

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

RECEIVED

6/10/2020
11:47 a.m.

1. Project Information

Address: 126 Langdon Street

Title: The Langdon, a Hub on Campus Property

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested July 1, 2020

- ☒ New development ☐ Alteration to an existing or previously-approved development
☐ Informational ☐ Initial approval ☒ Final approval

3. Project Type

- ☐ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☐ Planned Development (PD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
☐ Signage Variance (i.e. modification of signage height, area, and setback)

Other

- ☒ Please specify

Conditional Use: Per Attached Plans

4. Applicant, Agent, and Property Owner Information

Applicant name Rodney King Company Core Campus Manager, LLC.
Street address 1643 N. Milwaukee Street City/State/Zip Chicago, IL 60647
Telephone (773)969-5908 Email rodneyk@corespaces.com

Project contact person Brian Munson Company Vandewalle & Associates
Street address 120 East Lakeside Street City/State/Zip Madison, WI 53715
Telephone (608)255-3988 Email bmunson@vandewalle.com

Property owner (if not applicant) 126 Langdon Street, LLC.
Street address 120 West Gorham Street City/State/Zip Madison, WI 53703
Telephone (608) 255-7100 Email _____

5. Required Submittal Materials

- ☐ **Application Form**
- ☐ **Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☐ **Development plans** (Refer to checklist provided below for plan details)
- ☐ **Filing fee**
- ☐ **Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on June 10, 2019.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name [Signature] Relationship to property Applicant/Purchaser

Authorized signature of Property Owner Date _____

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per §35.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



VANDEWALLE & ASSOCIATES INC.

To: Urban Design Commission

From: Brian Munson

CC: Alder Heck

Rodney King

Jeff Zelisko

Date: Wednesday, June 10, 2020

Re: 126 Langdon Street

The following submittal outlines revisions to the 126 Langdon Street project, specifically as it relates to the Plan Commission's request for UDC review of the Langdon Street Façade and circulation. This packet details a significant revision to the architectural expression along Langdon Street to integrate more residential forms, compatible materials, and further articulation. We have also integrated an extension to the Langdon Mid-Block Path and moped parking within the project.

We look forward to discussing the proposed revisions with the UDC at the July 1st meeting.

UDC RESUBMISSION



THE HUB II AT MADISON - 126 LANGDON STREET

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

UDC Resubmission

PROPOSED CONCEPTUAL RENDERING

Madison, Wisconsin | July 1, 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.

Revisions from March 17, 2020 Preliminary Planning Commission Submission to July 1, 2020 UDC Resubmission:

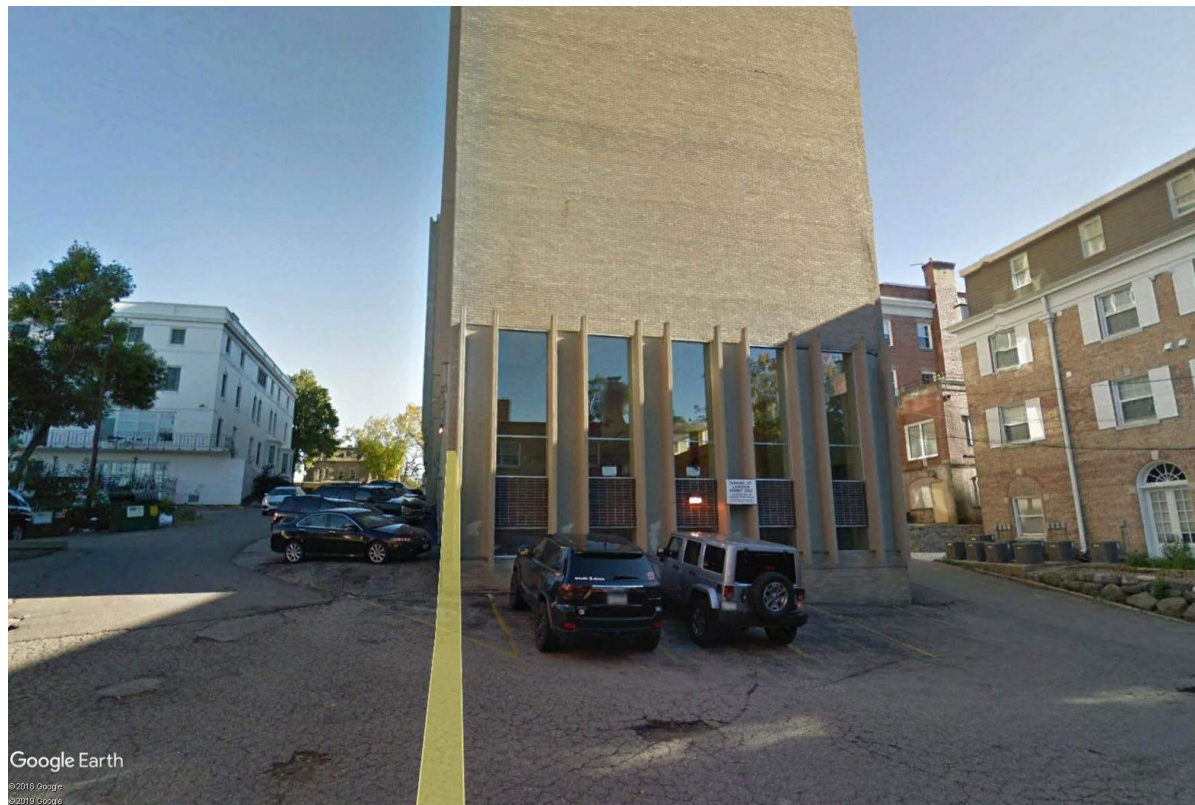
15. Complete redesign of building exterior to provide more contextual design
16. Addition of convenience walk from north end of site at west side of building.
17. Addition of moped parking spaces in garage.



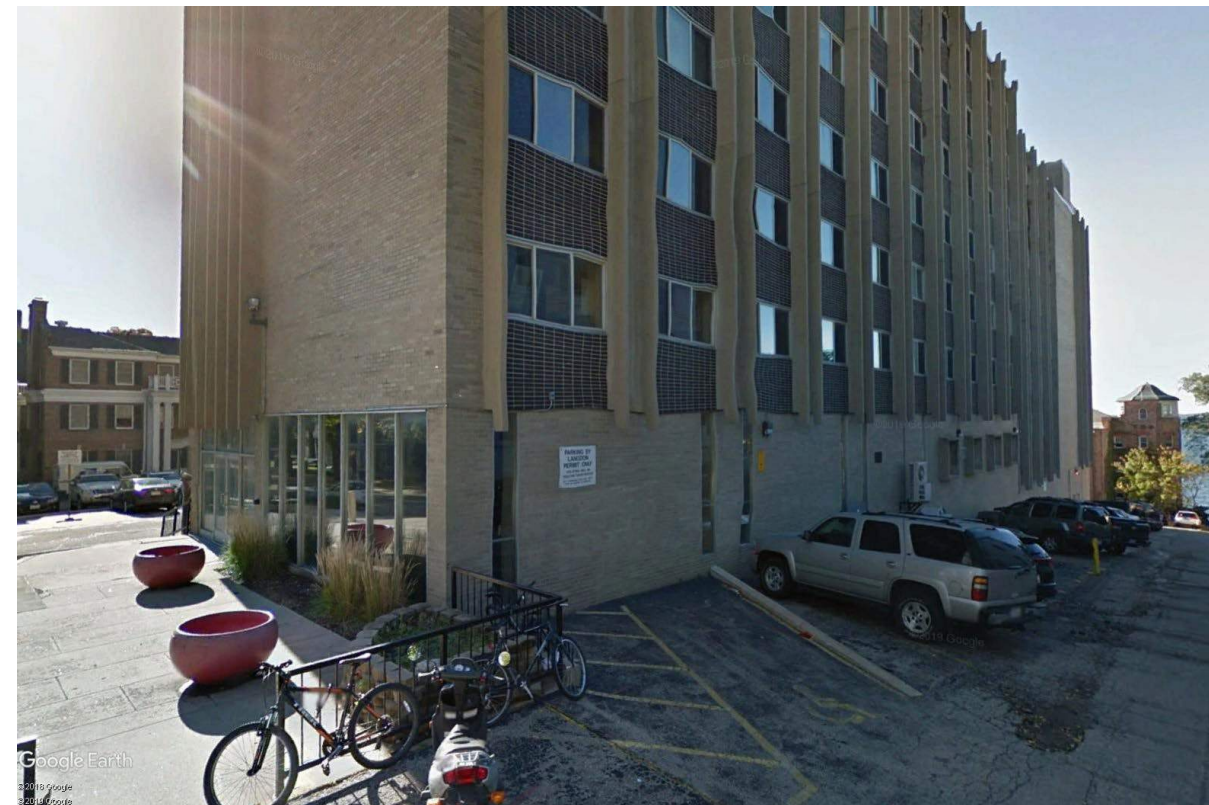
LANGDON STREET, NORTHWEST



LANGDON STREET, SOUTHEAST



EXISTING SITE, LOOKING SOUTH



EXISTING SITE

THE HUB II AT MADISON - 126 LANGDON STREET

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UDC Resubmission

EXISTING SITE

Madison, Wisconsin | July 1, 2020



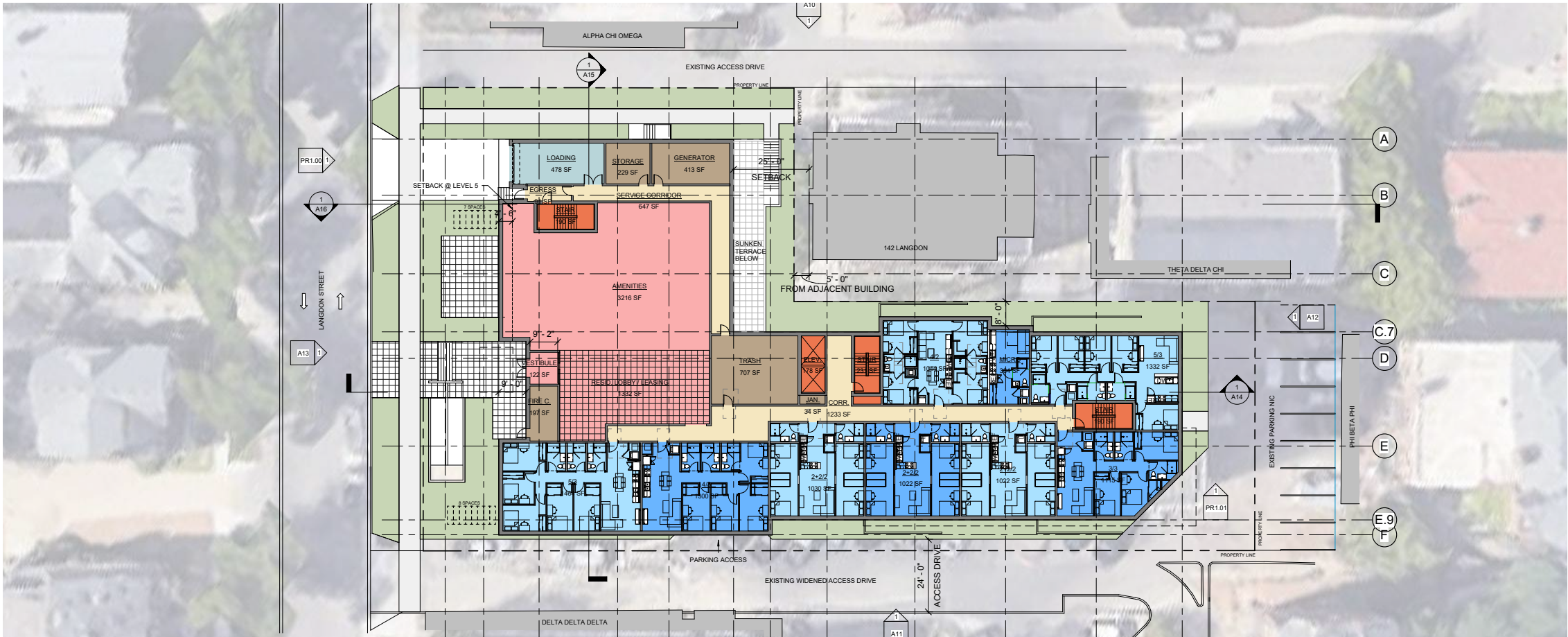
THE HUB II AT MADISON - 126 LANGDON STREET

JANUARY 9TH - CONCEPTUAL RENDERINGS AND SITE PLAN



THE HUB II AT MADISON - 126 LANGDON STREET

FEBRUARY 3RD - CONCEPTUAL RENDERINGS AND SITE PLAN



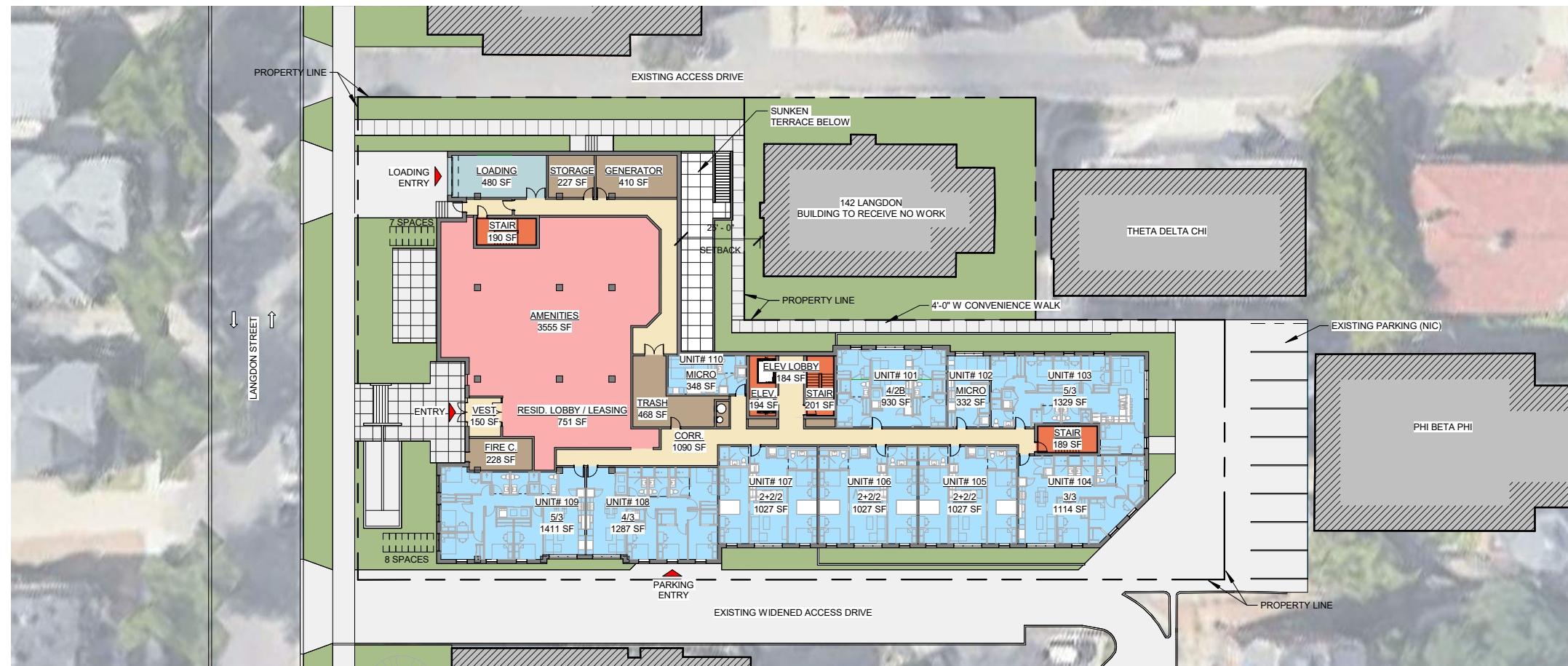
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UDC Resubmission

