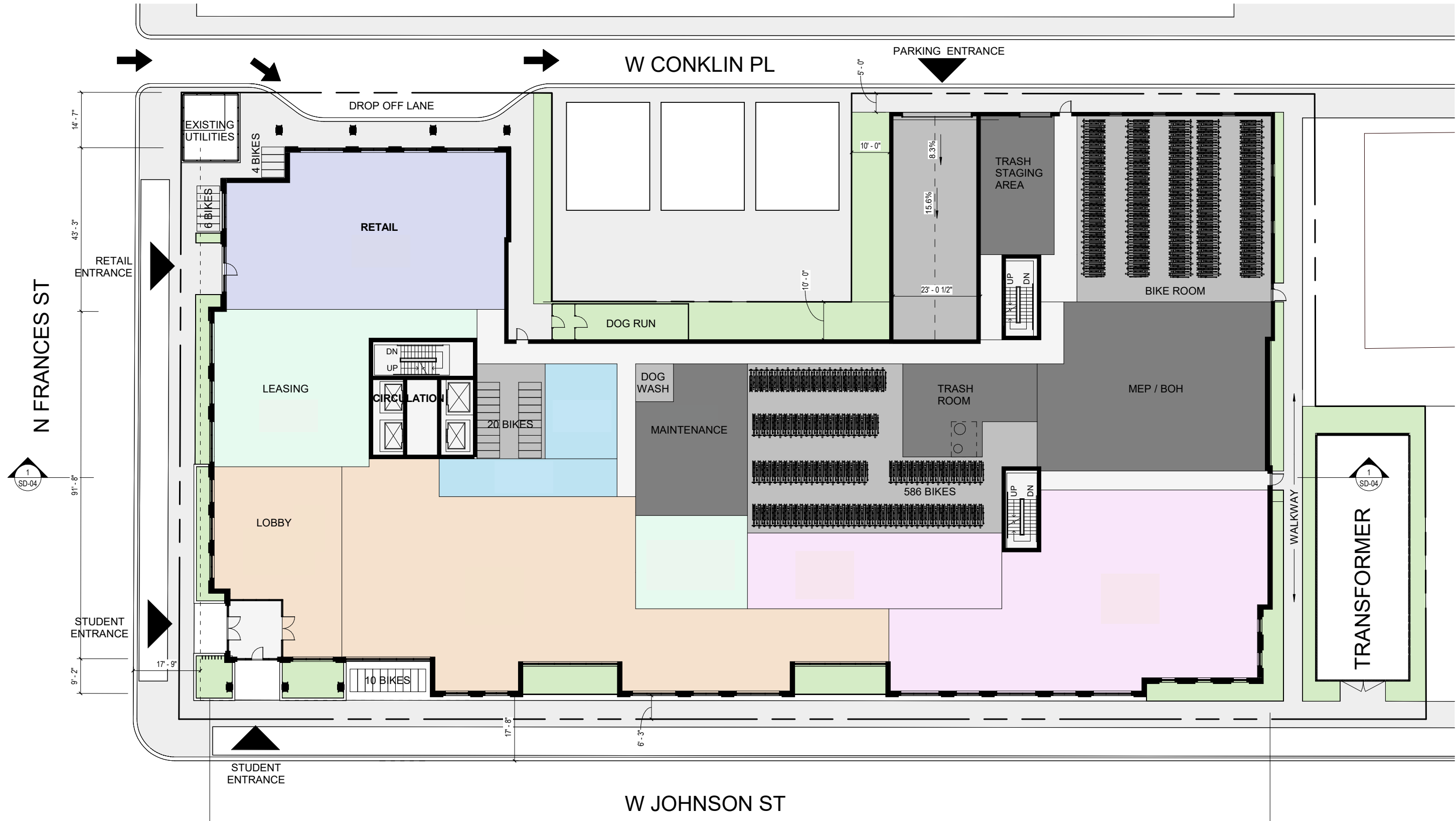
NEW

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





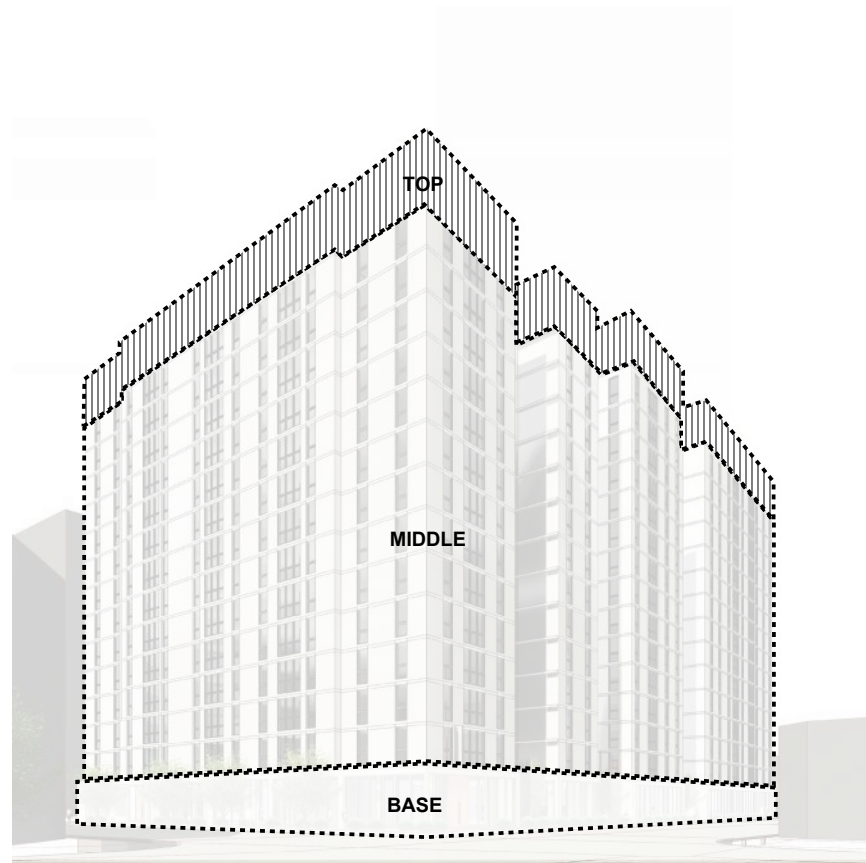




