



Location
626 Langdon Street

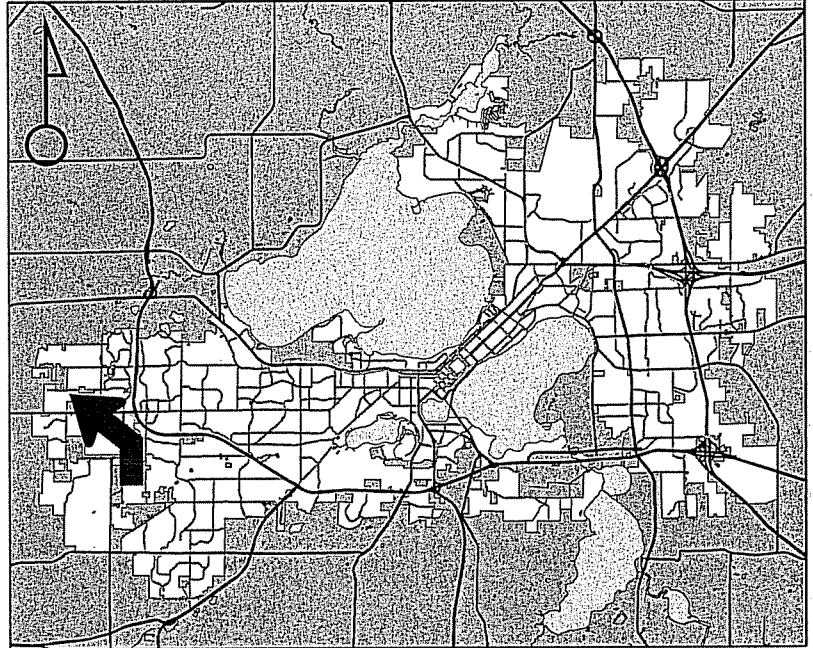
Project Name
Roundhouse Apt Renovation & Addition