MARCH 17TH - CONCEPTUAL RENDERINGS AND SITE PLAN

Madison, Wisconsin | July 1, 2020



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UDC Resubmission

JULY 1ST - CONCEPTUAL RENDERINGS AND SITE PLAN

Madison, Wisconsin | July 1, 2020



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UDC Resubmission

PROPOSED CONCEPTUAL RENDERING

Madison, Wisconsin | July 1, 2020



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UDC Resubmission

PROPOSED CONCEPTUAL RENDERING

Madison, Wisconsin | July 1, 2020



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PROPOSED CONCEPTUAL RENDERING

Madison, Wisconsin | July 1, 2020



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PROPOSED CONCEPTUAL RENDERING

Madison, Wisconsin | July 1, 2020



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PROPOSED CONCEPTUAL RENDERING

Madison, Wisconsin | July 1, 2020



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PROPOSED CONCEPTUAL RENDERING

Madison, Wisconsin | July 1, 2020



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PROPOSED CONCEPTUAL RENDERING

Madison, Wisconsin | July 1, 2020



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PROPOSED CONCEPTUAL RENDERING

Madison, Wisconsin | July 1, 2020



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PROPOSED CONCEPTUAL RENDERING

Madison, Wisconsin | July 1, 2020



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PROPOSED CONCEPTUAL RENDERING

Madison, Wisconsin | July 1, 2020



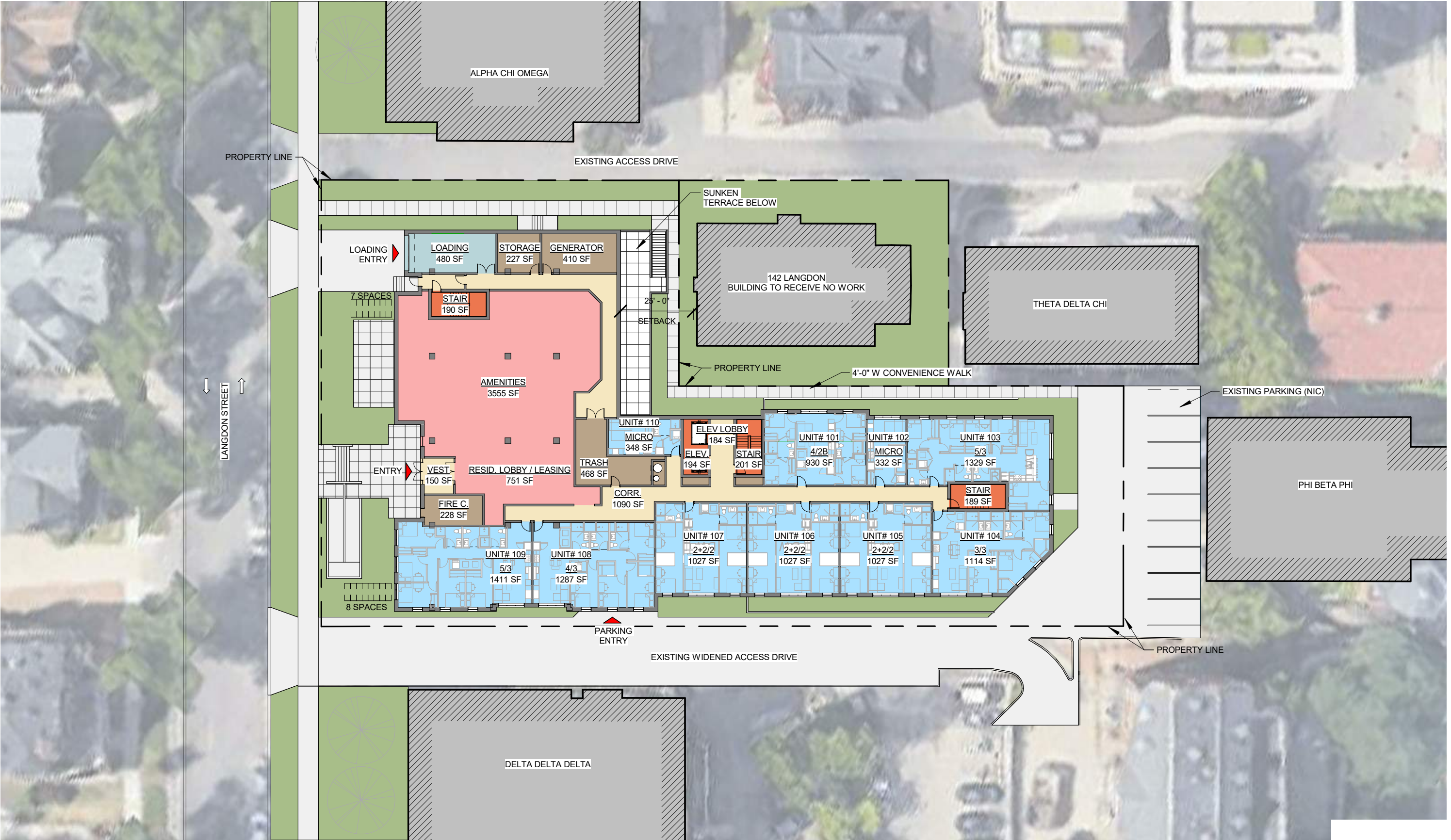
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PROPOSED CONCEPTUAL RENDERING

Madison, Wisconsin | July 1, 2020



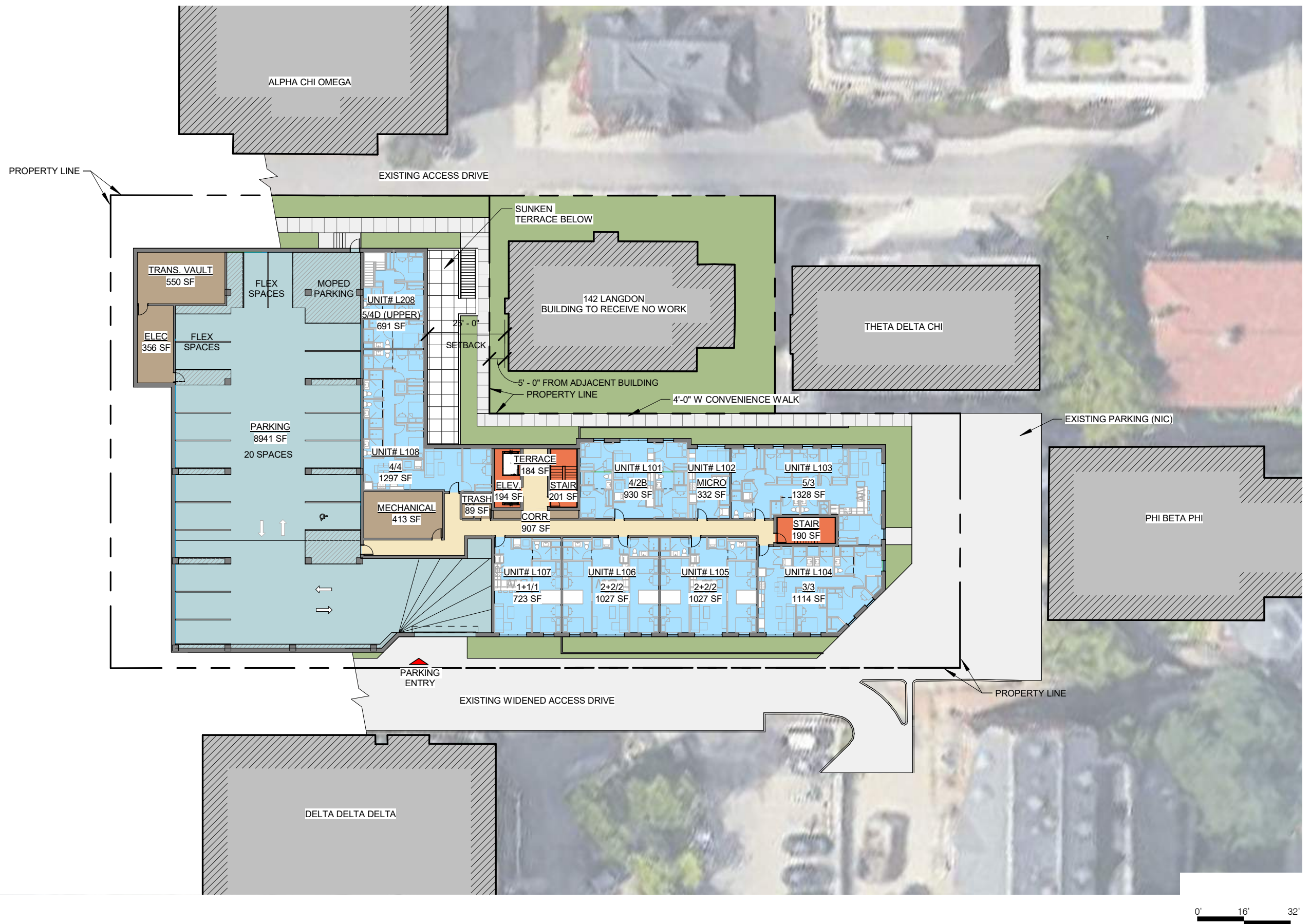
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UDC Resubmission

LEVEL 1/GROUND PLAN

Madison, Wisconsin | July 1, 2020



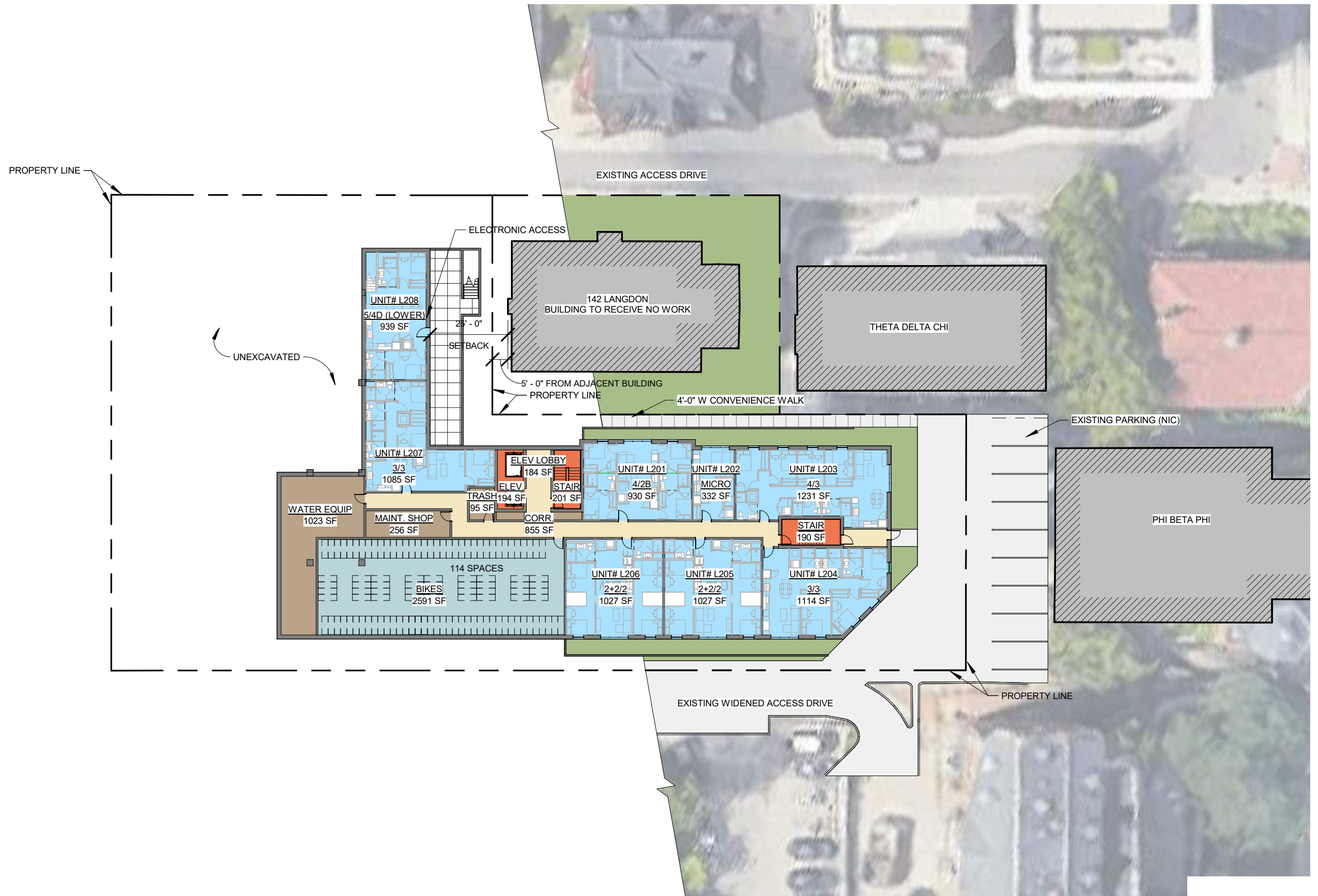
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UDC Resubmission

