

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: February 26, 2014

UDC MEETING DATE: March 5, 2014

Action Requested

Informational Presentation

Initial Approval and/or Recommendation

Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 626 Langdon Street

ALDERMANIC DISTRICT: Scott Resnick

OWNER/DEVELOPER (Partners and/or Principals)
CHT Apartment Rentals, LLC
626 Langdon Street
Madison, WI 53701

ARCHITECT/DESIGNER/OR AGENT:
Gary Brink & Associates, Inc.
7780 Elmwood Avenue
Suite 204
Middleton, WI 53562

CONTACT PERSON: Josh Wilcox

Address: (same as Architect above)

Phone: 608-829-1750

Fax: 608-829-3056

E-mail address: josh.wilcox@garybrink.com

TYPE OF PROJECT:

(See Section A for:)

Planned Unit Development (PUD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Community Development (PCD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Residential Development (PRD)

New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)

School, Public Building or Space (Fee may be required)

New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

Planned Commercial Site

(See Section B for:)

New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

Comprehensive Design Review* (Fee required)

Street Graphics Variance* (Fee required)

Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

ROUNDHOUSE APARTMENT ADDITION

626 LANGDON ST.
MADISON, WISCONSIN 53701

UDC INFORMATIONAL
FEBRUARY 26, 2014

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608-829-1750
608-829-3056 (FAX)



OWNER :
626 LANGDON STREET
MADISON, WISCONSIN 53701
PHONE: 608-829-1750
FAX: 608-829-3056

CHT APARTMENT RENTALS, LLC



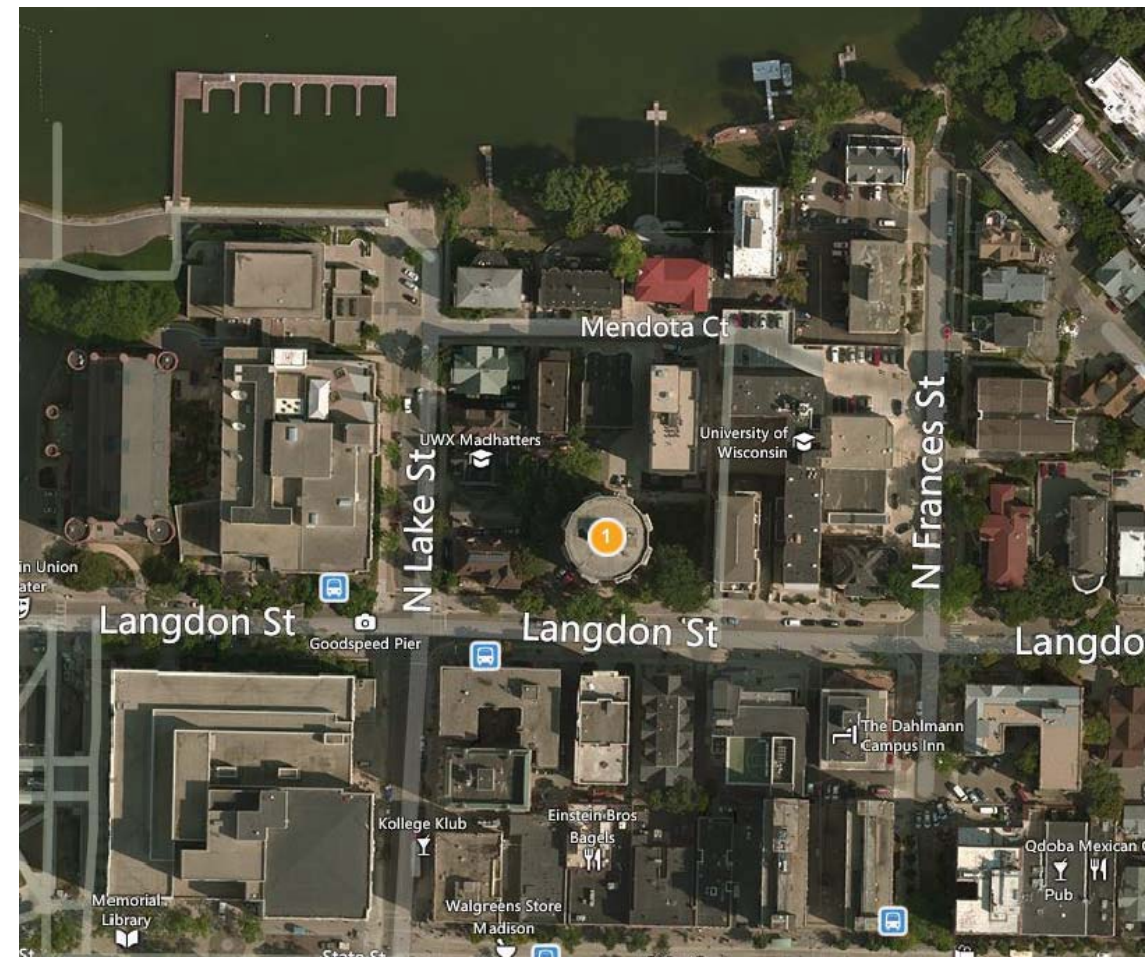
ARCHITECT :
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PHONE: 608-829-1750
FAX: 608-829-3056

GARY BRINK & ASSOCIATES, INC.
PRIMARY CONTACT:
JOSH WILCOX
EMAIL: josh.wilcox@garybrink.com



CONTRACTOR
1406 EMIL STREET
MADISON, WI 53713
PHONE: 608-271-8111
FAX: 608-271-6233

IDEAL BUILDERS
PRIMARY CONTACT:
JASON BOLLIG
EMAIL: jlbollig@IdealBuildersinc.com



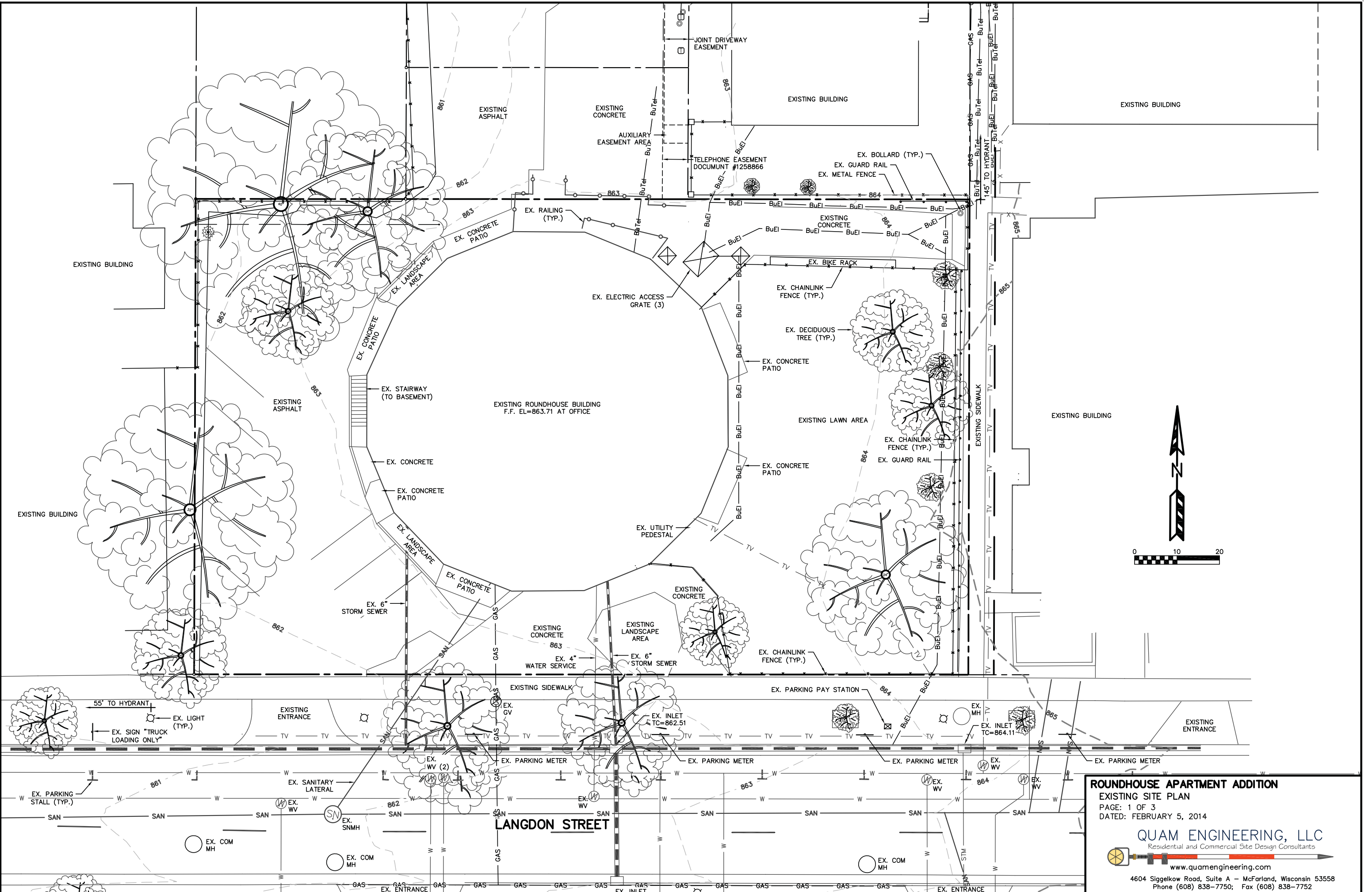
PROJECT:
ROUNDHOUSE APARTMENTS
626 LANGDON STREET
MADISON, WISCONSIN 53701
CLIENT:
CHT APARTMENT RENTALS, LLC
505 N. CARROLL ST.
MADISON, WISCONSIN 53701

