

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District 2
Zoning District _____
Urban Design District _____
Submittal reviewed by _____
57757

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 126 Langdon Street
Title: Langdon Street Multi-Family

CITY OF MADISON
10:28 a.m.
OCT 9 2019
Planning & Community
& Economic Development

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested October 30, 2019

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex
- Signage**
 Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)
- Other**
 Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Rodney King Company Core Campus Manager, LLC.
Street address 1643 N Milwaukee Street City/State/Zip Chicago, IL 60647
Telephone (773)969-5908 Email rodneyk@corespaces.com

Project contact person Brian Munson Company Vandewalle & Associates
Street address 120 East Lakeside Street City/State/Zip Madison, WI 53715
Telephone (608)255-3988 Email bmunson@vandewalle.com

Property owner (if not applicant) 126 Langdon Street, LLC.
Street address 120 West Gorham Street City/State/Zip Madison, WI 53703
Telephone (608) 255-7100 Email _____

5. Required Submittal Materials

- Application Form**
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans** (Refer to checklist provided below for plan details)
- Filing fee**
- Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with DAT on August 1, 2019.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name For: Core Campus Manager, LLC
By: Chad Malesi
Title: Chief Operating Officer [Signature] Relationship to property Developer
 Authorized signature of Property Owner [Signature] Date 10/8/19

