



City of Madison Fire Department

Fire Prevention Division

30 West Mifflin Street, 9th Floor, Madison, WI 53703-2579

Phone: 608-266-4420 • Fax: 608-267-1153 • E-mail: fireprevention@cityofmadison.com



June 9, 2014

RE: 626 Langdon Street – Round House Plan Commission Report

Dear Plan Commission,

I would like to provide some clarification and recent discussions that impact the necessity to upgrade the existing life safety systems at 626 Langdon Street if the proposed addition does not move forward.

The current building has a 120 volt fire alarm system, a manual wet standpipe system, and scissor style exit stairs. All three of these elements were permitted as sufficient at the time the structure was built according to the State of Wisconsin Commercial Building Code but are no longer considered adequate per current life safety standards. Additionally, the building does not have a fire sprinkler system.

The 120 volt fire alarm system is obsolete. Parts are no longer manufactured for these systems as all new fire alarm systems are 24 volt systems. This creates an inability to expand and/or modify the existing system due to capacities and compatibility issues. 120-volt systems still in use today have outlived their life expectancy. Current building and fire codes do not require replacement or upgrades to existing fire alarm systems until the building is remodeled or the system fails.

The manual wet standpipe system is a system of pipe with hose connections for firefighters to connect their hoses to and fight a fire on upper floors. The manual component means that the fire truck has to connect to a hydrant and then connect to the building fire department connection and supply the water and pressure in order to use the hose connections. Again, current codes do not require upgrades to existing standpipe systems but modern building codes would require a fire pump and pipe sizes to provide sufficient flow and pressure to meet modern firefighting equipment and operations.

Scissor style stairs are no longer permitted in buildings of this height due to lack of separation between exit locations and hindrances to firefighting activities. This is a lessons learned situation that is not technically feasible to correct.

The lack of a fire sprinkler system is the biggest concern Madison Fire Department has with many high-rise and large residential buildings. There have also been some recent developments for potential changes that have not been discussed with the owner's design team to date. The first item is the reference to section SPS 362.0903(6)(b). Recent conversations with Safety & Professional Services (SPS) Staff has indicated that SPS is reviewing the application of this code section with the intent to broaden the applicability based on the main points of housing mostly college students.

On June 17th, Chief Davis is intending to propose a Madison General Ordinance to the City Council that would require retrofitting fire sprinklers in certain existing buildings. This building has been identified as being impacted by this proposed ordinance.

The Owners Design Team is correct that as of June 9th, there is not a specific law, ordinance, or code that requires the existing building life safety systems to be replaced or upgraded; however, for practical purposes, the owner will need to plan to address the aging fire alarm system and the lack of a fire sprinkler system to meet market demand, business continuity, potential code changes, and to limit liability exposure.

Sincerely,

Bill Sullivan
Fire Protection Engineer
City of Madison Fire Department

■ **Room to Grow**

Providing locations and opportunities for business and residential growth is essential to achieving many of the City’s overall goals and implementing many of the recommendations in this plan. This growth is also critical for maintaining the vibrancy of Downtown and its neighborhoods. Downtown offers some of the best opportunities in the region for new development and private investment. Based on a conservative estimate, this plan’s land use recommendations have identified infill and redevelopment areas to accommodate at least 4,000-5,000 net new residential units and 4-5 million square feet of net new commercial development (office, retail, etc.). The estimated value of this amount of development is in the range of 2 billion to 2.5 billion dollars.²

Downtown’s desirability as a place to live and work continues to be strong, but development in built-up urban areas can be challenging and is often more difficult than developing on a “greenfield” site on the edge of the city. A concern often expressed during the planning process is that the development entitlement process for Downtown projects can be lengthy and unpredictable. True or not, this perception can be detrimental to attracting new development to Downtown. Having a current plan that clearly articulates expectations and policies and reconciles sometimes competing objectives can clarify a path to achieving the overall vision. It can also help provide a basis for a more predictable and efficient development review process that reduces risk and increases confidence in Downtown’s future direction.

This plan establishes a framework of recommended land uses and

development intensities that can accommodate a significant amount of new employment, housing, and mixed-use development, and the plan should be used as a primary policy document when evaluating development proposals. Its goal is to provide a guide for new development potential in a proactive and deliberate way by outlining basic parameters for new development to provide additional predictability for property owners, developers, businesses, and residents. It is important that each proposed development be evaluated not as a stand-alone project, but on how well the project fits the context of both its immediate surroundings and that of the greater Downtown and the vision embodied in this plan. This plan should lead to a more clear and consistent approval process, but some flexibility to consider projects that are not consistent with the recommendations in this plan should be allowed to be able to accommodate appropriate projects not envisioned when this plan was developed. However, this should be a clear exception. To ensure that this plan remains relevant, it should be reviewed and updated, if necessary, at least every ten years.

Downtown has experienced a significant amount of new growth and development over the last twenty years, and the changes this has produced should be celebrated. Major developments during this time include Block 89, the Dane County Courthouse, the Risser Justice Building, 44 on the Square, the State Department of Administration Building, and the Tommy Thompson State Office Building, among others. This plan allows that momentum to continue and anticipates on-going growth at similar rates.

Room to Grow Recommendations

Objective 2.4: Encourage higher density infill and redevelopment that is innovative and sustainable, and complements and enhances the areas in which they are proposed. 🌿

Recommendation 17: Guide development to locations recommended in this plan for buildings of corresponding height and scale.

Recommendation 18: Promote high quality architecture and craftsmanship for new buildings to reinforce Downtown as an engaging and attractive employment location.

