



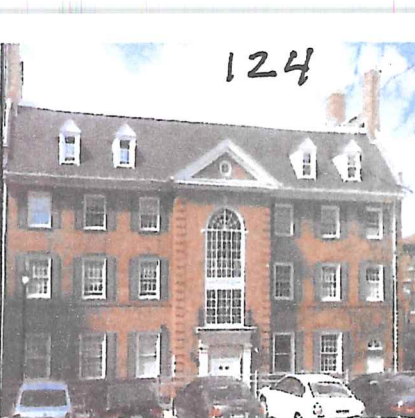
140



146



130



124



108



144

Properties Surrounding 126 Langdon Development Site

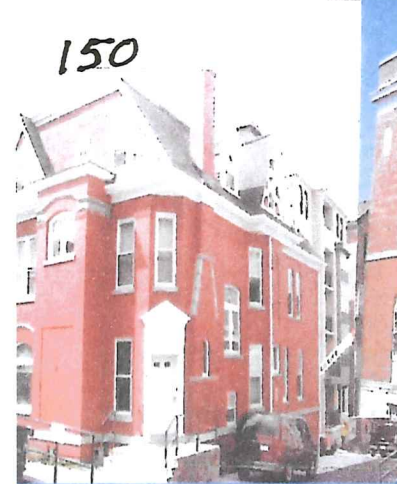


11/19/2019

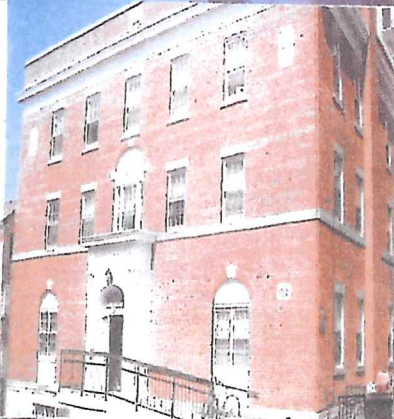
126

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
<b>Langdon</b>		
120	3	14,576
152	3	15,843
<b>Langdon Mid-Block</b>		
142	3	10,616
144	3	8,100
150	3	5,504
<b>Langdon/ Mendota Shore</b>		
108	3	9,321
124	4	14,788
130	4	11,132
146	3	8,223
<b>Iota Ct</b>		
140	5—Street 7—Lakeside	22,470



