



February 12, 2014

Al Martin  
City of Madison Urban Design Commission  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53717

Re: Roundhouse Renovation & Addition  
626 Langdon Street  
Madison, WI  
UDC-Informational Submittal

Dear Al:

Enclosed are 14 sets of plans for the proposed renovation and addition to the Roundhouse Apartments at 626 Langdon Street. We are submitting these to you for distribution to members of the Urban Design Commission for the meeting on February 19, 2014.

The proposed project consists of an 8-story, 45,332 sf addition to the 72,955 sf, 12-story, 98 unit existing Roundhouse. The total number of new units is 119 (84 existing and 35 new) with a full basement to the existing apartment building. The scope includes a 1,610 sf management office, a 527 sf market, the required bike and moped parking & a large front terrace.

Feel free to contact me if you have further questions or need any additional information.

Sincerely,

Josh Wilcox, Partner  
VP/Senior Project Manager

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

**AGENDA ITEM # \_\_\_\_\_**  
**Project # \_\_\_\_\_**  
**Legistar # \_\_\_\_\_**

DATE SUBMITTED: February 12, 2014  
UDC MEETING DATE: February 19, 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](mailto: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 12, 2014

## SHEET INDEX

T1 COVER SHEET & PROJECT CONTACTS

### CIVIL DRAWINGS

1.00 EXISTING SITE PLAN  
2.00 PRELIMINARY GRADING AND EROSION CONTROL PLAN  
3.00 PRELIMINARY UTILITY PLAN

### EXISTING CONDITIONS

EC.01 AERIAL IMAGES OF THE SITE  
EC.02 AERIAL IMAGES OF THE SITE  
EC.03 SURROUNDING BUILDINGS  
EC.04 ADJACENT STRUCTURES  
EC.05 CURRENT ROUNDHOUSE APARTMENTS

### ARCHITECTURAL DRAWINGS

A1.01 ARCHITECTURAL SITE PLAN  
A2.00 BASEMENT FLOOR PLAN  
A2.01 FIRST FLOOR PLAN  
A2.01B SECOND FLOOR/ 1ST FLOOR MEZZANINE  
A2.02 SECOND THROUGH SEVENTH FLOOR  
A2.03 EIGHT FLOOR  
A2.03B 9TH FLOOR/ 8TH FLOOR MEZZANINE  
A2.04 10TH FLOOR AND ROOF PLAN  
A2.05 11-13TH ROUNDHOUSE FLOOR PLANS  
R1.01 MASS MODEL RENDERING  
R1.02 MASS MODEL RENDERING  
R1.03 MASS MODEL RENDERING



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ARCHITECTS  
7780 ELMWOOD AVE. STE. 204  
MIDDLETON, WI 53562  
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



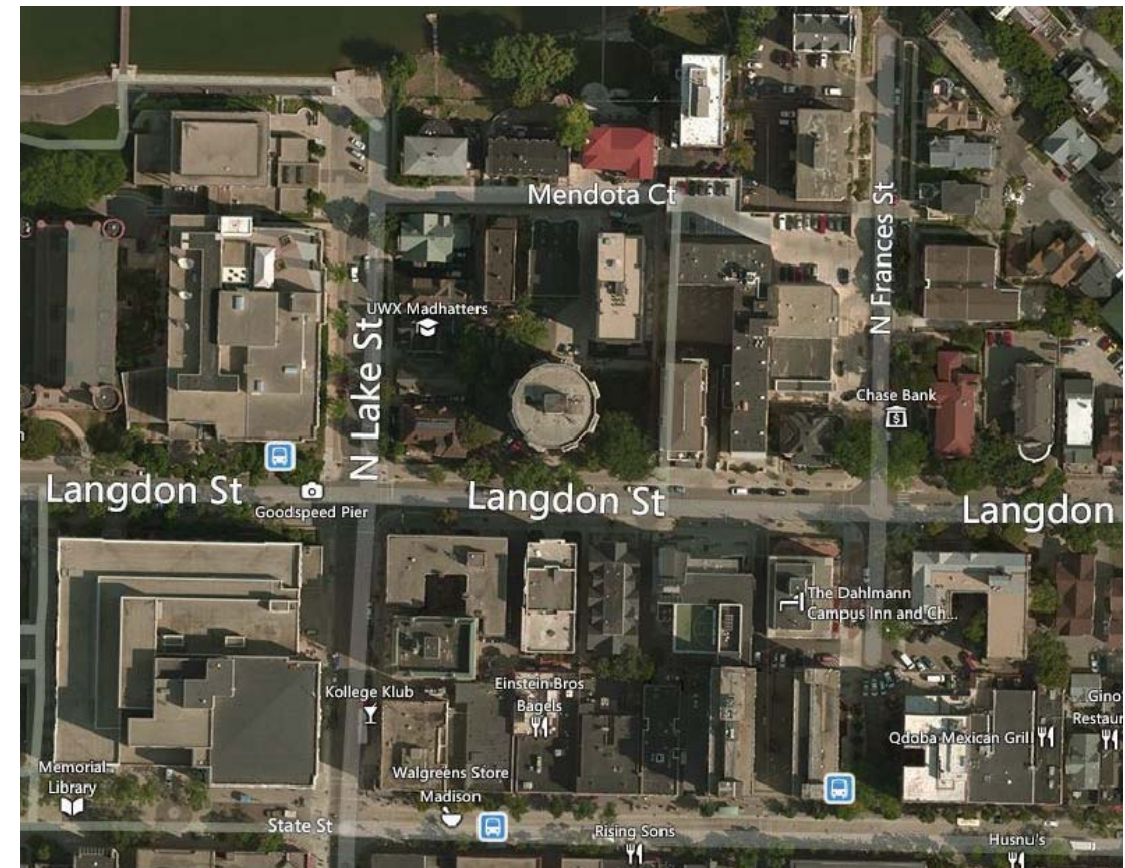
ARCHITECT :  
7780 ELMWOOD AVENUE, SUITE 204  
MIDDLETON, WISCONSIN 53562  
PHONE: 608-829-1750  
FAX: 608-829-3056

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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JOB #201247