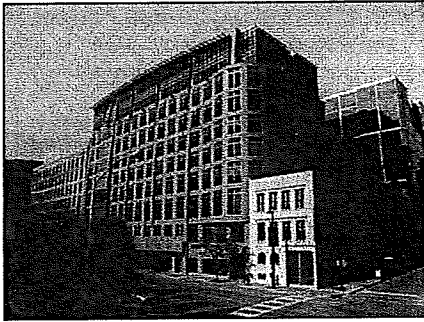
Recommendation 19: Work with the owners of properties with good redevelopment potential as identified on the Parcel Analysis Map to achieve the goals and objectives of this plan.

Recommendation 20: Create zoning districts within the Zoning Ordinance that are designed to effectively and efficiently implement the recommendations of this Downtown Plan.

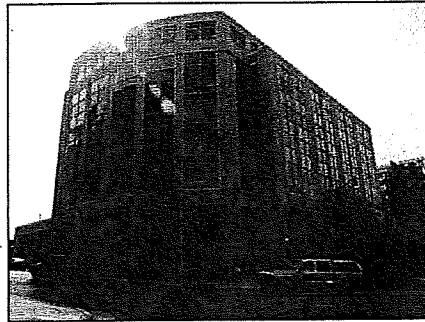
Recommendation 21: Allow existing buildings that are taller than the proposed height limits to be redeveloped at the same height provided the new building is of superior architectural design. Implement through the development of the new Downtown zoning districts.

Recommendation 22: Aggressively pursue and support the redevelopment of 1960s-1970s era “zero lot line” residential buildings, and allow new buildings up to a maximum height of 5 stories, plus an additional story if the 6th story has significant setbacks on all sides.

² Potential new infill and redevelopment estimates are based on the sites shown on the Parcel Analysis Map for sites over one-half acre in size, with potential additional development on unidentified smaller sites across the Downtown factored in. The estimates are based on height and land uses recommended in this plan. Planning Division staff estimated new development potential and construction value based on projects built in similar areas during the last 15 years. The estimates do not include sites containing designated landmarks, identified potential landmarks, or contributing buildings in National Register Historic Districts.



Block 89



Tommy Thompson State Office Building



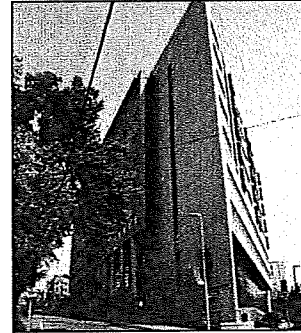
Risser Justice Building



44 on the Square



State Department of Administration Building



Dane County Courthouse

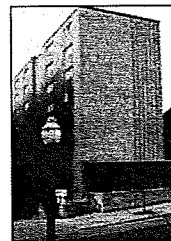
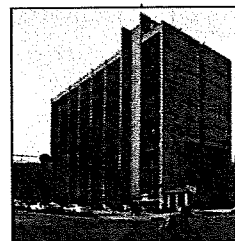
The Parcel Analysis Map identifies sites that have a potential for redevelopment or infill projects during the 20-year planning horizon. It shows only those parcels, or combinations of adjacent parcels, of one-half acre or more with the following characteristics: surface parking lots, 1960s-1970s era zero lot line developments, underutilized sites and/or obsolete buildings, public parking ramps, and vacant land. Other factors were also considered such as building condition, architectural character, and land valuation. Sites of at least one-half acre are large enough to provide opportunities to maximize flexibility in design that will facilitate creative approaches. Smaller sites with redevelopment or infill potential were not included, but can be found throughout Downtown. Successful redevelopment projects are often proposed for sites not necessarily recognized as having that potential beforehand, and this plan specifically recognizes that this is an acceptable occurrence. This is not an ultimate

build-out plan for Downtown, but a plan that will more than accommodate the growth expected during the next two decades. This plan should be revisited in approximately ten years, and revised with any new redevelopment opportunities that are identified at that time.

