

Preliminary UDC Submission



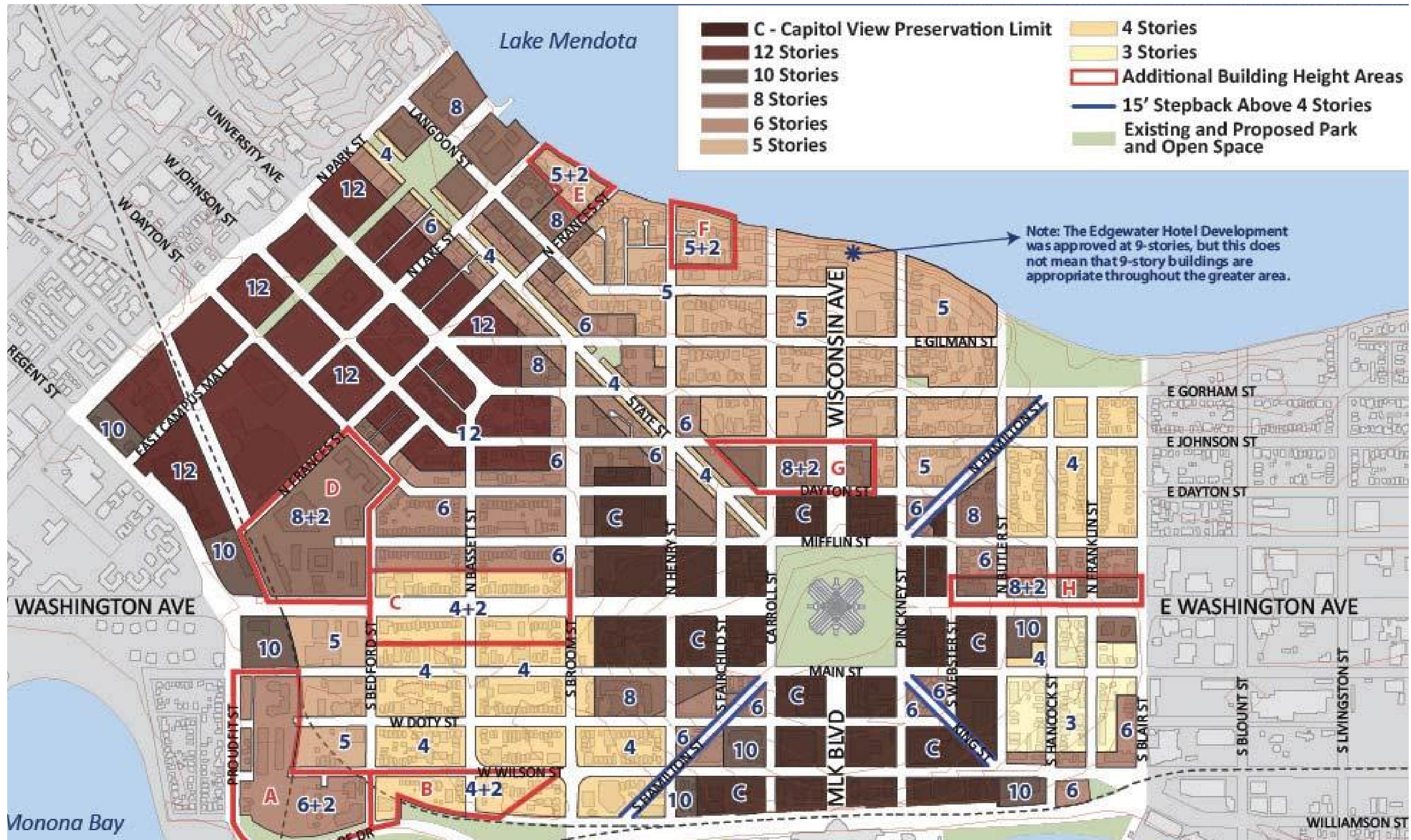
THE HUB II AT MADISON - 126 LANGDON STREET

