

From: [Lucas Stando](#)
To: [cjharper@tds.net](#); [cliffg@eua.com](#); [craigweisensel@gmail.com](#); [jklehr@madisoncollege.edu](#); [loish.braunoddo@wisconsin.gov](#); [shane.bernausmithgroup.com](#); [Abbas.Syed](#); [tdmadtown@charter.net](#); [Prusak.Sydney](#); [ajstatz2@madison.k12.wi.us](#); [bacantrell@charter.net](#); [erics@cows.org](#); [jshagenow@yahoo.com](#); [klanespencer@uwalumni.com](#); [keetrasburn@gmail.com](#); [ledell.zellers@gmail.com](#); [Lemmer.Lindsay](#); [Rummel.Marsha](#); [nicole.solheim@gmail.com](#); [Heck.Patrick](#); [PLUDCAApplications](#)
Subject: I respectfully urge your support for The Langdon
Date: Thursday, June 25, 2020 11:40:53 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear City Officials,

I respectfully urge your support for The Langdon. Students are an integral part of the economic and cultural experience of the City, and Hub Lifestyle brings a unique hospitality experience that will be woven into the fabric of the community.

Existing inventory fills up quickly, and this project will help enhance the City by generating much needed tax revenue and creating jobs, which are extremely important in these uncertain economic times.

Core Spaces has incorporated feedback from the community, and they have the experience needed to create a world-class residential community that both students and Madison residents can be proud of.

Sincerely,

Lucas Stando

217 Dessa Rain Dr.
Madison, Wisconsin, 53959

lstando@naminc.com

65.56.84.62

From: [Matthew Taylor](mailto:Matthew.Taylor@tds.net)
To: cjharper@tds.net; cliffg@eua.com; craigweisensel@gmail.com; jklehr@madisoncollege.edu; loish.braunoddo@wisconsin.gov; shane.bernaui@smithgroup.com; Abbas.Syed@tdmadtown@charter.net; Prusak.Sydney@ajstaz2@madison.k12.wi.us; bacantrell@charter.net; erics@cows.org; jshagenow@yahoo.com; klanespencer@uwalumni.com; keetrasburn@gmail.com; ledell.zellers@gmail.com; Lemmer.Lindsay@Rummel.Marsha@nicole.solheim@gmail.com; Heck.Patrick@PLUDCAApplications
Subject: I respectfully urge your support for The Langdon
Date: Thursday, June 25, 2020 3:57:22 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear City Officials,

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Sincerely,

Matthew Taylor

1821 Waunona Way
Madison, Wisconsin, 53713

tay11447@gmail.com
(808) 218-4820

65.56.84.62

From: [Elly Goedeke](#)
To: [cjharper@tds.net](#); [cliffg@eua.com](#); [craigweisensel@gmail.com](#); [jklehr@madisoncollege.edu](#); [loish.braunoddo@wisconsin.gov](#); [shane.bernausmithgroup.com](#); [Abbas.Syed](#); [tdmadtown@charter.net](#); [Prusak.Sydney](#); [ajstatz2@madison.k12.wi.us](#); [bacantrell@charter.net](#); [erics@cows.org](#); [jshagenow@yahoo.com](#); [klanespencer@uwalumni.com](#); [keetrasburn@gmail.com](#); [ledell.zellers@gmail.com](#); [Lemmer.Lindsay](#); [Rummel.Marsha](#); [nicole.solheim@gmail.com](#); [Heck.Patrick](#); [PLUDCAApplications](#)
Subject: I respectfully urge your support for The Langdon
Date: Friday, June 26, 2020 3:56:13 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear City Officials,

I respectfully urge your support for The Langdon. Students are an integral part of the economic and cultural experience of the City, and Hub Lifestyle brings a unique hospitality experience that will be woven into the fabric of the community.

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Sincerely,

Elly Goedeke

437 North Frances Street
Madison, Wisconsin, 53703

egoedeke@wisc.edu

40.132.230.85

From: [MICHAEL RAETHER](#)
To: cjharper@tds.net; cliffg@eua.com; craigweisensel@gmail.com; jklehr@madisoncollege.edu; loish.braunoddo@wisconsin.gov; shane.bernausmithgroup.com; [Abbas, Syed](#); tdmadtown@charter.net; [Prusak, Sydney](#); ajstatz2@madison.k12.wi.us; bacantrell@charter.net; erics@cows.org; jshagenow@yahoo.com; klanespencer@uwalumni.com; keetrasburn@gmail.com; ledell.zellers@gmail.com; [Lemmer, Lindsay](#); [Rummel, Marsha](#); nicole.solheim@gmail.com; [Heck, Patrick](#); [PLUDCAApplications](#)
Subject: I respectfully urge your support for The Langdon
Date: Friday, June 26, 2020 7:20:56 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

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Sincerely,

MICHAEL RAETHER

2801 Syene Rd
Madison, Wisconsin, 53713

mraether@1901inc.com
(608) 268-5941

35.130.80.186

From: [Sauron Sanchez](#)
To: [PLUDCAplications](#)
Subject: I respectfully urge your support for The Langdon
Date: Friday, June 26, 2020 10:26:13 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

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Sincerely,

Sauron Sanchez

1306 Prairie Village RD
Deerfield, Wisconsin, 53531

sauronsanchez@gmail.com
(608) 332-6340

50.50.103.149

From: [Kent Miller](#)
To: [Prusak, Sydney](#); [PLUDCApplcations](#)
Subject: I respectfully urge your support for The Langdon
Date: Friday, June 26, 2020 11:13:33 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear City Officials,

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Sincerely,

Kent Miller

15 Ward Court
Madison, Wisconsin, 53713

kmiller@wilaborers.org
(608) 609-3872

131.93.27.95

From: [Rachel Martin](#)
To: [Prusak, Sydney](#); [PLUDCApplcations](#)
Subject: I respectfully urge your support for The Langdon
Date: Friday, June 26, 2020 7:53:24 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear City Officials,

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Sincerely,

Rachel Martin

4720 N 161st Street
Brookfield, Wisconsin, 53005

raachel.martin@gmail.com

65.28.177.166

From: [JULIAN LUKE NAZARETH](#)
To: [PLUDCAplications](#)
Subject: UDC July 1 Meeting: Agenda item 10
Date: Saturday, June 27, 2020 1:47:52 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello,

I am unable to attend the July 1st, but I would like to voice my perspective on agenda item 10, 126 Langdon Street Development. I respect the desire towards providing additional student housing. However, I cannot voice my support for this project.