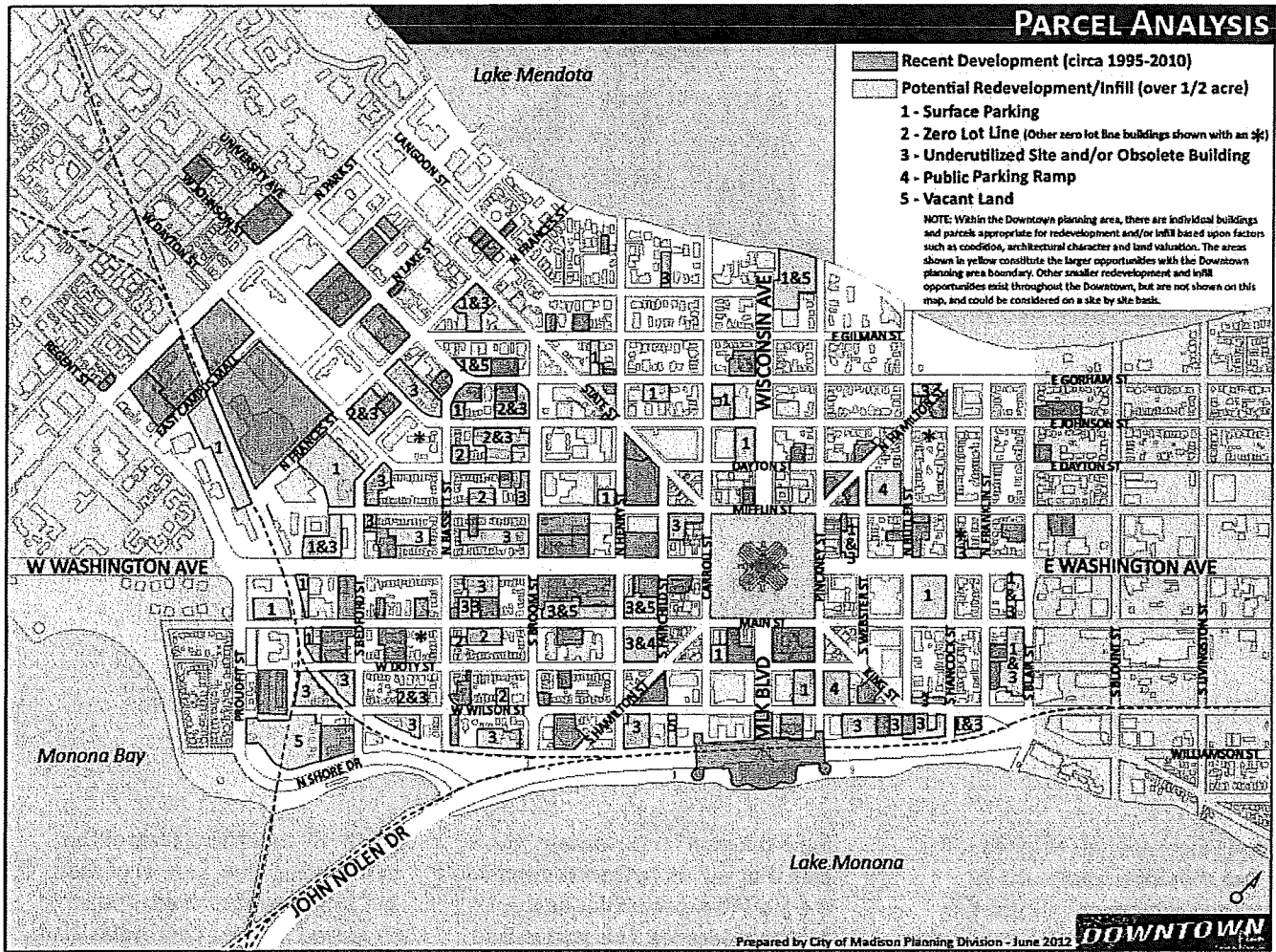
Existing Out-of-Context Buildings

There are several developments throughout Downtown that are much larger in height and/or mass than other buildings in their vicinity, and that architecturally do not contribute

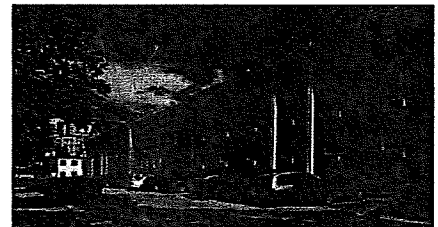
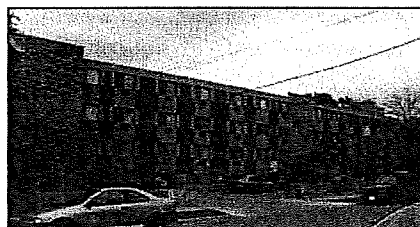
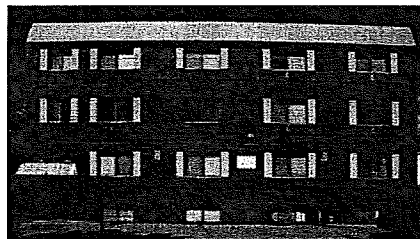
positively to the character of the surrounding area. Several of these buildings are taller than what is proposed for their area in this plan. In order to encourage redevelopment of these sites with new buildings that would enhance the area, it is proposed that new replacement buildings be allowed to be built to a similar height, density, or volume of the existing building provided that superior architectural design is required. Although the new building could be taller or larger than other buildings allowed in the area, replacing these less attractive, out-of-context structures with better designs would



Examples of buildings that are out of scale with their surroundings



benefit the neighborhood in which they are located and Downtown overall. Similarly, sites of the 1960s-1970s era zero-lot-line buildings, which are mostly three to four stories and characterized by surface parking lots in front of the buildings, should be allowed (and encouraged) to be redeveloped at up to a maximum of five stories, plus an additional story if stepped back on all sides, to promote their redevelopment.



Examples of 1960s-1970s era zero-lot-line buildings

Langdon Recommendations

Objective 4.9: *The Langdon neighborhood should build on its history as a traditional student neighborhood, including a concentration of fraternities and sororities. It should continue to accommodate a limited amount of higher-density residential redevelopment on selected sites while maintaining the area's historic and architectural integrity. Preserving and enhancing Langdon Street as the spine of the district will be key. The pedestrian walkway between the lake and Langdon Street should be formalized to enhance its aesthetics and safety and to make stronger connections to the lakefront path.*

Recommendation 94: *Encourage preservation and rehabilitation of contributing historic buildings.* 🍃

Recommendation 95: *Encourage relatively higher-density infill and redevelopment that is compatible with the historic context in scale and design on non-landmark locations and sites that are not identified as contributing to the National Register Historic District.* 🍃

Recommendation 96: *Update the Downtown Design Zone standards for the Langdon Street area and incorporate them into the Zoning Ordinance.*

Recommendation 97: *Explore financial incentives (such as small cap Tax Increment Finance loans or grants) to rehabilitate landmarks, potential landmarks, and contributing buildings within existing TIF districts, including for rental properties.*

■ Langdon

The Langdon neighborhood is a traditional student-oriented neighborhood, including a concentration of fraternities and sororities and multi-family rental structures. The vast majority of residents are college students. It is located adjacent to the UW campus, between Lake Mendota and State Street. The majority of the area is in the Langdon Street National Register Historic District and it contains many contributing buildings and several local landmarks. The eastern portion of the area is in the Mansion Hill local and National Register Historic Districts. Because much of the neighborhood is already in a National Register Historic District, but not in a local historic district, there can sometimes be confusion about the applicable regulations when new development is proposed. Many of the highest quality buildings from an historic architectural perspective, have been converted to apartments resulting in inefficient internal layouts. Langdon Street is also the center of "Greek Row", a number of co-ops, and other student housing. Fraternities and sororities as a whole have done a particularly good job of maintaining their houses over time. Although other buildings have suffered from years of neglect as student rental properties, they collectively establish a clear identity for the area. The area is in need of some revitalization, but it has a well grounded character that still makes it a very popular place to live.