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Preliminary UDC Submission



THE HUB II AT MADISON - 126 LANGDON STREET

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Preliminary UDC Submission

CONCEPTUAL RENDERING

Madison, Wisconsin | October 9, 2019

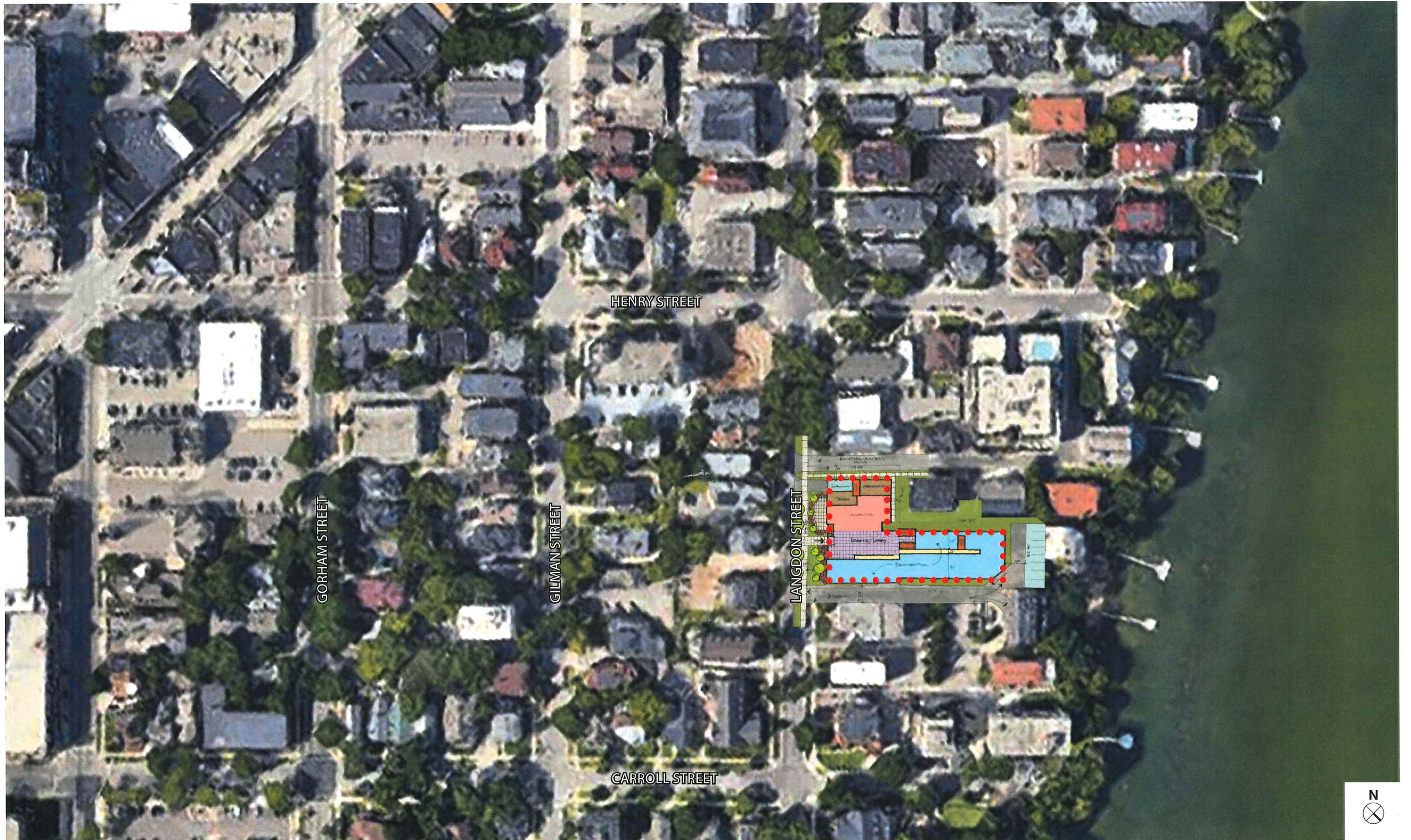


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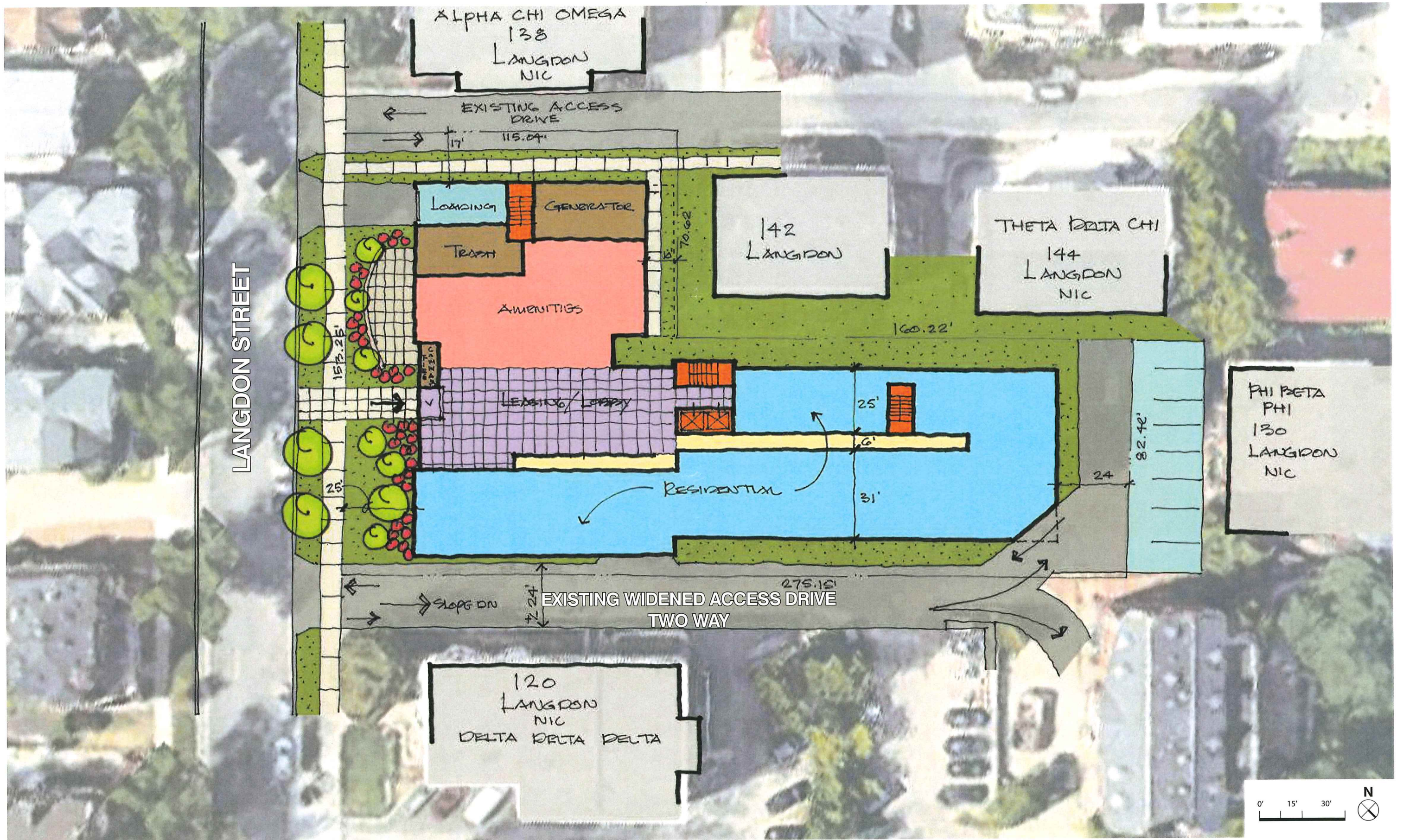
Core Spaces Developer · Antunovich Associates Architecture, Planning, Interior Design ©