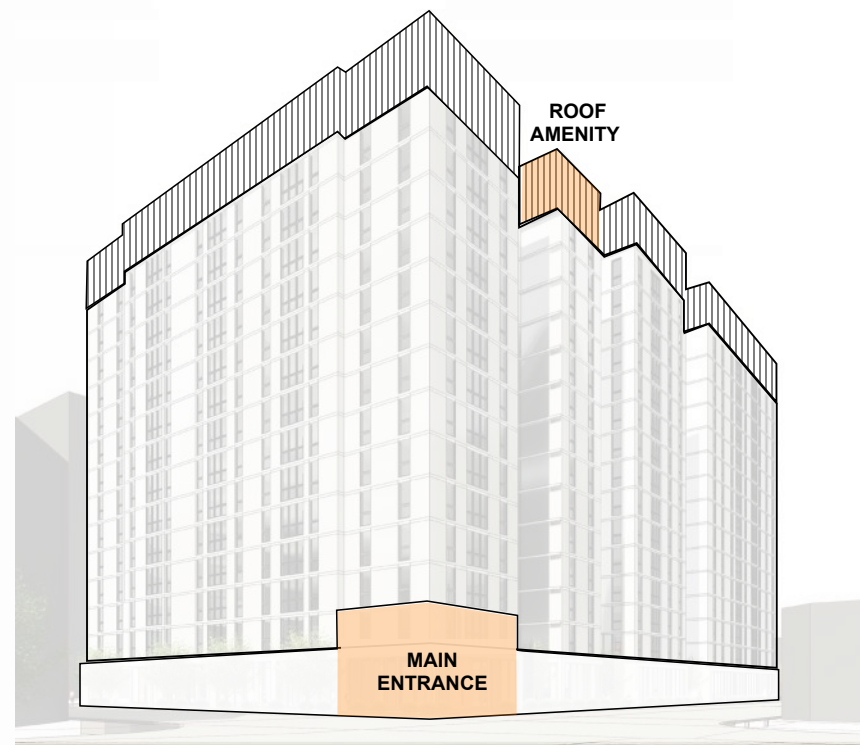




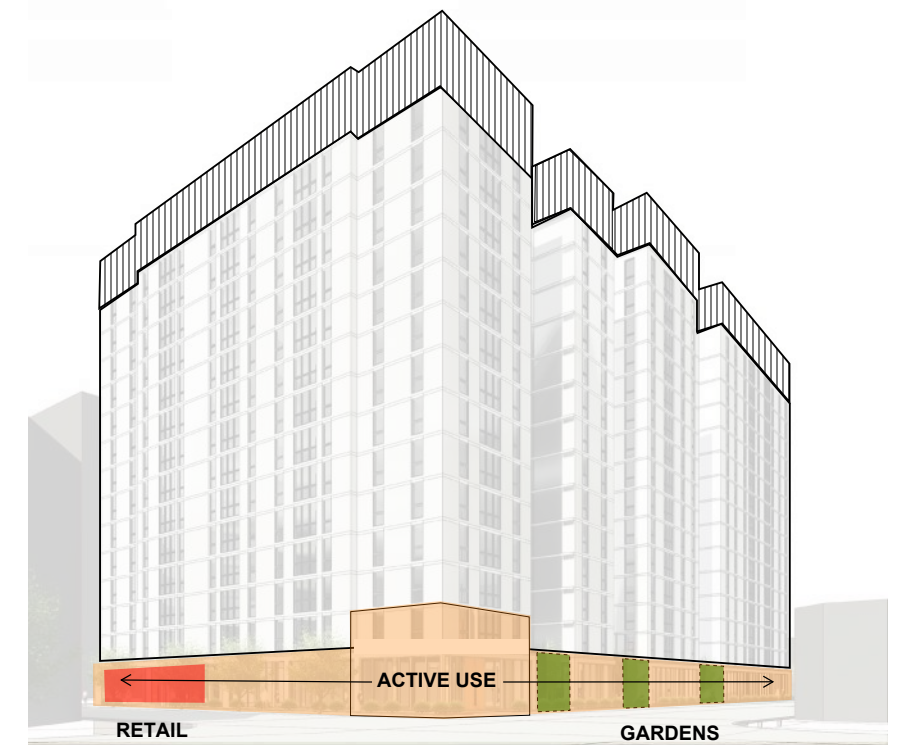




DIVIDE THE MASSING

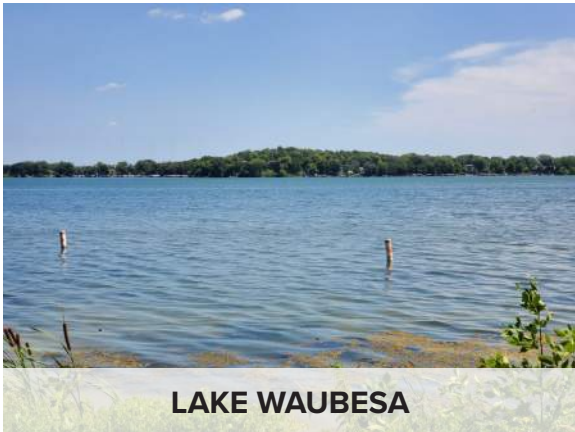
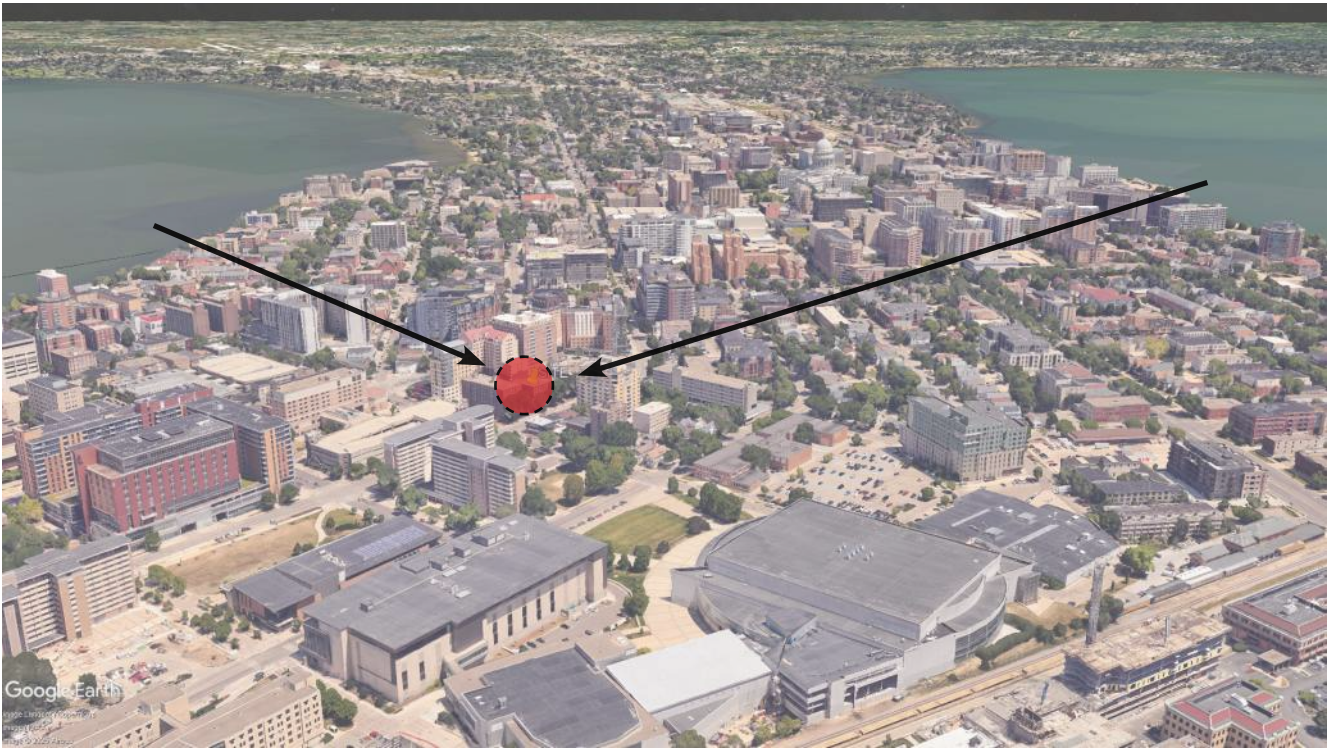