Applicant
Roundhouse Apartments, LLC/
Josh Wilcox - Gary Brink & Associates, LLC

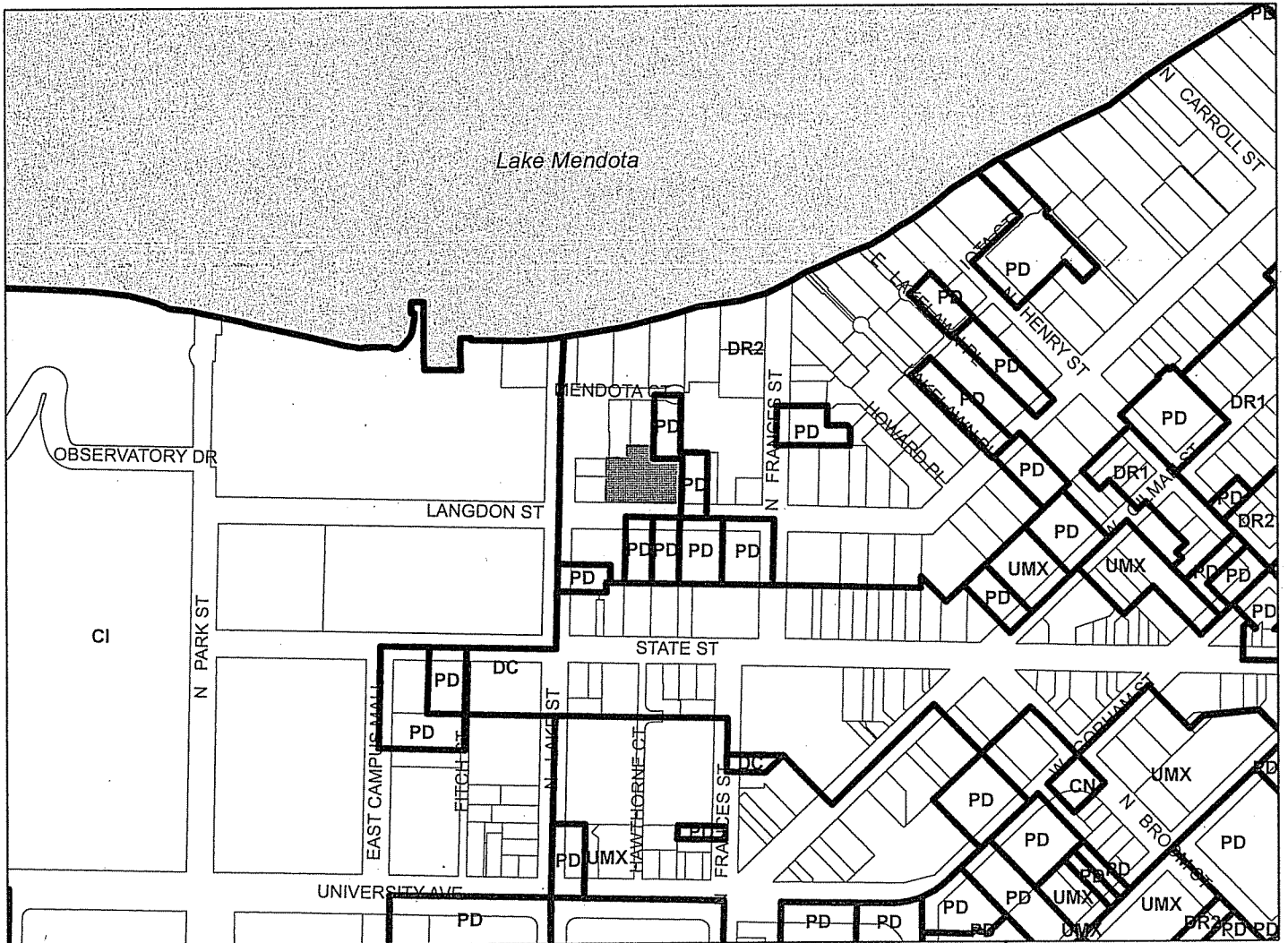
Existing Use
Apartment building

Proposed Use
Construct addition to and renovation
of existing apartment building

Public Hearing Date
Plan Commission
09 June 2014

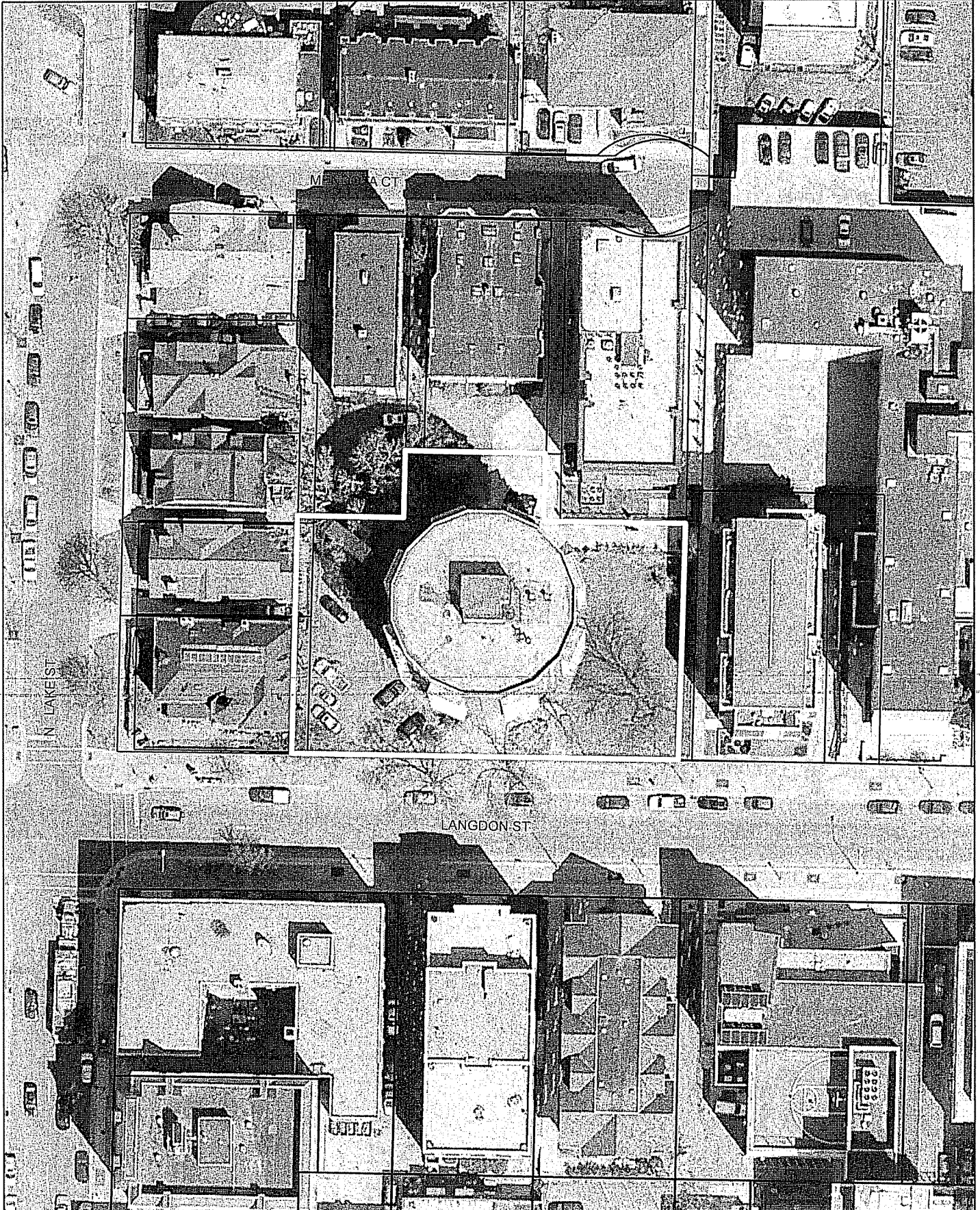


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 26 May 2014





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 626 Langdon Street
Project Title (if any): Roundhouse Apartment Renovation & Addition

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Roundhouse Apartments, LLC **Company:** Roundhouse Apartments, LLC
Street Address: 626 Langdon Street #108 **City/State:** Madison/WI **Zip:** 53703
Telephone: (608) 256-3696 **Fax:** () **Email:** rhapt2@aol.com

Project Contact Person: Josh Wilcox **Company:** Gary Brink & Associates, Inc.
Street Address: 7780 Elmwood Avenue, Suite 204 **City/State:** Middleton/WI **Zip:** 53562
Telephone: (608) 829-1750 **Fax:** (608) 829-3056 **Email:** josh.wilcox@garybrink.com

Property Owner (if not applicant): _____
Street Address: _____ **City/State:** _____ **Zip:** _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
Renovation & addition to the Roundhouse Apartments.

Development Schedule: Commencement August 2014 Completion August 2015

5. Required Submittal Information

All Land Use applications are required to include the following:

- Project Plans** including:*
 - Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
 - Grading and Utility Plans (existing and proposed)
 - Landscape Plan (including planting schedule depicting species name and planting size)
 - Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
 - Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations


Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
2/6/14 (Alder Scott Resnick); 2/6/14 (John Magnino & Colin Bowden State-Langdon Neighborhood Association)

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: 2/6/14 Zoning Staff: Matt Tucker Date: 2/6/14

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Roundhouse Apartments, LLC Relationship to Property: Joe Korb, Authorized Rep.
Authorizing Signature of Property Owner  Date 4/1/14



April 2, 2014

Matthew Tucker
Zoning Administrator
Madison Municipal Building, LL 100
215 Martin Luther King, Jr. Blvd
PO Box 2984
Madison, WI 53701-2984

Re: Conditional Use
Letter of Intent for Roundhouse Apartment Renovation & Addition

Dear Matt:

This is our Letter of Intent (Conditional Use) for the property located at 626 Langdon Street. This project is located in the DR2 district. The Owner, Roundhouse Apartments LLC, is proposing a renovation and addition to the existing Roundhouse Apartments at this location.

The proposed project consists of an 8-story, 41,383 sf addition to the 72,955 sf, 13-story, 100 unit existing Roundhouse Apartments. The total number of units is 119 (84 existing and 35 new) with a full basement to the existing apartment building. The scope includes a 1,285 sf Management Office & a 936 sf Market. There are provisions for (156) bicycle stalls (140 interior/16 exterior) and (27) moped stalls (12 interior/15 exterior). Trash and recyclables will be located outside.

The new structure will house a total of 119 apartment units with a unit mix as indicated below.

<u>Unit size</u>	<u>Qty Units</u>	<u># of bedrooms</u>
Efficiency	4	4
(1) Bedroom	77	77
(2) Bedroom	10	20
(3) Bedroom	14	42
(4) Bedroom	14	56
Total	119	199

The development schedule calls for new construction starting August, 2014 with scheduled completion in August, 2015.

The people involved in the project are as follows:

Owner:
Roundhouse Apartments, LLC
626 Langdon Street
Madison, WI 53701
Contact: Joe Korb
Phone: 608-256-3696
rhapt2@aol.com

Architect:
Gary Brink & Associates, Inc.
7780 Elmwood Avenue, Suite 204
Middleton, WI 53562
Contact: Josh Wilcox
Phone: 608-829-1750
josh.wilcox@garybrink.com

General Contractor:

Ideal Builders
1406 Emil Street
Madison, WI 53713
Contact: Jason Bollig
Phone: 608-271-8111
jbollig@idealbuilders.com

Civil Engineer:

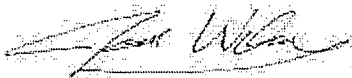
Quam Engineering
4604 Siggelkow Road, Suite A
McFarland, WI 53558
Contact: Ryan Quam
Phone: 608-838-7750
rquam@quamengineering.com

Landscape Designer:

Ken Saiki Design, Inc.
303 S. Paterson
Suite One
Madison, WI 53703
Contact: Abbie Moilien
Phone: 608-251-3600
amoilien@ksd-la.com