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PROJECT: 201247
DRAWN BY: BF
DATE:
SCALE: AS NOTED
PRICING PACKAGE: 10-21-2013

JOB #201247

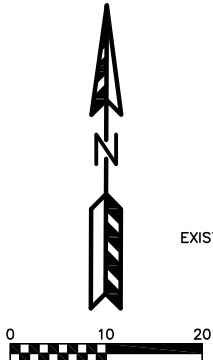
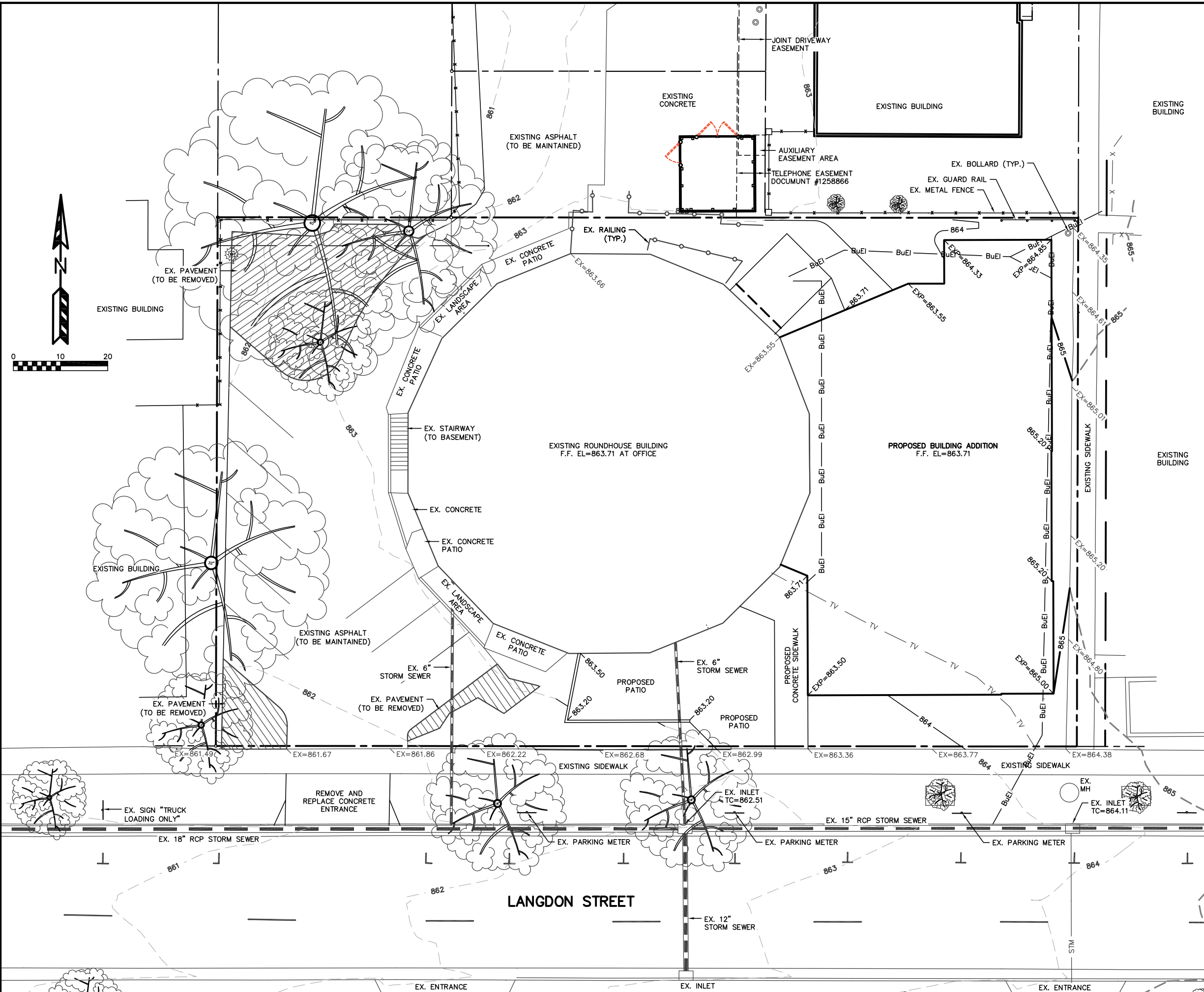
COVER SHEET
AND PROJECT
CONTACTS

T1



ROUNDHOUSE APARTMENT ADDITION
 EXISTING SITE PLAN
 PAGE: 1 OF 3
 DATED: FEBRUARY 5, 2014

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
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 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

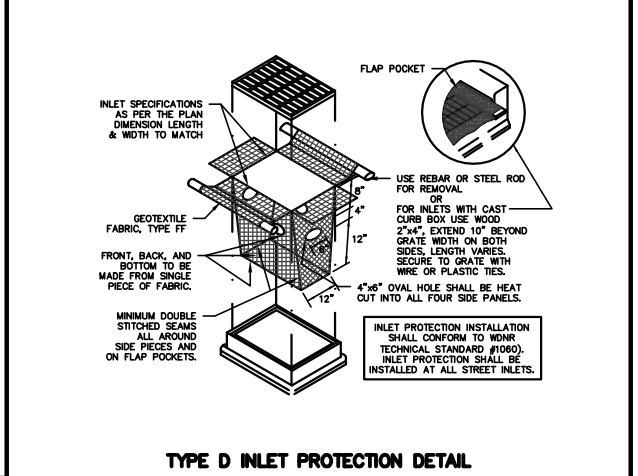
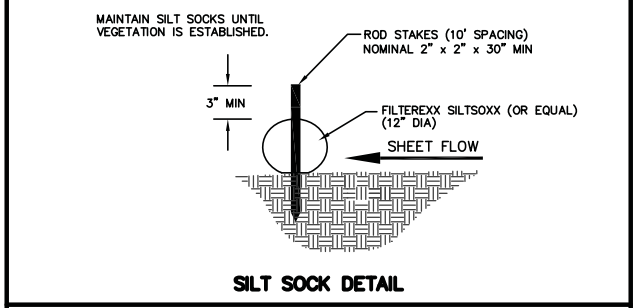


EROSION NOTES:
 SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 WOOD TYPE D INLET PROTECTION SHALL BE INSTALLED IN ADJACENT INLETS.
 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 A 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.

TIME SCHEDULE:
 MAY 1, 2014 INSTALL INITIAL EROSION CONTROL DEVICES.
 MAY 2 - DECEMBER 15, 2014 CONSTRUCT BUILDING ADDITION AND RESTORE PREVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:
 ALL PREVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PREVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8%.

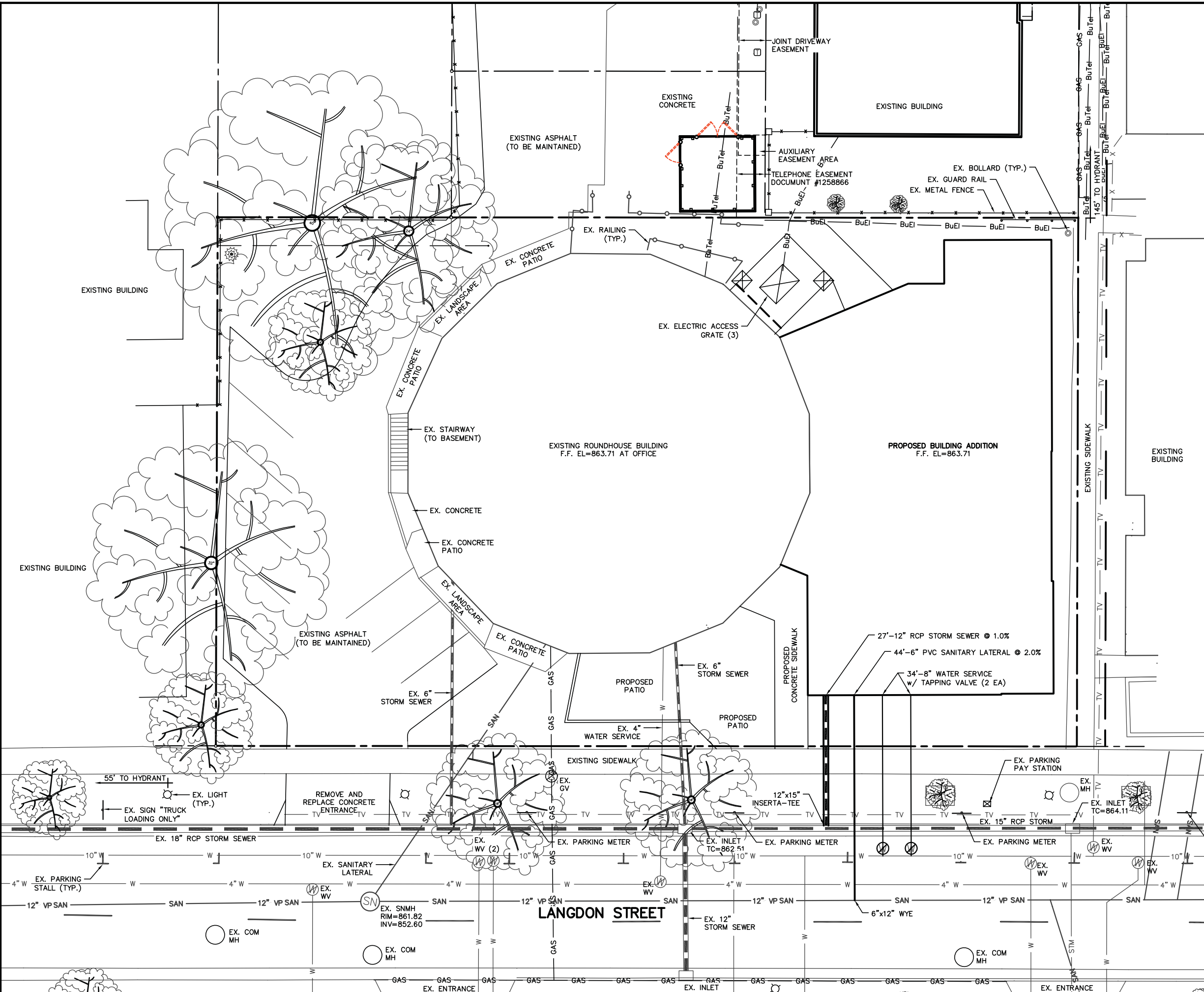
OWNER: ???
ENGINEER: QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