COVER SHEET  
AND PROJECT  
CONTACTS

T1



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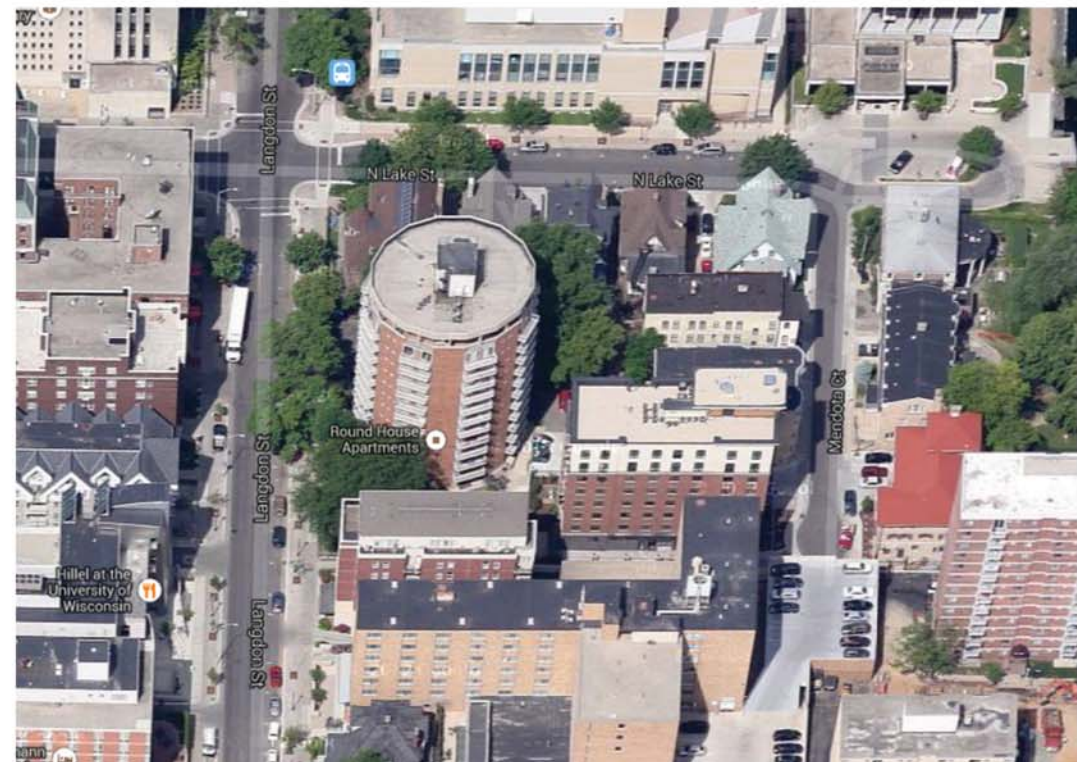
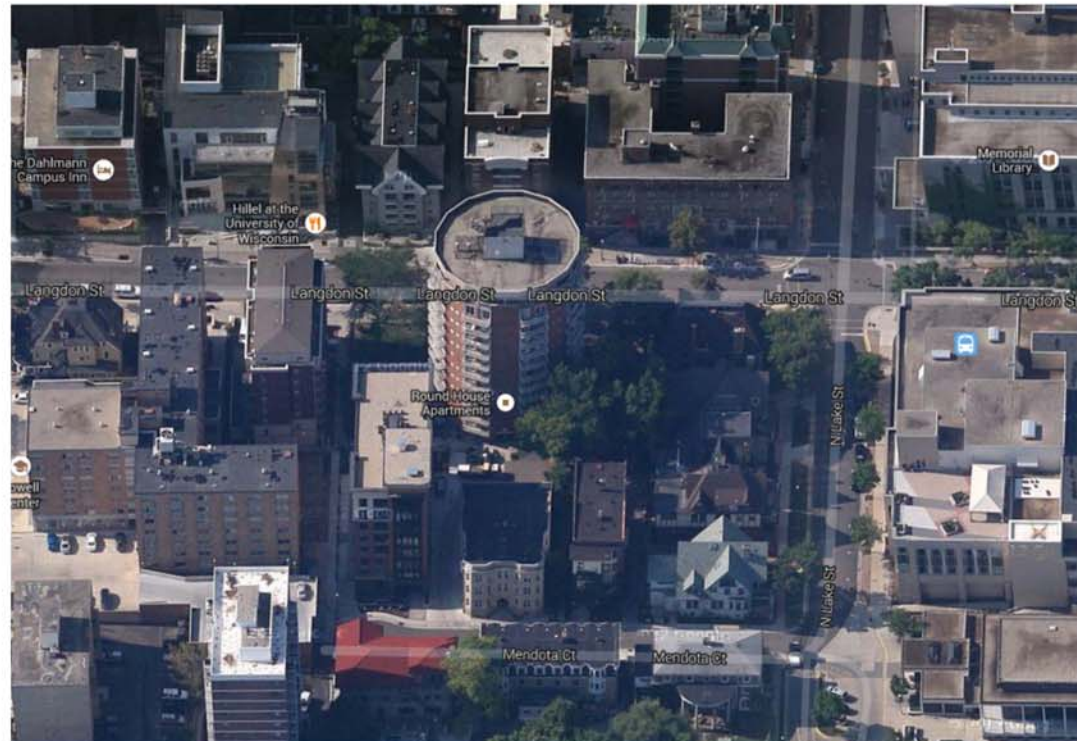


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SURROUNDING  
BUILDINGS  
**EC.03**



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LOOKING TOWARDS THE ROUNDHOUSE AT  
 636 LANGDON STREET



LOOKING TOWARDS ROUNDHOUSE AT  
 EMPTY SPACE WHERE PROPSED 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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ROUNDHOUSE APARTMENTS