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OVERALL SITE

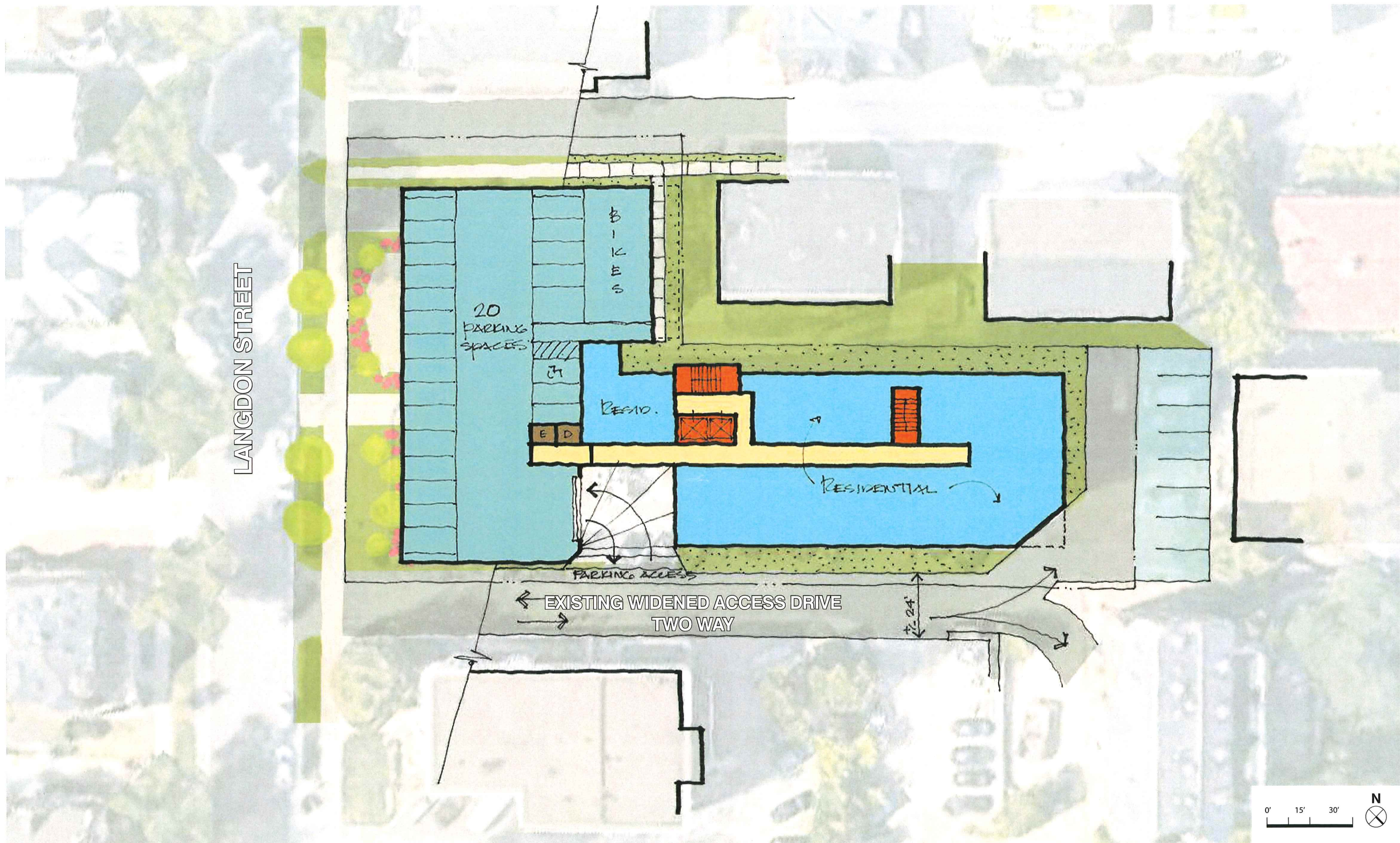
Madison, Wisconsin | October 9, 2019





THE HUB AT MADISON - 126 LANGDON STREET

1ST FLOOR/SITE PLAN



LANGDON STREET

20
PARKING
SPACES

B
I
K
E
S

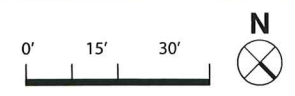
RESID.

RESIDENTIAL

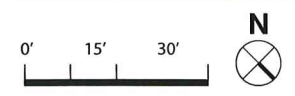
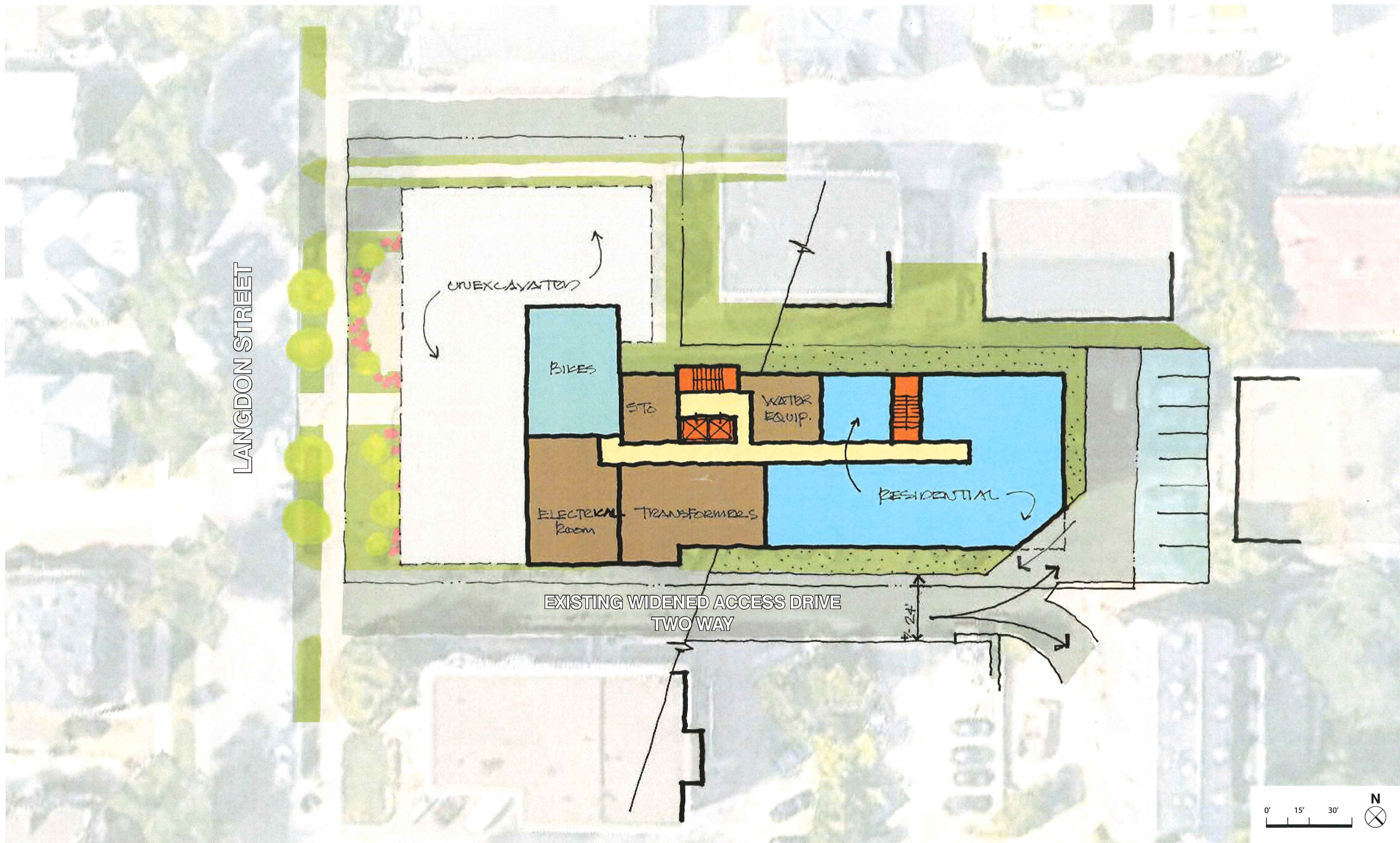
PARKING ACCESS

