

# Conditional Use Application





# TABLE OF CONTENTS

## CIVIL

C-001 CIVIL DETAILS	3
C-100 EXISTING CONDITIONS	4
C-200 EROSION CONTROL PLAN	5
C-300 DEMOLITION PLAN	6
C-400 SITE PLAN	7
C-500 GRADING PLAN	8
C-600 UTILITY PLAN	9

## LANDSCAPE

L01 LANDSCAPE PLAN AND PLANT SCHEDULE	10
---------------------------------------	----

## ARCHITECTURE

ZONING MAP	11	AREA ANALYSIS	23	CONCEPTUAL RENDERING	36
AERIAL	12	UNIT MATRIX	24	CONCEPTUAL RENDERING	39
OVERALL SITE	13	LANGDON ST ELEVATION	25	CONCEPTUAL RENDERING	40
LEVEL 1/GROUND	14	ELEVATION FROM LAKE	26	SHADOW STUDY - EXISTING	41
LOWER LEVEL 1	15	ELEVATION - NORTH	27	SHADOW STUDY - PROPOSED	42
LOWER LEVEL 2	16	ELEVATION - SOUTH	28	DISTANCE FROM CONTEXT - EXISTING	43
TYPICAL RESIDENTIAL LEVEL (2-5)	17	EXISTING SITE	29	DISTANCE FROM CONTEXT - PROPOSED	44
LEVEL 6 / POOL TERRACE PLAN	18	BUILDING CONTEXT	30	TRAFFIC STUDY - EXISTING	45
LEVEL 7 PLAN	19	EXISTING VS PROPOSED	31	TRAFFIC STUDY - PROPOSED	46
SECTION 1	20	CONCEPTUAL RENDERING	33	LANGDON SITE CONTEXT	47
SECTION 2	21	CONCEPTUAL RENDERING	34		
SECTION 3	22	CONCEPTUAL RENDERING	35		

NOT FOR CONSTRUCTION

GENERAL NOTES:

- 1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
5. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.
6. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION http://www.cityofmadison.com/business/pw/documents/stdspecs/2018/part1.pdf. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN

DEMOLITION NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
8. PRIOR TO DEMOLITION OCCURRING, ALL APPLICABLE EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
10. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
12. LOCATION OF THE PREVIOUS 126 LANGDON STREET GAS SERVICE IS UNKNOWN. SERVICE WAS TERMINATED PRIOR TO THE SURVEY AND NOT MARKED BY DIGGERS HOTLINE. IT IS PRESUMED THAT THE GAS LATERAL REMAINS BURIED ON THE PROPOSED CONSTRUCTION SITE.

EROSION CONTROL NOTES/SPECIFICATIONS:

- 1. EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
2. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE THE RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
3. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. INSPECTION SCHEDULE AND RECORD KEEPING SHALL COMPLY WITH NR 216.46(9), WIS. ADM. CODE AND CITY OF MADISON REPORTING REQUIREMENTS.
4. CONSTRUCTION ENTRANCES - PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS. INSTALL ACCORDING TO WDNR STANDARD 1057. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: HTTP://DNR.WI.GOV/TOPI/C/STORMWATER/STANDARDS.HTML. THE TRACKING PAD MUST BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OF MATERIAL ONTO THE PUBLIC STREET.
5. TEMPORARY STABILIZATION USING ANIONIC POLYMER: AFTER NOVEMBER 1, 2020, ANIONIC POLYACRYLAMIDE WILL BE APPLIED TO ALL DISTURBED AREAS WHERE THE MUNICIPALITY'S ENGINEER OR WDNR REPRESENTATIVES DEEM STABILIZATION AND/OR EROSION TO BE PROBLEMATIC. APPLICATION OF POLYACRYLAMIDE WILL BE ACCORDING TO WDNR CONSERVATION PRACTICE STANDARD 1050, EROSION CONTROL LAND APPLICATION OF ANIONIC POLYACRYLAMIDE. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: HTTP://DNR.WI.GOV/TOPI/C/STORMWATER/STANDARDS/CONST\_STANDARDS.HTML
6. SOIL STOCKPILES - A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.
7. DEWATERING - WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A TEMPORARY SEDIMENTATION BASIN, PORTABLE DEWATERING BASIN, GEOTEXTILE BAG, OR AN EQUIVALENT DEVICE. SHOW ON THE PLAN THE ANTICIPATED LOCATIONS OF DEWATERING ACTIVITY, AND PROVIDE AN ENGINEERING DETAIL OF THE DEWATERING SYSTEM. DEVICES SHALL COMPLY WITH WDNR TECHNICAL STANDARD 1061 FOUND AT: HTTP://DNR.WI.GOV/TOPI/C/STORMWATER/STANDARDS/CONST\_STANDARDS.HTML THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION OF THE SITE OR ADJACENT PROPERTY.
8. STORM SEWER INLETS - PROVIDE WDOT TYPE D "CATCHALL" INLET PROTECTION OR EQUIVALENT. REFER TO WDOT PRODUCT ACCEPTABILITY LIST AT: HTTP://WWW.DOT.WISCONSIN.GOV/BUSINESS/ENG/SERV/PAL.HTM. INLET PROTECTION SHALL BE INSTALLED PRIOR TO THE STORM SEWER SYSTEM RECEIVING SITE RUNOFF. OTHER THAN FOR PERFORMING MAINTENANCE, THESE DEVICES SHALL NOT BE REMOVED UNTIL SITE STABILIZATION IS COMPLETE.
9. BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6M).
10. NO SOLID MATERIAL SHALL BE DISCHARGED OR DEPOSITED INTO WATERS OF THE STATE IN VIOLATION OF CH. 30 OR 31 OF THE WISCONSIN STATE STATUTES OR 33 USC 1344 PERMITS.
11. EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: HTTP://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTDS.HTM AND COMPLY WITH ALL CITY OF MADISON ORDINANCES.
12. ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE SWEEPED OR SCRAPPED CLEAN BY THE END OF EACH WORKDAY.
13. ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OFF OF THE SITE.
14. ALL DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED MIXTURES SHALL BE SELECTED APPROPRIATE TO THE INTENDED FUNCTION. A QUALIFIED LANDSCAPING CONTRACTOR, LANDSCAPE ARCHITECT OR NURSERY CAN BE CONSULTED FOR RECOMMENDATIONS. SEEDING RATES SHALL BE BASED ON POUNDS OR OUNCES OF PURE LIVE SEED PER ACRE AND SHALL BE PROVIDED BY THE SEED SUPPLIER. FERTILIZER CAN BE APPLIED TO HELP PROMOTE GROWTH, BUT A SOIL TEST IS RECOMMENDED TO DETERMINE THE TYPE AND AMOUNT OF FERTILIZER TO BE APPLIED. ALL SEEDING AND RESTORATION SHALL BE IN CONFORMANCE TO WDNR TECHNICAL STANDARD 1059 FOUND AT HTTP://DNR.WI.GOV/TOPI/C/STORMWATER/STANDARDS/CONST\_STANDARDS.HTML. SEEDING AND SODDING MAY ONLY BE USED FROM MAY 1ST TO SEPTEMBER 15TH OF ANY YEAR. TEMPORARY SEED SHALL BE USED AFTER SEPTEMBER 15. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
15. FOR THE FIRST SIX (6) WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, WATERING SHALL BE PERFORMED WHENEVER MORE THAN SEVEN (7) DAYS OF DRY WEATHER ELAPSE.
16. PAVEMENT AROUND BUILDING FOOTPRINT TO REMAIN IN PLACE UNTIL GRADING AND SITE RESTORATION IS SCHEDULED TO TAKE PLACE. IF PAVEMENT IS TO BE REMOVED IT SHALL BE REPLACED WITH BREAKER RUN IN ORDER TO STABILIZE EXISTING SOILS.

SCHEDULE:

Table with 3 columns: Activity, Date, Description. Includes rows for Silt fence installation, soil removal start/complete, building excavation, mulch installation, foundation completion, asphalt removal, seeding, and asphalt replacement.

SITE PLAN NOTES:

- 1. PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
3. TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE, WHICHEVER HAS JURISDICTION.
4. CITY SIDEWALK AND CURB DAMAGED IN THE COURSE OF CONSTRUCTION TO BE REPLACED PER GRADING PLAN AND PER CITY OF MADISON STANDARD SPECIFICATIONS.
5. NEW APRONS SHALL BE CONSTRUCTED AND PLACED IN CONFORMANCE WITH THE CITY OF MADISON STANDARD DETAIL 3.02 FOR COMMERCIAL OPENINGS.

GRADING PLAN NOTES:

- 1. ALL GRADES ARE FINISH ELEVATION UNLESS NOTED OTHERWISE.

UTILITY PLAN NOTES:

- 1. ALL WORK WITHIN THE CITY RIGHT OF WAY AND EASEMENTS SHALL BE COMPLIANT WITH THE CITY OF MADISON STANDARD SPECIFICATIONS CURRENT AT THE TIME OF CONSTRUCTION.
2. UTILITY INSTALLATION SHALL BE COORDINATED WITH ENGINEER AT LEAST 4 WEEKS PRIOR TO INSTALLATION TO ENSURE BUILDING INSPECTION APPROVAL IS OBTAINED.

SHEET LIST TABLE with columns SHEET NUMBER and SHEET TITLE. Lists sheets C-001 to C-600 including Civil Details, Existing Conditions, Erosion Control Plan, Demolition Plan, Site Plan, Grading Plan, and Utility Plan.

LEGEND table listing symbols for various items like MAG NAIL SET, 3/4" SOLID IRON ROD FOUND, 1" IRON PIPE FOUND UNLESS NOTED, FOUND CHISELED "X" IN CONCRETE, FOUND NAIL, 3/4" x 18" SOLID IRON RE-ROD SET, OVERHEAD UTILITY WIRE, BURIED GAS LINE, WATER MAIN, SANITARY SEWER, STORM SEWER, BURIED TELEPHONE, BURIED ELECTRIC, BURIED CABLE ACCESS TELEVISION LINE, BURIED FIBER OPTIC, WATER VALVE, GAS VALVE, GAS METER, WINDOW WELL, AIR CONDITIONER, TV PEDESTAL, ELECTRIC PEDESTAL, UTILITY POLE, LIGHT POLE, GROUND LIGHT, TELEPHONE PEDESTAL, FIRE HYDRANT, SIGN, GUY WIRE, STORM SEWER INLET, ELECTRIC MANHOLE, TELEPHONE MANHOLE, STORM SEWER MANHOLE, ROUND CATCH BASIN, RECTANGULAR CATCH BASIN, SANITARY SEWER MANHOLE, INDICATES RECORDED AS, DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

LEGEND

LEGEND table listing symbols for various items like ACCESSIBLE ROUTE, EXISTING EASEMENT, PROPERTY BOUNDARY, PARKING STALL COUNT, LANDSCAPED AREA, BITUMINOUS PAVEMENT, CONCRETE PAVEMENT, SPOT GRADE, FINISH GRADE, SIDEWALK, EDGE OF PAVEMENT, FLOW LINE, LOW POINT, HIGH POINT, TOP OF CURB, TOP OF WALL, BOTTOM OF WALL, BACK OF WALK, FRONT OF WALK, EXPOSURE, PROPOSED SANITARY SEWER, PROPOSED STORM SEWER, PROPOSED WATER LATERAL, UTILITY LINE DEMOLITION, TREE REMOVAL, EXISTING MINOR CONTOUR, EXISTING MAJOR CONTOUR, PROPOSED MINOR CONTOUR, PROPOSED MAJOR CONTOUR, PROPOSED RIDGE LINE, PROPOSED SWALE/DITCH, ACCESSIBLE PARKING SIGN, VISION TRIANGLE, RIPRAP, CONSTRUCTION ENTRANCE, SAW CUT / REMOVAL LIMITS, DISTURBANCE LIMITS, SILT FENCE, CHECK DAM, DIVERSION BERM, INLET PROTECTION, USLE FLOW PATH.

Burse Surveying and Engineering, Inc. 2801 International Lane, Suite 101 Madison, WI 53704 Phone: 608-250-9263 Fax: 608-250-9266 e-mail: mburse@BSE-INC.net www.bursesurveying.com

APPROVALS table with columns for PROJECT ENGINEER, PROJECT MANAGER, CHECKED BY, and APPROVED.