BACKYARD AREA

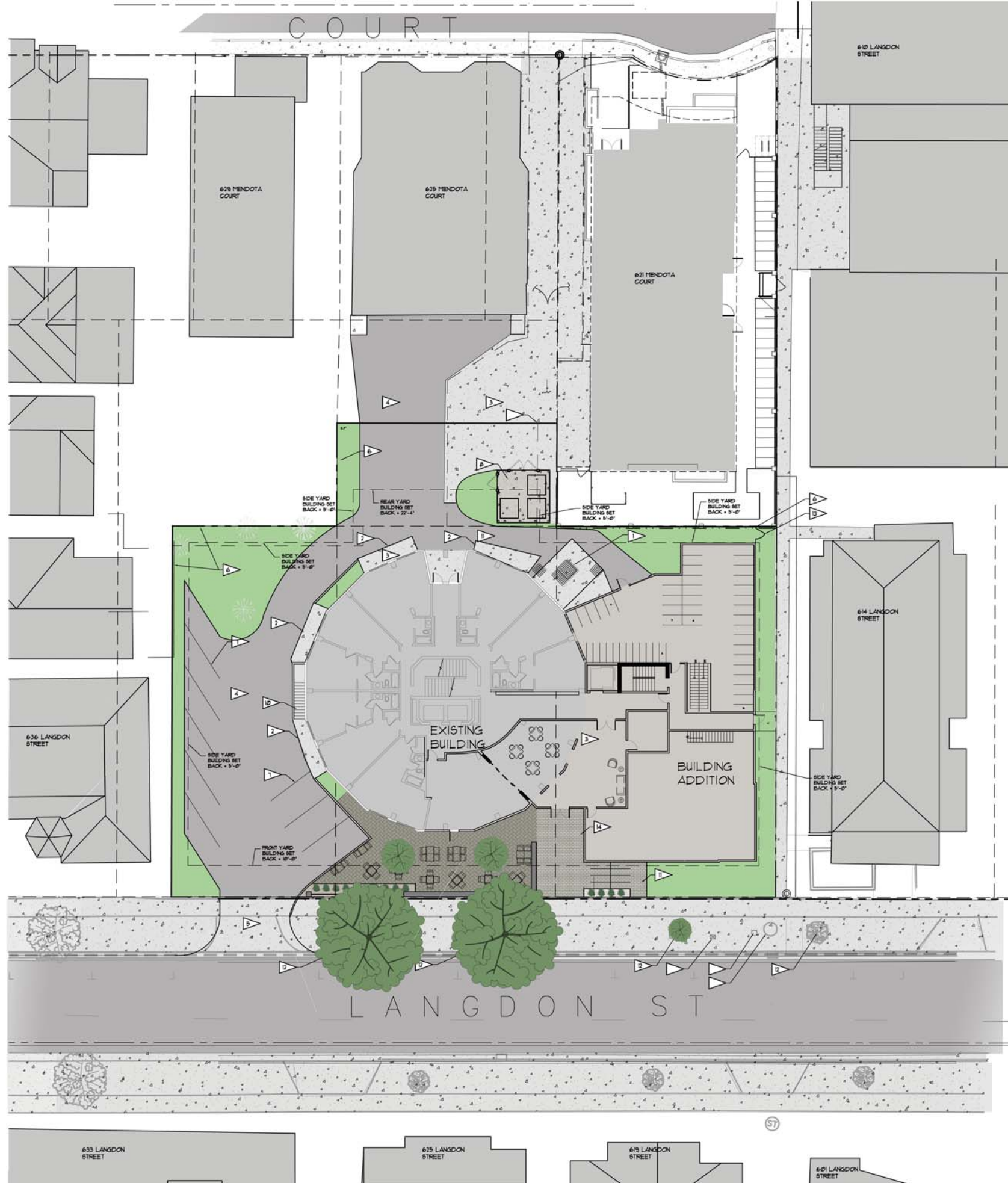


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- ZONING CODE:**
- DOWNTOWN RESIDENTIAL 2 DISTRICT
  - FRONT YARD SETBACK + 10'-0" (OR TO BUILD LINE) - PROPOSED 10'-0"
  - SIDE YARD SETBACK + 5'-0" - PROPOSED 5'-0"
  - REAR YARD SETBACK + 20% OF LOT DEPTH (+ 22'-4"), BUT NO LESS THAN 20'-0" - PROVIDED 20'-0"
  - MAXIMUM LOT COVERAGE + 80% - PROPOSED LOT COVERAGE + 46%  
 LOT SIZE: 22,482 SF  
 BUILDING FOOTPRINT: 10,482 SF  
 10,482 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 (3630 SF.)  
 25% OF REQUIRED OPEN SPACE NEEDS TO BE USABLE SPACE (1010 SF.)  
 4840 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 80 BIKE/ MOPED STALLS:  
 PROVIDED STALLS 166 BIKE/ MOPED STALLS  
 - INTERIOR BIKE STALLS 60  
 - INTERIOR MOPED STALLS 34  
 - EXTERIOR GUEST BIKE STALLS 6
  - PERVIOUS PAVING + 8245  
 INCLUDING BUILDING 1871 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: 2516709-143-0271-4)

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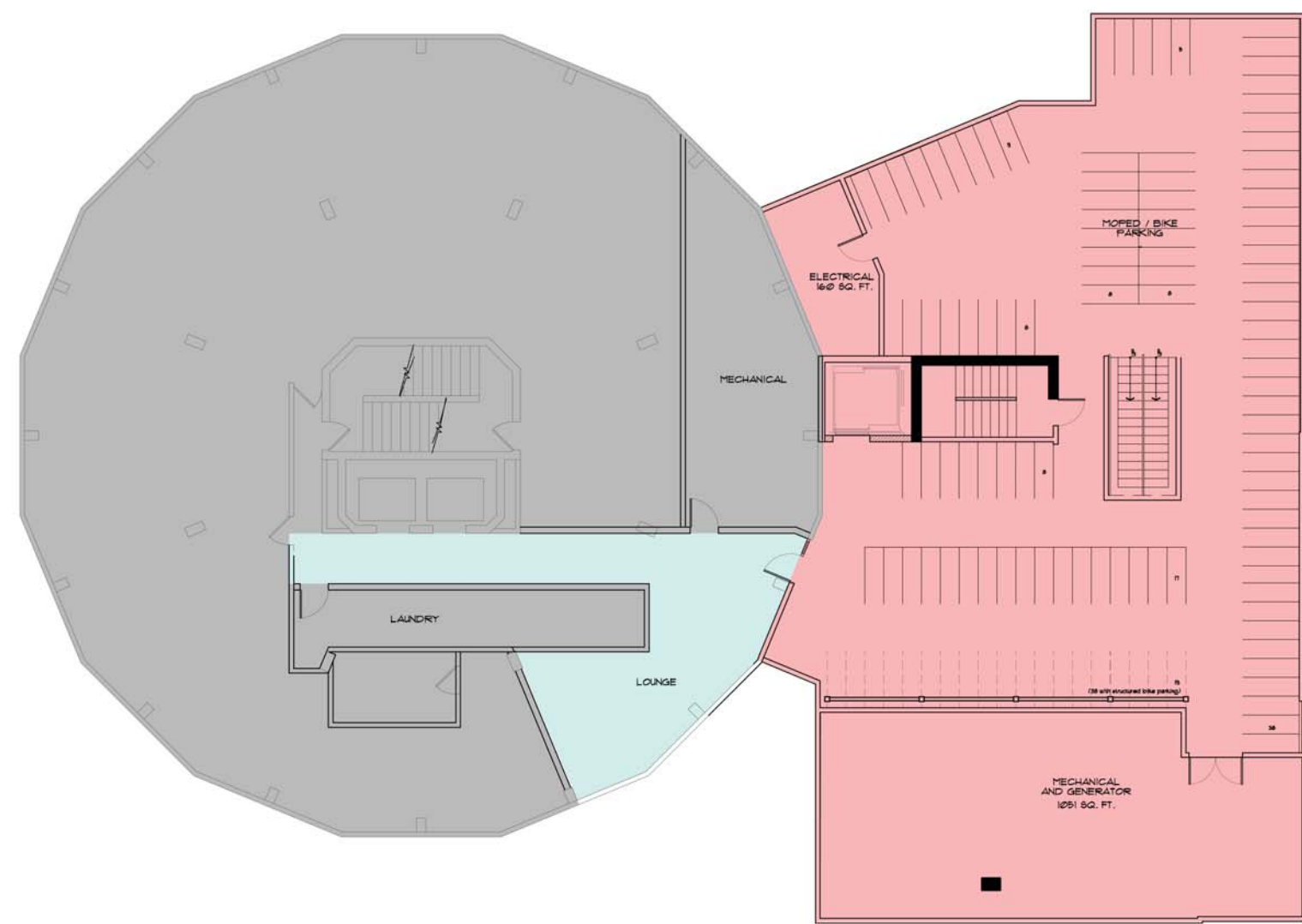
**SITE PLAN**  
 SCALE: 1/16" = 1'-0"