LOWER LEVEL 1 PLAN

Madison, Wisconsin | July 1, 2020



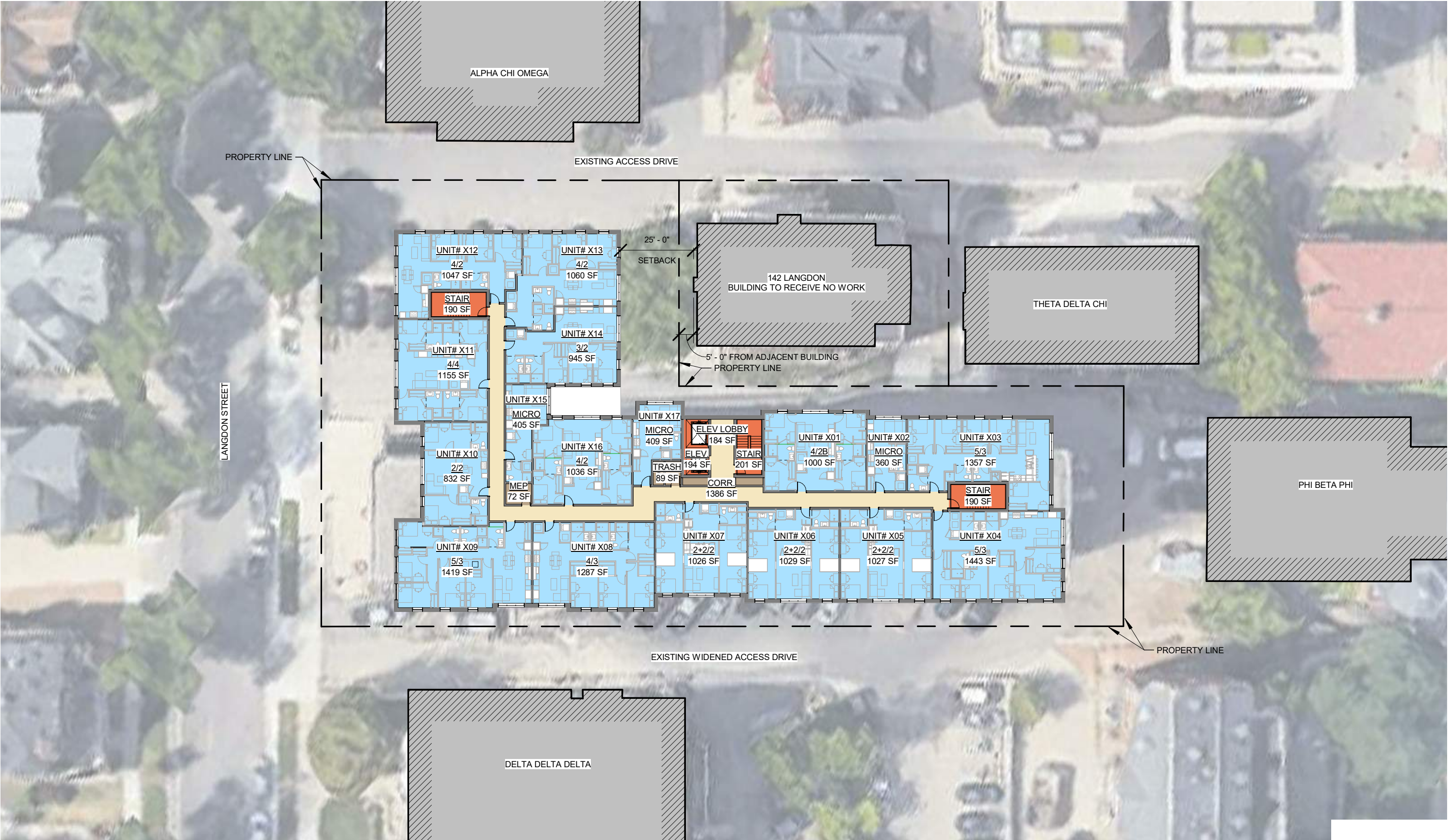
THE HUB AT MADISON - 126 LANGDON STREET

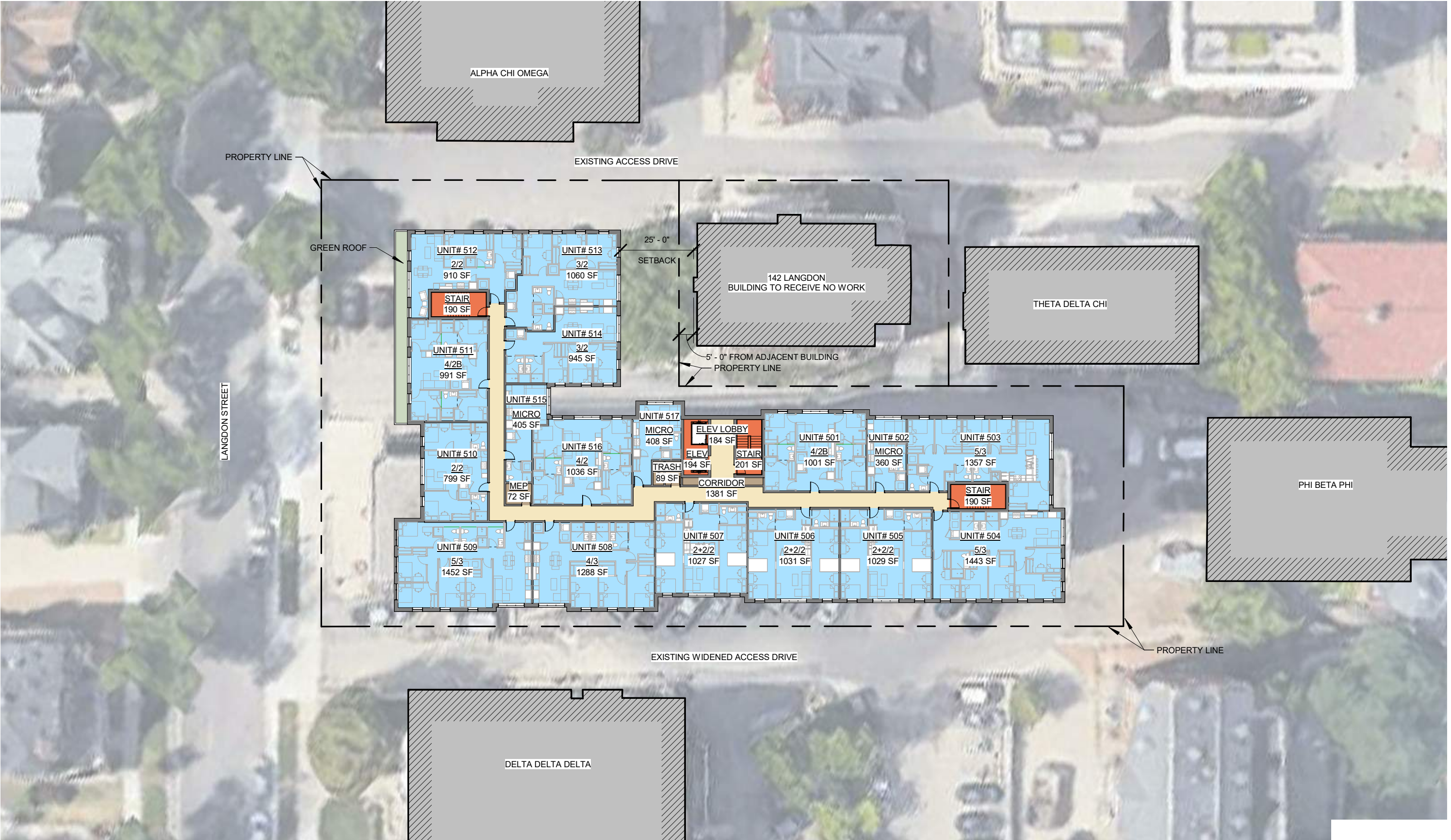
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UDC Resubmission

LOWER LEVEL 2 PLAN

Madison, Wisconsin | July 1, 2020





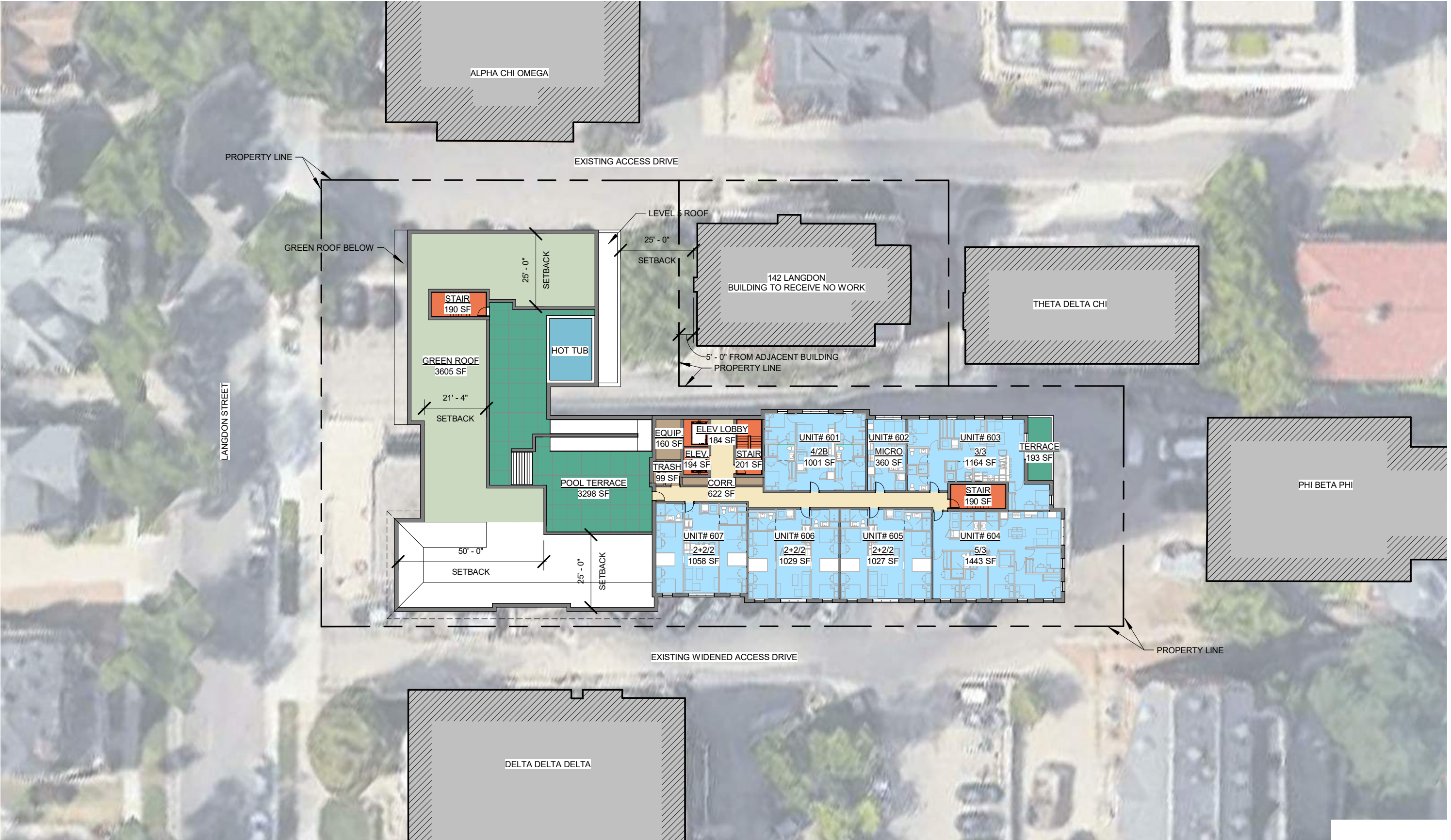
THE HUB AT MADISON - 126 LANGDON STREET

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UDC Resubmission

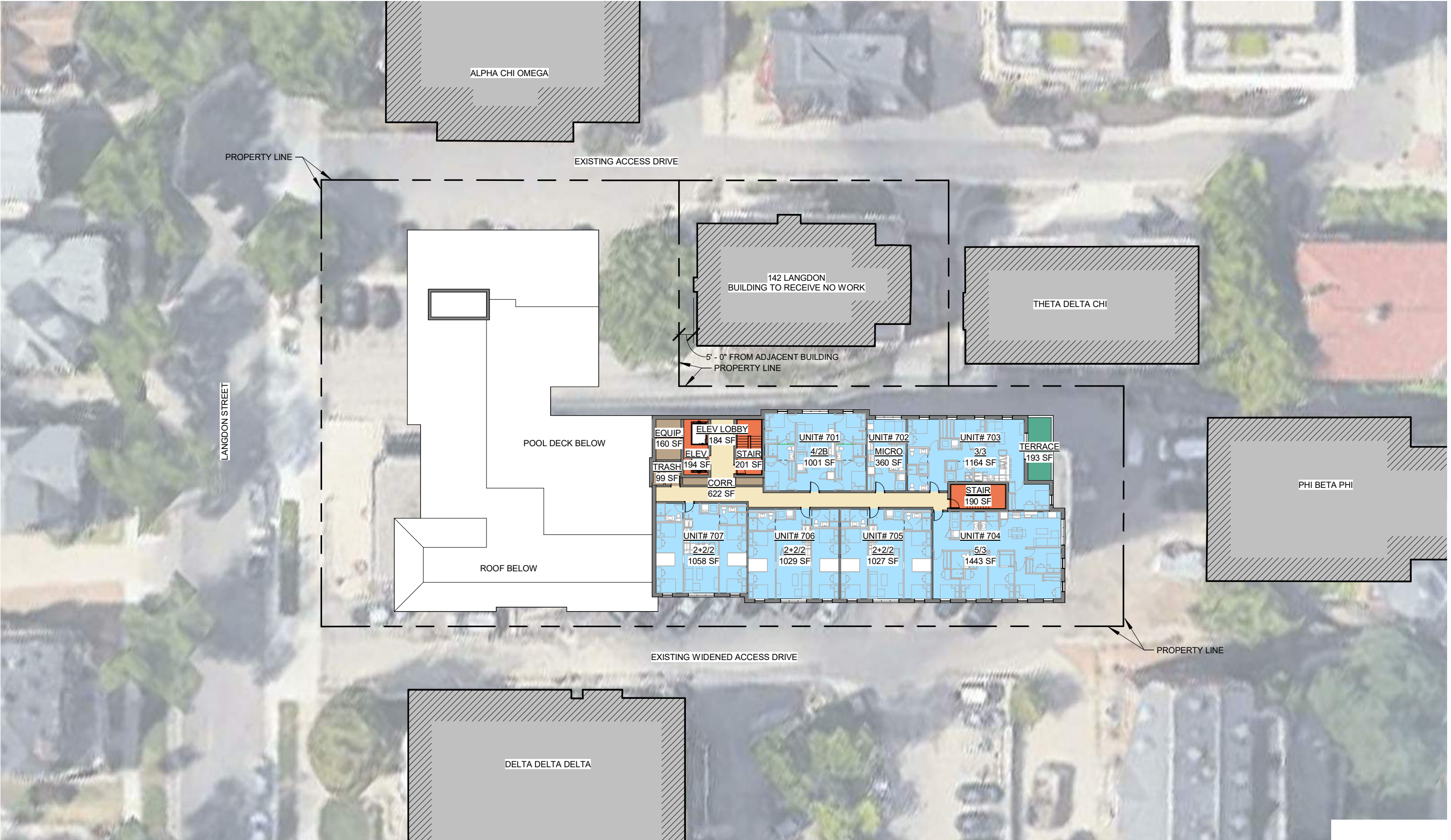
LEVEL 5 PLAN

Madison, Wisconsin | July 1, 2020



THE HUB AT MADISON - 126 LANGDON STREET

LEVEL 6 / POOL TERRACE PLAN



THE HUB AT MADISON - 126 LANGDON STREET

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UDC Resubmission

LEVEL 7 PLAN

Madison, Wisconsin | July 1, 2020

EXTERIOR FINISH LEGEND

<u>BR-1</u>	MODULAR BRICK. COLOR: ANTIQUÉ WHITE.
<u>BR-2</u>	MODULAR BRICK. COLOR: RED.
<u>BR-3</u>	MODULAR BRICK. COLOR: BLACK.
<u>M-1</u>	METAL TRIM.
<u>M-2</u>	GRAY METAL PANEL.
<u>M-3</u>	GRAY METAL PANEL: DIAMOND SHINGLE PATTERN.
<u>C-1</u>	METAL CORNICE.
<u>CA-1</u>	METAL CANOPY.
<u>GL-1</u>	ALUMINUM OPERABLE WINDOWS.
<u>GL-2</u>	GLASS RAIL