THE LANGDON, A HUB ON CAMPUS PROPERTY Langoon Street Apartments 126 Langdon Street Madison, WI 53703 Core Campus Manager, LLC 2234 W. North Avenue Chicago, IL 60647

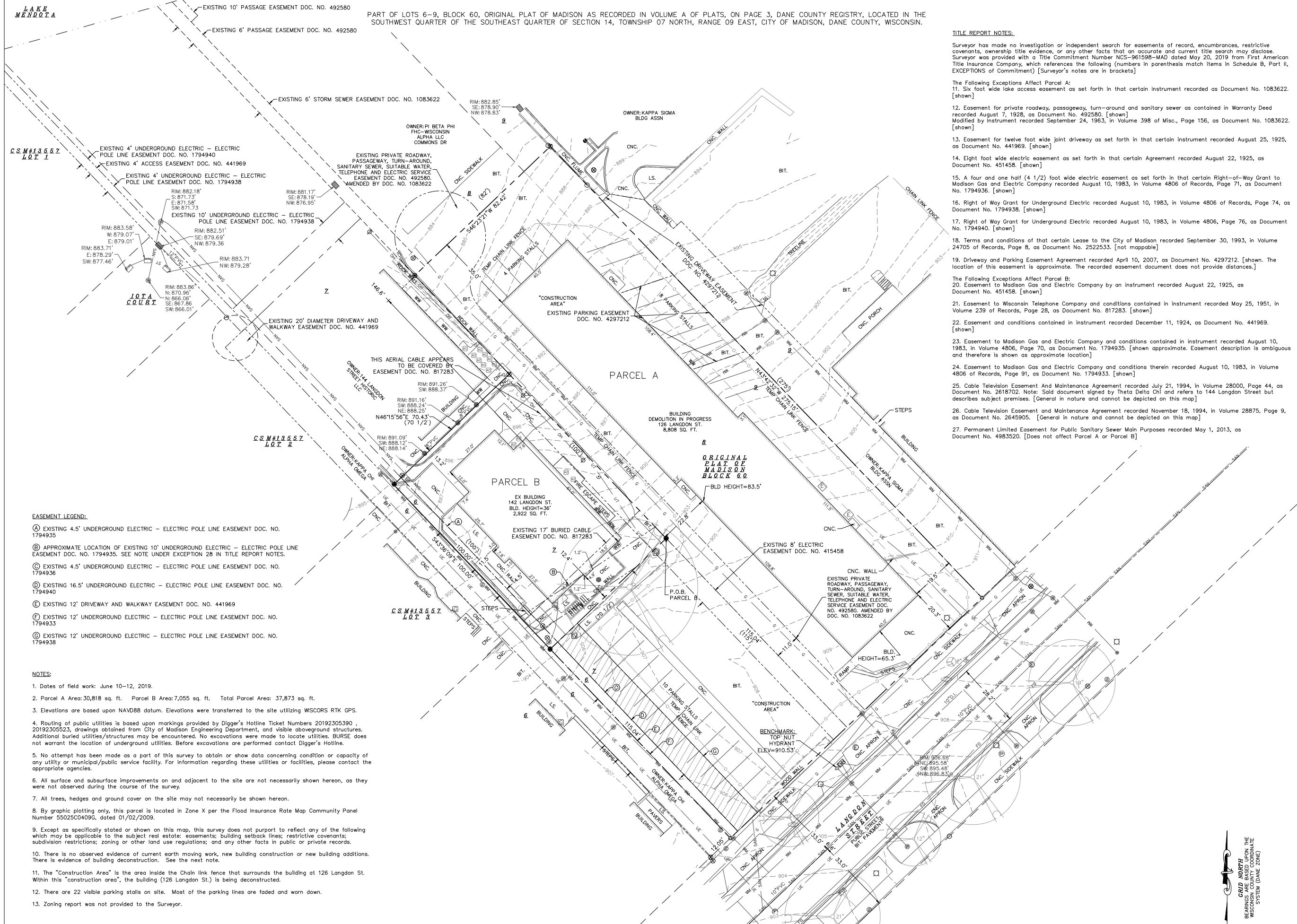
PROJECT # BSE2172, PLOT DATE 02/03/2020, REVISION DATES table.

ISSUE DATES table with UDC 02/03/2020 and 12/16/2019.

CIVIL DETAILS, DRAWING NUMBER C-001, This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.



NOT FOR CONSTRUCTION



**TITLE REPORT NOTES:**

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number NCS-961598-MAD dated May 20, 2019 from First American Title Insurance Company, which references the following (numbers in parenthesis match items in Schedule B, Part II, EXCEPTIONS of Commitment) [Surveyor's notes are in brackets]

The Following Exceptions Affect Parcel A:

- Six foot wide lake access easement as set forth in that certain instrument recorded as Document No. 1083622. [shown]
- Easement for private roadway, passageway, turn-around and sanitary sewer as contained in Warranty Deed recorded August 7, 1928, as Document No. 492580. [shown]
- Modified by instrument recorded September 24, 1963, in Volume 398 of Misc., Page 156, as Document No. 1083622. [shown]
- Easement for twelve foot wide joint driveway as set forth in that certain instrument recorded August 25, 1925, as Document No. 441969. [shown]
- Eight foot wide electric easement as set forth in that certain Agreement recorded August 22, 1925, as Document No. 451458. [shown]
- A four and one half (4 1/2) foot wide electric easement as set forth in that certain Right-of-Way Grant to Madison Gas and Electric Company recorded August 10, 1983, in Volume 4806 of Records, Page 71, as Document No. 1794936. [shown]
- Right of Way Grant for Underground Electric recorded August 10, 1983, in Volume 4806 of Records, Page 74, as Document No. 1794938. [shown]
- Right of Way Grant for Underground Electric recorded August 10, 1983, in Volume 4806, Page 76, as Document No. 1794940. [shown]
- Terms and conditions of that certain Lease to the City of Madison recorded September 30, 1993, in Volume 24705 of Records, Page 8, as Document No. 2522533. [not mappable]
- Driveway and Parking Easement Agreement recorded April 10, 2007, as Document No. 4297212. [shown. The location of this easement is approximate. The recorded easement document does not provide distances.]

The Following Exceptions Affect Parcel B:

- Easement to Madison Gas and Electric Company by an instrument recorded August 22, 1925, as Document No. 451458. [shown]
- Easement to Wisconsin Telephone Company and conditions contained in instrument recorded May 25, 1951, in Volume 239 of Records, Page 28, as Document No. 817283. [shown]
- Easement and conditions contained in instrument recorded December 11, 1924, as Document No. 441969. [shown]
- Easement to Madison Gas and Electric Company and conditions contained in instrument recorded August 10, 1983, in Volume 4806 of Records, Page 70, as Document No. 1794935. [shown approximate. Easement description is ambiguous and therefore is shown as approximate location]
- Easement to Madison Gas and Electric Company and conditions therein recorded August 10, 1983, in Volume 4806 of Records, Page 91, as Document No. 1794933. [shown]
- Cable Television Easement and Maintenance Agreement recorded July 21, 1994, in Volume 28000, Page 44, as Document No. 2618702. Note: Said document signed by Theta Delta Chi and refers to 144 Langdon Street but describes subject premises. [General in nature and cannot be depicted on this map]
- Cable Television Easement and Maintenance Agreement recorded November 18, 1994, in Volume 28875, Page 9, as Document No. 2645905. [General in nature and cannot be depicted on this map]
- Permanent Limited Easement for Public Sanitary Sewer Main Purposes recorded May 1, 2013, as Document No. 4983520. [Does not affect Parcel A or Parcel B]

- EASEMENT LEGEND:**
- (A) EXISTING 4.5' UNDERGROUND ELECTRIC - ELECTRIC POLE LINE EASEMENT DOC. NO. 1794935
  - (B) APPROXIMATE LOCATION OF EXISTING 10' UNDERGROUND ELECTRIC - ELECTRIC POLE LINE EASEMENT DOC. NO. 1794935. SEE NOTE UNDER EXCEPTION 28 IN TITLE REPORT NOTES.
  - (C) EXISTING 4.5' UNDERGROUND ELECTRIC - ELECTRIC POLE LINE EASEMENT DOC. NO. 1794936
  - (D) EXISTING 16.5' UNDERGROUND ELECTRIC - ELECTRIC POLE LINE EASEMENT DOC. NO. 1794940
  - (E) EXISTING 12' DRIVEWAY AND WALKWAY EASEMENT DOC. NO. 441969
  - (F) EXISTING 12' UNDERGROUND ELECTRIC - ELECTRIC POLE LINE EASEMENT DOC. NO. 1794933
  - (G) EXISTING 12' UNDERGROUND ELECTRIC - ELECTRIC POLE LINE EASEMENT DOC. NO. 1794938

- NOTES:**
- Dates of field work: June 10-12, 2019.
  - Parcel A Area: 30,818 sq. ft. Parcel B Area: 7,055 sq. ft. Total Parcel Area: 37,873 sq. ft.
  - Elevations are based upon NAVD88 datum. Elevations were transferred to the site utilizing WISCONSIN RTK GPS.
  - Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Numbers 20192305390, 20192305523, drawings obtained from City of Madison Engineering Department, and visible aboveground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. BURSE does not warrant the location of underground utilities. Before excavations are performed contact Digger's Hotline.
  - No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
  - All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon, as they were not observed during the course of the survey.
  - All trees, hedges and ground cover on the site may not necessarily be shown hereon.
  - By graphic plotting only, this parcel is located in Zone X per the Flood Insurance Rate Map Community Panel Number 55025C04096, dated 01/02/2009.
  - Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts in public or private records.
  - There is no observed evidence of current earth moving work, new building construction or new building additions. There is evidence of building deconstruction. See the next note.
  - The "Construction Area" is the area inside the Chain link fence that surrounds the building at 126 Langdon St. Within this "construction area", the building (126 Langdon St.) is being deconstructed.
  - There are 22 visible parking stalls on site. Most of the parking lines are faded and worn down.
  - Zoning report was not provided to the Surveyor.

**Burse**  
Surveying and Engineering, Inc.

2801 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-250-9263  
Fax: 608-250-9266  
e-mail: Mbase@BSE-INC.net  
www.bursesurveying.com

APPROVALS	MLB	CRB	CRB	MLB
REGISTERED BY	REGISTERED BY	REGISTERED BY	REGISTERED BY	REGISTERED BY
DRAWN BY	DRAWN BY	DRAWN BY	DRAWN BY	DRAWN BY
CHECKED BY	CHECKED BY	CHECKED BY	CHECKED BY	CHECKED BY
APPROVED	APPROVED	APPROVED	APPROVED	APPROVED