**SITE PLAN**

**A1.01**



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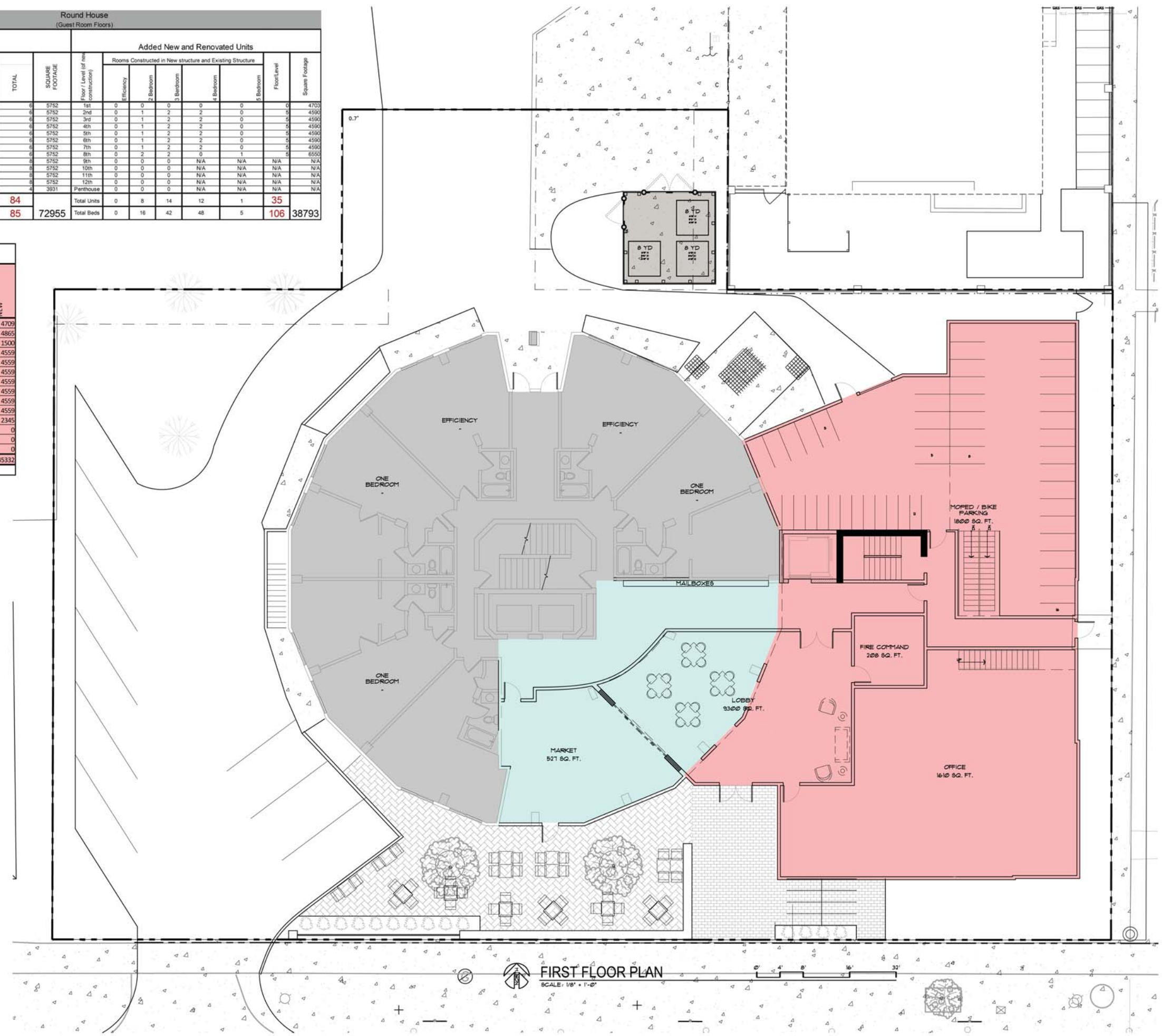
**BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 0' 4' 8' 16' 32'



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

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
<b>TOTALS</b>	<b>66950</b>	<b>11551</b>	<b>45332</b>
<b>BUILDING SQUARE FOOTAGE</b>	<b>123833</b>		



