



November 6, 2013 (Revised November 20,2013)

Ms. Katherine Cornwell  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent - Conditional Use  
Royster Crossings Lot 2  
Madison, Wisconsin  
KBA Project # 1205

Ms. Katherine Cornwell:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission consideration of approval.

**Organizational Structure:**

Owner: Ruedebush Development &  
Construction  
4605 Dovetail Drive  
Madison, WI 53704  
(608) 249-2012  
Contact: Dave Nelsen

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
(608) 836-3690  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Engineer: Quam Engineering, LLC  
4604 Siggelkow Road, Ste A  
McFarland, WI 53558  
(608) 838-7750  
Contact: Ryan Quam  
[rquam@quamengineering.com](mailto:rquam@quamengineering.com)

Landscape Design: The Bruce Company  
2830 Parmenter Street  
P.O. Box 620330  
Middleton, WI 53562  
(608) 836-7041  
Contact: Rich Strohmenger  
[RStrohmenger@BRUCECOMPANY.com](mailto:RStrohmenger@BRUCECOMPANY.com)

**Introduction:**

The proposed site is located on the east side of Royster Crossing and the north side of Cottage Grove Road on Lot 2 of the approved Rosyter Crossing plat. The proposed revised Royster Crossing Plat changes Lot 2 to Lot 4.

The site was occupied by a fertilizing manufacturing plant and has recently been rezoned, May 24, 2013, from “A” to “TE.” The proposed development will implement a portion of the Royster-Clark Special Area Plan and provide new commercial and housing options for the neighborhood.

**Project Description:**

The site plan was designed to provide an integrated mixed-use environment. The newly constructed building forms an articulated commercial street edge at grade helping to revitalize Cottage Grove Road as a neighborhood business district. The first floor commercial includes expansive glazing enhancing the pedestrian

The mixed-use building is three stories in height with underground vehicle and bike parking. Additional surface parking is provided at the rear or northern portion of the site. The building has been designed to fit within the neighborhood context and uses a palette of attractive, low-maintenance exterior materials including simulated stone masonry, brick, and horizontal siding.

The location of the site features many amenities including the Capital Bike Trail, Madison Metro bus service and quick access to downtown via Atwood Avenue and Cottage Grove Road.

**Conditional Use**

A 22 unit mixed use development is an allowed use in TE and requires a Conditional Use Application according to Chapter 28, Madison Zoning Code Ordinance 28.082 *Table 28F-1*.

**Site Development Data:**

Densities:

Lot Area	35,741 sf
Acres	.82
Dwelling Units	22 units
Lot Area/D.U.	1,624 sf/ unit
Density	26.8 units/acre

Dwelling Unit Mix:

Efficiency	4
One Bedroom	12
One Bedroom + Den	2
<u>Two Bedroom</u>	<u>4</u>
Total dwelling Units	22

**Building Heights:** 3 Stories

**Floor Area:**

Gross Floor Area  
Building A 34,026 sf (Excludes Underground parking)

**Floor Area Ratio:** .86

**Vehicle Parking Stalls**

Surface 31  
Underground 28  
Total 59  
Ratio 2.6 stalls/unit

**Bicycle Parking Stalls**

Surface 6  
Underground 24 (24 @ 2'x6')  
Total 30

**Project Schedule:**

It is currently anticipated that construction will begin once the development approvals are in place in the spring of 2014 and is anticipated to be completed in Fall of 2015.

Thank you for your time in reviewing our proposal.

Sincerely,

J. Randy Bruce, AIA  
Managing Member