From a safety perspective, this development fails to provide a driveway for delivery and rideshare vehicles. This is not acceptable for a building looking to hold 300 residents. Many students occasionally get food deliveries, and many department stores are looking to increase the number of delivery drivers to send items to residents. From experience working a front desk for a residential building, many times delivery drivers are rushed and will not have time to temporarily park far away and walk. Delivery drivers may utilize fire lanes or park directly on Langdon Street, which can be a huge safety risk.

Additionally, the design of the building does not fit in with the historic nature of the houses on Langdon street. The buildings on Langdon Street are primarily brick with small glass windows. The exact opposite is true of this building. I am open to new developments in this neighborhood. However, in a neighborhood filled with houses, surrounding buildings should either match or complement the design of the houses. This building fails to do either.

Thank you for allowing me to voice my perspective. Feel free to email me if you have any questions.

Best,

Julian Nazareth
1216 Spring Street
Madison, WI 53715

From: [Kylie Grinwald](#)
To: [PLUDCApplications](#)
Subject: re: AGENDA ITEM #57757 WRITTEN COMMENT (Grinwald, Kylie)
Date: Friday, June 26, 2020 1:09:10 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello,

On your website, it states that those concerned can submit a written comment for the upcoming Urban Design Commission meeting by emailing, and I would like for this email to be presented and read in the Commission meeting as you deem appropriate:

This is Kylie Grinwald, a former University of Wisconsin - Madison student and a current rising junior at Cornell University.

Speaking as someone who lived on Langdon Street while she was a student at the University of Wisconsin - Madison, I can tell you exactly what the campus community does NOT need: **more expensive housing options that put students in debt and put money in the pockets of rich, exploitative developers.**

That is exactly what Hub II is trying to do.

The fact that there's corruption surrounding the Hub II developers' attempted coercion of the Greek community on Langdon Street is just icing on the cake for why this development **cannot be allowed.**

As a labor relations and business student, two things are crystal clear to me:

(1) From an economics point of view, when the demand for a good is relatively inelastic and highly-priced units of that good enter the marketplace, the market price for the good overall will rise.

(2) From a labor and consumer rights point of view, companies fail time and time again to keep the interests of their workers and consumers in mind.

Here's what that means to me in this scenario: **Hub II will raise market prices for housing near UW Madison campus, hurting all students. Hub II has no desire to provide housing that is affordable for students;** it has the desire to turn a maximum profit, knowing that students will be forced to succumb to paying nearly any price it charges for rent, because of various factors playing into the inelastic demand for housing near campus (like the fact that there's a housing shortage, the need for students to be near classes, and the fact that many students do not have cars which would enable them to commute and live further away from campus).

From the perspective of a rising junior studying labor relations and business at Cornell University, saying "yes" to Hub II is succumbing to corporate greed over the best interests of students. Choose wisely, and know your constituents.

All the best,

Kylie Grinwald

From: [Heck, Patrick](#)
To: [Mehlberg, Ken](#)
Cc: [Prusak, Sydney](#)
Subject: Re: Opposition letter 126 Langdon St. Madison WI
Date: Saturday, June 13, 2020 9:54:30 AM

Hi Ken,

Thanks for the input. I am copying Sydney Prusak from the Planning Division who, if you agree by responding to us both, will include your input in with other resident input so that all members of Plan Commission and Urban Design Commission will see it.

If the Conditional Uses requested by Core Spaces are approved by Plan Commission, which could be as soon as at their July 13 meeting, an appeal petition would need to be filed within 10 days of that decision and would need to have signatures of 20% of the property owners within a 200 foot radius of the site. Those same property owners are who will be officially notified about Plan Commission's upcoming consideration of the proposal. Tenants/renters are not included in that appeal provision of the ordinance. 14 members of Common Council would need to vote to overturn Plan Commission's approval, or 14 members of Common Council could instead choose to modify the conditional use approvals. Perhaps Sydney Prusak can correct me or add to that information, including if there is any advice available about the contents of a petition. I know there are past examples of petitions that have been filed, e.g., this recent one related to the Salvation Army proposal that was unsuccessful due to not meeting the 20% threshold:

<https://madison.legistar.com/LegislationDetail.aspx?ID=4265416&GUID=6B85A7CA-0A02-442C-8531-0806C83C1636&Options=ID|Text|&Search=58495>

Patrick

Alder Patrick Heck
608-286-2260

To subscribe to District 2 updates go to:
<http://www.cityofmadison.com/council/district2/>

From: Mehlberg, Ken <Ken.Mehlberg@charter.com>
Sent: Friday, June 12, 2020 3:02 PM
To: Heck, Patrick
Subject: Opposition letter 126 Langdon St. Madison WI

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To District 2 Alderman Patrick Heck,
The following points support a non-compliance proposal according to the downtown plan dated 7/17/12.

Huge Building Size

This is 142 total beds/tenants larger than any comparable development located near the project.