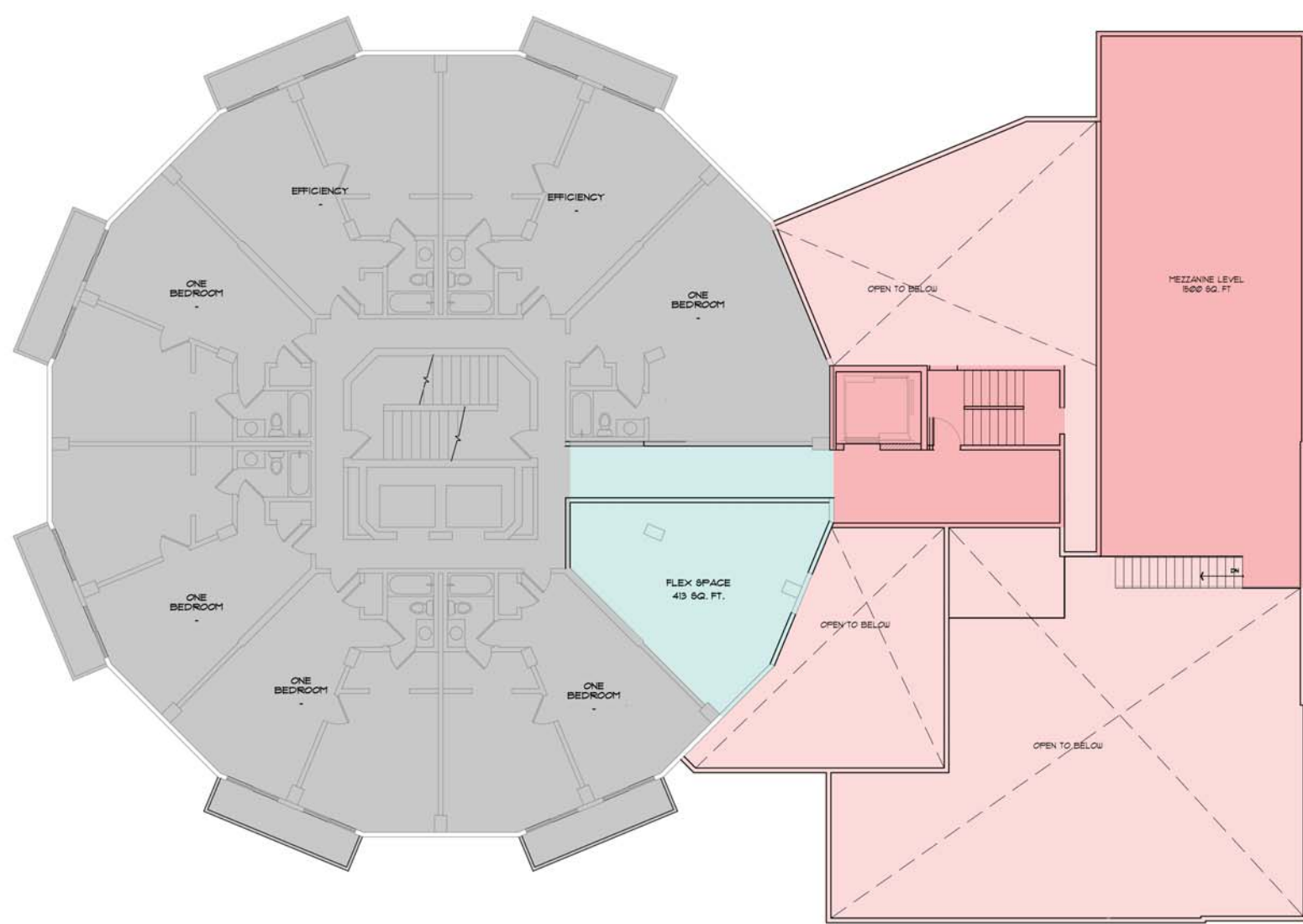
FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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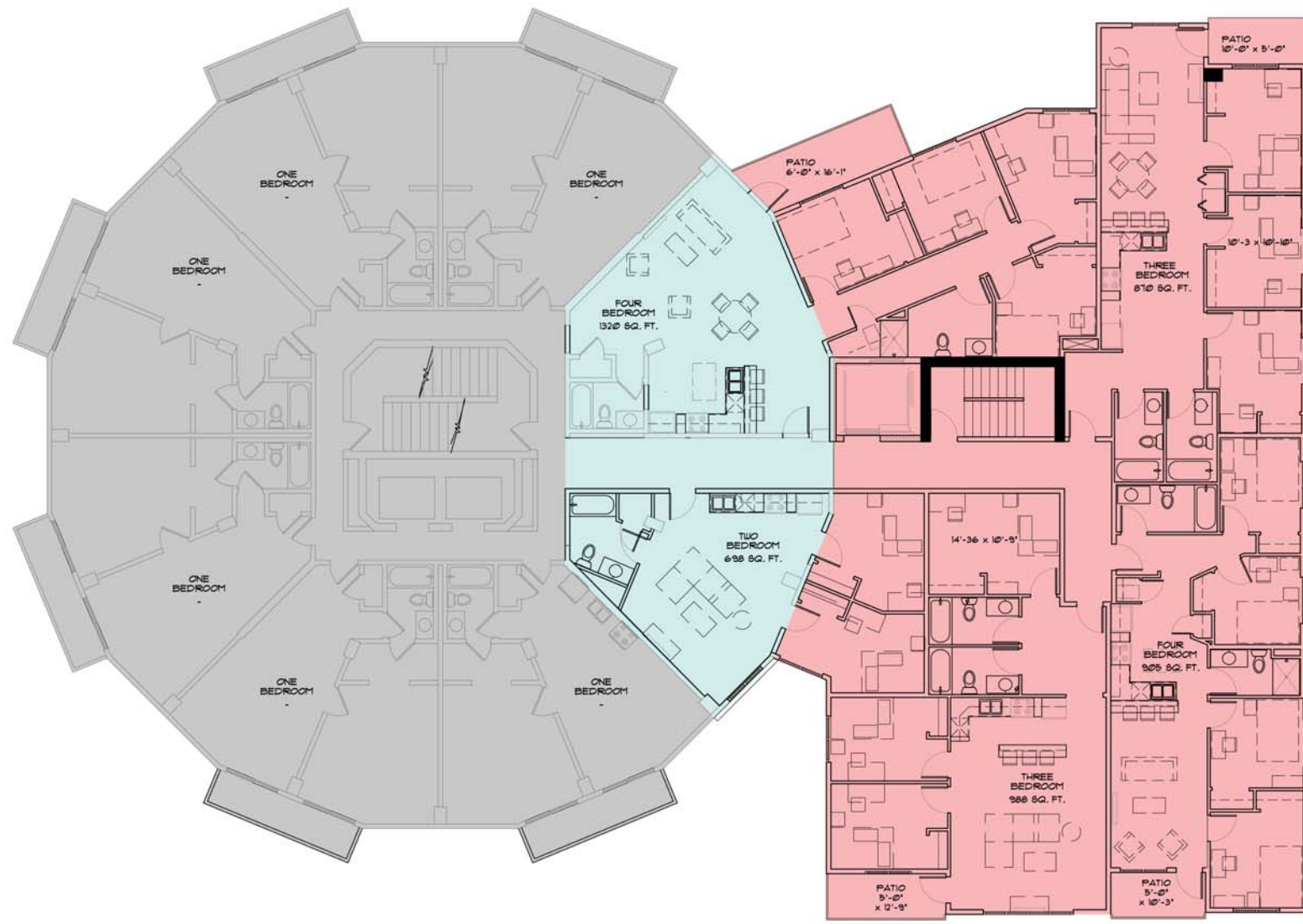
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 **2nd FLOOR/MEZZANINE PLAN**   
 SCALE: 1/8" = 1'-0"