**Langdon Street Apartments**  
THE LANGDON, A HUB ON CAMPUS PROPERTY

Core Campus Manager, LLC  
2234 W. North Avenue  
Chicago, IL 60647

PROJECT #:	BSE2172
PLOT DATE:	02/03/2020
REVISION DATES:	
	02/03/2020
ISSUE DATES:	
	12/16/2019
UDC	02/03/2020

EXISTING CONDITIONS

This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

DRAWING NUMBER  
**C-100**

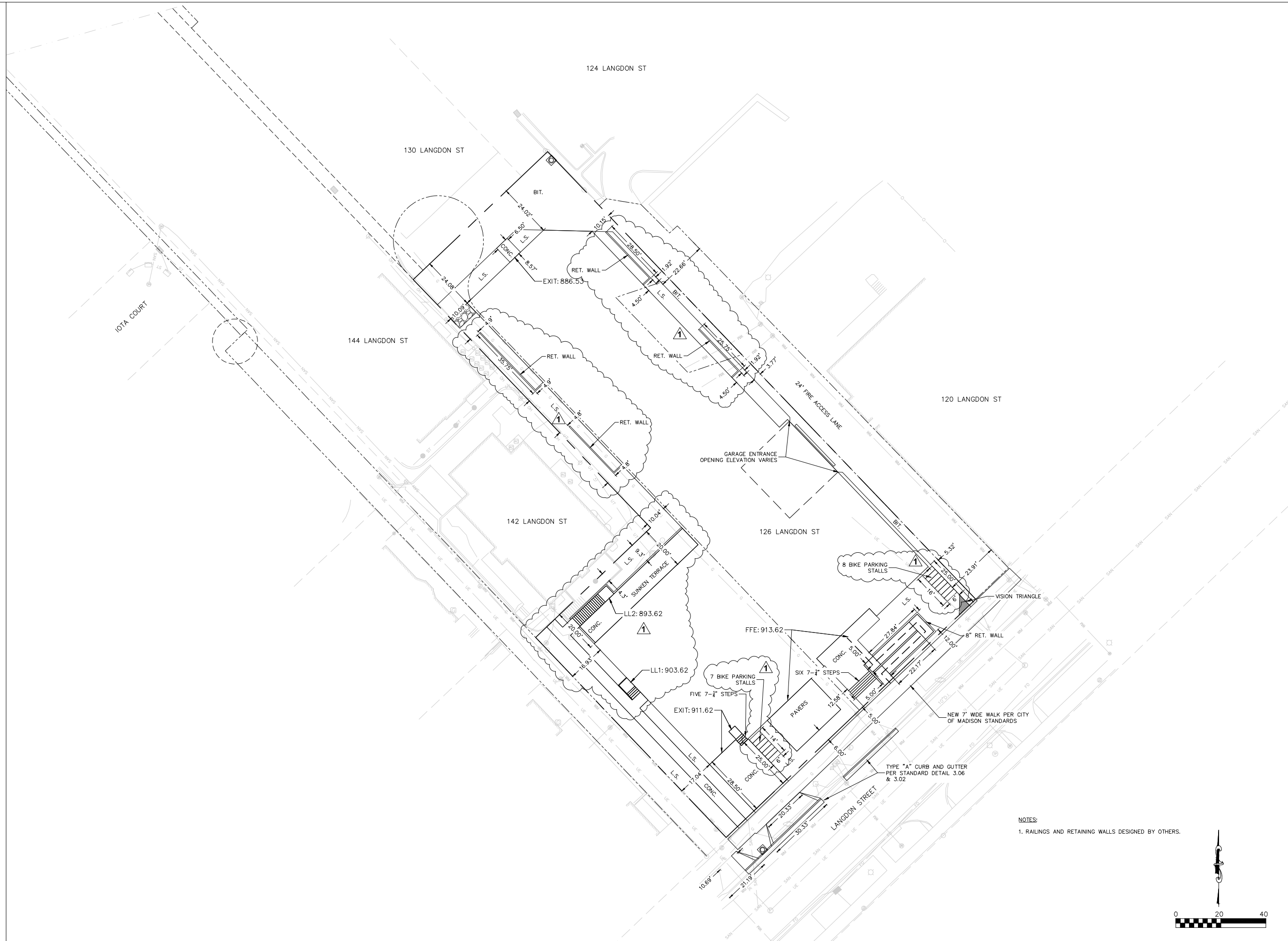
GRID NORTH  
BEARINGS ARE BASED UPON THE  
WISCONSIN COORDINATE  
SYSTEM (DANE ZONE)



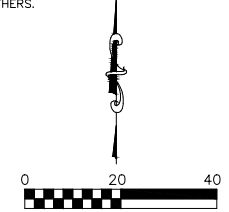




**NOT FOR CONSTRUCTION**



NOTES:  
1. RAILINGS AND RETAINING WALLS DESIGNED BY OTHERS.



**Burse**  
Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-250-9263  
Fax: 608-250-9266  
e-mail: Mburse@BSE-INC.net  
www.burse-surveying.com

APPROVALS	PROJECT FILE:	MLB
DESIGNED BY:	CRB	
DRAWN BY:	CRB	
CHECKED BY:	MLB	
APPROVED:	MLB	

**Langdon Street Apartments**  
THE LANGDON, A HUB ON CAMPUS PROPERTY  
Core Campus Manager, LLC  
2234 W. North Avenue  
Chicago, IL 60647

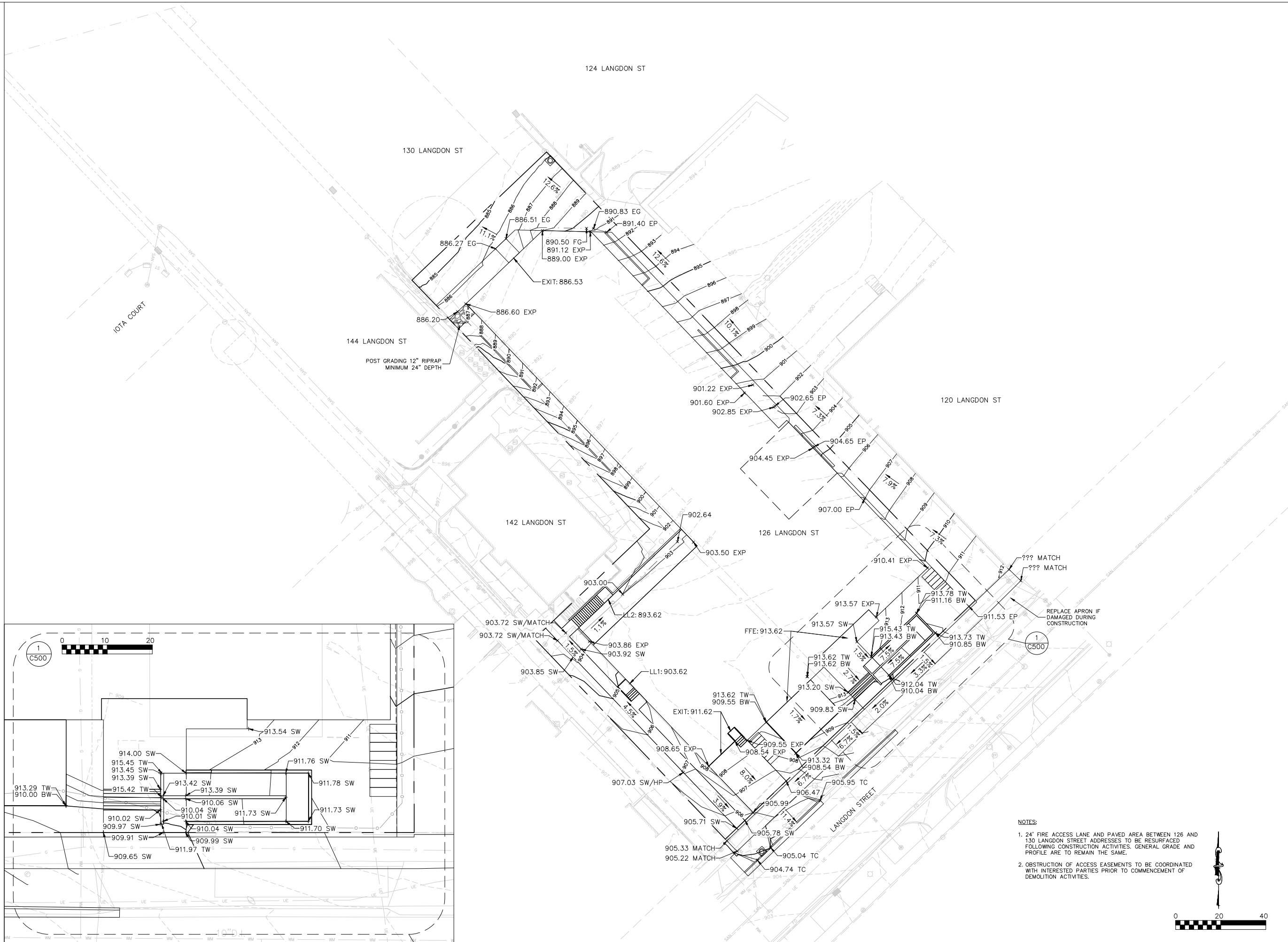
PROJECT #:	BSE2172
PLOT DATE:	02/03/2020
REVISION DATES:	
▲	02/03/2020
ISSUE DATES:	
UDC	12/16/2019
	02/03/2020

SITE PLAN

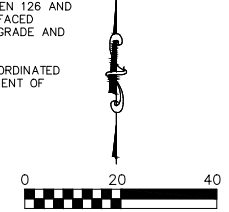
This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

DRAWING NUMBER  
**C-400**

NOT FOR CONSTRUCTION



- NOTES:
- 24' FIRE ACCESS LANE AND PAVED AREA BETWEEN 126 AND 130 LANGDON STREET ADDRESSES TO BE RESURFACED FOLLOWING CONSTRUCTION ACTIVITIES. GENERAL GRADE AND PROFILE ARE TO REMAIN THE SAME.
  - OBSTRUCTION OF ACCESS EASEMENTS TO BE COORDINATED WITH INTERESTED PARTIES PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.



**Burse**  
Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-250-9263  
Fax: 608-250-9266  
e-mail: Mburse@BSE-INC.net  
www.burse-surveying.com

APPROVALS	PROJECT FILE:	MLB
DESIGNED BY:	CRB	
DRAWN BY:	CRB	
CHECKED BY:	MLB	
APPROVED:	MLB	

**Langdon Street Apartments**  
THE LANGDON, A HUB ON CAMPUS PROPERTY  
Core Campus Manager, LLC  
2234 W. North Avenue  
Chicago, IL 60647

PROJECT #:	BSE2172
PLOT DATE:	02/03/2020
REVISION DATES:	02/03/2020
ISSUE DATES:	12/16/2019
UDC:	02/03/2020

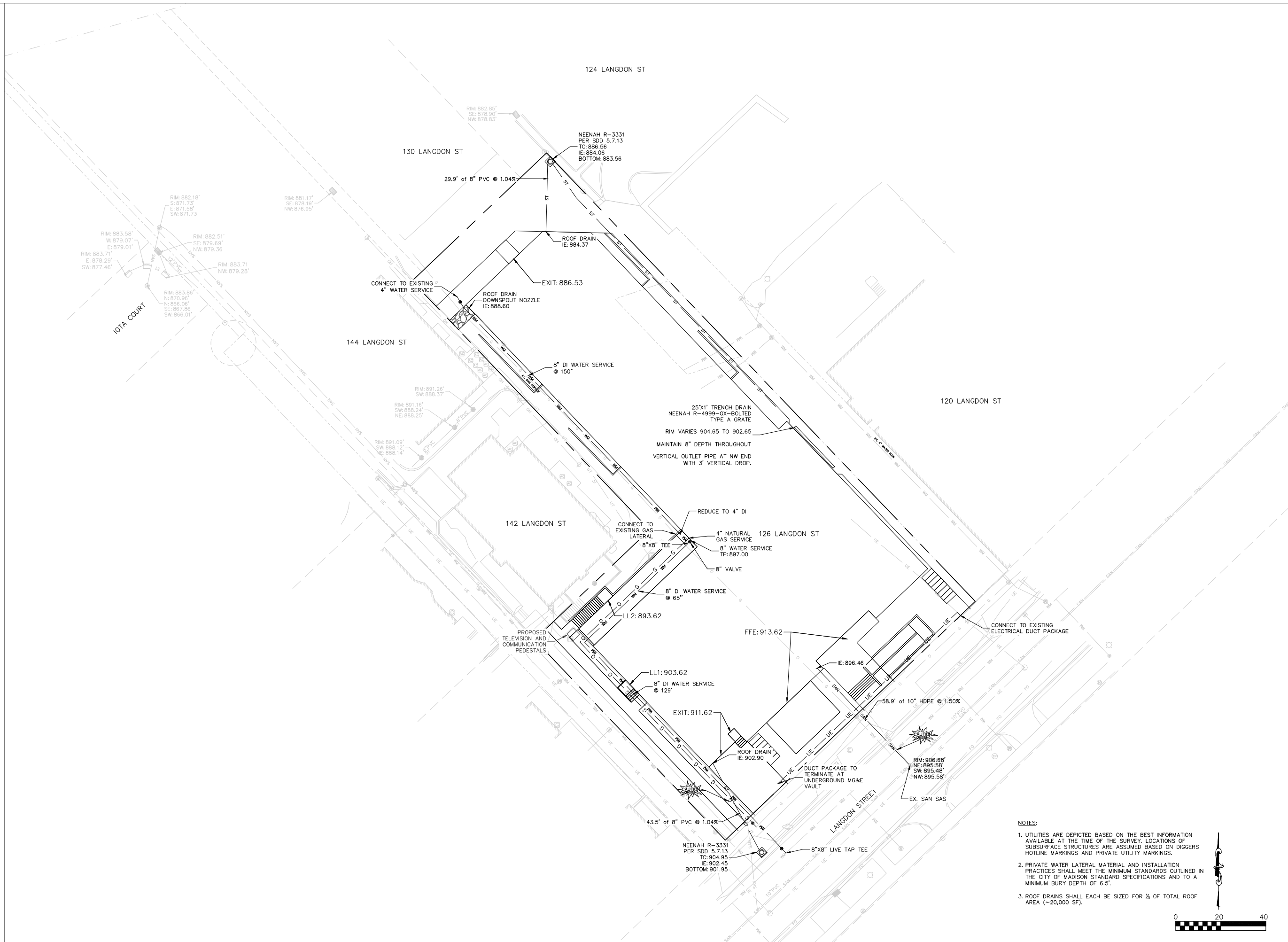
GRADING PLAN

This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

DRAWING NUMBER  
**C-500**



NOT FOR CONSTRUCTION



NOTES:

1. UTILITIES ARE DEPICTED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. LOCATIONS OF SUBSURFACE STRUCTURES ARE ASSUMED BASED ON DIGGERS HOTLINE MARKINGS AND PRIVATE UTILITY MARKINGS.
2. PRIVATE WATER LATERAL MATERIAL AND INSTALLATION PRACTICES SHALL MEET THE MINIMUM STANDARDS OUTLINED IN THE CITY OF MADISON STANDARD SPECIFICATIONS AND TO A MINIMUM BURY DEPTH OF 6.5'.
3. ROOF DRAINS SHALL EACH BE SIZED FOR 1/3 OF TOTAL ROOF AREA (~20,000 SF).

