

From: [ELLA SUE SABIN](#)
To: [ELLA SUE SABIN](#)
Subject: Hub 2 Construction
Date: Wednesday, May 13, 2020 1:24:48 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To Whom It May Concern,

My name is Ella Sabin, I am Chief Recruitment Officer on the Executive Committee for Kappa Alpha Theta Psi Chapter at University of Wisconsin-Madison. As you may or may not be aware, our chapter facilities are located at 108 Langdon street, near the proposed plans for the Hub 2 construction.

I am emailing you to voice my concerns as a member of the Langdon neighborhood community and also as a member of UW-Madison greek life.

The neighborhood and environment of Langdon is just that - neighborly. We know the people who live around us, and it truly is a community, because it is comprised of historic houses that we take pride in collectively. We depend on each other, help each other, and value the relationships that living in these houses gives us. Just last fall two surrounding houses came to the Theta house and helped us with some yard cleanup before the school year began, and I know we would do the same for them.

The addition of a major apartment building, with outdoor amenities planned, would not only disrupt this neighborly atmosphere, but diminish the historic value of these houses that we work hard to preserve. I know we are college students living in these houses, and we may not seem like the type of people to be focused on the historic homogeneity of our neighborhood, but I can tell you that that is not correct, people who live on Langdon take pride in living there, pride in caring for the house that they get to call their home.

These developers have repeatedly shown an unwillingness to work with the community, and this should not be tolerated by our community or our community government.

I urge you to please vote against this construction. I urge you to keep in mind the integrity of an area and how Madison is defined, and not disrupt that. The state motto is Forward, but we must remember the unspoken contingency of Forward *together.

If there are any questions, please reach out. Good luck with the vote.

Sincerely,
Ella Sabin

Ella Sabin
University of Wisconsin Madison
essabin@wisc.edu



From: [Mark and Tammy Ehrmann](#)
To: [Glaeser, Janine](#); [Prusak, Sydney](#)
Subject: Development proposal 126 Langdon Street
Date: Tuesday, January 7, 2020 2:03:07 PM

Dear City of Madison UDC,

I recently attended a presentation and discussion about the development at 126 Langdon Street, and have several concerns about the proposal. I am the House Corporation President at Delta Delta Delta, 120 Langdon St. Several of the concerns directly impact our house, which is a driveway away right next door on the east side of the development. Other concerns will impact other sororities and fraternities in the area, and those concerns have been discussed with members of the Sorority House Corporation Presidents Board, of which we are a part. Members of that group have also signed this letter.

1. The plans include a rooftop pool and deck, which could create an environment for dangerous and disruptive behavior. The boundaries of the deck are at the edge of the building, and items can be thrown over onto the ground below, creating a dangerous situation for those driving or walking directly below the building under those access points. Historically, in Madison these massive developments with rooftop activities have had issues with problems like this.

2. There is also a sound system in the rooftop plans, which will be available whenever the rooftop is open. This is mainly a residential area for students, and the noise will carry over to the surrounding areas, so the potential to disrupt studying is concerning. In addition, there is no air conditioning on the second and third levels of the Tri Delta house so the windows will be open when it is warm, creating a noisy environment for our residents who are studying and sleeping. The developer mentioned that there will be hours when the facility is open, but also said that those hours would be morning until “only 10:00 or 11:00 p.m.”. That is most of the time that a person is awake, leaving no time for any peace and quiet. Other residential buildings in the area have the same problem, and open windows will create a disruption for many.

3. There is no parking or delivery area for the numerous cars that this development will bring – vehicles from Uber, Eat Street, Amazon, UPS, taxis, laundry service, move-in and move-out, etc. will have no place to land for the time it will take to complete business. There is already a problem with people parking in the fire driveway to the west of the Tri Delta house (in between the new building and 120 Langdon), so an additional 380+ residents in the area will be challenging. A circle drive in front of the building may help alleviate some of the increase in traffic, but even with that added to the plans there will be problems. Langdon is a narrow street and it is already difficult to drive down it unimpeded, and with the additional traffic and “I’ll just be a minute” situations, that difficulty will increase.

4. The fire driveway in between 120 and 126 Langdon is already a very narrow width, and with the new footprint of the development it will be narrower. This drive is used by several buildings surrounding the development – four fraternities and sororities use this drive to access parking and as pedestrians. Most concerning is that all four of these houses also use it as a walkway out to Langdon, along with the drive on the far west side of 126 Langdon. In the plans the developer has removed that western driveway and access to Langdon, so the foot traffic will be even greater on the east side. Anecdotaly, getting out of the Tri Delta parking area can be difficult if it is a busy time of day, and that is with the two access points to Langdon currently in place.

5. The driveway needs to be repaved and maintained, just from the normal wear and tear it has from the groups who use it. All the additional traffic will cause even more usage, so it will need attention even more often. We are currently a part of the group that is responsible for maintenance. How will the new development’s usage affect the upkeep, and will they be responsible for it in any way? If not, why is it the only way in to or out of their parking lot? This needs to be discussed and a solution found.

6. The façade of the building does not reflect the area in any way,

looking more like an office building than a residence. The character and history of the area includes homes that are many decades old, so an appropriate looking façade would help the new building fit into the streetscape.

<!--[if !supportLists]-->7. <!--[endif]-->The mass of the building seems like it will change dramatically the shadows and lighting for most of the buildings surrounding it. This will be detrimental to our facilities and may make it more difficult to keep those houses filled to capacity. A dark and dreary interior is a hard sell to our members, especially when competing with a newer, brighter, amenity filled building.

Many of the safety concerns voiced at the meeting about the current Core Spaces properties, the Hub and the James, were explained by Core Spaces as happening because they do not manage those properties any longer – however, the Hub still lists Core Spaces as the owner.

I have attached links to an article about the Hub and it's reviews, as well as a link to the Better Business Bureau rating for Core Spaces for your information. Thank you for hearing the concerns voiced above. Please do not hesitate to contact any of us for further insight.

Sincerely,

Tammy Ehrmann

Delta Delta Delta House Corporation President

Jill A Wilkis

Gamma Phi Beta House Corporation President

Laura Stoller

Delta Gamma House Corp President

Melinda Curry Douglass

Kappa Alpha Theta Treasurer

Molly Philosophos

House Corp President Kappa Kappa Gamma

Niquanna Barnett

Chi Omega House Corp President

Connie Sandler, President

Andrea Mindell, Treasurer

Sarah Van Buren, Vice President

Alpha Epsilon Phi House Corporation

Linda Lloyd Maier

Delta Gamma House Corp Member

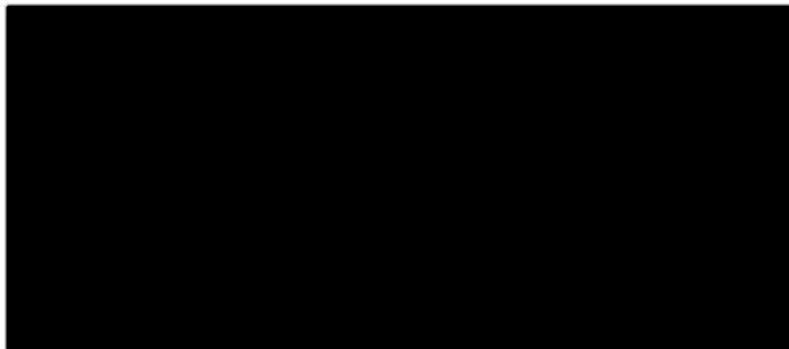
Pan Hellenic House Corp, Chair

Crista Kiefer

HCB President for Alpha Phi at the University of Wisconsin

https://azdailysun.com/news/local/education/the-hub-gets-mixed-reviews-nationwide/article_e0e909be-563d-5a32-bb37-7a3d504209cb.html

[Core Spaces | Better Business Bureau® Profile](#)



Core Spaces | Better Business Bureau® Profile

This organization is not BBB accredited. Business Services in Chicago, IL. See BBB rating, reviews, complaints, ...

From: [Carol Binkley](#)
To: [Prusak, Sydney](#)
Subject: Fwd: Opposition to 126 Langdon project
Date: Thursday, May 14, 2020 9:04:06 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Madison Officials

> As a UW grad and alumna of Delta Gamma, I'm writing to voice my opposition to the 126 Langdon project as currently planned.

>

> This massive structure and bulk of this building dwarfs the character of our historic neighborhood. The Langdon area is filled with beautiful 2-3 story Greek and former Greek sorority and fraternity houses that are architecturally significant To Madison and a lasting reminder of the architecture of the last century

>

> Properties next to and behind this proposed structure are negatively impacted from a value of property and enjoyment of property standpoint. Tri Delta Sorority will have no sunlight or view other than to look into each other's windows on the west side of their property and be looked down on from the 5-7 story building next door. Alpha Chi Omega's property will also be negatively impacted in value and enjoyment as well for the same reasons As the size of each of these two sororities contain Around 50 women. The proposed building at 126 Langdon will house 300 beds...6 times the number of residents in just that 1 structure.

>

> Already the Langdon area is congested with limited parking and a rising crime rate. Good luck driving and parking on Langdon Street. Already security is an issue with recent break- ins and a violent crime Last year. Crime has been on the rise in Madison in general and the same is true on Langdon Street. Making the street busier, more crowded is a concern for the safety of all!

>

> The look of a steel and concrete 5-7 story building is not compatible with the charm of our treasured neighborhood. It has cost Delta Gamma a small fortune to comply with renovations required by the Madison historic commission—we could not even buy new windows but instead had to renovate our existing 95 year old windows in order to comply and gain approval of the Madison Historic commission. It was a challenge just finding a craftsman with the skill set to renovate these historic windows. What does the historic commission say to this high density modern building plan?

>

> I'm for progress and change... this change however, is not designed with an eye to protecting and enhancing the architectural landmarks in the area, nor the safety and security of the Langdon area residents nor enhancing the value of existing property owners.

>

> Thank you,

>

> Carol Nelson Binkley '74

>

>

> Sent from my iPhone

From: [Sam Herbst](#)
To: [Prestigiacom, Max](#); [Heck, Patrick](#); [Prusak, Sydney](#)
Subject: Hub2 Project Support
Date: Tuesday, May 12, 2020 1:41:13 PM

Sigma Alpha Mu
124 Langdon Street
Madison, Wisconsin 53703

5/11/2020

Dear Alder Max Prestigiacom, Alder Patrick Heck, and Sydney Prusak,

As the president of Sigma Alpha Mu fraternity, I am writing this letter of support on behalf of the new Hub 2 development on Langdon Street. As someone who lives in and will continue to live in the area while serving as the president of my chapter, I believe the new development would greatly benefit the Madison community.

The Hub II development will provide much needed high-quality apartments in the Langdon area, which would allow members of the Greek community to live much closer to their chapter houses. As students move out of the Greek houses off of Langdon, they typically move into existing developments such as The James and The Hub, which fill up in a matter of days, making it difficult to secure a lease there. The demand is high for an additional development project in Madison and a location on Langdon Street would allow students to remain involved in their community. The new development would also be a contributor to philanthropies throughout the Greek community, as Core Spaces historically has demonstrated willingness to work with local organizations and sponsorship opportunities.

Outside of serving the UW community and supplying housing for students, Hub 2 would also improve the safety and welfare of the Langdon Street community. The actual development would provide much needed light and additional foot traffic for a large stretch of Langdon, which is often isolated and dark late at night. The area, as it stands today, leaves students at risk to crime as they travel home alone. Having an additional 300 students living on this street and adding more sophisticated infrastructure to the area would serve as an increased deterrent for wrongdoing.

Thank you for taking the time to consider my position.

Sincerely,

Sam Herbst

Aaron Dinkin
112 Langdon St
Madison, WI 53703

May 12th, 2020

Dear Alder Max Prestigiacommo, Alder Patrick Heck, and Sydney Prusak,

As the housing manager of the Alpha Epsilon Pi fraternity house, I am writing this letter of support on behalf of the new Hub 2 development on Langdon Street. As someone who lives in and will continue to live in the area while serving as the housing manager of my chapter, I believe the new development would greatly benefit the Madison community.

The Hub II development will provide much needed high-quality apartments in the Langdon area, which would allow members of the Greek community to live much closer to their chapter houses. As students move out of the Greek houses off of Langdon, they typically move into existing developments such as The James and The Hub, which fill up in a matter of days, making it difficult to secure a lease there. The demand is high for an additional development project in Madison and a location on Langdon Street would allow students to remain involved in their community. The new development would also be a contributor to philanthropies throughout the Greek community, as Core Spaces historically has demonstrated willingness to work with local organizations and sponsorship opportunities.

Outside of serving the UW community and supplying housing for students, Hub 2 would also improve the safety and welfare of the Langdon Street community. The actual development would provide much needed light and additional foot traffic for a large stretch of Langdon, which is often isolated and dark late at night. The area, as it stands today, leaves students at risk to crime as they travel home alone. Having an additional 300 students living on this street and adding more sophisticated infrastructure to the area would serve as an increased deterrent for wrongdoing.

Thank you for taking the time to consider my position.

Sincerely,

Aaron Dinkin

From: [James McFadden](#)
To: [Prusak, Sydney](#)
Cc: [Heck, Patrick](#)
Subject: 126 N Langdon
Date: Monday, May 11, 2020 9:43:32 PM
Attachments: [The Hub in Context.pdf](#)

Sydney,

The attached might prove helpful in allowing the commissioners better understand how the building as proposed "relates to the character of the surrounding area".

Please include this in the Plan Commission packet.

Thanks.

James

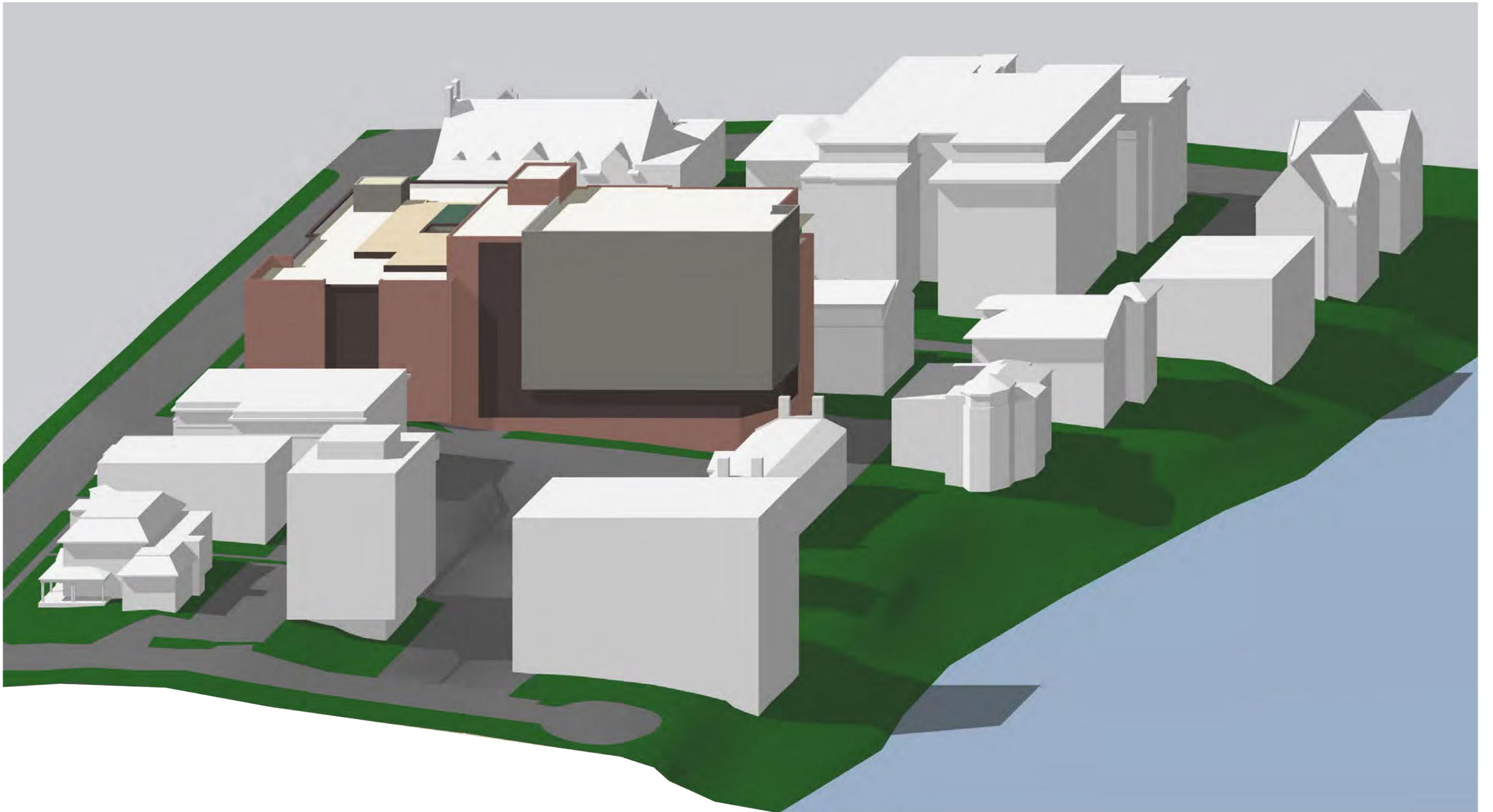
James McFadden, Architect
McFadden & Company, LLC
380 West Washington Avenue
Madison, WI 53703



