



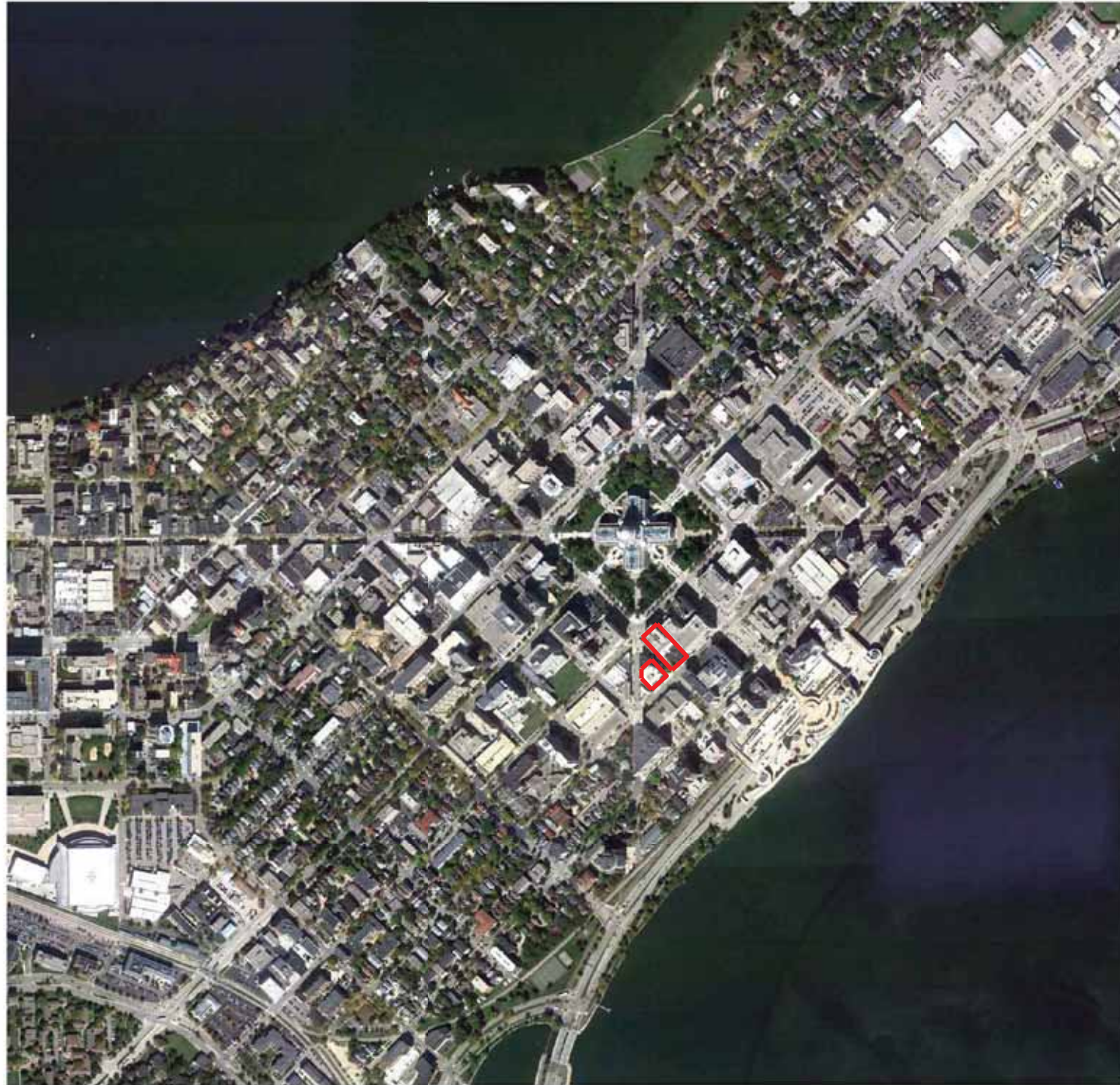
# ANCHOR PROPERTIES REDEVELOPMENT

URBAN DESIGN COMMISSION SUBMISSION: 04 MARCH 2015

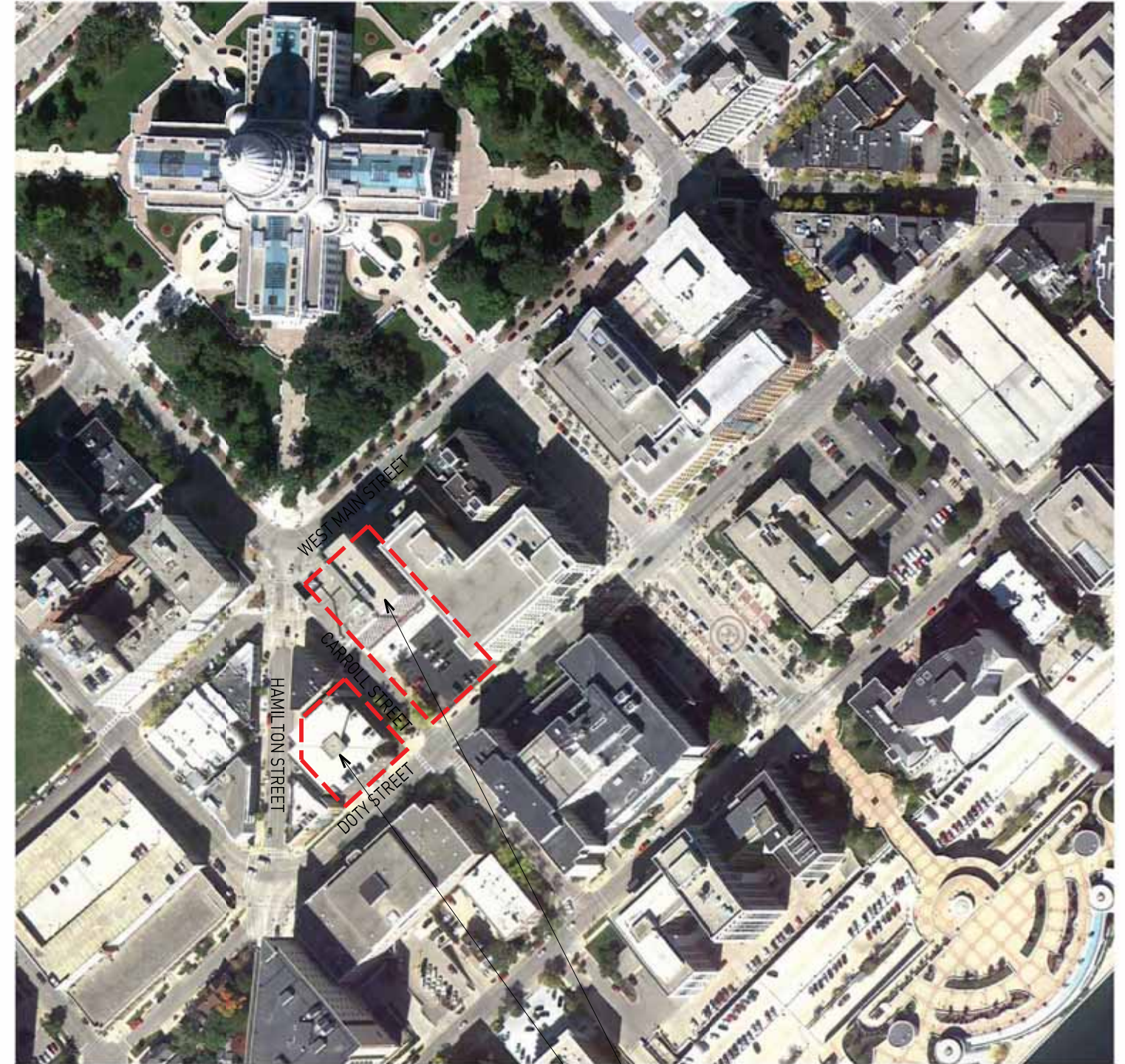


Urban Land Interests

# AREA MAP

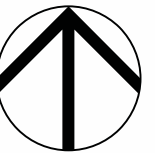


# LOCATION MAP



25 WEST MAIN STREET  
(PREVIOUSLY APPROVED)

115 SOUTH HAMILTON STREET



## ANCHOR PROPERTIES REDEVELOPMENT

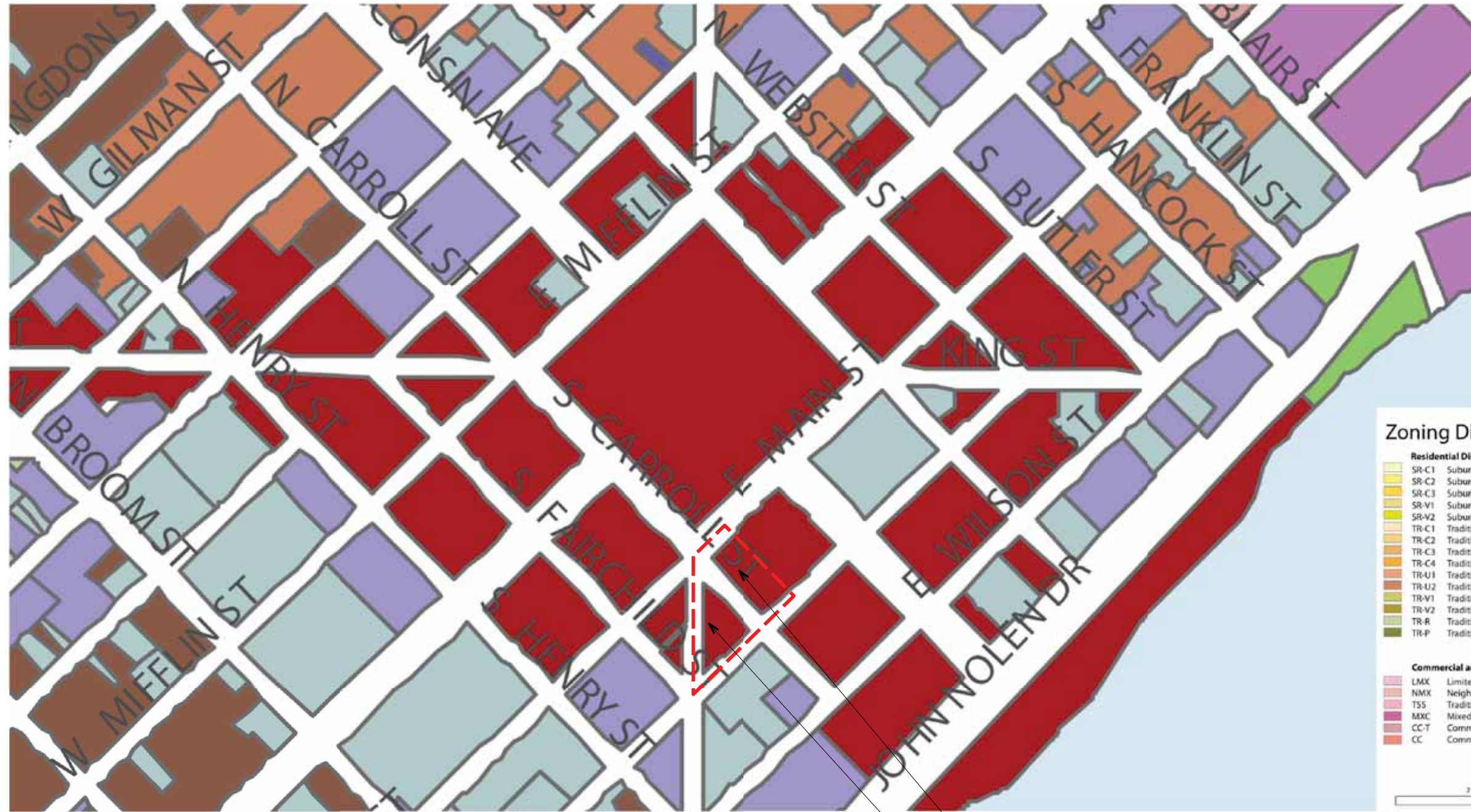
MARCH 4, 2015



Urban Land Interests



# ZONING MAP



**Zoning Districts**

<b>Residential Districts</b>		<b>Employment Districts</b>	
SR-C1	Suburban Residential - Consistent District 1	TE	Traditional Employment District
SR-C2	Suburban Residential - Consistent District 2	SE	Suburban Employment Center District
SR-C3	Suburban Residential - Consistent District 3	SEC	Suburban Employment Center District
SR-V1	Suburban Residential - Varied District 1	EC	Employment Campus District
SR-V2	Suburban Residential - Varied District 2	IL	Industrial - Limited District
TR-C1	Traditional Residential - Consistent District 1	IG	Industrial - General District
TR-C2	Traditional Residential - Consistent District 2	<b>Downtown and Urban Districts</b>	
TR-C3	Traditional Residential - Consistent District 3	DC	Downtown Core District
TR-C4	Traditional Residential - Consistent District 4	UOR	Urban Office Residential District
TR-U1	Traditional Residential - Urban District 1	UMX	Urban Mixed Use District
TR-U2	Traditional Residential - Urban District 2	DRI	Downtown Residential 1
TR-V1	Traditional Residential - Varied District 1	DR2	Downtown Residential 2
TR-V2	Traditional Residential - Varied District 2	<b>Special Districts</b>	
TR-R	Traditional Residential - Rustic District	A	Agricultural District
TR-P	Traditional Residential - Planned District	LIA	Urban Agricultural District
<b>Commercial and Mixed-Use Districts</b>		CN	Conservancy District
LMX	Limited Mixed Use District	PR	Parks and Recreation District
NMX	Neighborhood Mixed Use District	AP	Airport District
TSS	Traditional Shopping Street District	CI	Campus Institutional District
MXC	Mixed-Use Center District	PD	Planned Development District
CC-T	Commercial Corridor - Transitional District	PMHP	Planned Mobile Home Park District
CC	Commercial Center District		