PROVIDE VISUAL HIERARCHY



FOCUS ON PEDESTRIAN EXPERIENCE

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



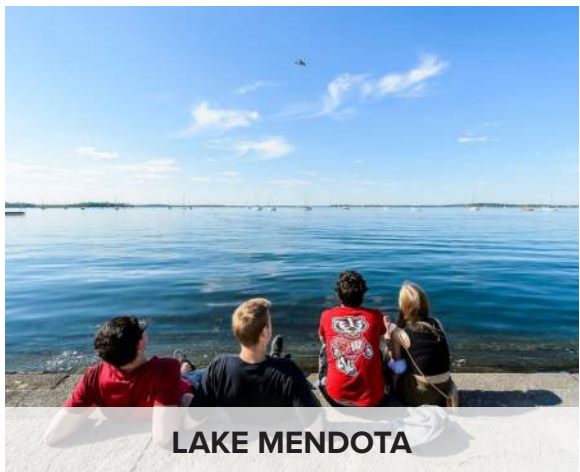
LAKE WAUBESA



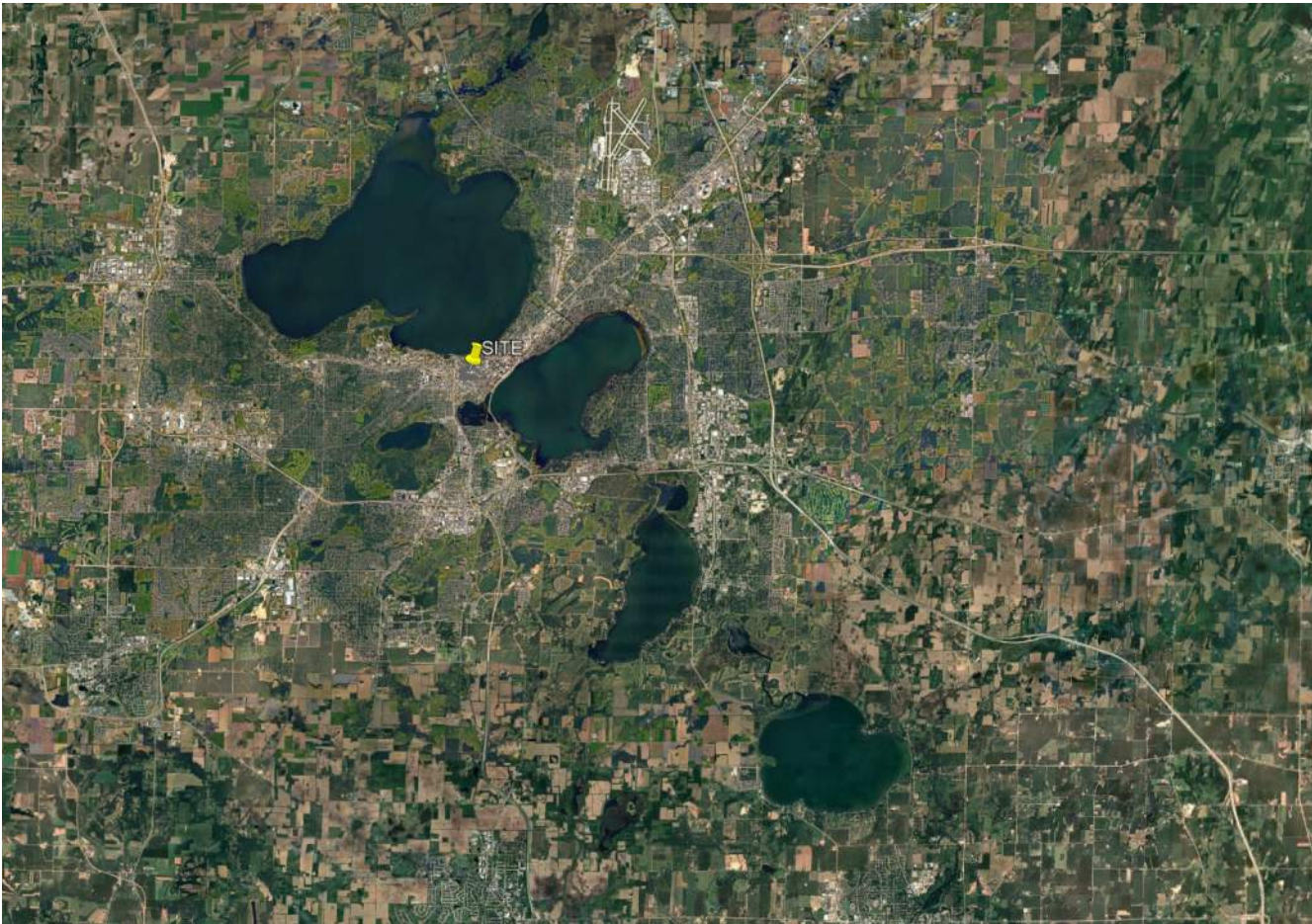
LAKE MONONA

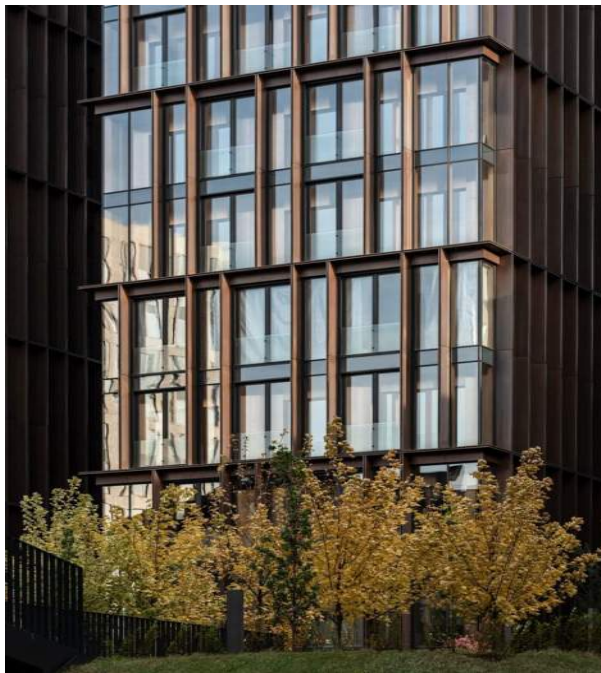
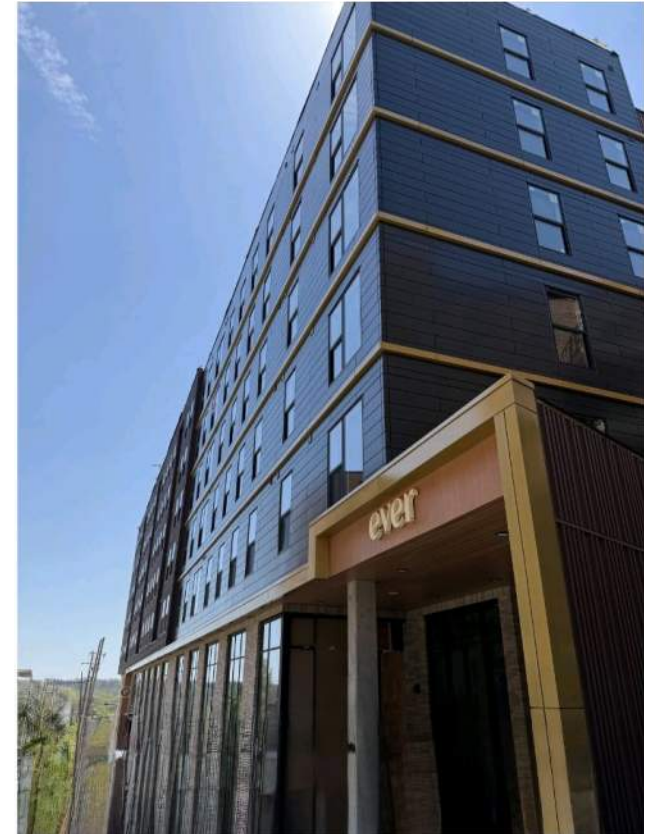
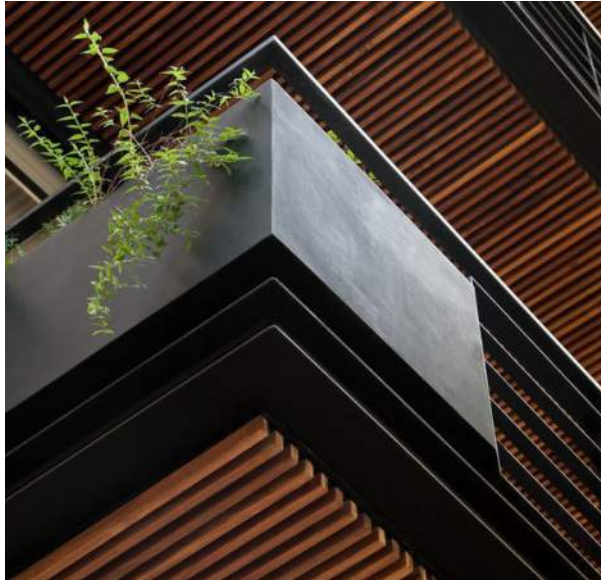