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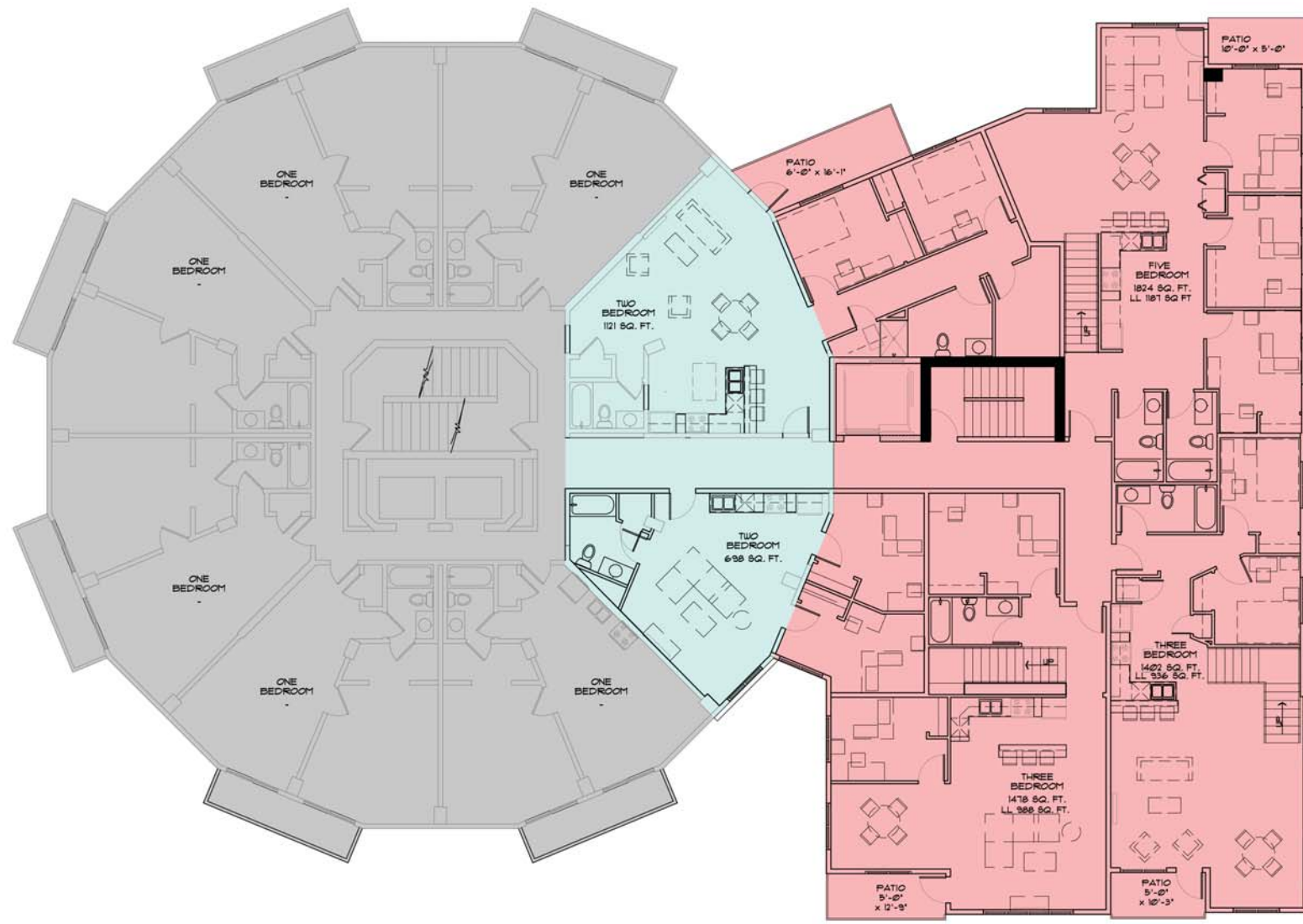
 **2nd -7th FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 0' 4' 8' 16' 32'