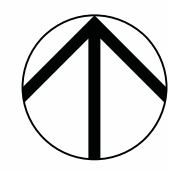
Prepared by the City of Madison Planning Division and Zoning Staff | December 2013

25 WEST MAIN STREET  
(PREVIOUSLY APPROVED)

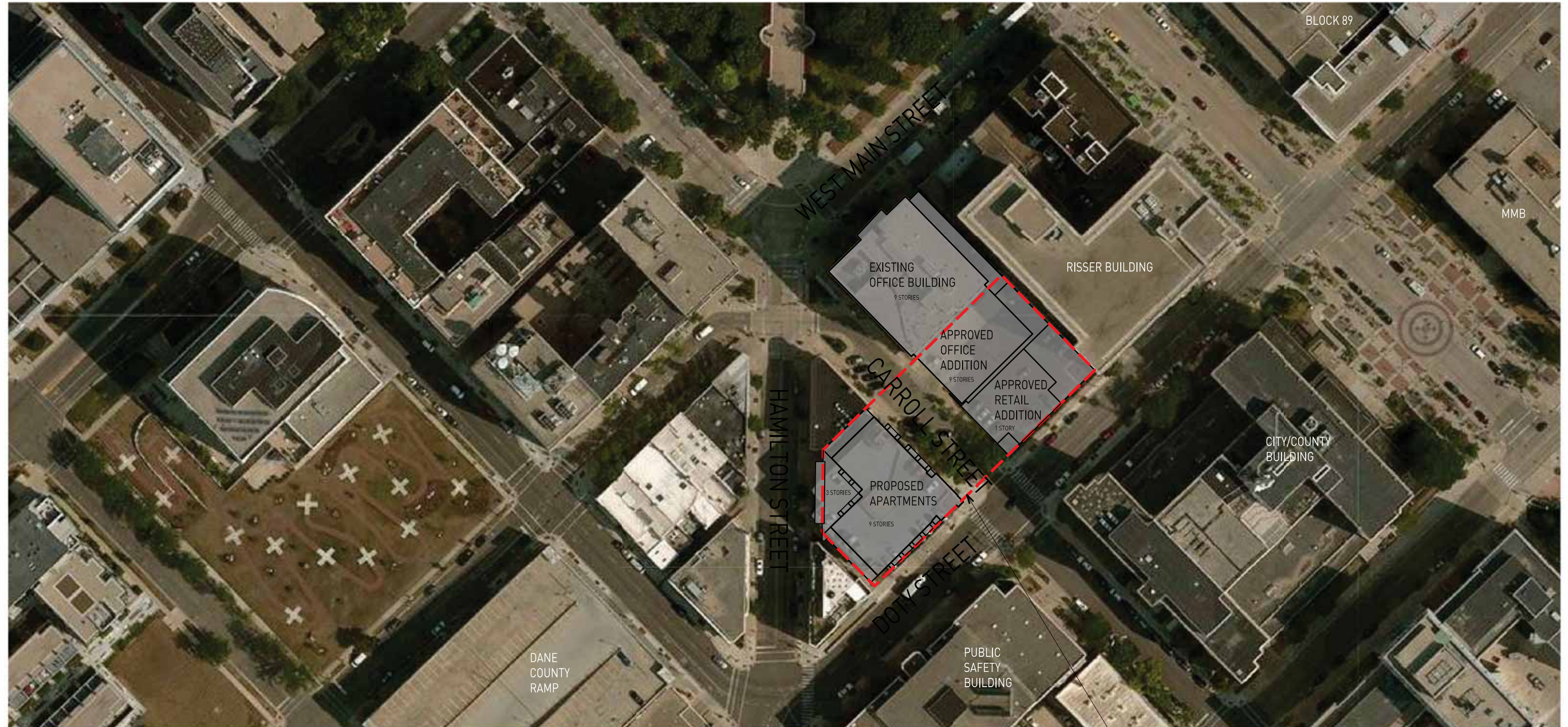
115 SOUTH HAMILTON STREET

## ANCHOR PROPERTIES REDEVELOPMENT

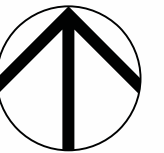
MARCH 4, 2015



# AERIAL VIEW



EXTENT OF APPROVED  
UNDERGROUND  
PARKING GARAGE



## ANCHOR PROPERTIES REDEVELOPMENT

MARCH 4, 2015



Urban Land Interests



# CONTEXT PLAN



## ANCHOR PROPERTIES REDEVELOPMENT

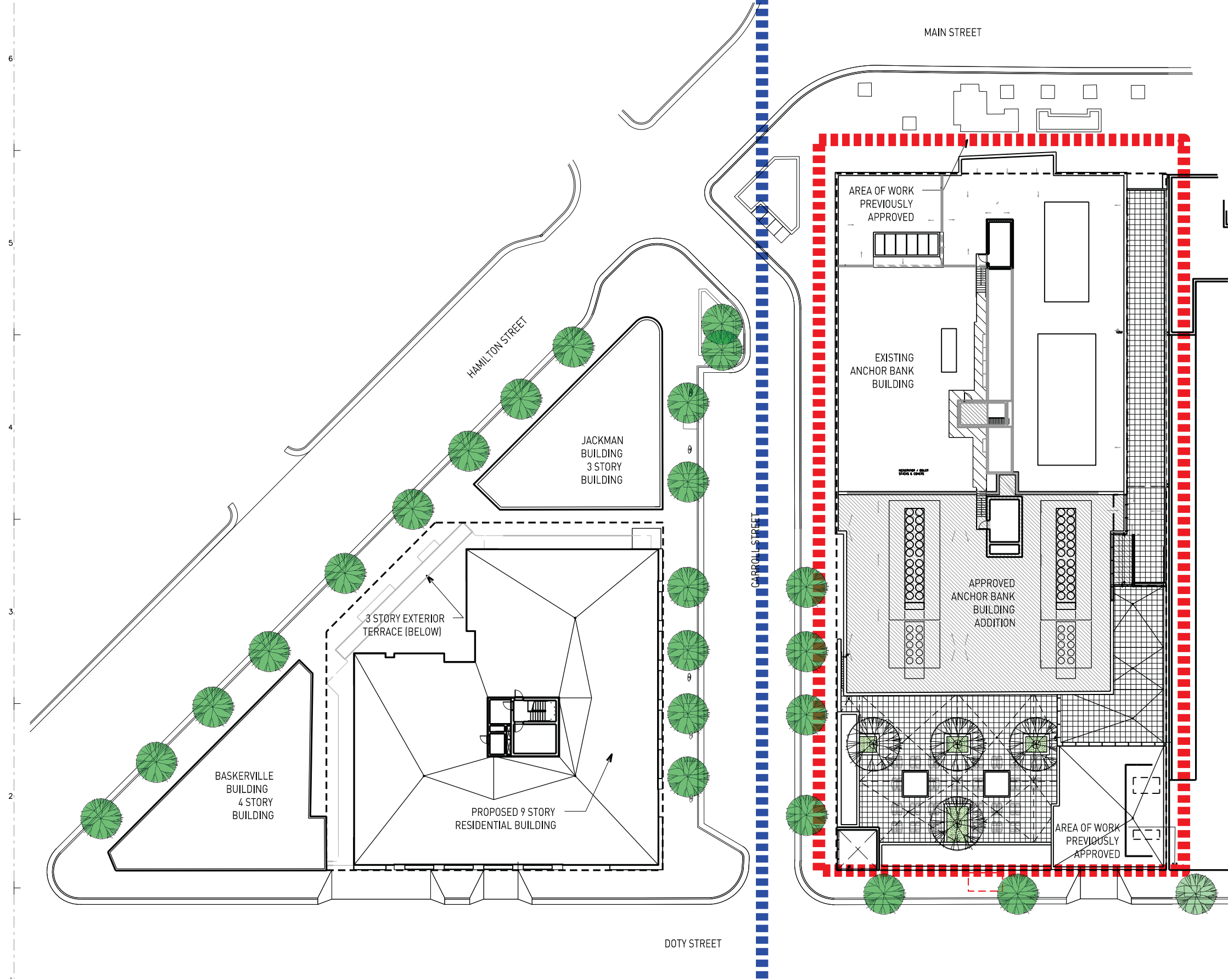
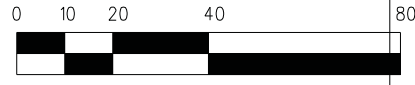
MARCH 4, 2015



Urban Land Interests



# SITE PLAN



## ANCHOR PROPERTIES REDEVELOPMENT

MARCH 4, 2015



Urban Land Interests



# CONTEXT PHOTOS



VIEW 1



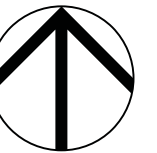
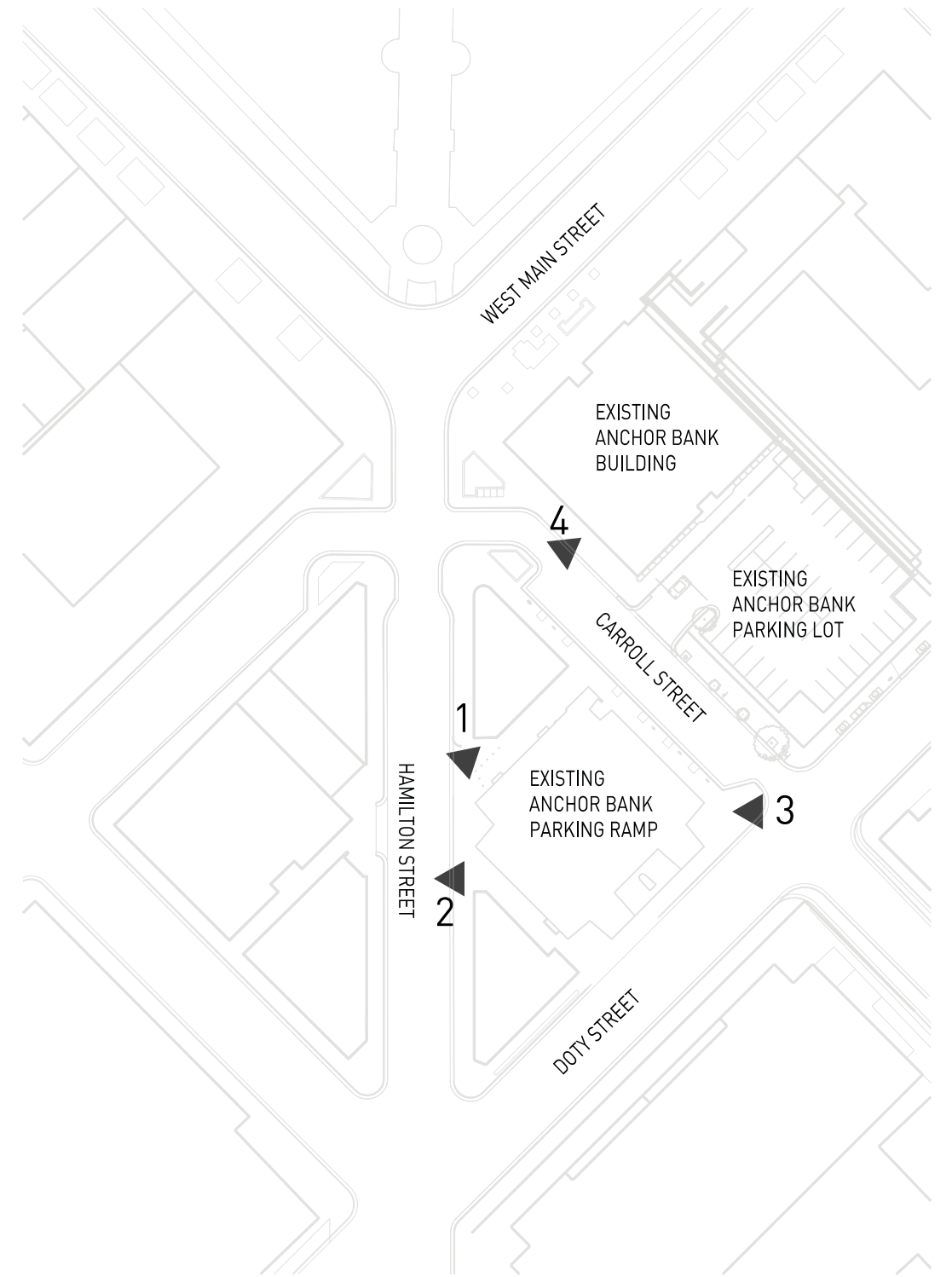
VIEW 2