**Burse**  
Surveying and Engineering, Inc.

2801 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-250-9263  
Fax: 608-250-9266  
e-mail: Mburse@BSE-INC.net  
www.burse-surveying.com

APPROVALS	PROJECT FILE	MLB	DESIGNED BY	CRB	DRAWN BY	CRB	CHECKED BY	MLB	APPROVED	MLB
-----------	--------------	-----	-------------	-----	----------	-----	------------	-----	----------	-----

**Langdon Street Apartments**  
THE LANGDON, A HUB ON CAMPUS PROPERTY

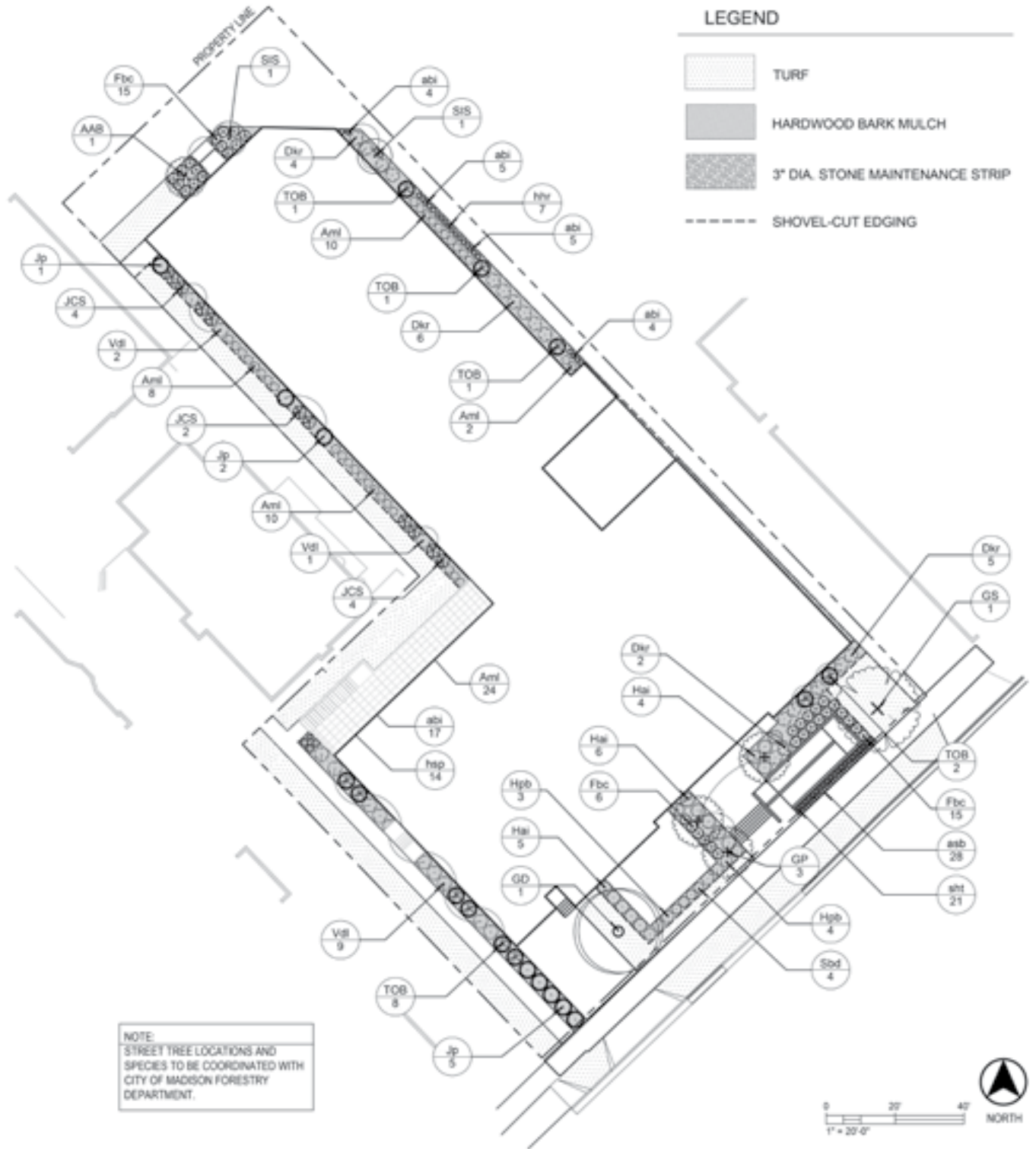
Core Campus Manager, LLC  
2234 W. North Avenue  
Chicago, IL 60647

PROJECT #:	BSE2172
PLOT DATE:	02/03/2020
REVISION DATES:	02/03/2020
ISSUE DATES:	12/16/2019
UDC:	02/03/2020

UTILITY PLAN

This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

DRAWING NUMBER  
**C-600**



**LANDSCAPE WORKSHEET**

Developed Lots	SF	Acres	Landscape Points Subtotal
Total Developed Area (Lot - Building Area)	6,752	0.15	
Landscape Points (5 pts/300 SF for first 5 acres, 1 pt/100 SF for additional)			113
			<b>Landscape Points Required 113</b>

Development Frontage - Langdon St.	LF	Overy trees Required*	Shrubs Required
Total LF of Street Frontage	154	5	55
Between Parking/Building & Street			

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overytree Deciduous Tree	35	5		175
Tall Evergreen Tree	35			0
Ornamental Tree	15			0
Upright Evergreen Shrub	10	2		20
Shrub, deciduous	3	54		162
Shrub, evergreen	4	5		20
Ornamental Grass/Perennial	2	49		98
<b>Development Frontage Points Total</b>				<b>475</b>

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overytree Deciduous Tree	35			0
Tall Evergreen Tree	35			0
Ornamental Tree	15	3		45
Upright Evergreen Shrub	10	21		210
Shrub, deciduous	3	91		273
Shrub, evergreen	4	3		12
Ornamental Grass/Perennial	2	56		112
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4			0
<b>Foundation Plantings Total</b>				<b>652</b>

**TOTAL LANDSCAPE POINTS 1127**

\* Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overytree deciduous tree.  
 \*\* Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees.

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AAB	Asterlaender x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	8 & 8	MULTI-STEM, 1.5" CAL.	1
	SIS	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	8 & 8	2" CAL.	2

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	SPACING	QTY
	Am	Aronia melanocarpa Low Scope Mound / Low Scope Mound Aronia	3 gal	18" HT. (MIN.)	30" o.c.	54
	Dir	Denicola x 'G2885411' TM / Kodak Red Denicola	3 gal	18" HT. (MIN.)	48" o.c.	17
	Fbc	Fothergilla gardenii 'Beaver Creek' / Dwarf Witchhazel	3 gal	18" HT. (MIN.)	30" o.c.	36
	Hl	Hydrangea abnormis 'Aethel' / Incredible Hydrangea	5 gal	24" HT. (MIN.)	48" o.c.	15
	Hb	Hydrangea paniculata 'Bobo' / Bobo Hydrangea	3 gal	18" HT. (MIN.)	42" o.c.	7
	Sd	Syringa x 'Blooming Dwarf Purple' / Dwarf Purple Reblooming Lilac	3 gal	18" HT. (MIN.)	30" o.c.	4
	Vl	Viburnum dentatum 'KLMaveniteer' TM / Little Joe	5 gal	24" HT. (MIN.)	48" o.c.	12

EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	SPACING	QTY
	Jp	Juniperus chinensis 'Kellys Compact' / Kellys Compact Pfitzer Juniper	5 gal		60" o.c.	8

HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	SPACING	QTY
	ab	Allium longicum 'Summer Beauty' / Summer Beauty Allium	1 gal		12" o.c.	28
	abi	Anemone tabernaemontana 'Blue Ice' / Blue Ice Blue Star	1 gal		18" o.c.	35
	nr	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal		18" o.c.	7
	hp	Heuchera x 'Spellbound' / Spellbound Coral Bells	1 gal		30" o.c.	14

ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	SPACING	QTY
	st	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal		18" o.c.	21

**PLANT SCHEDULE**

UPRIGHT EVERGREENS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	JCS	Juniperus chinensis 'Spartan' / Spartan Juniper	8 & 8	5' HT. (MIN.)	10
	TOB	Thuja occidentalis 'Ball John' / Technis Arborvitae	8 & 8	4' HT. (MIN.)	13

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	8 & 8	3" CAL.	3
	GS	Gleditsia hazarthis inermis 'Shademaster' TM / Shademaster Locust	8 & 8	3" CAL.	1
	GD	Gymnodenia dioica 'Espresso' / Espresso Kentucky Coffee Tree	8 & 8	3" CAL.	1

**1 Landscape Plan and Plant Schedule**  
SCALE: 1" = 20'-0"

**APPROVAL STAMPS**

No.	Date	Description
1	12/18/19	LOC Submittal

**SUBMISSIONS & REVISIONS**

**OWNER**  
CORE SPACES  
1843 N. MILWAUKEE AVENUE  
CHICAGO, IL 60647  
(773) 969-5740

**ARCHITECT**  
**ANTUNOVICH ASSOCIATES**  
ARCHITECTURAL PLANNING INTERIORS  
224 WEST HURON STREET, SUITE 7E  
CHICAGO, ILLINOIS 60610  
PHONE: 312.266.1128  
FAX: 312.266.7123  
WWW.ANTUNOVICH.COM

**STRUCTURAL ENGINEER**

**M.E.P. & F.P. ENGINEERS**

**CIVIL ENGINEER**  
**BURSE SURVEYING AND ENGINEERING, INC**  
2801 INTERNATIONAL LN. STE 101  
MADISON, WI 53724  
(608) 250-9253

**LANDSCAPE ARCHITECT**  
**SAIKI DESIGN**  
1115 S PARK ST  
MADISON, WI 53715  
(608) 251-3600

**GENERAL CONTRACTOR**  
THE LANGDON, A HUB ON CAMPUS PROPERTY

**PROJECT LOCATION**  
126 LANGDON STREET, MADISON, WI 53703

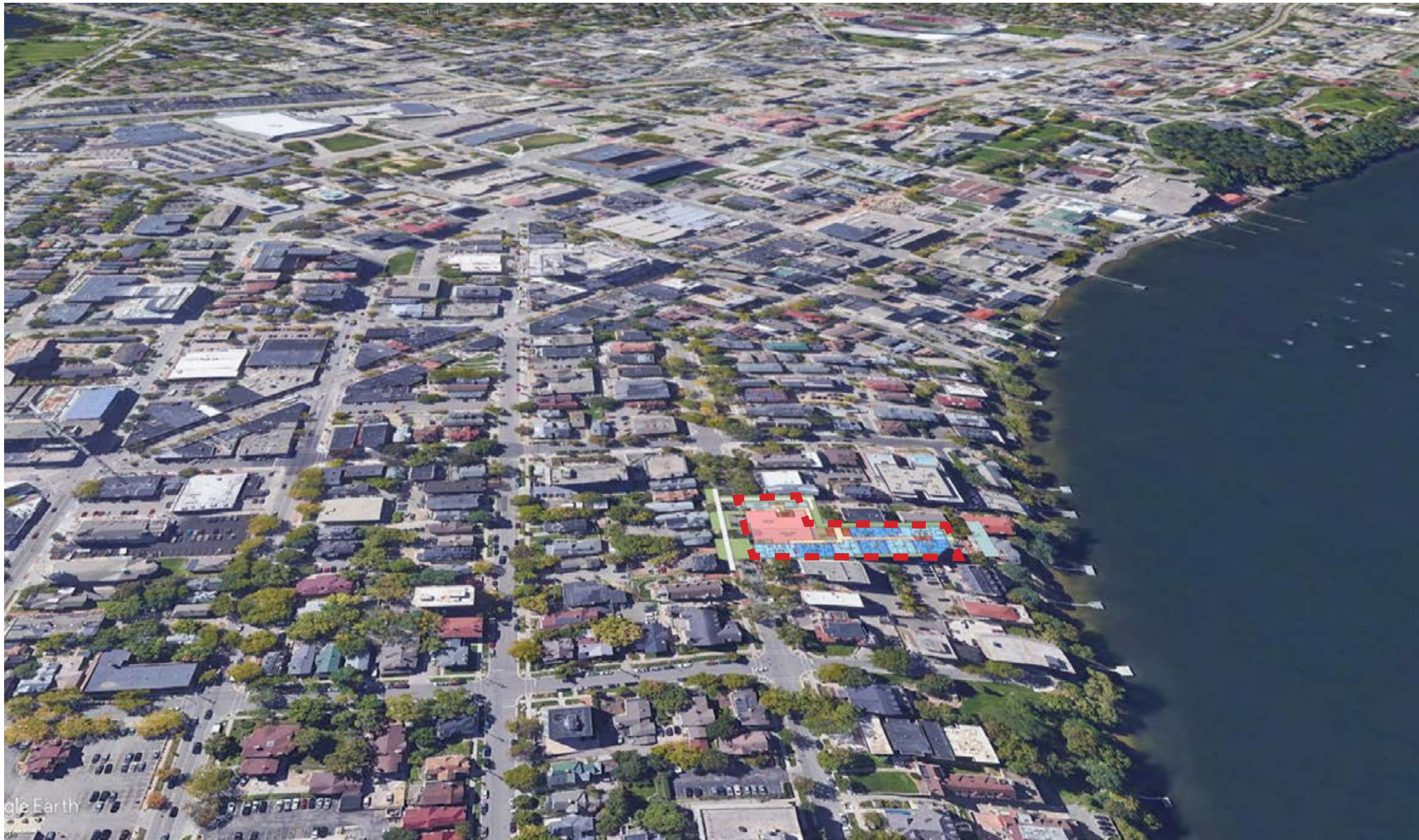
**DRAWING TITLE**  
**Landscape Plan and Plant Schedule**