EXISTING WIDENED ACCESS DRIVE
TWO WAY

7'-24"



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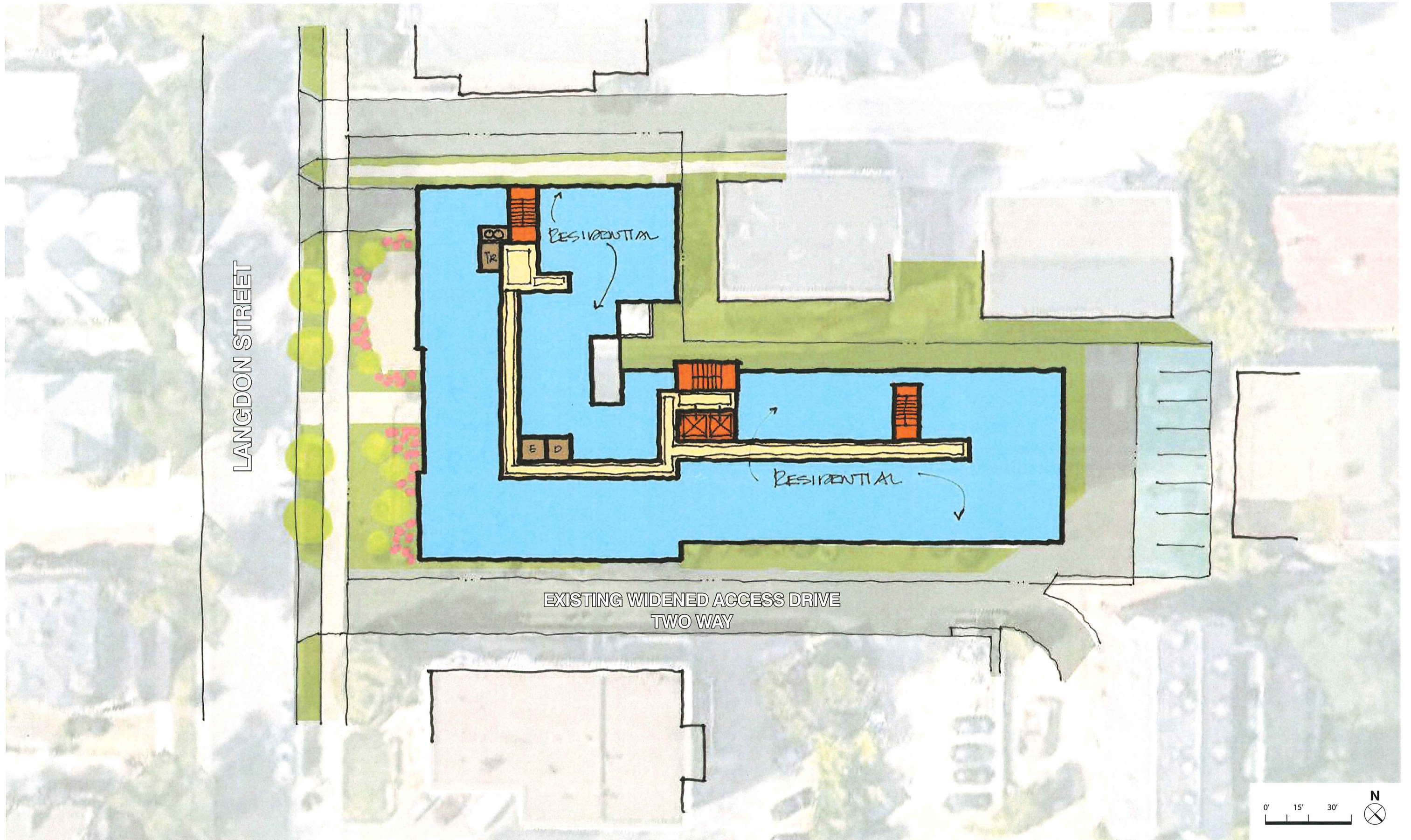
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LEVEL L2