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

Preliminary UDC Resubmission

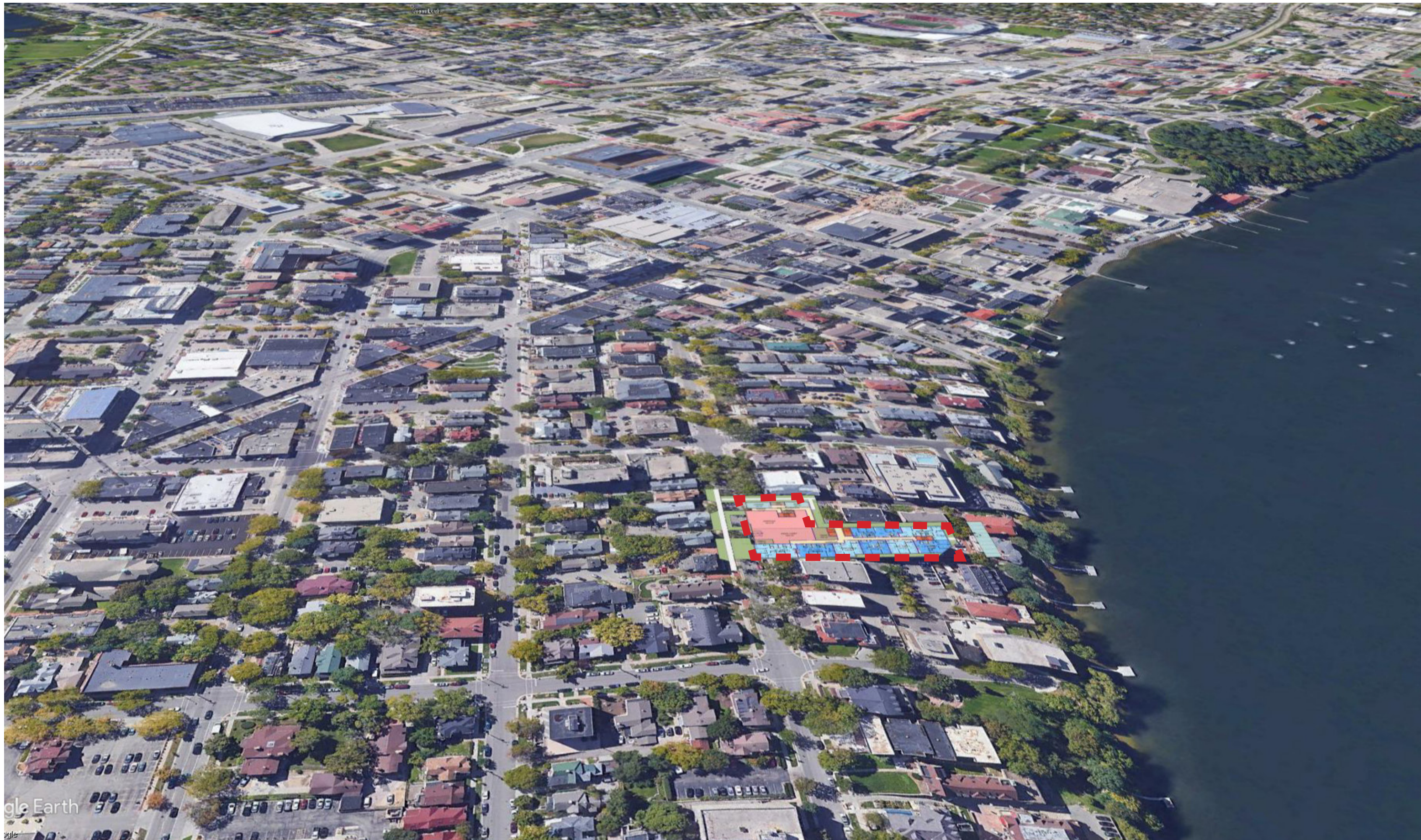
CONCEPTUAL RENDERING

Madison, Wisconsin | December 4, 2019



THE HUB II AT MADISON - 126 LANGDON STREET

CONCEPTUAL RENDERING



THE HUB II AT MADISON - 126 LANGDON STREET