<b>SCALE</b>	<b>DATE</b>
	12/18/19
<b>DRAWN BY</b>	<b>CHECKED BY</b>
KB	KB
<b>PROJECT NO.</b>	<b>DRAWING NO.</b>
2019-042	<b>L01</b>



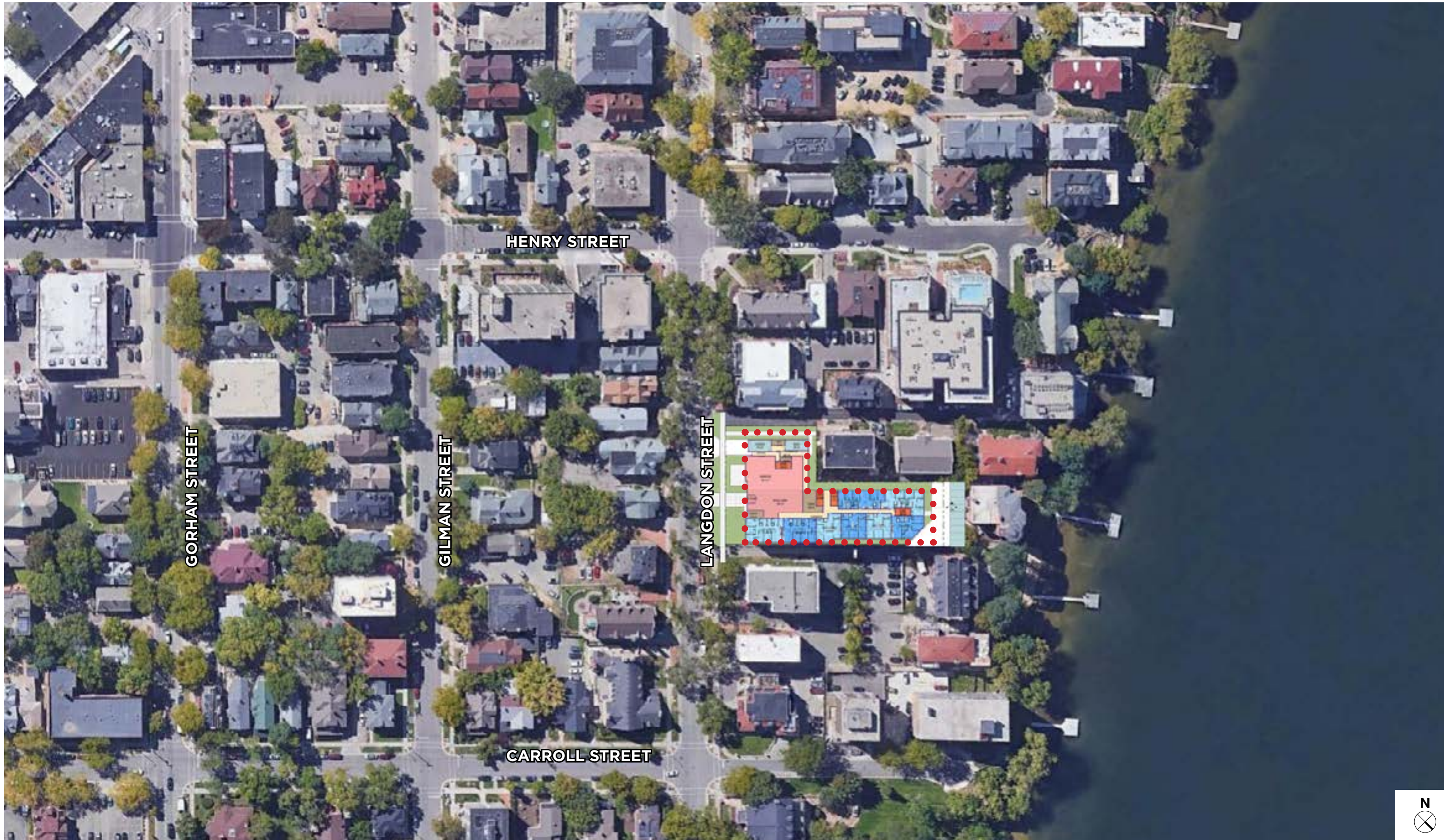






**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST Conditional Use Application





**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST

Conditional Use Application

**OVERALL SITE**

**13**





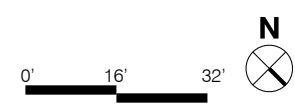


**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST

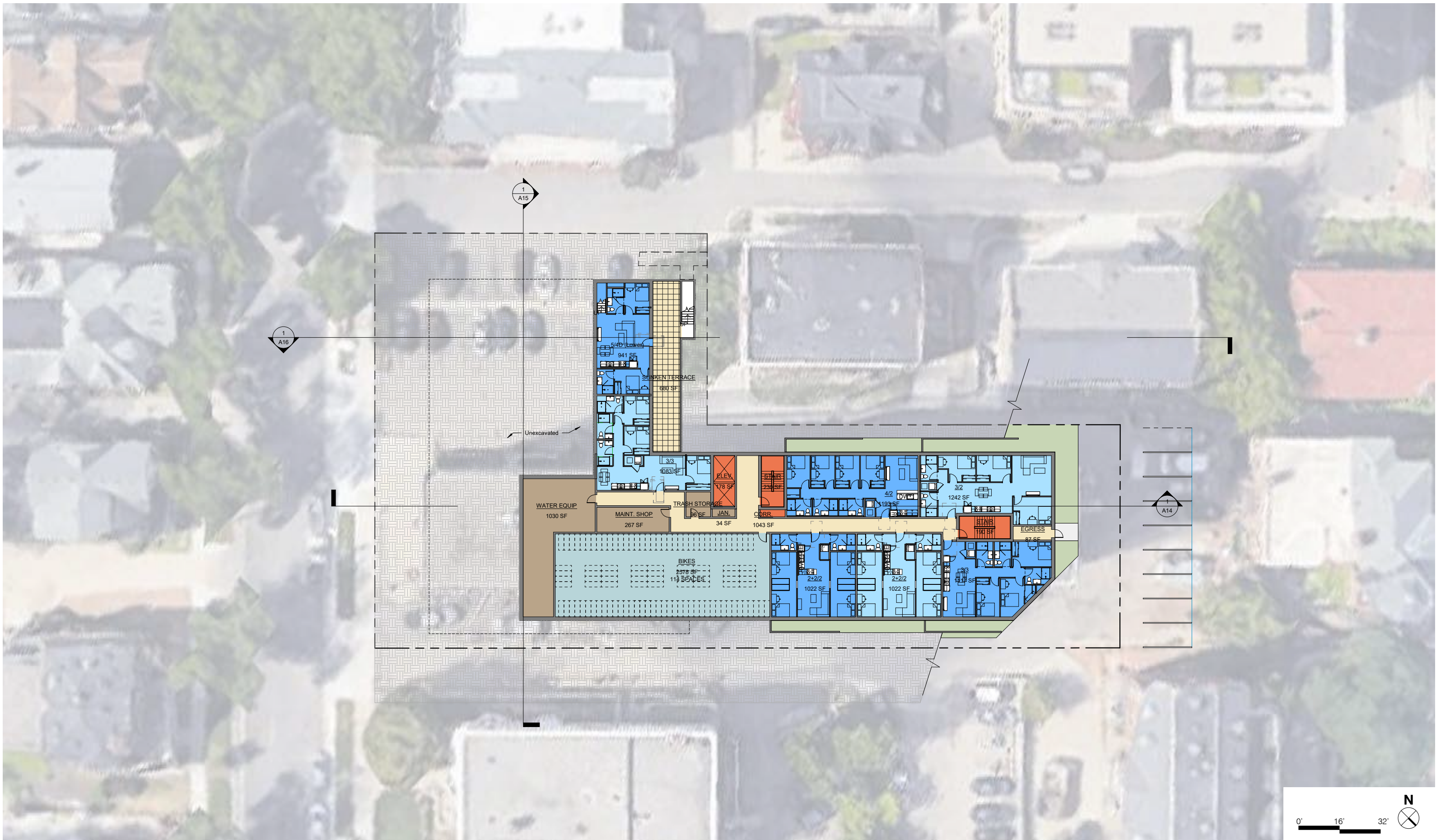
Conditional Use Application

**LEVEL 1/GROUND**













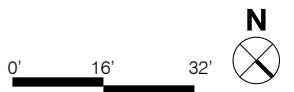
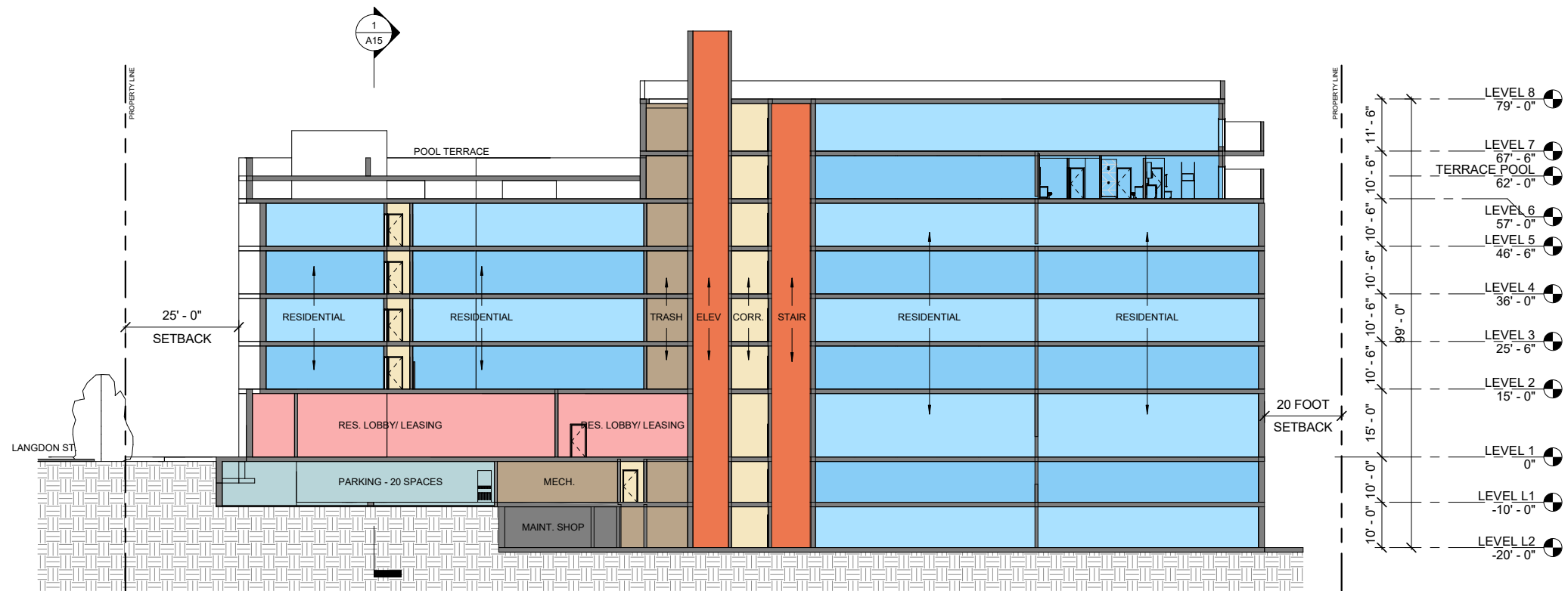