Excessive Height

The new Langdon Street project will tower over the neighborhood buildings obstructing lake views in the area (see slides from the Plan Commission meeting). With the 2 stories located at the bottom of the building due to the downslope of the land, this building will actually be an imposing 9 stories rather than the 7 stories described creating a mass clearly out of place with surrounding structures.

Looming Street Front

The building footprint stretches out to be 134 feet along Langdon Street which is 2.5 times larger than the current average.

High Unit Count

The Langdon area is considered to be a medium density location which the downtown plan defines as 20-90 units/acre, yet this project is proposing 151 units/acre (450 Bedrooms/acre). That is 68% over the approved maximum density, which is simply unacceptable. This is considerably larger compared to the surrounding properties, and needs to be substantially scaled down.

Increased Traffic, Activity, and Safety

This high-density building will cause a variety of issues throughout the year, specifically during turnover, sorority/fraternity rushes, home football games, and any other extremely active periods. It's naïve to believe that the owners can execute scheduled move-in/move-out plans considering documented complications for buildings of this size on campus during Turn. It should be noted that a member of the neighborhood police patrol even voiced his concerns for such a populated building during a neighborhood initial proposal meeting of the project back in the fall. It was stated that even with the currently population of the Langdon Street area, their patrol units have been stretched very thin as the number of students in the vicinity grows year by year.

No Parking

This project would create an immense parking problem in an area where street parking is already extremely scarce. The developers have stated that they will not be providing volume parking for their tenants, and they do not plan on seeking tenants with vehicles. Surely, this doesn't mean they will be turning down potential tenants with vehicles, forcing them to find long-term parking on a nearby street. What also isn't being considered is the fact that these tenants will have visitors who also will have vehicles. Not only does Langdon Street already having very limited parking, but now there will be a surplus of residents and visitors scrambling to park their vehicle every day. Factor in a substantial increase in delivery truck visits to the building throughout the day, and traffic along Langdon Street could become chaotic at times. At the very least, a traffic study should be in order.

Pets

A significant increase in local pets could also cause some other issues to emerge. It seems like more students than ever currently own a dog, and all it takes is a walk down Langdon Street to realize that very few clean up after their pets. Will pets be allowed at this location? What steps will be taken to ensure that residents with pets will be respectful to the area?

Lighting and Signs

This building would introduce an excessive amount of lighting to the area. This is not State Street. A building exterior lighting design has not been provided. In conclusion, this project is simply too large for the footprint it is proposed for. This building will set a new precedent in this city; the developer wants, the developer gets. The plans should be scaled back to meet the standard set by similar projects in the Langdon Street area. The exceedingly high height, width, and density stemming from the additional 526 occupants would lead to a number of complications throughout the year related to noise, security, and parking. The Langdon Street area is a very historic campus neighborhood that should be respected and preserved.

Super Majority Vote

Please help me understand how to create a protest petition to allow for a super majority vote at council. I know that a majority of neighbors oppose this

project.

Thank you in advance for your consideration.

Best regards,

Ken



Ken Mehlberg | Business Account Executive | 608-843-1228
2701 Daniels St. | Madison, WI 53718

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

From: [Paul Christensen](#)
To: [Prusak, Sydney](#); [PLUDCApplcations](#)
Subject: I respectfully urge your support for The Langdon
Date: Monday, June 29, 2020 4:09:13 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear City Officials,

I respectfully urge your support for The Langdon. Students are an integral part of the economic and cultural experience of the City, and Hub Lifestyle brings a unique hospitality experience that will be woven into the fabric of the community.

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Sincerely,

Paul Christensen

2801 Syene Rd
Madison, Wisconsin, 53713

paulc@1901inc.com
(608) 308-1901

35.130.80.186

From: [David Buss](#)
To: [Prusak, Sydney](#); [PLUDCApplcations](#)
Subject: I respectfully urge your support for The Langdon
Date: Monday, June 29, 2020 4:32:20 PM

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Sincerely,

David Buss

601 Langdon St.
Madison, Wisconsin, 53703

dbuss@graduatemadison.com
(608) 257-4396

71.13.10.19

From: Max Glennie
To: [Prusak, Sydney; PLUDCApplcations](#)
Subject: I respectfully urge your support for The Langdon
Date: Tuesday, June 30, 2020 8:40:27 AM

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Sincerely,

Max Glennie

12 langdon street
madison, Wisconsin, 53703

maxglennie1@gmail.com
(331) 233-8903

172.220.8.7

From: [Glaeser, Janine](#)
To: ["Diane Abushhiwa"](#)
Cc: [Cleveland, Julie](#)
Subject: RE: Objection to 126 Langdon Design
Date: Tuesday, June 30, 2020 3:14:53 PM

Thank you for providing your public comment on this UDC agenda item. We will add it to the public legistar file and share with the Commissioners.

Thanks,



Janine Glaeser, AIA, LEED AP

Architect, Urban Design Planner
Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Suite 017 (Lower Level)
Madison, WI 53703
jglaeser@cityofmadison.com
T: 608.267.8740

The 2020 Census is here! As we practice social distancing, take the opportunity to complete the census now from the comfort of your own home. You can fill it out online at my2020census.gov, by [phone](#), or by [mail](#).

From: Diane Abushhiwa <diane@mwp-law.com>
Sent: Tuesday, June 30, 2020 2:52 PM
To: Glaeser, Janine <JGlaeser@cityofmadison.com>
Subject: Objection to 126 Langdon Design

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To Whom It May Concern:

I am writing a letter of objection regarding the building and planning of the new 126 Langdon building. In my opinion, the front of the building looks like three different buildings put together. It almost looks like they are using leftover materials to create an abstract, modern, trendy building for young people. The back of the building looks like a white elephant. In other words, it looks like a completely different building.