ROUNDHOUSE APARTMENT ADDITION
 PRELIMINARY GRADING AND EROSION CONTROL PLAN
 PAGE: 2 OF 3
 DATED: FEBRUARY 5, 2014

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GENERAL NOTES:
 ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 THE CONTRACTOR SHALL REPLACE ALL DAMAGED SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY CONSTRUCTION OR WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 THE CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.
 THE CONTRACTOR SHALL VERIFY UTILITY MATERIAL, SIZE, AND ELEVATION PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

UTILITY NOTES:
 ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.
 THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.
 MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
 ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
 PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

ROUNDHOUSE APARTMENT ADDITION
 PRELIMINARY UTILITY PLAN
 PAGE: 3 OF 3
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608-829-1750
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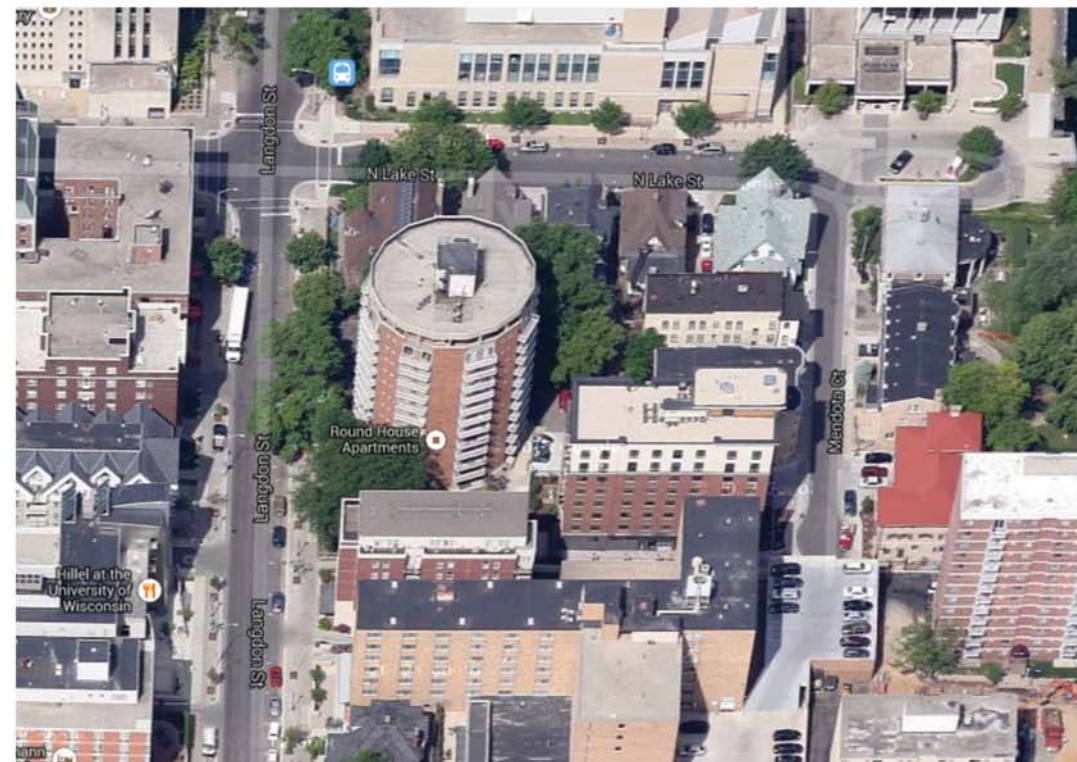
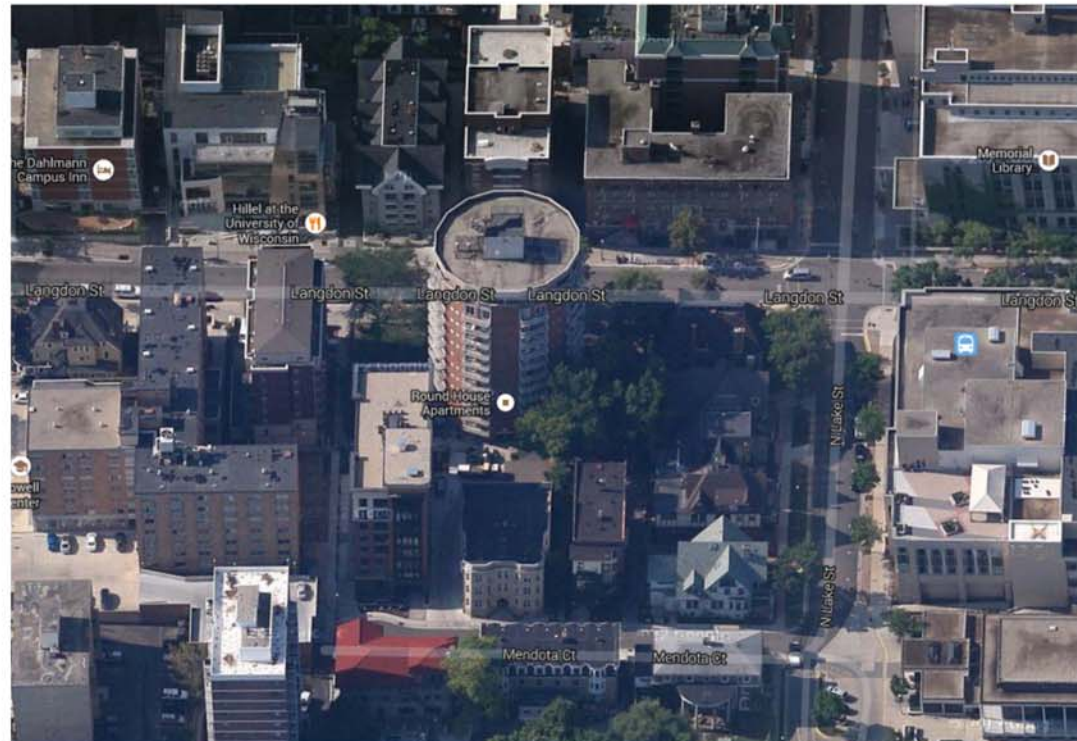


PROJECT: ROUNDHOUSE APARTMENTS
626 LANGDON STREET
MADISON, WISCONSIN 53701
CLIENT: CHT APARTMENT RENTALS, LLC
505 N. CARROLL ST
MADISON, WISCONSIN 53701