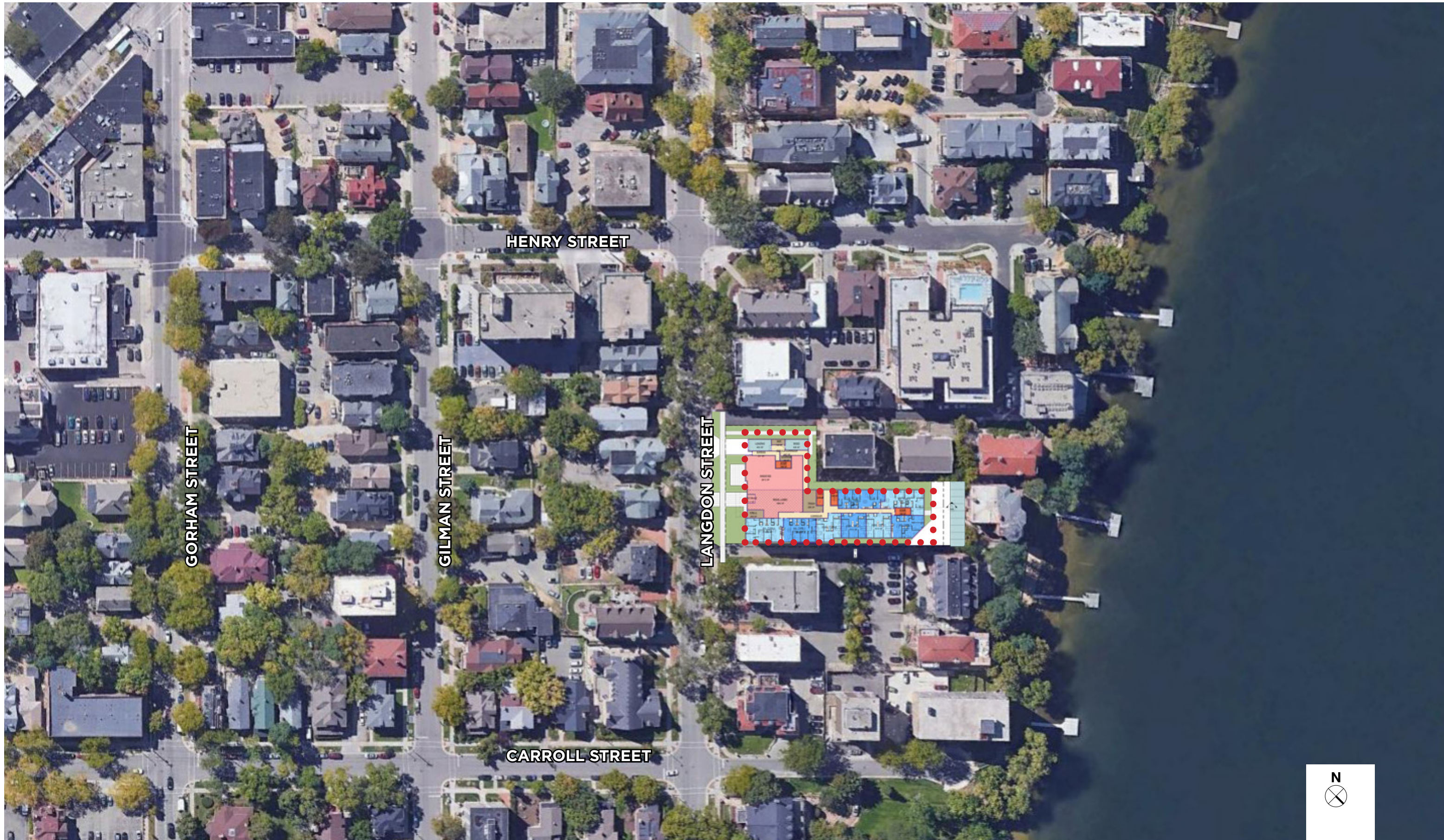
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AERIAL

3



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OVERALL SITE

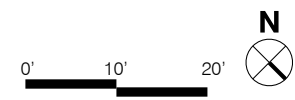
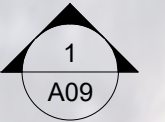
4