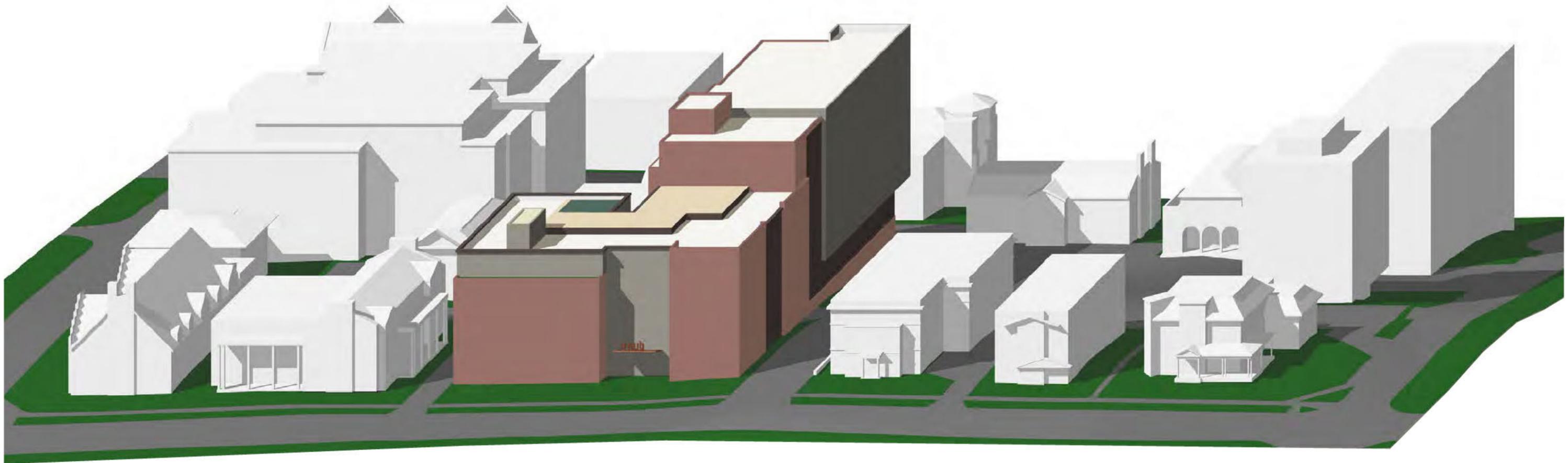
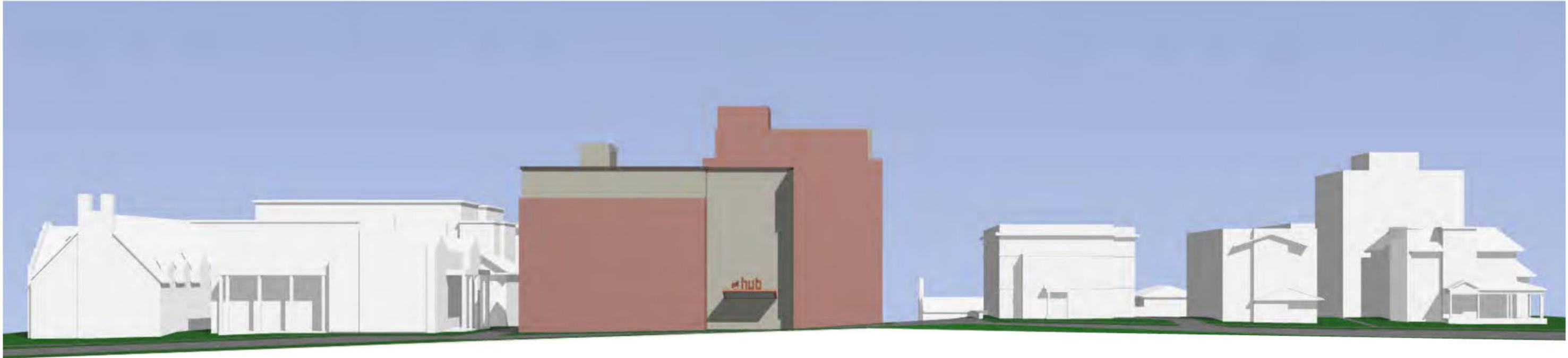

View from Langdon & Carroll



View from Langdon & Henry



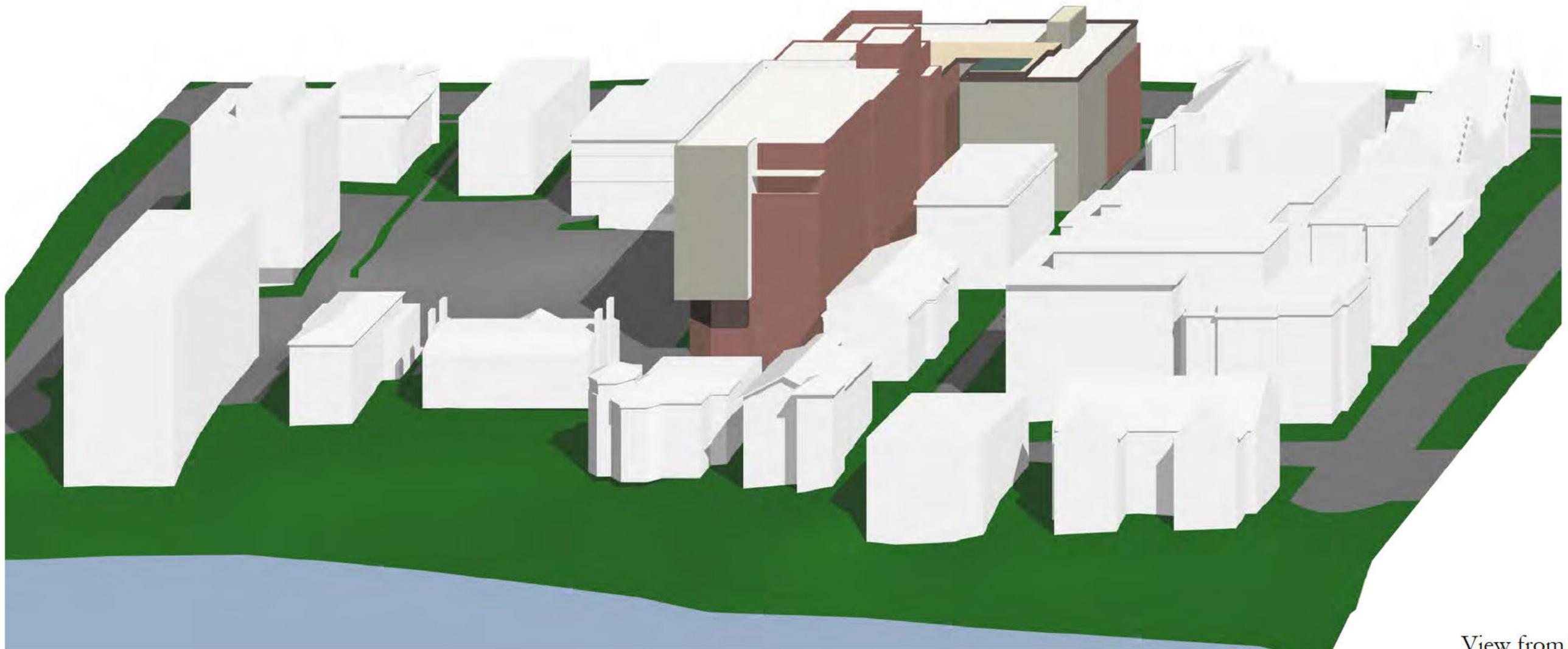
View across Carroll from the East



View across Langdon from the South



View across Henry from the West



View from Lake Mendota

Michael Klemm
210 Langdon Street
Madison, Wisconsin, 53703
May 12, 2020

Dear Alder Max Prestigiacomo, Alder Patrick Heck, and Sydney Prusak,

As the president of Theta Chi fraternity, I am writing this letter of support on behalf of the new Hub 2 development project on Langdon Street. As someone who lives in and will continue to live in the area while serving as a representative for my chapter, I and our membership believe the new development would only benefit the public good and the Greek community.

The chapter house is the central location of each Greek organization, and more housing on Langdon would allow students to remain closer and more involved once they no longer live in the house. As students move out of the houses off of Langdon they typically move into existing developments such as The James and The Hub, which are difficult to secure leases in. There is clearly demand for a similar development project in Madison, and a location on Langdon Street would allow students to remain involved in their chapters and philanthropies while still living in a similar quality property. The new development would also be a contributor to philanthropies throughout the Greek community, which raise money for causes such as childhood cancer research and epilepsy among others. Personally, our Ski for Cancer Fundraiser raised over \$100,000 in 2019, and The Hub developers would also be contributing to ours and other houses charitable works.

Outside of the Greek community and supplying needed living space for students, The Hub 2 would also improve the safety and welfare of the Langdon Street community. The actual development would provide light and foot traffic for a large stretch of Langdon, which is often isolated and dark late at night. This leaves students at risk as they travel home alone, as unfortunate and terrifying incidents have happened in the recent past. Having an additional 300 students living on the street, many of whom would know each other through the Greek community, would serve as an increased deterrent for wrongdoing in the area.

Sincerely, Michael Klemm

Max Glennie
12 Langdon Street
Madison, WI, 53703

12th May 2020

Dear Alder Max Prestigiacomio, Alder Patrick Heck, and Sydney Prusak,

My name is Max Glennie and I am the current President of Delta Tau Delta Fraternity at UW-Madison. I am writing to you today on behalf of the members of our organization to express our support for the construction of the Hub II project. The construction of the Hub II on Langdon street will incentivise Greek life members to live closer to their chapter shelters and thus looks to increase involvement by members leading to positive externalities for the wider Madison community. Furthermore, it is our belief that additional apartments made available on Langdon will lead to a safer and more diverse community.

Evidence suggests that living closer to a chapter shelter increases your likelihood of further involvement with the organization. As a community, many Greek chapters experience a disinterest from older members as they move further away from the Langdon region with age. Consequently, the positive work chapters do each semester is dampened and curbed – such as philanthropic and community service efforts which chapters pride themselves on. By providing further affordable housing on Langdon street, the Hub II project could look to reverse this trend by bringing active members closer to their friends, their chapter and the wider Greek community.

Stationed at the heart of Langdon Street, the Hub II project acts as a beacon of community, drawing in leasers who are both Greek affiliated and non-Greek affiliated. Historically, Langdon Street has been criticised by many for being too exclusive and dangerous. In many ways the Hub II project seeks to kill two birds with one stone. Firstly, by providing an additional safe residential space on Langdon street the foot traffic will inevitably rise. As the area becomes busier the crime rate is expected to drop. Moreover, increased lighting from the project provides a safer backdrop for those who have safety concerns in the Langdon area. Secondly, by opening up more housing options in the Langdon area you can expect to see the wider UW and Madison communities begin to merge and integrate. Whereas previously the limited additional housing on Langdon meant the majority of tenants were Greek affiliated, the new Hub II project would broaden the Langdon demographic. By providing spaces to enhance diversity in the Langdon area the Hub II project receives our unwavering support.

As a President of a fraternity that values integrity, safety and diversity we believe it is our place to voice our support for a project which would bring these values to the heart of our community.

Sincerely,

Max Glennie

To the Madison Planning Committee,

My name is Aaron Shapiro and I am the Chapter President of the Pi Kappa Alpha Fraternity here at UW-Madison. I am writing this letter in support of the construction of the Hub II Project, which is aimed at bringing a new residential space to Langdon Street in the coming years. As a current tenant on Langdon Street, I value the importance of safety and togetherness when it comes to connecting with my neighbors. Our house is the very first fraternity house on Langdon Street, and at one point or another a majority of our members live on Langdon Street, either in the house or in another building. Langdon Street holds a lot of importance to the daily life of our fraternity, and it serves as a beacon of growth for many of our members.

The construction of Hub II will hold many benefits for the tight knit Langdon Community, benefits that our chapter values very much. With more foot traffic on Langdon Street and better lighting a few blocks down from our house, Hub II will better the security of Langdon Street and make it a safer place for all. Many members of the Greek Community are concerned about safety, regardless of where they are in Madison, so making Langdon Street safer is a goal that our entire Fraternity truly backs. On top of this, as mentioned earlier, our members also value the community that is represented on Langdon Street. Allowing this community to expand in size would benefit many organizations, clubs, and friends, who seek to live on Langdon Street at an affordable rate for multiple years on end.

Traditionally speaking, once our members live in the house their Sophomore or Junior year, they usually opt to live off of Langdon Street in their final years on campus. This drives many of our members away from living close to their friends. By adding the Hub II to Langdon Street, our members will no longer feel separated. They will feel close to their friends, close to the action, and close to the Langdon Street Community. Hub II will have the same effect on many other groups of people, and will overall better the Madison experience for many college-aged residents.

As the President of a Fraternity that values safety and community, we understand the benefits that Hub II will bring along to Madison residents. With the benefits listed above and the many other benefits that will come of this project, we are excited to announce our support of the initiative to build the Hub II building.

Sincerely,

Aaron Shapiro

Austin Valus
627 N Lake Street
Madison, 53703

12 May 2020

Dear Alder Max Prestigiacomo, Alder Patrick Heck, and Sydney Prusak,

I am writing this letter of support for the Hub II development on behalf of the brothers of Sigma Alpha Epsilon. As a chapter of the Greek community with a house just off of Langdon Street, many of our members feel connected to this project. After learning about the details of the development and speaking with others involved, we believe that the Hub II would absolutely have a positive affect on our community.

The typical living situation for most of our members is to live in the chapter house as a sophomore, and sometimes as a junior when there is room. This leaves most upperclassman to find somewhere else to live, and the most popular spots are The Hub and The James. These apartments have the best reputation for quality rooms and amenities, while also having a central location. However, a problem every semester is that the entire building fills up within minutes, and many students cannot get the apartment they were looking forward to. This new Hub II development would serve as a perfect solution to this problem, and also have added benefits that these other apartments cannot provide.

The Hub II development would not only provide a place to live with the same high-quality reputation as their other locations, but it would also allow members of the Greek community to live much closer to their chapter houses. This simple geographical advantage provides numerous benefits for each house, as well as the entire community. Older students would easily be able to attend more chapter events, which fosters closer relationships among students of different grades, as well as a larger turnout for various philanthropy events. Furthermore, Greek houses in the area would be able to create strategic partnerships with the Hub II. This would provide new and exciting opportunities for chapters to develop sponsorships and engage in various student jobs at the new development.

Lastly, this new development could potentially improve the overall safety of the area. The new building would provide a well-lit area that students would feel comfortable walking through at night, and this location would create a shorter walk for students going home from other houses. Overall, this development would be an improvement to the Langdon Street area with a wide range of benefits for the Madison community.

Sincerely,

Austin Valus

Lauren K. Lofton
1039 Spaight Street
Madison, Wisconsin 53703

VIA EMAIL

May 13, 2020

To Whom It May Concern:

I am writing regarding the proposed Hub Langdon project. My perspective on the project is a unique one since I do not live in the district; however, many of the UW students whom I teach in my introductory real estate course are district residents. In my course, we spend a great deal of time discussing current and proposed projects in the City of Madison. Of all the projects that we covered this spring, it was the Hub Langdon that most excited and interested the students.

Given the student interest in the project, I connected with the project's developer, Core Spaces, in the hope that they might be willing to grant the students greater access to and information about the project. I have been extremely impressed by the willingness of the Core Spaces team to not only share information, but also to provide learning opportunities for my students. In my professional experience (both as a UW instructor and a real estate attorney), I do not always see this type of engagement from a developer, and as a result, it is my hope that the project continues to move forward, benefitting both my students and the surrounding community.

Sincerely,

A handwritten signature in dark ink, appearing to read 'L. Lofton', with a long horizontal flourish extending to the right.

Lauren K. Lofton

May 13, 2020

To Whom It May Concern,

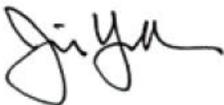
Findorff would like to express our support of the proposed Hub II project. The new apartment building will be in a prime location on the UW Madison campus at 126 Langdon Street. We believe this project will add value in many ways to the community through job creation and much needed housing for the growing student population.

Findorff has a long history of working on successful project development and construction for UW Madison and the City of Madison. We have a passion for constantly innovating and improving every aspect of the construction process especially in our Madison community. For 130 years, Findorff has been regarded as one of Wisconsin's leading builders, operating our headquarters in Madison, WI. Our extensive history and expertise allow for the high-quality results our clients have come to recognize and expect.

Findorff and Core Spaces have completed many successful projects together including two on the UW Madison campus. The James and The Hub are campus-area high-rise apartments featuring many amenities for residents. These apartment buildings have proven to be an asset to the student community, attracting students to live, work, and play in downtown Madison, WI.

Core Spaces has a strong vision of a unique hospitality experience for residents that we are eager to see become a reality with The Hub II. Findorff is excited to support Core Spaces in another successful project and put over 200 people to work in the area in construction.

Sincerely,
J.H. FINDORFF & SON INC.