I also object to building extra stories that are higher than the other buildings in the neighborhood which are three stories. This design does not fit the historic neighborhood character and will look odd in a historic neighborhood. The historic neighborhood is not suitable for a high tech building. My family has owned property downtown for three generations back when the Fess Hotel stood where the Great Dane is now on King Street. I have personally been downtown for twenty to twenty-five years. I know the history of downtown very well. I strongly disagree with the design of this building being built in a historic neighborhood which is also a residential

neighborhood where people want peace and quiet.

Could you please share my objection with the Urban Design meeting scheduled for July 1st. Thank you.

Sincerely,

Gene Devitt

Mr. Gene Devitt
28 E. Gilman Street
Madison, WI 53703
(608) 347-3291

From: [Ryan Cohen](#)
To: [Prusak, Sydney](#); [PLUDCApplcations](#)
Subject: I respectfully urge your support for The Langdon
Date: Tuesday, June 30, 2020 3:01:56 PM

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Sincerely,

Ryan Cohen

633 N Henry St
Madison, Wisconsin, 53703

ryanlcohen@gmail.com
(847) 767-9094

104.14.228.38

From: [Nick Topitzes](#)
To: [PLUDCApplications](#)
Subject: 126 Langdon
Date: Tuesday, June 30, 2020 2:43:24 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

This building is like a bull in a china shop. Too big, too dense. It increase the footprint from the previous monstrosity and has blocked the sun and views from several surrounding buildings – 130 Langdon (Pi Beta Phi), 124 Langdon, the Delta Delta Delta house, the Alpha Chi Omega House, the Phi Delta Theta house. There is already a dense population in this small area and the new building will more than double it.

It does not belong at this location. It would be better suited next to other high rises.

I am a 60 year resident of Madison. Please don't allow this.

Nick Topitzes, CMP
nick@topitzes.com
Nick and Judith Topitzes Family Foundation, Inc
1750 Camelot Drive
Madison WI 53705-1006 USA
1-608-231-1250
Cell 1-608-217-1021

From: [Jordan Mack](#)
To: [Prusak, Sydney](#); [PLUDCApplcations](#)
Subject: I respectfully urge your support for The Langdon
Date: Tuesday, June 30, 2020 7:29:29 PM

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Sincerely,

Jordan Mack

403 W Dayton St
Madison, Wisconsin, 53703

jemack2@wisc.edu

71.90.119.70

From: [Mark Lasek](#)
To: [Prusak, Sydney](#); [PLUDCApplcations](#)
Subject: I respectfully urge your support for The Langdon
Date: Wednesday, July 01, 2020 5:40:47 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear City Officials,

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Sincerely,

Mark Lasek

210 Langdon
Madison, Wisconsin, 53703

mclasek23@gmail.com

107.202.190.200

From: [Prusak, Sydney](#)
To: [Cleveland, Julie](#)
Subject: FW: Please DO NOT ALLOW the construction of the Hub 2
Date: Wednesday, July 01, 2020 10:45:53 AM

[This one too!](#)

From: HANNAH A BELAY [mailto:hbelay@wisc.edu]
Sent: Tuesday, June 30, 2020 7:43 PM
To: Prusak, Sydney <SPrusak@cityofmadison.com>
Subject: Please DO NOT ALLOW the construction of the Hub 2

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To whom this concerns,

As a University student and previous resident (2018-2019) of the Hub Madison, I am writing to you with concern, anger, and hope. The Hub Madison apartment building has been a place of misconduct, dishonesty, and is a haven for unsafe behavior. The Hub Madison appeals to the most wealthy of University students, which has shown to create an environment and reputation for overcapacity parties, no concern for public intoxication, racism, and essentially, lawlessness. The security that the Hub claims they require has never truly been up to par, and explicitly facilitates profiling of individuals who security believes should not be there (the Hub is one of the most expensive apartment buildings on campus). The rooftop of the Hub has a desk for where a security guard should be, but there rarely ever is.

One of the worst experiences I've had living at the Hub is that a sub-lessee threatened to stab a friend of mine with a knife. I am not claiming that the the Hub is responsible for how this sub-lessee acted, but the way the Hub management team responded to my calls and emails of fear and confusion, was not at all professional. The management team took multiple days to respond to my calls and emails, and an assistant shared that their main manager was celebrating a birthday lunch, hence why they were too busy to respond. While the Hub Madison developer/owner/whoever may not condone this manager's handling of the situation, it is a reflection of the priorities and managerial hiring/training that this building provides.

The Hub Madison is a massive apartment complex housing a population that management teams can easily make assumptions about. Therefore, it would be logical to assume a high number of maintenance, cleaning, and security staff would be needed, and with the pretty high price to live at the Hub Madison, it seems absolutely within the buildings budget. Despite this, the Hub Madison has cut their maintenance staffing (BEFORE COVID-19 OCCURRED), creating delayed service to numerous apartments, build up of garbage at shoots and along hallways, etc.

There are countless other negative experiences I've personally had when I lived at the Hub

Madison and when I did not. What is most important to me is to emphasize that creating another version, or rather a replica of this building would be extremely hurtful to the Madison community.

An additional Hub building has the ability to impede on Madison's most cherished views, the Capital Building and Lake Mendota. The presence of another massive apartment building will destruct the historic nature of the Madison and it's capital/campus neighborhood.

Additionally, this building will take opportunity away from small, local business owners who are looking to get a foot into the Madison housing industry. It is also unlikely that the hub will help facilitate small business development by including a space for local businesses to have a storefront within their building. With the high rent prices of the original Hub, it is expected that the Hub 2 will be even more expensive, and will reduce the amount of affordable student housing within the Madison community. With America's current climate, it seems appropriate to participate in actions that DO NOT further the gap between those who are wealthy and those who are not, and to end inaccessibility to individuals who are already struggling to access a University education.