LANGDON STREET



THE HUB AT MADISON - 126 LANGDON STREET

LANGDON STREET



THE HUB AT MADISON - 126 LANGDON STREET

TYPICAL RESIDENTIAL LEVEL(2-5)

LANGDON STREET



THE HUB AT MADISON - 126 LANGDON STREET

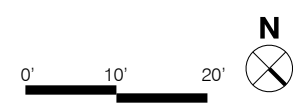
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LEVEL 6/POOL TERRACE

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LANGDON STREET



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LEVEL 7

LANGDON STREET

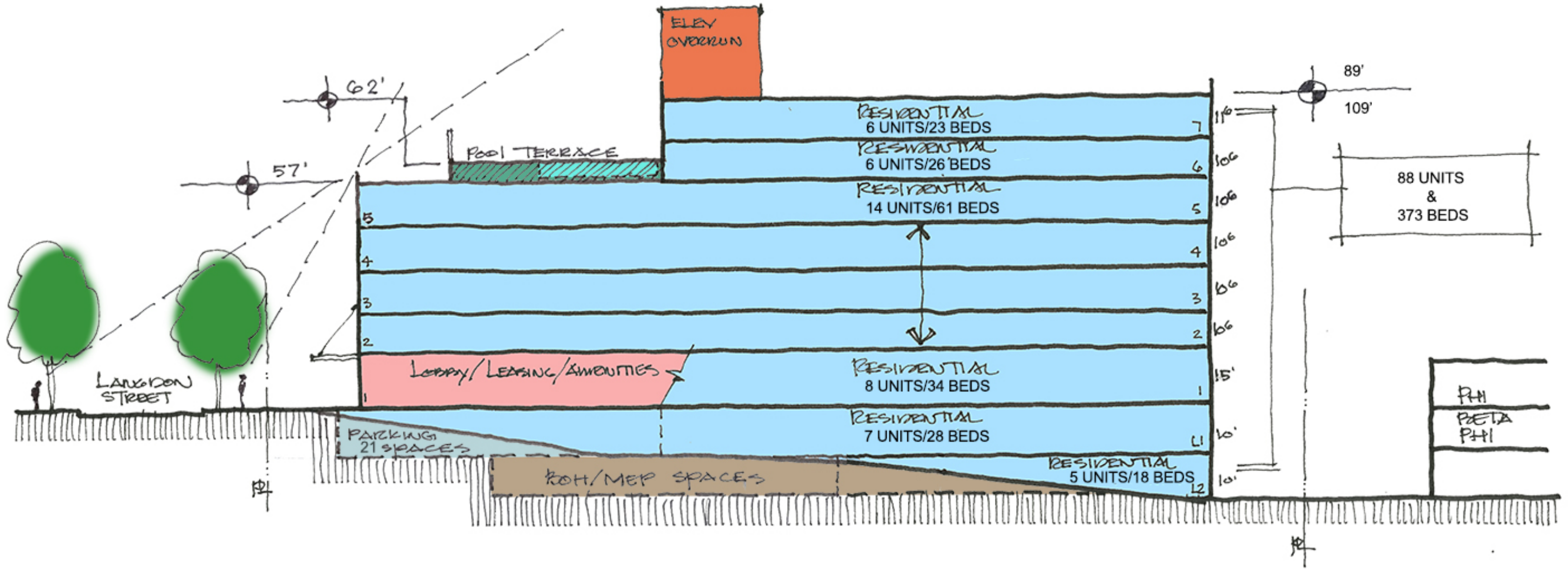


EXISTING WIDENED ACCESS DRIVE
TWO WAY

THE HUB AT MADISON - 126 LANGDON STREET

LOWER LEVEL 1





THE HUB AT MADISON - 126 LANGDON STREET





LANGDON STREET, NORTHWEST



LANGDON STREET, SOUTHEAST



EXISTING SITE, LOOKING SOUTH



EXISTING SITE



THE HUB II AT MADISON - 126 LANGDON STREET

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BUILDING CONTEXT

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INSPIRATION IMAGES

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CONCEPTUAL RENDERING

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EXISTING



PROPOSED



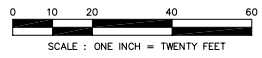
EXISTING



PROPOSED

ALTA/NSPS LAND TITLE SURVEY

PART OF LOTS 6-9, BLOCK 60, ORIGINAL PLAT OF MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