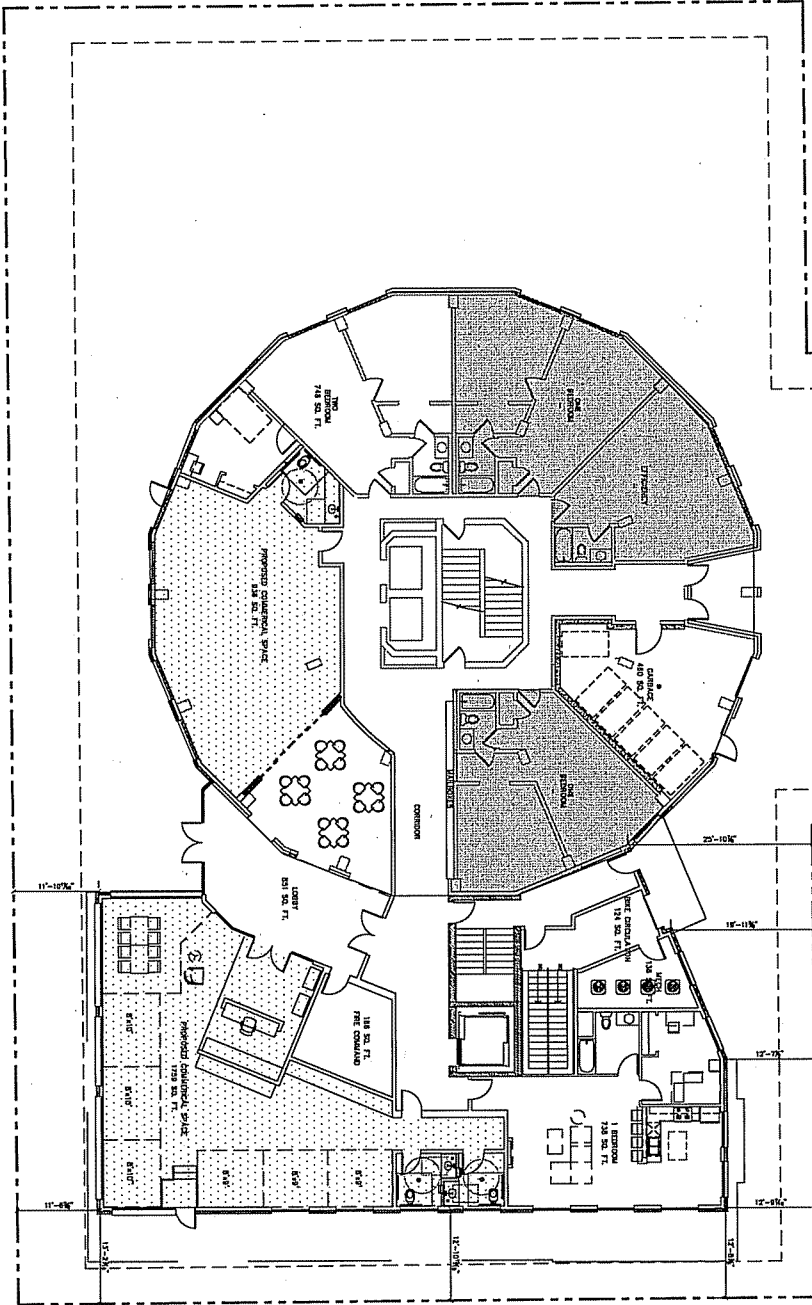
Please refer to the attached plans for additional information.

Sincerely,



Josh Wilcox
VP/Senior Project Manager

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



SOLO YARD
BUILDING SET BACK
= 5'-0"

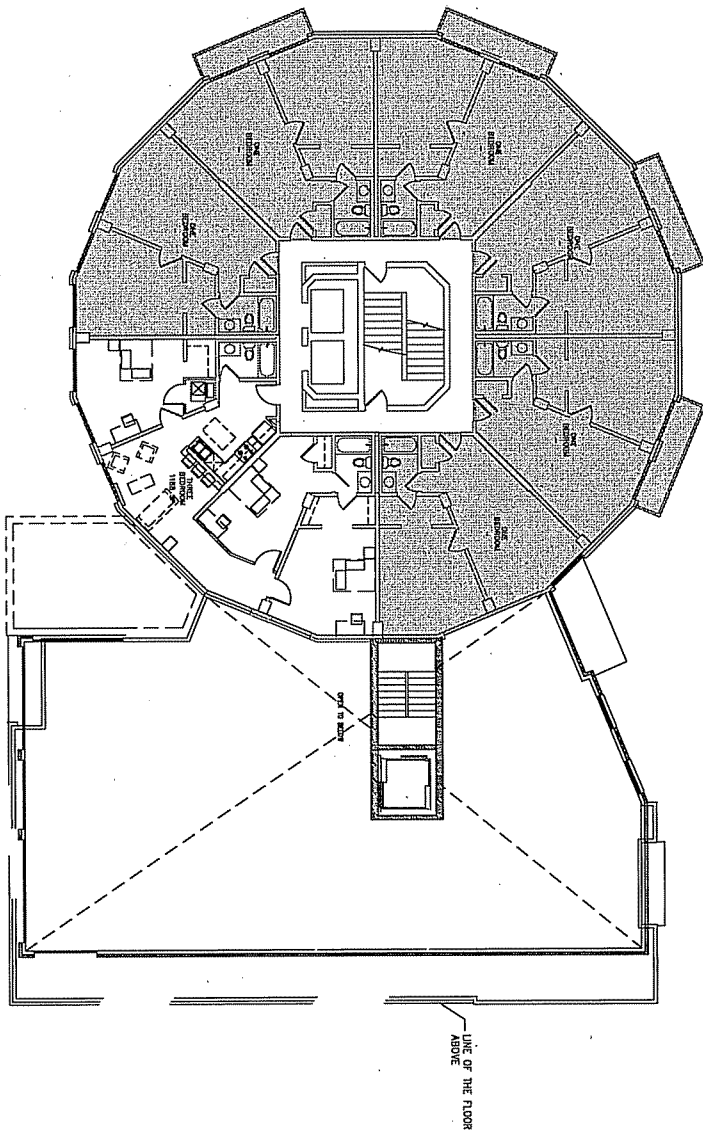
FLOOR/LEVEL	EXISTING EMPLOYMENT		PROPOSED EMPLOYMENT		SQUARE FOOTAGE
	Units	sq. ft.	Units	sq. ft.	
Efficiency	0	0	0	0	0
One Bedroom	0	0	0	0	0
Two Bedroom	0	0	0	0	0
Three Bedroom	0	0	0	0	0
Four Bedroom	0	0	0	0	0
Five Bedroom	0	0	0	0	0
Other	0	0	0	0	0
Total Units	0	0	0	0	0

FLOOR/LEVEL	EXISTING EMPLOYMENT					PROPOSED EMPLOYMENT					SQUARE FOOTAGE
	Units	sq. ft.	Units	sq. ft.	Units	sq. ft.	Units	sq. ft.	Units	sq. ft.	
Efficiency	0	0	0	0	0	0	0	0	0	0	0
One Bedroom	0	0	0	0	0	0	0	0	0	0	0
Two Bedroom	0	0	0	0	0	0	0	0	0	0	0
Three Bedroom	0	0	0	0	0	0	0	0	0	0	0
Four Bedroom	0	0	0	0	0	0	0	0	0	0	0
Five Bedroom	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total Units	0	0	0	0	0	0	0	0	0	0	0