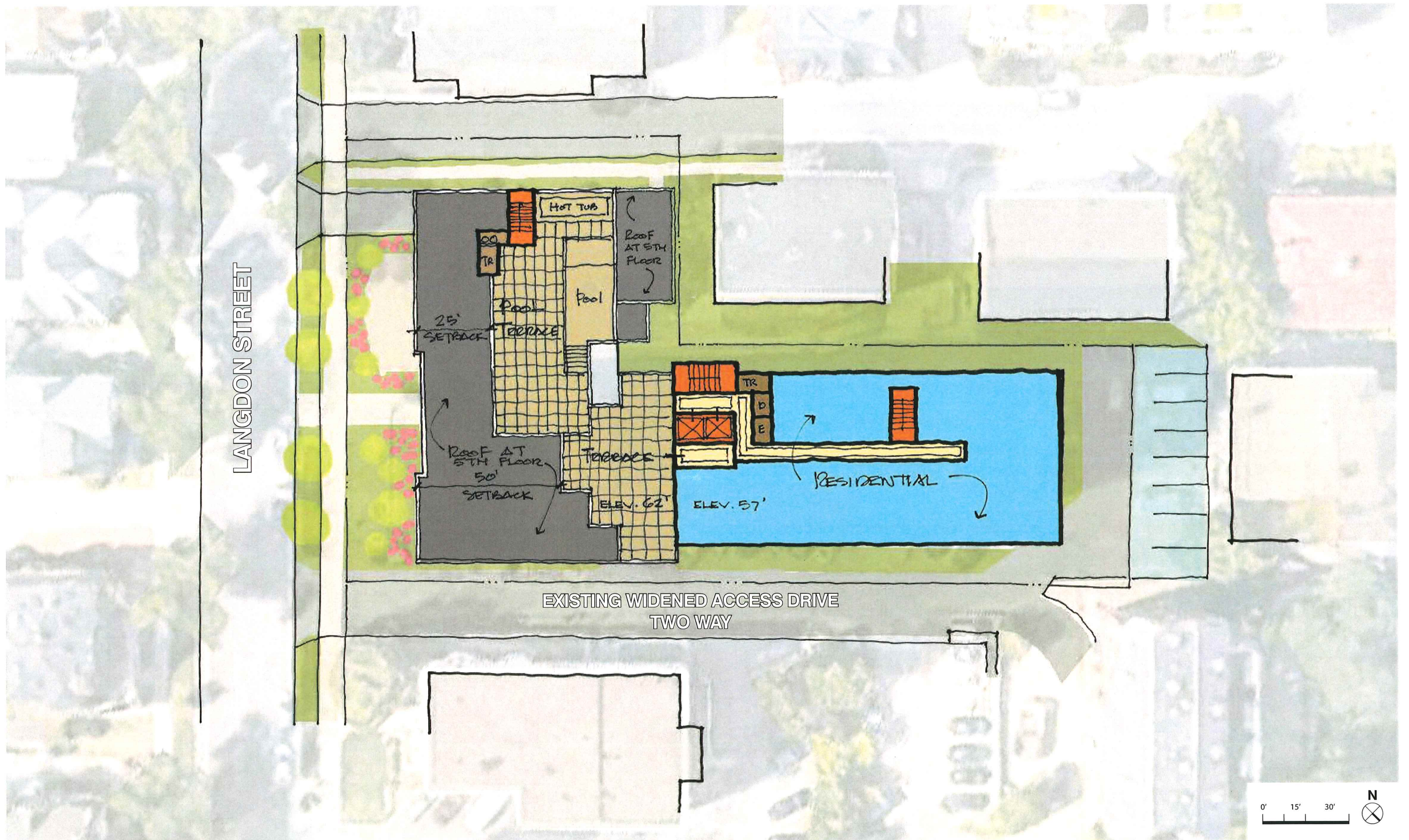
6

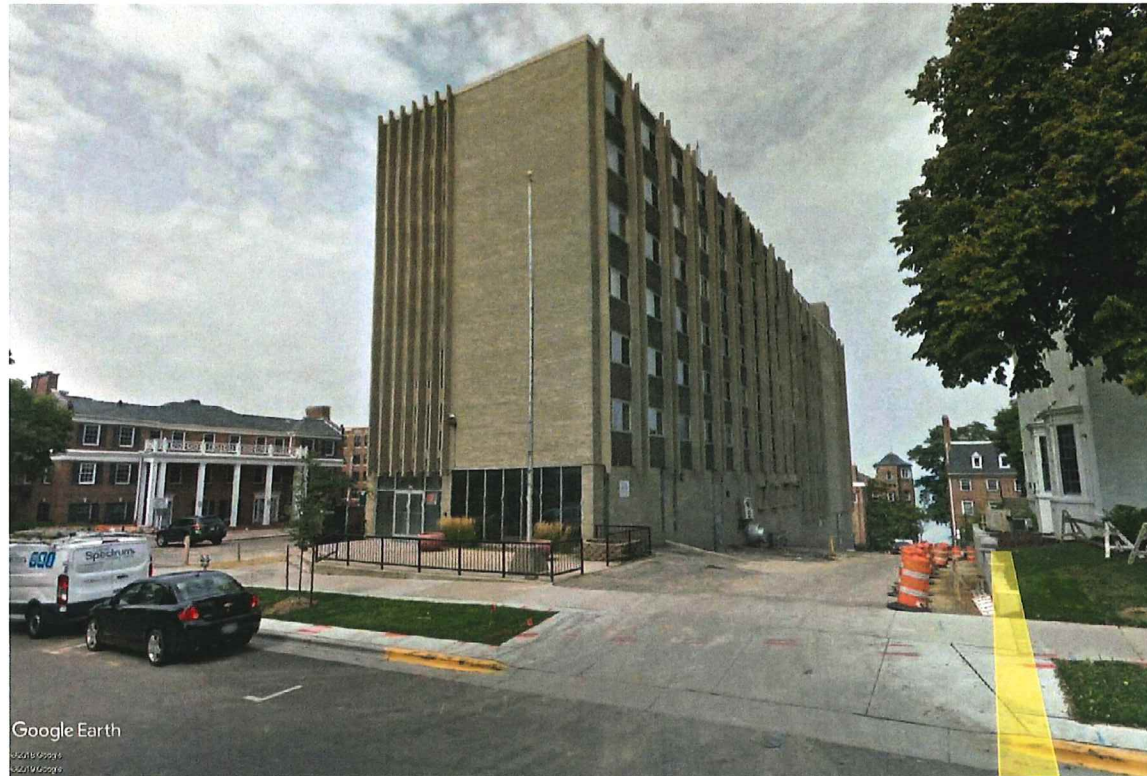