150



142



152

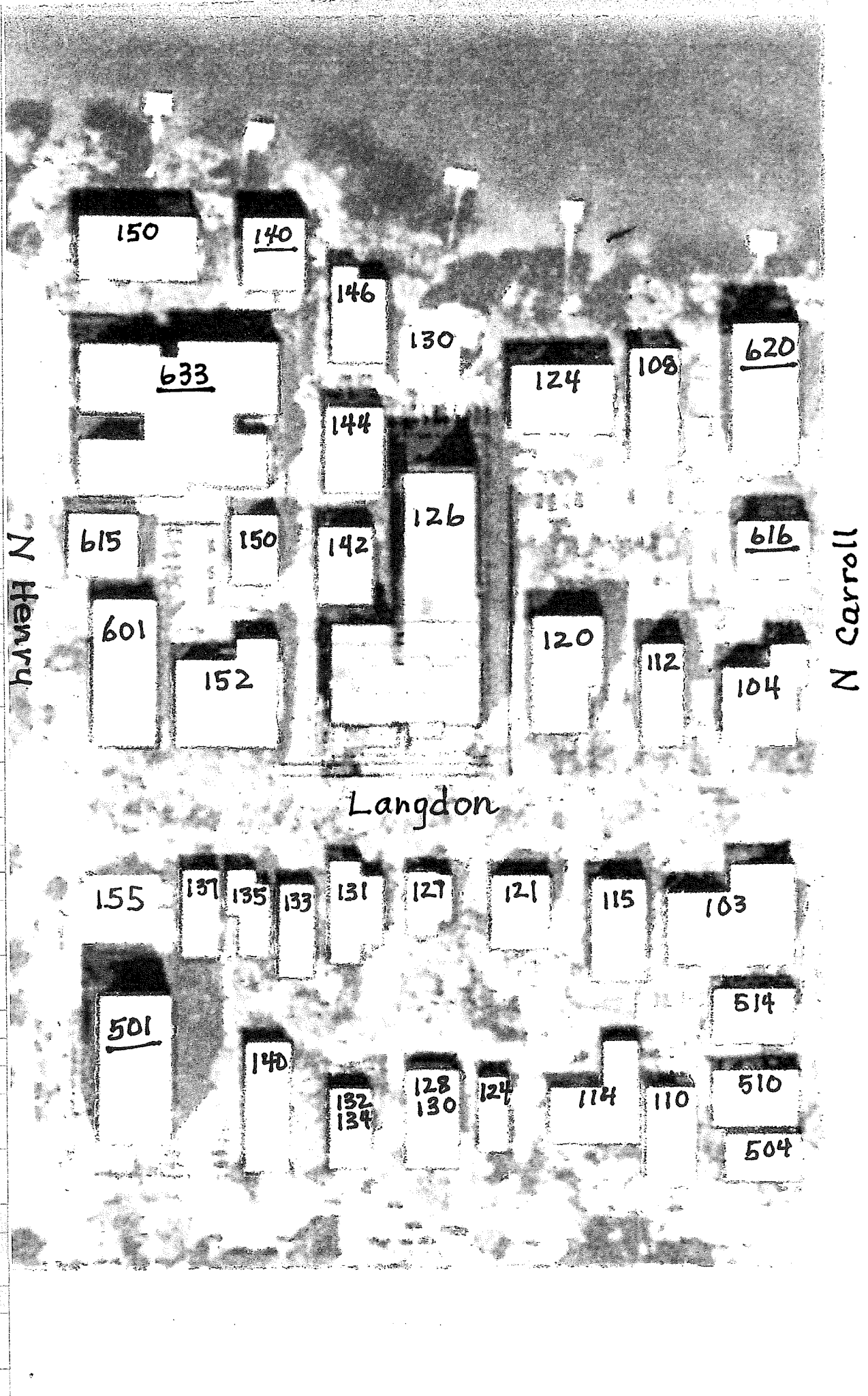


120

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
<b>Langdon</b>		
104	3	13,068
112	4	11,110
120	3	14,576
152	3	15,843
<b>Langdon Mid-Block</b>		
142	3	10,616
144	3	8,100
150	3	5,504
<b>Langdon - Mendota Lake Shore</b>		
108	3	9,321
124	4	14,788
130	4	2,420
146	3	8,223
<b>ota Ct</b>		
140	7	22,470
150	3	11,669
<b>Langdon</b>		
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
<b>N Gilman</b>		
110	2	4,203
114	2	7,111
124	2	2,294
128	2	4,527
134	3	6,110
140	3	9,257
<b>N Carroll</b>		
104	2.5	3,534
110	2	3,304
114	2	3,516
116	8	17,210
120	7	43,382
<b>N Henry</b>		
101	10	65,723
101	3	15,490
115	3	7,186
133	7	93,092

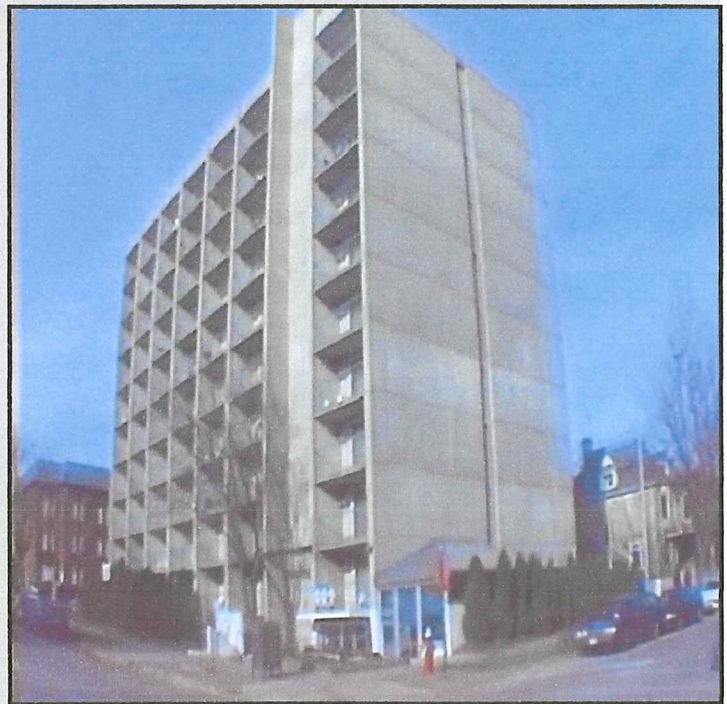


<b>Owner</b> GEO'S II LLC & VINCENZO I LLC 120 W GORHAM ST MADISON, WI 53703-2075	Parcel Class: Commercial	Property Type: <b>Apartments</b>
	Parcel Code:	Property Code: 004
	School District: Madison	Property Data Revised: 04/04/2019
	TIF District: 0	Building Data Revised:

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:
<b>Parking</b>		<b>Building Summary</b>	
Level 1:		Buildings:	1
Level 2:		Apartment	65,219
Level 3:		Office	504
Other lvls.:		Parking	1,988
Total:			
<b>Total:</b>	<b>81,596</b>	<b>65,723</b>	



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