PROJECT: **ROUNDHOUSE APARTMENTS**
 625 LANGDON STREET
 MADISON, WISCONSIN 53701
 CLIENT: **ROUNDHOUSE APARTMENTS, LLC.**
 625 LANGDON STREET
 MADISON, WISCONSIN 53701

DATE: 05/28/14
 SCALE: AS NOTED
 DRAWN BY: [Signature]

DATE: 05/28/14
 710 LANGDON AVE, STE 204
 MADISON, WI 53703
 (608) 251-1234




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

ROUNDHOUSE
SECOND
FLOOR PLAN
A2.02

PROJECT:
ROUNDHOUSE APARTMENTS
 626 LANGDON STREET
 MADISON, WISCONSIN 53701
 CLIENT:
ROUNDHOUSE APARTMENTS, LLC.
 626 LANGDON STREET
 MADISON, WISCONSIN 53703

PREPARED BY: 2013/12
 DRAWN BY: JB
 DATE: AS NOTED
 SCALE: AS NOTED
 PRINTING PACKAGE: 10-13-13

GARY BIRE & ASSOCIATES
 ARCHITECTS
 770 ELLINGWOOD AVE. STE. 304
 MADISON, WI 53703
 608.261.5555 (PLAN)



Management Plan

626 Langdon St.
Madison, WI 53703

May 13, 2014

Property and Management

The existing Roundhouse Apartments located at 626 Langdon Street, including the proposed 8 story addition, is owned by Roundhouse Apartments, LLC (“Owner”). The property will be managed by CHT Apartment Rentals, LLC (“CHT”), an affiliate of Roundhouse Apartments, LLC. CHT will have an office onsite at the property, located within the new office space on the first floor of the proposed building addition. The Owner anticipates all apartments in the building (including the addition) will be fully furnished.

Contact information for CHT Apartments, LLC:

626 Langdon St,

Madison, WI 53703

Onsite office hours: 9:00 a.m. – 5:00 p.m., Mon. – Fri., 10:00 a.m. to 4:00 p.m. Saturdays

Onsite Office Phone/24 Hours: 608.255.6169 (answering service during non-office hours).

Fax: 608.255.7509

In addition to the residential apartment units, the addition to the building will include approximately 936 square feet of space on the first floor intended for the operation of an on-site market where residents and members of the public can purchase various food and non-alcoholic drink items. As of the date of drafting this plan, Owner anticipates the market will be operated by McTaggart’s, which has operated a market/small grocery in the neighborhood for a number of years. It is anticipated the market would be open during the hours of 6:00 a.m. to 9:00 p.m. seven days a week (hours may be shorter). A portion of the interior lobby area as well as the immediately adjacent exterior patio and seating area will be available for use by patrons of McTaggart’s.

Security

Exterior entrances to the Roundhouse Apartments will be secured by a “keyless” card or keypad entry system, providing a higher level of security in cases of lost “keys” and changing tenants over time. During office hours and during the hours of operation of the proposed market, the main entrance to the building from Langdon Street will be unlocked to allow access to the office and commercial/market space but the door from the interior lobby to the area where the apartments can be accessed will be secured to prevent unauthorized access. During hours other than office hours and during the hours of operation of the proposed market, the main entrance door will be locked. All other exterior doors will be secured and locked at all times. All interior and exterior common areas and entrances will be monitored by security cameras.

Interior & Exterior Maintenance

CHT will be responsible for maintaining the interior and exterior common areas of the Property to keep them in a clean, neat and safe condition free of trash and debris, including regular vacuuming/sweeping of interior hallways, emptying of trash receptacles, changing light bulbs/ballasts and snow and ice removal in accordance with the timelines established by City ordinance. Snow may be deposited with in open space and setback areas on the Property and any excess snow which cannot be accommodated onsite will be hauled offsite. CHT will also be available 24/7 (at the number provided above) to address tenant calls for emergencies, repairs or other services.

Trash and Recycling

A new trash and recycling room will be added to the first floor building in connection with the construction of the addition, providing ample garbage and recycling receptacles which are acceptable by tenants from the interior of the building. Owners will provide carts for residents

to use to transport trash and recycling to the trash and recycling room, which may be transported by any of three elevators or three sets of stairs. Signage will be located in the trash and recycling room directing all tenants on the proper use of and sorting between the receptacles and educating them on City recycling standards. CHT will contract with a professional waste removal company to pick up trash and recycling multiple times per week. Trash pick-up will be done via a loading area located at the north side of the Property and receptacles will be accessed through an exterior "overhead" access door directly to the trash and recycling room to be installed as part of the construction of the building addition.

Bike/Moped Parking Area

The Property will include the number of bike and moped stalls required by the City's ordinances. The bike and moped parking areas will be maintained with CHT as part of its property maintenance duties.

Rules for Tenants

Each tenant will be given and will be required to sign a copy of the building rules and regulations. A copy of the current rules and regulations are attached to this plan. CHT strictly prohibits excessive noise and other nuisance behavior. If less severe methods are ineffective to deal with a tenants who repeatedly violate the rules and regulations or create a nuisance, the Owner and CHT may take appropriate actions to evict tenant in accordance with the provisions of the lease Chapters 704 and 799 of the Wisconsin Statutes, Wisconsin Administrative Code Chapter ATCP 134 and Chapter 32 of the City of Madison Ordinances.

Move-in and Move-Out

CHT will have multiple staff onsite during move-in and move-out periods to coordinate moving and to ensure proper trash removal/disposal, keeping hallways clear and exterior grounds free of trash and debris, and to complete any cleaning, painting or other maintenance necessary to prepare the apartments for the next tenants. Congestion, trash and damage from move-in/move-out will be minimized by the apartments being fully furnished.

CHT LLC (1:08 p.m.) Lease Form 11-2013.doc

ADDENDUM TO LEASE

«Location», Apt. #«Apt_No» Lease Term: «Begin_Mo_and_Date», «Begin_Year» through «End_Mo_and_Date», «End_Year»

Welcome to your new apartment. In order to make yours and other tenant's stay more satisfactory, we have set out some information, practices and rules.