NOT TO SCALE

EXTERIOR FINISH LEGEND

<u>BR-1</u>	MODULAR BRICK. COLOR: ANTIQUÉ WHITE.
<u>BR-2</u>	MODULAR BRICK. COLOR: RED.
<u>BR-3</u>	MODULAR BRICK. COLOR: BLACK.
<u>M-1</u>	METAL TRIM.
<u>M-2</u>	GRAY METAL PANEL.
<u>M-3</u>	GRAY METAL PANEL: DIAMOND SHINGLE PATTERN.
<u>C-1</u>	METAL CORNICE.
<u>CA-1</u>	METAL CANOPY.
<u>GL-1</u>	ALUMINUM OPERABLE WINDOWS.
<u>GL-2</u>	GLASS RAIL



NOT TO SCALE

THE HUB AT MADISON - 126 LANGDON STREET

EXTERIOR FINISH LEGEND

<u>BR-1</u>	MODULAR BRICK. COLOR: ANTIQUE WHITE.
<u>BR-2</u>	MODULAR BRICK. COLOR: RED.
<u>BR-3</u>	MODULAR BRICK. COLOR: BLACK.
<u>M-1</u>	METAL TRIM.
<u>M-2</u>	GRAY METAL PANEL.
<u>M-3</u>	GRAY METAL PANEL: DIAMOND SHINGLE PATTERN.
<u>C-1</u>	METAL CORNICE.
<u>CA-1</u>	METAL CANOPY.
<u>GL-1</u>	ALUMINUM OPERABLE WINDOWS.
<u>GL-2</u>	GLASS RAIL



NOT TO SCALE

EXTERIOR FINISH LEGEND

- BR-1** MODULAR BRICK. COLOR: ANTIQUE WHITE.
- BR-2** MODULAR BRICK. COLOR: RED.
- BR-3** MODULAR BRICK. COLOR: BLACK.
- M-1** METAL TRIM.
- M-2** GRAY METAL PANEL.
- M-3** GRAY METAL PANEL: DIAMOND SHINGLE PATTERN.
- C-1** METAL CORNICE.
- CA-1** METAL CANOPY.
- GL-1** ALUMINUM OPERABLE WINDOWS.
- GL-2** GLASS RAIL



NOT TO SCALE

HUB II AT MADISON - LANGDON
7/1/2020

PROJECT AREA ANALYSIS																		
LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	RESIDENTIAL										PARKING / LOADING			GROSS BUILDABLE AREA	GROSS ENCLOSED AREA	F.A.R. AREA
			UNITS	BEDS	RSF	COMMON	AMENITY	GSF	BALCONY	POOL TERRACE	GREEN ROOF	MECHANICAL AREA	AREA	BIKE SPACES	SPACES			
MECH PH	15'-0"	114'-0"														0	0	0
7	11'-6"	99'-0"	7	25	7,081	1,392		8,473	193			325				8,991	8,798	8,473
6 / POOL TERRACE	10'-6"	87'-6"	7	25	7,081	1,582		8,663	193	3,298	3,605	325				12,786	5,690	5,365
5	10'-6"	77'-0"	17	56	16,542	2,340		18,882			301	227				19,410	19,109	18,882
4	10'-6"	66'-6"	17	59	16,838	2,346		19,184				227				19,411	19,411	19,184
3	10'-6"	56'-0"	17	59	16,838	2,346		19,184				227				19,411	19,411	19,184
2	10'-6"	45'-6"	17	59	16,838	2,346		19,184				227				19,411	19,411	19,184
1	15'-0"	35'-0"	10	35	9,831	2,988	4,307	17,126				1,400	480			19,006	19,006	17,126
L1	10'-0"	20'-0"	8	27	8,469	1,677		10,146				1,473	8,941		20	20,560	20,560	10,146
L2	10'-0"	10'-0"	8	28	7,684	1,722		9,406			679	1,440	2,591	114		14,116	13,437	9,406
TOTAL			108	373	107,202	18,739	4,307	130,248	386	3,298	4,585	5,871	12,012	114	20	153,102	144,833	126,950
Average Unit Size				993														
NSF Per Bed				287														
Bed Per Unit				3.5														

PROPOSED BUILDING OCCUPANCY - 373

UNIT MATRIX - 07/01/2020																																			
HUB II AT MADISON - LANGDON																																			
																	OCCUPANTS														LEVEL				
	5/4 D (5 BR / 4 BA DUPLEX)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3B (4 BR / 3 BA)	4/3 (4 BR / 3 BA)	4/2B (4 BR / 2 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 B (2 BR / 1 BA)	1+1/1 (1 BR / 1 BA)	STUDIO	MICRO	TOTAL UNITS	5/4 D (5 BR / 4 BA DUPLEX)	5/3 (5 BR / 3 BA)	4/4 (4 BR / 4 BA)	4/3B (4 BR / 3 BA)	4/3 (4 BR / 3 BA)	4/2B (4 BR / 2 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 B (2 BR / 1 BA)	1+1/1 (1 BR / 1 BA)	STUDIO		MICRO	TOTAL OCCUPANTS		
																	5	5	4	4	4	4	4	3	3	4	2	2	2	1	1				
7	0	1	0	0	0	1	0	1	0	3	0	0	0	0	1	7	0	5	0	0	0	4	0	3	0	4	2	0	0	0	0	1	1	25	7
6 / POOL TERRACE	0	1	0	0	0	1	0	1	0	3	0	0	0	0	1	7	0	5	0	0	0	4	0	3	0	12	0	0	0	0	0	1	1	25	6 / POOL TERRACE
5	0	3	0	0	1	2	1	0	2	3	2	0	0	0	3	17	0	15	0	0	4	8	4	0	6	12	4	0	0	0	0	3	56	5	
4	0	3	1	0	1	1	3	0	1	3	1	0	0	0	3	17	0	15	4	0	4	4	12	0	3	12	2	0	0	0	0	3	59	4	
3	0	3	1	0	1	1	3	0	1	3	1	0	0	0	3	17	0	15	4	0	4	4	12	0	3	12	2	0	0	0	0	3	59	3	
2	0	3	1	0	1	1	3	0	1	3	1	0	0	0	3	17	0	15	4	0	4	4	12	0	3	12	2	0	0	0	0	3	59	2	
1	0	2	0	0	1	1	0	1	0	3	0	0	0	0	2	10	0	10	0	0	4	4	0	3	0	12	0	0	0	0	0	2	35	1	
L1	0	1	1	0	0	1	0	1	0	2	0	0	1	0	1	8	0	5	4	0	0	4	0	3	0	8	0	0	2	0	1	27	L1		
L2	1	0	0	0	1	1	0	2	0	2	0	0	0	0	1	8	5	0	0	0	4	4	0	6	0	8	0	0	0	0	1	28	L2		
Total:	1	17	4	0	6	10	10	6	5	25	5	0	1	0	18	108	5	85	16	0	24	40	40	18	15	100	10	0	2	0	18	373			
	0.9%	15.7%	3.7%	0.0%	5.6%	9.3%	9.3%	5.6%	4.6%	23.1%	4.6%	0.0%	0.9%	0.0%	16.7%	100.0%	1%	23%	4%	0%	6%	11%	11%	5%	4%	27%	3%	0%	1%	0%	5%	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)	4/3B (4 BR / 3 BA)	4/3 (4 BR / 3 BA)	4/2B (4 BR / 2 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 B (2 BR / 1 BA)	1+1/1 (1 BR / 1 BA)	STUDIO	MICRO	TOTAL BATHS
Bath Per Unit	4	3	4	3	3	2	2	3	2	2	2	1	1	1	1	
Unit Type Count	1	17	4	0	6	10	10	6	5	25	5	0	1	0	18	
Total	4.0	51.0	16.0	0.0	18.0	20.0	20.0	18.0	10.0	50.0	10.0	0.0	1.0	0.0	18.0	236

GENERAL NOTES:

- ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
- 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.
- 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.
- 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.
- 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.
- 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:

- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- 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.
- 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.
- 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.
- 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.
- 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.
- PRIOR TO DEMOLITION OCCURRING, ALL APPLICABLE EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- 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.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- 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:

- 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.
 - 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.
 - 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.
 - 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/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). THE TRACKING PAD MUST BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OF MATERIAL ONTO THE PUBLIC STREET.
 - 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/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html).
 - 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.
 - 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/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION OF THE SITE OR ADJACENT PROPERTY.
- | | |
|---------------------|-------------------------|
| PUMP SIZE (MAX GPM) | TYPE I BAG SIZE (SQ-FT) |
| 50 | 25 |
| 100 | 50 |
| 150 | 75 |
- 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/ENGRSERV/PAL.HTM](http://www.dot.wisconsin.gov/business/engrserv/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.
 - BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6M).
 - 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.
 - EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: [HTTP://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTDs.HTM](http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND COMPLY WITH ALL CITY OF MADISON ORDINANCES.
 - ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE BE SWEEPED OR SCRAPED CLEAN BY THE END OF EACH WORKDAY.
 - ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OFF OF THE SITE.
 - 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/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/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.
 - 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.
 - 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:

EMERGENCY CONTACT	MAY 1, 2020	SILT FENCE AND CONSTRUCTION ENTRANCE INSTALLED.
ROB BAK	MAY 1, 2020	TOP SOIL REMOVAL START.
CORE CAMPUS MANAGER, LLC	MAY 15, 2020	TOP SOIL REMOVAL COMPLETE.
1643 N MILWAUKEE AVE, 5TH FLOOR	JUNE 1, 2020	BUILDING EXCAVATION COMPLETE.
CHICAGO, IL 60647	JUNE 1, 2020	INSTALL MULCH ON DISTURBED AREAS OUTSIDE OF BUILDING FOOTPRINT.
630-730-9453	MARCH 15, 2021	FOUNDATION AND FIRST FLOOR COMPLETE. KEEP MULCH ON DISTURBED AREAS.
ROBB@CORESPACES.COM	AUGUST 10, 2021	REMOVAL OF ASPHALT SURROUNDING BUILDING.
	AUGUST 12, 2021	SEED AND MULCH COMPLETE.
	AUGUST 15, 2021	ASPHALT REPLACED AROUND BUILDING.

SITE PLAN NOTES:

- PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
- 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.
- TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE, WHICHEVER HAS JURISDICTION.
- CITY SIDEWALK AND CURB DAMAGED IN THE COURSE OF CONSTRUCTION TO BE REPLACED PER GRADING PLAN AND PER CITY OF MADISON STANDARD SPECIFICATIONS.
- NEW APRONS SHALL BE CONSTRUCTED AND PLACED IN CONFORMANCE WITH THE CITY OF MADISON STANDARD DETAIL 3.02 FOR COMMERCIAL OPENINGS.

GRADING PLAN NOTES:

- ALL GRADES ARE FINISH ELEVATION UNLESS NOTED OTHERWISE.

UTILITY PLAN NOTES:

- 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.
- UTILITY INSTALLATION SHALL BE COORDINATED WITH ENGINEER AT LEAST 4 WEEKS PRIOR TO INSTALLATION TO ENSURE BUILDING INSPECTION APPROVAL IS OBTAINED.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-001	CIVIL DETAILS
C-100	EXISTING CONDITIONS
C-200	EROSION CONTROL PLAN
C-300	DEMOLITION PLAN
C-400	SITE PLAN
C-500	GRADING PLAN
C-600	UTILITY PLAN

LEGEND	
● MAG NAIL SET	AC AIR CONDITIONER
● 3/4" SOLID IRON ROD FOUND	TV PEDESTAL
● 1" IRON PIPE FOUND UNLESS NOTED	□ ELECTRIC PEDESTAL
✕ FOUND CHISELED "X" IN CONCRETE	Ø UTILITY POLE
● FOUND NAIL	⊗ LIGHT POLE
○ 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.	⦿ GROUND LIGHT
⊕ 851.23 SPOT ELEVATION	Ⓣ TELEPHONE PEDESTAL
— OH — OVERHEAD UTILITY WIRE	⦿ FIRE HYDRANT
— G — BURIED GAS LINE	— SIGN —
— WM — WATER MAIN	⤿ GUY WIRE
— SAN — SANITARY SEWER	□ STORM SEWER INLET
— ST — STORM SEWER	⊙ ELECTRIC MANHOLE
— UT — BURIED TELEPHONE	⊙ TELEPHONE MANHOLE
— UE — BURIED ELECTRIC	⊙ STORM SEWER MANHOLE
— UTV — BURIED CABLE ACCESS TELEVISION LINE	● ROUND CATCH BASIN
— FO — BURIED FIBER OPTIC	■ RECTANGULAR CATCH BASIN
⊙ WATER VALVE	⊙ SANITARY SEWER MANHOLE
⊙ GAS VALVE	() INDICATES RECORDED AS
Ⓜ GAS METER	
WW WINDOW WELL	DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