VIEW 4



VIEW 3



## ANCHOR PROPERTIES REDEVELOPMENT

MARCH 4, 2015



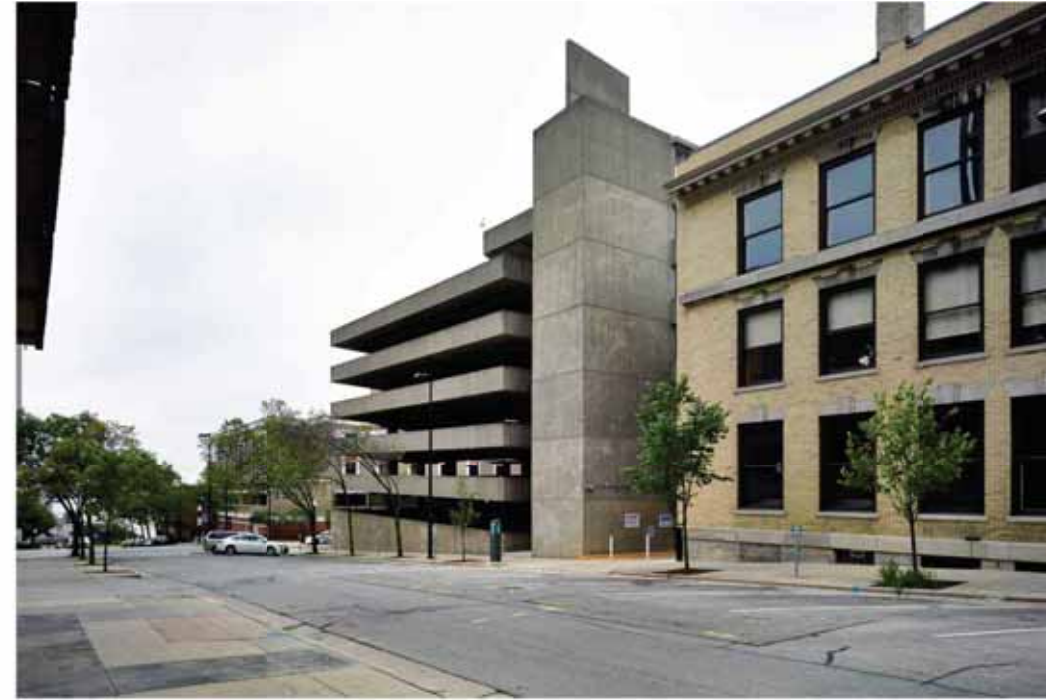
Urban Land Interests



# CONTEXT PHOTOS



VIEW 1



VIEW 2



VIEW 3



VIEW 4





# CONTEXT PHOTOS



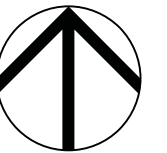
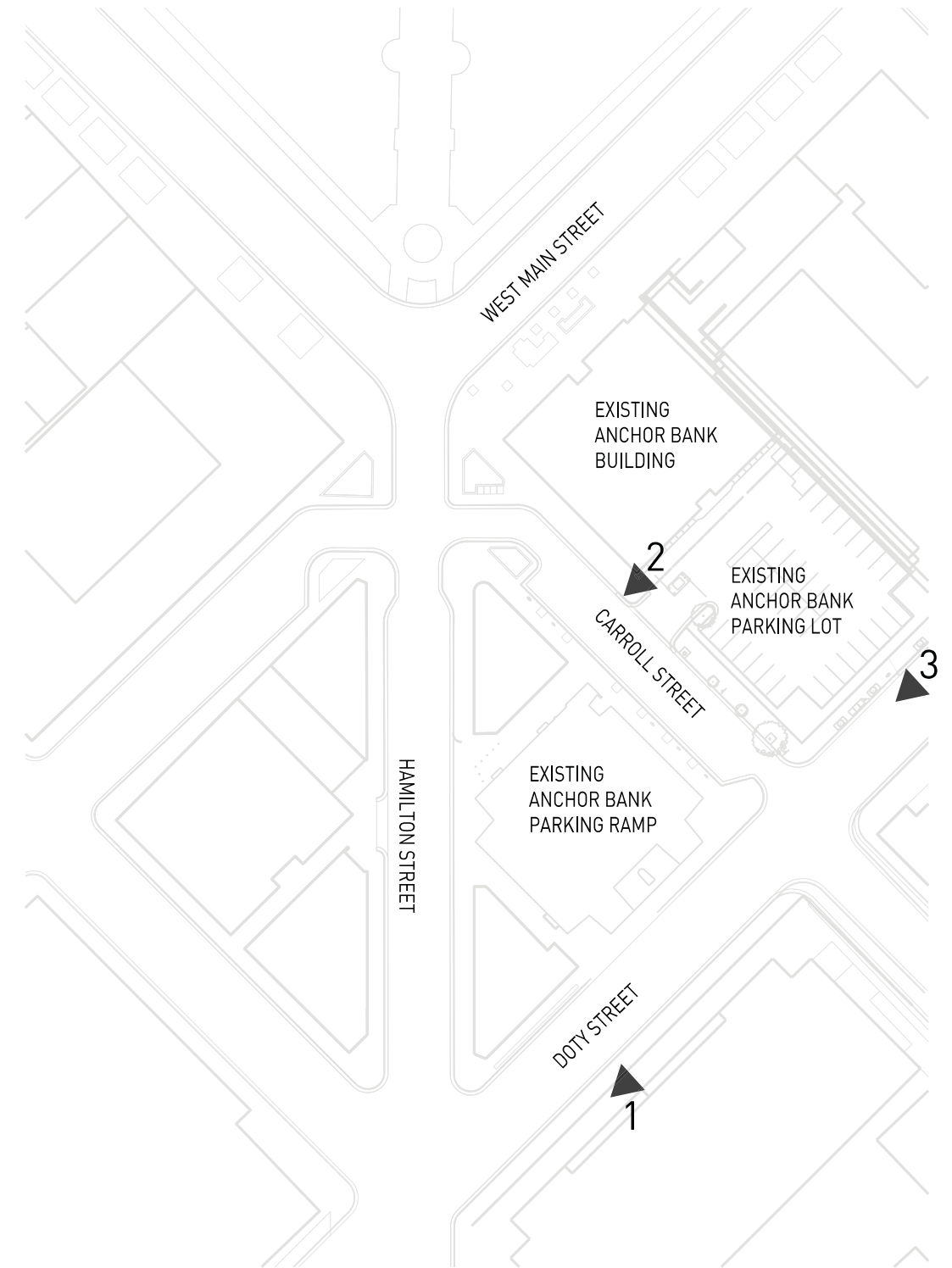
VIEW 1



