

From: [Anthony Anastasi](#)
To: [PLUDCApplications](#)
Subject: UDC Mtg. 7/1/2020- Agenda Item #10- Public Comment
Date: Thursday, June 25, 2020 12:56:36 PM

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Good Evening members of the UDC,

I am writing you regarding Agenda Item #10- 126 Langdon Street- HUB II. A project like this will create and maintain hundreds of jobs for men and women in the Union Building Trades. As recent examples, HUB I and The James projects were a great success, building and sustaining local family careers for years to come while in turn also creating much needed student housing which is supportive for local business growth. The City of Madison will continue to see these families (Union Building Trades Members) invest in their communities both financially and emotionally. The men and women of the Union Building Trades are trained at the absolute highest level of skill and safety. They take great pride in the craft they hone throughout their time as a registered apprentice and beyond. These careers I am speaking of not only pay a fair wage within this community, they also pay fair benefits such as healthcare and retirement. There is no better feeling described than to know you will be making a positive difference in someone's livelihood as well as their families, their neighborhood, and your community.

I am writing you in support of the new development on 126 Langdon Street- HUB II.

Thank you for your time and consideration,

Anthony Anastasi
Business Agent/Organizer/President
Iron Workers Local 383
5501 Manufacturers Drive
Madison, WI 53704
www.iron383.com

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

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

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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: [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

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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

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