



March 8, 2021

RE: Please support construction of The Hub II at 126 Langdon Street

Dear Plan Commissioners:

The North Central States Regional Council of Carpenters supports approval of Core Space's plans for 126 Langdon Street. Throughout this process our Union has been incredibly impressed with the development team's responsiveness and revisions based on extensive city and neighborhood feedback. Reductions in bed count, an increase in parking spots to accommodate ride-share and delivery, and additional setbacks have improved design, rhythm, and circulation. Additionally, this proposal is consistent with the Downtown Plan that calls for higher density on this parcel. This proposal unquestionably deserves approval from the Plan Commission.

Our community benefits from a diverse Union workforce building our city. Our tuition-free apprenticeship program offers livable wages, health insurance and a pension on day one. We are specifically dedicated to recruitment of underrepresented communities in our apprenticeship program and our demographic data backs this up, but apprenticeship only occurs if construction projects are approved by bodies like the City of Madison Plan Commission. The community benefits of this project will advance opportunity and equity in Madison.

Respectfully,

Andrew Disch
North Central States Regional Council of Carpenters

126 LANGDON STREET BUILDING PROPOSAL

My name is Yonden Dorje and I am the manager for Kennedy Manor Apartments at 1 Langdon street. I, along with many of our residents have many concerns about how this new proposed 7 storey structure could impact this historic neighbourhood and the quality of life for our residents. Please note our following concerns :

Architecture :

- The proposed building does not fit in with the character of the buildings in this historic neighbourhood.
- The proposed 7 storey structure is **too large** in scale and the exterior **design** does not fit in with the historic neighbourhood.
- If this structure is approved, it will serve as a gateway for other larger structures to be built in the future.
- This will forever change the fabric of this historic neighbourhood.

Noise / Disturbances :

- The proposed roof top patio on this building is likely to cause a huge noise disturbance to the neighborhood.
- Many of our residents have been living here for a long time. It will be difficult for our residents to avoid the expected loud noise and disturbances coming from this proposed roof top patio.
- It should not be acceptable for our residents to give up their quality of life and live with these expected noise disturbances coming from this proposed roof top patio.

Traffic Problems :

- The proposed building does not provide for enough parking spaces.
- This is going to greatly increase the problems with street traffic along Langdon Street.
- Ride share services like 'Uber' and 'Lyft' already create heavy traffic congestion along Langdon street.
- There needs to be more parking spaces for a structure of this size.
- We currently already have many students living along Langdon street who constantly use the Kennedy Manor parking lot illegally due to not enough parking spaces being provided at their buildings. This proposed building structure does not have adequate parking spaces and will elevate this parking problem.

From: [Prusak, Sydney](#)
To: [Plan Commission Comments](#)
Subject: Fw: Proposal, 126 Langdon Street, Opposition to Approval
Date: Monday, March 8, 2021 9:38:02 AM

From: Mark and Tammy Ehrmann <ehrfamily@sbcglobal.net>
Sent: Friday, March 5, 2021 4:14 PM
To: Prusak, Sydney
Cc: Heck, Patrick
Subject: Proposal, 126 Langdon Street, Opposition to Approval

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

Dear City Plan Commission members,

We write to express our extreme opposition to the most recent proposal presented by Core Spaces for an apartment building at 126 Langdon Street. This project has been submitted in many iterations during the last two years, and the current design has shown little change to these earlier versions. This development has been denied several times because of a number of issues, and the minimal changes in this rendition do nothing to change the overall non-compliant design.

As the owner and governing body of the Delta Delta Delta fraternity house, located next door at 120 Langdon Street, we have several concerns about the legitimacy of the proposal in relation to the zoning rules in place for this area. In addition we feel that the overall character and historical nature of the location will be severely compromised by this proposed development.

The location is home to many significant and historically important buildings, and the proposed building does not complement or enhance the nature of the area. The mass, scale and design of the project is completely out of proportion with the neighboring buildings, making it non-compliant with the zoning rules and regulations. This is an historic area and owners work very hard to adhere to rules and regulations regarding historic property. In no way does this building compliment or enhance that historic flavor of the area. Once that is gone it will never be able to be reinstated - and in fact, opens up the gates for others to add these kinds of developments to the area. It starts to make more sense to sell existing buildings to developers for the land alone, rather than spend so much to keep them compliant with the historic area and have them overtaken by behemoth structures that do not fit in. Langdon will end up being a long narrow street filled with high rises that are filled with students and the local flavor of Langdon St, will be lost forever. The work and monies involved in maintaining and preserving these facilities is extensive and expensive, and in fact this imposing building will make the value of these properties be in selling the land to future developers - not in maintaining this slice of history in Madison.

The safety factor is a concern from those of us who live, work or maintain properties in the area. The site circulation of the area has not been addressed in a way that meets requirements for the area. The last building that was in that location allowed for an entrance on the east side of the property and an exit on the west side of the property, giving a one way flow to all vehicles in the area. The new plan eliminates the west side drive completely, requiring cars, delivery trucks, fire trucks and garbage trucks to make a y turn in a narrow parking lot at the bottom back of the building. This does not seem to be a safe way for that to happen considering all of the foot traffic in the area from the many residents who use the drive as a way to get to Langdon St. In addition, it causes congestion in a small, tight parking lot that belongs to another residence. There will be an increase in traffic to the area with the number of residents proposed in the development, and the current conditions do not even work with the current amount of traffic. The plans do not address this added traffic that a building of this size will require in an acceptable way.

Another safety concern is the rooftop hot tub (which is a pool size). In other developments by Core Spaces, both in Madison and in other parts of the country, this has proven to be a nuisance and detriment to the area. This is an

accident waiting to happen, whether it be from things thrown from the rooftop, overuse by residents and their guests while alcohol is used, lack of supervision by staff (with only resident managers on site at much of the time), and the noise and disruption to the area as a whole.

Please know that we, as an organization and as individuals, are in extreme opposition to this development. We cannot urge more strongly that a denial is in the best interests of the area, and that we feel that forever changing this location of historical significance will harm the rich fabric of the history of Madison.

Delta Delta Delta Mu Chapter House Corporation
120 Langdon Street
Madison, WI 53703

Tammy Ehrmann, President
Shawn King, Vice President
Patty Milliken, Treasurer
Jessie Solcz, Secretary
Connie Mills, Member-at-Large
Molly Weininger, Member-at-Large