VIEW 2



VIEW 3



## ANCHOR PROPERTIES REDEVELOPMENT

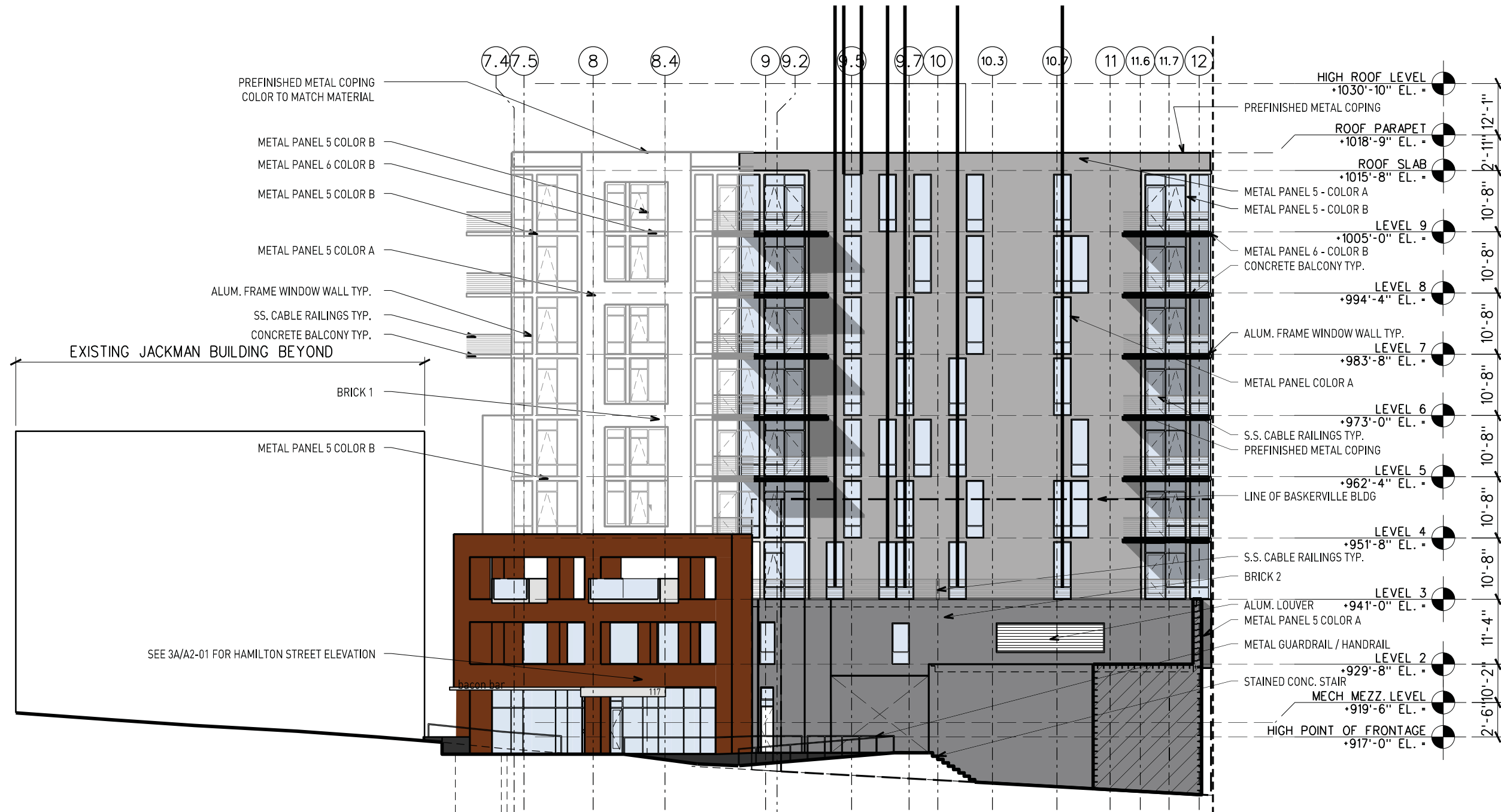
MARCH 4, 2015



Urban Land Interests



# RESIDENTIAL ELEVATION - WEST ABOVE BASKERVILLE BUILDING



# RESIDENTIAL ELEVATION - NORTH ABOVE JACKMAN BUILDING





# RESIDENTIAL ELEVATION - SOUTH

## DOTY STREET



# RESIDENTIAL ELEVATION - SOUTHWEST HAMILTON STREET



ANCHOR PROPERTIES REDEVELOPMENT

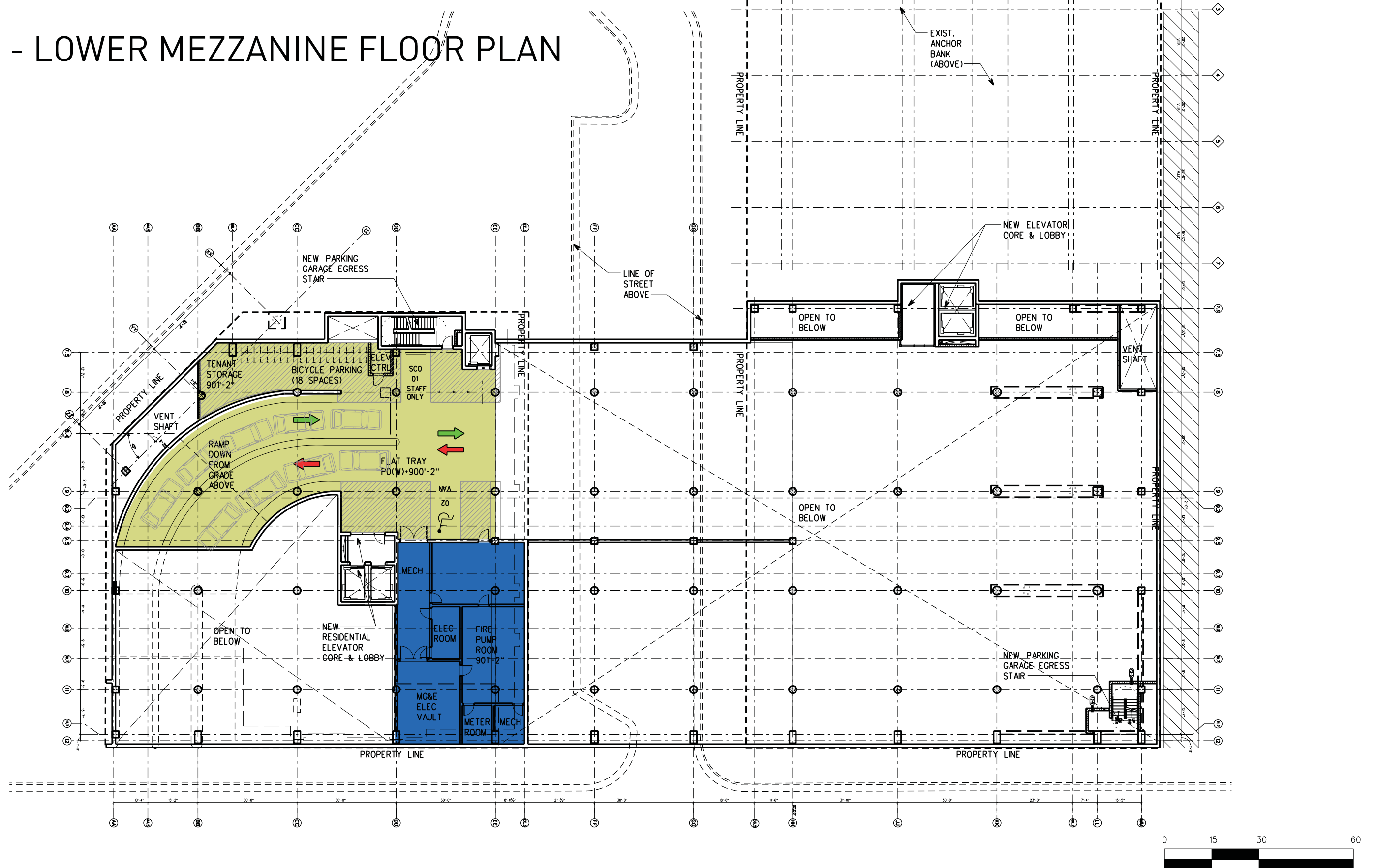
MARCH 4, 2015



Urban Land Interests



# LEVEL LM - LOWER MEZZANINE FLOOR PLAN



**PREVIOUSLY APPROVED - FOR REFERENCE ONLY**  
**ANCHOR PROPERTIES REDEVELOPMENT**

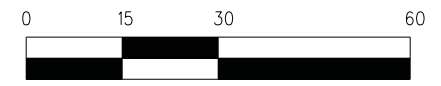
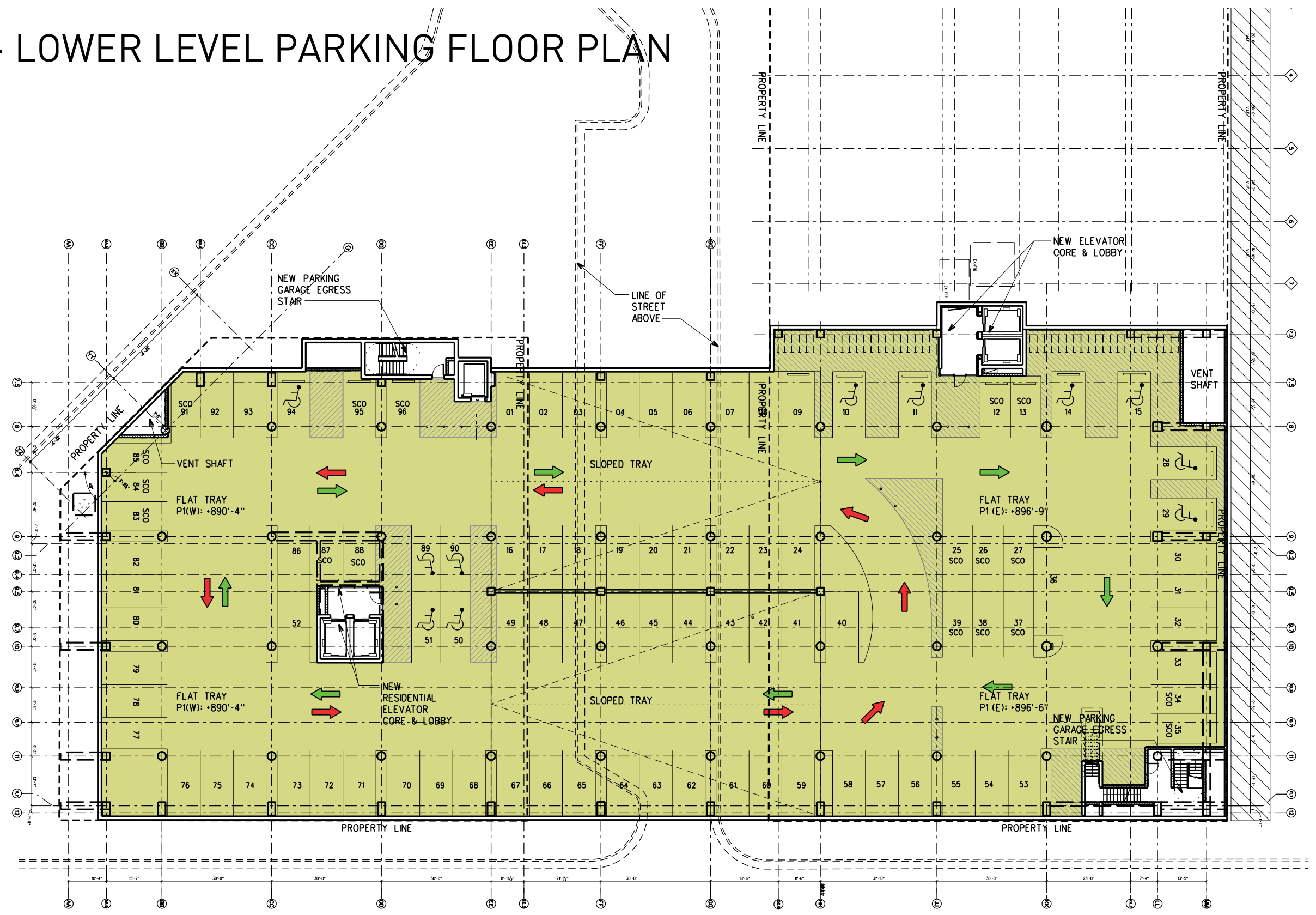
MARCH 4, 2015