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SURROUNDING
BUILDINGS
EC.03



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LOOKING TOWARDS THE ROUNDHOUSE AT
636 LANGDON STREET



LOOKING TOWARDS ROUNDHOUSE AT
EMPTY SPACE WHERE PROPSD BUILDING IS TO BE CONSTRUCTED



LOOKING TOWARDS THE ROUNDHOUSE AT
614 LANGDON STREET



LOOKING TOWARDS THE ROUNDHOUSE AT
610 LANGDON STREET



LOOKING TOWARDS THE ROUNDHOUSE AT
602 LANGDON STREET



LOOKING ACROSS THE STREET AT
601 LANGDON STREET



LOOKING ACROSS THE STREET AT
611 LANGDON STREET



LOOKING ACROSS THE STREET AT
619 LANGDON STREET



LOOKING ACROSS THE STREET AT
625 LANGDON STREET



LOOKING ACROSS THE STREET AT
633 LANGDON STREET

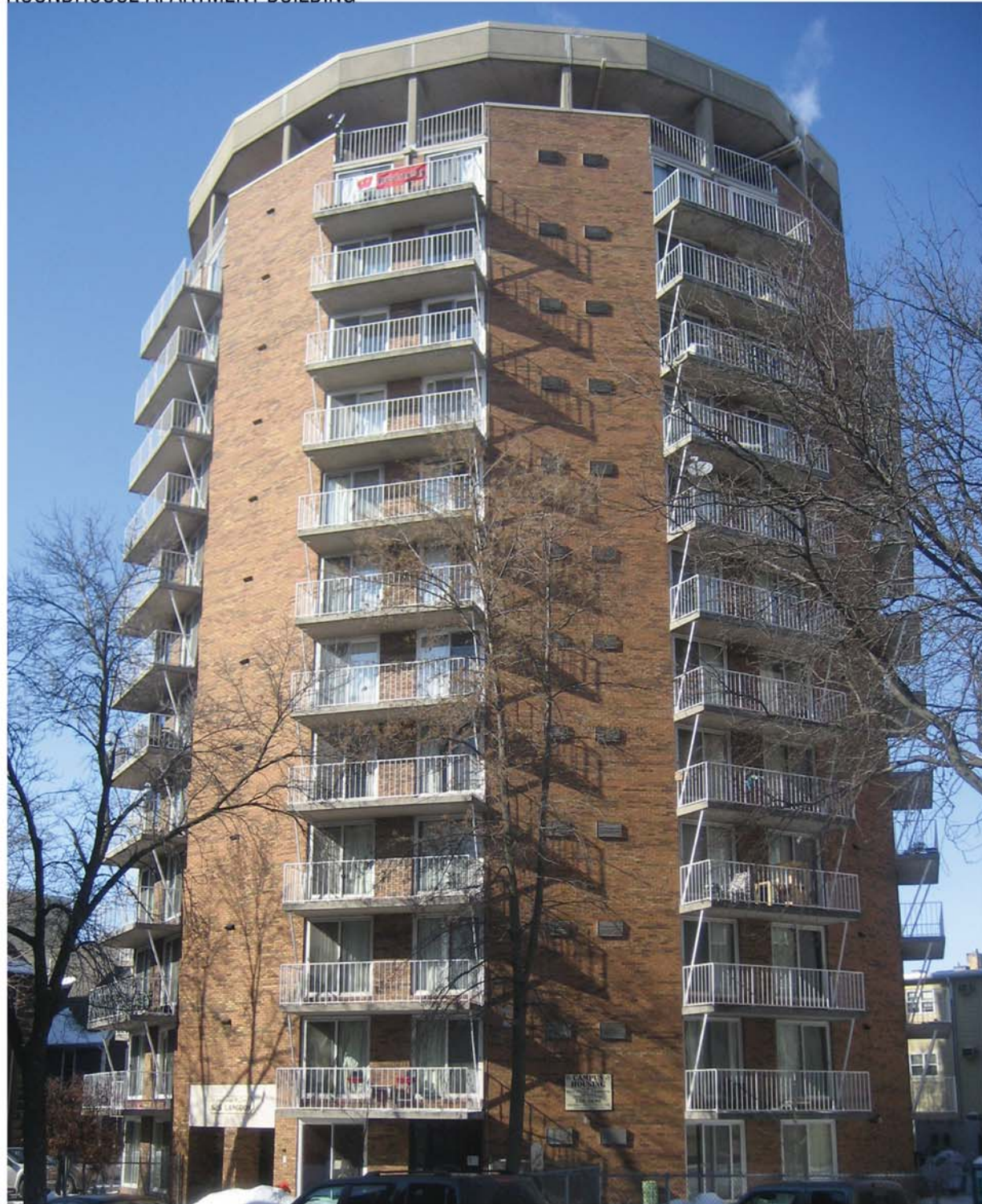
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ADJACENT
STRUCTURES
EC.04

ROUNDHOUSE APARTMENT BUILDING



BACK/SIDE YARD AREA



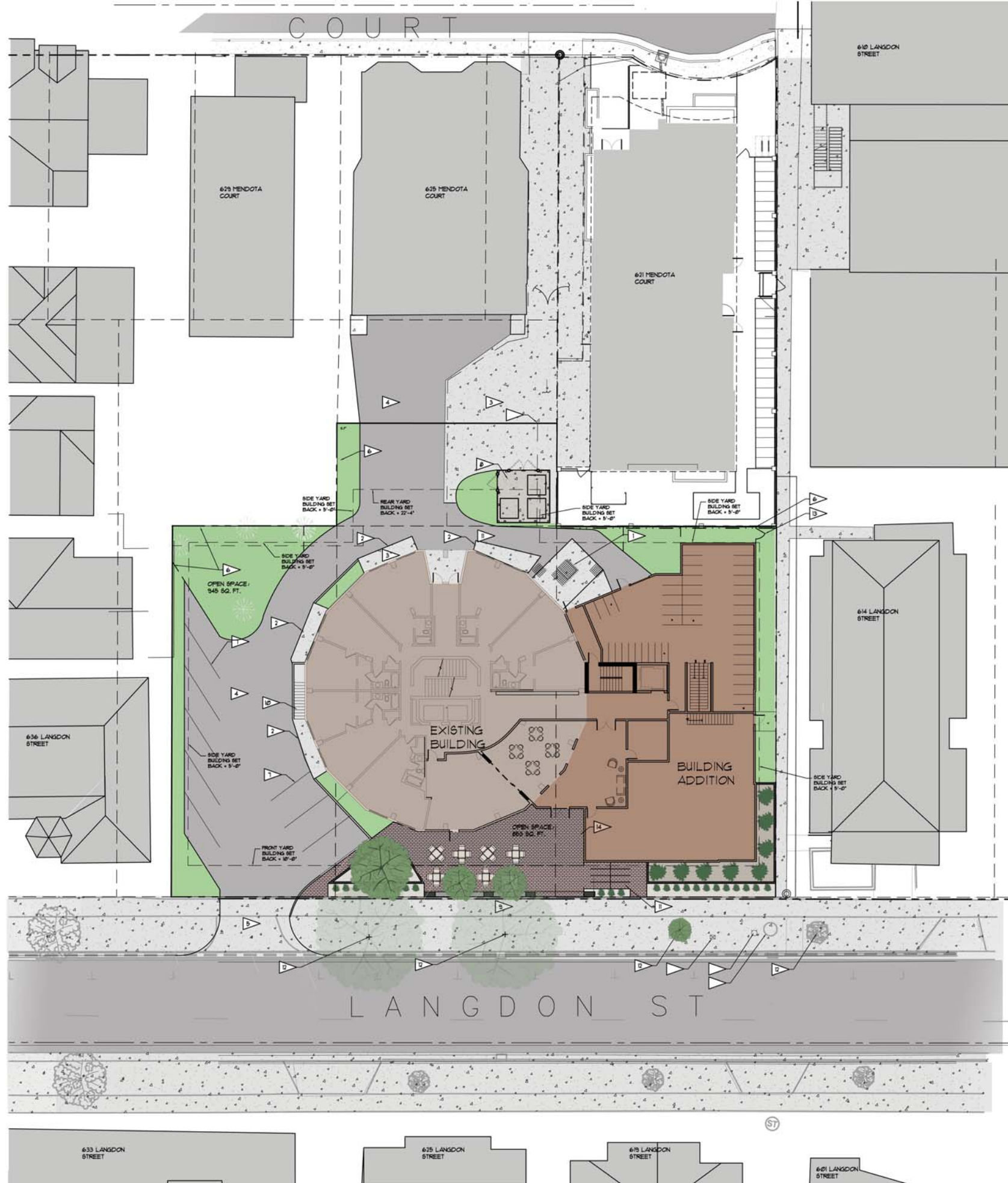
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CURRENT
ROUNDHOUSE
BUILDING
EC.05



- ZONING CODE:**
- DOWNTOWN RESIDENTIAL 2 DISTRICT
 - FRONT YARD SETBACK + 10'-0" (OR TO BUILD LINE) - PROPOSED 10'-0"
 - SIDE YARD SETBACK + 5'-0" - PROPOSED 5'-0"
 - REAR YARD SETBACK + 20% OF LOT DEPTH (+ 22'-4"), BUT NO LESS THAN 20'-0" - PROVIDED 20'-0"
 - MAXIMUM LOT COVERAGE + 80% - PROPOSED LOT COVERAGE + 46%
 LOT SIZE: 22,482 SF
 BUILDING FOOTPRINT: 10,432 SF
 10,432 SF + 46.6%
 22,482 SF
 - MAXIMUM HEIGHT + 8 STORES (PER DOWNTOWN HEIGHT MAP)
 1. (CONDITIONAL USE MAY ALLOW HIGHER)
 - USABLE OPEN SPACE + 20 SF PER BEDROOM;
 75% OF REQUIRED OPEN SPACE CAN BE BALCONIES (715 SF.)
 25% OF REQUIRED OPEN SPACE NEEDS TO BE USABLE SPACE (109 SF.)
 3620 SF. REQUIRED
 EXISTING BALCONIES + 5628 SF.
 PROPOSED BALCONIES + 1804 SF.
 TOTAL BALCONY SF. + 7332 SF.
 PROPOSED USABLE OPEN SPACE + 2246 SF.
 - BIKE/ MOPED PARKING REQUIREMENTS:
 1 STALL PER UNIT UP TO 2 BEDROOMS 1/2 STALL PER ADDITIONAL BEDROOM. 1 GUEST SPACE PER 10 UNITS
 - DESIGN OPTION REQUIRES 102 BIKE/ MOPED STALLS:
 - PROVIDED STALLS 100 BIKE/ MOPED STALLS
 - INTERIOR BIKE STALLS 84
 - INTERIOR MOPED STALLS 34
 - EXTERIOR GUEST BIKE STALLS 8
 - PERVIOUS PAVING + 8245
 INCLUDING BUILDING 18721 SQ. FT.
 PERVIOUS AREAS + 3509