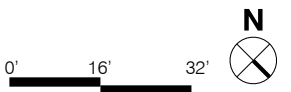
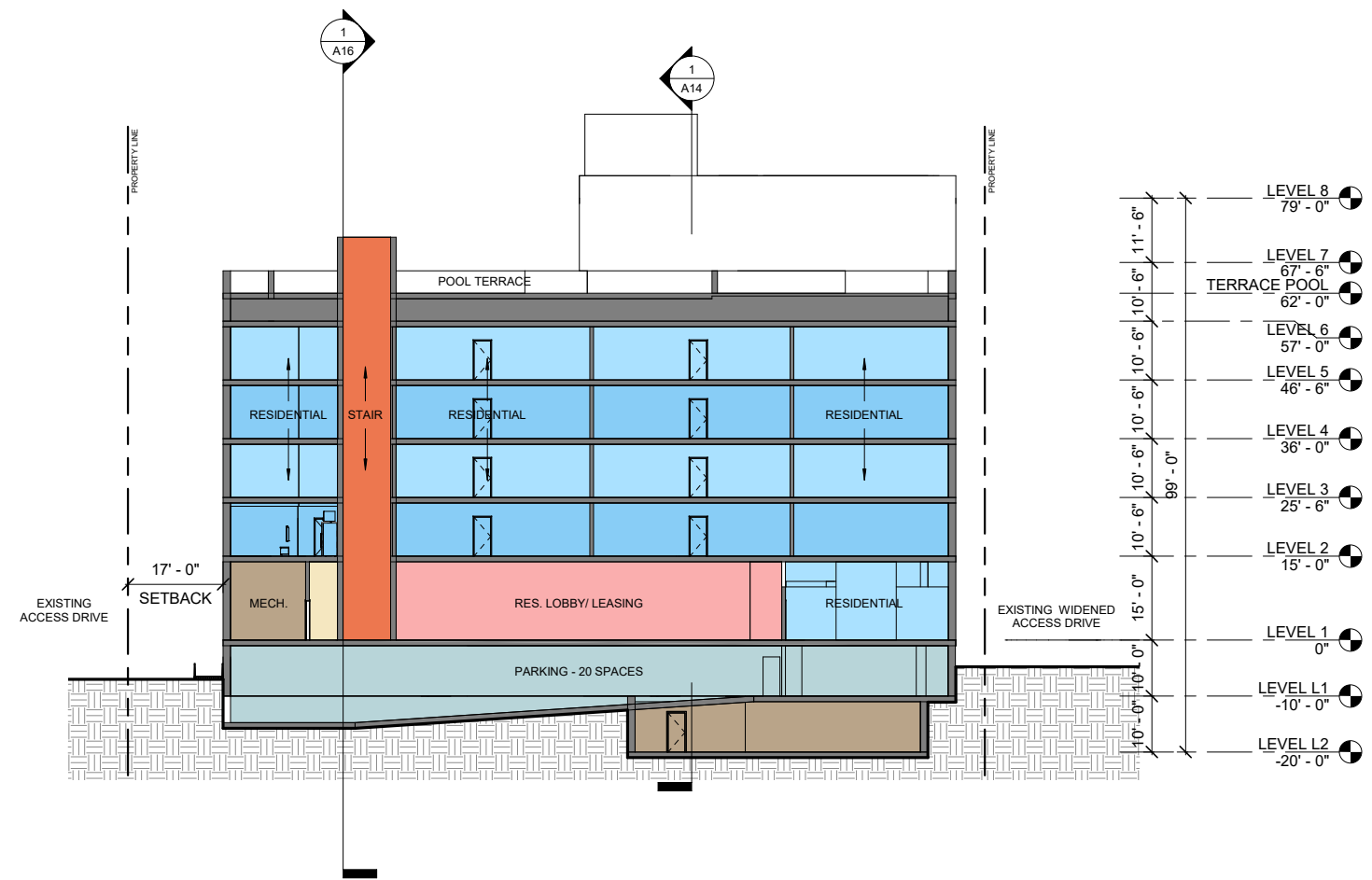




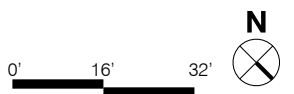
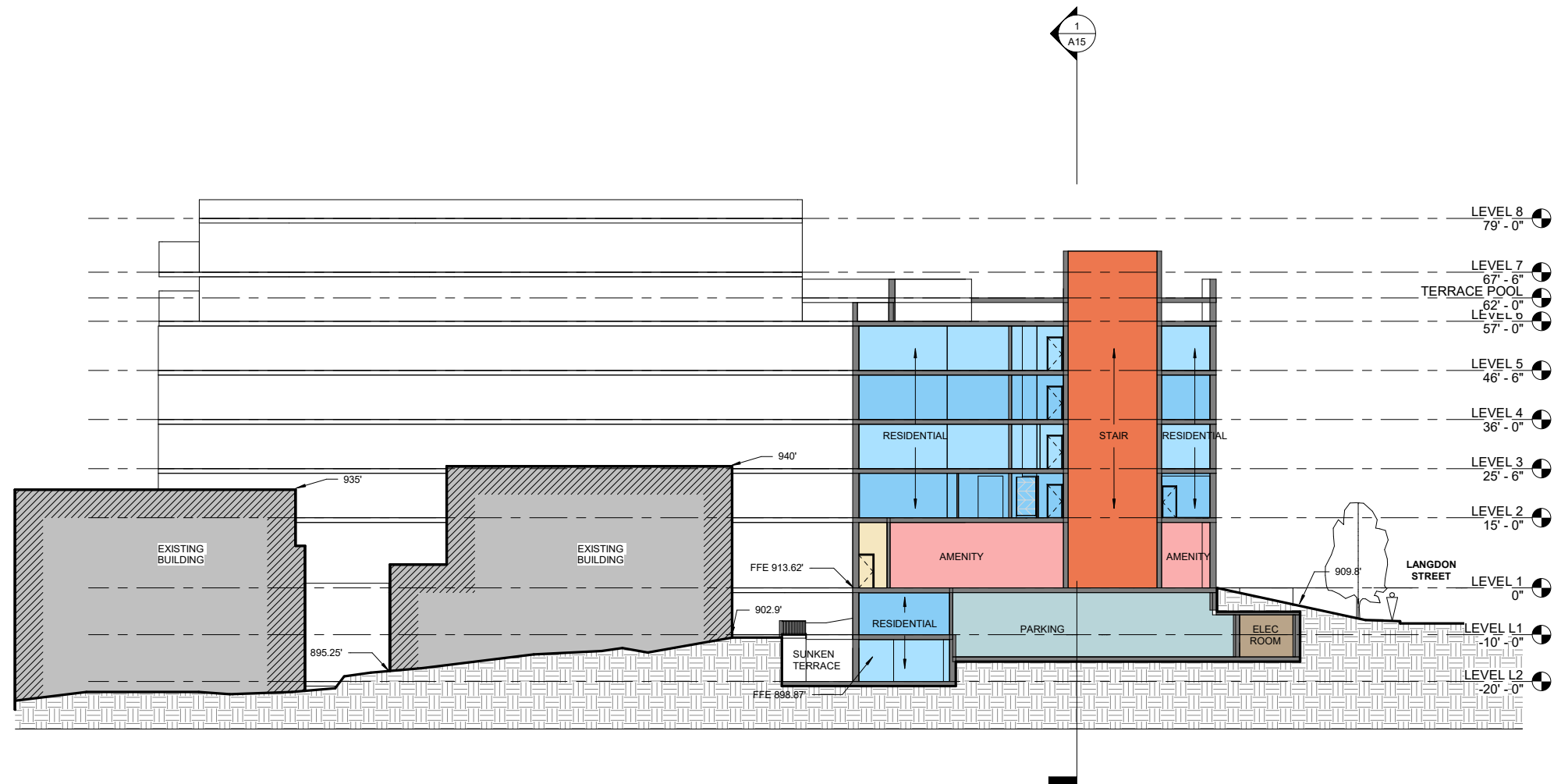














HUB II AT MADISON - LANGDON

1/30/2020

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	15'-0"	#REF!									0					0	0	0	
7	11'-6"	99'-0"	6	24	6,996	1,707			8,703	193						8,896	8,703	8,703	
6/ POOL TERRACE	10'-6"	87'-6"	6	24	6,953	1,856			8,809	193	4,462	5,007				18,471	13,816	13,816	
5	10'-6"	77'-0"	14	58	16,818	2,627			19,445							19,445	19,445	19,445	
4	10'-6"	66'-6"	14	58	16,818	2,627			19,445							19,445	19,445	19,445	
3	10'-6"	56'-0"	14	58	16,818	2,627			19,445							19,445	19,445	19,445	
2	10'-6"	45'-6"	14	58	16,818	2,627			19,445							19,445	19,445	19,445	
1	15'-0"	35'-0"	8	33	9,469	4,311	4,843		18,623				478	15		19,101	19,101	18,623	
L1	10'-0"	20'-0"	7	28	8,665	3,165	0		11,830				8,582	35	20	20,412	20,412	11,830	
L2	10'-0"	10'-0"	7	26	7,620	3,155			10,775	680			2,578	114	0	14,033	13,353	10,775	
<b>TOTAL</b>			<b>90</b>	<b>367</b>	<b>106,975</b>	<b>24,702</b>	<b>4,843</b>		<b>136,520</b>	<b>1,066</b>	<b>4,462</b>	<b>5,007</b>	<b>0</b>		<b>20</b>	<b>158,693</b>	<b>153,165</b>	<b>141,527</b>	
Average Unit Size				1,189															
NSF Per Bed				291															
Bed Per Unit				4.1															
Typical Residential Floor Efficiency				83%															

ENCLOSED BIKE PARKING COUNT: 149  
BIKE PARKING AT GRADE: 15

TOTAL = 164

Bike parking estimates per 28.141 - Parking and Loading Standards:  
1 per unit up to 2-bedrooms, 1/2 space per add'l bedroom; 1 guest space per 10 units.



## UNIT MATRIX - 01/30/20

### HUB II AT MADISON - LANGDON

LEVEL	UNITS														OCCUPANTS														BATH	LEVEL																	
	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	TOTAL UNITS	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	TOTAL OCCUPANTS	VS OCCUPANTS																		
PH													0	5	5	5	4	4	4	3	3	4	2	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PH			
7	0	0	1	0	1	0	1	0	3	0	0	0	6	0	0	5	0	4	0	3	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7		
6	0	0	1	0	1	0	1	0	3	0	0	0	6	0	0	5	0	4	0	3	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6		
5	0	1	2	1	4	2	0	1	3	0	0	0	14	0	5	10	4	16	8	0	3	12	0	0	0	0	0	5	10	4	16	8	0	3	12	0	0	0	0	0	0	0	0	0	0	0	5
4	0	1	2	1	4	2	0	1	3	0	0	0	14	0	5	10	4	16	8	0	3	12	0	0	0	0	0	5	10	4	16	8	0	3	12	0	0	0	0	0	0	0	0	0	0	0	4
3	0	1	2	1	4	2	0	1	3	0	0	0	14	0	5	10	4	16	8	0	3	12	0	0	0	0	0	5	10	4	16	8	0	3	12	0	0	0	0	0	0	0	0	0	0	0	3
2	0	1	2	1	4	2	0	1	3	0	0	0	14	0	5	10	4	16	8	0	3	12	0	0	0	0	0	5	10	4	16	8	0	3	12	0	0	0	0	0	0	0	0	0	0	0	2
1	0	0	2	0	2	0	1	0	3	0	0	0	8	0	0	10	0	8	0	3	0	12	0	0	0	0	0	0	10	0	8	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	1
L1	0	0	1	1	1	0	1	0	3	0	0	0	7	0	0	5	4	4	0	3	0	12	0	0	0	0	0	0	5	4	4	0	3	0	12	0	0	0	0	0	0	0	0	0	0	0	1.5
L2	1	0	0	0	0	1	2	1	2	0	0	0	7	5	0	0	0	0	4	6	3	8	0	0	0	0	5	0	0	0	0	4	6	3	8	0	0	0	0	0	0	0	0	0	0	0	L2
<b>Total:</b>	<b>1</b>	<b>4</b>	<b>13</b>	<b>5</b>	<b>21</b>	<b>9</b>	<b>6</b>	<b>5</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>90</b>	<b>5</b>	<b>20</b>	<b>65</b>	<b>20</b>	<b>84</b>	<b>36</b>	<b>18</b>	<b>15</b>	<b>104</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>20</b>	<b>65</b>	<b>20</b>	<b>84</b>	<b>36</b>	<b>18</b>	<b>15</b>	<b>104</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>367</b>	<b>240</b>						
	4.4%	14.4%	5.6%	23.3%	10.0%	6.7%	5.6%	28.9%	0.0%	0.0%	0.0%	0.0%	98.9%	1%	5%	18%	5%	23%	10%	5%	4%	28%	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%				