Urban Land Interests



# LEVEL P1 - LOWER LEVEL PARKING FLOOR PLAN



**PREVIOUSLY APPROVED - FOR REFERENCE ONLY**  
**ANCHOR PROPERTIES REDEVELOPMENT**

MARCH 4, 2015

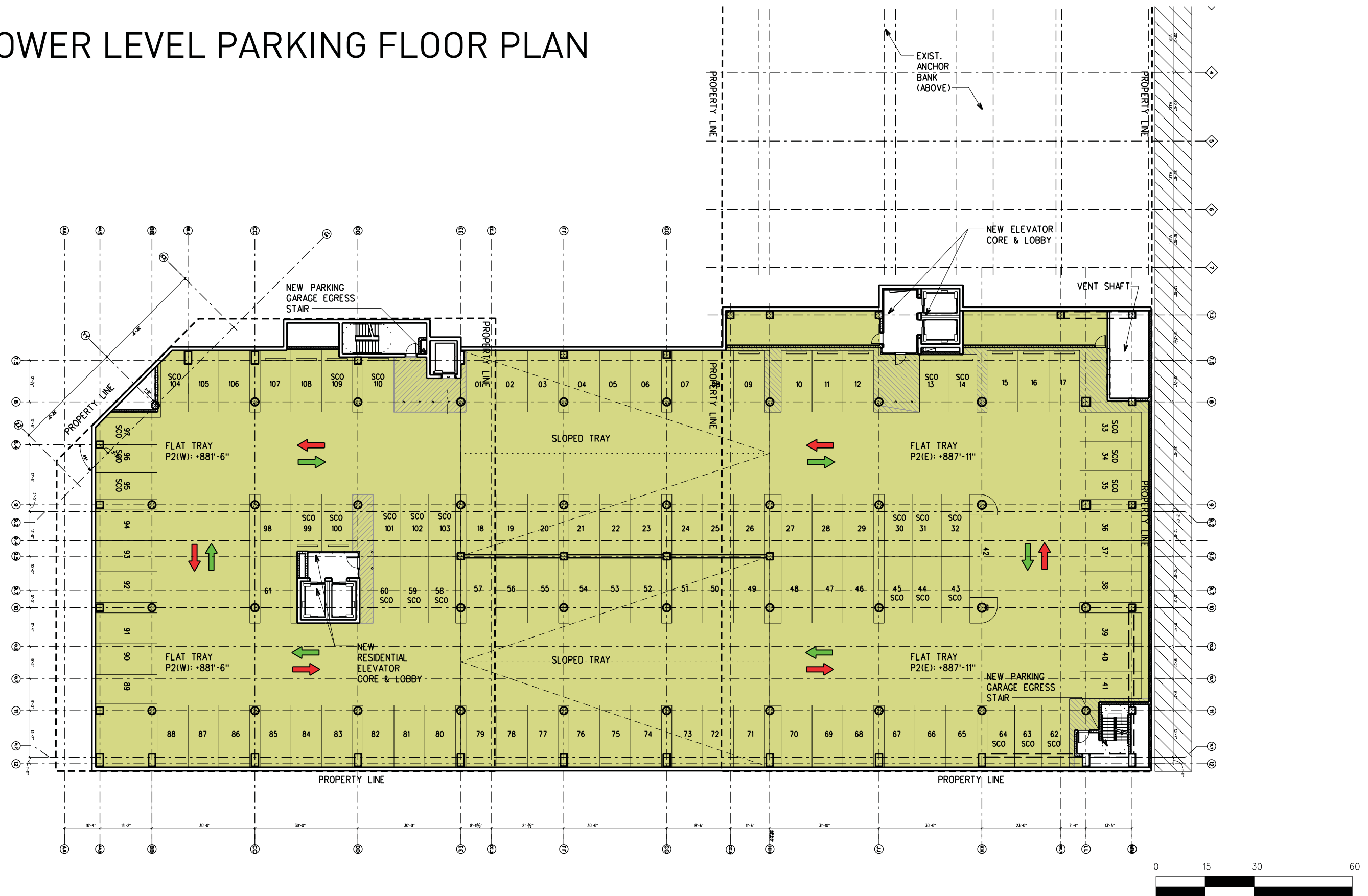


Urban Land Interests





# LEVEL P2 - LOWER LEVEL PARKING FLOOR PLAN



**PREVIOUSLY APPROVED - FOR REFERENCE ONLY**  
**ANCHOR PROPERTIES REDEVELOPMENT**

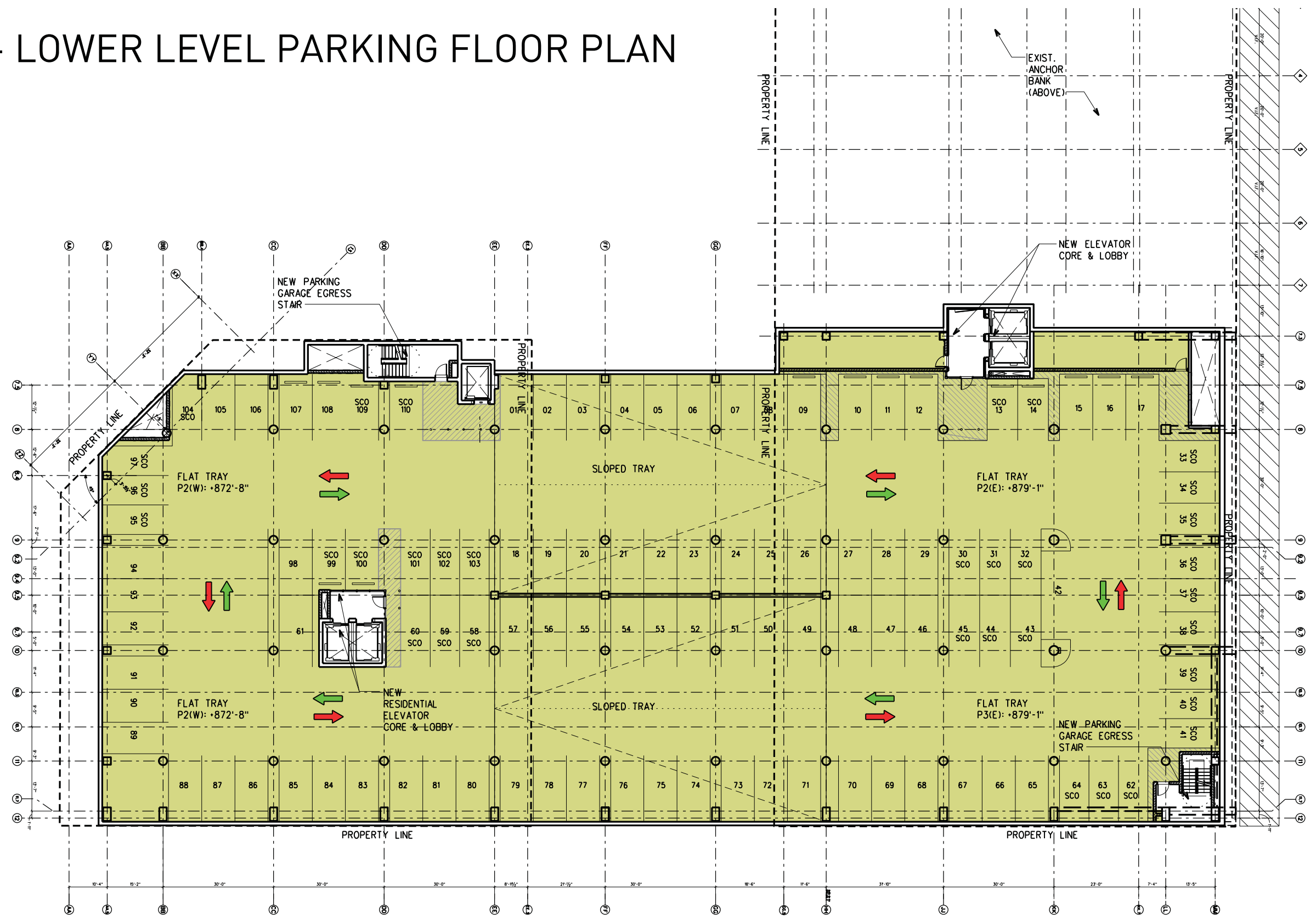
MARCH 4, 2015



Urban Land Interests



# LEVEL P3 - LOWER LEVEL PARKING FLOOR PLAN



**PREVIOUSLY APPROVED - FOR REFERENCE ONLY**  
ANCHOR PROPERTIES REDEVELOPMENT

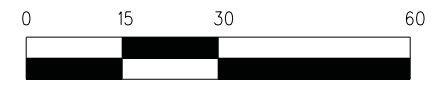
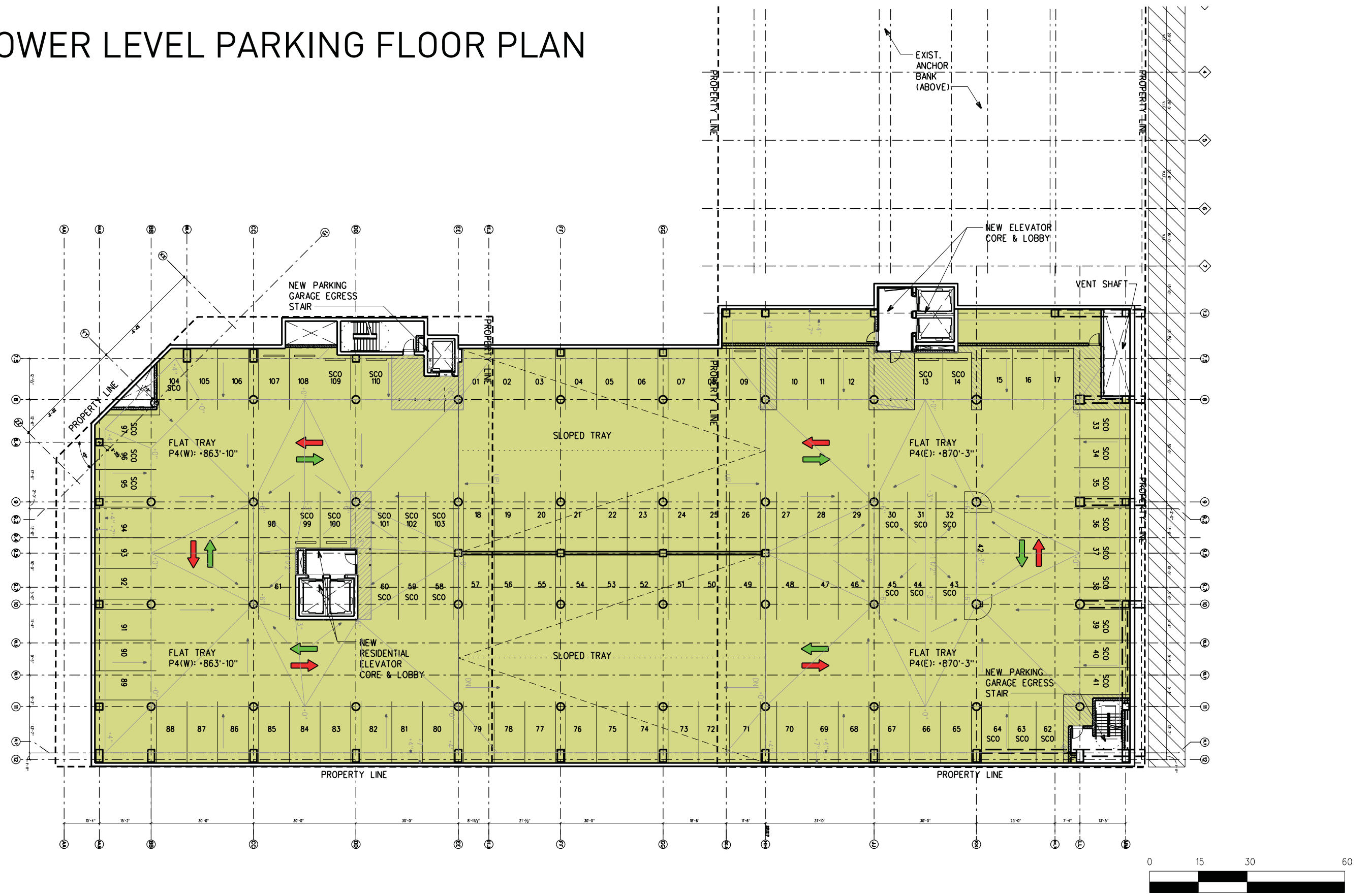
MARCH 4, 2015