GENERAL

1. **BUILDING SECURITY** – The entry doors to the building are not security locked. Accordingly, your apartment doors should be closed and locked.
2. **RENT PAYMENTS** – Your rent is due on the date specified in the lease unless other specific arrangements have been made and are approved by management in writing. Late payments are subject to a late payment fee equal to 5% of the monthly rent or \$75.00, whichever is less. If your check is returned unpaid, your rent is not considered paid. A service fee of \$35.00 will be charged for all checks that are returned. Management will not be obligated to accept personal checks if one or more checks are returned unpaid. Lessee agrees that if the late payment or service fees are not paid within two weeks, future payments will be applied first to those fees and then to the rent due.
3. **UTILITY PROVISIONS** – The cost of operating electric heating appliances or other electric appliances will be reflected in your utility bills. Those charges are your responsibility. Lessee shall not turn the heat "off" during the heating season, regardless of who is responsible to provide the heat. Serious and costly damage to the building and its contents may result if the heat is turned "off".
4. **MOVING IN** – The apartment keys will be delivered after the security deposit is paid in full. Lessee may pick up the apartment keys from management any time after 1:00 p.m. on the first day of the lease term, during normal office hours. If the first day of your lease falls on a Sunday or holiday, contact management for a time to pick up your apartment keys. Contact management at least one week in advance to make any special arrangements.
5. **REPAIRS** – Repairs or replacements made necessary during the term of the lease, which are caused by the negligent or intentional acts or omissions of the lessee or guests of the lessee, normal wear and tear excepted, shall be the responsibility of the lessee. The expenses incurred for such repairs and replacements shall be paid by the lessee within one week after being presented with a statement of expenses or costs. Management shall not be required to give prior notice to enter the premises when performing emergency repairs/maintenance or repairs requested by lessee. Repairs requested by lessee shall be made as soon as practical (contingent upon the nature and extent of the repair) during usual working hours (7:00 a.m. – 7:00 p.m.).
6. **RECYCLING** – The lessee shall dispose of trash and garbage in the appropriate containers provided by the lessor. Lessee agrees to abide by any rules or regulations that are now in effect or may become effective regarding sorting/recycling of trash and other waste disposal. Contact lessor for authorization and instructions for disposing of large objects, electrical components or appliances. Lessee will be held responsible for any costs or forfeiture levied against the lessor because of the illegal disposal of trash, large items, electrical components of appliances.
7. **SUBLETS** – All sublets must be approved in writing by management. For each request to sublet, there will be a minimum processing fee of \$100.00 to be paid in advance. In cases prolonged negotiation between the various parties involved, we will charge an additional \$35.00 per hour after the first hour of staff time, plus any additional costs incurred. Lessee understands and acknowledges that management approval of a sublet agreement will not release the lessee from the obligations as set forth in the Lease. (Sublet procedure forms are available at the management's offices.)
8. **ACCIDENTAL LOCKOUT/LOST KEYS** – If management is requested by lessee to unlock the apartment door, there will be a charge of \$15.00 for such service during normal office hours and a charge of \$45 after normal office hours. Management may refuse to provide such service if the lessee does not have proper identification or if there is no staff person available. If a key is lost or if a key is duplicated, under any circumstances, a lock change will be made at lessee's expense and only by a locksmith authorized by management.
9. **DOORS/LOCKS** – It is the lessee's responsibility at all times to use the locks provided on the doors and windows. Lessee agrees not to change apartment door locks or to install additional locks (except padlocks on storage bins, if applicable). Lessee shall not make duplicate apartment keys. Locking doors shall be securely closed immediately after coming into or going out of the building. Lessee agrees not to hold open any locking door for any person(s) who is neither a tenant of the building nor a guest of the lessee. Lessee shall promptly inform the authorities of the presence of or harassment by any unauthorized person(s) on or in any of the common areas of the building.
10. **MOVE-OUT** – It is the tenant's obligation to remove all personal property and clean the apartment as called for in the lease agreement. Outgoing tenants agree to return to management's office, all keys provided to them by 1:00 p.m. on the day of the lease expiration. If lessee fails to return the apartment keys on time, management may order a lock change and lessee will be charged for the expenses incurred. It is the lessee's sole responsibility to remove all lessee's property at the time they vacate the apartment. (Note: Your lease expires at 1:00 p.m. on the last day of your lease term.)
11. **CHECK-OUTS** – After the apartment keys are returned to the rental office, an apartment checkout or inspection will be made by management at its first reasonable opportunity to do so.
12. **ABANDONED PERSONAL PROPERTY** – When vacating, if lessee leaves any personal property in the apartment or on the rental premises, management may assume that the property has been abandoned and management may dispose of it as provided in Wis. Stat. 704.05. (Caution) Management is not obligated to store personal property left behind by the tenant. If management is required to move and dispose of any personal property left behind by a tenant, the tenants will be liable for all the costs associated with the disposal of that property. Management will only store such property with a written agreement between itself and the tenant.
13. **PARKING** – Parking space is NOT provided as part of your lease. Management has a limited amount of paid parking available. Application may be made at the office of the management during normal working hours. M.C.O. 12.128 (8) and (14) prohibit the parking of any motor vehicle, moped or motorcycle on terraces, sidewalks, front yard, side yard or other green areas. Unauthorized parking in any of those areas will likely result in a citation, towing at your expense or both.

INTERIOR

14. **APARTMENT CONDITION** – Lessee shall keep the apartment in a clean and tenable condition and in good repair at all times. Lessee agrees to perform routine cleaning throughout the apartment on a regular basis. Lessee may clean windows on the inside or outside of the apartment. Management is not responsible for window cleaning.
15. **PETS** – No pets (including those of visitors) shall be brought into any apartment or into any public areas in the building. Lessee agrees that in the event a pet is brought into the apartment, lessee shall pay a penalty of \$20.00 for each day such pet remains in the apartment, as well as all damages, if any, caused by the pet(s). Assessment of such a penalty by management shall not be deemed a waiver of the foregoing prohibition.
16. **REFRIGERATORS** – Your apartment is equipped with a properly functioning refrigerator. The tenant shall be responsible for monitoring the proper functioning of the refrigerator/freezer. Your refrigerator shall not be disconnected, shut down or misused.
17. **PLUMBING PROBLEMS** – (A) In order to avoid toilet overflow and other malfunctions, never flush sanitary napkins, tampons, facial tissue, cotton swabs, paper towels, dental floss or other solid materials. It is recommended that the lessee have a toilet plunger available for use to avoid overflows. (B) In the event of a plugged drain never use anything other than a plunger. Chemical additives are hazardous and corrosive and will cause damage to the existing plumbing. Any damage done to the plumbing, plumbing fixtures, building or personal items caused by the misuse of the plumbing fixtures or chemicals will be the responsibility of the lessee.
18. **HARDWOOD FLOORS** – Hardwood floors may be damaged by standing moisture, by sharp objects and abrasive materials. Hardwood floors also transmit or conduct noises into other areas of the building. Some of the noises are inevitable, but try to be considerate of other tenants if possible.
19. **WIRES AND OUTLETS** – Lessee agrees to install telephones only where there are existing jacks. No additions or alterations of wiring may be made without written consent of the management. The lessee shall be financially responsible for any and all service connection fees or charges and for any changes to the existing wiring or service (single or multi-line). When vacating the apartment, the alterations must be left in working order. The foregoing also applies to cable television wires and outlets. (Suggestion: Most local service providers have a "wire maintenance" program available for a nominal fee which may cover the cost of repairing wiring problems or malfunctions with your telephone connection(s).)
20. **DECORATING** – The lessee shall NOT do any of the following on any interior surface:
 - a.) Use indelible ink, markers, pens, paint upon, attach, exhibit or display in or about the premises any signs or placards.
 - b.) Paint, alter, or otherwise redecorate the apartment.

- c.) Drive nails, tacks, screws or apply other fasteners, including adhesive foam, or any other type of tape, onto or into any of the walls, ceilings, doors, floors, carpeting or woodwork in the apartment. (Small finishing nails are permitted only if they can be used without damaging the walls or woodwork.)