Jim Yehle
President & CEO

TO: Plan Commission
RE: 126 Langdon Development Proposal
DATE: May 13, 2020

I have lived near Langdon Street for 10 years. Having walked through the Langdon neighborhood 100s of times I was very impressed with the Langdon Neighborhood Character Study (Nov. 2018) and thought the 39 color photos truly captured the character and essence of the neighborhood.

If you don't have the time to walk around the proposed development site, please take a look at the photos in this document and perhaps read the short paragraphs on pages 18-22.

I am also enclosing a PDF of three handouts that I gave to members of the Urban Design Commission at their meeting on Feb. 12.

The first handout shows the houses that surround the proposed development site at 126 Langdon. A graph provides the number of stories and living area square footage. (PFA).

The second visual provides the same information for all properties on the facing block as well all buildings that share the block with 126 Langdon.

The third visual is a view of a 10 story building (8 ft. story height) at 501 N. Henry. The PFA is 65,723 sq. ft. The building to its right is 3 stories with a PFA of 9,257.

Thank you for your time.

Frances Ingebritson
504 Wisconsin Ave. #1
53701



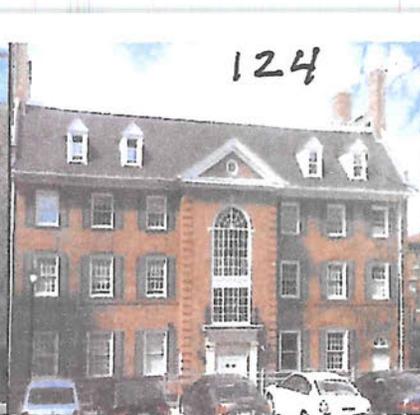
140



146



130



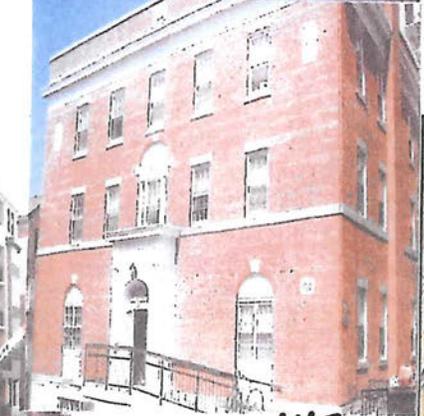
124



108



144



142



150



152



126

Properties Surrounding 126 Langdon Development Site

126 Langdon Proposed Plan 02/03/2020
 5-9 Stories
 Gross Buildable Area: 158,693
 Gross Enclosed Area: 153,165
 Floor Area Ratio: 141,527

Address	Stories	PFA Living Area Sq Ft
Langdon		
120	3	14,576
152	3	15,843
Langdon Mid-Block		
142	3	10,616
144	3	8,100
150	3	5,504
Langdon/ Mendota Shore		
108	3	9,321
124	4	14,788
130	4	11,132
146	3	8,223
Iota Ct		
140	5-Street 7-Lakeside	22,470

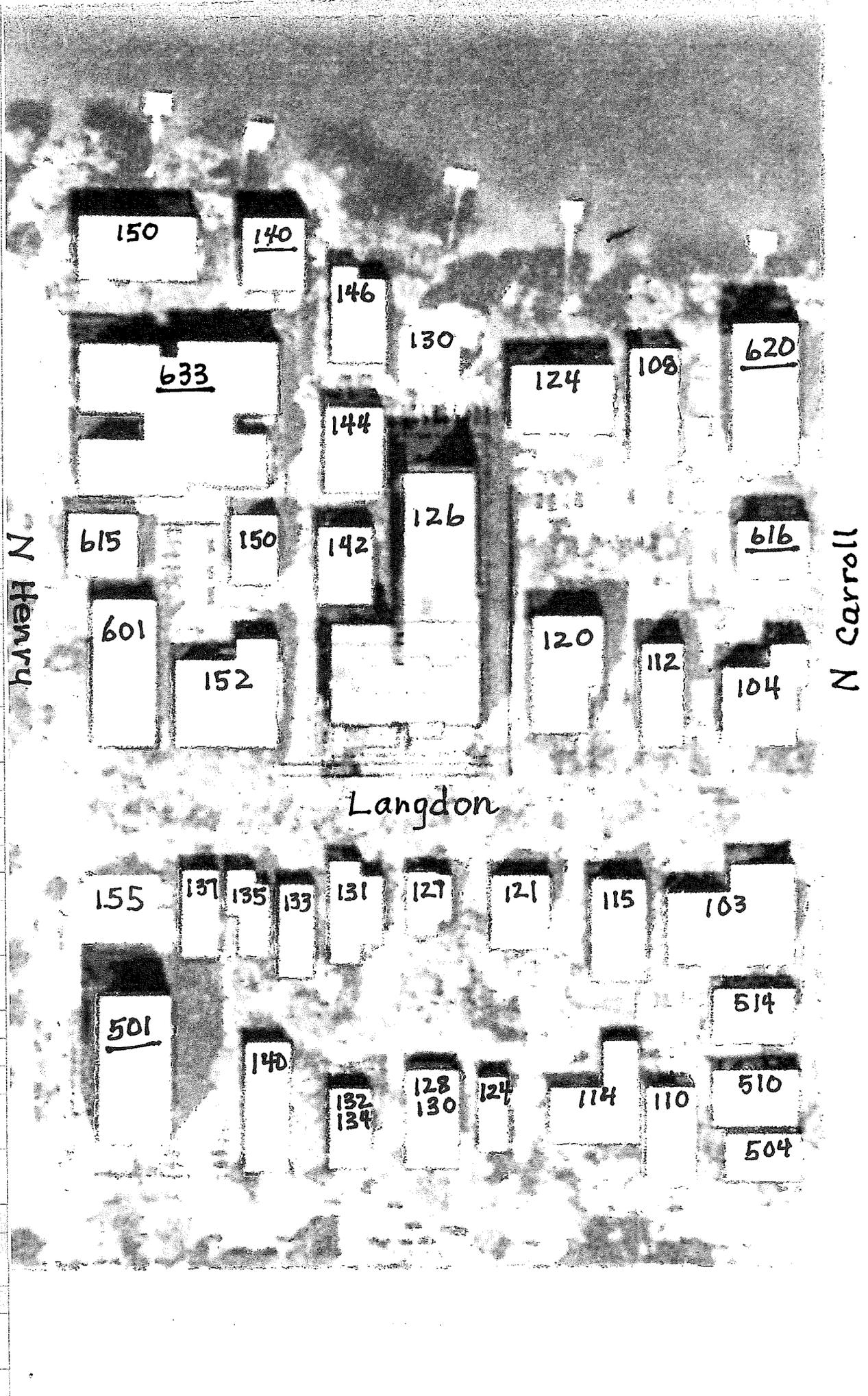


120

126 Langdon Proposed Plan
02/03/2020
5-9 Stories

Gross Buildable Area: 158,693
Gross Enclosed Area: 153,165
Floor Area Ratio: 141,527

ADDRESS	STORIES	PFA LIVING AREA Sq Ft
Langdon		
104	3	13,068
112	4	11,110
120	3	14,576
152	3	15,843
Langdon Mid-Block		
142	3	10,616
144	3	8,100
150	3	5,504
Langdon - Mendota Lake Shore		
108	3	9,321
124	4	14,788
130	4	2,420
146	3	8,223
ota Ct		
140	7	22,470
150	3	11,669
Langdon		
103	3	13,068
115	3	8,472
121	3	5,906
127	2	2,458
131	3	9,477
133	2	3,708
135	2.5	5,202
137	3	4,981
155	4	27,990
N Gilman		
110	2	4,203
114	2	7,111
124	2	2,294
128	2	4,527
134	3	6,110
140	3	9,257
N Carroll		
104	2.5	3,534
110	2	3,304
114	2	3,516
116	8	17,210
120	7	43,382
N Henry		
101	10	65,723
101	3	15,490
115	3	7,186
133	7	93,092

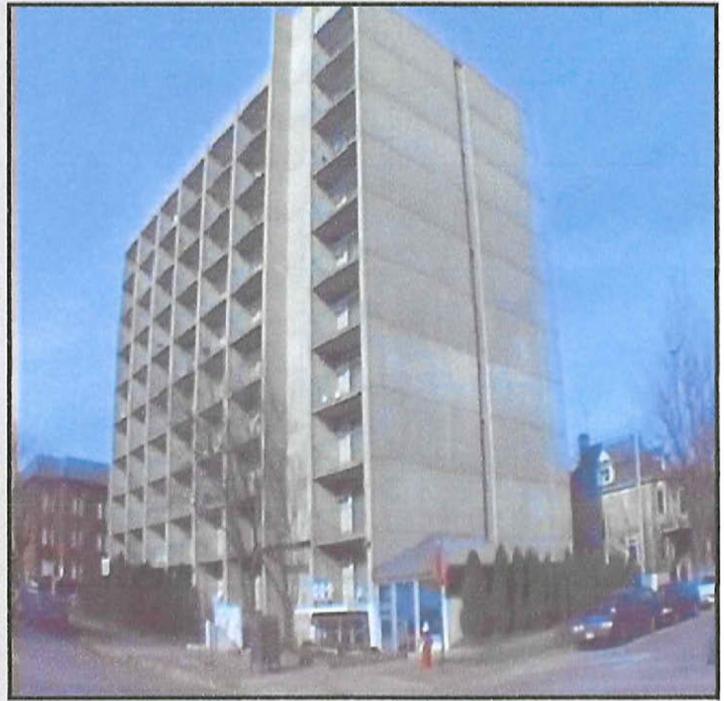


Owner GEO'S II LLC & VINCENZO I LLC 120 W GORHAM ST MADISON, WI 53703-2075	Parcel Class: Commercial	Property Type: Apartments
	Parcel Code:	Property Code: 004
	School District: Madison	Property Data Revised: 04/04/2019
	TIF District: 0	Building Data Revised:

Record of Transfer of Ownership							
Grantor	Document #	Date	Parcels	Consideration	Convey	Mkt	Ratio
HENRY-GILMAN LTD PRT	94006188	12/2004	1	5,203,000	W.D.	I	I
NOBLE INVESTORS	9761024	3/1987	1	2,810,000	FF/LC	I	I
HENRY-GILMAN ASSOCIATES	9855063	1/1987	1	0	OTHER	I	I
HENRY-GILMAN ASSOCIATES	8363037	6/1986	1	2,130,000	FF/LC	I	I
NOBLE INVESTORS	6400040	12/1984	1	2,850,000	OTHER	V	V

Zoning: PD	Lot Characteristics	Utilities	Street	Frontage	
Width: 0	1-Regular	Water: 2-Stubbed In	Paved	Primary: 160	N Henry St
Depth: 0	1-Corner	Sewer: 2-Stubbed In	Curb-gutter	Secondary: 43.5	W Gilman St
Lot Size: 23,111 sqft	1-Level	Gas: 2-Stubbed In	Sidewalk	Other 1: 0	
Acreage: 0.53 acres	2-Medium Traffic		No Alley	Other 2: 0	
Buildability: 1-Buildable Lot	0-None Wooded			Water: 0	0-No Water Frontage

Parcel Building Summary			
Floor Area	GFA	PFA	Apartments
1st Floor:	16,377	6,433	Total Units: 121
2nd Floor:	5,929	5,929	Rooms:
3rd Floor:	5,929	5,929	Efficiency: 100
4th Floor:	5,929	5,929	1 Bdrm: 21
5th Floor:	5,929	5,929	2 Bdrm:
Above:	29,645	29,645	3 Bdrm:
Mezz Loft:			4 Bdrm:
Basement:	11,858	5,929	Other:
Building Summary			
Parking			Buildings: 1
Level 1:			Apartment 65,219
Level 2:			Office 504
Level 3:			Parking 1,988
Other lvls.:			
Total:			
Total:	81,596	65,723	



Notes: SIP PLAN DOC 2844335 & 4143805

Building Remarks: Apts on 1-10 flrs. Bsmnt has lobby, one apt & pool/fitness area. Sub bsmnt has laundry, storage, entrance to parking. Tenants pay elect. (heat/A/C, lights). Bldg 1B is att. office addt. Also has att 1 level undgrnd ramp (bldg 1C) w/ 28 stalls. Also surface lot w/ 33 stalls. 2007: Kitchen alteration unit #612. Flooring and drywall repair in 14 units.

Assessment changes		
	Board of Assessor	
Year	2002	
Hearing #	0894	
Schedule #	012	
Change	-372,000	

Assessment Record			
	2017	2018	2019
Change Code			/
Land	1,272,000	1,272,000	1,272,000
Improvement	5,594,000	6,143,000	6,143,000
Total	6,866,000	7,415,000	7,415,000



Alder Max Prestigiacomio
Alder Patrick Heck
Sydney Prusak
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

March 13, 2020

RE: The Langdon Public Petition of Support

We are pleased to present over 450 signatures of support for The Langdon – A Hub Property. Over the past two months, Core Spaces’ Marketing, Entitlements and Acquisitions teams have worked together on making relevant, local connections with true stakeholders in the proposed project. The petition signers hail from various organizations around Madison, including local business owners, neighboring residents, key community stakeholders, UW Greek Life students, UW Real Estate Club students, UW students in the Graaskamp program track, and UW alumni that lived on Langdon.

Our approach to garner support is multi-fold: Engage the local Langdon student UW community through a grassroots approach, contact stakeholders from the Graaskamp Program, and asking community members to support development of a parcel that was a previous eyesore. We are pleased to say we were able to gather official support from six Greek Life chapters on Langdon street along with petition signatures from hundreds of stakeholders. The Langdon will provide these chapters with a quality, affordable housing option that will encourage members to live near their chapter houses and remain involved in their organization. Supporting chapters emphasized the need for more density, light, and infrastructure, specifically to improve neighborhood safety.

We also engaged the UW Real Estate community to discuss how can we work with the Graaskamp Center to use The Langdon as an applied learning experience opportunity for students. In doing so, we learned that there was already massive student interest in the project, as materials from the project were being used in some course curriculum during the 2019 – 2020 academic year. This combined with the real estate program’s need for more applied experience around Madison has started some great conversations on how Core can work directly with the program going into the fall. Collaboration would include guest lecturers from Core, site visit of The Langdon, case studies, engagement with the UW RE Club, hiring opportunities and other activations that would give UW students a true inside look at Core’s real estate process.



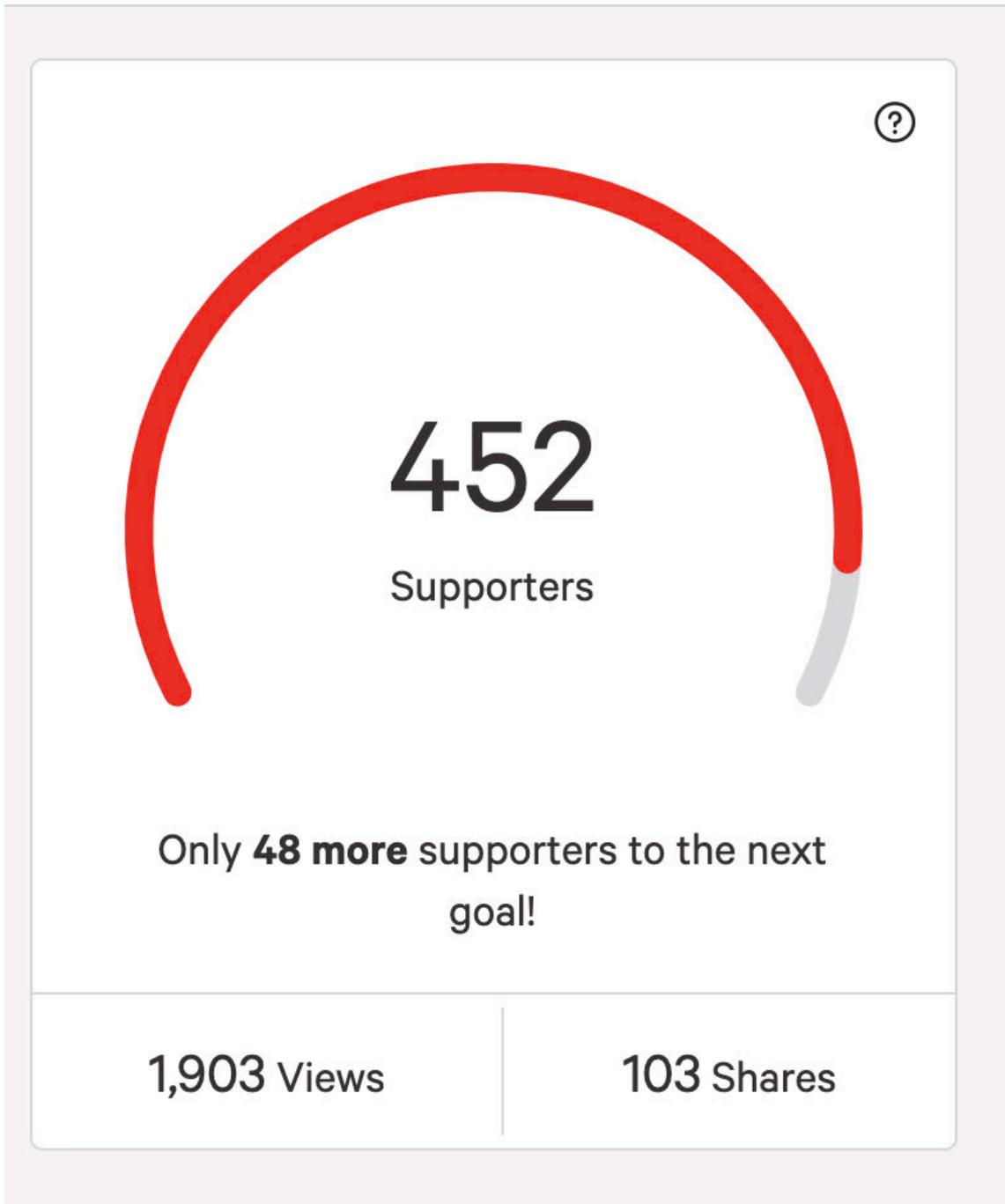
Core Spaces is committed to working with the local community in Madison to deliver a building that benefits the community. Our goal is to integrate each development as seamlessly as possible with the local market. The support described above is just a snapshot of what benefits The Langdon will bring to the community. This petition is a true testament that The Langdon will positively serve all stakeholders in the Langdon community and the Greater Madison area.