Urban Land Interests



# LEVEL P4 - LOWER LEVEL PARKING FLOOR PLAN



**PREVIOUSLY APPROVED - FOR REFERENCE ONLY**  
ANCHOR PROPERTIES REDEVELOPMENT

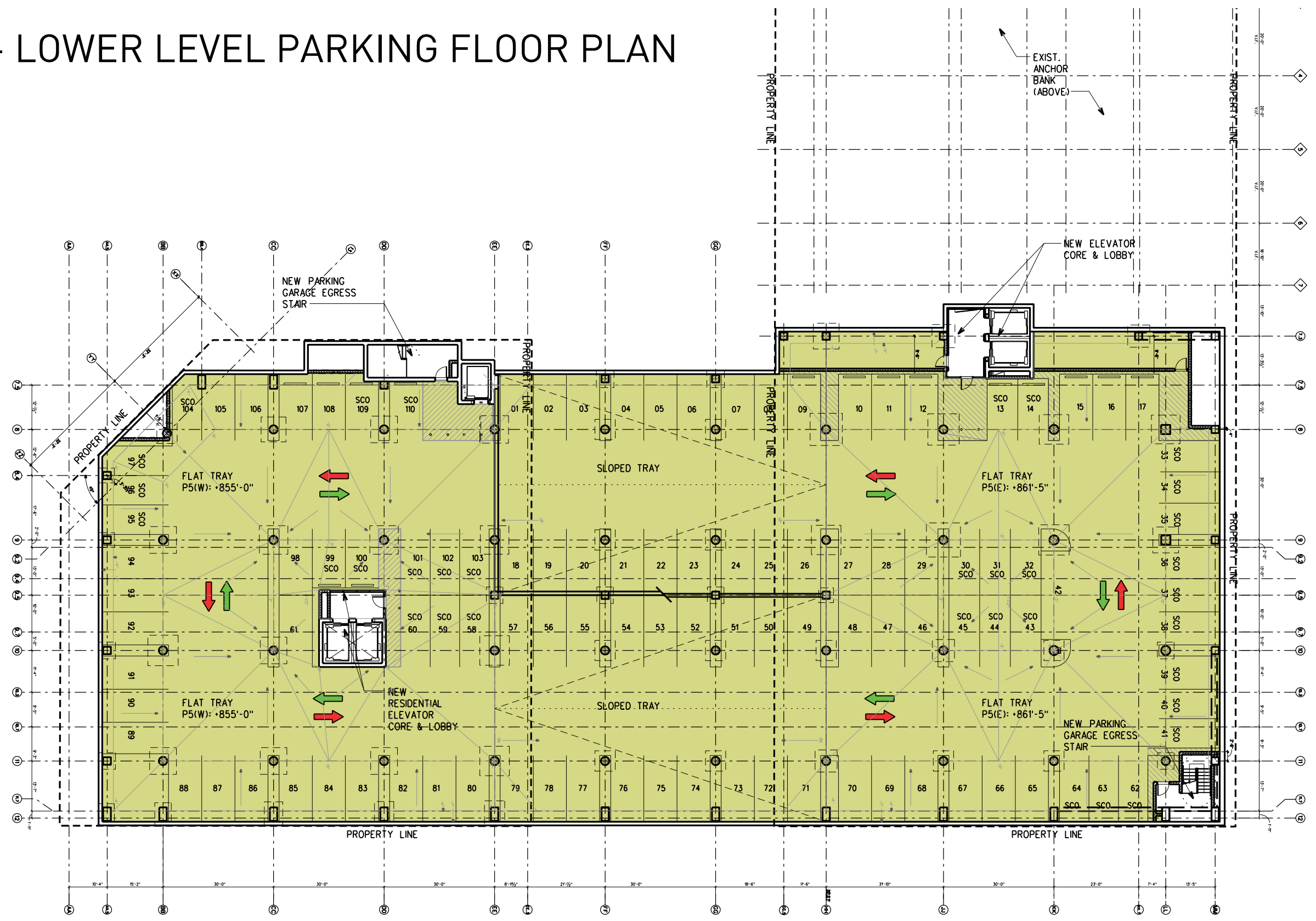
MARCH 4, 2015



Urban Land Interests



# LEVEL P5 - LOWER LEVEL PARKING FLOOR PLAN



**PREVIOUSLY APPROVED - FOR REFERENCE ONLY**  
ANCHOR PROPERTIES REDEVELOPMENT

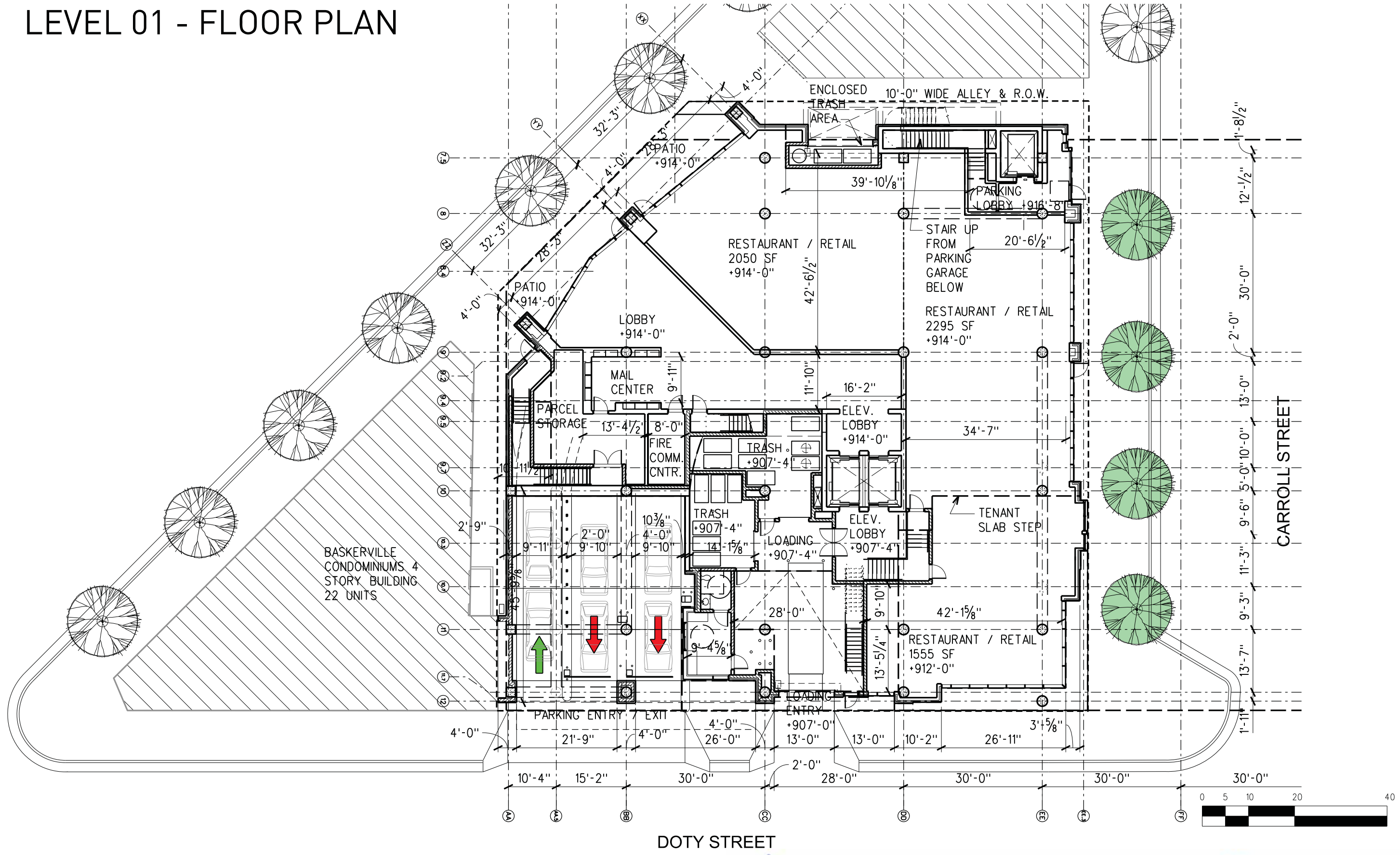
MARCH 4, 2015



Urban Land Interests



# LEVEL 01 - FLOOR PLAN



## ANCHOR PROPERTIES REDEVELOPMENT

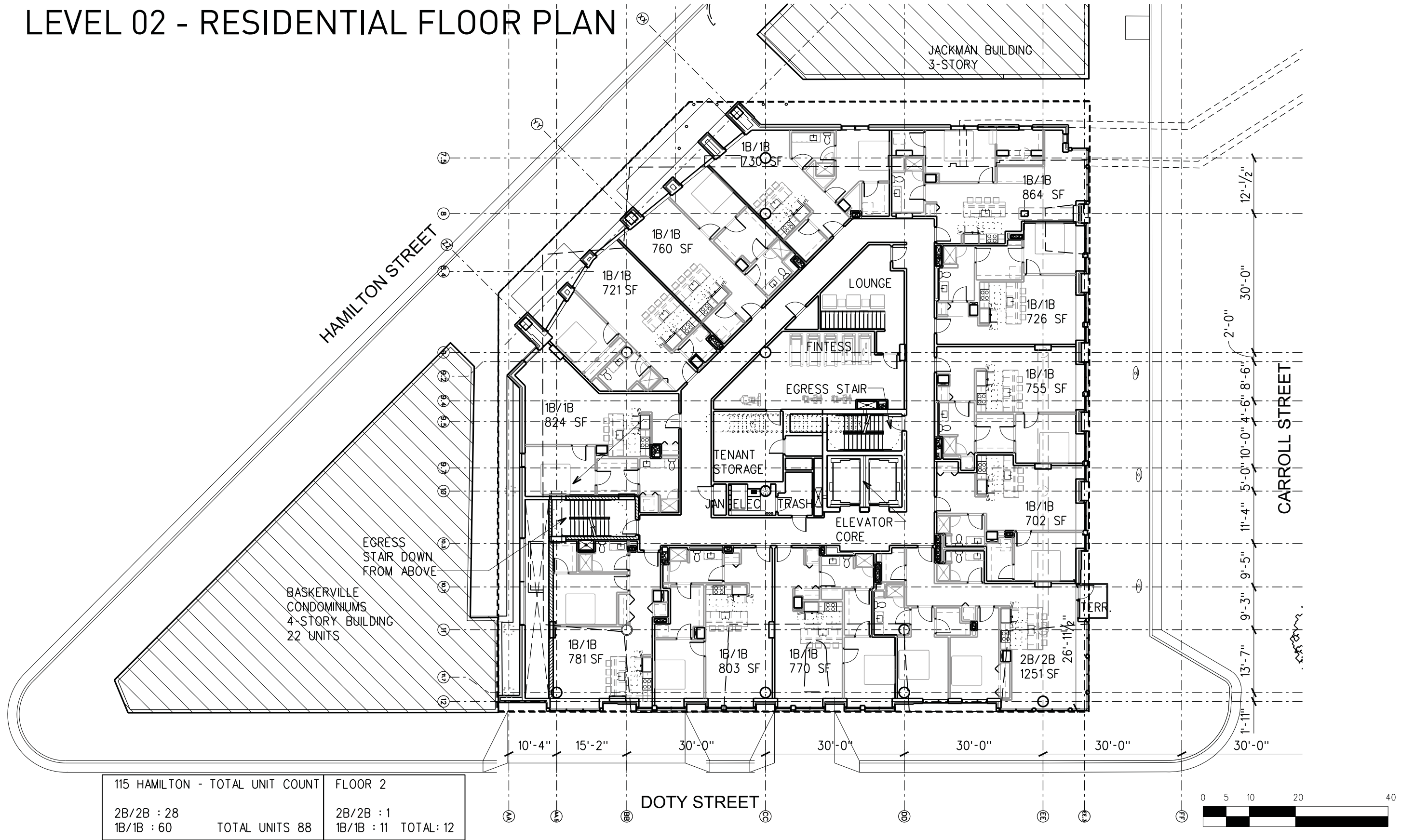
MARCH 4, 2015



Urban Land Interests



# LEVEL 02 - RESIDENTIAL FLOOR PLAN



115 HAMILTON - TOTAL UNIT COUNT		FLOOR 2	
2B/2B : 28		2B/2B : 1	
1B/1B : 60	TOTAL UNITS 88	1B/1B : 11	TOTAL: 12

## ANCHOR PROPERTIES REDEVELOPMENT

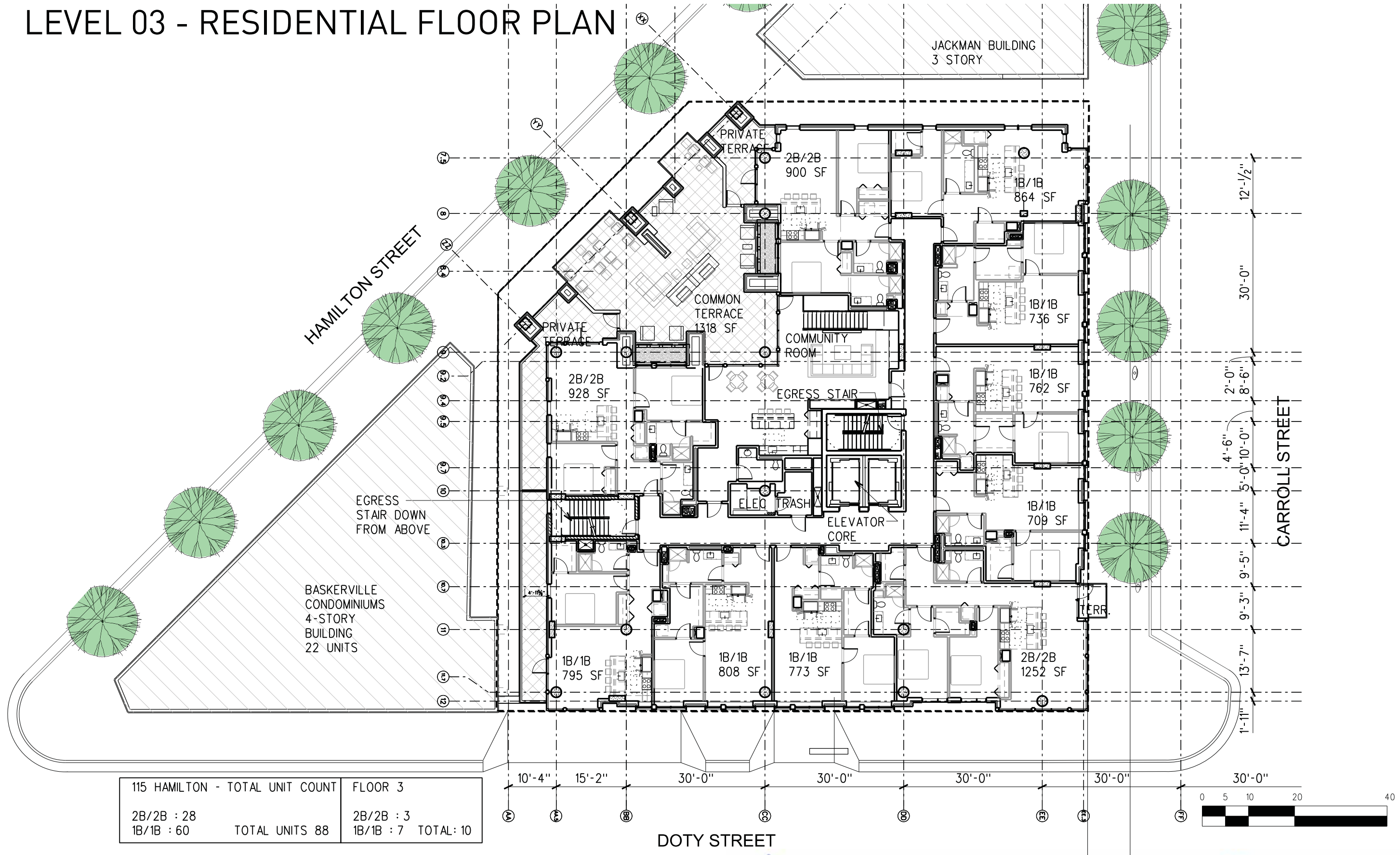
MARCH 4, 2015



Urban Land Interests



# LEVEL 03 - RESIDENTIAL FLOOR PLAN



115 HAMILTON - TOTAL UNIT COUNT	FLOOR 3
2B/2B : 28	2B/2B : 3
1B/1B : 60	1B/1B : 7
TOTAL UNITS 88	TOTAL : 10

## ANCHOR PROPERTIES REDEVELOPMENT

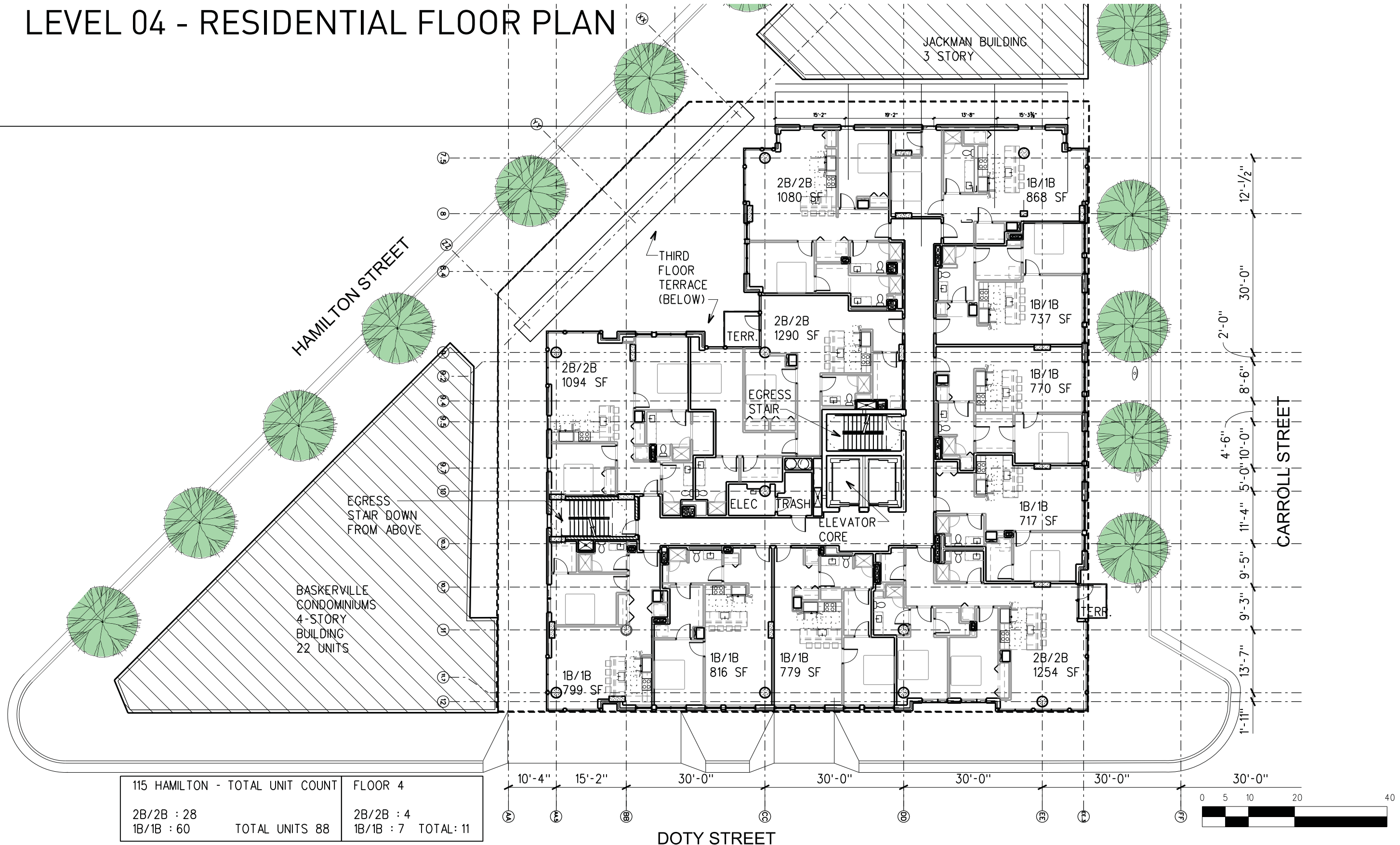
