



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
<b>Total</b>	<b>119</b>	<b>199</b>

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](mailto: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](mailto:josh.wilcox@garybrink.com)

General Contractor:

Ideal Builders  
1406 Emil Street  
Madison, WI 53713  
Contact: Jason Bollig  
Phone: 608-271-8111  
[jbollig@idealbuilders.com](mailto: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](mailto: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](mailto:amoilien@ksd-la.com)

Please refer to the attached plans for additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Josh Wilcox", with a stylized flourish at the end.

Josh Wilcox  
VP/Senior Project Manager