LAKE KEGONSA



LAKE MENDOTA









MAIN ENTRANCE



LOOKING NORTH ON FRANCES



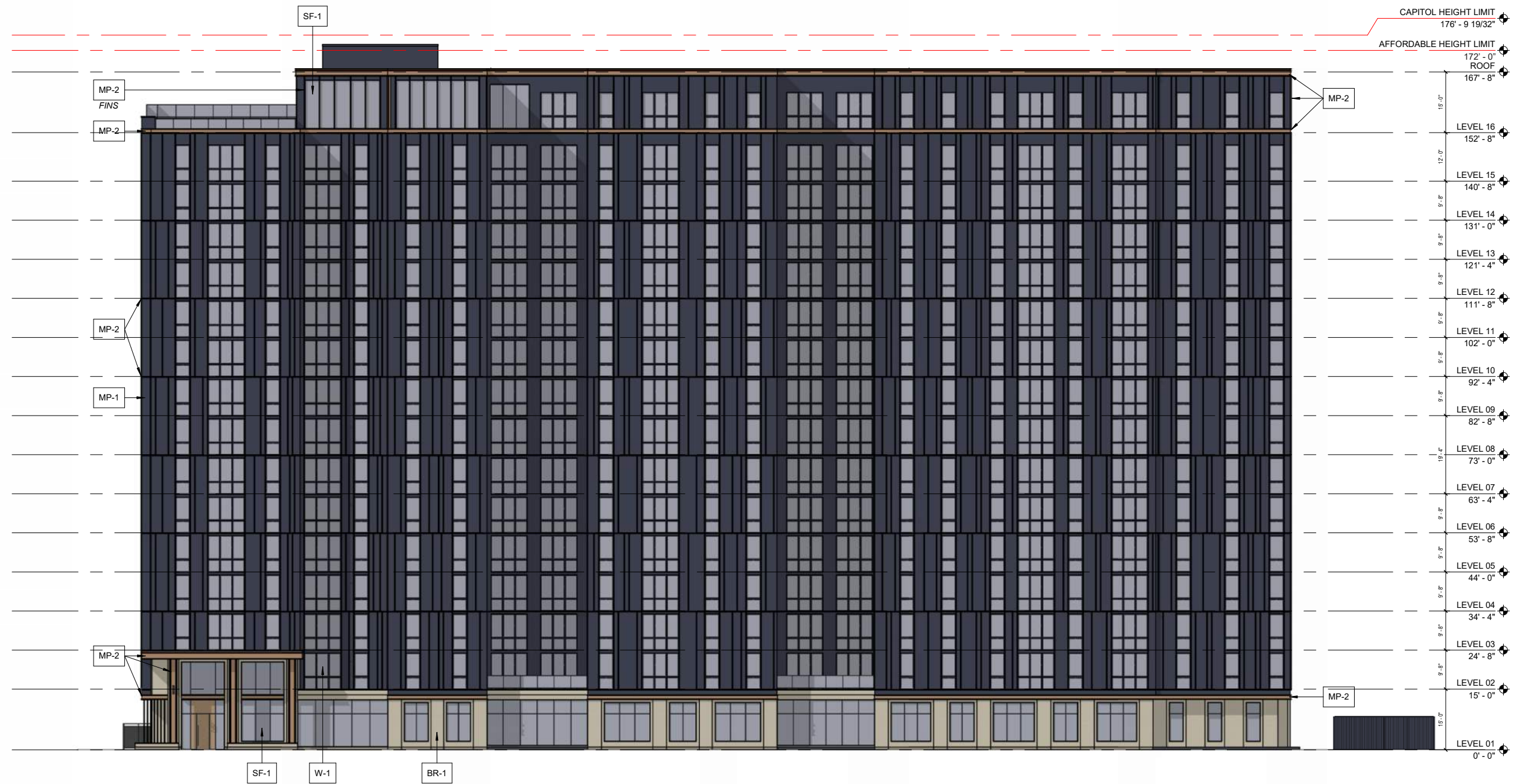
LOOKING WEST ON JOHNSON



INTERSECTION OF FRANCES & CONKLIN

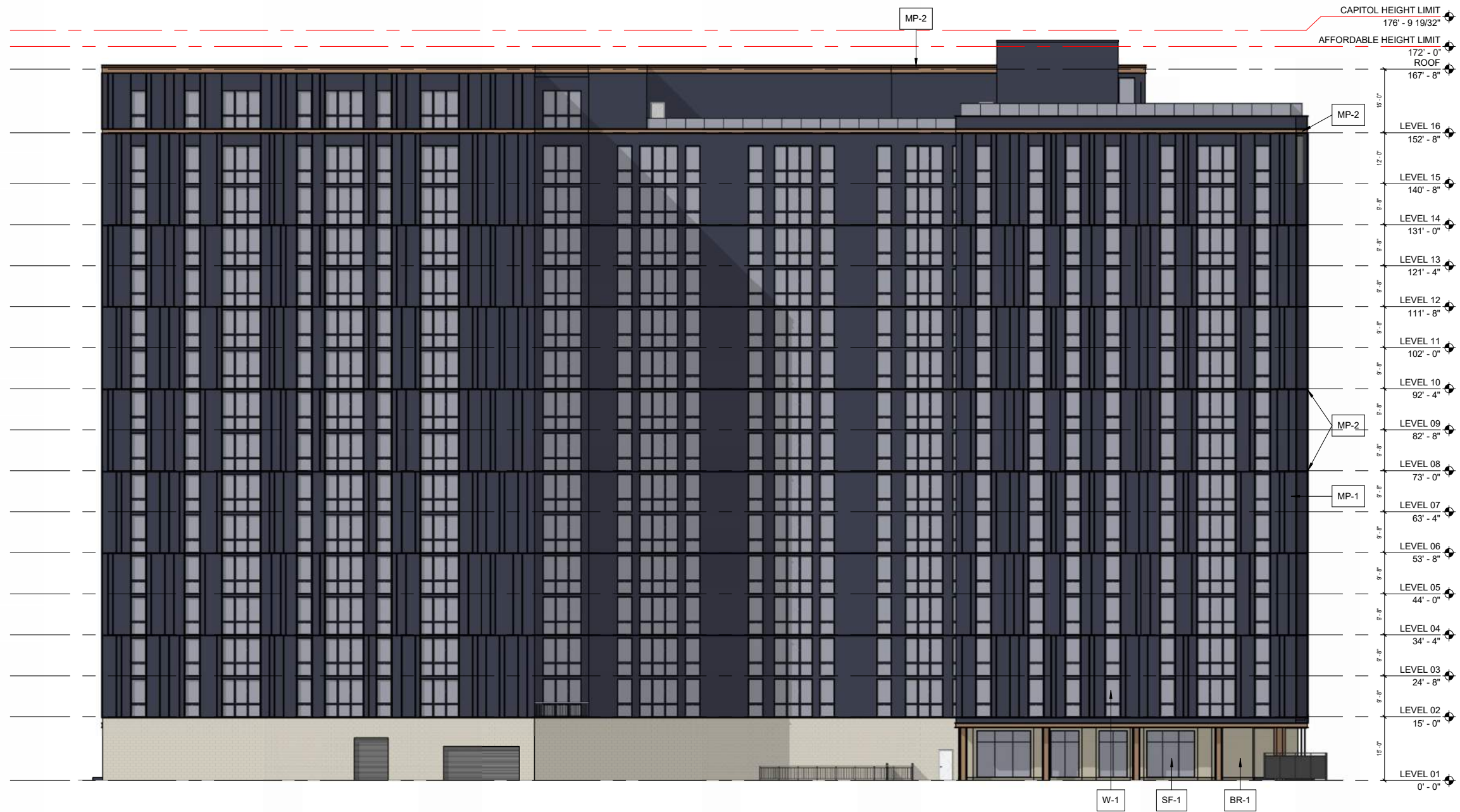


INTERSECTION OF JOHNSON & MARION





WEST ELEVATION





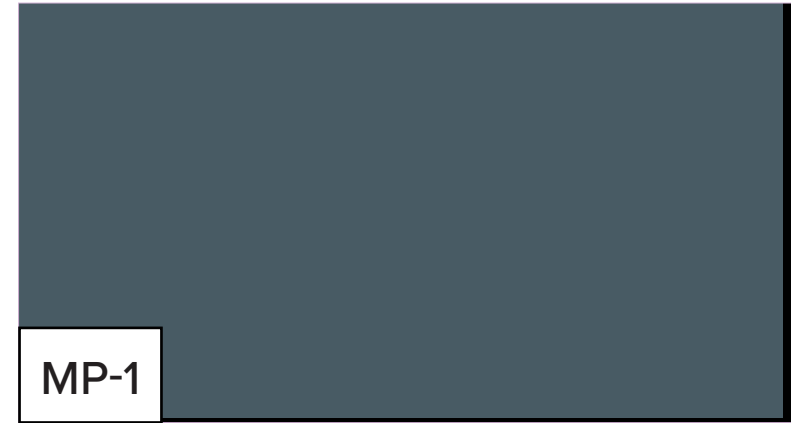


BR-1

BRICK
COLOR, TAN



GLAZING UNITS
LOW IRON, CLEAR



MP-1