I hope that individuals on this board seriously consider the implications of building this apartment building and it's company ownership. The building of this will further gentrification, housing insecurity and inaccessibility, racism, traffic issues, police presence, and will greatly reduce Madison's already reduced historical spaces.

Thank You,
Hannah Belay

From: [Prusak, Sydney](#)
To: [Cleveland, Julie](#)
Subject: FW: Hub 2 Agenda Item
Date: Wednesday, July 01, 2020 10:46:29 AM

And this one!

From: Yogev Ben-Yitschak [mailto:yogevby1@gmail.com]
Sent: Tuesday, June 30, 2020 6:20 PM
To: Prusak, Sydney <SPrusak@cityofmadison.com>
Subject: Hub 2 Agenda Item

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hi,

My name is Yogev Ben-Yitschak, I am a recent UW-Madison graduate and live in 620 N Caroll. I wanted to send my opinion on the proposed hub 2 development, and why I'm against it.

1. The project will not be affordable. As a student who has worked in the food pantry and with many students on campus, I know a lot students are looking for more affordable housing. The current price of the Hub is over \$1000 for a shared room, much more than what most can afford. It will drive up the prices everywhere else too to compete with them.
2. The Hub developers are unethical. In the past, the Hub promised to have low rent and within 2-3 years they more than doubled their rent prices. I also saw a screenshot where they promised greek life groups discounts if they support the building.
3. Lastly, it just doesn't fit in well to the scenery. I like the aesthetic and the look of the neighborhood, and having a huge building with extra traffic and noise doesn't fit in well. It should go somewhere else.

Thank you,
Yogev

From: [Jason Hoffman](#)
To: [Prusak, Sydney](#); [PLUDCApplcations](#)
Subject: I respectfully urge your support for The Langdon
Date: Wednesday, July 01, 2020 10:52:33 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear City Officials,

I respectfully urge your support for The Langdon. Students are an integral part of the economic and cultural experience of the City, and Hub Lifestyle brings a unique hospitality experience that will be woven into the fabric of the community.

Existing inventory fills up quickly, and this project will help enhance the City by generating much needed tax revenue and creating jobs, which are extremely important in these uncertain economic times.

Core Spaces has incorporated feedback from the community, and they have the experience needed to create a world-class residential community that both students and Madison residents can be proud of.

Sincerely,

Jason Hoffman

1602 Park St #202
Madison, Wisconsin, 53715

jhoffman@bacwi.org

76.250.36.210

Dear _____,

I'm writing in support of citizen concerns about the Hub project you are considering in Madison. I'd like to share our experience with Core and outcomes, both positive and negative, that I hope will help you with your decision.

Core exploited an unintended flaw in our then-new form-based code, which was untested after the recent recession had halted building projects. They were able to establish from a then-uncertain planning department particular development rights for their project, even before they'd found a location for it. When opposition to the project arose broadly within our small city, Core repeatedly used threats of expensive lawsuits based on a recent, restrictive Arizona property rights amendment, to overwhelm the discretionary powers of elected officials, city staff and citizen commissions.

I will spare you the long, involved story of how this all played out in our community, but suffice to say the Hub was eventually built on historic Route 66 in the heart of historic Flagstaff. Ten times larger than any building in the city, It stands as huge and ugly example—not just to citizens, but finally to city staff and elected officials alike—of what can go wrong and what we should never allow to happen again. That is the negative outcome.

The positive outcomes were several:

- The city council was voted out and replaced with one more attentive to development issues and community character;
- The planning department was replaced and reshuffled with individuals who saw their responsibility to the community very differently;
- The zoning code was rescued and continues to be improved to allow compatible high density development while preventing another Hub, and which more genuinely builds on the strengths of our community.
- Flagstaff citizens, staff and officials learned a great deal about advocating for the intrinsic qualities of our beloved city as it grows.

But while we learned much about protecting our community character, it is the building itself that we ultimately have to live with. Core made their case, a dubious one to citizens, that they cared about and wanted to make a long-term contribution to Flagstaff's character. In fact, they sold the property before building was even completed. The building was recently renamed, most likely because even the name *The Hub* has negative connotations in Flagstaff. The materials are a cheap, superficial nod to local character, the connections to surrounding historic properties are nonexistent, the scale is worse than imagined in what should be a graceful entrance to the historic downtown, and all its commercial space remains vacant after several years.

Perhaps you will also hear about the problems other communities have had with Hub projects as, contrary to Core's publicity, we found many examples. I can only speak for Flagstaff. We are not opposed to high density multi-housing here, and, like many communities, are experiencing an affordable housing shortage. But we've discovered that we do not have to sacrifice our unique character to provide housing, especially with discretionary projects.

I hope you are able to avoid our unfortunate Hub experience and uphold your community standards.

Sincerely,
Marie Jones, chair, Stand Up for Flagstaff



Left: The famous mountain views seen when entering Flagstaff from the interstate are blocked by the Hub—ten times the size of any building in Flagstaff.

Right: Timbers and other details on an overscaled building are tacked on in an unsuccessful attempt to harmonize it with the local historic architecture.



The Hub wraps around a repurposed historic Route 66 building, failing to even attempt to integrate with it, despite Core's claim to want to contribute to Southside Flagstaff's character.





July 1, 2020

RE: Support for The Hub II Redesign/Agenda Item No. 10

Dear Urban Design Commissioners:

The Carpenters Union supports approving The Hub II at tonight's UDC meeting. The revised façade delivers a contextual redesign that enhances the architectural rhythm of the Langdon neighborhood. The site's circulation has been improved with increased moped parking in the building's garage and the addition of a convenience walk. Finally, this proposal is consistent with the city's Downtown Plan that specifically calls for higher residential density at this exact parcel.