UNIT TYPE AND BATHROOM RATIO														
	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	TOTAL BATHS
<b>Bath Per Unit</b>	4	4	3	4	3	2	3	2	2	2	1	1	1	
<b>Unit Type Count</b>	1	4	13	5	21	9	6	5	26	0	0	0	0	
<b>Total</b>	<b>4.0</b>	<b>16.0</b>	<b>39.0</b>	<b>20.0</b>	<b>63.0</b>	<b>18.0</b>	<b>18.0</b>	<b>10.0</b>	<b>52.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>240</b>

65.4%  
1.53



**EXTERIOR FINISH LEGEND**

- BR-1** MODULAR BRICK. COLOR: ANTIQUE WHITE.
- BR-2** MODULAR BRICK. COLOR: BURGUNDY.
- M-1** METAL TRIM.
- M-2** GRAY METAL PANEL.
- C-1** METAL CORNICE.
- C-2** METAL CORNICE.
- CA-1** METAL CANOPY.
- GL-1** ALUMINUM OPERABLE WINDOWS.
- GL-2** GLASS RAIL



NOT TO SCALE



**EXTERIOR FINISH LEGEND**

- BR-1** MODULAR BRICK. COLOR: ANTIQUE WHITE.
- BR-2** MODULAR BRICK. COLOR: BURGUNDY.
- M-1** METAL TRIM.
- M-2** GRAY METAL PANEL.
- C-1** METAL CORNICE.
- C-2** METAL CORNICE.
- CA-1** METAL CANOPY.
- GL-1** ALUMINUM OPERABLE WINDOWS.
- GL-2** GLASS RAIL

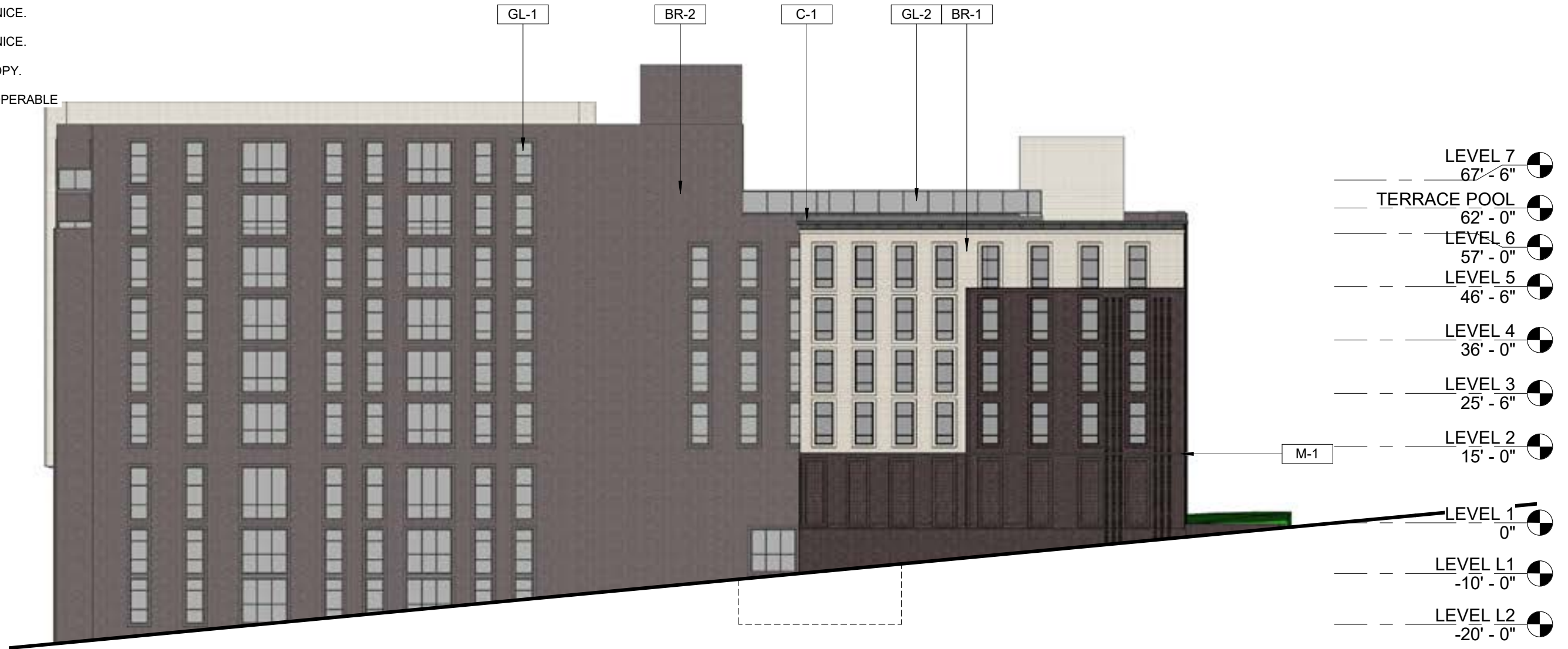


NOT TO SCALE



**EXTERIOR FINISH LEGEND**

- BR-1** MODULAR BRICK. COLOR: ANTIQUE WHITE.
- BR-2** MODULAR BRICK. COLOR: BURGUNDY.
- M-1** METAL TRIM.
- M-2** GRAY METAL PANEL.
- C-1** METAL CORNICE.
- C-2** METAL CORNICE.
- CA-1** METAL CANOPY.
- GL-1** ALUMINUM OPERABLE WINDOWS.
- GL-2** GLASS RAIL



NOT TO SCALE



**EXTERIOR FINISH LEGEND**

- BR-1** MODULAR BRICK. COLOR: ANTIQUE WHITE.
- BR-2** MODULAR BRICK. COLOR: BURGUNDY.
- M-1** METAL TRIM.
- M-2** GRAY METAL PANEL.
- C-1** METAL CORNICE.
- C-2** METAL CORNICE.
- CA-1** METAL CANOPY.
- GL-1** ALUMINUM OPERABLE WINDOWS.
- GL-2** GLASS RAIL



NOT TO SCALE





LANGDON STREET, NORTHWEST



LANGDON STREET, SOUTHEAST

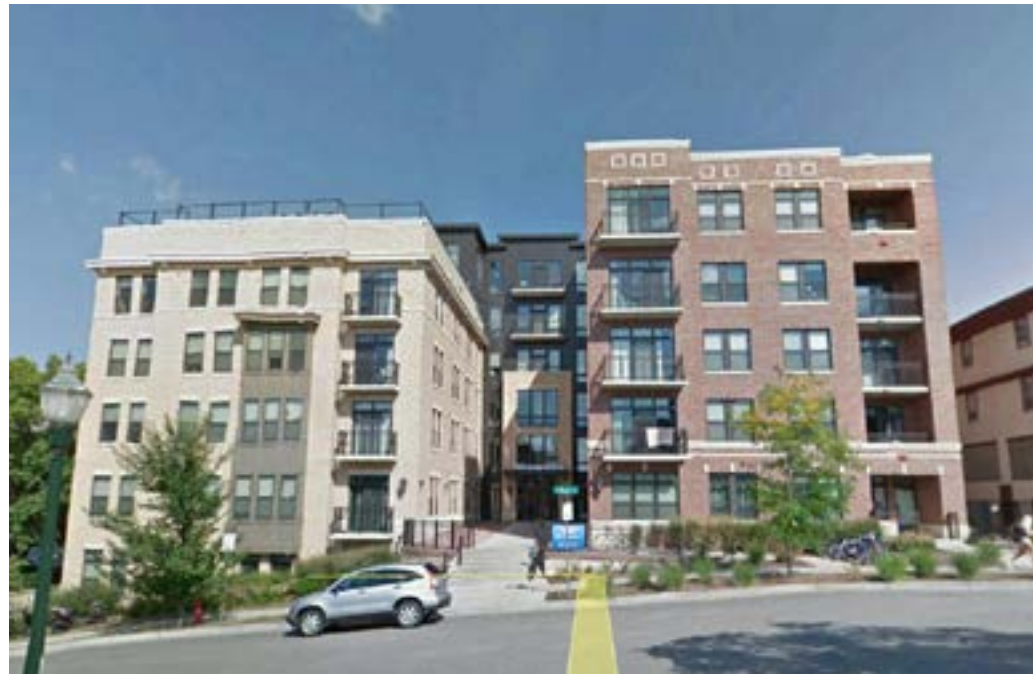


EXISTING SITE, LOOKING SOUTH



EXISTING SITE









EXISTING



PROPOSED





**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST    Conditional Use Application

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

**CONCEPTUAL RENDERING**

Madison, Wisconsin    |    February 03, 2020





**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST    Conditional Use Application

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

**CONCEPTUAL RENDERING**

Madison, Wisconsin    |    February 03, 2020





**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST    Conditional Use Application

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

**CONCEPTUAL RENDERING**

Madison, Wisconsin    |    February 03, 2020





**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST    Conditional Use Application

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

**CONCEPTUAL RENDERING**

Madison, Wisconsin    |    February 03, 2020





**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST

Conditional Use Application

**CONCEPTUAL RENDERING**

**36**





**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST Conditional Use Application

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

**CONCEPTUAL RENDERING**

Madison, Wisconsin | February 03, 2020





**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST    Conditional Use Application

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

**CONCEPTUAL RENDERING**

Madison, Wisconsin    |    February 03, 2020





**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST Conditional Use Application

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

**CONCEPTUAL RENDERING**

Madison, Wisconsin | February 03, 2020





**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST Conditional Use Application

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

**CONCEPTUAL RENDERING**

Madison, Wisconsin | February 03, 2020

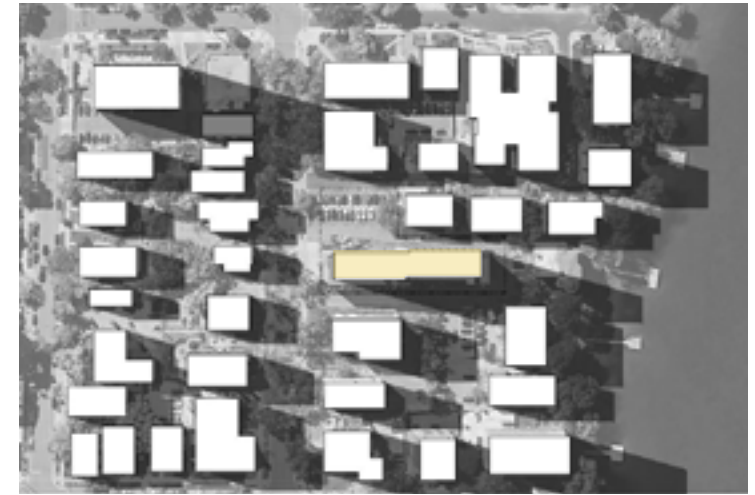
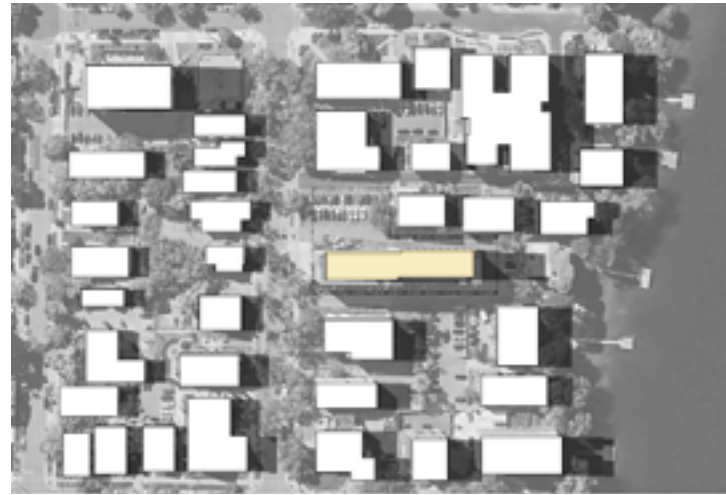
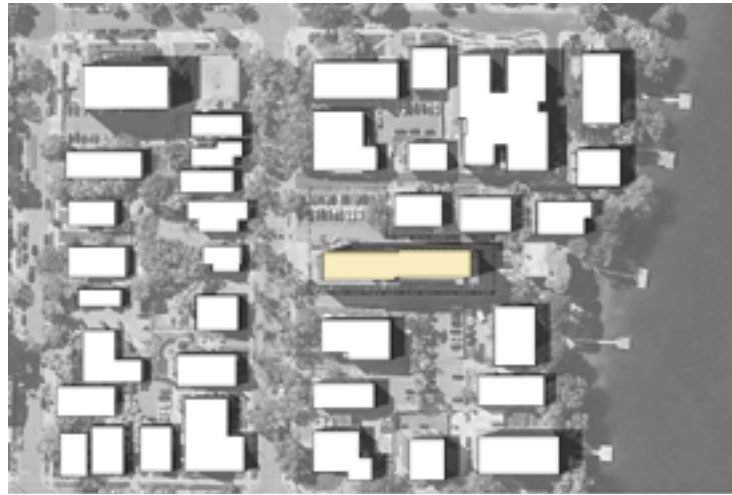