- SITE PLAN KEY NOTES**
- EXISTING ELECTRICAL VAULT
 - EXISTING TREES TYP. TO BE REMOVED
 - EXISTING CONCRETE PAVING
 - EXISTING BITUMINOUS PAVING TO BE REPAIRED/ REPLACED
 - EXISTING CURB CUT TO REMAIN
 - EXISTING FENCE
 - EXISTING PARKING STALLS (8')
 - TRASH ENCLOSURE SEE DETAIL X0000
 - EXISTING SIDEWALK + TERRACE
 - EXISTING EXTERIOR CONCRETE STAIRS TO BASEMENT
 - GUEST BIKE PARKING
 - EXISTING TERRACE TREES TO REMAIN
 - NE GATE TO MATCH ADJACENT FENCE
 - DECORATIVE CONCRETE SLAB
 - NEW ASPHALT PAVING
 - EXISTING SIDEWALK (TAX ID: 2510109-143-021-4)

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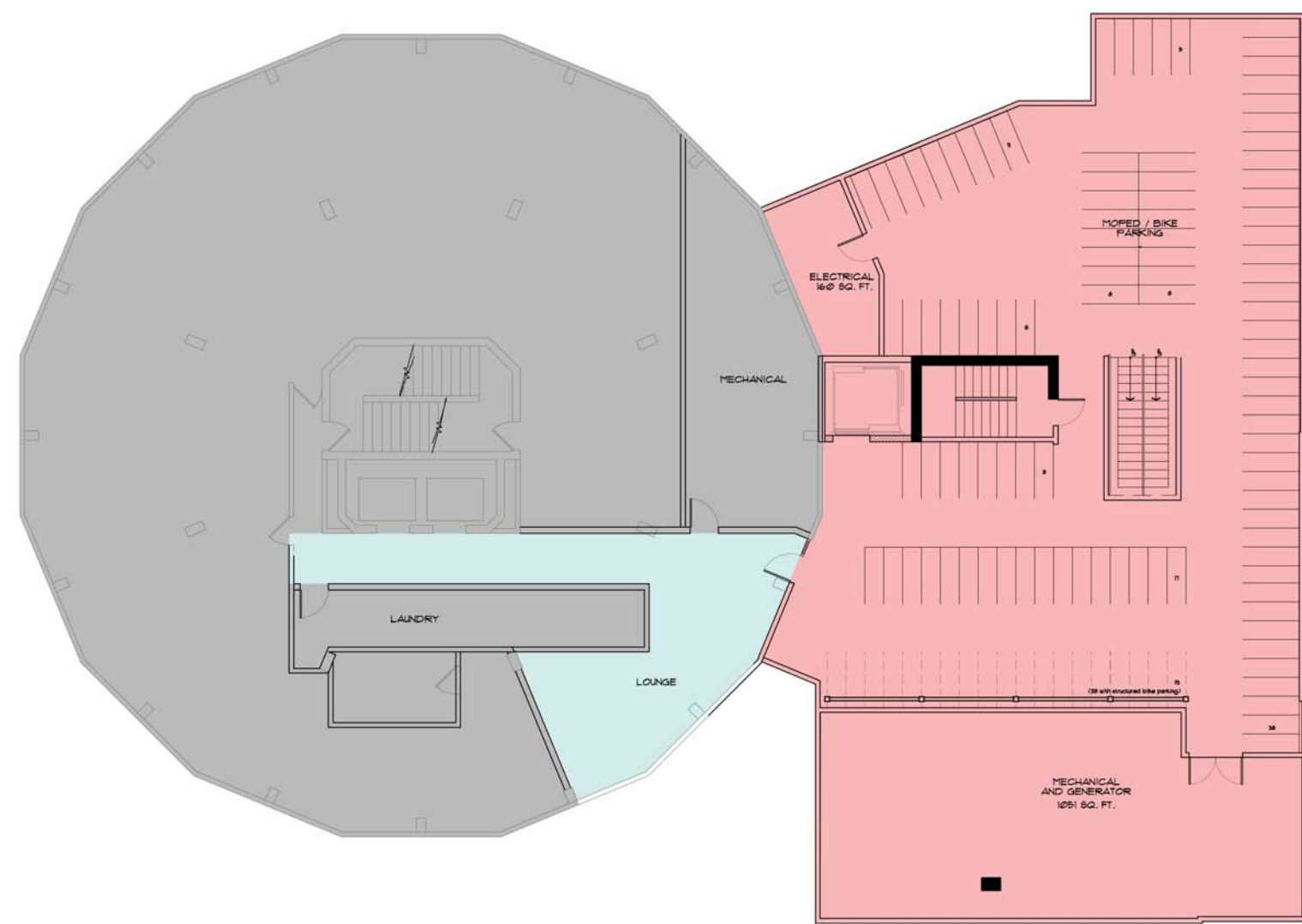
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SITE PLAN
 SCALE: 1/16" = 1'-0"



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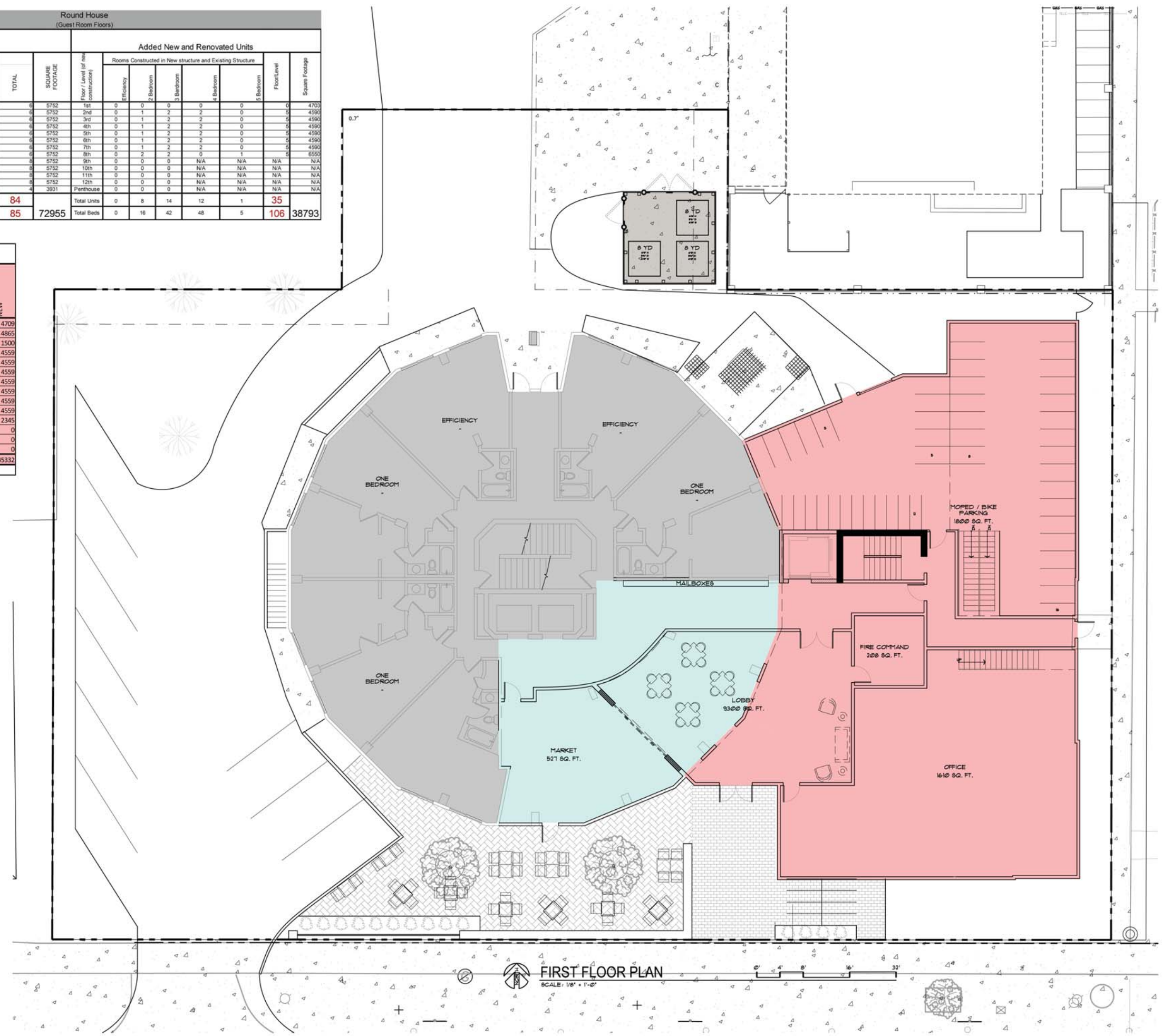
BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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Round House (Guest Room Floors)																
Floor / Level	Existing					TOTAL	SQUARE FOOTAGE	Floor / Level (if new construction)	Added New and Renovated Units					Floor Level	Square Footage	
	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	One Bedroom				Rooms Constructed in New structure and Existing Structure	Efficiency	2 Bedroom	3 Bedroom	4 Bedroom			5 Bedroom
1st	3	3	0	1	1	6	5752	1st	0	0	0	0	0	0	0	4703
2nd	0	6	0	0	1	7	5752	2nd	0	1	2	2	0	0	0	4590
3rd	0	6	0	0	2	8	5752	3rd	0	1	2	2	0	0	0	4590
4th	0	6	0	0	2	8	5752	4th	0	1	2	2	0	0	0	4590
5th	0	6	0	0	2	8	5752	5th	0	1	2	2	0	0	0	4590
6th	0	6	0	0	2	8	5752	6th	0	1	2	2	0	0	0	4590
7th	0	6	0	0	2	8	5752	7th	0	1	2	2	0	0	0	4590
8th	0	6	0	0	2	8	5752	8th	0	2	2	0	1	0	0	6552
9th	0	6	0	0	2	8	5752	9th	0	0	0	0	N/A	N/A	N/A	N/A
10th	0	8	0	N/A	N/A	8	5752	10th	0	0	0	0	N/A	N/A	N/A	N/A
11th	0	8	0	N/A	N/A	8	5752	11th	0	0	0	0	N/A	N/A	N/A	N/A
12th	0	8	0	N/A	N/A	8	5752	12th	0	0	0	0	N/A	N/A	N/A	N/A
Penthouse	1	2	1	N/A	N/A	4	3931	Penthouse	0	0	0	0	N/A	N/A	N/A	N/A
Total	4	79	1	1	16	84		Total Units	0	8	14	12	1	0	0	35
Total Beds	4	79	2	1	16	85	72955	Total Beds	0	16	42	48	5	0	0	106
																38793