METAL PANEL
COLOR, SLATE BLUE



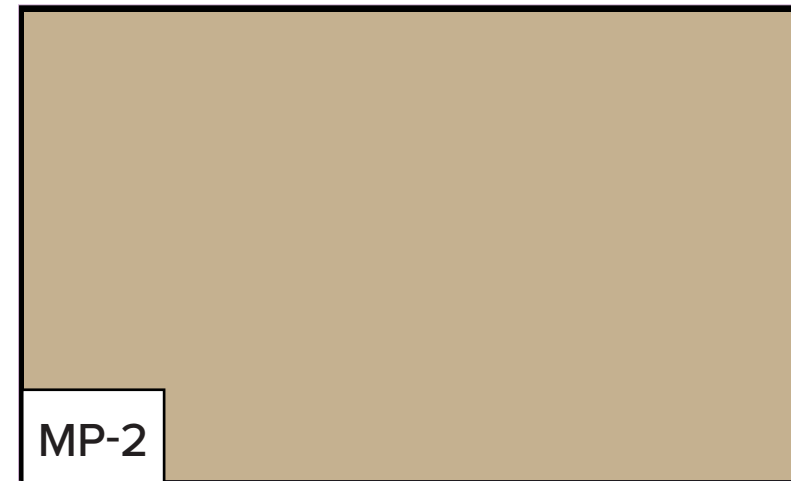
SF-1

STOREFRONT SYSTEM
COLOR, BLACK



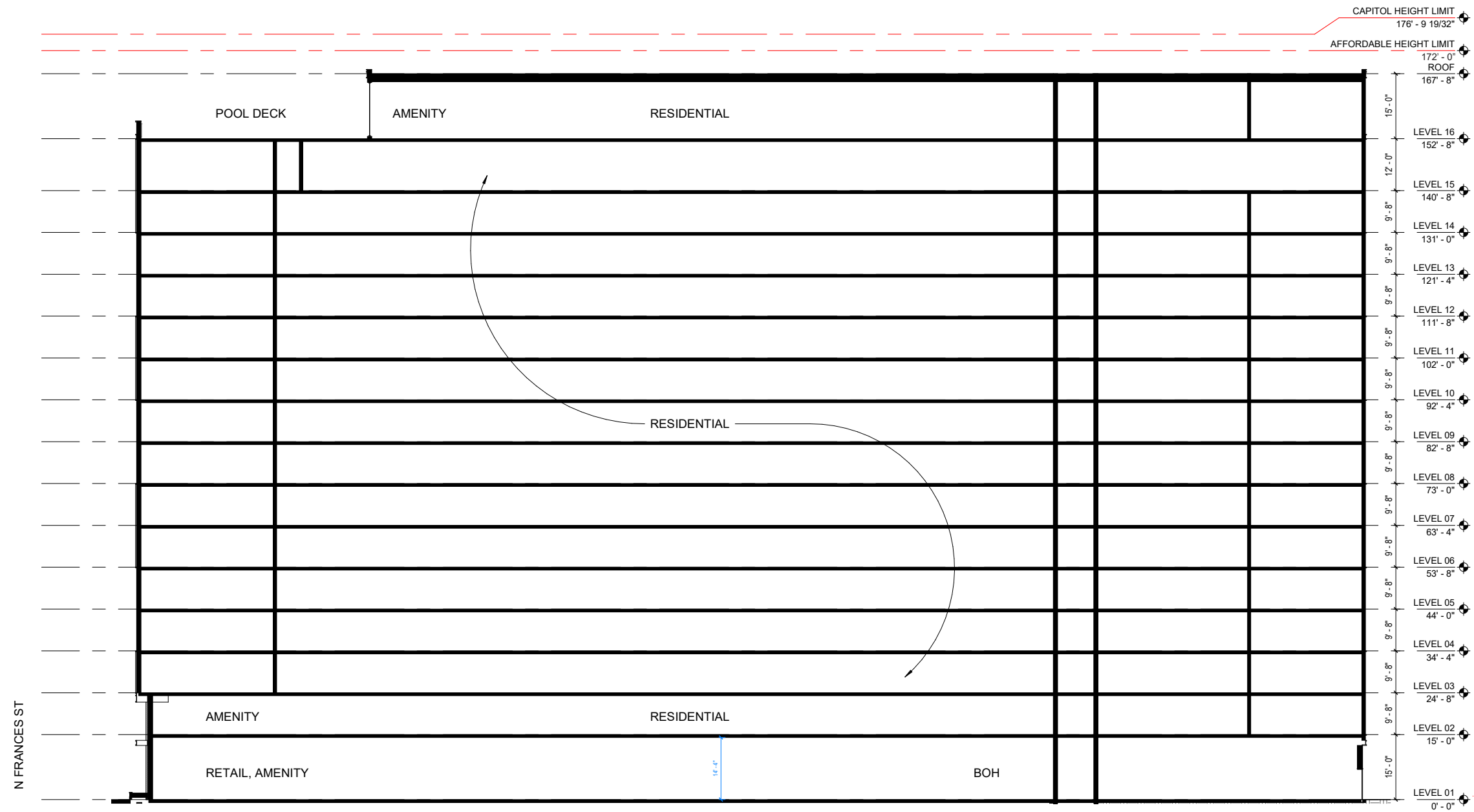
W-1

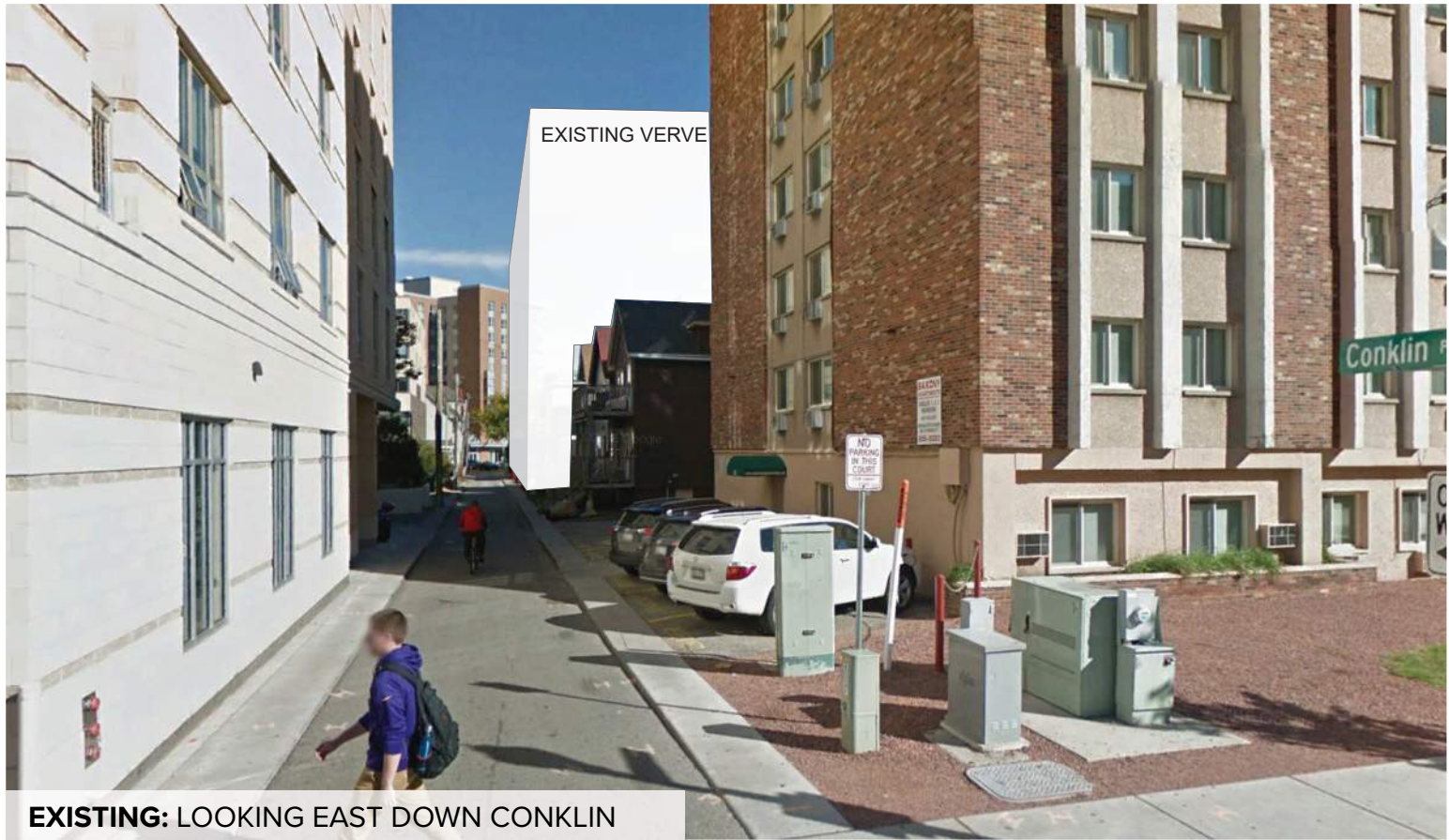
POLYMER WINDOW SYSTEM
COLOR, BLACK



MP-2

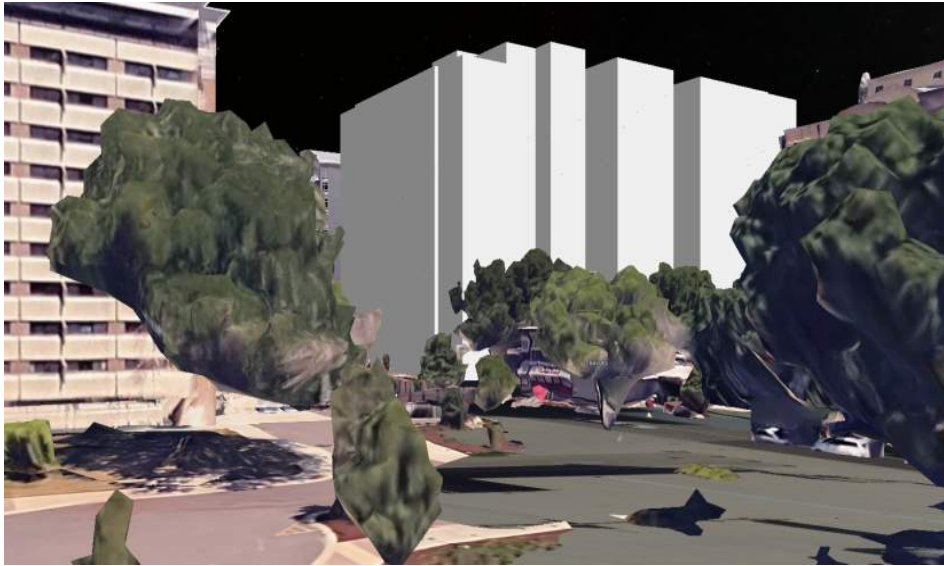
METAL PANEL
COLOR, TAN







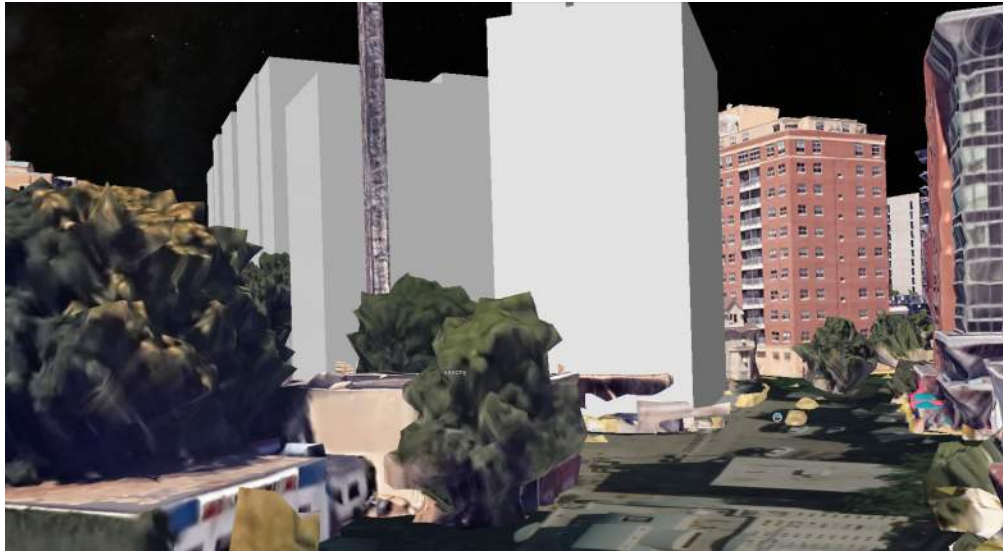
Frances ST looking North (from Kohl)