More important than the architectural impact of this project is the impact it would have on the real lives of the unionized workforce that will build it. We are a diverse trade and are dedicated to continuously recruiting underrepresented minorities, women, at-risk youth and returning veterans to join our ranks which is backed up by our union's demographic data.

We provide equitable apprenticeship opportunities for underrepresented communities which will be present on this job site if this project is approved. The family supporting jobs and access to a rewarding career through apprenticeship that are created on each union construction site advances the goal of a more equitable Madison.

Thank you for your consideration.

Respectfully,

Joe Lotegeluaki
North Central States Regional Council of Carpenters

Andrew Disch
North Central States Regional Council of Carpenters

Colleen Williams
142 N Breese Terrace Unit 2
Madison, WI 53726

Dear Urban Design Committee of Madison,

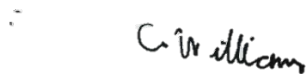
I write with opposition to the construction of the Hub II development. According to the site giving general information about the project to the public (126langdonstreet.com), green roof technology and considerations for social distancing would be carried through. However, the project should better take student affordability and environmental impact into account.

Although not required for all projects, an Environmental Impact Statement is a fundamental way to ensure that a project will thoroughly take environment into account in multiple aspects of its impact. I care for our lake by picking up litter, removing snow from my porch without salt, and removing leaves from gutters to reduce phosphorus input to the lake. My family uses rain barrels in our home near Chicago to mitigate impacts of stormwater runoff, and I would do the same in Madison if I were the owner of property. As a student concerned for the environment, I want to know that construction projects will uphold the standards Madison has in trying to take care of the lake.

The amenities offered by the proposed project are not the amenities that students need. The Amenities page on the project website lists the following: business center, rooftop hot tub, fitness center, spa with sauna, clubhouse, and high-speed internet. Internet is important for students to get work done, but other amenities are considered luxuries and increase cost unnecessarily, especially in an apartment complex where many students live and have access to fitness centers on campus. As a graduate research assistant, I have been asked to give my monthly salary to apartment companies and to make sure the rent is no higher than one third of my monthly earnings. With this in mind, I would not choose an apartment whose rent is more than about \$700. As someone who lives frugally, I am happy with a bed, a little bit of living space, and enough kitchen space to cook. I have also lived without air conditioning during the summer in Illinois. Although amenities are advertised as attractions, they serve instead as deterrents for students who want less expensive housing. Location of living along with timeliness and quality of repairs are enough to attract students in a city that is growing quickly while housing vacancy rates are lower than the national average¹.

Those who start new projects need to heed the context in which they are building. Environmentalism and affordability are important factors to take into consideration when adding to Madison.

Sincerely,
Colleen



¹ Maher, W. (2018-2019). Poverty Fact Sheet: Rental Housing Affordability in Dane County. Retrieved July 1, 2020, from <https://www.irp.wisc.edu/wp/wp-content/uploads/2019/05/Factsheet-18-2019-Rental-Housing-Affordability-DaneCo.pdf>

From: [Tierney, Michael](#)
To: [PLUDCApplications](#)
Subject: Support for agenda item 10
Date: Wednesday, July 01, 2020 11:39:34 AM

Dear UDC members,

I am writing in support of item 10. Legistar number 57757, 126 Langdon Street - New Development of The Hub II.

I do believe that the vision the developers have for the project will prove to be an asset for the neighborhood. Certainly a vast improvement over the status quo.

In addition, as we try to financially recovery from the recession that started in February and impact that the pandemic has had on our economy, I feel it is vitally important for the City to keep projects moving that create construction job opportunities that provide family support wages and benefits.

Thank you.

Mike Tierney
District 16 Alder
Madison Common Council

From: [Drew Tai](#)
To: [Prusak, Sydney](#); [PLUDCApplcations](#)
Subject: I respectfully urge your support for The Langdon
Date: Wednesday, July 01, 2020 2:31:37 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear City Officials,

I respectfully urge your support for The Langdon. Students are an integral part of the economic and cultural experience of the City, and Hub Lifestyle brings a unique hospitality experience that will be woven into the fabric of the community.

Existing inventory fills up quickly, and this project will help enhance the City by generating much needed tax revenue and creating jobs, which are extremely important in these uncertain economic times.

Core Spaces has incorporated feedback from the community, and they have the experience needed to create a world-class residential community that both students and Madison residents can be proud of.

Sincerely,

Drew Tai

515 University Avenue, P8
Madison, Wisconsin, 53703

atai2@wisc.edu
(262) 271-8515

72.135.232.251

From: [Elizabeth Schneider](#)
To: [Prusak, Sydney](#); [PLUDCApplcations](#)
Subject: I respectfully urge your support for The Langdon
Date: Wednesday, July 01, 2020 3:37:10 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear City Officials,

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Sincerely,

Elizabeth Schneider

1842 Northwestern ave
Madison, Wisconsin, 53704

lime_ridge_rader@yahoo.com

166.181.83.202

From: [Mitch Lopez](#)
To: [Prusak, Sydney](#); [PLUDCApplcations](#)
Subject: I respectfully urge your support for The Langdon
Date: Wednesday, July 01, 2020 3:28:21 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear City Officials,

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Core Spaces has incorporated feedback from the community, and they have the experience needed to create a world-class residential community that both students and Madison residents can be proud of.