The Langdon neighborhood is well situated to continue as a predominately student neighborhood. It is one of the most densely developed areas of the city, but can accommodate a limited amount of higher-density residential redevelopment on selected sites while preserving the historic and architectural heritage of the area. New development must enhance the essential character of the neighborhood and not diminish views of the lake.

This plan recommends that a local historic district be considered to support the National Register designation and clarify the desire to preserve the historic character. Wholesale redevelopment is not the goal, but a limited amount of new development to replace non-contributing, blighted housing will benefit the area.

Lake access should be enhanced through implementation of the recommended lakefront path and the development of street ends to become viable public spaces. The pedestrian walkway between the lake and Langdon Street should be formalized to enhance its aesthetics and safety and to make stronger connections to the proposed lakefront path. Opportunities for implementing these amenities should be pursued in conjunction with new development that occurs adjacent to these corridors, but that potential should not be justification for approving new development that is otherwise inconsistent with the recommendations of this plan.



Scenes from Langdon

Landmark Buildings and Local Historic Districts Recommendations

(continued)

Recommendation 187: Reinforce the identity of all Downtown historic districts with distinctive streetscape amenities, such as special streetlights, street signs, street tree selection, and terrace treatments, that helps create a clear definition that these districts are, in fact, special and create a branding program that includes education, marketing, and wayfinding.

Recommendation 188: Ensure that owners of historic properties are well informed about the Landmarks Ordinance through direct mailings and by working with the Building Inspection Division to distribute applicable historic district and/or local landmark requirements during inspections.

Recommendation 189: Partner with the Building Inspection Division to conduct more frequent systematic property and exterior building inspections to make sure that historic properties are in compliance with Landmarks Ordinance standards, including amending the City Code to allow staff to issue tickets for violations.

Recommendation 190: Prepare an inventory of historic properties in the State Street district and consider a local historic district designation if initiated by a representative group of property owners.

Recommendation 191: Prepare an inventory of historic properties in the Langdon Neighborhood and consider creating a local historic district that is generally coterminous with the Langdon Street National Register Historic District.

Recommendation 192: Make it a priority to designate potential landmarks in the Mansion Hill district as identified in the Downtown Preservation Plan as Madison historic landmarks.

Recommendation 193: Support the creation of a local historic district that is generally coterminous with the Fourth Lake Ridge National Register Historic District, a small portion of which runs along portions of East Gorham Street, and is within this neighborhood, if supported by a representative group of property owners.

properties speculating that they will one day be able to redevelop them and in the meantime the properties fall into disrepair, leading to a de-facto "demolition by neglect." The exterior of all buildings within Downtown are scheduled to be inspected every 7-8 years for compliance with the City's housing and property maintenance ordinances. Because of the City's policy to protect the uniqueness and special significance of landmark structures and buildings in local historic districts, these properties should be inspected more often.

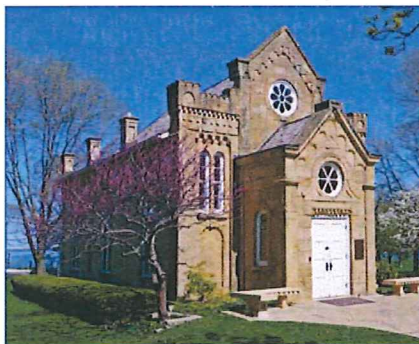
Landmark Buildings and Local Historic Districts

Historic districts provide positive local economic impacts in the district and in the City. They can contribute to the stabilization of property values, increased tax revenues, the revitalization of existing neighborhoods and small commercial districts, the expansion of tourism, and the promotion of sustainable living practices, among other benefits.

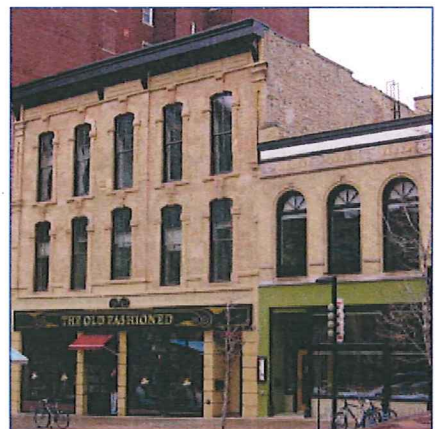
Madison's Landmarks Ordinance provides for the designation of properties as landmark sites, and for the designation of areas as local historic districts. As shown on the Local Historic Districts and Landmarks Map, there are currently 85 locally designated landmarks, 65 identified potential landmarks, and two local historic districts within the planning