Dial 811 or (800) 242-8511
www.DiggersHotline.com

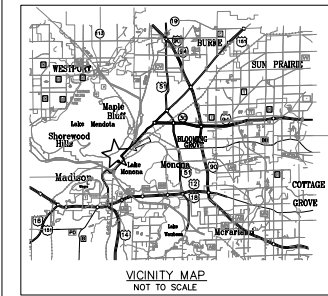
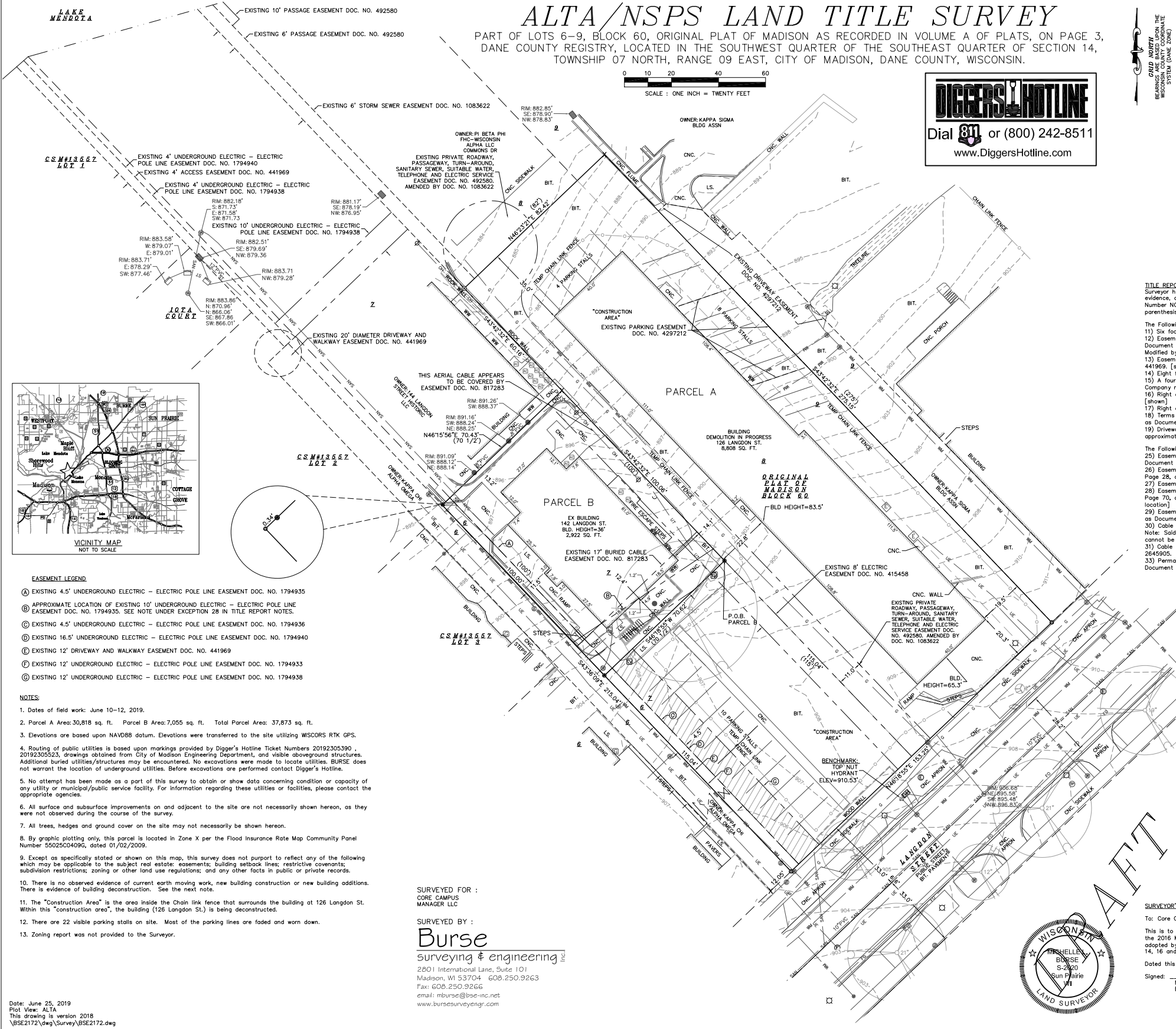
BEARINGS AND DISTANCES ON THIS SURVEY ARE TO THE WISCONSIN COUNTY COORDINATE SYSTEM (GANE ZONE)