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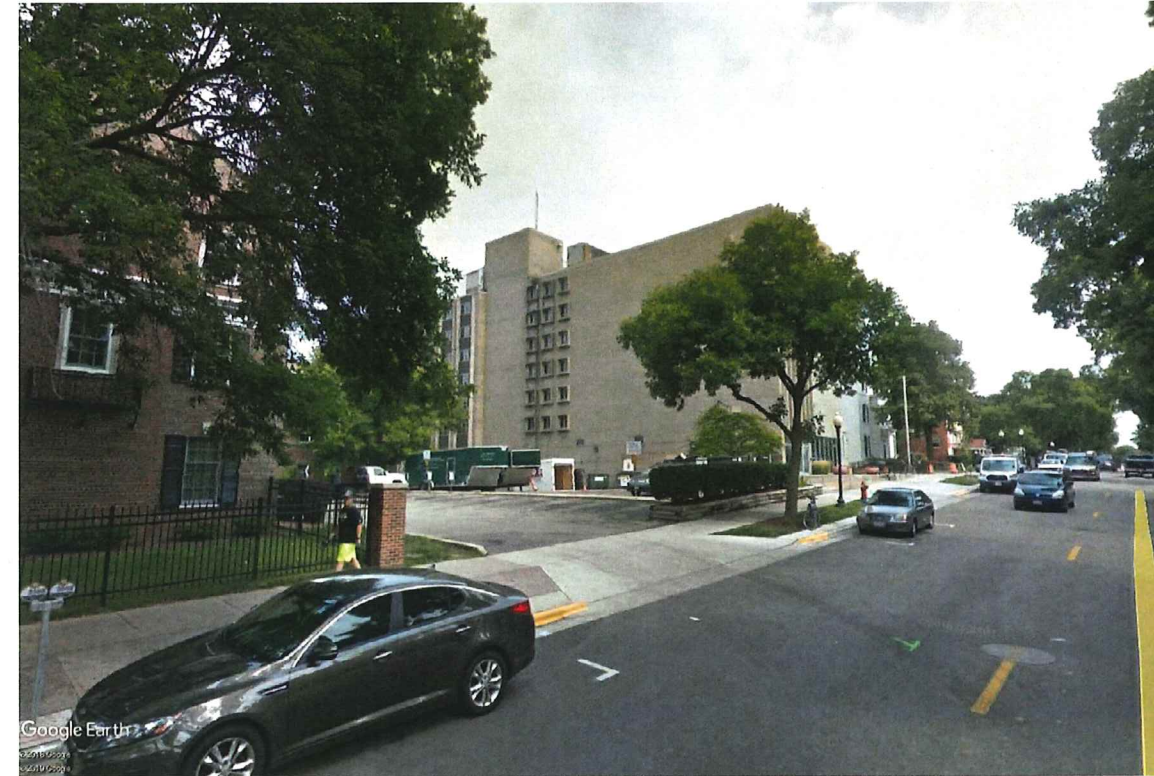
TYPICAL RESIDENTIAL LEVEL