Sincerely,

Mitch Lopez

6155 glenbrook lane east
Indian head park, Illinois, 60525

Mlopez27@wisc.edu

107.77.206.212

From: [JACOB BROEHM](#)
To: [Prusak, Sydney](#); [PLUDCApplcations](#)
Subject: Opposition to Hub II Proposal
Date: Wednesday, July 01, 2020 3:16:21 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To whom it may concern,

I am here to explain why I as an incoming junior student at the University of Wisconsin-Madison oppose the current development of the Hub II. As an active student within student organizations, student government, and the Joint Campus Area City Committee, I see this development on 126 Langdon Street not willing to provide more affordable housing for students, ruin the historic character of Langdon Street, and cause more traffic difficulties in an already busy and full-parked area.

Having advocated for affordable student housing and being a renter myself, providing more housing options that range from 990 to 1700 dollars is well above the pay grade that a lot of students can afford. This development will drive up the cost of living in the area for students who are already financially strained to begin with.

Hub II would also disturb the historic character of Langdon Street and the community it would be a part of. This development is right on the border of the Historic Mansion Hill District that has been preserved by the City of Madison. Having a very modern looking building on the border of this district would without question look out of place.

Lastly, this development could also increase the amount of traffic-related accidents in the area. With more student drivers, ride share services, and delivery drivers for 380 proposed residents it would without a doubt strain Langdon Street and its parking services even more.

In conclusion, on May 18th over 1800 students signed a petition opposing this project who believed this development would not benefit students, but rather cause many more issues instead.

Thank you for your time,

Jacob Broehm
UW-Madison Junior Student

There are a number of very good reasons why this project was referred back to the Urban Design Commission by the May meeting of the planning council, and these are very good reasons why this project should not advance past this new phase of consideration by the UDC.

Many of them trace back to a concern central to the UDC, the exceptional size of the project relative to the traditions, appearance, and needs of their neighborhood, its predictable impact on an already-troubled parking and traffic situation, and the ongoing intent of CoreSpaces to install an indoor pool. Yet there are other concerns that add in context and shading, to do with the disingenuous way the project has been presented, especially against the background of discontent, broken promises, and ongoing lawsuits found when we investigated the news about CoreSpaces and their projects in other towns. To synthesize these two lobes of our argument, not only is the project unsuitable in itself, there are many reasons to mistrust the claims, integrity, and ongoing responsibility of CoreSpace as a company—and it is not surprising to find such a company fronting such a project over the ongoing objections of those who would be most affected.

CoreSpaces claims to be data-driven and forward-thinking in their approach, and successful in their past efforts to bring quality houses to campuses—looking directly at the claims they make compared to observable reality and established policy, and looking at their actual past dealing shows that they are none of these things and that this project will never be improved by them.

The building is too large, not only in terms of the size of the building, but in terms of what must be sought to make it profitable given their bloated over-head. This very vulnerability is used throughout their presentation to drive the necessity of other troubling additions like the indoor pool.

In terms of the 9 key points of the downtown plan, it is clear that any version of the project that we have seen not only fails to match but stands to degrade the majority of those key points.

Ensure a quality urban environment: the issues with ongoing lawsuits in other towns, the ongoing insistence on a high-cost, high-impact model, and the failure to not only address but even recognize that this project stands to increase traffic strongly suggests degradation, to assurance, of a quality urban environment.

Maintain strong neighborhoods and districts: aside from the basically troublesome nature of any CoreSpaces project, special disregard has been shown to the special, if fragile, status of our particular neighborhood. This is a modern, oversized, deceptively-massaged colossus that would never have been built at any prior time, in a Nationally-registered Historic District, in sight of beautiful and irreplaceable buildings, one of which has been brought back from the brink of demolition. By seeking such an obvious exception, while pretending with a very bland face that it is no exception at all, CoreSpaces stands to degrade the already-embattled standards and identity of their neighborhood, actually providing future precedent for equally-or-worse misfitting designs.

Enhance livability: At best this could only refer to the inside of the building, at the cost to the community, because of the misfit, oversize nature of this project—in fact, CoreSpaces has failed, in at least three different locations, to be open and ready for their clientele in newly opened projects. Aside from the impact upon parking and therefore livability in the neighborhood, it isn't even clear that the residents of this project would get what they have been promised.
increase transportation choices

Build on historic resources: unless this phrase is taken to mean “Build on top of former historic resources” it is already plain that this project directly degrades this standard.

Become a model of sustainability: CoreSpaces already flipped their last Madison Hub, starting a chain of unaccountable musical-chairs serial owners while having active lawsuits and unhappy neighbors in their wake nationwide. Flagstaff, Arizona actually tightened up their development laws as a direct result of discontent with the Hub that CoreSpaces built there.

Something needs to be said directly about their approach to parking, which claims to be data-driven and forward looking: they have directly and flatly claimed that they expect car ownership to decrease, reliably and steadily over the course of the foreseeable future. This improbable assertion

serves them as well as any of their starting premisses, for if the dense infill of this building were read onto the already-difficult parking and delivery situation of our neighborhood, together with the impossibility of getting a meaningful amount of parking into the large foot-print of their proposed building, then they would have to admit directly that they will be bringing in cars which have no place to go. They blandly ignore that parking is already famously difficult in the Langdon neighborhood.

Unless the UDC is going to consistently adopt the idea that traffic and parking will actually be declining in a significant and foreseeable way in the Langdon Street neighborhood, this fantastic claim must be put front-and-center as an item that has to not only be discarded, but indeed reversed as an operating assumption for whatever does go into this lot.

Notably, a smaller, more-easily-profitable project would not force us to debate this astonishing idea. A building with a smaller footprint could at least compensate for the added parking, if not the added flow, that it would bring.

Would we be better off with a parking lot in that location?

As distressing as the size, ugliness, and out-of-scale size of this proposal is the effort to get an indoor swimming-pool among the amenities. The former Hub has such a pool and it is directly tied in with increased police contact at that building. An incident at the Hub in West Lafayette, Indiana involved shots fired by a 15 year old who had circumvented whatever alleged security was in place there—and they mayors office was needed to intervene to get any response from CoreSpaces.