AREA PER CONSTRUCTION TYPE			
	EXISTING	EXISTING RENOVATION	NEW
basement	4664	1088	4709
first floor	4027	1519	4865
mezzanine/2nd floor	5152	600	1500
second floor	4560	1192	4559
third floor	4560	1192	4559
fourth floor	4560	1192	4559
fifth floor	4560	1192	4559
sixth floor	4560	1192	4559
seventh floor	4560	1192	4559
8th floor	4560	1192	4559
8th floor mezzanine	5752	0	2345
11th floor	5752	0	0
12th floor	5752	0	0
penthouse suite	3931	0	0
TOTALS	66950	11551	45332
BUILDING SQUARE FOOTAGE	123833		



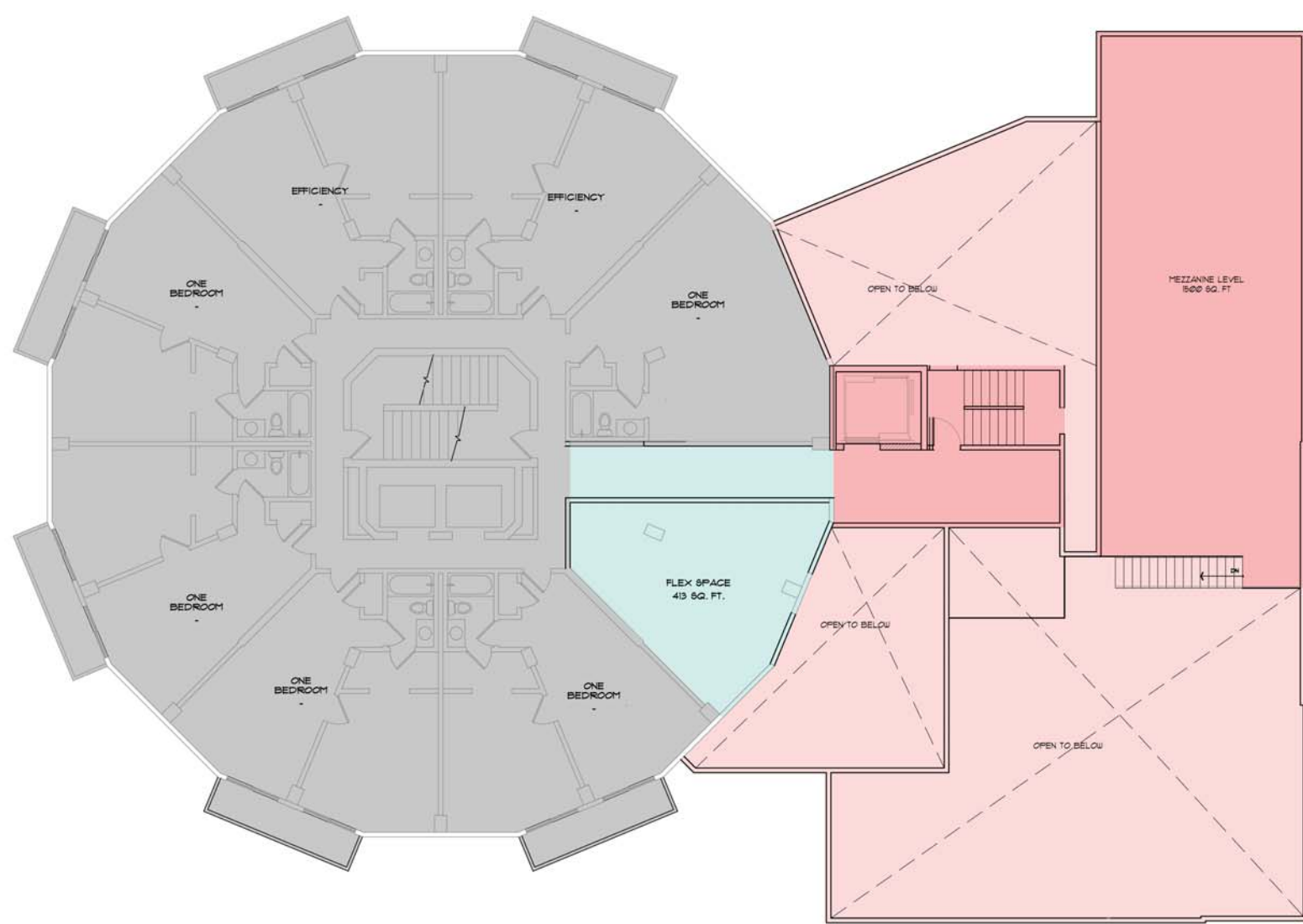
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT: ROUNDHOUSE APARTMENTS
826 LANGDON STREET
MADISON, WISCONSIN 53701
CLIENT: CHT APARTMENT RENTALS, LLC
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 **2nd FLOOR/MEZZANINE PLAN**
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16' 32'

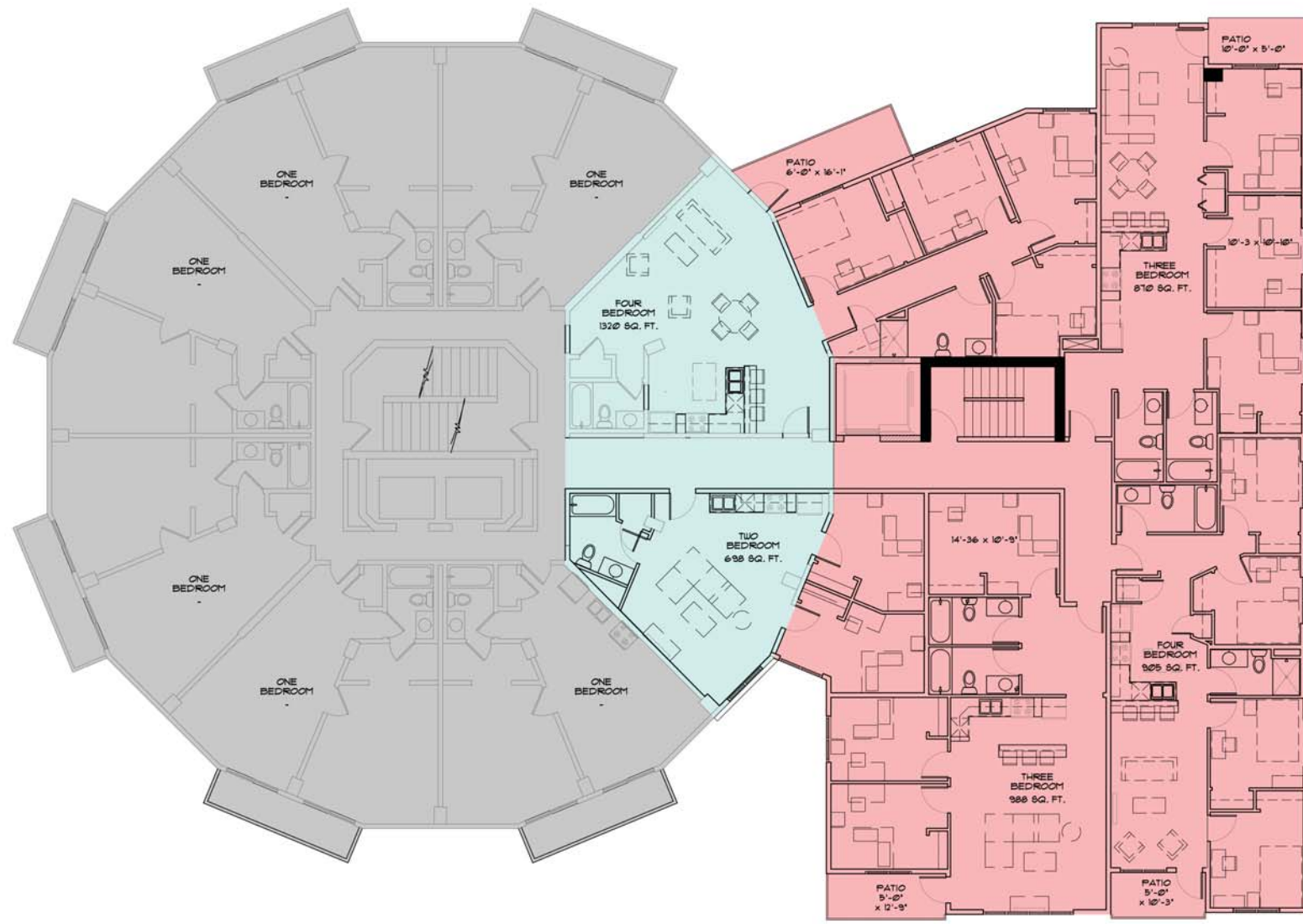
PROJECT: **ROUNDHOUSE APARTMENTS**
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FIRST FLOOR
 MEZZANINE
 FLOOR PLAN
A2.01b