LEGEND

— — — — —	ACCESSIBLE ROUTE
- - - - -	EXISTING EASEMENT
— — — — —	PROPERTY BOUNDARY
⬢	PARKING STALL COUNT
L.S.	LANDSCAPED AREA
BIT.	BITUMINOUS PAVEMENT
CONC.	CONCRETE PAVEMENT
↘ 1041.02	SPOT GRADE
FG	FINISH GRADE
SW	SIDEWALK
EP	EDGE OF PAVEMENT
FL	FLOW LINE
LP	LOW POINT
HP	HIGH POINT
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
BOW	BACK OF WALK
FOW	FRONT OF WALK
EXP	EXPOSURE
— SAN —	PROPOSED SANITARY SEWER
— ST —	PROPOSED STORM SEWER
— WM —	PROPOSED WATER LATERAL
~~~~~	UTILITY LINE DEMOLITION
✕	TREE REMOVAL
- - - 1041 - - -	EXISTING MINOR CONTOUR
- - - 1040 - - -	EXISTING MAJOR CONTOUR
— 1041 —	PROPOSED MINOR CONTOUR
— 1040 —	PROPOSED MAJOR CONTOUR
— — —	PROPOSED RIDGE LINE
— — —	PROPOSED SWALE/DITCH
— — —	ACCESSIBLE PARKING SIGN
▲	VISION TRIANGLE (NO VISUAL OBSTRUCTIONS BETWEEN HEIGHTS OF 30" AND 10')
⬢	RIPRAP
⬢	CONSTRUCTION ENTRANCE
✕	SAW CUT / REMOVAL LIMITS
— D —	DISTURBANCE LIMITS
— □ —	SILT FENCE
⤿	CHECK DAM
⬢	DIVERSION BERM
✕	INLET PROTECTION
- - - - -	USLE FLOW PATH



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PROJECT NO.	MLB
REVISION BY	CRB
DRAWN BY	CRB
CHECKED BY	MLB
APPROVED	MLB

THE LANGDON, A HUB ON CAMPUS PROPERTY

Lagoon 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:	
	02/03/2020

ISSUE DATES:	
	12/16/2019
UDC	02/03/2020

CIVIL DETAILS

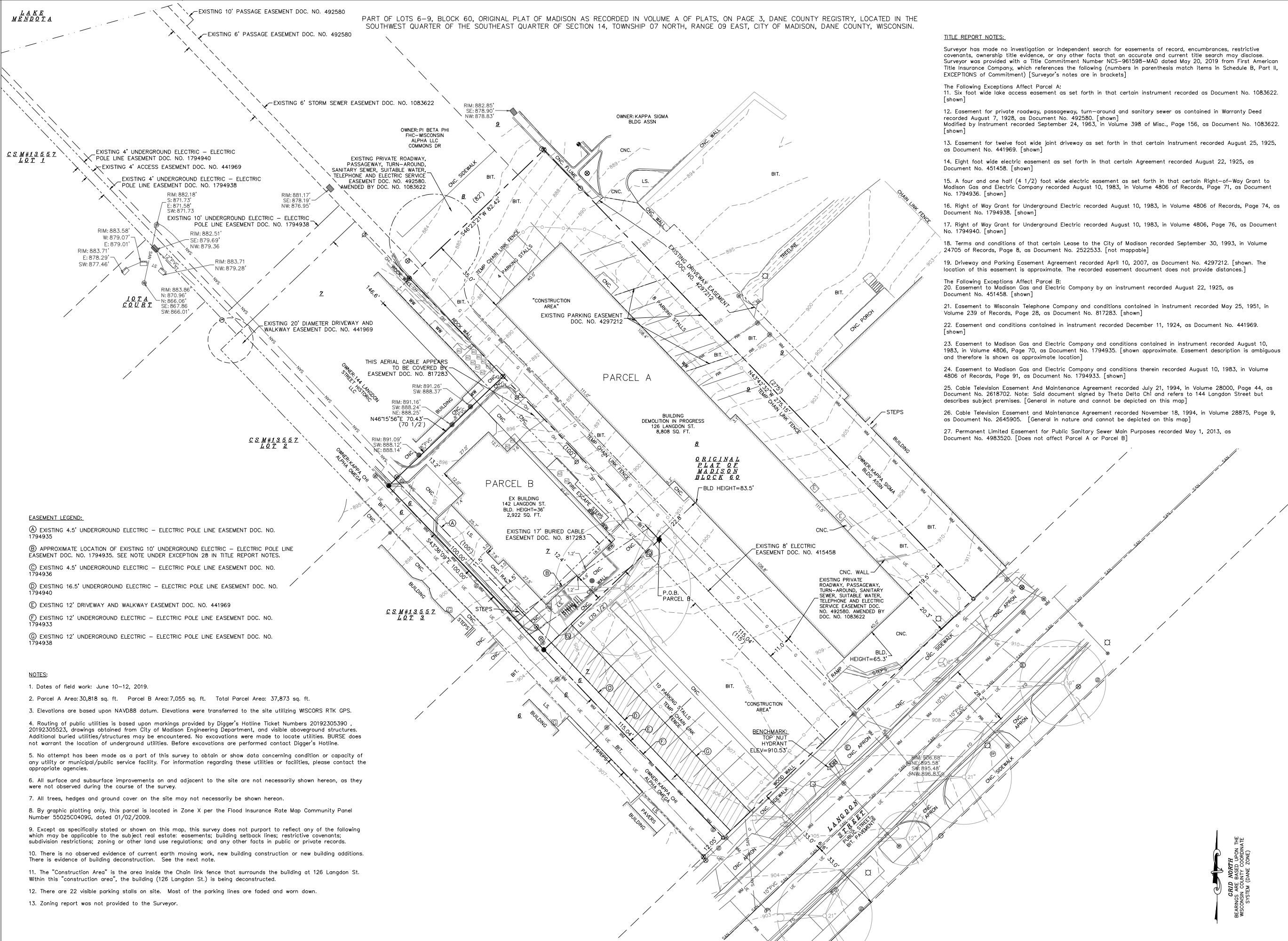
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DRAWING NUMBER

C-001



NOT FOR CONSTRUCTION



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 NAVD88 datum. Elevations were transferred to the site utilizing WISCORS 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 55025C0409G, 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.

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.

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]  
Modified by instrument recorded September 24, 1963, in Volume 398 of Misc., Page 156, as Document No. 1083622. [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:  
20. Easement to Madison Gas and Electric Company by an instrument recorded August 22, 1925, as Document No. 451458. [shown]

21. Easement to Wisconsin Telephone Company and conditions contained in instrument recorded May 25, 1951, in Volume 239 of Records, Page 8, as Document No. 817283. [shown]

22. Easement and conditions contained in instrument recorded December 11, 1924, as Document No. 441969. [shown]

23. 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]

24. 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]

25. 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]

26. 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]

27. 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]

**Burse**  
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www.bursesurveying.com