SW Corner



Johnson Looking East



Frances Johnson + Bassett



Frances st looking South



Aerial



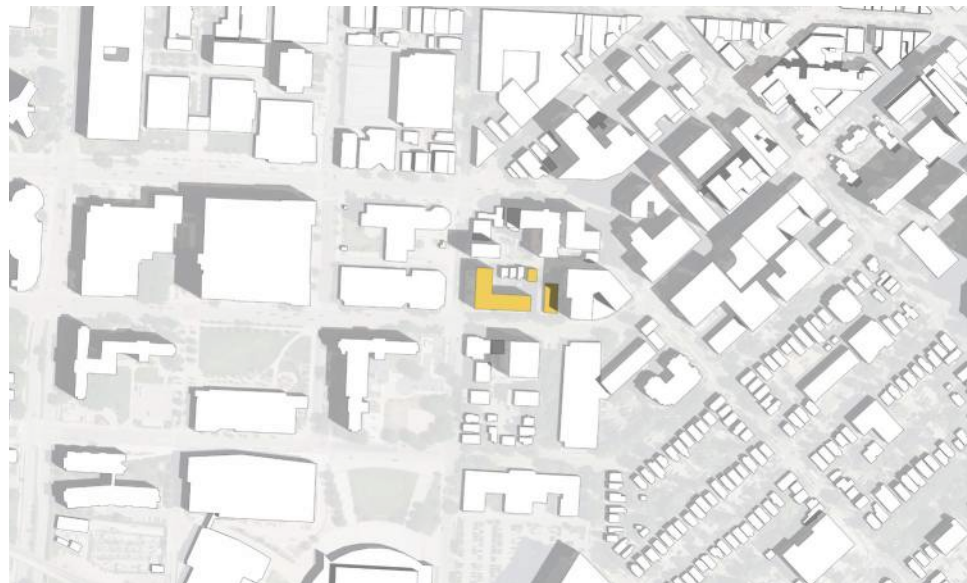
SPRING 10 AM



SPRING 12 PM



SPRING 4 PM



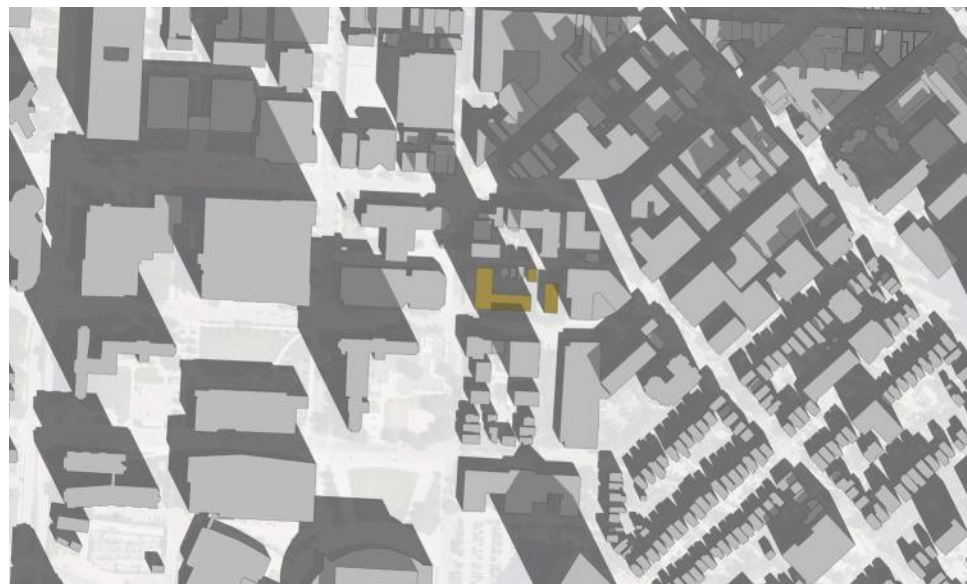
SUMMER 10 AM



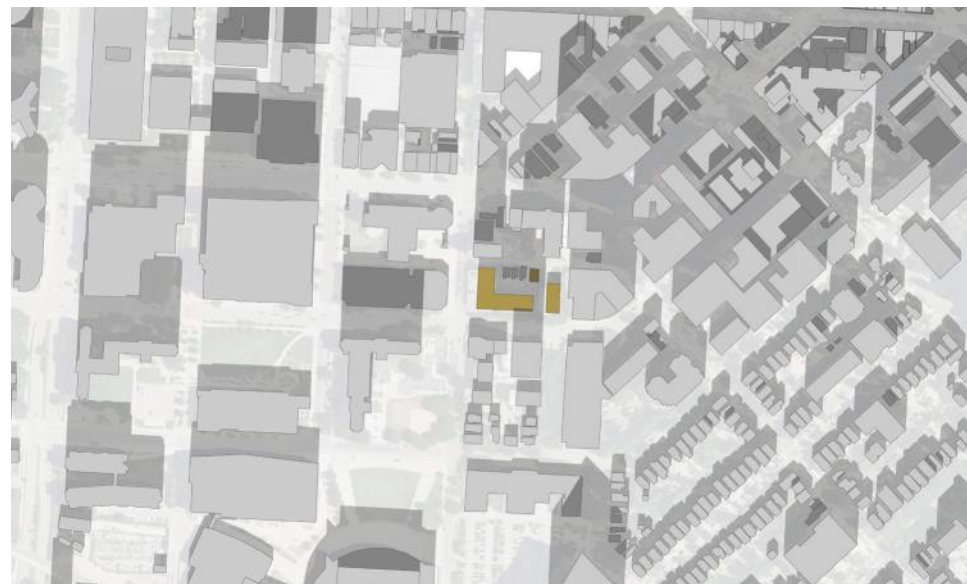
SUMMER 12 PM



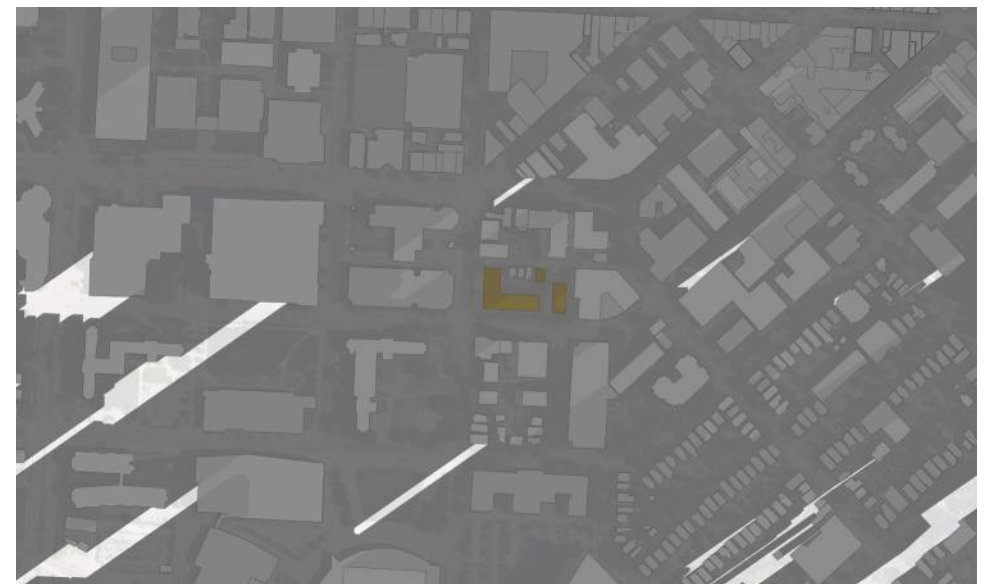
SUMMER 4 PM



WINTER 10 AM



WINTER 12 PM



WINTER 4 PM



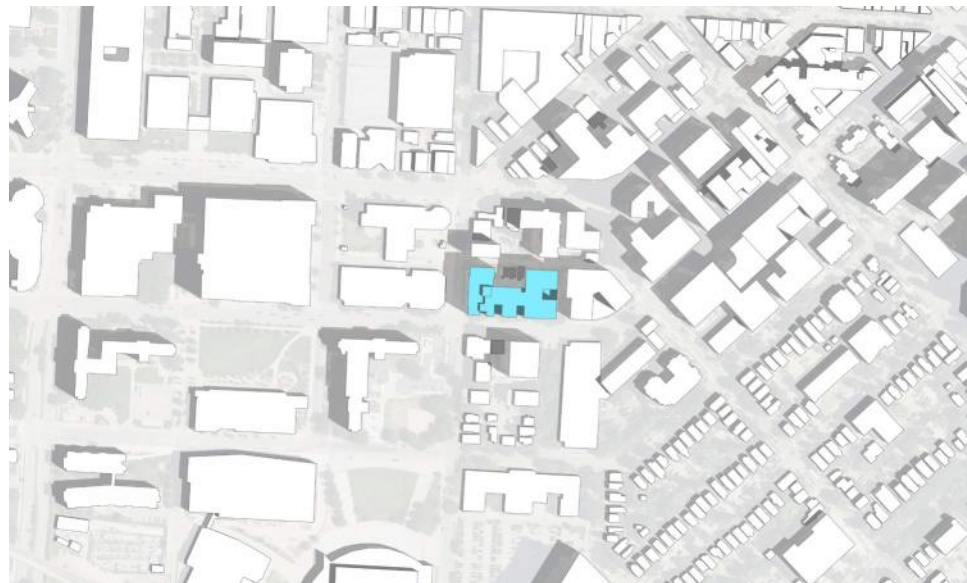
SPRING 10 AM



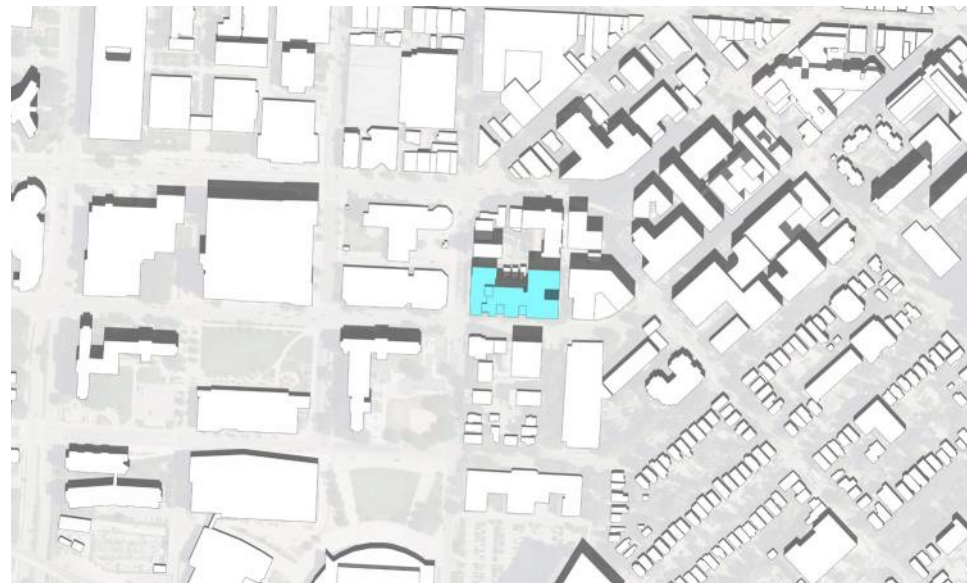
SPRING 12 PM



SPRING 4 PM



SUMMER 10 AM



SUMMER 12 PM



SUMMER 4 PM



WINTER 10 AM

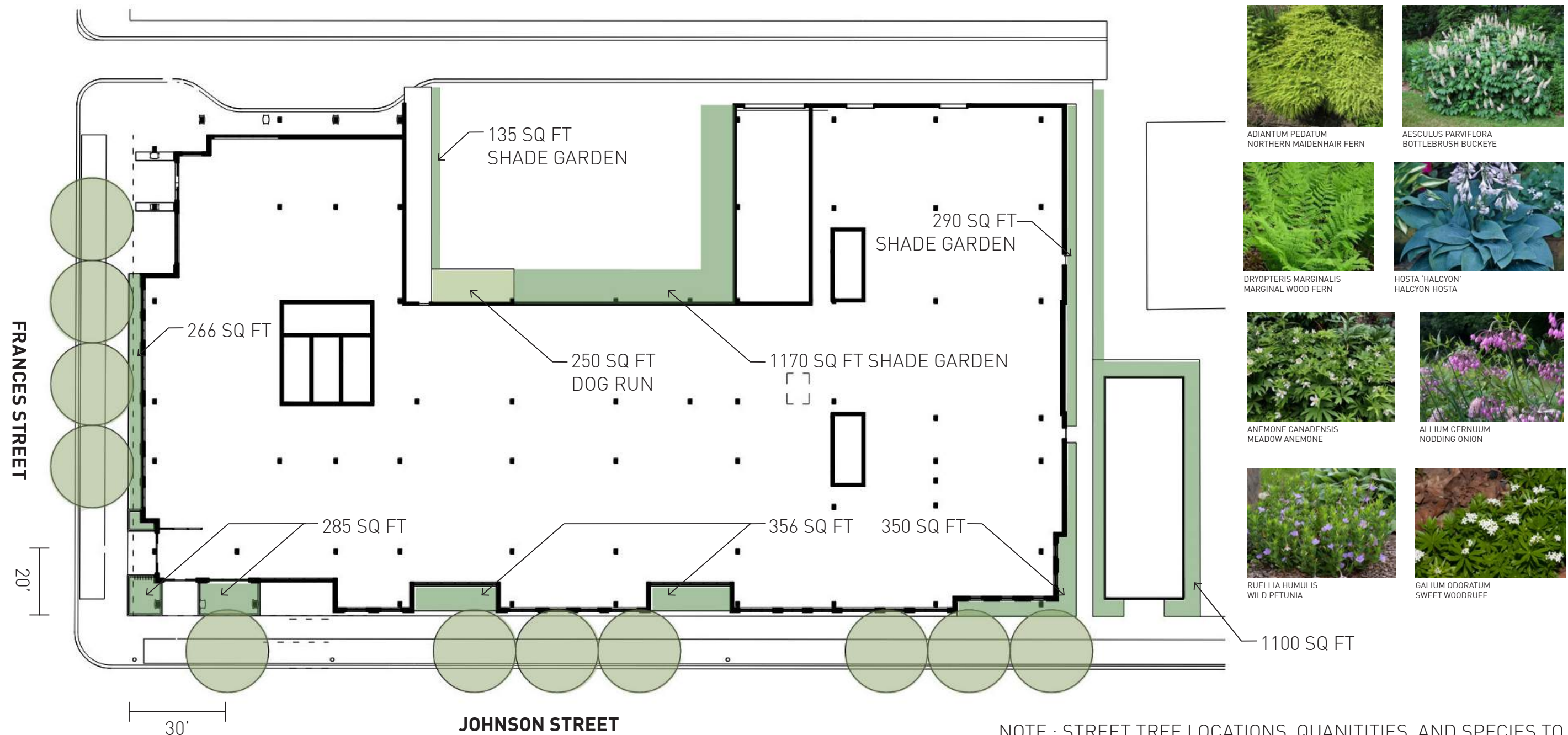


WINTER 12 PM



WINTER 4 PM

CONCEPT PLANTING PALETTE



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

CONCEPT PLANTING PALETTE



PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY



HYPERICUM KALMIANUM 'AMES'
AMES ST. JOHNSWORT



JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'