UW Armory and Gymnasium



Gates of Heaven Synagogue



Maeder-Ellsworth Building

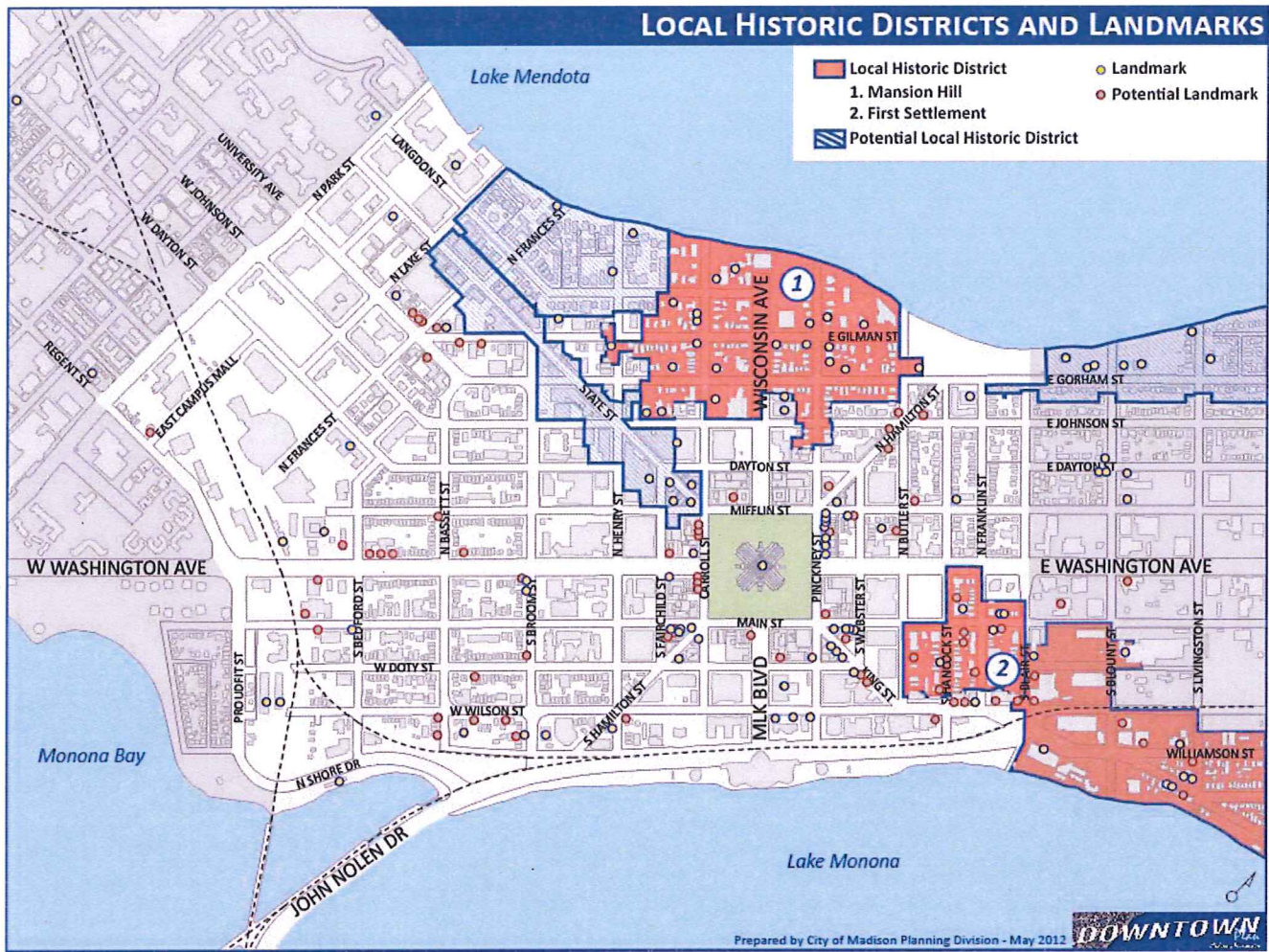


Castle and Doyle Building



Madison Catholic Assn. Clubhouse and Madison Club

Above photos are examples of Madison historic landmarks



area. Brief descriptions of the local historic districts can be found later in this section. The Landmarks Ordinance requires approval of new buildings, exterior alterations to existing buildings, and demolitions on sites that are designated City of Madison Landmarks or are located in a local historic district. This currently applies to approximately 20% of the nearly 1,600 parcels in the planning area, or about 11.6% of the 608 acre planning area.

The *Downtown Historic Preservation Plan* identified potential landmarks within the planning area, but few have gone through the designation process and do not have the protection offered by the Landmarks Ordinance, unless they are located in a local

LOCAL HISTORIC DISTRICTS AND LANDMARKS SUMMARY

Landmarks Ordinance Applicability for Downtown Parcels

	Landmark (Not in a Local Historic District)	Local Historic District Parcels & Landmarks	Landmarks Ordinance Not Applicable	Total
Mansion Hill Local District	n/a	176	n/a	176
First Settlement Local District	n/a	84	n/a	84
Third Lake Ridge Local District	n/a	1	n/a	1
Local Landmarks	57	28	n/a	85
Total Downtown Parcels	57	261	1,271	1,589

Source: City of Madison Planning Division

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historic district. Recommendations to establish historic districts, or to nominate buildings as local landmarks, are intended to initiate the process to determine whether they should be designated. The process requires extensive research, submittal of a nomination to the City, a public hearing before the Landmarks Commission, and approval by the Common Council. Completing the nomination process and determining whether or not potential landmarks become designated will result in increased predictability for those sites. Similarly, going through the process of establishing historic districts as recommended in this plan will further clarify the future for those areas. Note that the boundaries of potential local historic districts on the Local Historic Districts and Landmarks Map are not precise and could change if designation is pursued.

Regulating structures within a historic district is only one part of maintaining the district's sense of place. Other physical elements, such as streetscapes and public spaces, also need to be designed in a way that stitches the individual properties together and establishes a clear identity for the district. Special signage and historic streetlights can, for example, contribute significantly to a district's historic character.

