



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 3
Madison, Wisconsin
KBA Project # 1205

Ms. Katherine Cornwell:

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

Engineer: Quam Engineering, LLC
4604 Siggelkow Road, Ste A
McFarland, WI 53558
(608) 838-7750
Contact: Ryan Quam
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

Introduction:

The proposed site is located on the east side of Royster Crossing and extends between Cottage Grove Road and Silas Street on Lot 3 of the approved Rosyter Corner plat. The proposed revised Royster Corner Plat changes Lot 3 to Lot 5.

The site was occupied by a fertilizing manufacturing plant and was rezoned on May 24, 2013, from “A” to “TR-U2.” The proposed development will implement a portion of the Royster-Clark Special Area Plan and provide new housing options for the neighborhood.

Project Description:

The site plan was designed to provide an integrated medium-density housing environment and provide for a variety of vehicular and pedestrian connections to the surrounding public and private streets. The two newly constructed buildings form an articulated street edge and rear courtyard space. Individual apartment entries with generous porches are emphasized on the street façades.

The two apartment buildings are three stories in height with underground vehicle and bike parking. Additional surface parking is provided to the east and the private drive on the south portion of the site. The buildings have been designed to fit within the neighborhood context and use a palette of attractive, low-maintenance exterior materials including stone or simulated masonry, horizontal siding and asphalt shingles. The three story buildings will include elevator access, encouraging a wider age range of residents.

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

An 80 unit multi-family development is an allowed use in TR-U2 and requires a Conditional Use Application, according to Chapter 28, Madison Zoning Code Ordinance 28.051 Table 28C-1.

Site Development Data:

Densities:

Lot Area	80,142 sf
Acres	1.84
Dwelling Units	80 units
Lot Area/D.U.	1,001 sf/ unit
Density	43.4 units/acre

Dwelling Unit Mix:

Efficiency	6
One Bedroom	48
<u>Two Bedroom</u>	<u>26</u>
Total dwelling Units	80

Building Heights: 3 Stories

Floor Area:

Gross Floor Area	
Building B	40,636 sf
<u>Building C</u>	<u>44,526 sf</u>
Total	85,162 sf

(Excludes Underground parking)

Floor Area Ratio: 1.06

Vehicle Parking Stalls

Surface	23
<u>Underground</u>	<u>81</u>
Total	97
Ratio	1.2 stalls/unit

Bicycle Parking Stalls

Surface	16
<u>Underground</u>	<u>74 (54 @ 2'x6')</u>
Total	90 (88 required)

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