Management will repair any damages caused by the lessee at the lessee's expense. If the lessee draws on or paints any surface without written permission from management, management may repair or repaint those surfaces at lessee's expense.

21. SMOKING/BURNING MATERIALS- It is a hazardous activity to use burning substances or heated appliances in or for the smoking of various materials or igniting perfumed or scented materials. The use of such substances or appliances creates a hazard of fire in the building and often causes burn damage to countertops, flooring and furnishings among other hazards commonly associated with those activities. Any damage caused to the building, flooring, countertops, appliances or furnishings will be charged to the tenant and will be excluded as "normal wear and tear" when calculating damages for which the tenant is liable.

22. FIRE PRECAUTIONS - All doors to the apartment and all fire exit doors in the common areas shall be unobstructed, accessible and passable at all times. Madison General Ordinances provide that it is the responsibility of the lessee during the term of the lease to inform lessor/management in writing of any malfunction of any smoke and/or carbon monoxide detectors, including the need for a new battery. The management shall have 5 working days upon receipt of the notice to repair or replace the detector(s) or battery. Lessee shall not remove detectors from the location in which they were installed and shall not disconnect the batteries or in any other way interfere with the functioning of such detectors. If a detector(s) is not in the installed location at the end of lease term, management will replace the same at lessee's expense. Please note: Interfering with fire alarm systems or tampering with or removing smoke and/or carbon monoxide detectors, fire extinguishers, fire prevention and fire fighting equipment is a crime in the State of Wisconsin.

COMMON AREAS, EXTERIOR AND GROUNDS

23. ATTACHMENTS - Nothing whatsoever (including outside antennas or wires) shall be attached or affixed either to the building or exit routes or any part thereof, whether permanent or otherwise, without written consent of management. Anything so attached or affixed without written consent will be removed at lessee's expense. (See management regarding Satellite Dish and Antenna Addendum)

24. SNOW SHOVELING - Snow and ice accumulation will be removed from walkways as required from the principal entrance or exit routes of the building. It is the lessee's responsibility to remove snow and ice accumulation from private or individual entrance and exit routes for their own particular unit or units.

25. GRILLING - Fire codes prohibit the storage of gas grills indoors or on balconies or porches. Grills of any sort may not be operated or used within ten (10) feet of any part of the building. The fire codes are safety codes and will be strictly enforced. Lessee will be held responsible for any forfeiture and court costs levied against the lessor because of the illegal storage or use of a grill by the lessee. Barbecuing on lawns or patios must be done with consideration and caution. Your neighbors will appreciate your consideration in doing your grilling so that the smoke does not drift into their doors or windows. Dispose of charcoal and ashes after they have been doused with water and completely cooled.

26. USE OF COMMON AREAS - Lessees are responsible for their own conduct and that of their guests. The grounds, all exterior areas, all interior hallways, elevators and laundry areas shall be kept free of lessee's personal belongings, trash and debris and other waste at all times. Lessee must deposit all trash into the proper trash containers provided. Any items dropped or discarded by the lessee or their guest(s), shall be picked up and properly disposed of by that guest or lessee.

27. NO SMOKING IN COMMON AREAS - M.G.O. 23.05 prohibits smoking in all common areas of buildings.

28. HAZARDOUS CONDUCT - No lessee or guest shall climb on the outside of the building, balconies or windows. No lessee or guest shall use any roof surface of the building for recreation or any other activity. No lessee or guest shall drop or throw anything from the windows, porches, roofs or balconies. All of the activities described in this paragraph are highly dangerous and present a hazard to any participant, spectators and rescue personnel. A lessee, guest, or anyone who causes damage to property or injury to any person by virtue of their conduct will be held liable for any and all resulting damages.

29. OBNOXIOUS CONDUCT - No lessee or guest shall engage in unreasonably loud, profane, violent, abusive, indecent, or other offensive conduct in or on the common areas or in their apartment.

ADVISORY

30. RENTER'S INSURANCE - Management highly recommends lessee purchase a renter's insurance policy from a reputable insurance company to insure personal belongings and personal liability. Renter's insurance provides liability coverage for careless acts or omissions for which lessee is personally responsible. (For example, fire caused by the careless use of smoking material, electrical appliances, barbecue grills, etc.) Renter's insurance is inexpensive, considering the broad range of protection provided. Please note: Lessor's insurance policies do not cover lessee's personal belongings or lessee's personal liability.

31. HOUSEHOLD SUPPLIES - Household essentials such as shower curtains, toilet plungers, vacuum cleaners, cleaning supplies and light bulbs are not provided by management. Please note: A 60 watt bulb is the maximum safe wattage for the lighting equipment provided.

32. REPAIRS AND RENOVATION - At various times, parts or areas of the building may be under repair or renovation. Unless the work being done is an emergency repair or replacement, all such work will be done during usual working hours (7:00 a.m. - 7:00 p.m.).

33. FUTURE REFERENCES - Keep in mind at all times that management may be contacted for future housing and credit references. Our references will be based on our contacts and experience with you as a tenant.

This Addendum is incorporated by reference into the lease between the parties. The provisions set forth in the lease shall control and supercede any conflicting provision in this Addendum. Management will seek to hold lessee responsible for the costs of defending against any frivolous abusive legal action taken or caused by lessee.

You are advised that this agreement is governed by Chapter 704 Wisconsin Statutes and regulated by Chapter ATCP 134 of the Wisconsin Administrative Code and Chapter 32 of the Madison General Ordinances. If any provision of the Lease or Addendum is declared invalid or unenforceable to any extent, the remainder of the agreement shall not be affected thereby, and shall be enforceable without regard to the invalid or unenforceable provision.

THE UNDERSIGNED LESSEE HAS READ THE FOREGOING ADDENDUM AND FULLY UNDERSTANDS ALL THE TERMS AND PROVISIONS SET FORTH HEREIN, WHICH ARE IN ADDITION TO AND INCORPORATED INTO THE TERMS AND PROVISIONS OF THE LEASE.

Any original, facsimile copy, or photocopy of this Addendum which contains original, facsimile copies or photocopies of the signatures or initials of any party or guarantor shall have the same effect and shall be deemed sufficient evidence of that signatory's action or intent.

DATE _____ LESSEE _____
 DATE _____ LESSEE _____
 DATE _____ LESSEE _____
 DATE _____ LESSEE _____
 DATE _____ LESSEE _____
 DATE _____ LESSEE _____
 DATE _____ LESSEE _____
 DATE _____ LESSOR: «Lessor»
 By: CHT Apartment Rentals, LLC, its Agent

By: _____

17



Roundhouse Units **NOT** Rented During Construction

4/23/14

Existing Lobby & Existing Offices – Coordinate with CHT for temporary relocation and Market buildout.