SUMMER SOLSTICE  
June 21

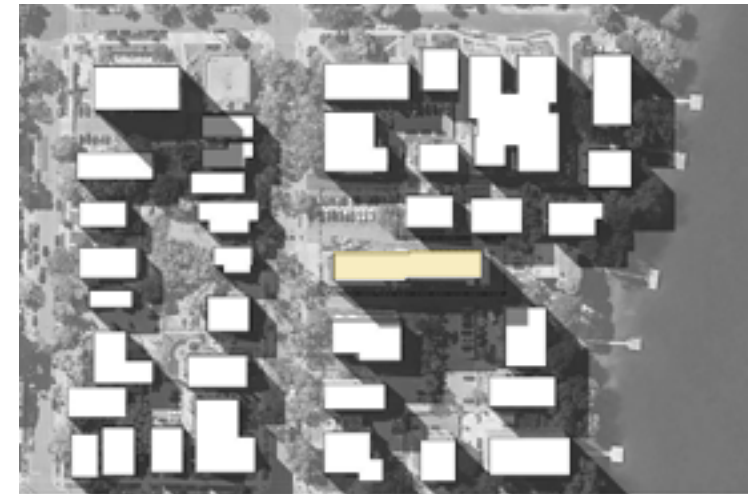
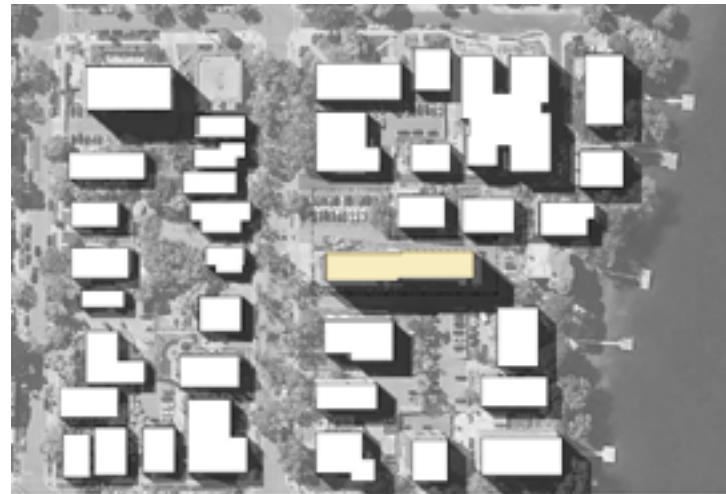
EQUINOX  
March 20 and September 22

WINTER SOLSTICE  
December 21

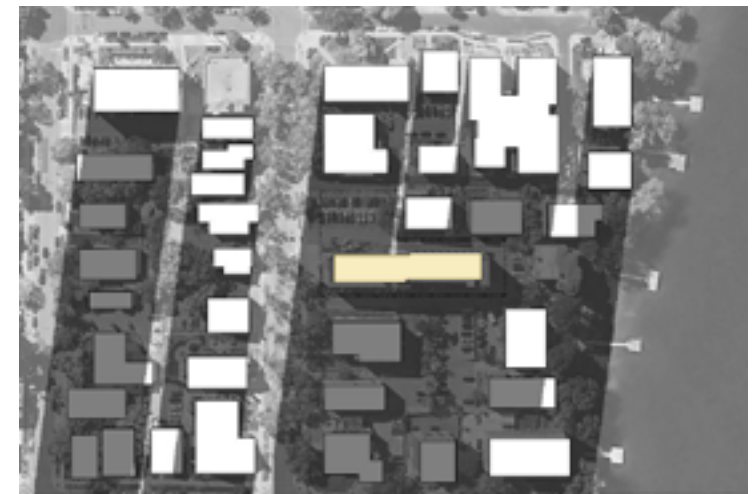
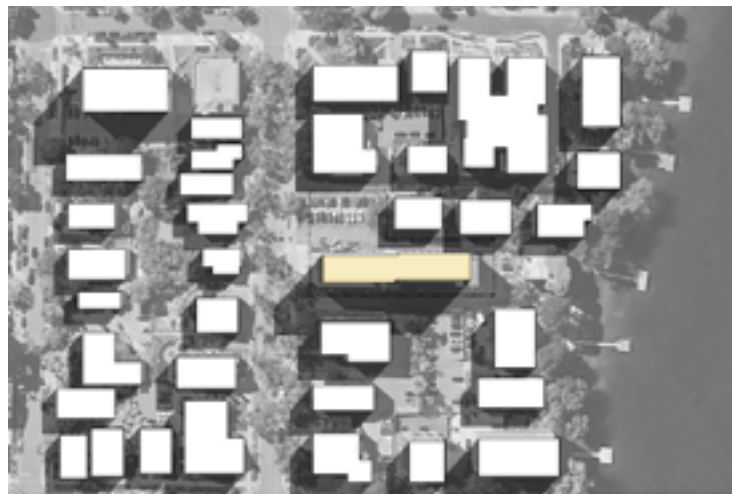
10:00 AM



12:00 PM



4:00 PM



EXISTING BUILDING

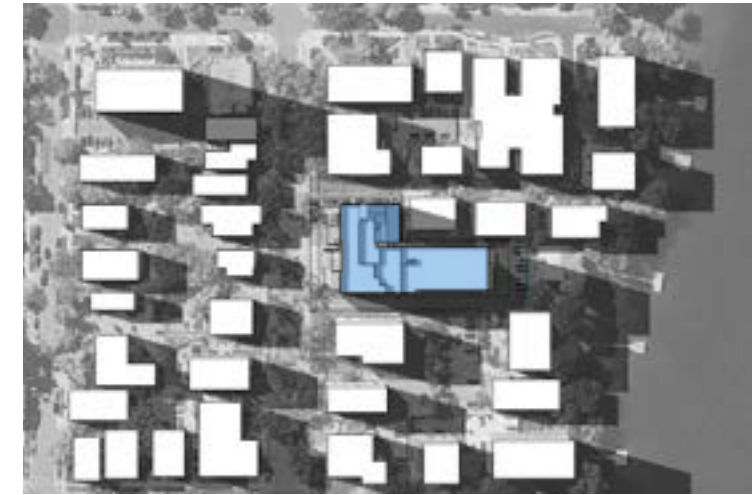
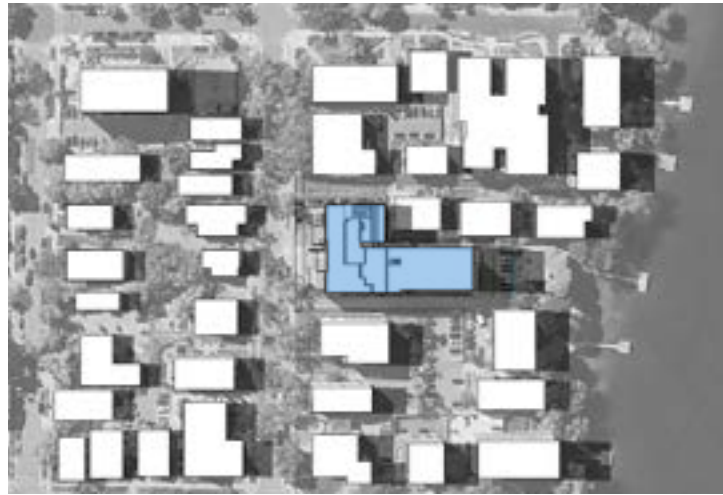
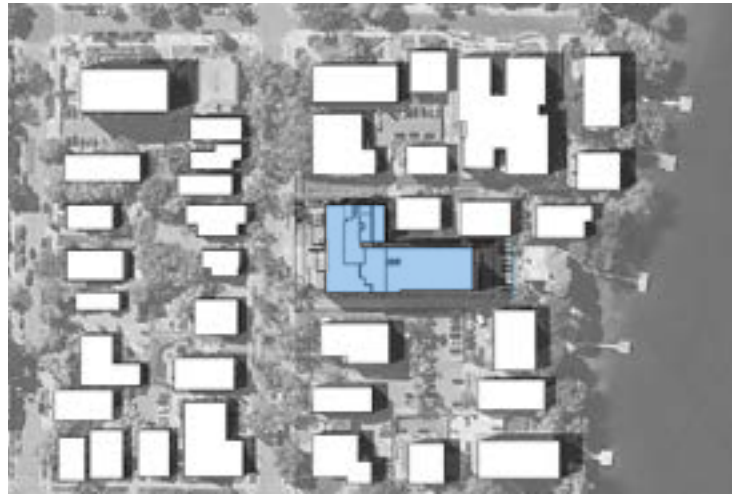


SUMMER SOLSTICE  
June 21

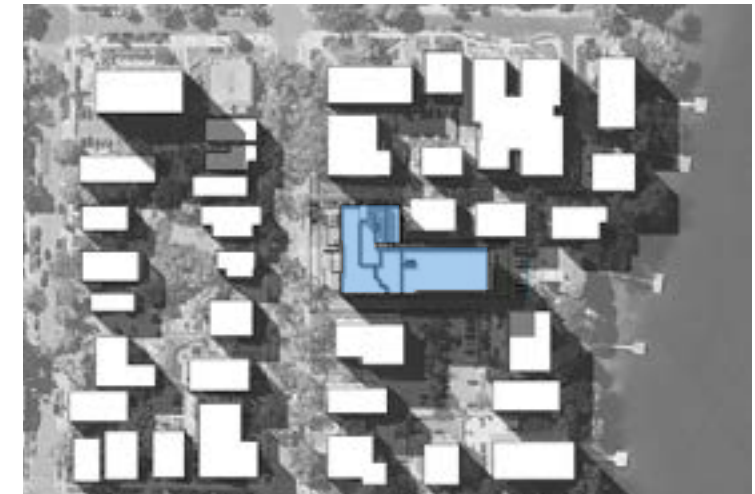
EQUINOX  
March 20 and September 22

WINTER SOLSTICE  
December 21

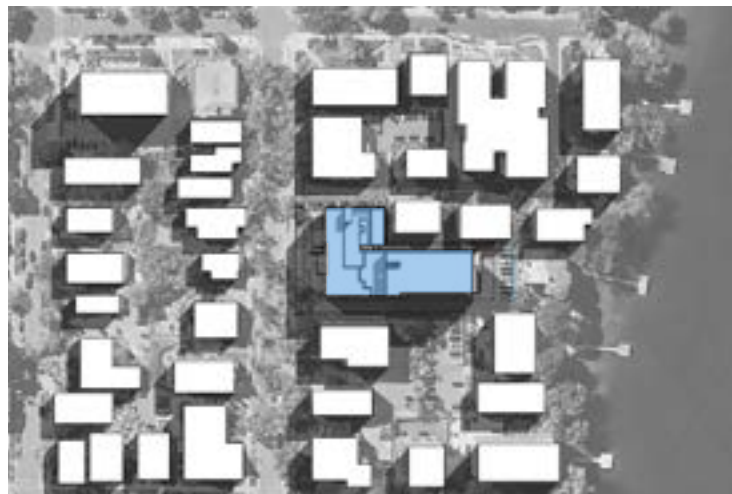
10:00 AM



12:00 PM



4:00 PM



HUB II  
(PROPOSED)







**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST

Conditional Use Application

**DISTANCE FROM CONTEXT - EXISTING**





**THE LANGDON, A HUB ON CAMPUS PROPERTY** 126 LANGDON ST

Conditional Use Application

**DISTANCE FROM CONTEXT - PROPOSED**













- 4 STORIES
- 5 STORIES
- 6 STORIES
- 7 STORIES
- 8 STORIES
- 11 STORIES
- 7/9 STORIES  
DEMOLISHED BUILDING AT  
126 LANGDON SITE