

Preliminary Planning Commission Submission



THE HUB II AT MADISON - 126 LANGDON STREET

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

Preliminary Planning Commission Submission

PROPOSED CONCEPTUAL RENDERING

Madison, Wisconsin | March 17, 2020

REVISIONS SINCE JANUARY 9, 2020 CONDITIONAL USE APPLICATION SUBMISSION

Revisions from January 9, 2020 Conditional Use Submission through February 3, 2020 Revised Conditional Use Resubmission:

1. Increased center building setback at Langdon Street facade from 2' to 4'-6".
2. Revised units at item #1 setback include changing from 4 bed-4 bath to 4 bed-2 bath at levels 2 thru 5.
3. Increased setback between northwest side of The Hub II and 142 Langdon from 10' to 25'.
4. Revised units at item #3 setback include changing 5 bed-2 bath units to 4 bed-2 bath units and changing 4 bed-2 bath units to 3 bed-2 bath units at levels 2 thru 5. 8 bedrooms are eliminated.
5. A 4 bed-4 bath duplex unit is added at levels L1 and L2 and a 3 bed-3 bath unit is added at L2. 7 bedrooms are added.
6. Changed terrace design and 6th and 7th floors at northwest corner of building to increase the visual difference from the white brick elements at the northeast corner of the building.

Revisions from February 3, 2020 Revised Conditional Use Resubmission to March 17, 2020 Preliminary Planning Commission Submission:

7. Increased center building setback at Langdon Street facade from 4'-6" to 9'-0".
8. Revised units at Item #7 setback include changing 4 bed-2 bath units to 2 bed-2 bath units at levels 2 thru 5. 8 bedrooms are eliminated.
9. Created at 4'-6" setback and Green Roof at the west end of the 5th floor at the Langdon Street facade. The face of this portion of the facade is lowered from 57'AFF to 46'-6"AFF.
10. Revised units at Item #9 setback include changing 4 bed-4 bath to 4 bed-2 bath and 4 bed-2 bath unit to a 3 bed-2 bath unit at 5th floor. 1 bed is eliminated.
11. Created new 2' deep x 14' wide setback on at west facade.
12. Redesigned east facade to create more vertical undulation and variation.
13. Reduced portions of setbacks on west facade to create more variation and replace eliminated bedrooms on Langdon facade.
14. The reduced setbacks in Item #13 created 13 additional bedrooms.



LANGDON STREET, NORTHWEST



LANGDON STREET, SOUTHEAST



EXISTING SITE, LOOKING SOUTH



EXISTING SITE

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JANUARY 9TH - CONCEPTUAL RENDERINGS AND SITE PLAN



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FEBRUARY 3RD - CONCEPTUAL RENDERINGS AND SITE PLAN



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MARCH 17TH - CONCEPTUAL RENDERINGS AND SITE PLAN

2 SETBACKS / VARIATION
AT EAST SIDE OF BUILDING

9' SETBACK

4' 6" SETBACK
@ 5TH FLOOR

57'.0"

46'.6"



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LOWER LEVEL 1 PLAN

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LOWER LEVEL 2 PLAN

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LEVEL 5 PLAN



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LEVEL 6 / POOL TERRACE PLAN





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LEVEL 7 PLAN

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UNIT MATRIX - 03/16/2020

HUB II AT MADISON - LANGDON																			
3/16/2020																			

PROJECT AREA ANALYSIS																			
LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	RESIDENTIAL							POOL TERRACE	TERRACE / GREEN ROOF	MECHANICAL AREA	PARKING / LOADING			REQUIRED BIKE SPACES	GROSS BUILDABLE AREA	GROSS ENCLOSED AREA	F.A.R. AREA
			UNITS	BEDS	RSF	COMMON	AMENITY	GSF	BALCONY				AREA	BIKE SPACES	SPACES				
Mech PH		#REF!															0	0	0
7		0'-0"	7	25	7,070	1,409			8,479	193						8,973	8,780	8,479	
POOL TERRACE	10'-6"	87'-6"	7	25	7,025	1,590			8,615	193	3,247	5,753				18,076	8,883	8,615	
5	10'-6"	77'-0"	17	57	16,593	2,344			18,937	301						19,432	19,131	18,937	
4	10'-6"	66'-6"	17	58	16,894	2,345			19,239							19,433	19,433	19,239	
3	10'-6"	56'-0"	17	58	16,894	2,345			19,239							19,433	19,433	19,239	
2	10'-6"	45'-6"	17	58	16,894	2,345			19,239							19,433	19,433	19,239	
1	15'-0"	35'-0"	9	34	9,692	2,760	4,670		17,122				1,580	478		19,180	19,180	17,122	
L1	10'-0"	20'-0"	9	31	8,593	1,696			10,289				1,482	8,901	35	20	20,672	20,672	10,289
L2	10'-0"	10'-0"	7	27	7,836	1,728			9,564	680			1,427	2,578	114		14,249	13,569	9,564
TOTAL			107	373	107,491	18,562	4,670		130,723	1,367	3,247	5,753	5,834	11,957	149	20	158,881	148,514	130,723
Average Unit Size					1,005														
NSF Per Bed					287														
Bed Per Unit					3.4														
Typical Residential Floor Efficiency					88%														