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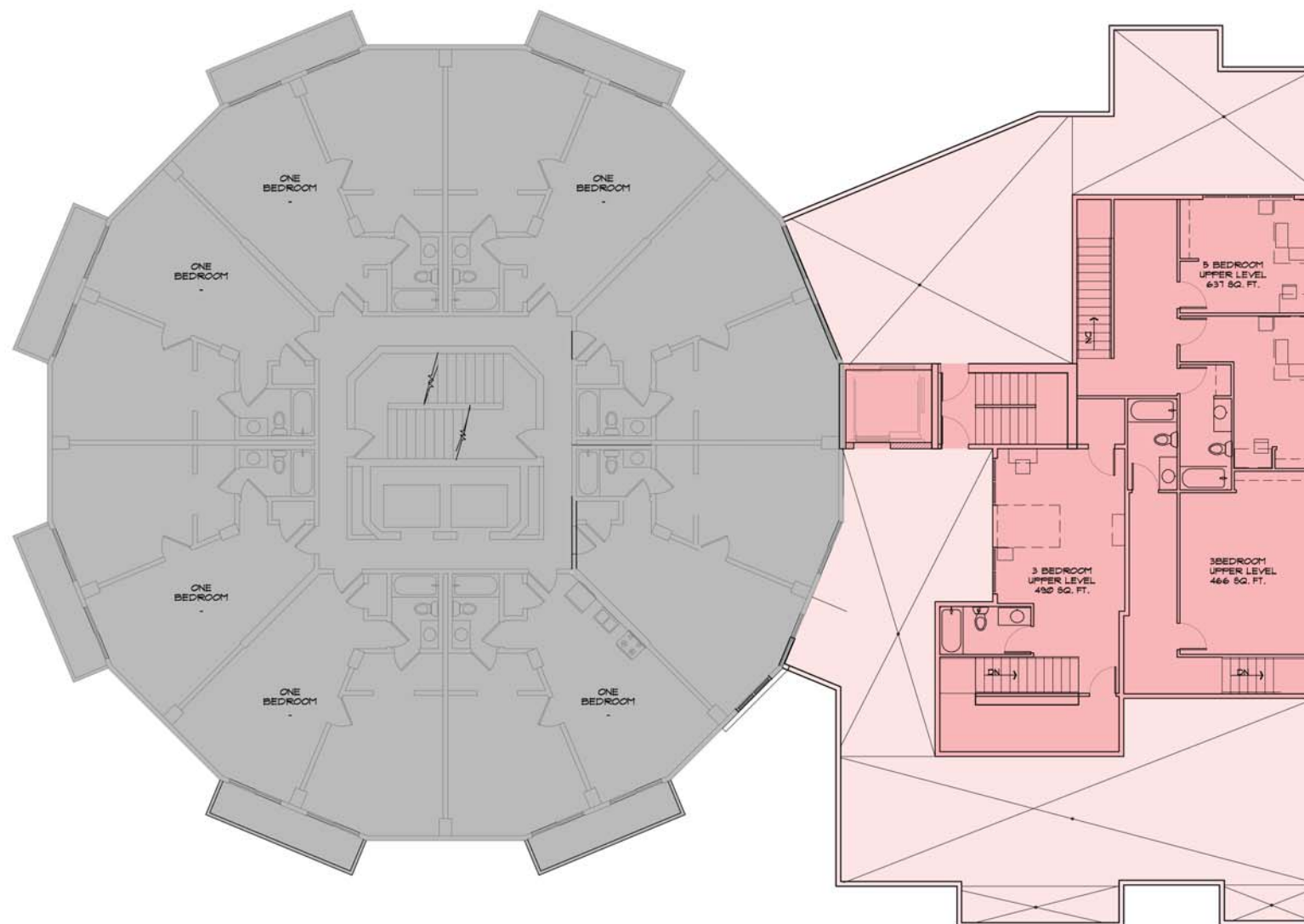
 **EIGHTH FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
0' 4' 8' 16' 32'

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9th FLOOR/ MEZZAINE PLAN

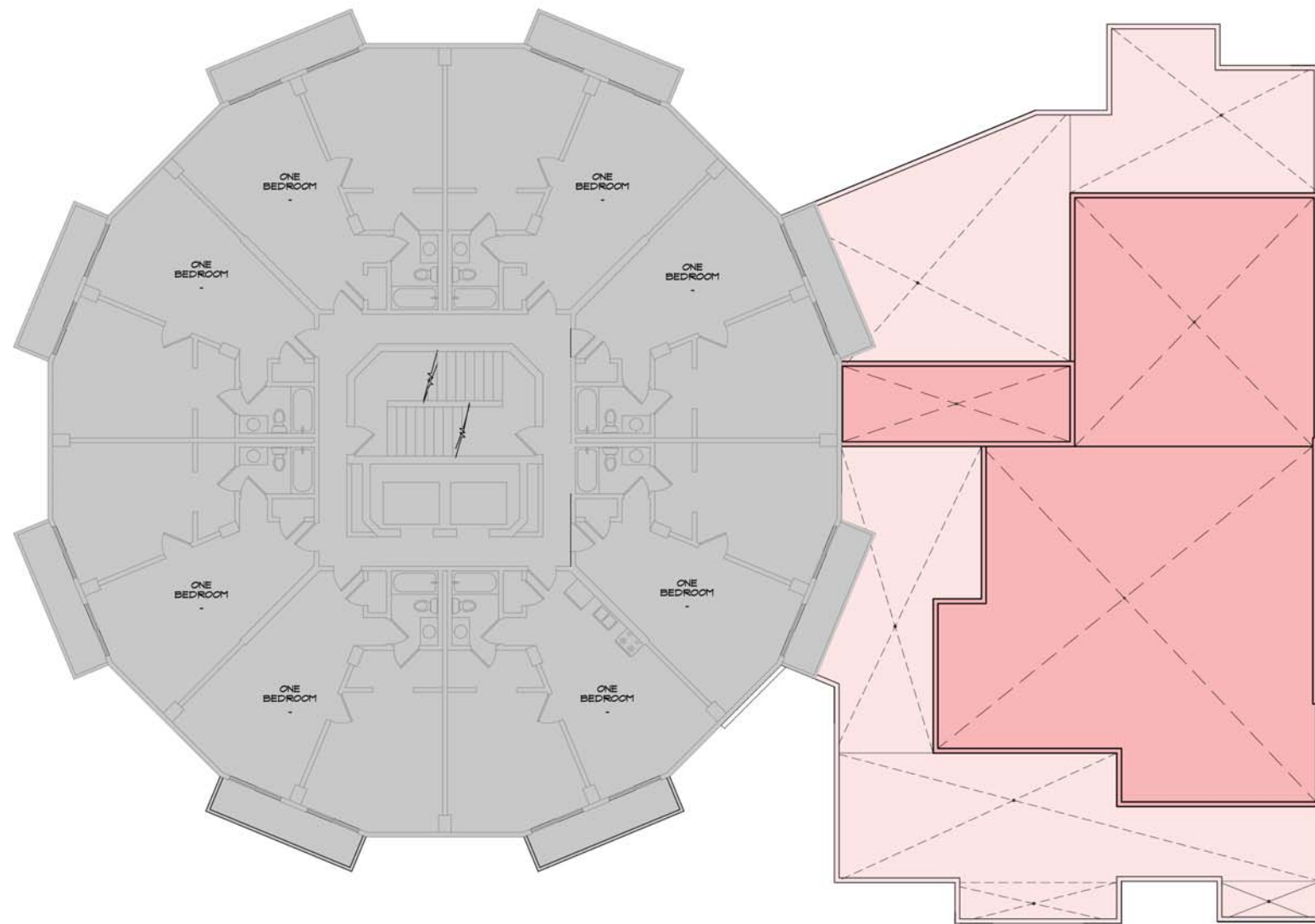
SCALE: 1/8" = 1'-0"



EIGHT FLOOR  
 MEZZANINE  
 PLAN  
**A2.03b**



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 ARCHITECTS  
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 MIDDLETON, WI 53562  
 608-829-1750  
 608-829-3056 (FAX)