7

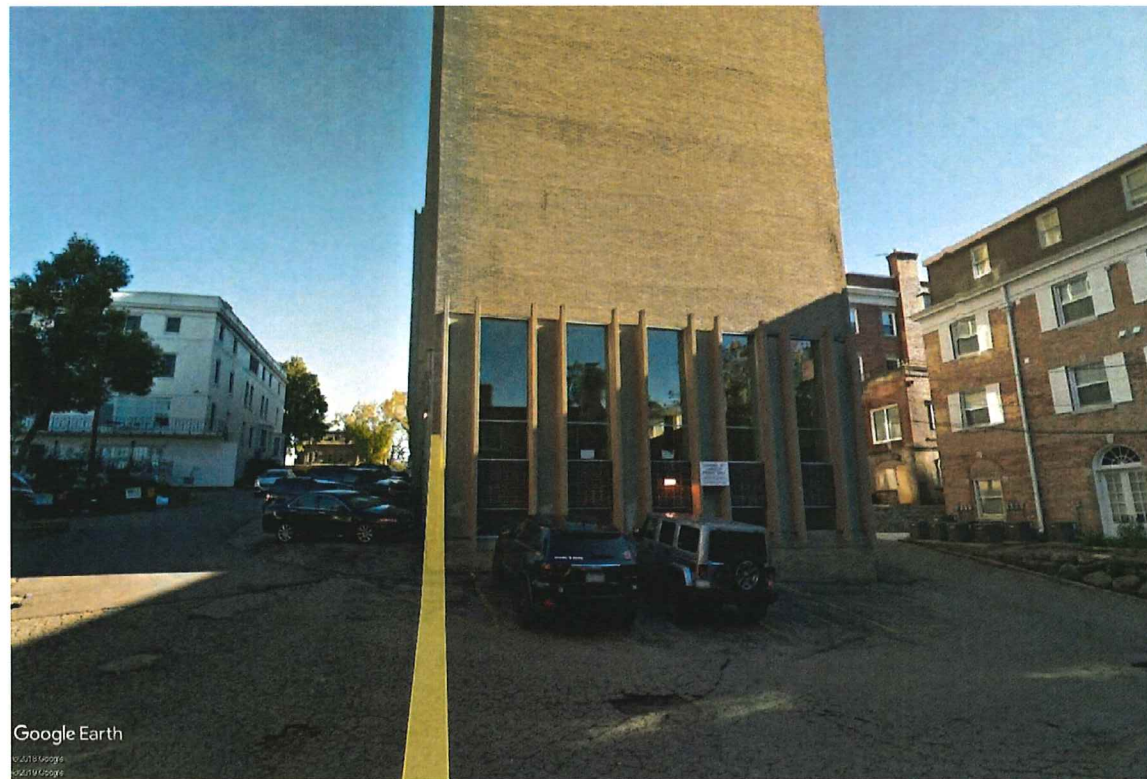




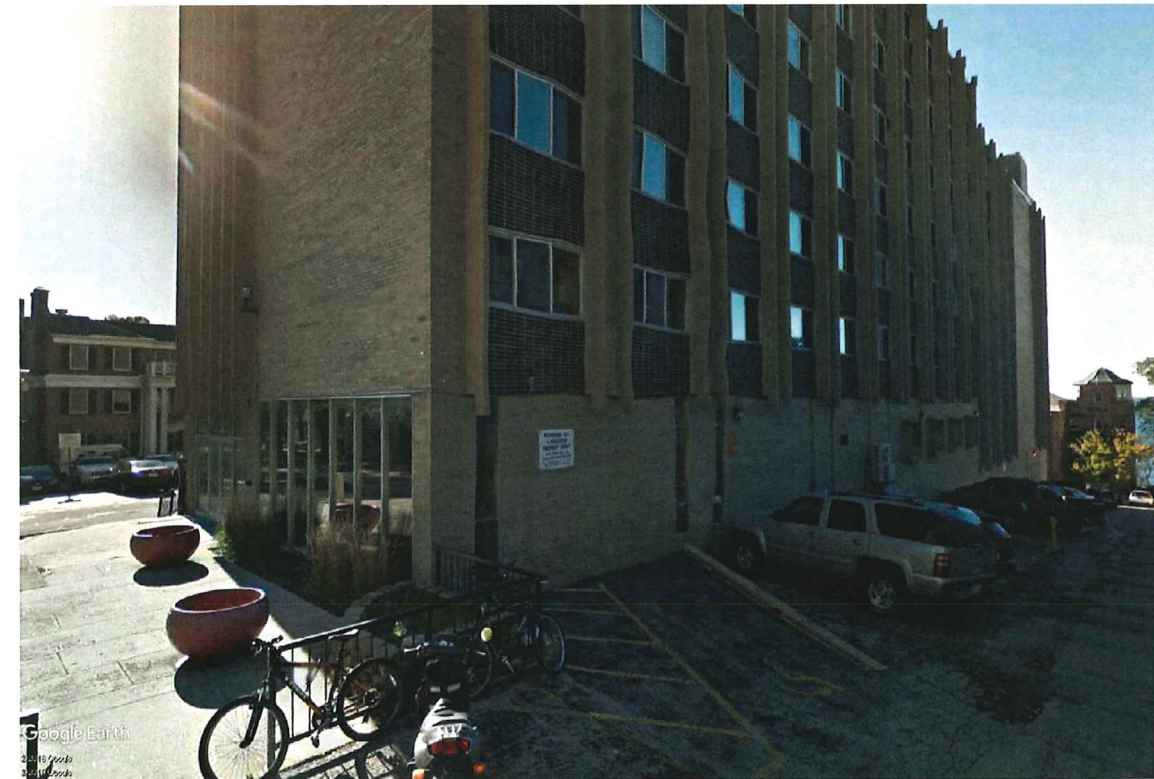
LANGDON STREET, NORTHWEST



LANGDON STREET, SOUTHEAST



EXISTING SITE, LOOKING SOUTH



EXISTING SITE

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BUILDING CONTEXT

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INSPIRATION IMAGES

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CONCEPTUAL RENDERING

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EXISTING



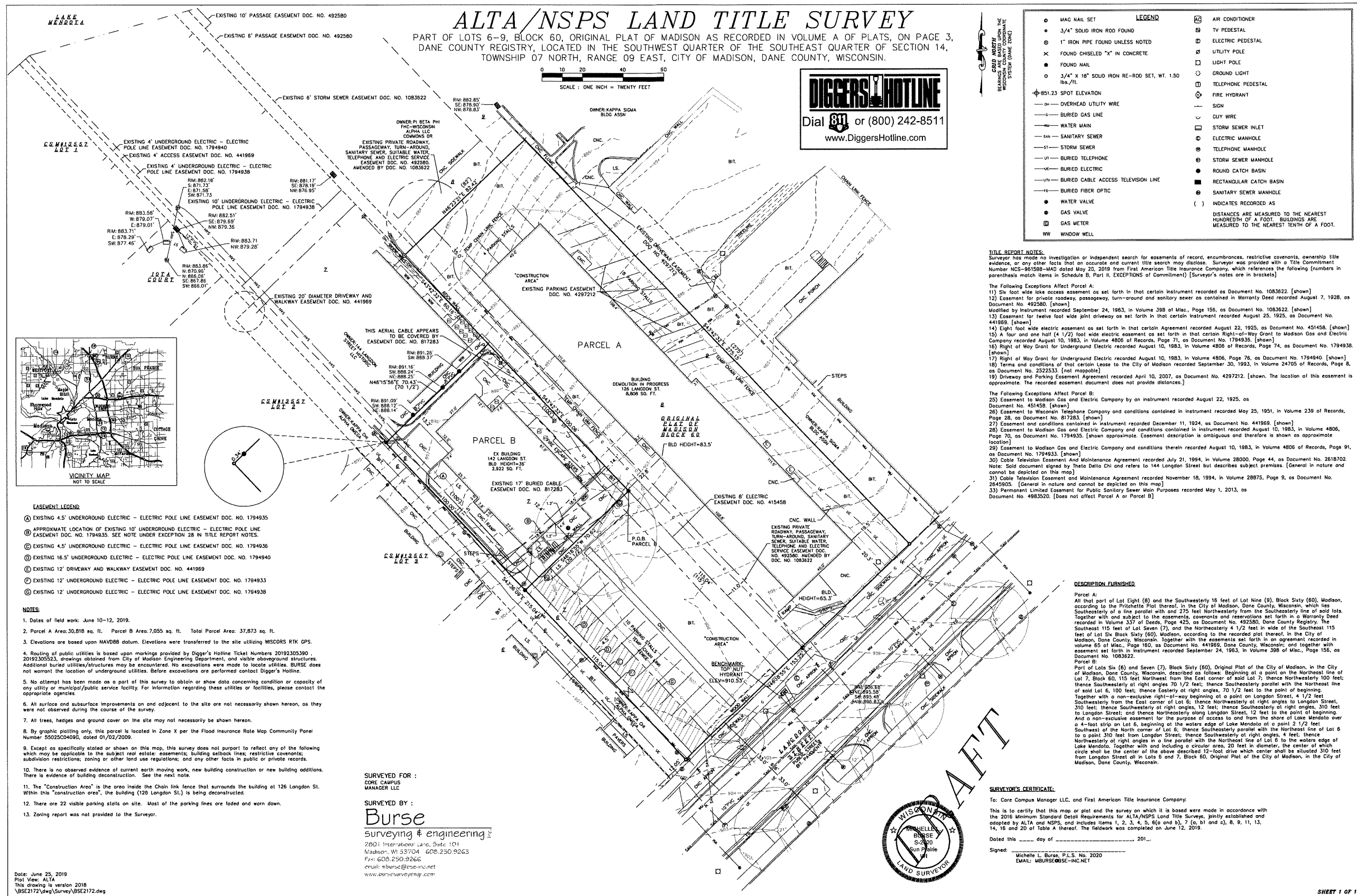
PROPOSED



EXISTING



PROPOSED



PROJECT AREA ANALYSIS - 7/9 STORIES | 80'-100' FT.

| LEVEL | FLOOR HEIGHT | OVERALL HEIGHT | RESIDENTIAL - APARTMENT | | | | | | PARKING/LOADING | | BIKE PARK./LD. | Total GSF W/O BALCONIES & TERR. | Total GSF | FAR area |
|-----------------------|--------------|----------------|-------------------------|----------------|----------------|---------------------------|----------|----------|-----------------|-----------|----------------|---------------------------------|----------------|----------------|