Sincerely,

Core Spaces Team

Hub Madison II Project Petition

☰ Menu 👁 View petition



Signatures

Name	Location	Date
Richie Lasek	US	2020-03-25
Ari Richman	Chicago, IL	2020-03-25
Liza Rosenfeld	Chicago, IL	2020-03-25
Mark Lasek	Madison, WI	2020-03-25
Sophie Kaldenhoven	Bergenfield, NJ	2020-03-26
Blake Kobak	Huntington Station, NY	2020-03-26
Lynn Richman	Chicago, IL	2020-03-26
Geta Richman	Delray Beach, FL	2020-03-26
Megan O'Rourke	Jupiter, FL	2020-03-26
Meg Sadera	Winnetka, IL	2020-03-26
Bailey Moag	Chicago, IL	2020-03-26
Taylor Bourke	Lafayette, IN	2020-03-26
Lexie Harris	Novi, MI	2020-03-26
Parris Zakarin	Dix hills, NY	2020-03-26
Megan Higgins	Evanston, IL	2020-03-26
Jeff Richman	Glencoe, IL	2020-03-26
Alexa Mach	Montville, NJ	2020-03-26
Marisa Goldstein	Madison, WI	2020-03-26
Jordan Gershoff	Short Hills, NJ	2020-03-26
Mikaela Herrmann	Madison, WI	2020-03-26

Name	Location	Date
Jordyn Hammer	Madison, WI	2020-03-26
Maya Hershkowitz	Madison, WI	2020-03-26
Jordy Richman	Highland Park, IL	2020-03-26
Alexa Czyzynski	Chicago, IL	2020-03-26
ALEX DAYAN	Madison, WI	2020-03-26
Ally Langendorff	Springfield, NJ	2020-03-26
Jay Richman	Sarasota, FL	2020-03-26
Cassidy Sheppard	Columbia, SC	2020-03-26
Arin Hirsch	Milwaukee, WI	2020-03-26
Marc Hirsch	Milwaukee, WI	2020-03-26
Allison Pappas	Highland Park, IL	2020-03-26
Aliza Herz	Port Washington, NY	2020-03-26
Justin Hirsch	Milwaukee, WI	2020-03-26
Wendy Hirsch	Round Lake, IL	2020-03-26
Dori Greenberg	Madison, WI	2020-03-26
Katie Anders	Prospect, KY	2020-03-26
Rachel Gray	Glastonbury, CT	2020-03-26
Carly Lanzkowsky	Madison, WI	2020-03-26
Jayne Levine	Livingston, NJ	2020-03-26
Addy Berg	Davidson, NC	2020-03-26
Rosie Marder	Holmdel, NJ	2020-03-26
Lily hochfelder	Purchase, NY	2020-03-26

Name	Location	Date
Rachel Hornig	Roslyn, NY	2020-03-26
Emily Saturno	Madison, WI	2020-03-26
charli eisen	madison, WI	2020-03-26
Ryan Cohen	Deerfield, IL	2020-03-26
Lindsey Pollack	Bellmore, NY	2020-03-26
Brenda Choi	Las Vegas, NV	2020-03-26
Charlie O'Brien	Elmhurst, IL	2020-03-26
Jack Fabbrini	Lake Zurich, IL	2020-03-26
Tom Gallagher	Oak Lawn, IL	2020-03-26
Ben Herzon	Glenview, IL	2020-03-26
Jonah Briskin	San Francisco, CA	2020-03-26
Campbell Callam	La Grange, IL	2020-03-26
Luke Minck	North Hollywood, CA	2020-03-26
Justin Kunkel	Boulder, CO	2020-03-26
Nick Van Huizum	Rancho Santa Fe, CA	2020-03-26
Woody Fox	Madison, WI	2020-03-26
Carter Lindstrom	Glen Ellyn, IL	2020-03-26
Graham Sticha	Madison, WI	2020-03-26
Michael Klemm	Needham, MA	2020-03-26
Tyler Internoscia	Union, NJ	2020-03-26
Katie Klemm	Boston, MA	2020-03-26
Stephen Hugo	Schaumburg, IL	2020-03-26

Name	Location	Date
bailey schleimer	Madison, WI	2020-03-26
Jacob Donovan	Lake Mary, FL	2020-03-26
Grace Merrill	Madison, WI	2020-03-26
Eric Shane	Vernon Hills, IL	2020-03-26
Will Hanfland	Lagrange, IL	2020-03-26
Alex Meurer	Elmhurst, IL	2020-03-26
Adam Johnson	Minneapolis, MN	2020-03-26
Tommy Galateo	Madison, WI	2020-03-26
Thomas Morton	Bronx, NY	2020-03-26
Jacob Lebowitz	Chevy Chase, MD	2020-03-26
Anna Erickson	Minnetonka, MN	2020-03-26
Bryce Ternus	Madison, WI	2020-03-26
Alexandre Mehdi Ghaoui	Madison, WI	2020-03-26
Sophia Nabi	Scarsdale, NY	2020-03-27
julia ciorciari	Port Washington, NY	2020-03-27
Justin Kleifield	Madison, WI	2020-03-27
Winn Anhut	Skillman, NJ	2020-03-27
Charles DeGarmo	Janesville, WI	2020-03-27
Kelsey Space	Summit, NJ	2020-03-27
Ava Conti	Pittsburgh, PA	2020-03-27
Siena Green	New York, NY	2020-03-27
Charlie Jungwirth	Mukwonago, WI	2020-03-27

Name	Location	Date
Ryan Plunkett	Minneapolis, MN	2020-03-27
Caleb Federman	Glenmont, NY	2020-03-27
Luke Libunao	Oak Park, IL	2020-03-27
Hayden Farrand	Potomac, MD	2020-03-27
Jackie Bordignon	Glenview, IL	2020-03-27
Brynn Colwell	La Grange, IL	2020-03-27
Gavin Wilson	Burr Ridge, IL	2020-03-27
Erik Stammnitz	Watertown, MA	2020-03-27
Sammy Leib	Highland park, IL	2020-03-27
Rachel Sachs	Port Chester, NY	2020-03-27
maya firestone	Boca Raton, FL	2020-03-27
Blake Benun	Santa Monica, CA	2020-03-27
Sam Madura	Steamboat Springs, CO	2020-03-27
Michael Grazioso	Middletown, US	2020-03-27
Luke Kolder	Fort Lauderdale, FL	2020-03-27
Peter Gottsacker	Sheboygan, WI	2020-03-29
Brett Dougherty	Willowbrook, IL	2020-03-30
Cole Rodby	Waukesha, WI	2020-03-30
Thomas Williams	Madison, WI	2020-03-30
Blake Drumhiller	Saint Charles, MI	2020-03-30
McKinley Clemons	Madison, WI	2020-03-30
Cross Daffada	Evanston, IL	2020-03-30

Name	Location	Date
Ryan Yost	Madison, WI	2020-03-30
helen brownstein	Madison, WI	2020-03-30
Samuel Irvin	Minneapolis, MN	2020-03-30
Tony Ashley	Madison, WI	2020-03-30
Jacob Latts	Deerfield, IL	2020-03-30
Patrick Riordan	Glenview, IL	2020-03-30
Meghan Fitzgerald	Mundelein, IL	2020-03-30
Tommy Miller	Oconomowoc, WI	2020-03-30
Eamon McMahon	Madison, WI	2020-03-30
John Wahl	Milwaukee, WI	2020-03-30
Finn McCarthy	Waukesha, WI	2020-03-30
Trevor Wall	408 n frances, WI	2020-03-30
Dave Zupan	Hilton Head Island, SC	2020-03-30
Grady Gibson	Mount Prospect, IL	2020-03-31
Anna Geweke	glenview, US	2020-03-31
Amanda Neff	Livingston, NJ	2020-03-31
Keelan Spencer	Madison, WI	2020-03-31
Joe Rafferty	South Haven, MI	2020-04-07
abby hassman	Madison, WI	2020-04-09
AJ Valus	Madison, WI	2020-04-10
Victor Nelson	Mound, MN	2020-04-10
Matthew klimkosky	Mequon, WI	2020-04-10

Name	Location	Date
Teddy Schmitt	Saint Paul, MN	2020-04-10
Josh Winston	Madison, WI	2020-04-10
Michael Sirbono	Fairfield, CT	2020-04-10
Jake Fleming	Milwaukee, WI	2020-04-10
Charlie Esson	Crested Butte, CO	2020-04-10
Marco Sandoval	Denver, CO	2020-04-10
Reid Trak	Victoria, MN	2020-04-10
George Lampen	Mequon, WI	2020-04-10
Sandro Kulutbanis	Mequon, WI	2020-04-10
Hannah Reckmeyer	MKE, WI	2020-04-10
Jack Mccarthy	Westport, CT	2020-04-10
George Schelble	Mequon, WI	2020-04-10
Ryan Tracy	Saint Paul, MN	2020-04-10
Ethan Schaper	Los Gatos, CA	2020-04-10
Logan Hampton	Madison, WI	2020-04-10
Ben Beuerlein	Palos Verdes Peninsula, CA	2020-04-10
Nick Wrifht	Eagan, MN	2020-04-10
Matt Sloyan	Western Springs, IL	2020-04-10
Henry Kazan	San Jose, CA	2020-04-10
Graham Raveret	Madison, WI	2020-04-10
Lars Larsen	Fontana-on-Geneva, WI	2020-04-10
Dan Pastel	Sudbury, MA	2020-04-10

Name	Location	Date
Jake Greenberg	Charlottesville, VA	2020-04-10
John Alexandre	Cape Elizabeth, ME	2020-04-10
Amin Rajae	Madison, WI	2020-04-10
Chris Duffy	Madison, WI	2020-04-10
Josh Kuhn	Madison, WI	2020-04-10
Jeff Meyers	Fairfield, CT	2020-04-10
Alec Wahl	Milwaukee, WI	2020-04-10
Aidan Flannery	Bronxville, NY	2020-04-10
Ryan Greenberg	Charlottesville, VA	2020-04-10
Max Fellows	Oconomowoc, WI	2020-04-11
Eli Verdun	Irvington, NJ	2020-04-11
Nick Blum	Stamford, CT	2020-04-11
Nick Bergmann	Madison, WI	2020-04-12
Kiera Carson	Madison, WI	2020-04-21
Brooke Ament	Wayzata, MN	2020-04-21
Dan Seeley	Sun Prairie, WI	2020-04-23
+nHqNMxX81m0zTRHifeob8rHRWzrTtzwjQA pNDM= Hellenbrand-Best	Waterloo, IA	2020-04-23
Michael Stengl	Madison, WI	2020-04-23
Andrea Schmoltd	Sun Prairie, WI	2020-04-23
Meggan Allen	Dodgeville, WI	2020-04-23
Cynthia Whedon	Sun Prairie, WI	2020-04-23

Name	Location	Date
Megan Jensen	Oregon, WI	2020-04-23
Mitch Colstad	Madison, WI	2020-04-23
Samantha Merkin	Chicago, IL	2020-04-24
Betsy Kaplan	New York, NY	2020-04-24
Liza Berkelhamer	Chicago, IL	2020-04-24
Melanie Putlak	Chicago, IL	2020-04-24
Courtney Bartelstein	Highland Park, IL	2020-04-24
Alexandra Raith	Chicago, IL	2020-04-24
Alana Wimer	Toronto, Canada	2020-04-24
Hayley Copus	Madison, WI	2020-04-27
Ross Williams	Hinsdale, IL	2020-04-28
Dennis Bond	Chicago, IL	2020-04-28
Charlie Wert	Chicago, IL	2020-04-28
Joseph Uhland	Glenview, IL	2020-04-28
Chris Janeck	Chicicsgo, IL	2020-04-28
Gabriel Gottlieb	Seattle, WA	2020-04-28
Matt Isola	Philadelphia, PA	2020-04-28
Michael Kollada	Highland Park, IL	2020-04-28
Andre Battles	Chicago, IL	2020-04-28
Will Sharpe	Minneapolis, MN	2020-04-28
Tim Kuzmic	Chicago, IL	2020-04-28
Paul Cushing	Evanston, IL	2020-04-28

Name	Location	Date
Peter Poggioli	Deerfield, IL	2020-04-28
Andrew Hajek	Chicago, IL	2020-04-28
James Carroll	Mendota, IL	2020-04-28
Mike Kelch	Madison, WI	2020-04-28
James Verch	Atlanta, GA	2020-04-28
Kenny Berger	Teton Village, WY	2020-04-28
Scott Watson	Verona, WI	2020-04-29
Brian Wold	Chanhausen, MN	2020-04-29
Jessie Glickman	Highland Park, IL	2020-04-30
Casey Klein	Winnetka, IL	2020-04-30
Abby Lipman	Highland Park, IL	2020-04-30
Alex Lashever	Calabasas, CA	2020-04-30
Sammi Salmirs	Harrington Park, NJ	2020-04-30
Sophia Flaum	Livingston, NJ	2020-05-01
Jocelyn Weiss	White Plains, NY	2020-05-01
Siena Green	Carle Place, NY	2020-05-01
Luke Favia	Glen Ellyn, IL	2020-05-02
Tom Dreher	Chicago, IL	2020-05-05
Joshua Valdes	Hialeah, US	2020-05-05
Lenya Williams	Lansing, US	2020-05-05
Kassidy Gustafson	Coventry, US	2020-05-05
Lisa Vieira	Lynn, US	2020-05-05

Name	Location	Date
David redford	Elkhorn, US	2020-05-05
John Cary	Chicago, IL	2020-05-05
Margaret Watson	Verona, WI	2020-05-05
Jaclyn Skjervem	Madison, WI	2020-05-05
Ethan Hill	Pewaukee, WI	2020-05-05
Matt Wade	Madison, WI	2020-05-05
Zach Weiss	New York, NY	2020-05-05
Nihad Mokkath	Darien, IL	2020-05-05
Andrew Firestone	Madison, WI	2020-05-05
Trynton Quach	Woodbury, MN	2020-05-05
Dan Ufearo	Madison, WI	2020-05-05
John Hamilton	Brookfield, IL	2020-05-05
Daniel Adix	Mequon, WI	2020-05-05
Taylor Schneider	Madison, WI	2020-05-05
Kevin Wenzel	Northbrook, IL	2020-05-05
Tristin Schulz	Saint Paul, MN	2020-05-05
Connor Ramsey	Cedarburg, WI	2020-05-05
Cam McDonald	Chesterfield, MO	2020-05-05
Ryker Powell	Woodstock, IL	2020-05-05
Ben Guarna	Longboat Key, FL	2020-05-05
Alex Mazer	Madison, WI	2020-05-05
Cole Zinda	Waukesha, WI	2020-05-06

Name	Location	Date
Cory Skjervem	Madison, WI	2020-05-06
Kyle Thurber	Madison, WI	2020-05-06
alan main	Madison, WI	2020-05-06
Isaac Testa	Madison, WI	2020-05-06
Ashley Maier	Madison, WI	2020-05-06
Corinne Smith	Madison, WI	2020-05-06
Nicole Wall	Sun Prairie, WI	2020-05-06
Robert Ham	Madison, WI	2020-05-06
Jared Schnoll	Chicago, IL	2020-05-06
Richard Remington	Madison, WI	2020-05-06
MOHAMED DERKAOUI	Madison, WI	2020-05-06
Tori Johnson	Brookfield, WI	2020-05-06
Zachary Sherman	Madison, WI	2020-05-06
Maddie Kalmer	Milwaukee, WI	2020-05-06
Sam Wessley	Madison, WI	2020-05-06
Patrick Kapla	Eau Claire, WI	2020-05-06
Stephanie Dopuch	Salem, WI	2020-05-06
TJ McLean	Madison, WI	2020-05-06
Cole Fritz	Madison, WI	2020-05-06
Julia Chelak	Ridgewood, NJ	2020-05-06
Spencer Ghais	Potomac, MD	2020-05-06
MacKenzie Tighe	Madison, WI	2020-05-06