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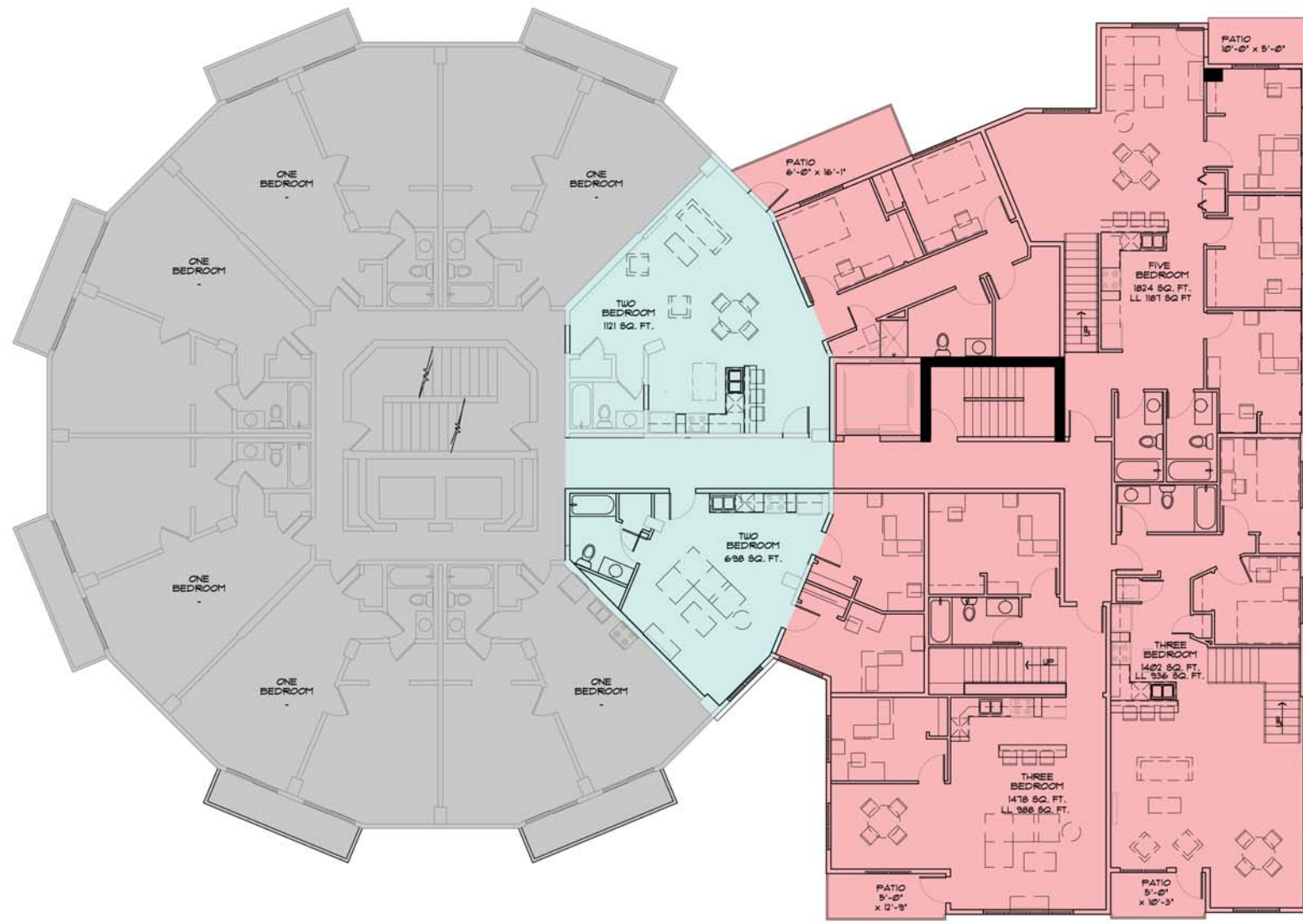
 **2nd -7th FLOOR PLAN**
SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 32'

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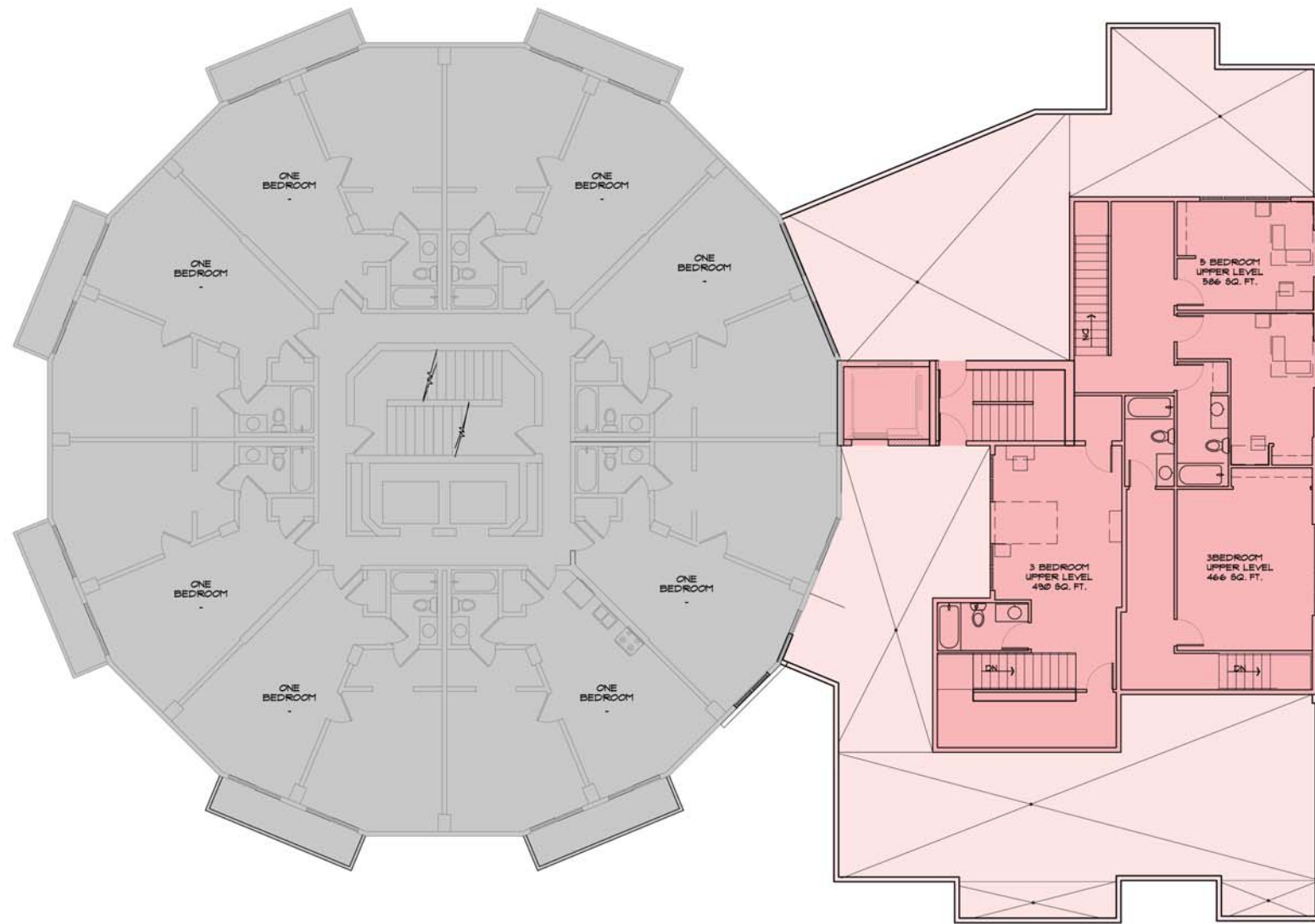
 **EIGHTH FLOOR PLAN**
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16' 32'