MARCH 4, 2015



Urban Land Interests



# LEVEL 04 - RESIDENTIAL FLOOR PLAN



115 HAMILTON - TOTAL UNIT COUNT	FLOOR 4
2B/2B : 28	2B/2B : 4
1B/1B : 60	1B/1B : 7
TOTAL UNITS 88	TOTAL: 11

## ANCHOR PROPERTIES REDEVELOPMENT

MARCH 4, 2015

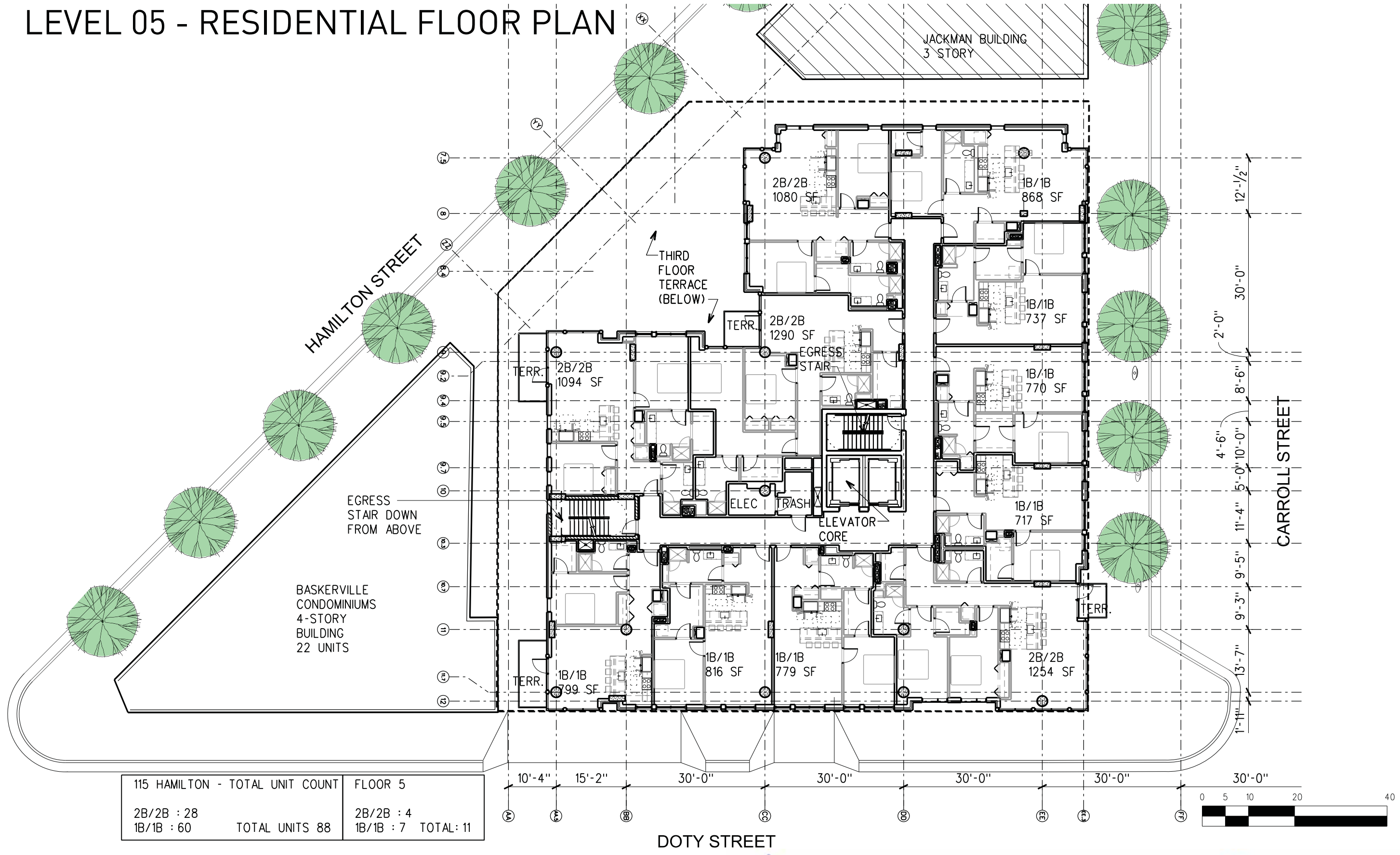


Urban Land Interests





# LEVEL 05 - RESIDENTIAL FLOOR PLAN



115 HAMILTON - TOTAL UNIT COUNT		FLOOR 5	
2B/2B : 28		2B/2B : 4	
1B/1B : 60	TOTAL UNITS 88	1B/1B : 7	TOTAL: 11

## ANCHOR PROPERTIES REDEVELOPMENT

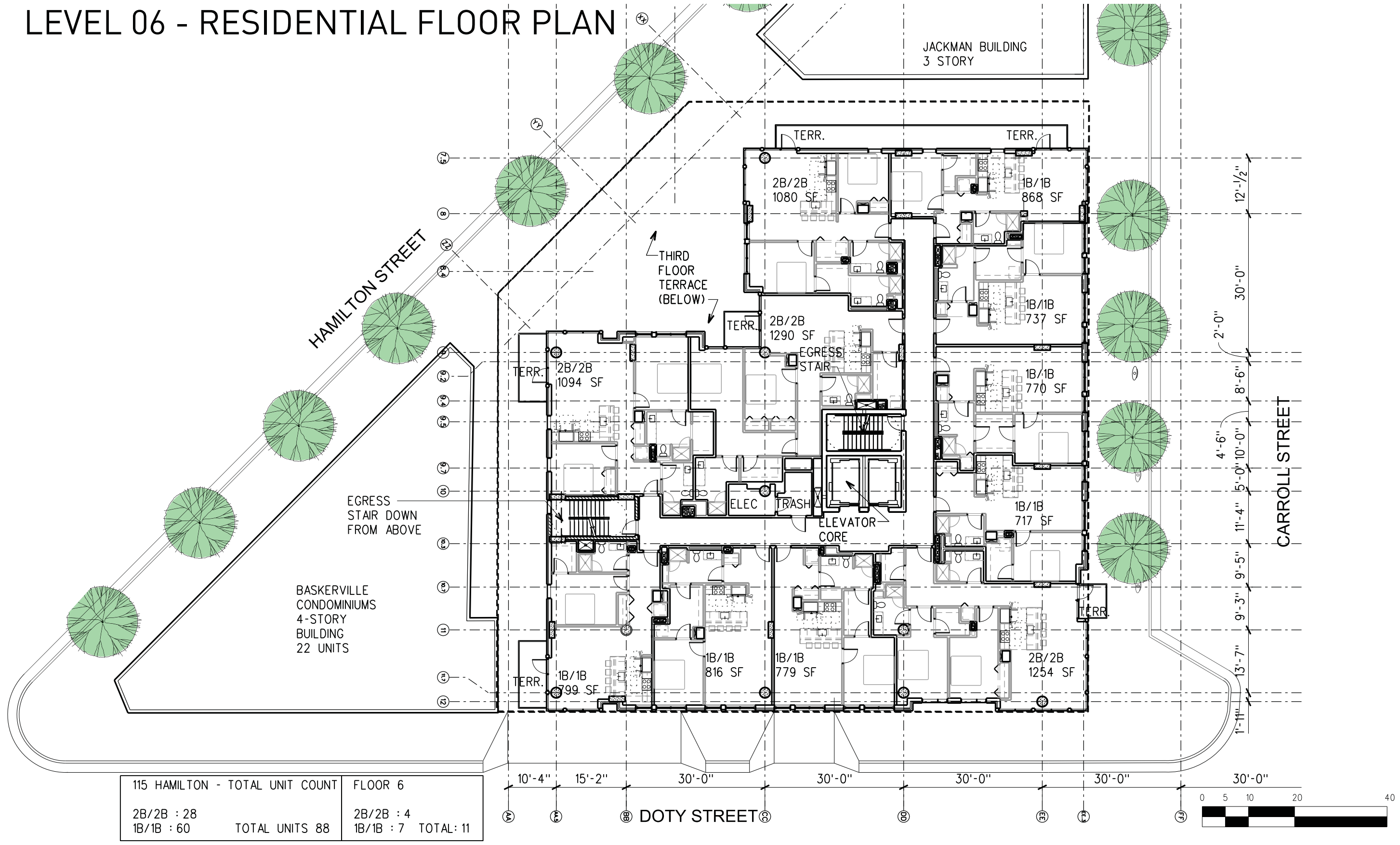
MARCH 4, 2015



Urban Land Interests



# LEVEL 06 - RESIDENTIAL FLOOR PLAN



115 HAMILTON - TOTAL UNIT COUNT	FLOOR 6
2B/2B : 28	2B/2B : 4
1B/1B : 60	1B/1B : 7
TOTAL UNITS 88	TOTAL: 11

## ANCHOR PROPERTIES REDEVELOPMENT

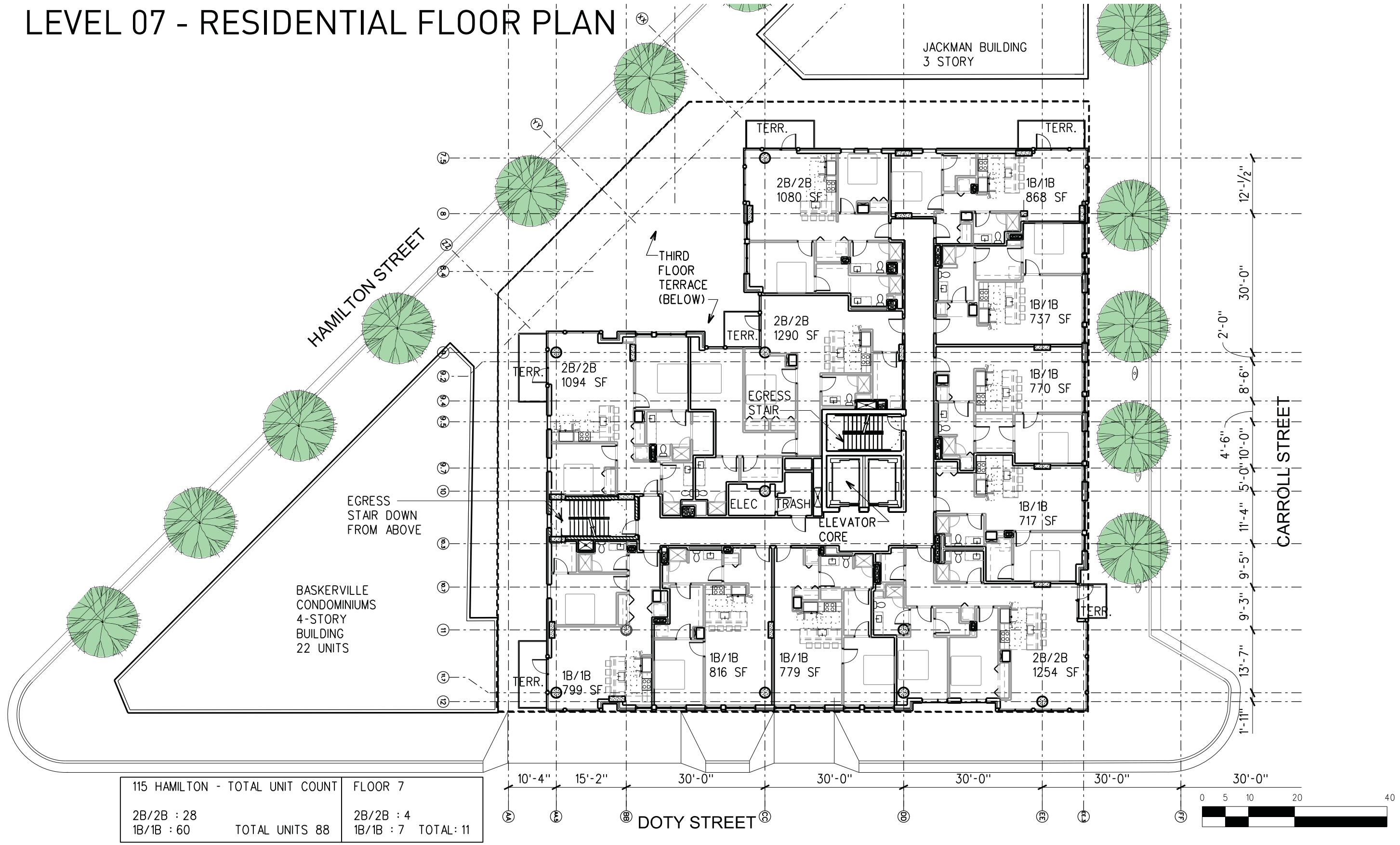
MARCH 4, 2015



Urban Land Interests



# LEVEL 07 - RESIDENTIAL FLOOR PLAN



115 HAMILTON - TOTAL UNIT COUNT		FLOOR 7	
2B/2B : 28		2B/2B : 4	
1B/1B : 60	TOTAL UNITS 88	1B/1B : 7	TOTAL: 11