Mansion Hill Local Historic District

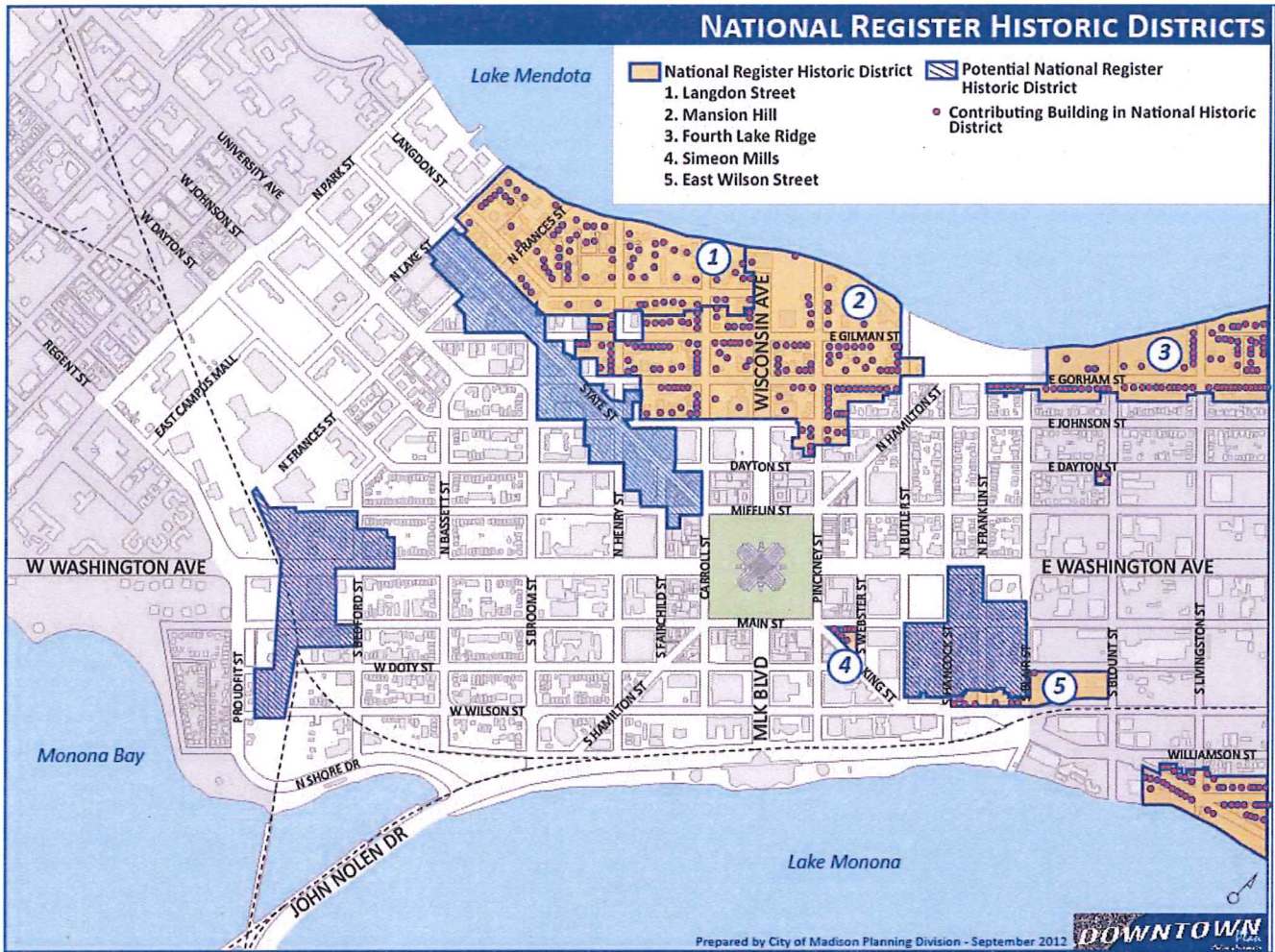
Mansion Hill is the residential neighborhood north of the Square in downtown Madison. Its heart is the corner of Gilman and Pinckney Streets, where four Victorian mansions evoke an aura of yesteryear. In the 19th century, Mansion Hill was one of Madison's most prestigious neighborhoods, and to this day contains the greatest concentration of intact Victorian era houses remaining in Madison. Many of these grand homes were built by Madison's early statesmen, businessmen, founders and entrepreneurs. The Common Council established Mansion Hill as Madison's first historic district in 1976.

First Settlement Local Historic District

The First Settlement neighborhood just southeast of the square was the home of Madison's first residential settlement. In 1837 Eben and Rosalie Peck built a boarding house on South Butler Street to house workers who would build the first state Capitol building here. Their log cabin was the first occupied residence in Madison. As the nineteenth century progressed, more modest frame houses were built in the area, with finer brick residences sprinkled throughout. After a period of decline during the 1960s and 1970s, pioneer downtowners began to move back to the area and restore the simple houses of a bygone era. The Common Council established the area as a local historic district in 2002.



Examples of historic district signage and ornamental streetlights



National Register of Historic Places

There are 40 individual properties within the Downtown planning area on the National Register of Historic Places (some of which are also local landmarks). All or a portion of five National Register historic districts, with a total of 259 contributing buildings, are located within the Downtown planning area. Of these, 112 buildings are not protected by the Madison Landmarks Ordinance because they are not designated landmarks or located in a local historic district. Although National Register districts are not locally regulated, preserving the buildings within them identified as contributing buildings is a goal of this plan. Properties within National Register districts but identified

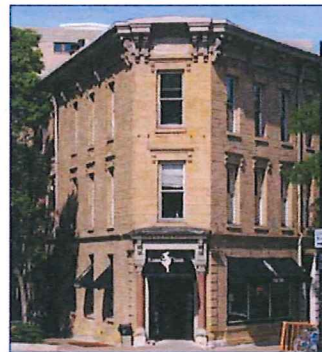
as non-contributing should have more flexibility in their potential for redevelopment.

Tax breaks are available for many improvements to National Register properties and those within National

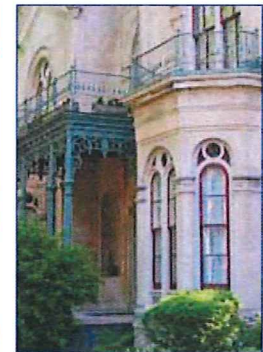
Register historic districts. Expanding these districts to coincide with local historic districts will provide additional incentives for property owners to improve their buildings without imposing additional regulations.



Belmont Hotel



Suhr Building



Pierce House

These photos are examples of buildings listed on the National Register of Historic Places or in a National Register Historic District.