LEGEND	
●	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, WT. 1.50 lbs./ft.
+	851.23 SPOT ELEVATION
—	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
W	WINDOW WELL
AC	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
()	DISTANCES RECORDED AS MEASURED TO THE NEAREST HUNDRETH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

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:
11) Six foot wide lake access easement as set forth in that certain instrument recorded as Document No. 1083622. [shown]
12) Easement for private roadway, passageway, turn-around and sanitary sewer as contained in Warranty Deed recorded August 7, 1928, as Document No. 492580. [shown]
13) Easement for twelve foot wide joint driveway as set forth in that certain instrument recorded August 25, 1925, as Document No. 441969. [shown]
14) Eight foot wide electric easement as set forth in that certain Agreement recorded August 22, 1925, as Document No. 451458. [shown]
15) 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]
16) Right of Way Grant for Underground Electric recorded August 10, 1983, in Volume 4806 of Records, Page 74, as Document No. 1794938. [shown]
17) Right of Way Grant for Underground Electric recorded August 10, 1983, in Volume 4806, Page 76, as Document No. 1794940. [shown]
18) 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]
19) 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:
25) Easement to Madison Gas and Electric Company by an instrument recorded August 22, 1925, as Document No. 451458. [shown]
26) Easement to Wisconsin Telephone Company and conditions contained in instrument recorded May 25, 1951, in Volume 239 of Records, Page 25, as Document No. 817283. [shown]
27) Easement and conditions contained in instrument recorded December 11, 1924, as Document No. 441969. [shown]
28) Easement to Madison Gas and Electric Company and conditions contained in instrument recorded August 10, 1983, in Volume 4806, Page 70, as Document No. 1794935. [shown approximate. Easement description is ambiguous and therefore is shown as approximate location]
29) 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]
30) 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]
31) 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]
33) 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:**
1. Dates of field work: June 10-12, 2019.
 2. Parcel A Area: 30,818 sq. ft. Parcel B Area: 7,055 sq. ft. Total Parcel Area: 37,873 sq. ft.
 3. Elevations are based upon NAVD83 datum. Elevations were transferred to the site utilizing WISCONSIN RTK GPS.
 4. 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.
 5. 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.
 6. 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.
 7. All trees, hedges and ground cover on the site may not necessarily be shown hereon.
 8. 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.
 9. 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.
 10. 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.
 11. 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.
 12. There are 22 visible parking stalls on site. Most of the parking lines are faded and worn down.
 13. Zoning report was not provided to the Surveyor.

SURVEYED FOR :
CORE CAMPUS
MANAGER LLC

SURVEYED BY :
Burse
surveying & engineering inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com



DESCRIPTION FURNISHED:

Parcel A:
All that part of Lot Eight (8) and the Southwesterly 16 feet of Lot Nine (9), Block Sixty (60), Madison, according to the Pritchette Plat thereof, in the City of Madison, Dane County, Wisconsin, which lies Southeasteasterly of a line parallel with and 275 feet Northwestly from the Southeasteasterly line of said lots. Together with and subject to the easements, covenants and reservations set forth in a Warranty Deed recorded in Volume 337 of Records, Page 425, as Document No. 492580, Dane County Registry. The Southeast 115 feet of Lot Seven (7), and the Northeastly 4 1/2 feet wide in the Southeast 115 feet of Lot Six Block Sixty (60), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin. Together with the easements set forth in an agreement recorded in volume 65 of Misc., Page 160, as Document No. 441969, Dane County, Wisconsin; and together with easement set forth in instrument recorded September 24, 1963, in Volume 398 of Misc., Page 156, as Document No. 1083622.