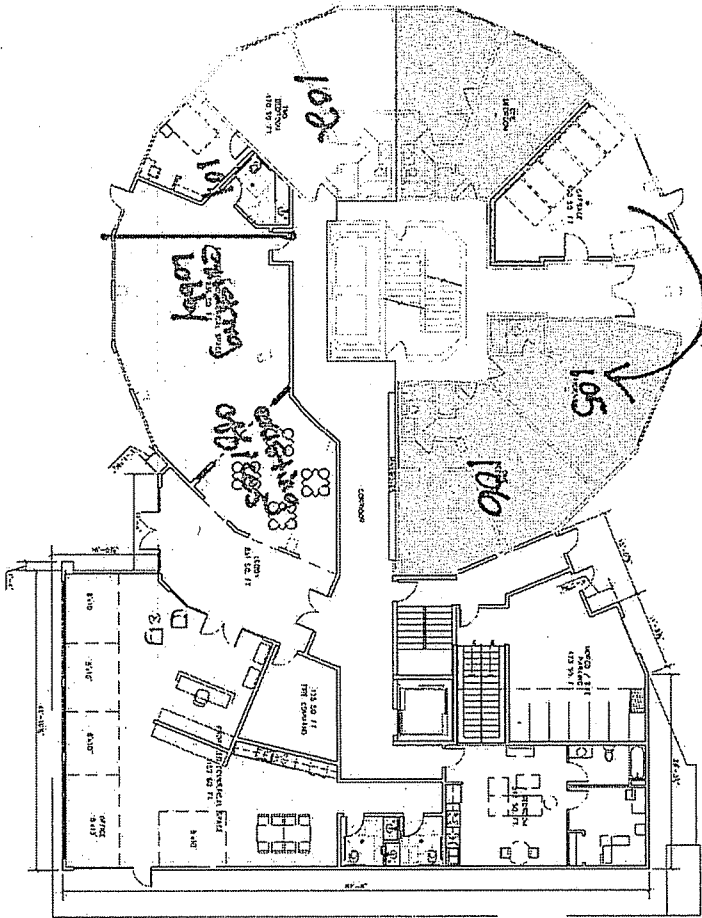
101, 102, 201, 208, 1402, 1403, 1405 - Unoccupied 6/1/15 to 8/15/15

106, 206, 207, 306, 307, 406, 407, 506, 507 – Unoccupied 8/15/14 to 8/15/15

606, 607, 706, 707, 806, 807, 906, 907, 1006, 1007 – Unoccupied 1/1/15 to 8/15/15

105 – Currently rented until 8/15/15. **Other arrangement for tenant need to be made for potential trash room.**

FIRST FLOOR PLAN



APARTMENT TYPE		LIMIT VALUE		TOTAL	
Bedroom	0	0	0	0	0
Bathroom	0	0	0	0	0
Living	0	0	0	0	0
Kitchen	0	0	0	0	0
Storage	0	0	0	0	0
Other	0	0	0	0	0
Total	0	0	0	0	0

APARTMENT TYPE		LIMIT VALUE		TOTAL	
Bedroom	0	0	0	0	0
Bathroom	0	0	0	0	0
Living	0	0	0	0	0
Kitchen	0	0	0	0	0
Storage	0	0	0	0	0
Other	0	0	0	0	0
Total	0	0	0	0	0

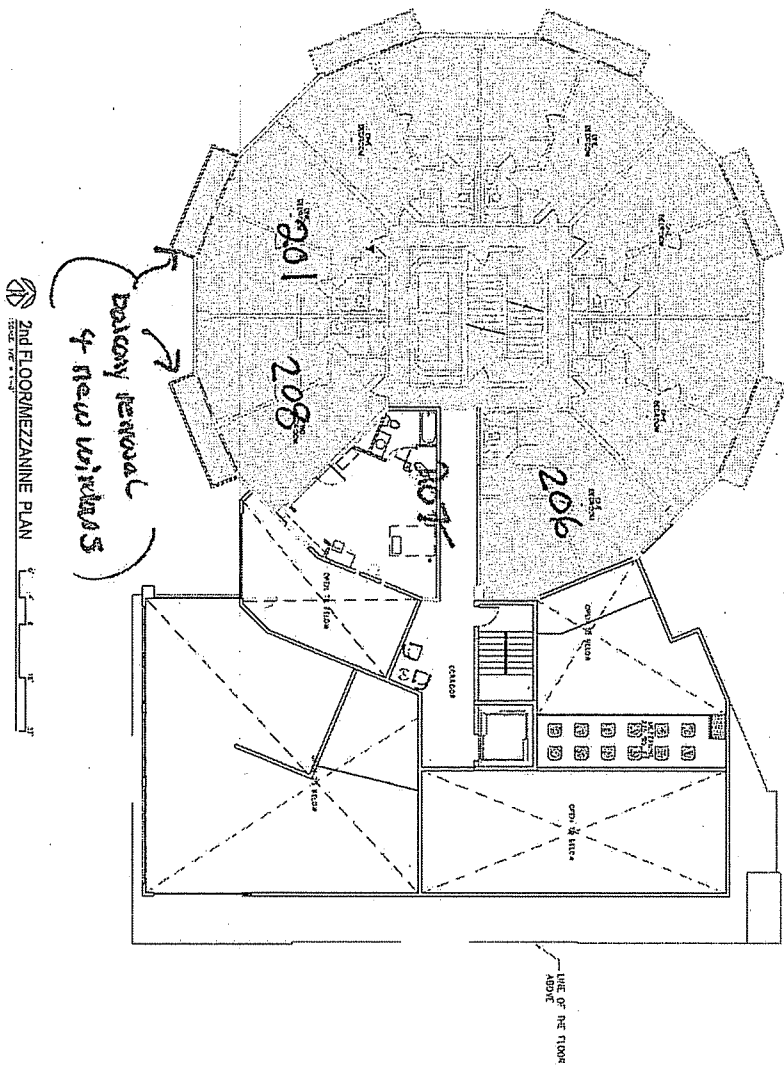
FIRST FLOOR PLAN
2.01

PROJECT: **ROUNDHOUSE APARTMENTS**
 88 LANSING STREET
 SAUNDERS, MASSACHUSETTS 01912
 CLIENT: **ROUNDHOUSE APARTMENTS, LLC.**
 88 LANSING STREET
 SAUNDERS, MASSACHUSETTS 01912

ARCHITECT: **DAVID W. WILSON ARCHITECTS**
 100 WASHINGTON STREET
 SAUNDERS, MASSACHUSETTS 01912
 PROJECT NO. 2017
 DRAWING NO. 01
 DATE: 08/14/17
 DESIGNED BY: AW/MLD
 DRAWN BY: AW/MLD
 CHECKED BY: AW/MLD

DAVID WILSON & ASSOCIATES
 ARCHITECTS
 100 WASHINGTON STREET
 SAUNDERS, MASSACHUSETTS 01912
 TEL: 508-885-1111
 FAX: 508-885-1112
 WWW.DWILSONARCHITECTS.COM