National Register of Historic Places Recommendations

Objective 7.2: Provide economic incentives for the preservation of historic properties through listing on the National Register of Historic Places.

Recommendation 194: Work with the State Historical Society on creating National Register historic districts that are generally coterminous with local historic district boundaries to take advantage of State tax credit incentives and reduce confusion.

Recommendation 195: Consider creating a National Register historic district designation for the State Street district if supported by a majority of property owners to provide incentives for property owners to improve their buildings.

Recommendation 196: Consider creating a National Register Historic District in the Tobacco Warehouse district and West Rail Corridor to provide incentives for property owners to improve their buildings.

Recommendation 197: Consider the expansion of the Simeon Mills National Register Historic District as identified in the Downtown Historic Preservation Plan to provide incentives for property owners to improve their buildings.



Wiedenbeck-Dobelin Warehouse

Another example of a building listed on the National Register of Historic Places or in a National Register Historic District.

East Wilson Street National Register Historic District

In nineteenth-century Wisconsin, the railroads were the highway system of the day, making railroads the dominant catalyst for economic development. Around 1870 two railroads built passenger depots in the Wilson Street area — the Chicago and Northwestern Railway and the Milwaukee Road. During construction of the depots, a concentration of small businesses sprang up along Wilson Street to take advantage of the dramatically increased traffic in the area from railroad passengers arriving in Madison, railroad employees, and vendors delivering shipments to trains. A Prussian named Herman Kleuter was one of the first businessmen to profit from the depot traffic. He opened a grocery store in 1867, and in 1871, after business had increased, he built the two-story brick building that now stands at 506-508 East Wilson Street. Other Madison entrepreneurs built hotels and commercial buildings in the area, and merchants opened saloons, restaurants, grocery stores, tobacco shops, and barber shops. After World War II, rail traffic declined, and the last Milwaukee Road passenger train left Madison in 1971.

Langdon Street National Register Historic District

The significance of this district lies in its high concentration of fine examples of high-style period revival architecture expressed in large collegiate rooming houses primarily constructed for the social Greek letter societies affiliated with the University of Wisconsin between 1900 and 1930. In addition there are several good examples of other styles including second empire, Queen Anne, prairie and bungalow buildings. Lake Mendota provides a picturesque backdrop to this large collection of buildings, and the district lies adjacent to the Mansion Hill National Register Historic District. The district's history began as an early nineteenth century prestigious neighborhood that included the 1851 Vilas Mansion and Marston Mansion, located across the street from each other at the intersection of Langdon and Henry Streets. As the University substantially grew, the neighborhood evolved into the center of the University's Greek social life during the early twentieth century.

NATIONAL REGISTER OF HISTORIC PLACES SUMMARY

National Register Historic District (NRHD) Applicability for Downtown Parcels

	Within Local Historic District		Not Within Local Historic District		Total
	Contributing to NRHD	Non Contributing	Contributing to NRHD	Non Contributing	
Simeon Mills NRHD	0	0	7	2	9
East Wilson NRHD	1	0	12	0	13
Fourth Lake Ridge NRHD	0	0	6	0	6
Mansion Hill NRHD	130	28	27	3	188
Langdon NRHD	16	5	60	34	115

Source: City of Madison Planning Division

CHT The Round House Apartments - *Wilkins King, Jr.* (608) 279-1724; wilkingjr@hotmail.com

Big Ugly: Ald. Scott Resnick's summary conclusion (June 6, 2014, Vol. 39, No. 23 Isthmus), that the Round House is a "big ugly ... [that] architecturally do not contribute positively to the character of the surrounding area", leads him to deem it a suitable candidate for demolition. Nothing could be further from the truth and reality of this majestic and historical place that I and my family call home. Not only does the Round House contribute to the area's character, it defines the area's character and sets the perfect architectural tone for Langdon Street, and combines with the nearby iconic Armory & Gymnasium (Red Gym) and the legendary Science Hall to help make the lower University of Madison campus one of the most beautiful campus areas in the United States (named in 2011 by Travel & Leisure Magazine) and proudly reflect the world-class university founded when Wisconsin achieved statehood in 1848.

Historical Integrity: The object and goal should be to preserve the value and goodwill generated by the Round House – over the years and with the tenants from every country and all fifty states – who have fond, positive and enduring memories of their time there. Two years ago, a woman in her early-forties knocked on my apartment one afternoon and asked if I minded letting her step inside so that she could show her five year old son the place where mommy stayed during her "happy years". I was only too glad to accommodate the request. Due and full consideration should be given to reinvesting in the Round House' future by upgrading and refurbishing this unique and remarkable property. On October 14, 2013, the Madison Landmarks Commission unanimously decided that "...the Langdon neighborhood meets the criteria for landmark designation and the process can begin to recognize the area as a historic district." The distinguished style of the Round House should give pause to those who are in favor of demolition and tend to give "short shrift" to the Langdon Street area's designation under the National Register of Historic Places Program.

Recession Proof Housing Market: The twin pillars of capital city status and university permanence have and will continue to make Madison's hot property market commercially viable; but the headlong rush to build by-the-numbers, uninspiring, cookie-cutter buildings, may only serve to exacerbate the forthcoming student housing glut and leave the Round House suddenly unable to distinguish itself as a preferred address. The Round House's optimal campus-center location, and lakefront vistas, combined with its' very high tenant satisfaction quotient, make it one of the best places for students, faculty and families to live in the city, bar none.

Escape the Ordinary: I lived in a hotel for two years with my wife and two daughters while I waited for an opening at the Round House. When subletting at the Round house for the first time in the summer of 1984, I decided then and there to come back. We have been tenants now for over five years and would wish to remain well into the near future. With patio windows that offer up stunning 270 degree views of the heart of the campus and Lake Mendota, and an interior unit space defined by obtuse, parallelogram, rectangle, square, rhombus and trapezoid walls, it would be nearly impossible to replicate the level of unique satisfaction and aesthetic comfort we now enjoy every day at the Round House; therefore, I find it unfathomable and inconceivable that demolition is under consideration as a viable option, wholly at variance with the liberal spirit of the city, and the proud legacy of our university – of which the Round House is and will always be an integral part.