Name	Location	Date
Salman Qazi	Manitowoc, WI	2020-05-06
Mark Schaer	Madison, WI	2020-05-06
Daniel Nuzhny	Fort Lee, NJ	2020-05-06
Alex Guindon	Delafield, WI	2020-05-06
Jack Hill	Elmhurst, IL	2020-05-07
Paul McLean	Madison, WI	2020-05-07
Tyler Kiser	Madison, WI	2020-05-07
Adam Jaszka	Chicago, IL	2020-05-07
Aaron Dinkin	Madison, WI	2020-05-07
Katherine Heise	Onalaska, WI	2020-05-07
Alec Greenberg	Chicago, IL	2020-05-07
Kayla Glatzmaier	Saint Paul, MN	2020-05-07
Paul McLean	Madison, WI	2020-05-07
Megan Welter	Madison, WI	2020-05-07
Ryan Lappe	Brookfield, WI	2020-05-07
Jared Schwalbe	Roslyn, NY	2020-05-07
Anthony Giunta	Milwaukee, WI	2020-05-07
Trevor Allen	Lake Forest, IL	2020-05-07
Trevin Kroichick	Moraga, CA	2020-05-09
Carolyn Kane	US	2020-05-11
Georgia Goldrick	Evergreen Park, IL	2020-05-11
Annie Pasterz	Glen Ellyn, IL	2020-05-12

Name	Location	Date
Brooke Silverberg	Milwaukee, WI	2020-05-12
Jana Maxwell	Milwaukee, WI	2020-05-12
Stephanie Wigglesworth	Jupiter, FL	2020-05-12
Kenly Keyser	Jupiter, FL	2020-05-12
curtis orourke	Jupiter, FL	2020-05-12
Susan Mellen	Phoenix, AZ	2020-05-12
Tom Sullivan	Madison, WI	2020-05-12
Jess Bossmann	Madison, WI	2020-05-12
Madeline Floodstrand	New York, NY	2020-05-12
Daniel Doherty	Chicago, IL	2020-05-12
Jack Picchietti	Chicago, IL	2020-05-12
Jim Yehle	Madison, WI	2020-05-12
Jason Mink	Bethesda, MD	2020-05-12
Kirstey Lein	Chicago, IL	2020-05-12
Raquel Wineck	Suamico, WI	2020-05-12
Tammy O'Rourke	Jupiter, FL	2020-05-12
Madison Karr	Chicago, IL	2020-05-12
Brooke Peplinski	Eagan, MN	2020-05-12
Dylan Monfried	New York, NY	2020-05-12
Cassidy King	Wyckoff, NJ	2020-05-12
Molly M	New Albany, OH	2020-05-12
Olivia Brasure	Niagara, WI	2020-05-12

Name	Location	Date
Courtney King	Livingston, NJ	2020-05-12
Emma Schwartz	Teaneck, NJ	2020-05-12
nancy mayek	Madison, WI	2020-05-12
Rachelle Levitin	New York, NY	2020-05-12
Danielle Lutz	Philadelphia, PA	2020-05-12
Max Glennie	Madison, WI	2020-05-12
Ryan Milbourne	New Albany, OH	2020-05-12
Lindsay Edwards	Summit, NJ	2020-05-12
Ben Raffel	Omaha, NE	2020-05-12
Taylor Heimert	Libertyville, IL	2020-05-12
Matt Nyheim	Coatesville, PA	2020-05-12
Zach Dickson	Highland Park, IL	2020-05-12
Ethan Heiberger	Madison, WI	2020-05-12
Joy Keyser	Palm Beach Gardens, FL	2020-05-12
Mckensie Hickman	Baraboo, WI	2020-05-12
Jeff Tubbs	Madison, WI	2020-05-12
Gus Kalivas	Glen Ellyn, IL	2020-05-12
Patrick Moore	Madison, WI	2020-05-12
Michael Godt	Spring Lake, NJ	2020-05-12
ANTHONY SULLIVAN	Madison, WI	2020-05-12
Nathan Lao	Madison, WI	2020-05-12
Bill Schlie	Wauunakee, WI	2020-05-12

Name	Location	Date
Sean Hart	Madison, WI	2020-05-12
Cameron Evans	Madison, WI	2020-05-12
Linda Lee	Sun Prairie, WI	2020-05-12
Abby Clegg	Madison, WI	2020-05-12
Erika Freeman	Wisconsin Dells, WI	2020-05-12
Carter Mahnke	Appleton, WI	2020-05-12
Hannah Winch	Madison, WI	2020-05-12
Dave Beck-Engel	Madison, WI	2020-05-12
Tony Shepherd	Madison, WI	2020-05-12
Justin Mitten	McFarland, WI	2020-05-12
Amanda Stahlke	Oregon, WI	2020-05-12
JACOB JANKOWSKI	Madison, WI	2020-05-12
Tyler Sanderson	Champaign, IL	2020-05-12
Bryan Rau	Los Altos, CA	2020-05-12
Darcy Holzhueter	Madison, WI	2020-05-12
Matthew Reynolds	Evanston, IL	2020-05-12
Kevin Roth	Dodgeville, WI	2020-05-12
DAVID BOHL	Madison, WI	2020-05-12
Megan McFadden	Madison, WI	2020-05-12
Derek Burdick	Stevens Point, WI	2020-05-12
Mitchel Hopp	Madison, WI	2020-05-12
Brady McDaniel	Darlington, WI	2020-05-12

Name	Location	Date
Lynn Schulte	Madison, WI	2020-05-12
Ben Hager	Tucson, AZ	2020-05-12
Anuj Dubey	Urbana, IL	2020-05-12
Chad Eschler	Sun Prairie, WI	2020-05-12
Brian Malich	Waunakee, WI	2020-05-12
Katie Gorder	Sun Prairie, WI	2020-05-12
Macy Wasson	Wisconsin Dells, WI	2020-05-12
Olivia Foehner	La Crosse, WI	2020-05-12
Matthew Berger	New Canaan, CT	2020-05-12
Josh Baysinger	Redgranite, WI	2020-05-12
Kenneth Barman	Madison, WI	2020-05-12
Kyle Ramsden	Madison, WI	2020-05-12
Jenny Nelson	Oregon, WI	2020-05-12
David Chmielewski	Madison, WI	2020-05-12
Steve Schuchardt	Madison, WI	2020-05-12
Nancy Mayek	Madison, WI	2020-05-12
Steve Robinson	Madison, WI	2020-05-12
Matt Breunig	Madison, WI	2020-05-12
Tim Prince	Madison, WI	2020-05-12
Kristy Bourquin	Madison, WI	2020-05-12
Cade Nichols	Madison, WI	2020-05-12
Graham Schroeder-Gasser	Madison, WI	2020-05-12

Name	Location	Date
Alex Johnson	Madison, WI	2020-05-12
Danielle Mischke	Madison, WI	2020-05-12
Joe Schuchardt	Wausau, WI	2020-05-12
Lucy Bergenthal	Middleton, WI	2020-05-12
Mark Nilsestuen	DeForest, WI	2020-05-12
Maisah Rosario	Virginia Beach, US	2020-05-12
Kyle Erickson	Wausau, WI	2020-05-12
Brian Hornung	Middleton, WI	2020-05-12
Peter Saindon	Marshall, WI	2020-05-12
Nancy Beyler	Poynette, WI	2020-05-12
Luke Schulte	Oregon, WI	2020-05-12
Lauren Darby	Atlanta, US	2020-05-12
Luke Kiefer	Madison, WI	2020-05-12
Joel Powers	Madison, WI	2020-05-12
Jonathan Powers	Madison, WI	2020-05-12
Brad Meier	Waunakee, WI	2020-05-12
Jennifer LaBerge	US	2020-05-12
Ryan Jacobson	Madison, WI	2020-05-12
Alivia Fenney	Madison, WI	2020-05-12
Kaleb Anderson	Verona, WI	2020-05-12
Tom Olson	Champaign, IL	2020-05-12
Brett Severson	Madison, WI	2020-05-12

Name	Location	Date
Robert Weiland	Goodyear, AZ	2020-05-12
Kim Norton	Madison, WI	2020-05-12
Peter Wineland	Mt Horeb, WI	2020-05-12
Prashanth Narasimhan	Champaign, IL	2020-05-12
Justin Derge	Milton, WI	2020-05-12
Dave Garbarz	Madison, WI	2020-05-12
Camilla McKay	Madison, WI	2020-05-12
Madison Amboian	Chicago, IL	2020-05-12
Greg Manzetti	Madison, WI	2020-05-12
Darin Nagel	Madison, WI	2020-05-12
DJ Ficarella	Chicago, IL	2020-05-12
Menno Huiser	Stoughton, WI	2020-05-12
Jason Mattila	Madison, WI	2020-05-12
Caleb Johnson	Milton, WI	2020-05-12
Ben Bouche	Delmar, IA	2020-05-12
Tom Ganser	Madison, WI	2020-05-12
Mike Luther	Madison, WI	2020-05-12
Troy Klabunde	Beaver Dam, WI	2020-05-12
Shannon ORourke	Madison, WI	2020-05-12
Kevin Churney	Madison, WI	2020-05-12
Jonathan Solomiany	Miami, FL	2020-05-12
Itamar Oron	New York, NY	2020-05-12

Name	Location	Date
Jack Joselit	Northbrook, IL	2020-05-12
Josh Cooper	Westwood, NJ	2020-05-12
Jim Marin	Madison, WI	2020-05-12
Billy Snyder	Atlanta, GA	2020-05-12
Bo List	Princeton, NJ	2020-05-12
Lauren Meyer	Chappaqua, NY	2020-05-12
Danny Glickman	Chicago, IL	2020-05-12
Trevor Hernandez	New York, NY	2020-05-12
Jake Silverman	Larchmont, NY	2020-05-12
Noah DeSousa (AEPI)	Aurora, OH	2020-05-12
Dominic Almquist	Minneapolis, MN	2020-05-12
Ron Beyler	Madison, WI	2020-05-12
Alex Tsirlin	Milwaukee, WI	2020-05-13
Lindsey Doughty	Lodi, WI	2020-05-13
Katie Wagenbrenner	Columbus, OH	2020-05-13
Eric Mergen	Madison, WI	2020-05-13
Nancy Schmitt	Madison, WI	2020-05-13

From: [Barb Garrity](#)
To: [Prusak, Sydney](#)
Subject: Fwd: Delivery Status Notification (Failure)
Date: Thursday, May 14, 2020 11:28:02 AM
Attachments: [icon.png](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

----- Forwarded message -----

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Date: Thu, May 14, 2020 at 11:23 AM
Subject: Delivery Status Notification (Failure)
To: <treasurebox3596@gmail.com>



Address not found

Your message wasn't delivered to sprusack@cityofmadison.com because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 User Unknown

----- Forwarded message -----

From: Barb Garrity <treasurebox3596@gmail.com>
To: sprusack@cityofmadison.com
Cc:
Bcc:
Date: Thu, 14 May 2020 11:23:07 -0500
Subject: Fwd: City of Madison Planning Commission

----- Forwarded message -----

From: Barb Garrity <treasurebox3596@gmail.com>
Date: Thu, May 14, 2020 at 10:59 AM
Subject: City of Madison Planning Commission
To: <sprusack@cityofmadison.com>

To: City of Madison Planning Commission

From: Barb Garrity
120 Langdon St.
Madison, WI 53703
[REDACTED]

Dear Commissioners,

My name is Barb Garrity and I am the House Director at the Tri Delta Sorority House, 120 Langdon St, located next door to the proposed building site at 126 Langdon St.

I also reside at this residence year round. I would like to address some unique characteristics of this particular neighborhood in regards to the suitability of the proposed development at 126 Langdon St.

1) I feel the large size and commercial look of this proposed building is a poor fit in a neighborhood populated by much smaller, older buildings, many of which are on the historic register.

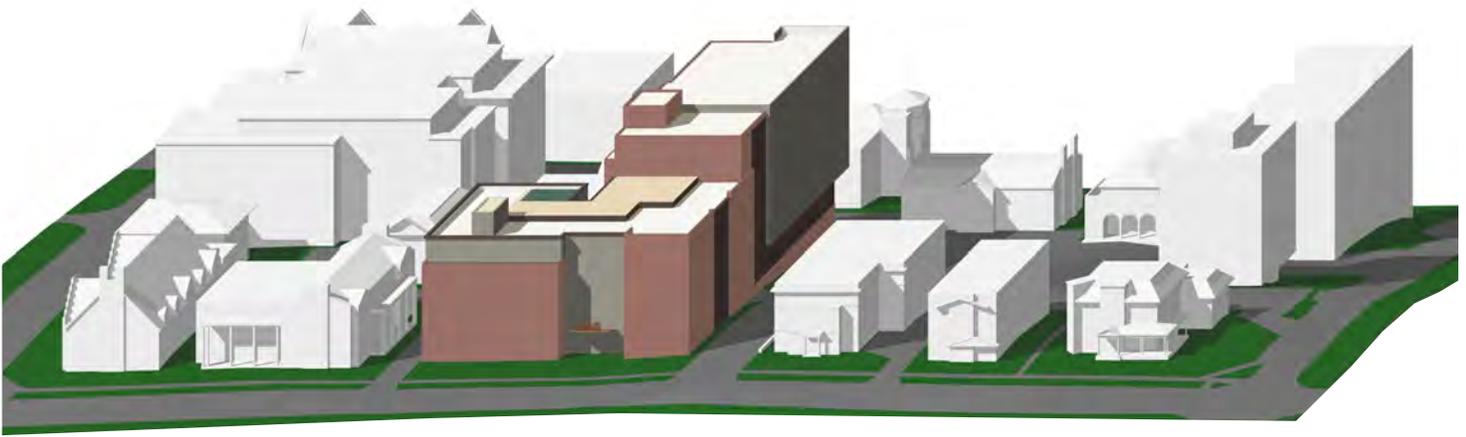
2) The sorority houses on all sides of the proposed development lack the infrastructure to support central air conditioning or in room air conditioner units for the residents individual rooms. Residents have no choice but to have their windows open 24/7 when weather is too warm or room is overheated in winter. Therefore I propose the speaker system and hot tub on the rooftop terrace be eliminated. Our residents deserve to have some semblance of quiet in which to study in their rooms. Furthermore I propose that the rooftop terrace not allow any amplified music while school is in session.

3) This block of Langdon St has a unique layout. There are 3 Greek houses located at the bottom of the hill, on the lake. These houses are directly behind 126 Langdon, 120 Langdon and 112 Langdon St. Although these houses all have Langdon St addresses they are not visible from the street (and a real headache for all delivery drivers). Their only access to Langdon St is the 2 fire lanes. I estimate the total resident count in these houses at 140 and the total membership count (all members have access to the houses) at 500. At this time all of these people have two ways to access these houses and that is the existing two fire lanes. The proposal will eliminate one of these fire lanes. This leaves one fire lane for all of the pedestrian traffic along with the approximately 30 cars located in the parking lots for these buildings along with cleaning staff, fulltime cook and dining room staff, garbage pickup trucks, laundry pickup and drop-off, repair and handyman staff, mail and package delivery, uber/lyft pick up and drop off, eat street, pizza delivery, guests, etc. It's a very busy place! This proposal will add in the needs, deliveries, mail etc. of 373 more people with no where for the services delivering to them to park. Therefore they will also be in this fire lane, as they are now for the current residents. I have issues every week with delivery trucks parked in the fire lane for as long as two hours. They are almost never delivering to

us. Sometimes they are delivering blocks away. The fact of the matter is there is no where else for a semi to park on Langdon St and all of the Greek Houses have dining services so require delivery by the purveyors refrigerated trucks which are almost all semi's. This problem will be so much worse when the other fire lane, which they also regularly park in, is eliminated. And no, they don't care if they get a ticket, their management does not frown upon that and just pays them as a matter of doing business. This will be a disaster, especially in bad weather as residents then use Uber and eat street all day long!

I understand the removal of the 2nd fire lane will be allowed due to all of the adjoining buildings having fire sprinkler systems. Sprinkle systems are not without fail. 5 years ago my daughter's sorority in Whitewater burned extensively. Yes, they had a brand new sprinkler system which was not operational at the time because of waiting for

----- Message truncated -----



The City Plan Commission shall not approve a conditional use ... No application for a conditional use shall be granted by the Plan Commission unless it finds that **all** of the following conditions are present:

9. When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that **the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district.** In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation.

28.077 - DOWNTOWN RESIDENTIAL DISTRICTS.

(1) Statement of Purpose.

These districts are intended to recognize historic Downtown neighborhoods comprised of predominantly residential uses with some non-residential uses. The districts are also intended to:

- a. Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.
- b. **Promote the preservation and conservation of historic buildings and districts** while allowing selective infill and redevelopment based on the recommendations of adopted City plans.
- c. **Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of scale and rhythm, building placement, facade width, height and proportions, garage and driveway placement, landscaping and similar design features.**

Hub II lacks the slightest hint of "sensitivity to its context in terms of scale and rhythm, building placement, facade width, height and proportions" to its prospective neighbors.

14. When applying the above standards to an application for height in excess of that allowed... the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that **all of the following conditions are present**
 - a. **The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces**
 - b. The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories
 - c. **The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them.**

The building as proposed not compatible with the existing surrounding area. It would be far larger (scale & mass), wider (rhythm & relationship to street frontages) than the other buildings along Langdon. Hub II would neither compliment or contribute to the Local Mansion Hill Historic District immediately adjacent or the National Langdon Street Historic District Hub II the property is part of.