YOUNGSTOWN ANDORRA JUNIPER



RHUS TYPHINA 'BALTIGER'
TIGER EYES CUTLEAF SUMAC



DIERVILLA LONICERA
DWARF BUSH-HONEYSUCKLE



SPOROBOLUS HETEROLEPIS 'TARA'
PRAIRIE DROPSEED



SESLERIA AUTUMNALIS
AUTUMN MOOR GRASS



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



BOUTALOUA GRACILIS 'HONEYCOMB'
HONEYCOMB BLUE GRAMMA GRASS

CONCEPT PLANTING PALETTE



PANICUM VIRGATUM 'NORTHWIND'
NORTHWIND SWITCH GRASS



MONARDA DIDYMA 'JACOB CLINE'
JACOB CLINE BEEBALM



SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'
CAROUSEL LITTLE BLUESTEM



ECHINACEA 'ALBA'
WHITE CONEFLOWER



CAREX ALBICANS
WHITE-TINGED SEDGE



BOUTALOUA GRACILIS 'HONEYCOMB'
HONEYCOMB BLUE GRAMMA GRASS



SESLERIA AUTUMNALIS
AUTUMN MOOR GRASS



ALLIUM 'SUMMER BEAUTY'
SUMMER BEAUTY ONION



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



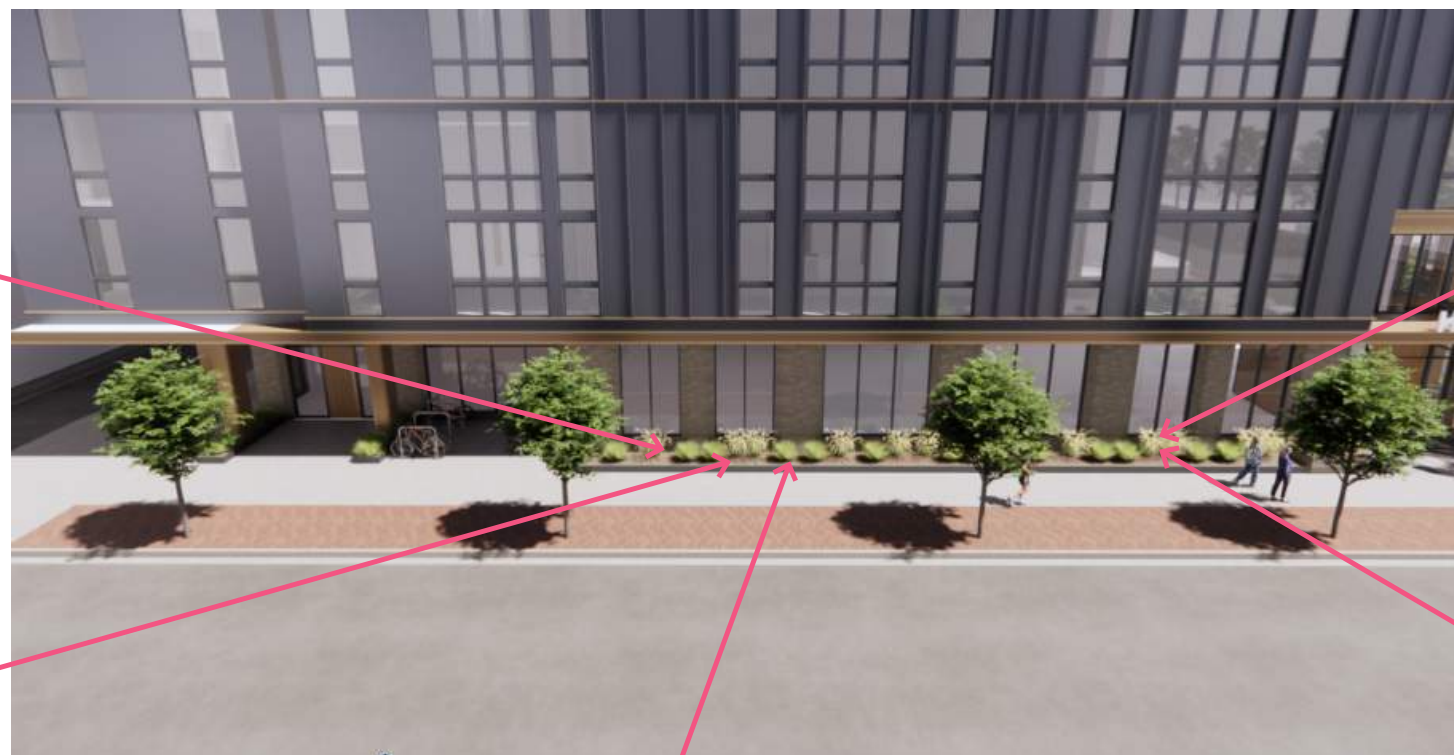
CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'
KARL FOERSTER GRASS