APPROVALS	MLB	CRB	CRE	MLB
PROJECT ENG.	REGISTERED	SHOWN BY	CHECKED BY	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

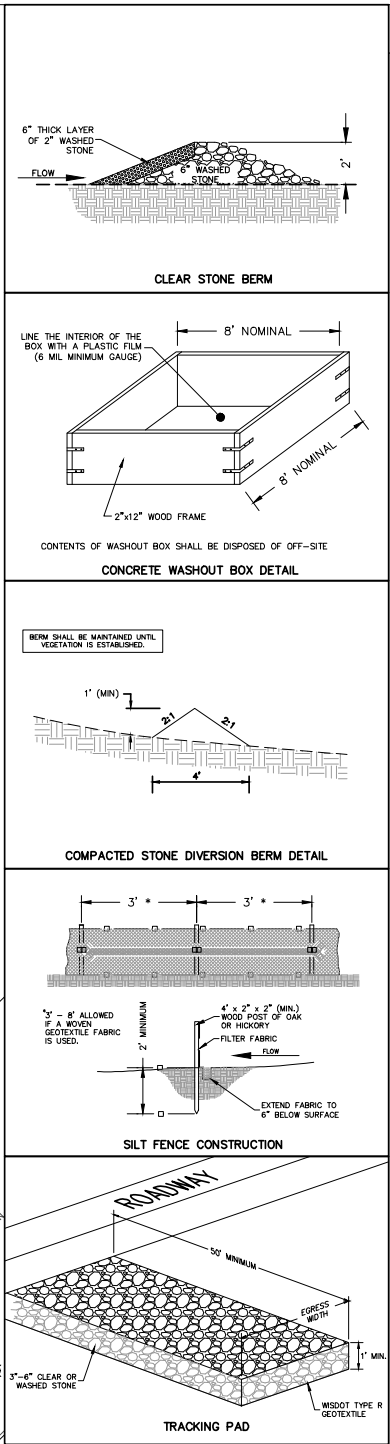
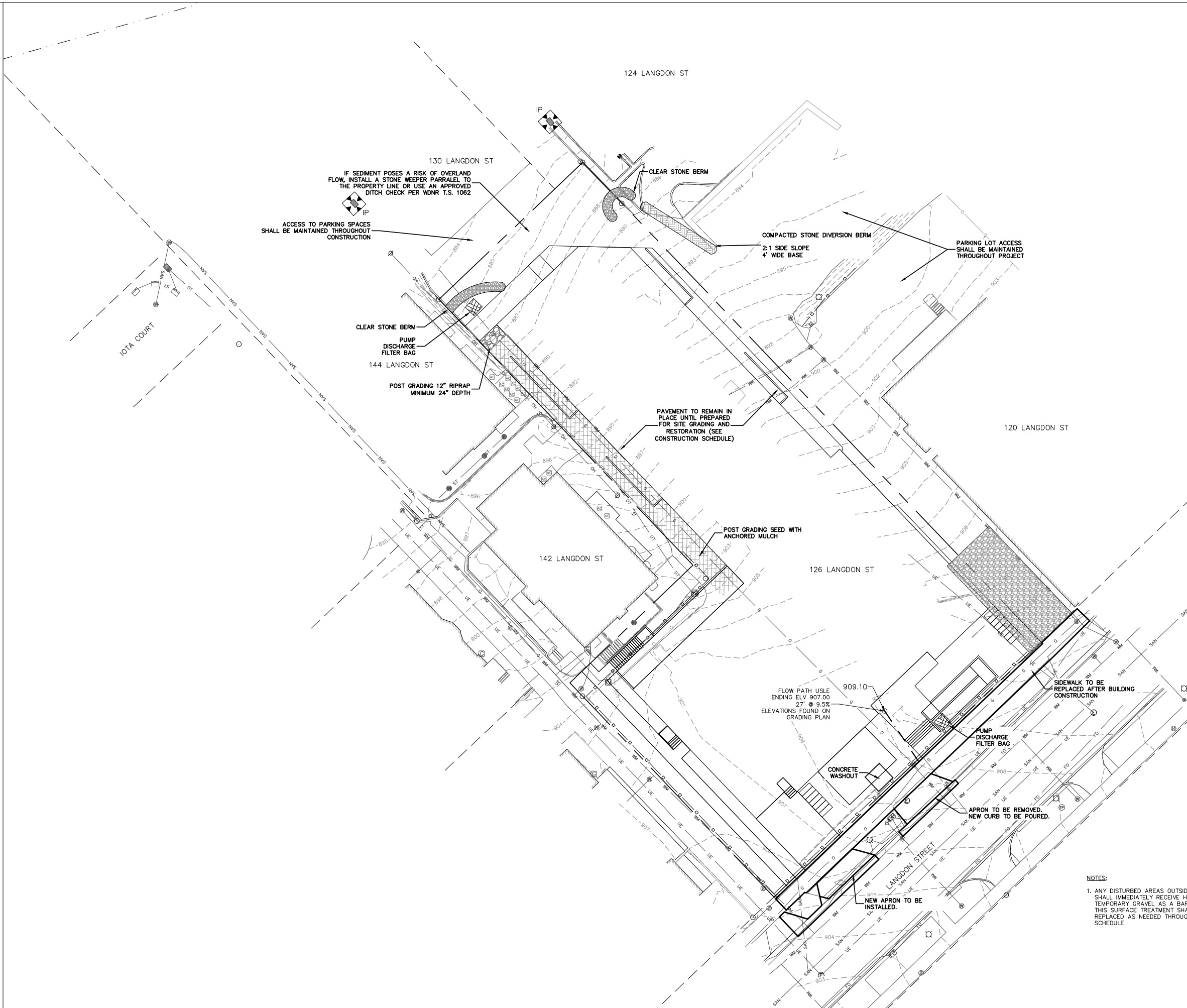
ISSUE DATES:	
UDC	12/16/2019
	02/03/2020

EXISTING CONDITIONS

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DRAWING NUMBER  
**C-100**



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NOTES:  
1. ANY DISTURBED AREAS OUTSIDE OF BUILDING FOOTPRINT SHALL IMMEDIATELY RECEIVE HEAVILY-APPLIED MULCH OR TEMPORARY GRAVEL AS A BARRIER TO EROSION AND SCOUR. THIS SURFACE TREATMENT SHALL BE MAINTAINED OR REPLACED AS NEEDED THROUGHOUT THE CONSTRUCTION SCHEDULE



2801 International Lane, Suite 101  
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www.bursesurveyeng.com

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

APPROVALS	PROJECT ENG.	MLB	REFERENCE BY	CRB	DRAWN BY	CRB	CHECKED BY	MLB	APPROVED BY	MLB
PROJECT #:										
PLOT DATE:										
REVISION DATES:										
ISSUE DATES:										
UDC										

EROSION CONTROL PLAN

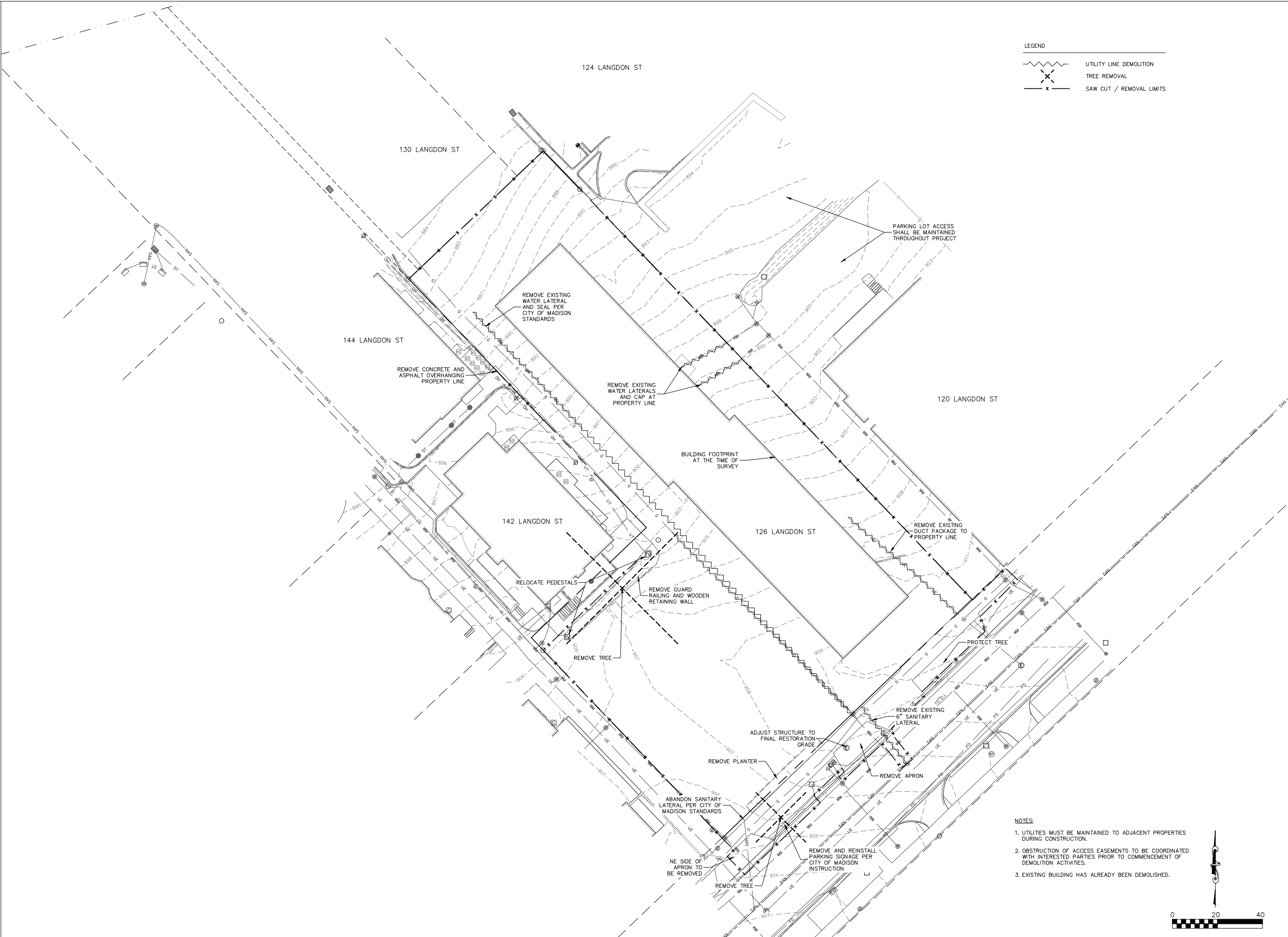
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DRAWING NUMBER

C-200

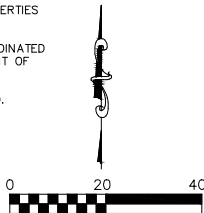


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LEGEND	
	UTILITY LINE DEMOLITION
	TREE REMOVAL
	SAW CUT / REMOVAL LIMITS

- NOTES:
1. UTILITIES MUST BE MAINTAINED TO ADJACENT PROPERTIES DURING CONSTRUCTION.
  2. OBSTRUCTION OF ACCESS EASEMENTS TO BE COORDINATED WITH INTERESTED PARTIES PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
  3. EXISTING BUILDING HAS ALREADY BEEN DEMOLISHED.



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APPROVALS	PROJECT ENG.	MLB	REFERENCE BY	CRB	CRB	CRB	MLB	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

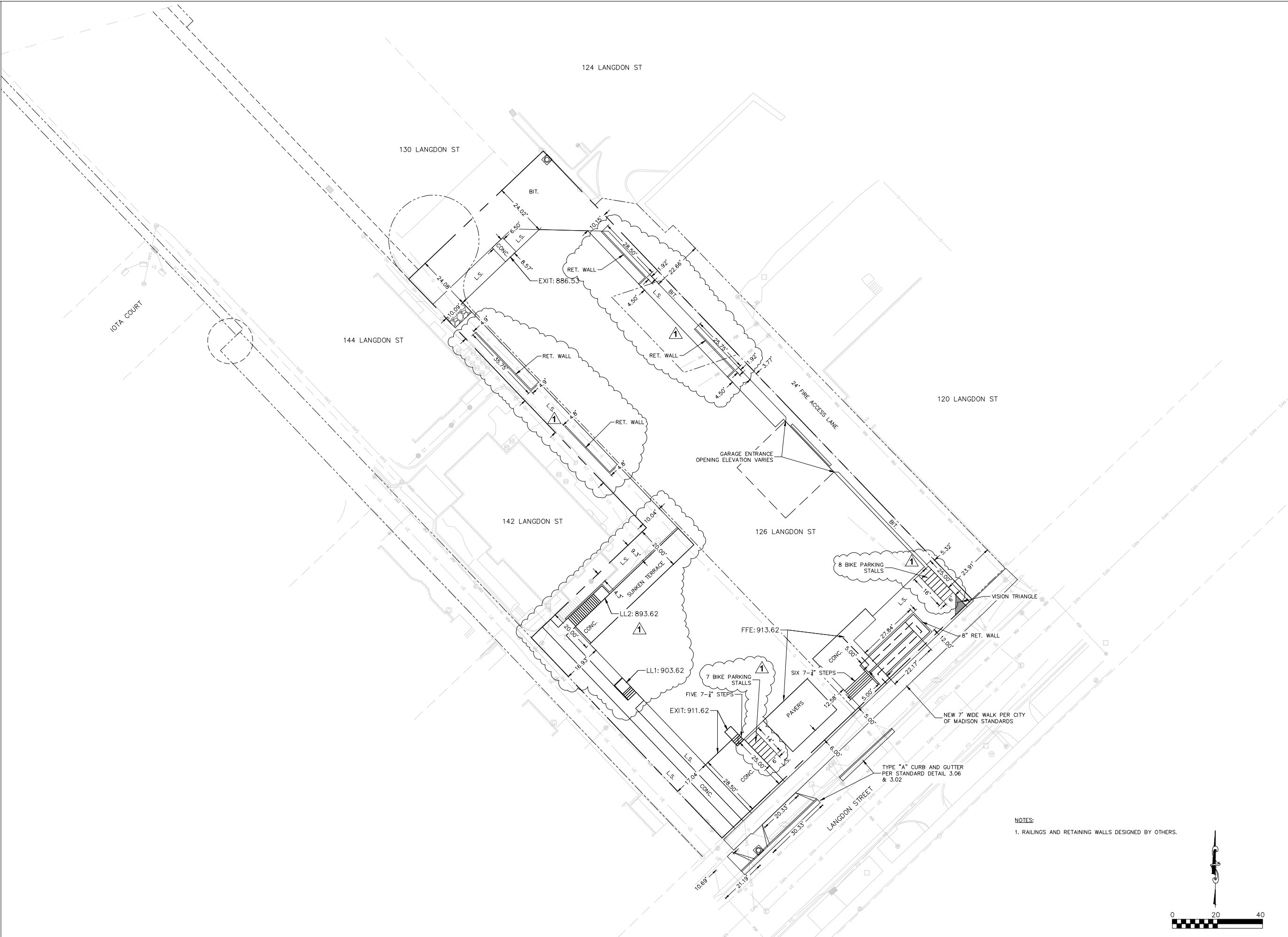
DEMOLITION PLAN

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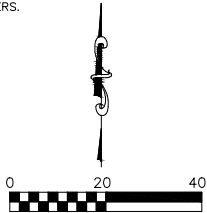
DRAWING NUMBER  
**C-300**



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



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APPROVALS	PROJECT ENG.	MLB	REVIEWED BY	CRB	CRB	CRB	MLB	MLB

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

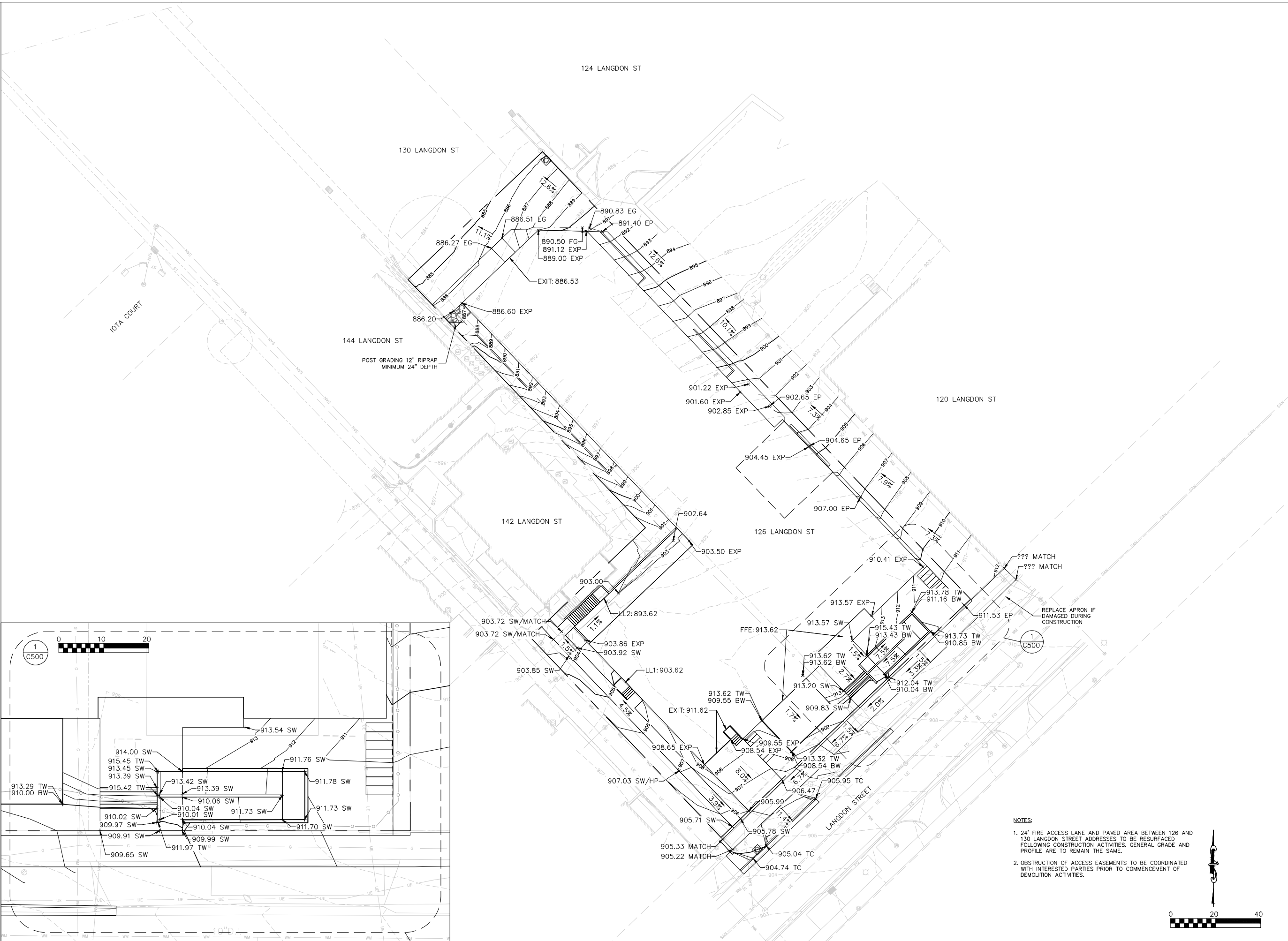
PROJECT #:	BSE2172
PLOT DATE:	02/03/2020
REVISION DATES:	
1	02/03/2020
ISSUE DATES:	
UDC	12/16/2019
	02/03/2020

SITE PLAN

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DRAWING NUMBER  
**C-400**



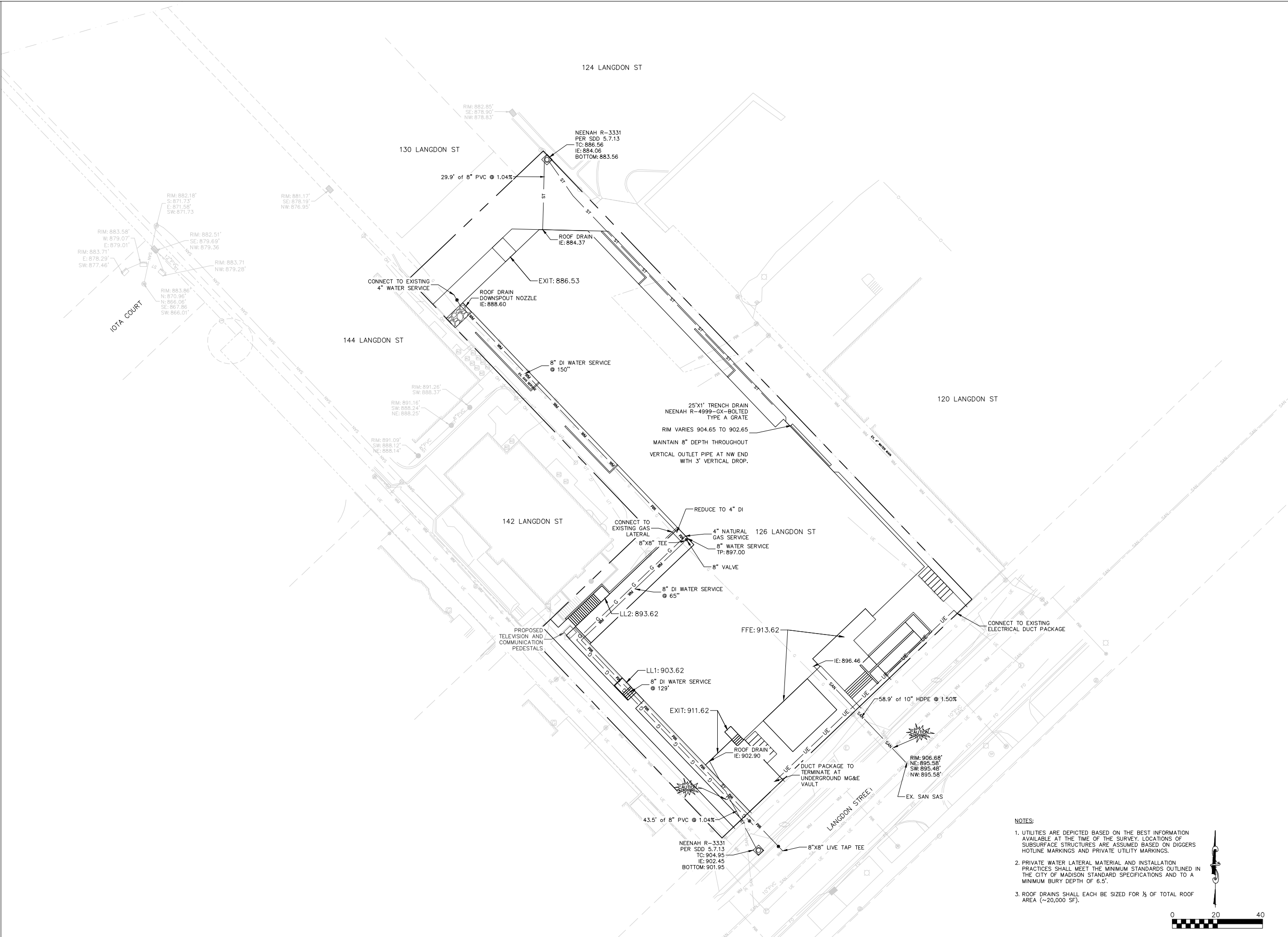


C-500

M:\BSE2172\dwg\Engineering\BSE2172 v2018 C500.dwg



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).

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APPROVALS	PROJECT ENG.	MLB
REVIEWED BY	CRB	CRB
DRAWN BY	CRB	CRB
CHECKED BY	CRB	CRB
APPROVED BY	MLB	MLB

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