| | | | COMMON | RSF | Public Terrace | Private Terrace / Balcony | Beds | UNITS | AREA | SPACES | AREA | | | |
| PH | 15'-0" | 114'-0" | | | | | | | | | | - | - | - |
| 7 | 11'-6" | 99'-0" | 1,470 | 6,414 | | 434 | | | | | | 7,884 | 8,318 | 7,884 |
| 6/Pool Terrace | 10'-6" | 87'-6" | 1,962 | 6,848 | 9,903 | | | | | | | 8,810 | 18,713 | 8,810 |
| 5 | 10'-6" | 77'-0" | 2,796 | 16,616 | | | | | | | | 19,412 | 19,412 | 19,412 |
| 4 | 10'-6" | 66'-6" | 2,796 | 16,616 | | | | | | | | 19,412 | 19,412 | 19,412 |
| 3 | 10'-6" | 56'-0" | 2,796 | 16,616 | | | | | | | | 19,412 | 19,412 | 19,412 |
| 2 | 10'-6" | 45'-6" | 2,796 | 16,616 | | | | | | | | 19,412 | 19,412 | 19,412 |
| 1 | 15'-0" | 35'-0" | 9,655 | 9,646 | | | | | 600 | | | 19,901 | 19,901 | 19,301 |
| L1 | 10'-0" | 20'-0" | 1,920 | 7,880 | | | | | 7,992 | 20 | 1,140 | 18,932 | 18,932 | 9,800 |
| L2 | 10'-0" | 10'-0" | 5,940 | 5,401 | | | | | | | 1,284 | 12,625 | 12,625 | 11,341 |
| BUILDING TOTAL | | | 32,131 | 102,653 | 9,903 | 434 | - | - | 8,592 | 20 | 2,424 | 145,800 | 156,137 | 134,784 |