Parcel B:
Part of Lots Six (6) and Seven (7), Block Sixty (60), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at a point on the Northeast line of Lot 7, Block 60, 115 feet Northwest from the East corner of said Lot 7; thence Northwestly 100 feet; thence Southwesterly at right angles 70 1/2 feet; thence Southwesterly parallel with the Northeast line of said Lot 6, 100 feet; thence Easterly at right angles, 70 1/2 feet to the point of beginning. Together with a non-exclusive right-of-way beginning at a point on Langdon Street, 4 1/2 feet Southwesterly from the East corner of Lot 6; thence Northwestly at right angles to Langdon Street, 310 feet; thence Southwesterly at right angles, 12 feet; thence Southwesterly at right angles, 310 feet to Langdon Street; and thence Northeastly along Langdon Street, 12 feet to the point of beginning. And a non-exclusive easement for the purpose of access to and from the shore of Lake Mendota over a 4-foot strip on Lot 6, beginning at the waters edge of Lake Mendota at a point 2 1/2 feet Southwest of the North corner of Lot 6; thence Southeastly parallel with the Northeast line of Lot 6 to a point 310 feet from Langdon Street; thence Southwesterly at right angles, 4 feet; thence Northwestly at right angles in a line parallel with the Northeast line of Lot 6 to the waters edge of Lake Mendota. Together with and including a circular area, 20 feet in diameter, the center of which circle shall be the center of the above described 12-foot drive which center shall be situated 310 feet from Langdon Street all in Lots 6 and 7, Block 60, Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE:

To: Core Campus Manager LLC, and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a and b), 7 (a, b1 and c), 8, 9, 11, 13, 14, 16 and 20 of Table A thereof. The fieldwork was completed on June 12, 2019.

Dated this ___ day of _____, 201__.

Signed: _____
Michelle L. Burse, P.L.S. No. 2020
EMAIL: MBURSE@BSE-INC.NET

Date: June 25, 2019
Plot View: ALTA
This drawing is version 2018
\\BSE2172.dwg Survey\BSE2172.dwg

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

LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	RESIDENTIAL						TERRACE / GREEN ROOF	MECHANICAL AREA	PARKING / LOADING		SURFACE PARKING COUNT	GROSS BUILDABLE AREA	GROSS ENCLOSED AREA	F.A.R. AREA
			UNITS	BEDS	RSF	COMMON	AMENITY	GSF			AREA	SPACES				
Mech PH	15'-0"	#REF!							0				0	0	0	
7	11'-6"	99'-0"	6	23	6,621	1,543		8,164	434				8,598	8,164	8,164	
6/ POOL TERRACE	10'-6"	87'-6"	6	26	7,060	1,741		8,801	5,101				13,902	8,801	8,801	
5	10'-6"	77'-0"	14	61	17,362	2,530		19,892					19,892	19,892	19,892	
4	10'-6"	66'-6"	14	61	17,362	2,530		19,892					19,892	19,892	19,892	
3	10'-6"	56'-0"	14	61	17,362	2,530		19,892					19,892	19,892	19,892	
2	10'-6"	45'-6"	14	61	17,362	2,530		19,892					19,892	19,892	19,892	
1	15'-0"	35'-0"	8	34	9,701	3,922	4,894	18,517		879			19,396	19,396	18,517	
L1	10'-0"	20'-0"	7	28	8,180	3,068	0	11,248		8,568	21	0	19,816	19,816	11,248	
L2	10'-0"	10'-0"	5	18	5,304	3,484		8,788		1,493	0		10,281	10,281	8,788	
TOTAL			88	373	106,314	23,878	4,894	135,086	5,535	0	10,940	21	0	151,561	146,026	135,086
Average Unit Size				1,208												
NSF Per Bed				285												
Bed Per Unit				4.4												
Typical Residential Floor Efficiency				84%												