PROPOSED BUILDING OCCUPANCY - 373

PREVIOUS BUILDING OCCUPANCY - 376

UNIT MATRIX - 03/16/2020

HUB II AT MADISON - LANGDON

#####	UNITS												TOTAL UNITS	OCCUPANTS														TOTAL OCCUPANTS	VS OCCUPANTS	LEVEL
	5/4 D (5 BR / 4 BA DUPLEX)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2 (4 BR / 2 BA)	3/3 (3BR / 3BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 (2 BR / 2 BA)	2/1 (2 BR / 1 BA)	1/1 (1 BR / 1 BA)	MICRO		5/4 D (5 BR / 4 BA DUPLEX)	5/4 (5 BR / 4 BA)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2 (4 BR / 2 BA)	3/3 (3BR / 3BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 (2 BR / 2 BA)	2/1 (2 BR / 1 BA)	1/1 (1 BR / 1 BA)	STUDIO				
PH													0	5	5	5	4	4	4	3	3	4	2	2	1	1	0		PH	
7	0	1	0	0	1	1	0	3	0	0	0	1	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PH	
6	0	1	0	0	1	1	0	3	0	0	0	1	7	0	0	5	0	0	4	3	0	12	0	0	0	0	25	15	6	
5	0	2	0	2	4	0	2	3	1	0	0	3	17	0	0	10	0	8	16	0	6	12	2	0	0	0	57	35	5	
4	0	2	1	2	4	0	1	3	1	0	0	3	17	0	0	10	4	8	16	0	3	12	2	0	0	0	58	37	4	
3	0	2	1	2	4	0	1	3	1	0	0	3	17	0	0	10	4	8	16	0	3	12	2	0	0	0	58	37	3	
2	0	2	1	2	4	0	1	3	1	0	0	3	17	0	0	10	4	8	16	0	3	12	2	0	0	0	58	37	2	
1	0	2	0	1	1	1	0	3	0	0	0	1	9	0	0	10	0	4	4	3	0	12	0	0	0	0	34	21	1	
L1	1	1	1	0	1	1	0	2	0	0	1	1	9	5	0	5	4	0	4	3	0	8	0	0	1	0	31	18	1.5	
L2	0	0	0	0	1	2	1	2	0	0	0	1	7	0	5	0	0	0	4	6	3	8	0	0	0	0	27	15	L2	
Total:	1	13	4	9	21	6	6	25	4	0	1	17	107	5	5	65	16	36	84	18	18	100	8	0	1	0	373	230		
	0.9%	12.1%	3.7%	8.4%	19.6%	5.6%	5.6%	23.4%	3.7%	0.0%	0.9%	15.9%	100.0%	1%	1%	17%	4%	10%	23%	5%	5%	27%	2%	0%	0%	0%	100%			

UNIT TYPE AND BATHROOM RATIO													
	5/4 D (5 BR / 4 BA DUPLEX)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2 (4 BR / 2 BA)	3/3 (3BR / 3BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 (2 BR / 2 BA)	2/1 (2 BR / 1 BA)	1/1 (1 BR / 1 BA)	MICRO	TOTAL BATHS
Bath Per Unit	4	3	4	3	2	3	2	2	2	1	1	1	
Unit Type Count	1	13	4	9	21	6	6	25	4	0	1	17	
Total	4.0	39.0	16.0	27.0	42.0	18.0	12.0	50.0	8.0	0.0	1.0	17.0	234

Bath-to-Occupant Ratio 62.7%
Occupant-to-Bath Ratio 1.59

BEDS 373

UNITS 107