## ANCHOR PROPERTIES REDEVELOPMENT

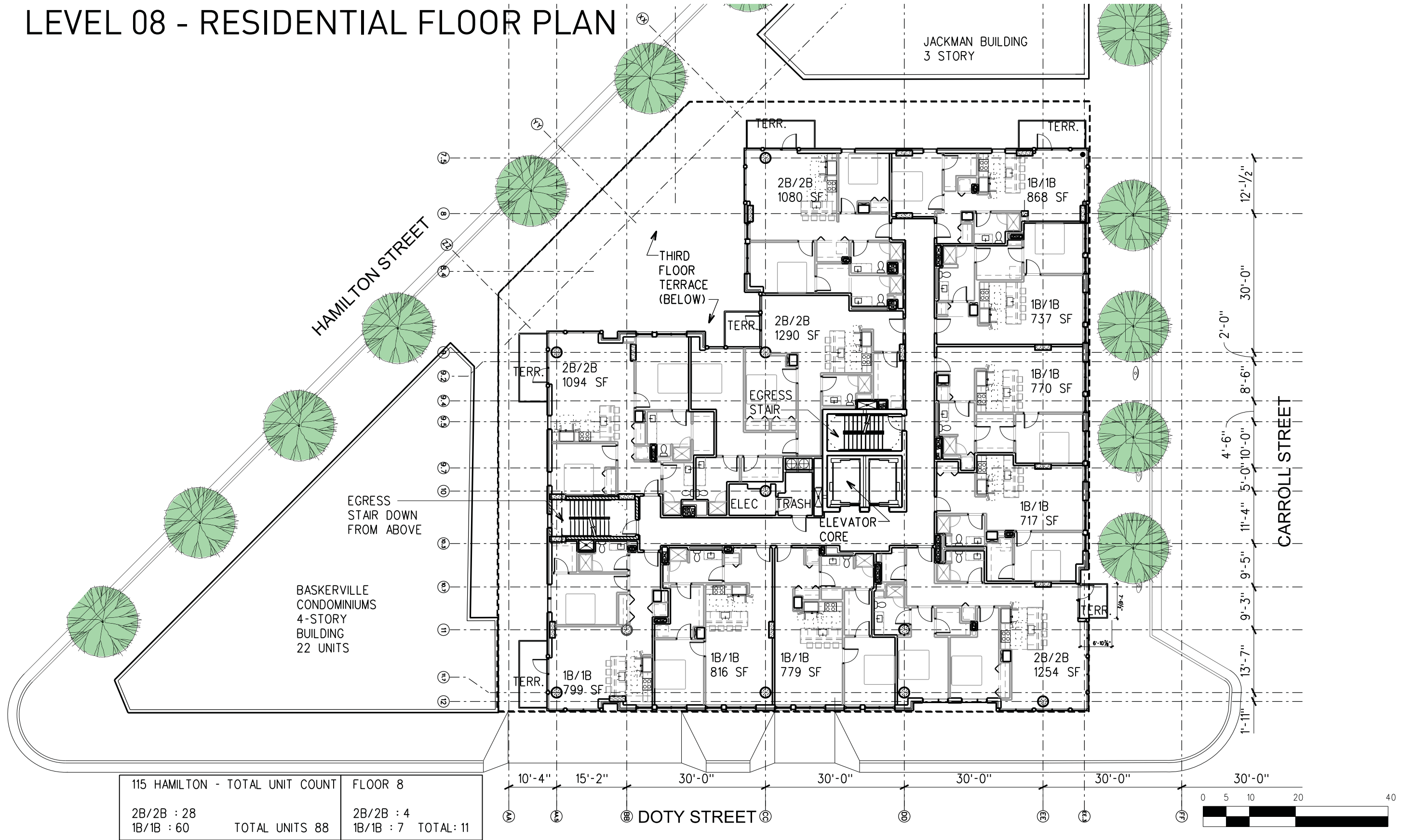
MARCH 4, 2015



Urban Land Interests



# LEVEL 08 - RESIDENTIAL FLOOR PLAN



## ANCHOR PROPERTIES REDEVELOPMENT

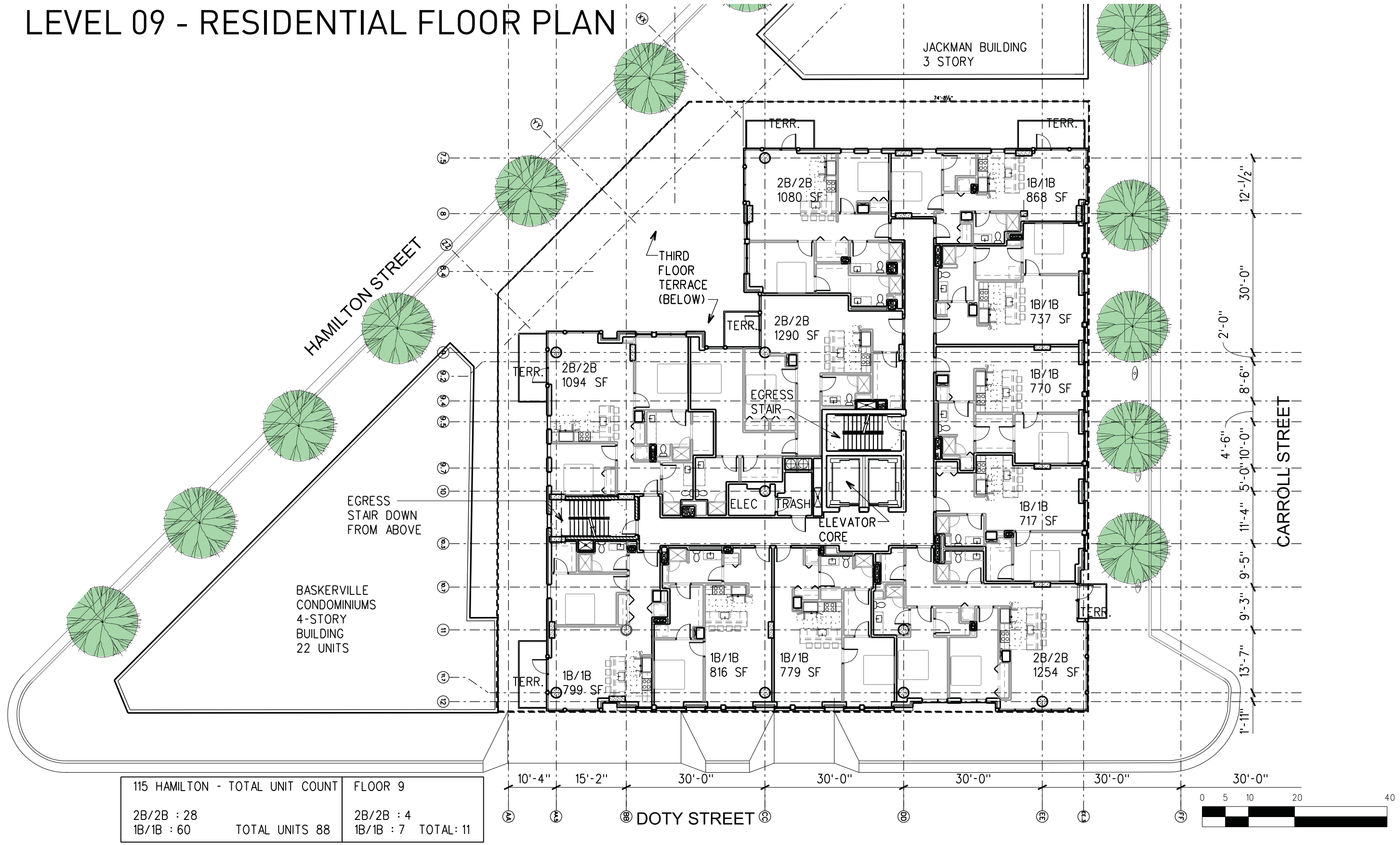
MARCH 4, 2015



Urban Land Interests



# LEVEL 09 - RESIDENTIAL FLOOR PLAN



115 HAMILTON - TOTAL UNIT COUNT		FLOOR 9	
2B/2B : 28		2B/2B : 4	
1B/1B : 60	TOTAL UNITS 88	1B/1B : 7	TOTAL: 11

## ANCHOR PROPERTIES REDEVELOPMENT

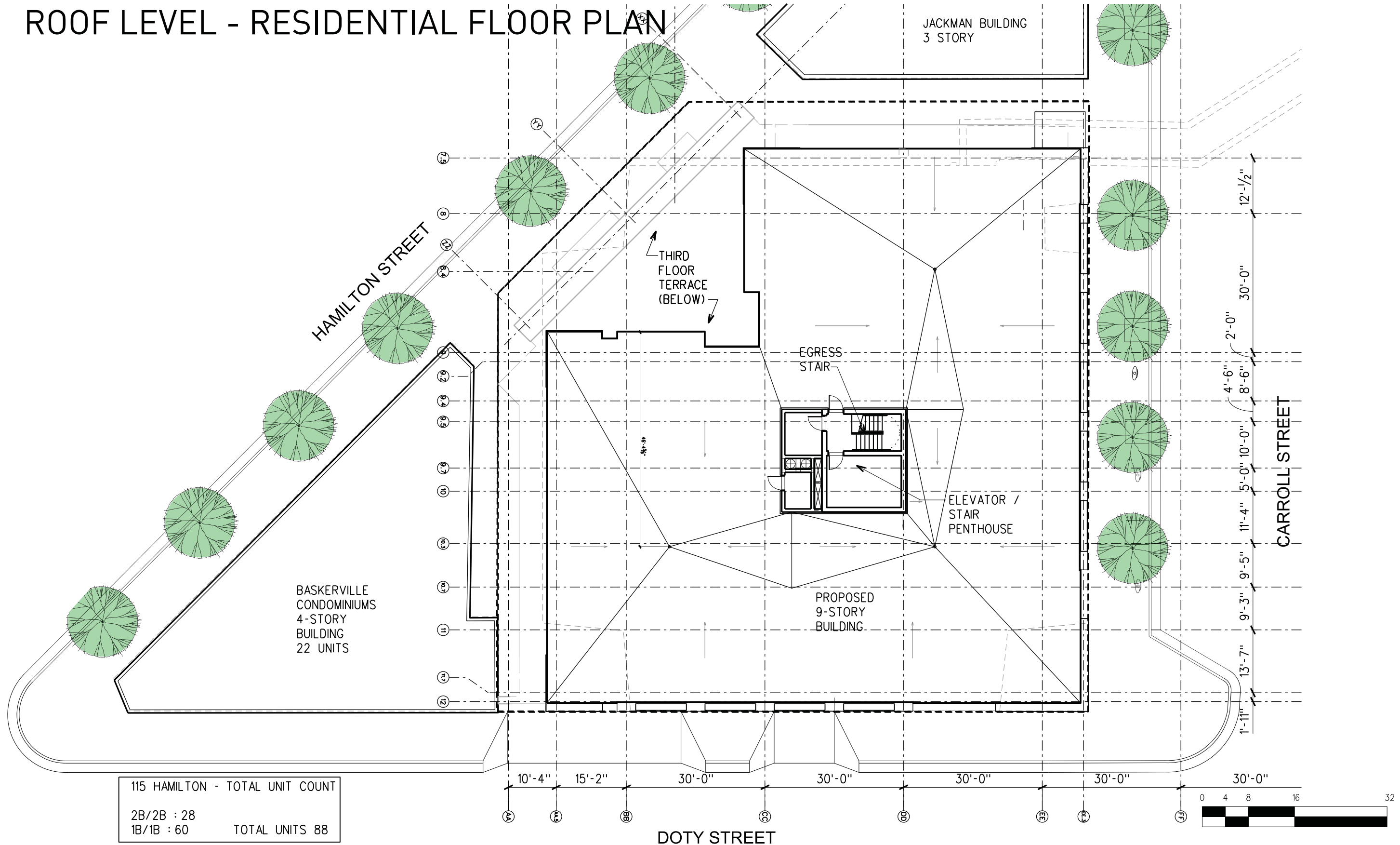
MARCH 4, 2015



Urban Land Interests



# ROOF LEVEL - RESIDENTIAL FLOOR PLAN



115 HAMILTON - TOTAL UNIT COUNT	
2B/2B : 28	TOTAL UNITS 88
1B/1B : 60	

ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 4, 2015



Urban Land Interests



# RENDERING



CORNER OF DOTY AND CARROLL



FACING SOUTH ON CARROLL



ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 4, 2015



Urban Land Interests



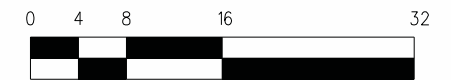
# RENDERING



HAMILTON STREET



FACING EAST ON DOTY



ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 4, 2015



Urban Land Interests