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

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

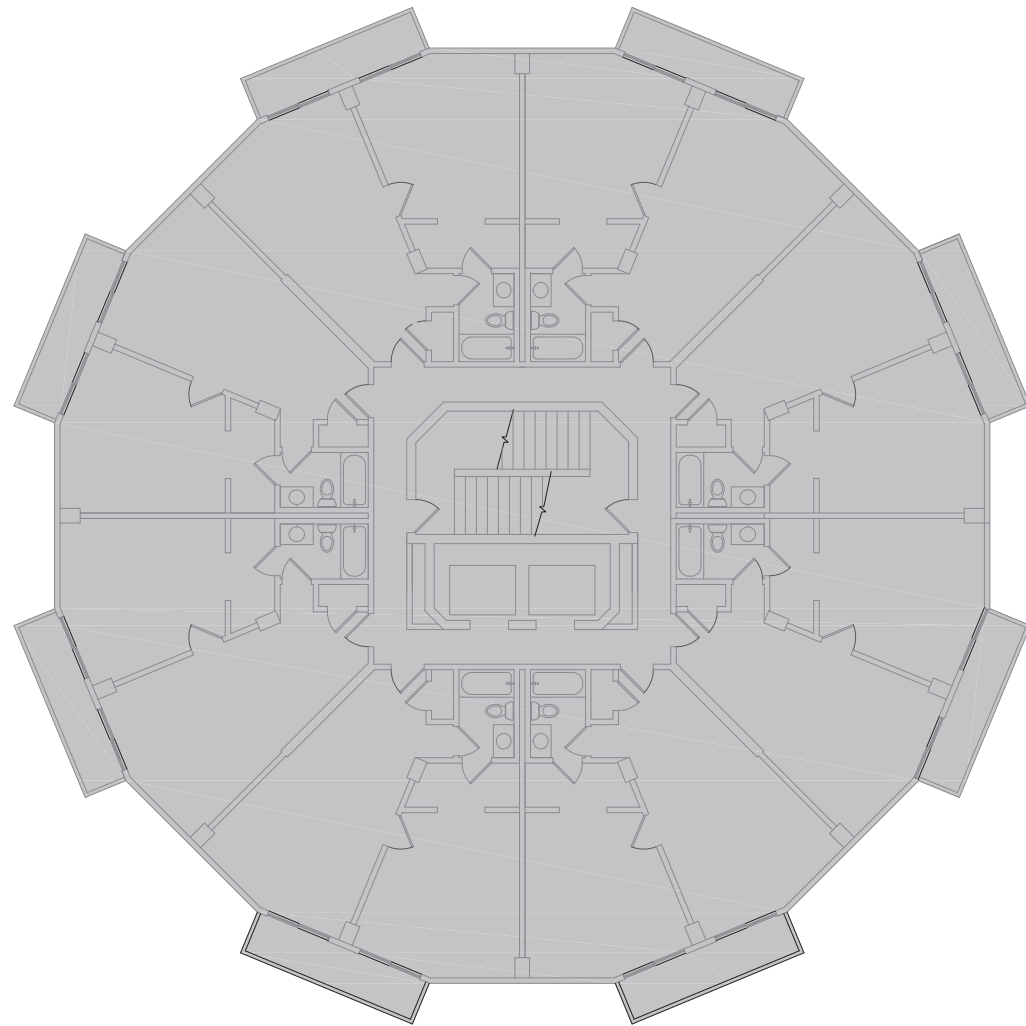
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 DATE:  
 SCALE: **A5 NOTED**  
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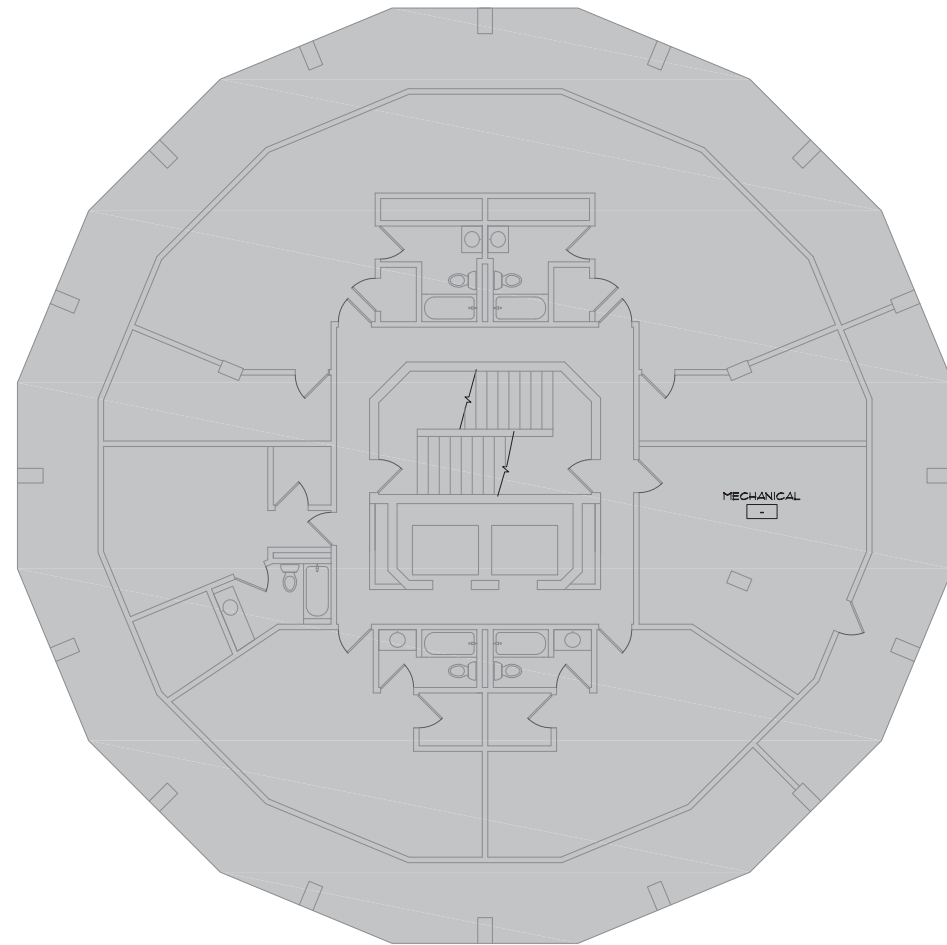


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11th/12th FLOOR PLAN

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



PENTHOUSE FLOOR PLAN

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



PROJECT: **ROUNDHOUSE APARTMENTS**  
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MASSING  
MODEL

R1.02



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MASSING  
MODEL

R1.03