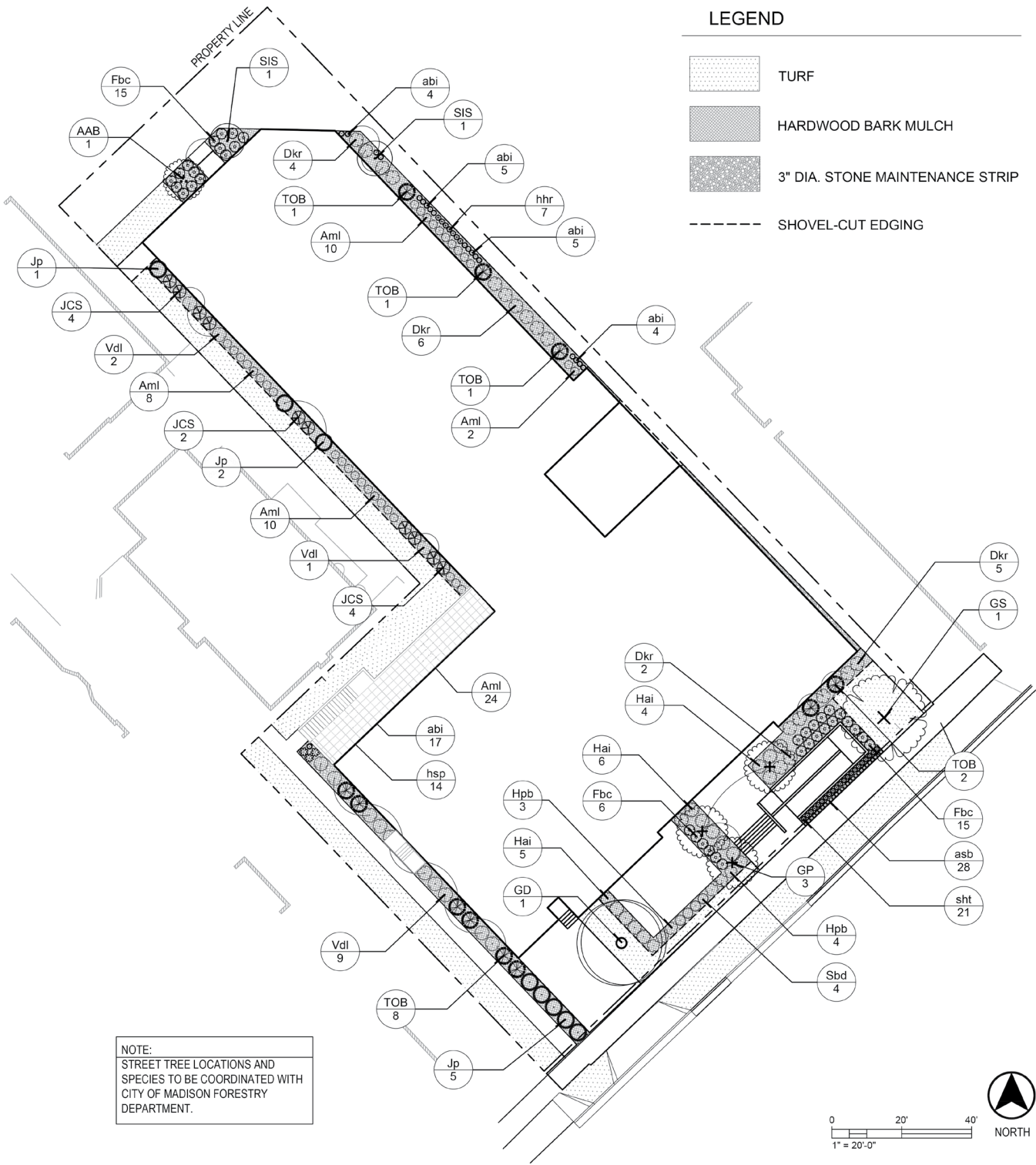
PROJECT #:	BSE2172
PLOT DATE:	02/03/2020
REVISION DATES:	
	02/03/2020
ISSUE DATES:	
	12/16/2019
UDC	02/03/2020

UTILITY PLAN

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DRAWING NUMBER  
**C-600**





NOTE:  
STREET TREE LOCATIONS AND  
SPECIES TO BE COORDINATED WITH  
CITY OF MADISON FORESTRY  
DEPARTMENT.

PLANT SCHEDULE

UPRIGHT EVERGREENS					
UPRIGHT EVERGREENS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	JCS	Juniperus chinensis 'Spartan' / Spartan Juniper	B & B	5' HT. (MIN.)	10
	TOB	Thuja occidentalis 'Bail John' / Technito Arborvitae	B & B	4' HT. (MIN.)	13
DECIDUOUS TREES					
DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B & B	3"Cal	3
	GS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	3"Cal	1
	GD	Gymnocladus dioica 'Espresso' / Espresso Kentucky Coffeetree	B & B	3"Cal	1

LEGEND

- TURF
- HARDWOOD BARK MULCH
- 3" DIA. STONE MAINTENANCE STRIP
- SHOVEL-CUT EDGING

LANDSCAPE WORKSHEET

Developed Lots		SF	Acres	Landscape Points Subtotal	
Total Developed Area (Lot - Building Area)		6,752	0.16		
Landscape Points (5 pts/300 SF for first 5 acres, 1 pt/100 SF for additional)				113	
		Landscape Points Required		113	
Development Frontage - Langdon St.		LF	Overstory 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	
Overstory 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	
Development Frontage Points Total				475	
General Site, Foundation, Screening					
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved	
Overstory 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	
Foundation Plantings Total				652	
TOTAL LANDSCAPE POINTS				1127	

* Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory 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	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	MULTI-STEM, 1.5" CAL.	1
SIS	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2"Cal	2

DECIDUOUS SHRUBS

CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	SPACING	QTY
Aml	Aronia melanocarpa Low Scape Mound / Low Scape Mound Aronia	3 gal	18" HT. (MIN.)	30" o.c.	54
Dkr	Diervilla x 'G2X885411' TM / Kodiak Red Diervilla	3 gal	18" HT. (MIN.)	48" o.c.	17
Fbc	Fothergilla gardenii 'Beaver Creek' / Dwarf Witchhazel	3 gal	18" HT. (MIN.)	36" o.c.	36
Hai	Hydrangea arborescens 'Aebetwo' / Incrediball Hydrangea	5 gal	24" HT. (MIN.)	48" o.c.	15
Hpb	Hydrangea paniculata 'Bobo' / Bobo Hydrangea	3 gal	18" HT. (MIN.)	42" o.c.	7
Sbd	Syringa x 'Bloomingar Dwarf Purple' / Dwarf Purple Reblooming Lilac	3 gal	18" HT. (MIN.)	36" o.c.	4
Vdl	Viburnum dentatum 'KLMseventeen' 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 'Kallays Compact' / Kallay Compact Pfitzer Juniper	5 gal		60" o.c.	8

HERBACEOUS PERENNIALS

CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	SPACING	QTY