Mansion Hill Local Historic District

City of Madison
County of Dane, Wisconsin
Department of Planning and Development
Planning Unit - May 2004

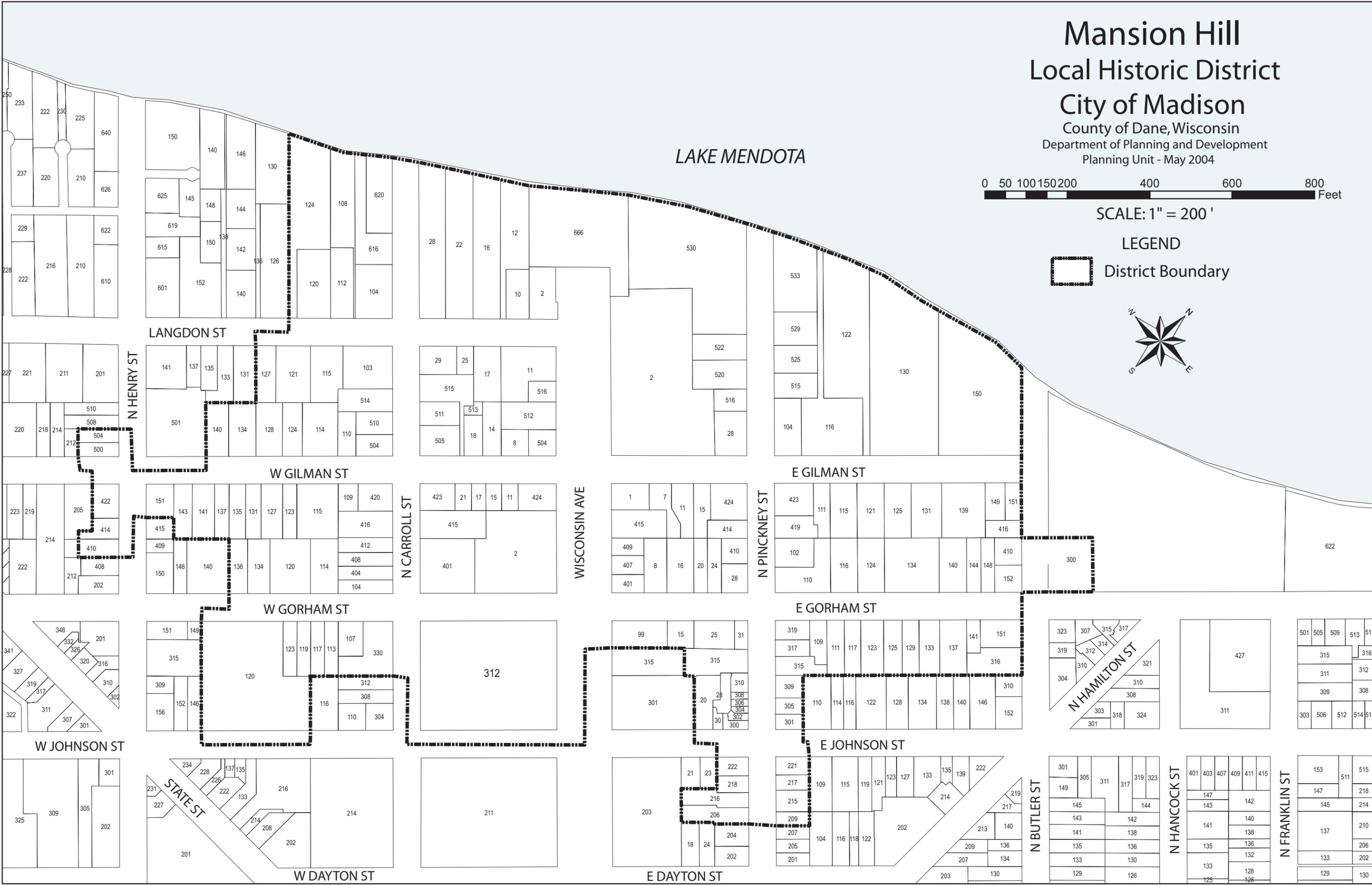
LAKE MENDOTA



SCALE: 1" = 200'

LEGEND

 District Boundary



Langdon Street National Historic District

City of Madison

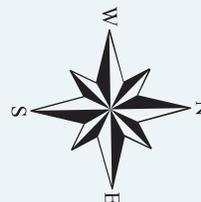
County of Dane, Wisconsin
Department of Planning and Development
Planning Unit - September 2004



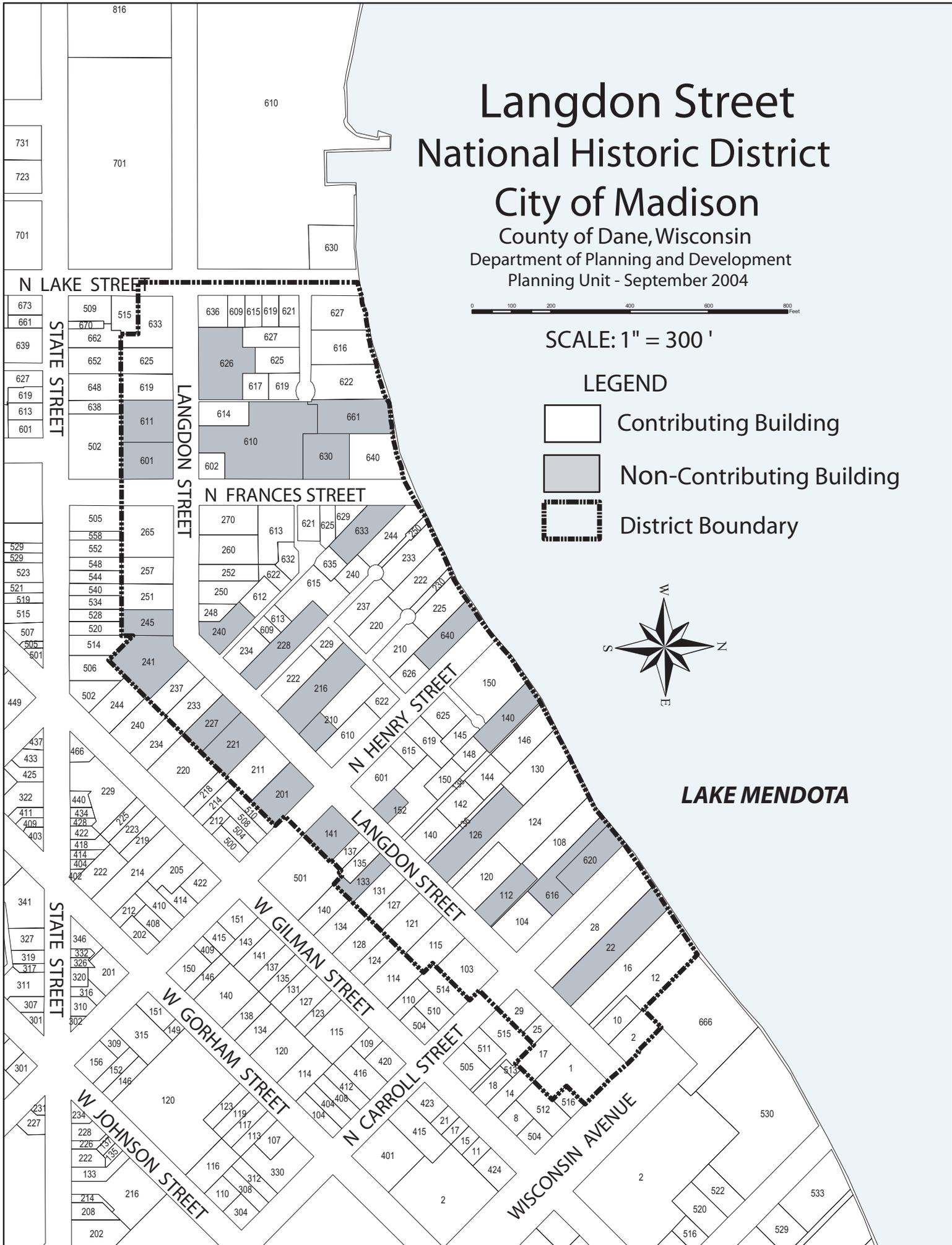
SCALE: 1" = 300'

LEGEND

-  Contributing Building
-  Non-Contributing Building
-  District Boundary



LAKE MENDOTA



To: City of Madison Department of Planning
Attention: Sydney Prusak
215 Martin Luther King Jr. Blvd
Madison, WI 53703

Date: May 14,2020

From: Billie "Jean" Huddleston
Attention: House Director
103 Langdon Street
Madison, WI 53703

I reside at Delta Gamma Omega Chapter property located within the Mansion Hill Historic District. Which is approximately 229.7 ft from the proposed 126 Langdon Street Core Spaces Development. I am opposing this development as currently proposed.

Concerns and Review Standars 3,4, 6, 9, & 14

First is how this will affect our community's safety.

- a. fire lane issue - lack of fire safety for existing properties on the lake front (inadequate escape routes).
- b. roof top pool/hot tub creates high risk liabilities to community and more stringent law-enforcement presences in our community..

Second is this development will degrade the quality of life for long term Historic District and Neighborhood residents if approved

The proposed development as it is being presented takes away quality of life, pleasure and enjoyment of immediate neighbors and historic district.

- a. excessive height diminishing lake front properties pleasure and enjoyment by being dwarfed and overshadowed by 4 to 6 floors from with 9 floors in rear of proposed development.
- b. depreciates and undermines our Historic District. For any landmark designated historic house we must work strenuously (month's to years) to obtain City of Madison Historic Division approval to complete repairs, rebuild, replace, or improve our structure. To preserve our neighborhood and history we do this out of pride and desire to preserve our heritage, even though historic designation drives our cost of projects upwards.
- c. noise and vehicle pollution, heavier foot traffic and vehicle traffic e.g. vendors, US Postal Service, UPS, refuse/recycling, food delivery etc.

Being a member of this community for eleven years, I would prefer a local developer. Core Spaces is a development company out of Austin, TX and is well known for selling their projects before it's buildings are completed. I also believe that long term residents of the neighborhood should be taken more seriously than individuals being enticed to come for a short stay and leave our Community and Historic Districts to deal with the fallout.

Please do not approve the project.

Sincerely,
Ms. Billie "Jean" Huddleston

From: [Mike Stengl](#)
To: [Prusak, Sydney](#)
Subject: Fwd: Support for 126 Langdon Development
Date: Thursday, May 14, 2020 11:54:39 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hey Ms. Prusak,

Please see the email below with my comments for the 126 Langdon Project.

Thank you!

----- Forwarded message -----

From: Mike Stengl <michaelstengl@gmail.com>
Date: Thu, May 14, 2020 at 11:37 AM
Subject: Support for 126 Langdon Development
To: <district2@cityofmadison.com>

Hello Alder Heck,

My name is Michael Stengl and I graduated from UW with a degree in Economics with a Math Emphasis in 2018. During my time on campus, I lived either directly on Langdon or in the surrounding area. I had some of my best college experiences on Langdon and made friends that I continue to stay connected with, even during the Pandemic. I would like to register myself in support of the multifamily development for 126 Langdon.

UW has done great things for the City of Madison and provides the City with a diverse, and growing, number of students each year. With that growth, there is a natural growth in the demand for housing. Housing supply will have to meet that demand or else prices are likely to increase. This has clearly been the case for anyone living Downtown.

It is difficult to see how the City of Madison is trying to create more affordable housing if they are increasing costs for developers (new potential storm water requirements, bird glass and electric vehicles), while also constraining the number and size of projects with historic preservation. It is not that these items should not be a priority, it is that it should be communicated that those are the priority over affordability.

The massing plan for this site is 5+2 stories. This plan adheres to that standard. If the sentiment is that this project is too large with the additional stories and does not match the neighborhood, then I have trouble seeing any proposal meeting that standard. Specifically with regard to the character of the neighborhood, I would define it as eclectic and I would struggle to identify a singular characteristic building type. Without a defined style, how can we say this building doesn't match? I see the additional stories as an opportunity for more people to have the experiences I had on Langdon St. If those opportunities don't contribute to a "higher quality building" then I don't know what

does.

Please feel free to let me know if there is a better way I should submit my comments!

Thank you!

Michael Stengl

From: Rich Lynch [<mailto:rlynch@findorff.com>]
Sent: Friday, May 15, 2020 10:38 AM
To: ledell.zellers@gmail.com
Subject: Plan Commission / Core Spaces

...good morning Ledell...I hope all is well with you and those that are close to you during these very challenging times...I feel we have known each other for a very long time...and yet I also feel I have not 'reached out' in this way very often...most of the time it's been face to face while attending various neighborhood or committee meetings...so today, under these interesting circumstances, I am reaching out to ask you for your support for the Core Spaces Langdon Street project that will be discussed at your Plan Commission meeting Monday evening...as you may be aware, Findorff has been operating successfully for over 130 years here in Madison...and the State of Wisconsin...we currently employ over 800 essential workers including the men and women who work in the trades ...we are doing everything we can to keep all of them employed...giving each worker the choice to work, with no judgement ...this as we continue to make sure all are working as safely as possible...Like you, we are concerned about not only the immediate economic impact on our communities, but also the long term 'climb back' that is certain to be hard on so many...Madison will need to reach into every corner to get our workforce active ... and businesses productive again... and to get family supporting incomes back on track...I believe this important reason alone is enough to give strong consideration to approving as many good building and infrastructure projects as we can...that said, I appreciate your responsibilities to make sure the City is gaining quality long term benefits as you make these decisions...so to help you understand why we feel that this particular project should meet these criteria and gain your support I have provided a few bullets below:

- Economic impact/Employment – a project like this will create opportunities and maintain jobs for hundreds of men and women in the trades along with numerous subcontractor and supplier jobs...this will then circulate more money into our local economy.
- Too many industries are abandoning or deferring construction projects...Core Spaces is still investing in the future and we need to support their investment in the city of Madison and the housing needs of the University of Wisconsin-Madison.
- Findorff is committed to keeping our employees working... With many projects being put on hold and cancelled due to COVID-19, the HUB II project would represent future employment to many local residents, including our employees.
- Post-COVID – we don't know the extent of the economic impact on Madison and Dane County, but this project is a chance to confirm investment in early 2021.
- Core Spaces is a proven successful partner to the City and to the University... They delivered on HUB I and The James projects, which have proven to be an asset to UW

students and downtown businesses... Findorff has built other projects for Core Spaces with similar results... We feel they share the values of the City and Findorff.

- Core Spaces has spent numerous hours working with City and neighborhood representatives to listen, adjust and now propose this impressive quality project.
- It is important to note that the proposed project complies with current zoning and with the City's own Downtown Plan.

...so Ledell, I would please ask you to support this project... it is the right decision...especially now... for the City and community....Finally, on behalf of myself and the entire staff at Findorff we would like to thank you, the Council and City leaders for their leadership during this unprecedented time...and for allowing Essential Infrastructure to continue during the pandemic...

...be safe...and thank you...

Rich Lynch
Chairman

J.H. FINDORFF & SON INC.
Builders Since 1890

300 South Bedford Street | Madison, Wisconsin 53703
Direct: 608.442.7360 | 608.257.5321
findorff.com

CHARACTER COMMUNITY CRAFTSMANSHIP

From: ELENA ASHLEY HAASL <eahaasl@wisc.edu>
Sent: Sunday, May 17, 2020 11:06 PM
To: Planning <planning@cityofmadison.com>
Subject: Comment in Opposition of Hub II Development

To the City of Madison Planning Commission:

I am asking you to make the right choice and oppose the development of the Hub II on 126 Langdon Street. Not only will this development alter the historic architectural landscape of Langdon street and potentially harm the lake environment via the construction of an underground parking garage, but it poses a significant barrier to affordable housing for students who are already on a limited income. As a student who lives downtown, I know firsthand how expensive off-campus housing is. Spending nearly \$500 a month to share an apartment with four other roommates is not economically feasible, especially on top of expenses such as tuition and groceries. I am asking you to put the needs of students who may be in a more financially complicated picture first. Housing is a right, and the creeping costs of housing in Madison and the campus area are pushing us out. As a student and the District 5 County Board Supervisor, I urge you to oppose this development and instead find a more affordable and rational housing solution for 126 Langdon Street.

Thank you for your time,

Elena Haasl
District 5 Dane County Supervisor
She/Her/Hers



May 18, 2020

Dear Plan Commissioners:

The Carpenters Union supports Agenda item No. 4 at tonight's meeting approving the conditional use and demolition permits at 126 Langdon. The developer is partnering with a union general contractor which will result in construction jobs providing livable wages, health insurance and apprenticeship opportunities on this job site. This is especially important to our community in uncertain economic times.

The developer has engaged the community and adjusted its plan and design responsive to the feedback. For example, the revised glass atrium front façade is incredibly impressive. Top-notch design like this does not come without cost. Not every developer in our city has been willing to make investments like these – in their project or in the workers building the project. The credibility of this developer is underscored by their partnership with a union contractor.

This proposed project complies with current zoning, fits the neighborhood's character and will result in union jobs. Please support its approval. Thank you for your consideration.

Respectfully,

Andrew Disch
Political Director
North Central State Regional Council of Carpenters



Value on Display Every Day

BUILDING and CONSTRUCTION TRADES COUNCIL of SOUTH CENTRAL WISCONSIN

May 18, 2020

Dear City of Madison Plan Commissioners;

Please approve the conditional use and demolition permits for 126 Langdon; item 4 on tonight's agenda. This project will create building trades jobs that provide living wages, and benefits. The proposed project complies with current zoning requirements and the design of the project will complement the neighborhood's appearance.