Stouder, Heather

From: Black, Angela AB (7128) [ABlack@whdlaw.com]
Sent: Monday, June 09, 2014 4:14 PM
To: Stouder, Heather; Resnick, Scott
Cc: Josh Wilcox (Josh.Wilcox@garybrink.com)
Subject: FW: For Meeting Tonight
Attachments: rhouse.pdf

Heather, two more pieces of correspondence for the meeting tonight – below email and attached PDF. See you in a couple hours. Thanks!

From: Rhapts2 [mailto:rhapts2@aol.com]
Sent: Monday, June 09, 2014 4:04 PM
To: Black, Angela AB (7128)
Subject: Fwd: For Meeting Tonight

Roundhouse Office
626 Langdon Street #108
CHT Apartment Rentals, LLC
608-255-6169
(Fax)608-256-0929
email: rhapts2@aol.com

—Original Message—

From: [REDACTED]
To: Rhapts2 <rhapts2@aol.com>
Sent: Mon, Jun 9, 2014 3:22 pm
Subject: For Meeting Tonight

I don't think tearing down the building is in anyway a good idea. I think it's unique in its layout and I enjoy having a balcony on the 11th floor. Because of its cylindrical shape, all the balconies are not right next to each other which allows a little more privacy unlike other buildings. Also for the amount of room in the apt, the condition, and the location it is a great find. Most of the other apartments that size are unaffordable so if rent was raised after tearing it down it would probably lose a lot of potential tenants. I've been happy with the building for the most part although renovations such as fixing/improving the elevators would be beneficial. But it's definitely not worth tearing everything down. I had a hard time finding a one bedroom that was in a good location and livable; most of the apartments were extremely small and/or not well kept, but the round house is neither of those. There's a lot of places around campus that are in such horrible condition that they should be torn down and students shouldn't have to live in them--but taking away a place that is great for students to live in in order to build another place like all the others just doesn't make any sense.

Kelsey Pohlmann
[REDACTED]

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~~CONFIDENTIAL~~

04/17/2004

Stouder, Heather

From: Black, Angela AB (7128) [ABlack@whdlaw.com]
Sent: Monday, June 09, 2014 4:41 PM
To: Stouder, Heather, Resnick, Scott
Cc: Josh Wilcox
Subject: FW: Use of Roundhouse Rental Building

Heather, one more. Thanks for including.

Sent with Good (www.good.com)

From: Rhapts2
Sent: Monday, June 09, 2014 4:36:59 PM
To: Black, Angela AB (7128)
Subject: Fwd: Use of Roundhouse Rental Building

Roundhouse Office
626 Langdon Street #108
CHT Apartment Rentals, LLC
608-255-6169
(Fax)608-256-0929
email: rhapts2@aol.com

-----Original Message-----

From: Bill Long [REDACTED]
To: rhapts2 <rhapts2@aol.com>
Sent: Mon, Jun 9, 2014 4:22 pm
Subject: Use of Roundhouse Rental Building

Attn: Joe Korb

Dear Joe,

I am writing in support of your plans for improvements to your unique Roundhouse building.

For more than 20 years a visiting professor colleague has assisted me in teaching summer classes. Rather than house him in a hotel or a dormitory we have rented one of your one-bedroom apartments. This arrangement is more convenient in many ways, not least its location near the Pyle Center where our classes are typically held. I have a large plastic bin at my home where I store his "necessities of life" while awaiting his next extended visit.

The Roundhouse building is perfect for his purposes, as it is for the students who rent there during the school year. It is convenient, his unit is spacious, it is economical, it is very well equipped. The staff are very accommodating, and a pleasure to work with. Living there is greatly preferred to hotel living.


The building itself is unique, and stands out from the others in the area. I do not consider conformity a virtue. (Example - the aluminum-sheathed community center just across the

street.) I have seen the plans for improvements and I endorse them. The unit that my colleague occupies this summer is newly renovated and he considers it a pleasure to live there. Any proposal to demolish the building is inappropriate from the perspectives of economics and visual appearance. It is a special building.

Please call on me if I can be of further assistance.

Regards,
Bill Long

Professor Willis F. Long
University of Wisconsin - Madison



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REGARDING THE POSSIBLE PRESERVATION
AND EXPANSION OF THE
626 LANGDON STREET "ROUNDHOUSE" BUILDING

It has come to my attention that the planned expansion of the Roundhouse at 626 Langdon Street has attracted some opposition. Apparently, the main objection was made on aesthetic grounds: that the structure's visual impact is, supposedly, overwhelmingly negative. As a current tenant of the Roundhouse building, I would like to offer a few thoughts on this matter.

While everyone is entitled to their own assessment of the architectural merits of a given building, I cannot find any support of the idea that the Roundhouse is disliked by the population of Madison. A great number of friends and colleagues from the area have, unprompted, indicated that they hold the Roundhouse in high regard, and never has anyone among them stated that they consider it anything but a welcome addition to the area's skyline. If the survival of buildings in Madison were to be made dependent on whether their visual appeal exceeds that of the Roundhouse, significant portions of the city would have to be rebuilt from scratch.

Another important consideration is how various possible futures of 626 Langdon Street impact the local rent situation. Compared with newly-erected apartment buildings not far from its own location, the Roundhouse is providing less expensive options of particular appeal to those who are not keen on or cannot afford paying rents reminiscent of Chicago or New York. It surely is no one's intention to drive lower-income and middle-class residents out of the area—preserving the Roundhouse and adding to it would help counter this trend.

M.J. Pueschel


Madison, Wisconsin 53703