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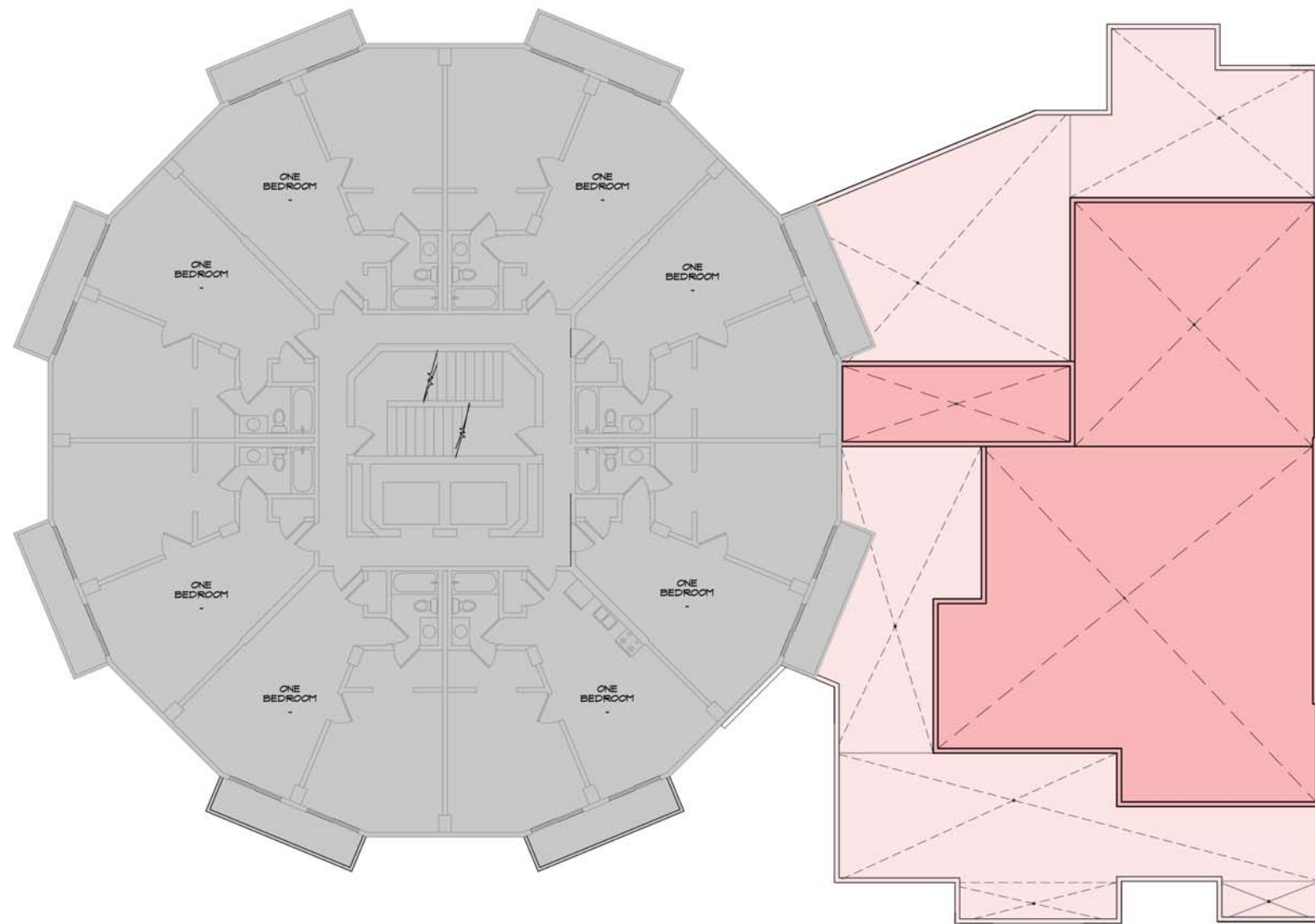
 9th FLOOR/ MEZZAINE PLAN
 SCALE: 1/8" = 1'-0" 

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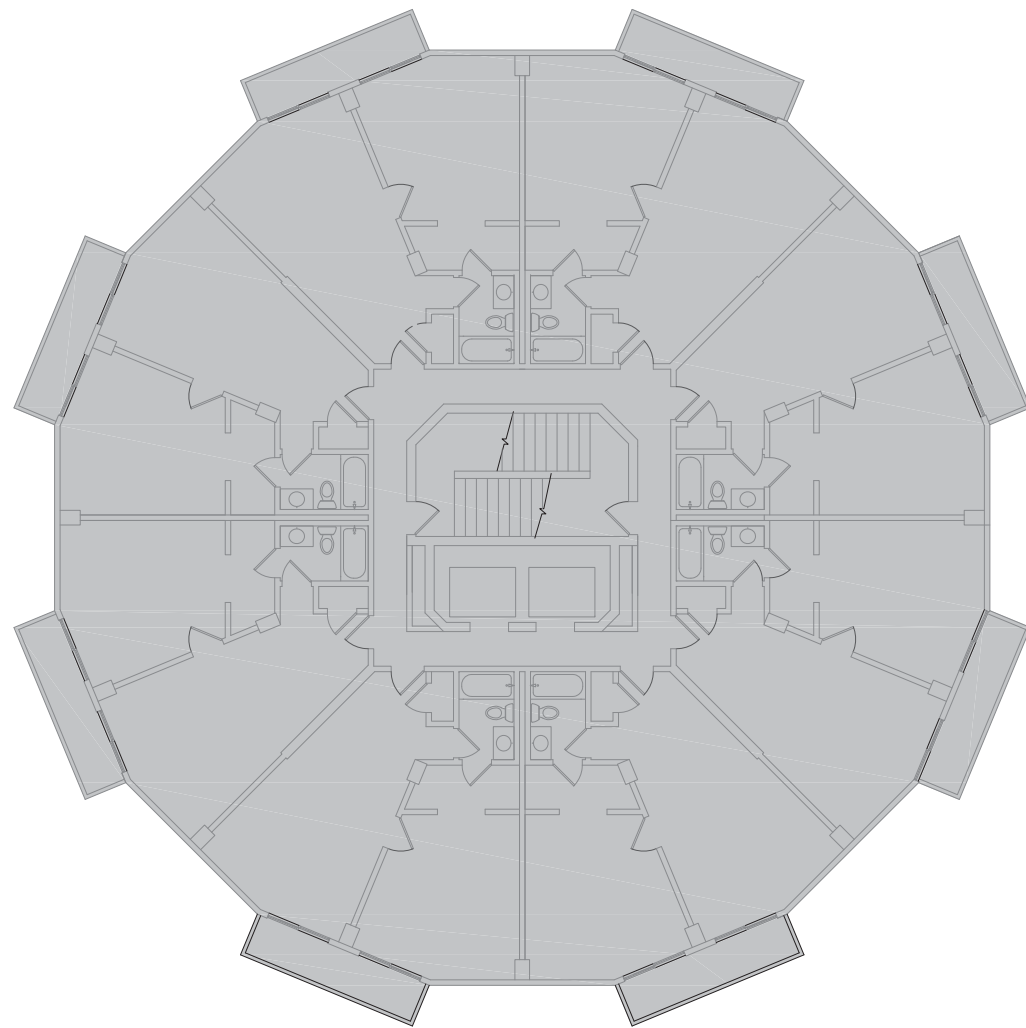
 10th FLOOR AND ROOF PLAN
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16' 32'

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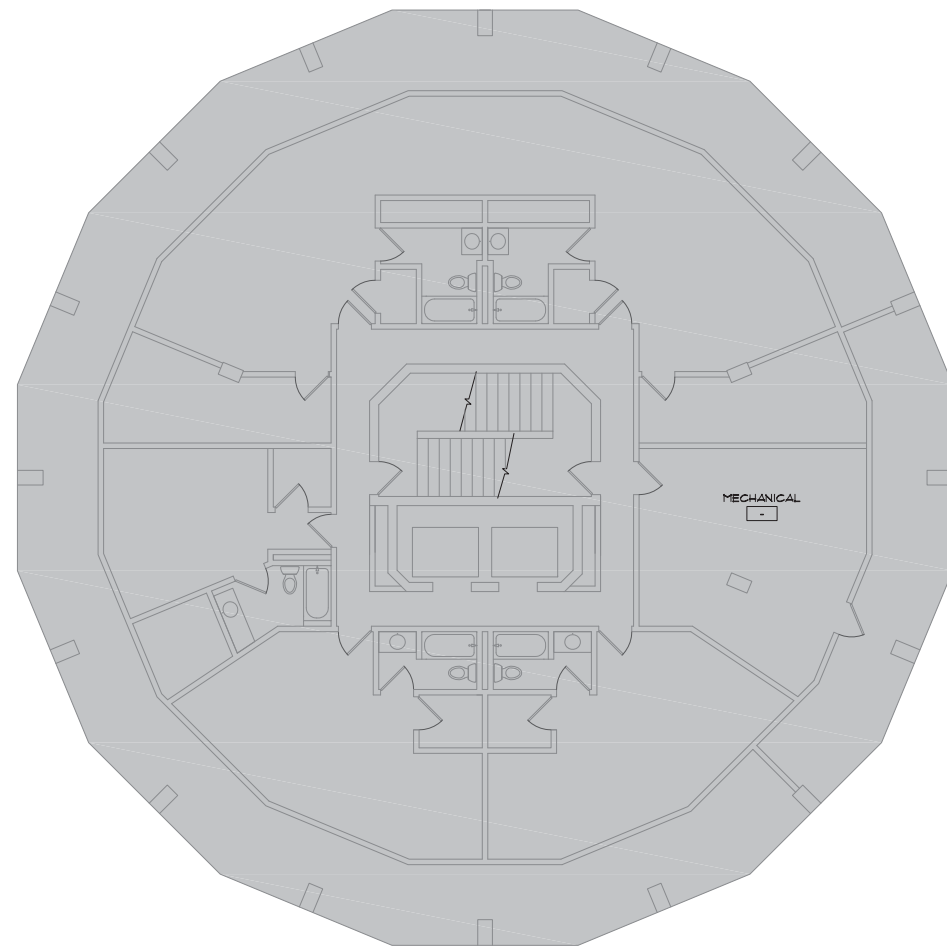


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11th/12th FLOOR PLAN

SCALE: 1/8" = 1'-0"



PENTHOUSE FLOOR PLAN

SCALE: 1/8" = 1'-0"



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MASSING
MODEL

R1.02



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