COVID -19 is causing uncertain economic times and approving this project will provide construction jobs and recirculate money in the community. COVID has devastated the economy and caused unemployment to surge. The building trades workers working on the 126 Langdon project will be earning wages and spending money at local businesses.

The Building and Construction Trades Council of South Central Wisconsin supports the conditional use and demolition permits for 126 Langdon and asks the plan commission to approve the permits.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dave Branson', followed by a horizontal line extending to the right.

Dave Branson

President/Executive Director



Madison Planning Commission
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

May 18, 2020

RE: The Langdon Public Support

Dear Commissioners:

We would like to address the wrongful accusation made by Bob Klebba that we have made “illegal financial offers” to organizations for support of The Langdon project. This accusation is not only false but offensive and malicious. We, at Core Spaces, pride ourselves in conducting ourselves by the fundamental values of transparency and with the utmost integrity - this includes all our outreach efforts.

When we have an opportunity to outline a project, such as The Langdon project, we do so in a fair, objective means to garner support from the overall community. Our petition for support in Madison launched in late March 2020. During the petition outreach efforts, several Greek organizations inquired about group leasing and whether it was offered at The Langdon project. After receiving several requests about group leasing, we formally launched our Greek leasing program in late April 2020. The launch of this program was in response to the Greek organizations’ interest and is consistent with marketing efforts made at other properties in the market. The efforts to reach out to the most affected cohorts, including fraternities, and sororities, were held virtually through Zoom meetings to present the project, field questions and highlight our Greek leasing program.

We utilize the bulk leasing program nationwide to any interested groups – and in Madison, the Greek community has expressed such interest. This bulk leasing program was offered to all the fraternities and sororities, giving them the ability to lease early in the cycle to ensure they rooms “blocked together” to give the experience of living in their own homes. We offer this program to any group regardless of their past support or opposition.

The support we have received for The Langdon project is very encouraging, and ranges from local business owners, students, UW personnel, and organized labor. This is evident with 486 signatures that show support for the project, as of the time of this writing. We thank you for your time and look forward to presenting our project this evening.

My name is Benjamin Pierce, currently residing at 146 Langdon, or Nottingham Co-operative. I lived on Langdon street for about 26 of the last 35 years, about 18 of them at the current address. I feel very invested in our somewhat mishandled gem of a neighborhood and I am quite concerned about many aspects of this project. In terms of the standards specified by the mission of the Plan Commission:

In terms of no substantial impairment to the uses, values and enjoyment of other property in the neighborhood, we have only to look at the police contacts already going on at the Hub I, the Waterfront, and the James to see that this kind of building encourages rather bad behavior, and it packs in the number of people who do it. This is made more concerning by the fact that there is no longer a position dedicating a police officer to our neighborhood: yet even if that were reinstated, wouldn't that simply mean a new and added strain upon an already-overworked position? Before passing to other concerns, I will say that while lost parking and increased traffic are addressed elsewhere, let me pre-address them here in terms of the impact upon uses value and enjoyment, not to mention safety, especially for pedestrians and bicyclists, and especially come winter and ice.

In terms of impeding the normal and orderly development and improvement of the surrounding property for uses permitted in the district, we have only to look at the massive change in size, that will break or remove the standards just now in place: it cannot be included without being a basis for future comparisons to other developments, and it therefore must modify the very standards it now pretends to conform to. Given such past errors as the National Guardian Building, the Roundhouse, and even the former building at 126 Langdon, to cite the least controvertible examples, can we afford to damage our already-cracked standards with this project? Should we look at scaling down and refining, to repair the standards while we can? Again, I must cite what traffic, from both deliveries and residents will also do to the "normal and orderly development" of this neighborhood. In this regard, all versions of the current proposal move boldly in the wrong direction.

I need only state in passing that the effect upon utilities and transit, makes itself fully clear not only in terms of numbers versus square feet, but in terms of the number of other kinds of category impacted.

In terms of taking care to avoid an over-concentration of community living arrangements that might devolve into institutional setting, one that might seriously strain the existing social structure of a community—how can I view any other effect but such an impairment to just such values when we have a non-communitarian, luxury-driven sardine can like this dropped in the midst of Greek Letter houses and co-operatives. The former define community in the best possible sense. The latter is for anyone preferring to pay a premium to avoid the specific rewards and challenges of community living, be it Pan-Hellenic or Co-operative in terms of model. It is almost as if someone designed this project from a sense of irony in the specific regard.

In examining whether the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area, we are presented with a real dilemma: our historical district features buildings that can no longer be commercially built because, frankly the craftspersons to do the job are vanishingly rare. The trends and histories of the proposed building tell how that came to be. As a realist who nonetheless embraces this standard as a value, I recognize that any new building will fall short of the very best—but what about the Suhr House, so close-by at 121 Langdon—so narrowly saved so recently? It is not a small building, though it might not have the sardine-can capacity desired by the current developers—and something as nice and as durable is within the possibility of today's architects. All of that addresses that standard at the most literal: but look at so many other things also impacted—including, again, increased traffic—can we say that the aesthetic desirability of our neighborhood can go unimpaired by that much more traffic?

All of the above and below echoes forth rather loudly in replying to the quite specific question of whether the additional stories requested are merited: it is unclear that even a to-scale version of this project passes muster on many important standards—how can it merit *more*?

Finally, it is clear that the scale of this building is not only not necessary to its quality, contribution to character, rhythm etc—it is only necessary to the profitability of it (given the vastly greater overhead to which the developers are committed!)—and indeed, it the very scale of it that accounts for its generic quality, its' standard-breaking lack of fit, its sheer inconvenience, and its impairment to the community identity of our neighborhood—not only is the scale not justified in these terms, that very scale is what disqualifies, and practically weaponizes it versus those standards!

All of this should explain just why this very project met such a frosty reception at the Urban Planning Commission.

I strongly urge the Plan Committee to withhold recommendation from any currently-recognizable version of this project.

Laura Stoller
Delta Gamma, Omega Chapter
House Corporation President
103 Langdon Street
Madison, WI 53704
May 15, 2020

Dear Madison Plan Commission,

As a 10 year member of the Delta Gamma, Omega Chapter House Corporation Board, I have been witness to many changes and challenges in the Langdon area and within our Historic District. We have worked very hard at DG to partner with the City and the Landmarks Commission to be good residents and stewards of our historic homes at 103 Langdon and 514 N Carroll Streets. We take great interest in what happens in the area especially as it relates to the safety and security of our members and residents.

After reading the numerous proposals and reports regarding 126 Langdon, I have a myriad of concerns with the proposal as it currently stands, many of which mirror what has been outlined in staff reports and among other speakers/letters from community members recorded at previous meetings. While I support development of the vacant lot, I want it to be done well and in such a way that honors the neighborhood. The current plan does not meet that threshold.

Further, I think it's ethically questionable for the developer to seek letters of approval in exchange for VIP Perks. That really leaves a really bad taste in my mouth.

I urge the Plan Commission to listen thoughtfully and carefully to the concerns continuing to be brought forward by staff and by other residents, especially the residents and individuals who have long term interest in the area such as homeowners, House Corporation boards, long time landlords, etc. We want the final project to be something appealing and acceptable to those who will be in the neighborhood beyond one year of a lease and who have already demonstrated a sustained commitment to the neighborhood. Please stand strong in requiring the developer to make the changes necessary to have a safe, high quality project.

Thank you for your hard work and thoughtful consideration of this project.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Laura Stoller".

Laura Stoller
Delta Gamma, Omega Chapter
House Corporation President

To: Plan Commissioners

From: Bob Klebba, 126 Langdon Steering Committee chair

16 May 2020

We had a steering committee meeting last week where we learned that the developer has been engaging in likely illegal financial offers in their attempt to win neighborhood support for their proposal. Core Spaces are offering Greek community members rent discounts and preferred room selection for members of those houses that write a letter of support to the Plan Commission.

I expect a good developer to organize neighborhood support for their projects. Their campaign has generated some letters of support, but more importantly several house directors on Langdon St have told me that their members don't want to come out against the proposal for fear of jeopardizing Core Spaces' offered benefits for their brothers and sisters.

What greatly concerns me is that Core Spaces have likely suppressed participation in our steering committee and have definitely suppressed input to the Plan Commission. I ask the commissioners to keep the developer's actions in mind when they review letters and testimony from neighbors.

For your reference, I am including some of the Core Spaces' campaign information that has been forwarded to me.

Sincerely, Bob Klebba

12:17



Hub Langdon_Letter

DOCX - 14 KB



[Name]
[Your Madison Street Address]
[City, State Zip]

[Today's Date]

Dear Alder Max Prestigiaco, Alder Patrick Heck, and Sydney Prusak,

As the president of [insert fraternity/sorority name] fraternity, I am writing this letter of support on behalf of the new Hub 2 development on Langdon Street. As someone who lives in and will continue to live in the area while serving as the president of my chapter, I believe the new development would greatly benefit the Madison community.

The Hub II development will provide much needed high-quality apartments in the Langdon area, which would allow members of the Greek community to live much closer to their chapter houses. As students move out of the Greek houses off of Langdon, they typically move into existing developments such as The James and The Hub, which fill up in a matter of days, making it difficult to secure a lease there. The demand is high for an additional development project in Madison and a location on Langdon Street would allow students to remain involved in their community. The new development would also be a contributor to philanthropies throughout the Greek community, as Core Spaces historically has demonstrated willingness to work with local organizations and sponsorship opportunities.

Outside of serving the UW community and supplying housing for students, Hub 2 would also improve the safety and welfare of the Langdon Street community. The actual development would provide much needed light and additional foot traffic for a large stretch of Langdon, which is often isolated and dark late at night. The area, as it stands today, leaves students at risk to crime as they travel home alone. Having an additional 300 students living on this street and adding more sophisticated infrastructure to the area would serve as an increased deterrent for wrongdoing.

Thank you for taking the time to consider my position.

Sincerely,

[name]

Open Word



The Langdon

A Hub Property

unlock your VIP perks.



1

PRIORITY LEASING

We will open up leasing to your chapter house before our leasing office even opens. We will bring our "leasing office" to your house and walk you through all the floorplan options, giving you first pick.

2

DISCOUNTED RATES

In having priority access to leasing, you will also unlock discounted rates. You will be able to sign for an apartment at a lower price than market rent.

3

BLOCK LEASING

When residents sign a lease, we typically don't allow them to pick their exact unit in the building, we just allow them to pick what type of floorplan they would like. We will give you the opportunity to choose the exact unit you would like - floor number and all. This will also allow you and your friends to reserve "blocks" of units - so you can all choose to live on the same floor if you'd like.

4

LEGACY UNITS

You will be allowed to reserve your units as "legacy units" - in which you can pass down your unit to whoever you would like once you move out. This will allow younger members of your organization to enjoy the early leasing benefits that you did. You will have the right to hold your legacy unit for a limited amount of time before it goes back out to market.

2:07

◀ USPS Mobile

📶 LTE 🔋



iMessage
Mon, Apr 20, 11:27 AM

Hi [redacted] So so random but my name is Ari Richman and I got your number from [redacted] - I'm from Chicago and have a ton of friends who used to be in [redacted] 😊 . I work for Core Spaces - which is the real estate development company that built The Hub and The James. We are looking to build a second Hub project on Langdon near all the Greek houses!

The project is in the process of getting approved by the city, so we are starting to reach out to some of the Greek presidents to talk about this project and gain some support

I wanted to see if you'd be free to chat on the phone anytime this week so I can tell you a little more about it and see if you'd be willing to help us gain some support from Aephi!

Hi! I'd love to get a chance to speak- I'm around on Friday anytime after 11 EST. Does that work?

That's perfect - I'll call you at 11:30 ish EST

That work?

Sounds great!



iMessage



2:08

USPS Mobile

LTE



<https://www.change.org/p/hub-madison-ii-project-petition>

Thank you!

Delivered

Monday 10:21 AM

Hi [redacted] I hope you're doing well. I wanted to follow up with you to share our official Langdon VIP perks. Should Hub II get approved, any supporting Greek house will gain access to these special leasing perks - included discounted rents



Langdon VIP[5].pdf

Let me know if you have any questions and if you've given any thought to writing a letter for us - thanks so much!



iMessage



Apple Pay



Thank you for being open to learning about the Hub II Langdon project! As promised, I'm following up with our official VIP incentive package that will be offered to your chapter in the event the Langdon project is approved. We are excited to be presenting this project to the Planning Commission [on May 18th](#). We are asking for your support and help getting this project approved by signing our [petition](#) and writing a letter to the city.

Please let me know if you have any questions about these VIP perks and I'd be happy to explain them further.

I am including a template you can use to write your letter. Feel free to change anything in the template or leave it how it is. After you sign it, I will tell you next steps on how to email it to the city officials. Thank you again for your time and I look forward to hearing from you. Let me know if you have any questions.

Best,



ARI DANIELLE RICHMAN

← ∨ Reply



A neighborhood steering committee met 2 Dec, 16 Dec and 9 Jan to discuss issues surrounding Core Space's proposed development at 126 Langdon St. The committee is concerned that the proposal does not conform to the zoning for the location. There are features of the proposal that the committee feels are inappropriate for the historically collegiate neighborhood very closely associated with UW-Madison campus. The steering committee recognizes that the Urban Design Commission is empowered to influence the design of the proposed development for 126 Langdon. We would like the commissioners to consider the following.

Building Design

The first is the mass of the proposed building and its commercial appearance. The size of the front elevation is out of scale with respect to adjacent buildings and appears to be more appropriate for a location for a mixed-use development. There is little in the design that brings out the residential character found in Kennedy Manor or in the new Evans Scholar building.

Furthermore, the committee felt that the proposed building design should reflect the dignity and integrity of the neighborhood. Superior architectural design encourages respect and civility, thus mitigating many of the concerns for bad behavior. Because we are evaluating what appears to be a commercial design with no effort to integrate into a residential space, the committee feels that the design does not meet the standard of compatibility with surrounding buildings in order to qualify for the bonus 2 stories.

Another example of this lack of integration is just across from the proposed 9-story northwest elevation is 130 Langdon, Pi Beta Phi, a 3-story contributing building in the National Register Historic District on the lake. The Commission must evaluate whether the bonus 2 stories resulting in a contemporary 9 story building should be directly next to a traditional 3-story historic building.

In MGO 28.071(3)(c)(1) concerning façade articulation: The facades of new buildings more than forty (40) feet in width shall be divided into smaller vertical intervals through techniques including but not limited to the following: a. Facade modulation, step backs, or extending forward of a portion of the facade. b. Vertical divisions using different textures, materials, or colors of materials. d. Variation in roof lines to reinforce the modulation or vertical intervals. e. Arcades, awnings, window bays, arched windows, and balconies to reinforce the vertical intervals.

A design with much deeper articulation and less vertical height on the front elevation would address the committee's concerns about the aesthetics of the design. UDC's review of this design is important for maintaining the architectural harmony of this historic neighborhood. The steering committee did not feel that the building design met the City's criteria for a bonus 2 stories.

In MGO 28.183(6)14 concerning allowing excess height, all the following conditions must be present:

- a. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.

- The steering committee has concerns with the proposed 9 stories directly next to a 3-story building that contributes to the National Historic District.

-Also the Downtown Plan (p. 36) "Objective 3.3: Provide a flexible framework for building scale that encourages innovation and growth while reflecting the existing or planned (if recommended for change) character of the area in which a site is located and considers the larger Downtown context.". Since the area is not recommended for change, the steering committee does not see the need for a building that is so far outside the neighborhood's context.

- Again in the Downtown Plan (p. 122) Appendix C: “These two small areas within the Langdon District are portions of large, deep blocks that slope downward towards Lake Mendota. Both areas are in a National Register Historic District and include identified contributing buildings, and any new development should enhance that character...” The steering committee strongly feels that the proposed development does not match the character of the neighborhood.

- Appendix C of the Downtown Plan: :” ... Where additional stories are available, it is not intended that they be earned merely by complying with standards and criteria that would be required and expected in any case, such as underlying zoning regulations, good design, or sensitivity to the adjacent historic landmark. The intent is not simply to allow a taller building, and additional stories show not be considered “by right” heights. Rather, additional stories are to be used as a tool to encourage and rewarded buildings of truly exceptional design that respond to the specific context of their location and accomplish specific objectives defined for the area.” The steering committee feels that the proposed building is not of “truly exceptional design” and the proposed development does not deserve the bonus 2 stories.

MGO 28.183(6)14b: The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories. The steering committee feels that the proposed development’s quality would be in no way compromised with a maximum 5-story or even 3-story building. In fact, a building at the shorter heights could easily be of higher quality just because it would integrate better in the National Historic District.

MGO 28.183(6)14c: The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them. The steering committee is very concerned about the massing of the proposed development with respect to the adjacent contributing buildings in the National Historic District. The proposal does not create a pleasing visual relationship with them.