17

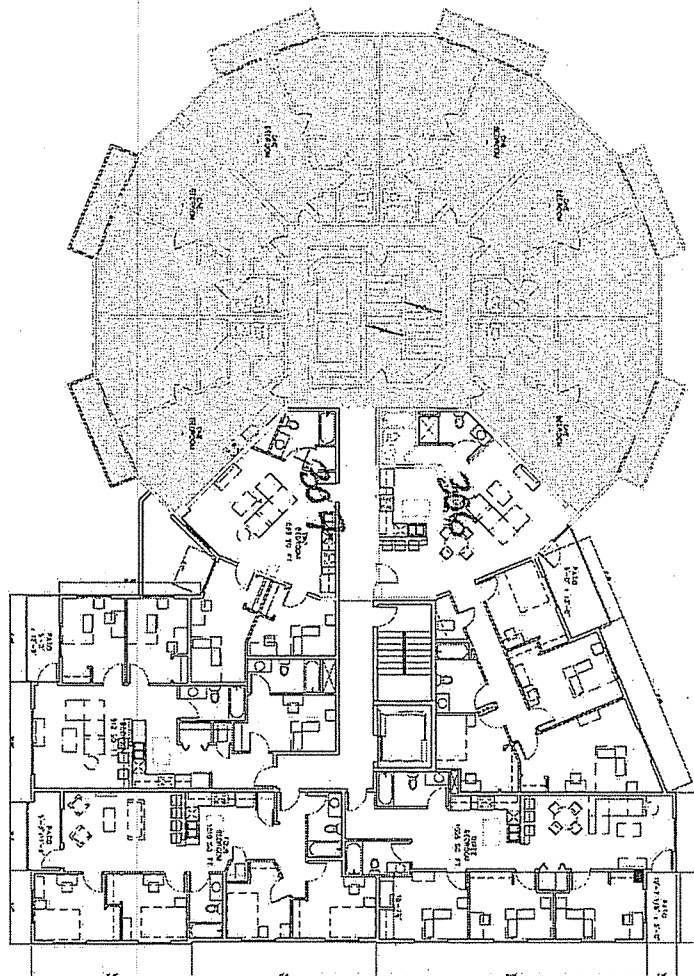


SECOND FLOOR & MEZZANINE FLOOR PLAN
A2.02

PROJECT:
ROUNDHOUSE APARTMENTS
 400 LANGDON STREET
 MADISON, WISCONSIN 53704
 CLIENT:
ROUNDHOUSE APARTMENTS, LLC.
 400 LANGDON STREET
 MADISON, WISCONSIN 53704

DATE: 01/27/10
 PROJECT: 10137
 DRAWN BY: BP
 CHECKED BY: JPH
 SCALE: AS SHOWN
 REVISIONS: NONE






2ND FLOOR PLAN

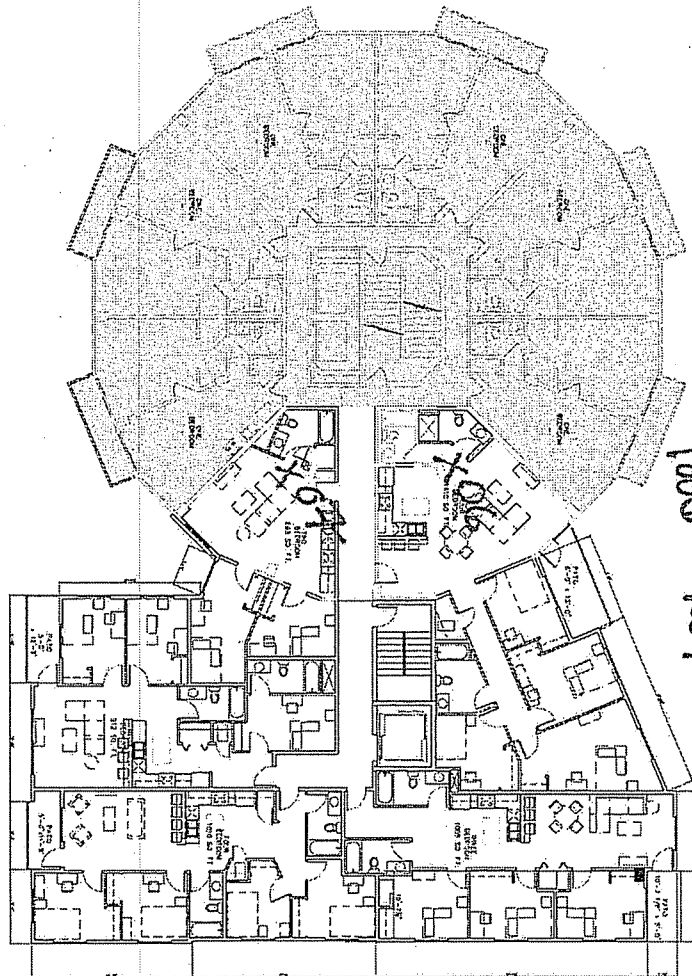

**SECOND
 FLOOR PLAN**
A2.03

PROJECT:
ROUNDHOUSE APARTMENTS
 605 LANGDON STREET
 MADISON, WISCONSIN 53701
CLIENT:
ROUNDHOUSE APARTMENTS, LLC.
 605 LANGDON STREET
 MADISON, WISCONSIN 53701

DATE: 05/10/10
SCALE: AS SHOWN
REVISIONS:

DAVIDSON & MARTINEZ
 ARCHITECTS
 1000 E. WISCONSIN AVENUE, SUITE 200
 MADISON, WISCONSIN 53703
 TEL: 608.261.1234
 WWW.DAVIDSONMARTINEZ.COM





3RD THRU 8TH FLOOR PLANS

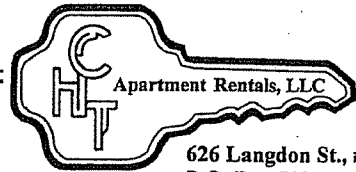
3RD THRU 8TH
FLOOR PLAN
A2.04

DATE: 08/11/10
PROJECT: ROUNDHOUSE APARTMENTS
DRAWN BY: [REDACTED]
DATE: [REDACTED]
SCALE: AS NOTED
REVISIONS: [REDACTED]

PROJECT:
ROUNDHOUSE APARTMENTS
615 LANGDON STREET
MADISON, WISCONSIN 53703
CLIENT:
ROUNDHOUSE APARTMENTS, LLC.
615 LANGDON STREET
MADISON, WISCONSIN 53703

DATE: 08/11/10
PROJECT: ROUNDHOUSE APARTMENTS
DRAWN BY: [REDACTED]
DATE: [REDACTED]
SCALE: AS NOTED
REVISIONS: [REDACTED]





Apartment Rentals, LLC
 626 Langdon St., #108
 P.O. Box 512
 Madison, WI 53701-0512
 (608)255-6169
 (608)256-0929 Fax

NOTICE OF UPCOMING RENOVATION

Dear Applicant of 626 Langdon St. 2014/2015,

Roundhouse is informing you that the owners are planning major renovations to the Roundhouse that will take place during the 2014/2015 leasing period. These plans will include a new fire sprinkler systems, new elevator system, flooring, electrical and plumbing renovations. They are also planning an addition on the East Side of the existing Roundhouse building.

The renovations and construction may cause periodic temporary interruptions of service and noise during working hours. We will make whatever efforts we can to keep the disruptions as short and as infrequent as possible. We are mindful that such projects do cause unanticipated disruptions in addition. For the most part, the building and the apartments should function as usual with the periodic inconveniences noted above.

I (we) have received a copy of the above notice.

_____ Date

_____ Date

_____ Date

_____ Date

_____ Date