ERAGROSTIS SPECTABILIS
PURPLE LOVE GRASS



CALAMINTHA NEPETA SSP. NEPETA
LESSER CALAMINT



CONCEPT PLANTING PALETTE



CERCIS CANADENSIS 'APPALACHIA RED'
APPALACHIA EASTERN REDBUD



CERCIS CANADENSIS 'ALBA'
WHITE EASTERN REDBUD



HYDRANGEA ARBORESCENS 'ABETWO'
INCREDIBALL HYDRANGEA



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



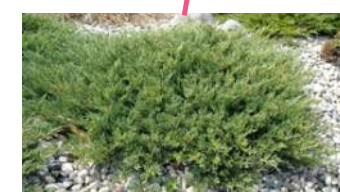
SPOROBOLUS HETEROLEPIS
PRAIRIE DROPSEED



SPOROBOLUS HETEROLEPIS 'TARA'
PRAIRIE DROPSEED



SESLERIA AUTUMNALIS
AUTUMN MOOR GRASS



JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'
YOUNGSTOWN ANDORRA JUNIPER



ECHINACEA 'ALBA'
WHITE CONEFLOWER



RHUS TYPHINA
STAGHORN SUMAC

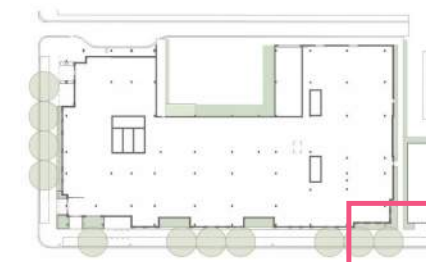


RHUS TYPHINA 'BAILTIGER'
TIGER EYES CUTLEAF SUMAC



DIERVILLA LONICERA
DWARF BUSH-HONEYSUCKLE

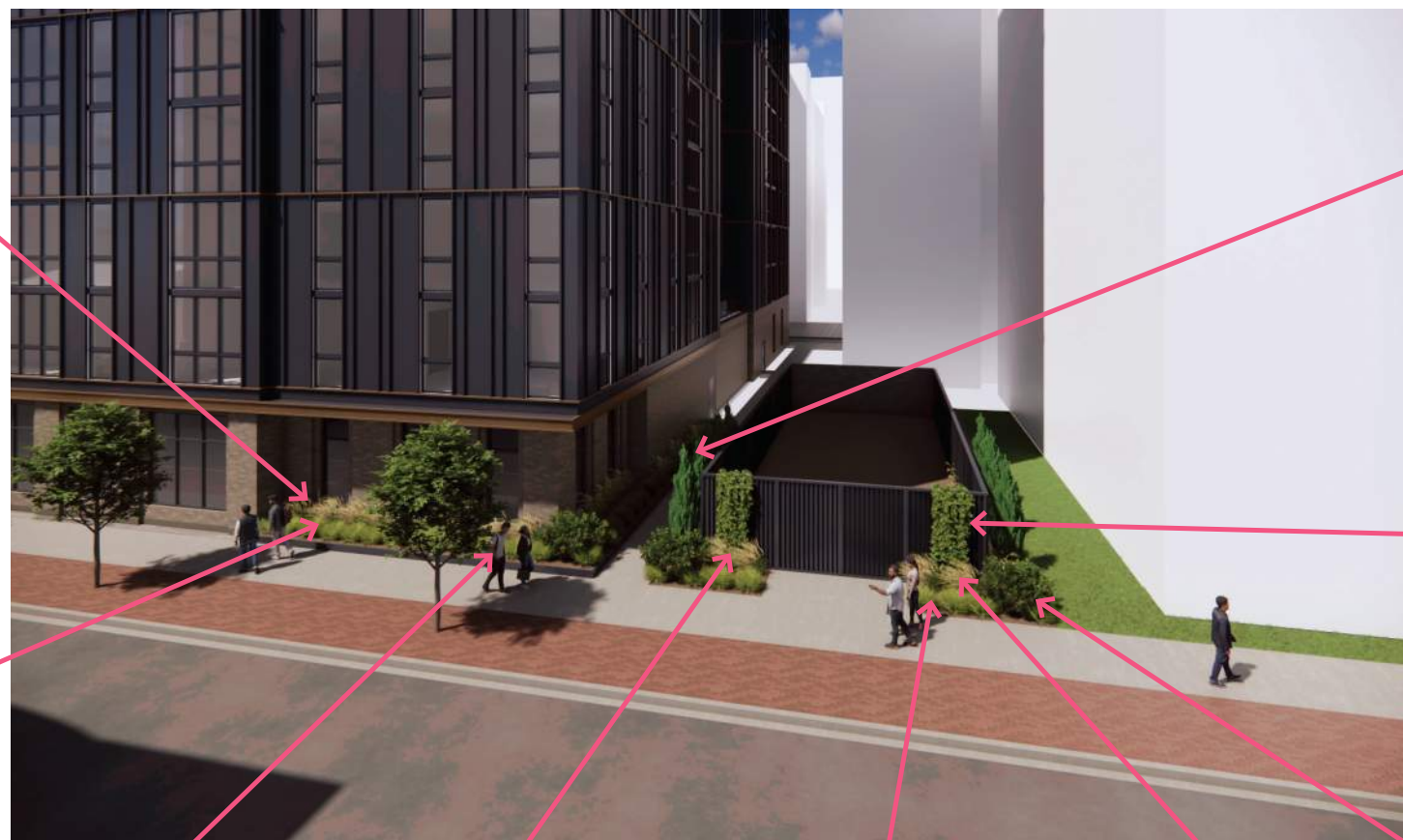
CONCEPT PLANTING PALETTE



PANICUM VIRGATUM 'NORTHWIND'
NORTHWIND SWITCH GRASS



MONARDA DIDYMA 'JACOB CLINE'
JACOB CLINE BEEBALM



CARPINUS CAROLINIANA 'J.N. UPRIGHT'
FIRESPIRE MUSCLEWOOD



PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY



ECHINACEA 'ALBA'
WHITE CONEFLOWER



SPOROBOLUS HETEROLEPIS 'TARA'
PRAIRIE DROPSEED



SESLERIA AUTUMNALIS
AUTUMN MOOR GRASS



CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'
KARL FOERSTER GRASS



HYPERICUM KALMIANUM 'AMES'
AMES ST. JOHNSWORT

CONCEPT PLANTING PALETTE

PLANT SCHEDULE - GROUND FLOOR

	BOTANICAL NAME	COMMON NAME
ROW SHADE TREES		
	TBD (Selection by City Forestry)	TBD (Selection by City Forestry)

ORNAMENTAL TREES		
	Aesculus pavia	Red Buckeye
	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry
	Carpinus caroliniana 'J.N. Upright'	Firespire Musclemwood
	Cercis canadensis Alba	White Eastern Redbud
	Cercis canadensis 'Appalachian Red'	Appalachia Eastern Redbud

EVERGREEN SHRUBS		
	Juniperus horizontalis 'Plumosa Compacta Youngstown'	Youngstown Andorra Juniper
	Juniperus horizontalis 'Wiltonii'	Blue Rug Creeping Juniper
	Taxus x media 'Everlow'	Everlow Yew

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

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

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

GROUNDCOVERS		
	Amsonia 'Blue Ice'	Blue Ice Amsonia
	Galium odoratum	Sweet Woodruff
	Heuchera sanguinea 'Firefly'	Firefly Coralbells

VINES		
	Parthenocissus tricuspidata	Boston Ivy