asb	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	1 gal		12" o.c.	28
abi	Amsonia tabernaemontana 'Blue Ice' / Blue Ice Blue Star	1 gal		18" o.c.	35
hhr	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal		18" o.c.	7
hsp	Heuchera x 'Spellbound' / Spellbound Coral Bells	1 gal		30" o.c.	14

ORNAMENTAL GRASSES

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

APPROVAL STAMPS:

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

SUBMISSIONS & REVISIONS

OWNER

CORE SPACES  
1643 N. MILWAUKEE AVENUE  
CHICAGO, IL 60647  
(773) 969-5740

ARCHITECT

ANTUNOVICH ASSOCIATES  
ARCHITECTURE · PLANNING · INTERIOR DESIGN  
224 WEST HURON STREET, SUITE 7E  
CHICAGO, ILLINOIS 60610  
MAIN: 312.266.1126  
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 53704  
(608) 250-9263

LANDSCAPE ARCHITECT

SAIKI DESIGN  
1119 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

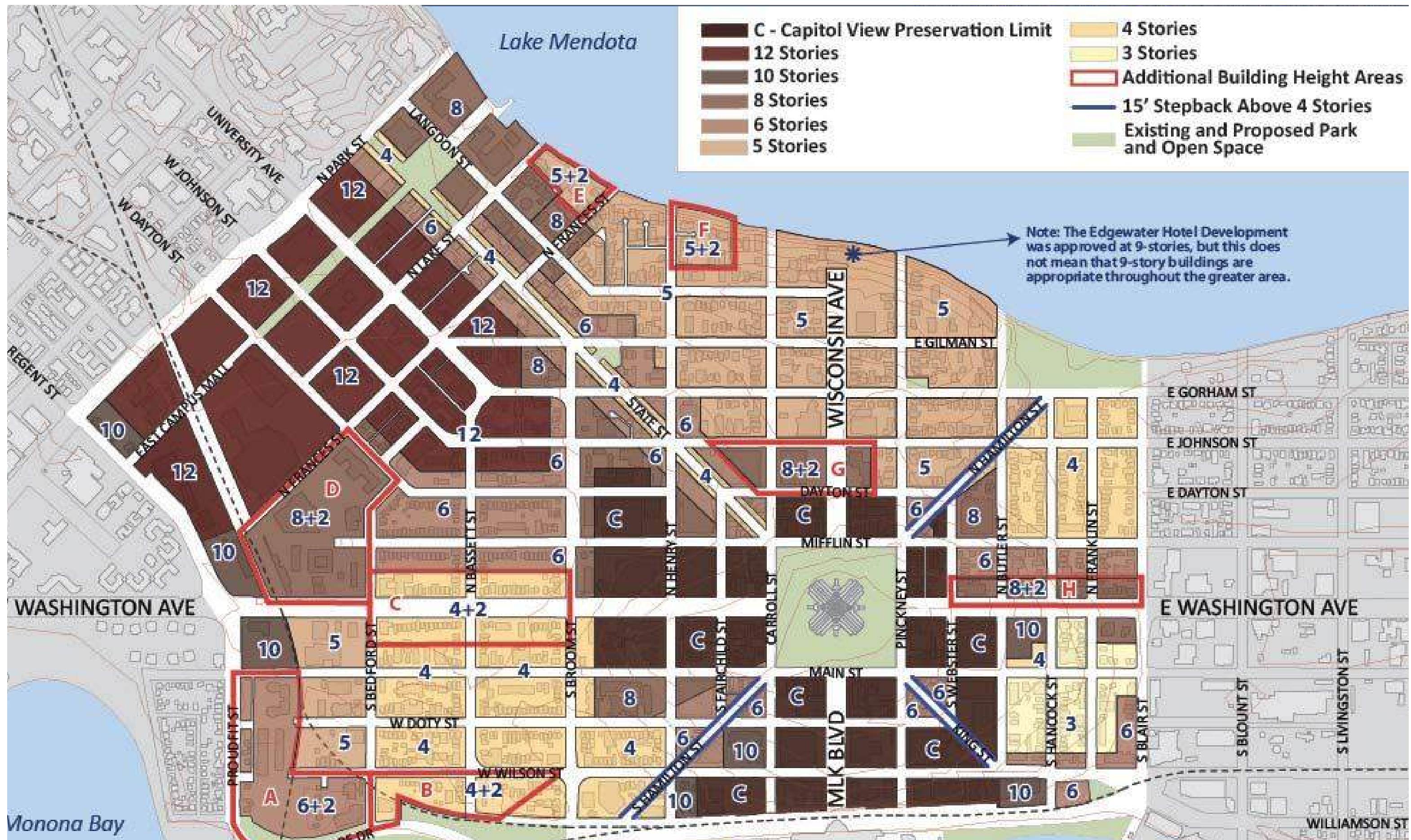
SEAL

	DATE:
	12/18/19
	DRAWN BY:
	KB
	CHECKED BY:
	KS
PROJECT NO:	
2019-042	

DRAWING NO:

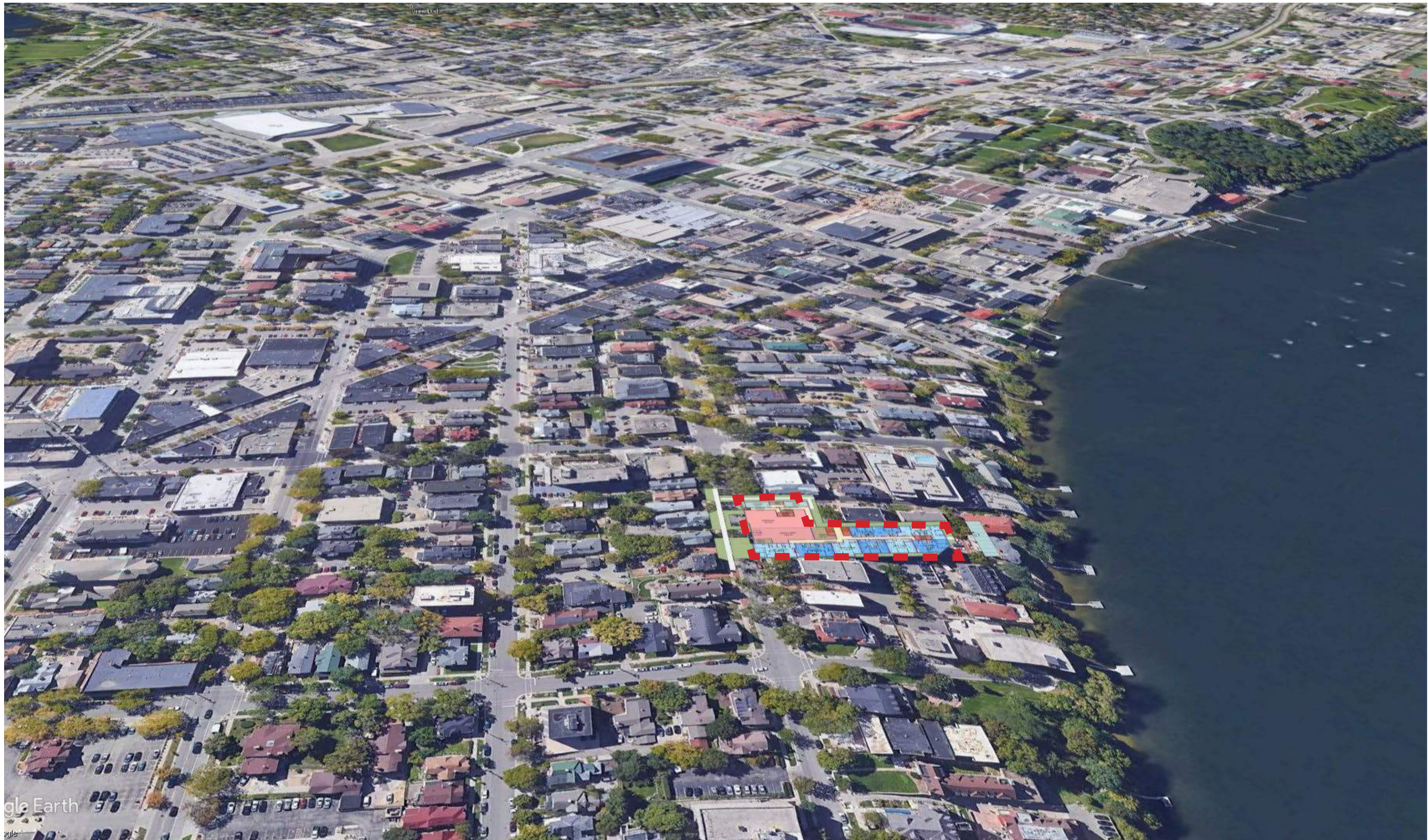
L01





## THE HUB AT MADISON - 126 LANGDON STREET





## THE HUB AT MADISON - 126 LANGDON STREET

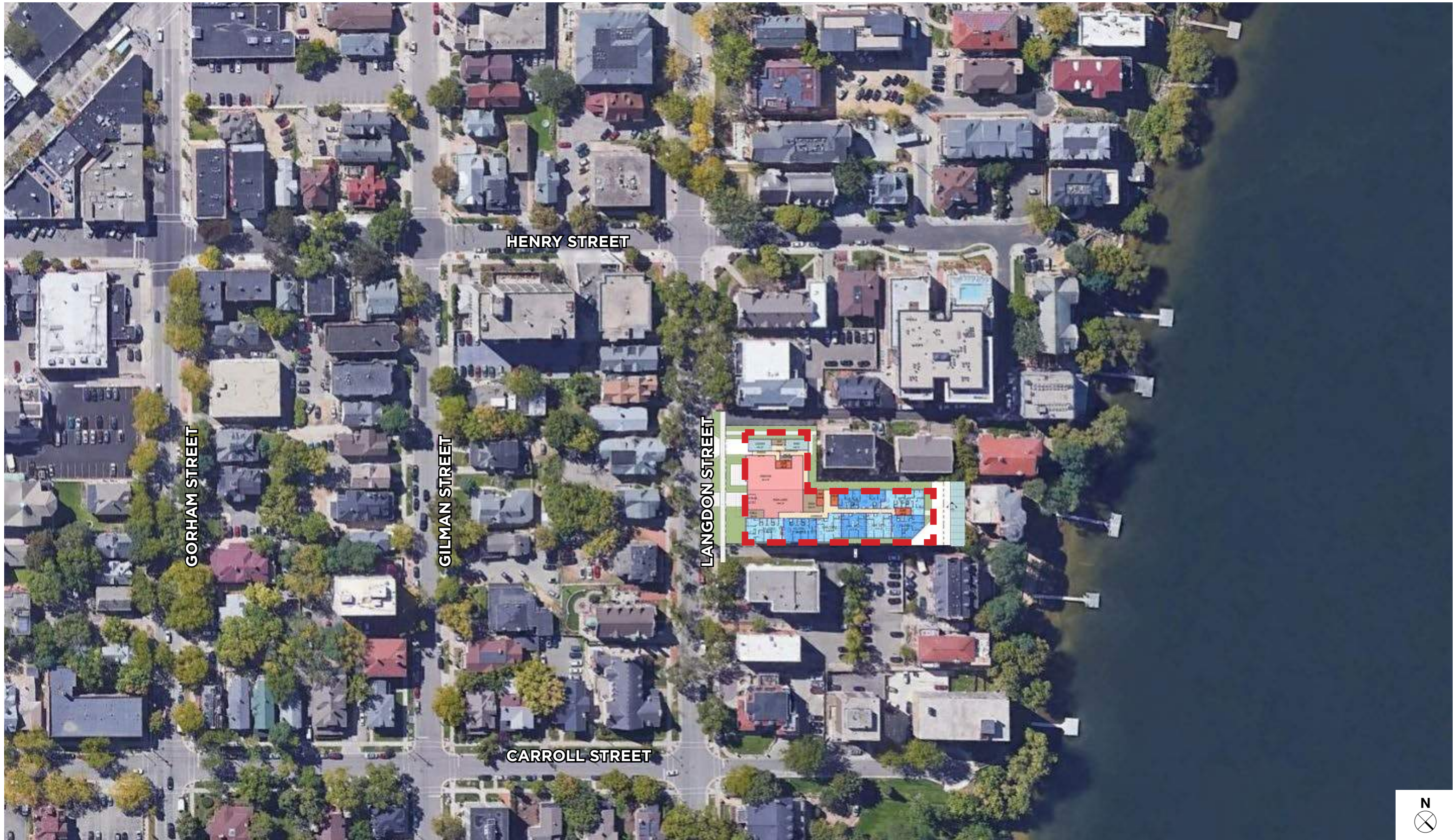
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UDC Resubmission

AERIAL

Madison, Wisconsin | July 1, 2020





# THE HUB AT MADISON - 126 LANGDON STREET

OVERALL SITE





SUMMER SOLSTICE  
June 21

EQUINOX  
March 20 and September 22

WINTER SOLSTICE  
December 21

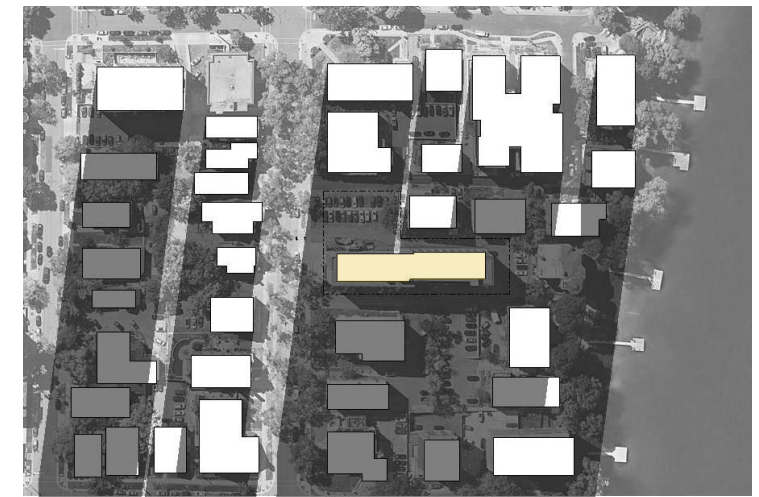
10:00 AM



12:00 PM



4:00 PM



EXISTING  
BUILDING

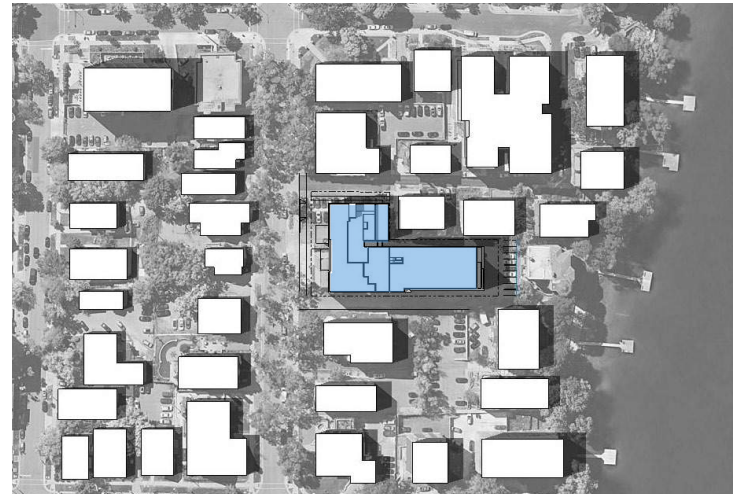


SUMMER SOLSTICE  
June 21

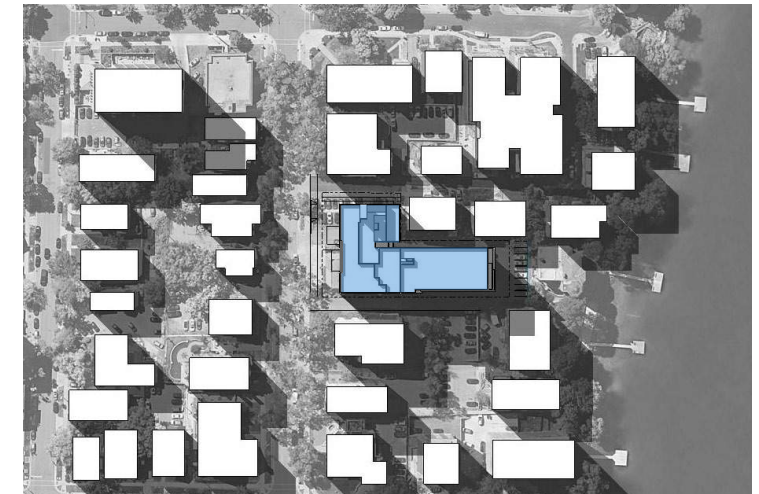
EQUINOX  
March 20 and September 22

WINTER SOLSTICE  
December 21

10:00 AM



12:00 PM



4:00 PM



HUB II  
(PROPOSED)



# THE HUB AT MADISON - 126 LANGDON STREET

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UDC Resubmission

SHADOW STUDY - PROPOSED

Madison, Wisconsin | July 1, 2020





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UDC Resubmission

DISTANCE FROM CONTEXT - EXISTING

Madison, Wisconsin | July 1, 2020





THE HUB AT MADISON - 126 LANGDON STREET

DISTANCE FROM CONTEXT - PROPOSED





## THE HUB AT MADISON - 126 LANGDON STREET

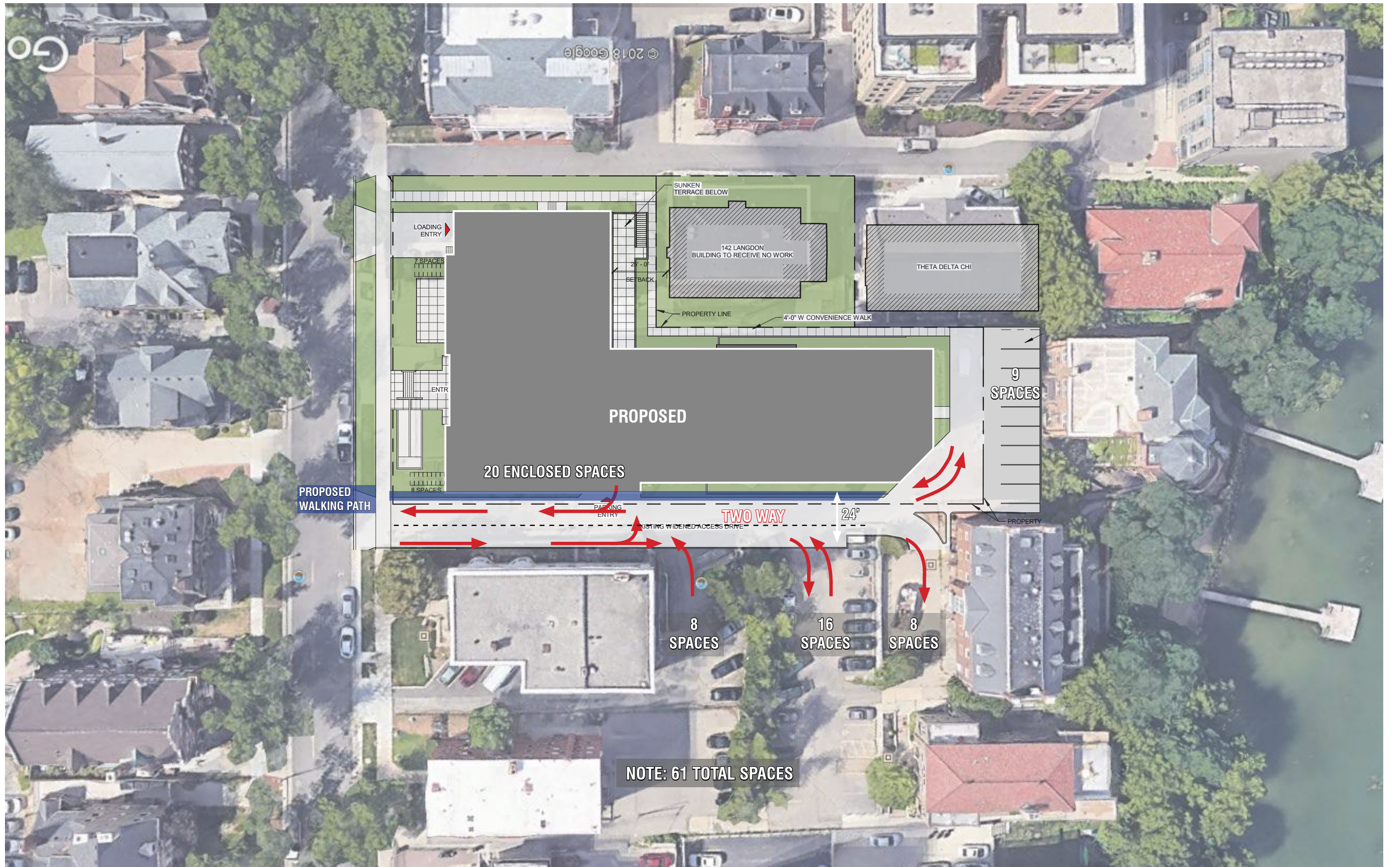
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UDC Resubmission

TRAFFIC STUDY - EXISTING

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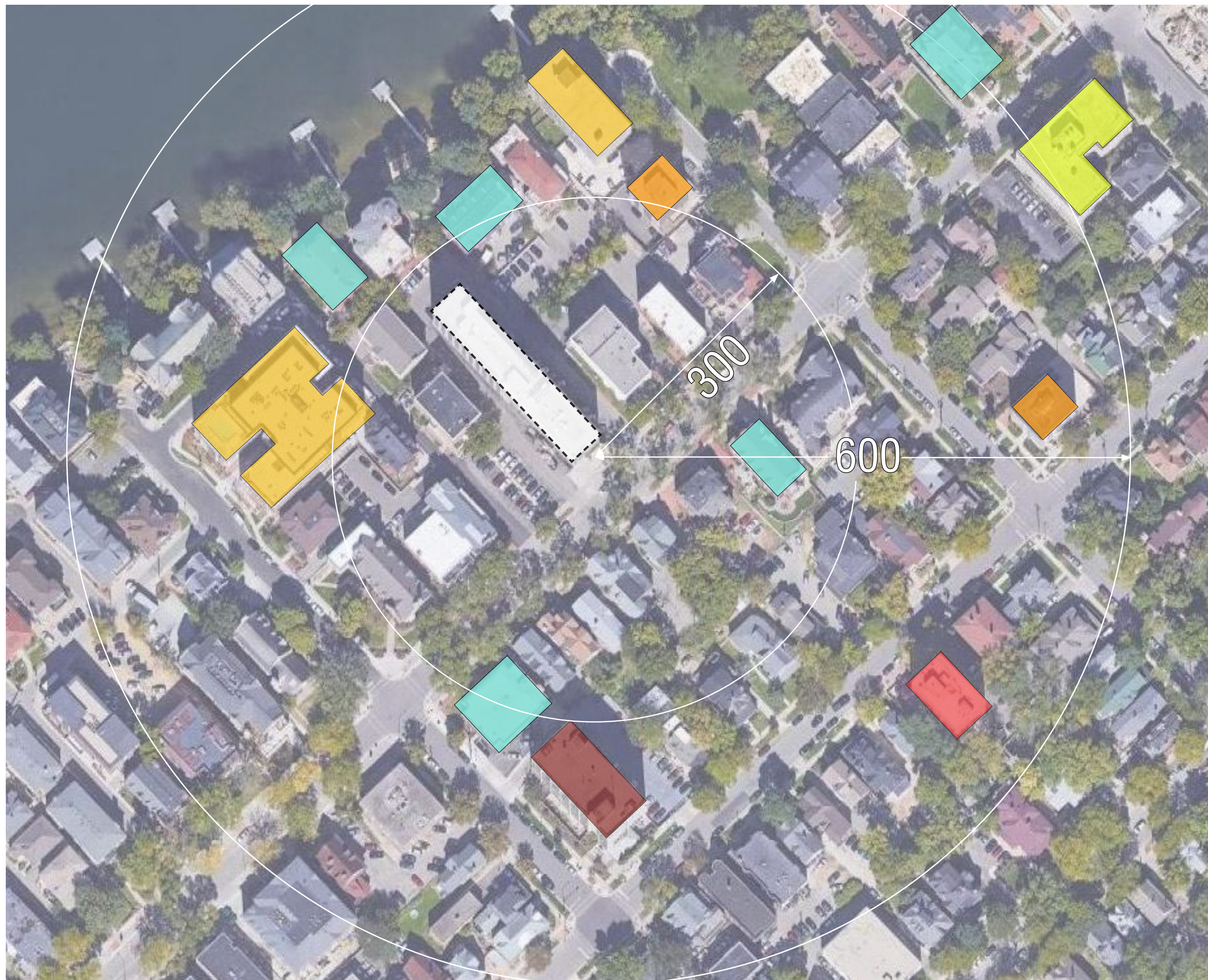




# THE HUB AT MADISON - 126 LANGDON STREET

# TRAFFIC STUDY - PROPOSED





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

## THE HUB AT MADISON - 126 LANGDON STREET

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**LANGDON SITE CONTEXT**

Madison, Wisconsin | July 1, 2020