In more honest moments, they have admitted that this answers to their need to find a way to charge higher prices to make good on their overhead—which is of course artificially high because of the out-of-scale size. The rationale for the rooftop amenities is that From a physical design the zoning code requires useable open space and there's a couple of different ways to approach it. This is necessarily in proportion to the footprint and to the number of units. This is another example of how the insisted-upon scale of the building and insisted-upon density is used to drive features that create complications a smaller project would not have, but here treated as a necessity—but only granting the opening premise. It is another example of how a feature that is problematic in itself is put forward as a necessity to make the initially-problematic, needlessly-exceptional project to work.

Their representatives regularly asserts that they have worked hard to abide by the standards that grant condition uses considerations while providing nothing more than an increase in articulation on the facade and by beginning the exceptionally-high added stories a step away from the first layer of the building. The very fact that the building requires multiple layers, moving high-and-inward, demonstrates that it is too large, that it is an exception, one that does not fit.

They have consistently spoke of preserving the contributing building at 142 Langdon that has been consistently under-maintained as it is.

This is really a subtle kind of blackmail to obtain a variance in scale that is in no way consistent with what exists now. It is based on the premise that exceptions need to be granted, that a bloated overhead needs to be accommodated, and that a more parsimonious and harmonious plan could not be profitably and sustainably be built.

Another company could and should build something viable, sustainable, and contributing in this space.

All of this is a natural consequence of the fact that this project does not physically fit with the neighborhood. It's aesthetic misfit is a symptom of a far-deeper set of problems with both the project itself and with the company that seeks to execute it.

Given their insistence on a high overhead, high density, high maintenance and high charge model, it seems unlikely that anything this company will propose will be any more acceptable than what we have seen.

From: brookealiceevans@gmail.com
To: [PLUDCAplications](#)
Subject: Opposition to Hub II
Date: Wednesday, July 01, 2020 7:17:27 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Committee Members,

My name is Brooke Evans and I have been a longtime homeless activist while a student at the University of Wisconsin-Madison and as a recent graduate. I have many years of personal experience with the issue of housing insecurity and lack of affordable housing on our campus and in our community. I'm writing today to register my deep opposition to the Hub II.

My first experience communicating directly with Core Spaces came from an email I received from Scott Sproat, formerly of Marketing for Core Spaces. Rather than engage with me about my experience with the issue of housing insecurity, Scott neglected to follow through on any subsequent appointments we'd set up to speak more about how Core Spaces could work to address the lack of affordable housing in the community and support those who are homeless or at-risk of homelessness here in Madison. As a directly impacted person, I have not experienced open communication, reliability, or respect from Core Spaces. The people impacted here in Madison know best what the community needs and have the highest stake in this issue since they will be the ones on the frontlines of homelessness or severe housing burden as a result of this decision.

It's in my direct experience with the issue of a lack of safe, affordable, and decent housing in Madison and engagement with Core Spaces that I submit my deepest opposition to further development with Core Spaces.

Thank you,

Brooke A. Evans

From: Ian Flaws
To: [Prusak, Sydney; PLUDCApplcations](#)
Subject: I respectfully urge your support for The Langdon
Date: Wednesday, July 01, 2020 5:07:37 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear City Officials,

I respectfully urge your support for The Langdon. Students are an integral part of the economic and cultural experience of the City, and Hub Lifestyle brings a unique hospitality experience that will be woven into the fabric of the community.

Existing inventory fills up quickly, and this project will help enhance the City by generating much needed tax revenue and creating jobs, which are extremely important in these uncertain economic times.

Core Spaces has incorporated feedback from the community, and they have the experience needed to create a world-class residential community that both students and Madison residents can be proud of.

Sincerely,

Ian Flaws

5702 Bellows Circle
Madison, Wisconsin, 53716

ian.m.s.flaws@gmail.com

107.77.83.121

From: [Ethington, Ruth](#) on behalf of [Planning](#)
To: [Cleveland, Julie](#)
Subject: FW: Oppose Agenda Item 10 of tonight's Urban Design Commission Meeting
Date: Thursday, July 02, 2020 6:18:44 AM

From: Witzel-Behl, Maribeth <MWitzel-Behl@cityofmadison.com>
Sent: Wednesday, July 01, 2020 2:18 PM
To: Planning <planning@cityofmadison.com>
Subject: Fw: Oppose Agenda Item 10 of tonight's Urban Design Commission Meeting

From: JULIA MYERS <jmyers23@wisc.edu>
Sent: Wednesday, July 1, 2020 1:43 PM
To: Clerk
Subject: Oppose Agenda Item 10 of tonight's Urban Design Commission Meeting

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Good afternoon,

I am writing to express my extreme opposition to item 57757/agenda item 10 (Langdon St.) of tonight's Urban Design Commission meeting.

As a student of UW Madison, and one who will be living on Langdon St. this coming year, I have severe concerns over the existence and construction of this building, and feel that it poses severe endangerment to the wellbeing and needs/requests of students as well as the historic nature and feel of Langdon St. itself.

The student population of UW Madison has expressed its hesitation towards this project, and as a city with a high student/university population, particularly on Langdon St. considering its proximity to campus, you should hold the opinions of your residents in high regard.

Overall, the concerns of students need to be heard, especially since we are most heavily impacted by this decision. It is important to maintain the key aspects of Madison and Langdon St. as they are and not let gentrification or financial interest sacrifice history, environmental health, and student & neighborhood well being.

It is in the best interest of the community for the commission to oppose Agenda Item number 10.

Sincerely,
Julia Myers