Delivery and Rideshare

Another important feature of the proposal’s design is the perceived inadequate space for commercial and residents’ deliveries including food, merchandise and rideshare vehicles. There is already insufficient parking on Langdon St and the developer is responsible for accommodating the needs of its residents. Adjacent neighbors are concerned that delivery and rideshare vehicles will occupy the fire lanes on the east and west sides of the building. These fire lanes also provide pedestrian access to neighboring buildings, so keeping 126 Langdon’s delivery vehicles on that property will enhance neighborhood safety.

The proposed design has a 2-lane driveway that will also be used for refuse and recycling pick-up. The committee strongly encourages the UDC to require the developer to provide a separate horseshoe-shaped front driveway with obvious entrance and exit. This will mitigate the pressure of the delivery and rideshare vehicles and will enhance the residential appearance of the proposed development.

Rooftop Pool

The proposed design has a rooftop deck with a pool which will be open year-round. Other student-oriented developments have had unfortunate problems with this type of feature, and the steering committee is very concerned about the noise and deleterious behavior it can encourage.

The deck must be recessed from the side of the building by at least 15’ on all sides to prevent any issues with objects “falling” off the roof. Not having a line of sight with adjacent buildings and ground below will greatly deter bad behavior.

The pool is seen as feature that will generate much unwanted noise in the neighborhood. The steering committee feel strongly that there should be no pool on the rooftop. Experience with 3 nearby developments with rooftop pools has shown how problematic they are for all neighbors.

Exterior Lighting

The exterior lighting will enhance pedestrian safety on all elevations of the building. UDC should consider it to be an important aspect of the proposal's design.

Noise

The proposed design has a rooftop deck with a pool which will be open year-round. Other student-oriented developments have had unfortunate problems with this type of feature, and the steering committee is very concerned about the noise and deleterious behavior it can encourage.

The deck must be recessed from the side of the building by at least 15' on all sides to prevent any issues with objects "falling" off the roof. Not having a line of sight with adjacent buildings and ground below will greatly deter bad behavior.

The pool is seen as feature that will generate much unwanted noise in the neighborhood. The steering committee feel strongly that there should be no pool on the rooftop. Experience with 3 nearby developments with rooftop pools has shown how problematic they are for all neighbors.

The steering committee would like to suggest the following possible conditions of approval.

- No rooftop pool shall be allowed.
- Deck is recessed at least 15' from the edge of the building.

Attachment

Please review the attached drawing comparing the front façade of the proposed development to that of adjacent buildings on Langdon St.

From: [Frances Ingebritson](#)
To: [Prusak, Sydney](#)
Subject: Map of Langdon St. National Historic District
Date: Monday, May 18, 2020 9:14:29 AM
Attachments: [Langdon Map Street National Historic District .pdf](#)
[ATT00001.txt](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Good morning, Sydney,

Please provide to Plan Commission members. The map doesn't show the lot combinations after 2004, but it is very easy to read and it clearly shows that Langdon St is visually and architecturally divided into 2 areas—N Lake to N Frances and N Frances to Wisconsin Ave.

Thank you.

Franny Ingebritson

Langdon Street National Historic District

City of Madison

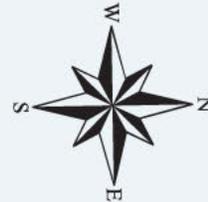
County of Dane, Wisconsin
Department of Planning and Development
Planning Unit - September 2004



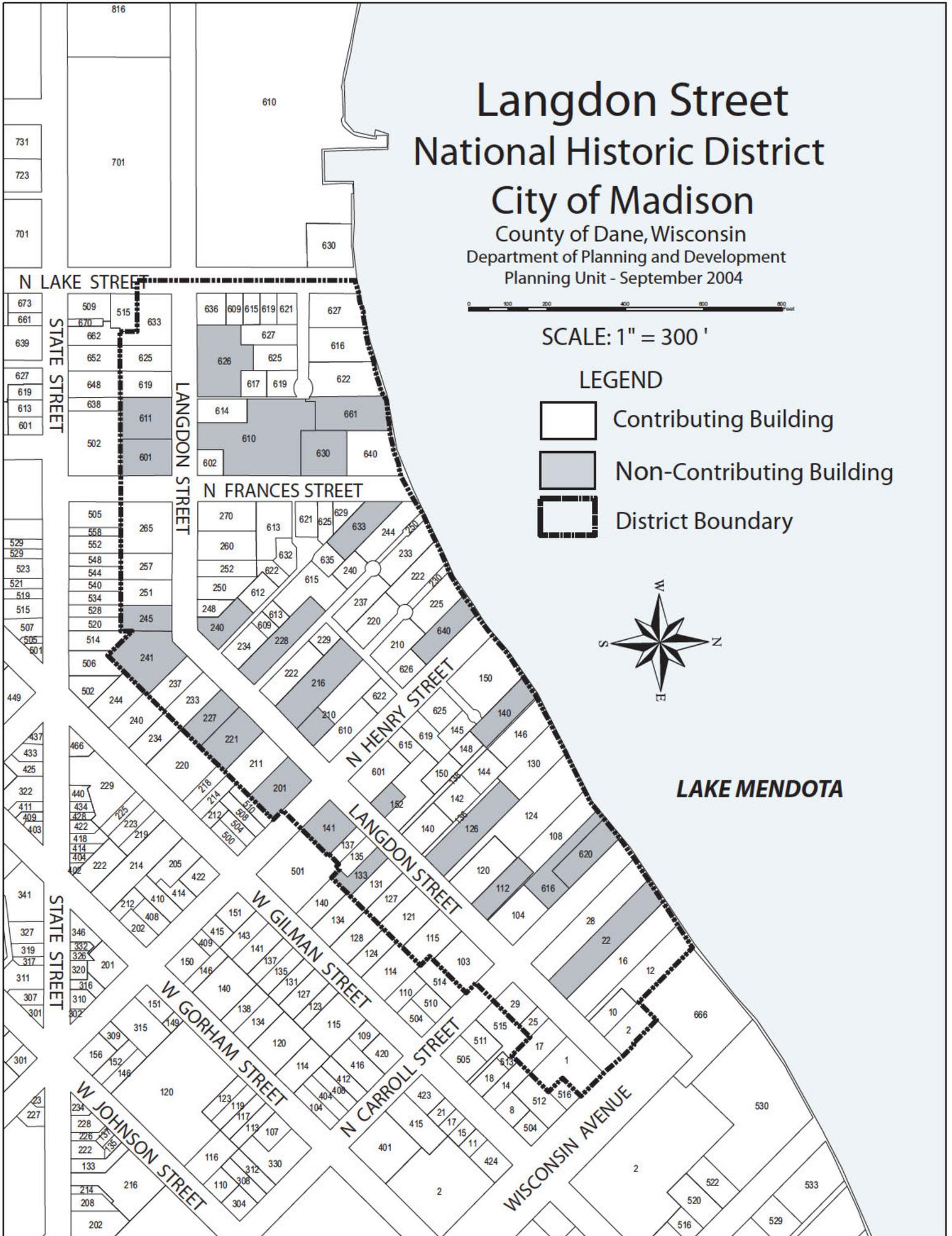
SCALE: 1" = 300'

LEGEND

-  Contributing Building
-  Non-Contributing Building
-  District Boundary



LAKE MENDOTA



From: [Tommy Hickey](#)
To: [Heck, Patrick](#)
Cc: [Prestigiacomio, Max](#); [Prusak, Sydney](#)
Subject: PLAN COMMISSION-AGENDA ITEM 4-PUBLIC COMMENT IN SUPPORT
Date: Monday, May 18, 2020 10:36:49 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Thomas Hickey
212 N Bassett st
Madison, WI 53703
May 18, 2020

Dear Plan Commissioners:

My name is Tom Hickey and I graduated from UW with a degree in Economics in 2019. Since graduating I have been working and living in downtown Madison full time, and I will be moving into Alder Heck's district in August of this year. I would like to register myself in support of the proposed Hub II project at 126 Langdon St.

One of the most difficult parts of living downtown is apartment hunting. Finding a place that has availability in a desired location at a decent price point is not easy for Madison residents whether you are a student or work in the area. The Hub II will only help solve this problem by providing high quality apartments in a great location near Lake Mendota.

I have lived in many areas of Madison throughout my time here but have yet to experience the Langdon St. area. The Hub II will bring some much-needed living options to an area that feels a bit dominated by Greek life. An apartment building like the Hub II will encourage more Madison residents to live in the Lake Mendota area that previously would have never checked this area because of the lack of options.

The Hub II will be a great addition to the neighborhood and the City of Madison. I am looking forward to more options like this in the future as I plan to be a City of Madison resident for a long time.

Thank you for your time.

From: [mccammon](#)
To: [Prusak, Sydney](#)
Subject: public comment on File # 58786 for conditional use at 126 Langdon St (May 18 PC meeting)
Date: Friday, May 15, 2020 4:01:40 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Planning Commission,

I am a Langdon Street resident. I have reviewed the most recent version of the plans for the site at 126 Langdon and have attended several neighborhood meetings to discuss the issue.

It appears to me that the current plans fail to respond adequately to two major concerns:

1. The size, massiveness, and general appearance of the building do not fit in with this historic neighborhood, and would significantly change its current unique character.
2. The plans do not adequately address the traffic and congestion problems that would be created by the need for temporary parking for taxi, Uber, and food delivery services for the large number of student residents.

Therefore I do not think the project should be allowed to proceed without significant modifications to address these issues.

Yours truly,

Dan McCammon

1 Langdon Street #402
Madison, WI 53703

From:

Subject:

Date:

[Sydney](#)

Written Testimony HUB II

Saturday, May 16, 2020 4:00:55 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To all of whom it may concern,

I am a student at the University of Wisconsin-Madison who lives on Langdon, and I fully oppose the building of the new Hub building on Langdon Street. Not only has there been an abhorrent disregard for the needs of the community in regards to the recruitment of student voices by the building company but there has also been a blatant disregard for the health and the safety of those living on Langdon Street. Individuals with respiratory conditions, especially in surrounding Greek houses will be incredibly impacted and be prevented from living in their houses during the building time period, as many houses surrounding the site rely on open windows to increase airflow in that area. In addition to this, the traffic flow that will no doubt come around the building from resident cars, work cars, and delivery services, as seen from the original Hub building already in Madison, has yet to be addressed in any planning meetings and will ultimately cause much distress for residents in an area in which walking is a main form of transportation regarding their safety and normalcy in their own homes. In addition to this, loitering is common around apartment buildings of this size and this nature. This, as well as the drinking and party culture in the city of Madison, puts students, especially the myriad of Greek students living in this area at increased risk of violence, especially at night. There has been a multitude of acts of violence on Langdon recently, and it is the city's job to protect its residents. The city of Madison also removed the neighborhood Langdon cop, so there is no consistent watching eye from the city of Madison. While the University has placed a University officer in this area, this officer would have no jurisdiction regarding the Hub, putting the peace of mind of students and their feelings of safety out of their consideration, which is a horrific oversight by the city. In addition to this, there will be major environmental concerns that the Hub has failed to address, including the building concerns and the amount of trash that will be produced by the building.

Overall, I believe the building of the Hub II has been a lossely researched project that will ultimately do more harm than good for the safety of the students and residents in the area. I am not against a similar building in a different location, however, this specific plot of land haphazardly throws the needs of students to the wayside and should absolutely be halted immediately.

As summarized in the opposing petition I truly oppose the building of the Hub because:

- **Affordability:** Hub Madison is listed at a minimum monthly rent of \$990 per person and maximum of \$1700 per person. Hub II will undoubtedly be at a similar or more expensive rate. This is also very close to campus, which would inevitably drive up prices for pre-existing student housing. As a result of

similar luxury housing projects, the national market value of housing has increased exponentially, to rates now 40% above a 2012 low-point.

- Failure to Follow Conditional Use Approval Standards of 1, 3, 10, and 15: The Plan Commission cannot approve conditional use projects that fail to meet these standards.
 - *Standard 1:* Hub II violates city zoning, which allows for a 5 floor building here. It will also endanger public health, safety, and welfare by towering over neighboring houses and creating noise pollution.
 - *Standard 3:* As demonstrated by significant student and neighborhood opposition, the wellbeing of the community will be impaired.
 - *Standard 10:* The impact on traffic and parking with 373 new residents will clearly cause significant disruption in the area.
 - *Standard 15:* The Urban Design Committee made recommendations that were clearly not all followed. As a result, we have significant doubts as to whether Standard 15 can be met here.
- Ethics Violations: Core Spaces has allegedly reached out to Greek life on Langdon Street, promising “philanthropic donations” and cheaper leases in Core Spaces buildings if they support Hub

II. We will not permit bribery being used as a way to buy support.

- Disregard of Prior Recommendations: The Urban Design Commission (UDC) motioned on February 12 as follows: “It is the recommendation that the UDC does not recommend this as designed. While the design team worked hard, the excess height does not demonstrate a higher quality building with bonus stories. It does not meet criteria item (b). The other condition, based on the downtown height map, seem[s] reasonable to design a building with more than 8 units.” After this recommendation, Core Spaces only made minor changes to the front street facade. Moving forward with Hub II as originally proposed, without making all the concessions recommended by the UDC, is disrespectful to the City’s planning process as a whole.
- Altering the Neighborhood: Hub II will dramatically alter the historic nature of Langdon Street and traditions that Greek life offers the area. A property of this design does not coincide with the nineteenth century style lakefront mansions and significantly alters the historic skyline of this neighborhood.
- Precedent: The last development proposed in this location was denied due to it not being architecturally coherent with Langdon Street.
- COVID-19: In the wake of a global pandemic that is putting a financial strain on students and their families, another expensive apartment complex will negatively impact students.

We believe that new housing projects should cater to those who need them. Madison does not need another luxury apartment

building that is practically synonymous with a hotel. For us as students to approve Hub II, here is what we want:

- **Affordability:** For us to get on board with Hub II, we would like to see an affordable component. We request that at least 50% of the units be considered affordable units, as this would allow the property as a whole to better suit the community it aspires to be a part of.
- **Scale:** A smaller, more reasonably ambitious proposal that fits within the current height limits stipulated by city zoning restrictions (i.e. five stories) should be considered. Complying with this order will ensure that the structure does not significantly alter the city skyline and add light pollution to a scarcely lit neighborhood.
- **Outreach:** Core Spaces must make a strong commitment to connecting with all neighboring fraternities and sororities in the area so their voices are heard throughout the development process.
- **Commitment to Community:** The currently existing proposal must state its efforts to reduce noise pollution and traffic disruption in a student-dense neighborhood.
- **Sustainability:** We would like to see an Environmental Impact Report that addresses potential groundwater contamination and runoff concerns that the underground parking may cause Lake Mendota. Hub II will also stand in the way of developing recycling programs for neighboring houses. How would Core Spaces establish the rooftop swimming pool, for instance, in such a way that would not impact the environment with noise

pollution?

Thank you,

--

[Redacted signature]

From: [AARON DANIEL DINKIN](#)
To: [Prestigiacom, Max](#); [Heck, Patrick](#); [Prusak, Sydney](#)
Subject: Re: Hub 2 Project
Date: Monday, May 18, 2020 8:46:37 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello Alder Max Prestigiacom, Alder Patrick Heck, and Sydney Prusak,

I hope you are all well and staying safe during this time. Since sending this letter, I have decided to no longer support the proposition of the Hub II and would like to make it clear that the Alpha Epsilon Pi fraternity also does not support this development.

Best,

Aaron

From: AARON DANIEL DINKIN
Sent: Tuesday, May 12, 2020 5:13 PM
To: district8@cityofmadison.com <district8@cityofmadison.com>; district2@cityofmadison.com <district2@cityofmadison.com>; SPrusak@cityofmadison.com <SPrusak@cityofmadison.com>
Subject: Hub 2 Project



May 18, 2020

Dear Plan Commissioners:

The Wisconsin Building Trades Council supports Agenda item No. 4 at tonight's meeting approving the conditional use and demolition permits at 126 Langdon. The developer is partnering with a union general contractor which will result in union construction jobs providing livable wages, health insurance and apprenticeship opportunities on this job site. This is especially important to our community in uncertain economic times and will provide the best value to our community's taxpayers.

The developer has engaged the community and adjusted its plan and design responsive to the feedback. For example, the revised glass atrium front façade is amazingly remarkable. World-class design and modeling like this does not come without cost and not every developer in our city has been willing to make such valuable investments like these – in their project or in the workers building the project. The credibility and reliability of the developer is emphasized by their partnership with a union contractor.

This proposed project complies with current zoning, fits the neighborhood's character and will result in well-paying union jobs. Please support its approval. Thank you for your consideration.

Respectfully,

Jake Castanza

Jake Castanza
Executive Director
Wisconsin Building Trades Council



Wisconsin Building Trades Council Members

Wisconsin Building Trades Council (WBTC) is a membership organization representing the interests of 15 trade organizations and over 40,000 working men and women across the entire State of Wisconsin. The trade organization members of the WBTC are:

Boilermakers Local 107

Sheet Metal Workers Local 18

Heat & Frost Insulators Local 19

United Association (Plumbers Local 75)

IBEW Local 494

Operating Engineers 139

IUPAT DC 7

Plasterers and Cement Masons 599

Bricklayers and Allied Crafts WI

Teamsters Local 200

Wisconsin Laborers

Iron Workers Local 8

Sheet Metal Workers Local 18

Roofers and Waterproofers Local 11

North Central States Regional Council of
Carpenters