



November 6, 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 5
Madison, Wisconsin
KBA Project # 1344

Ms. Katherine Cornwell:

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

Organizational Structure:

Owner/Developer: Stonehouse Development
625 North Segoe Road Ste 107
Madison, WI 53705
608-251-6000
608-251-6077 fax
Contact: Rich Arnesen
rarnesen@stonehousedevelopment.com

Movin' Out
600 Williamson Street
Madison, WI 53703
608-251-4446 ext. 7
608-819-0623 fax
Contact: Dave Porterfield
dp@movin-out.org

Engineer: Vierbicher
999 Fourier Drive Ste 201
Madison, WI 53717
608-826-0532
608-826-0530 fax
Contact: Joe Doyle
jdoy@vierbicher.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Landscape Design: Ken Saiki Design
303 South Paterson Street
Madison, WI 53703
(608) 251-3600
Contact: Stevie Koepp
skoep@ksd-la.com

Introduction:

The proposed site is located on the south corner of Pinney Road and Royster Crossing on the approved Lot 5 of the Rosyter Clark plat. The proposed revised Royster Clark Plat changes Lot 5 to Lot 6.

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. The development shall provide new housing options for the neighborhood and provide office space for Movin’ Out, a non profit office for human services.

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 newly constructed building forms an articulated street edge and rear courtyard space. Individual apartment entries with generous porches are emphasized on the street façades.

The project includes of 70 apartment units, one guest suite and office space in a three story building. The development team consists of Movin’ Out and Stone House Development. Movin’ Out will occupy the office space. Movin’ Out Inc. provides information and resources covering a wide range of housing options to Madison households that include a family member with a permanent disability. The organization will occupy approximately 3000sf of space on the first floor. Movin’ Out will be occupy approximately 62% of the 70 apartment units.

Vehicular access to the site is achieved from the east at Royster Crossing. Vehicle and bicycle parking is well distributed on-site and within the parking garage. The building has been designed to fit within the neighborhood context, using a palette of attractive, low-maintenance exterior materials including stone masonry, horizontal siding and corrugated metal 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.

Stone House Development, Inc. would finance the project using the Section 42 affordable housing tax credit and conventional first mortgage debt. The developer will apply for these credits from WHEDA in February 2014 and would expect to receive an award of credits by mid-April 2014. Stone House will procure the necessary equity once it secures the tax credits and construction on the project can begin in late summer of 2014 with occupancy occurring in summer 2015.

Conditional Use

A 70 unit multi-family development is permitted 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.

The Movin’ Out occupancy is classified as “Offices for Human Service Programs,” and requires a Conditional Use Application, according to Chapter 28, Madison Zoning Code Ordinance 28.051 Table 28C-1.

The supplemental regulations for Offices for Human Service Programs include:

- a) The office shall be operated by a governmental or non-profit entity.
- b) The office shall be located in a building with more than one unit and no single unit building shall be converted to multiple units for such use.
- c) The office shall serve the neighborhood(s) where it is located.

Site Development Data:

Dwelling Unit Mix:

Guest Suite	1
One Bedroom	25

Two Bedroom	29
Three Bedroom	16
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Total Dwelling Units	71

Areas:

Total Gross Area 93,265 S.F.

Densities:

Lot Area 73,715 sf / 1.69 acres
Lot Area / D.U. 1,038 SF/unit
Density 42 Units/Acre

Building Height:

Three Stories

Vehicle Parking:

Surface: 18
Underground: 88 stalls
Total 106 stalls

Bicycle Parking:

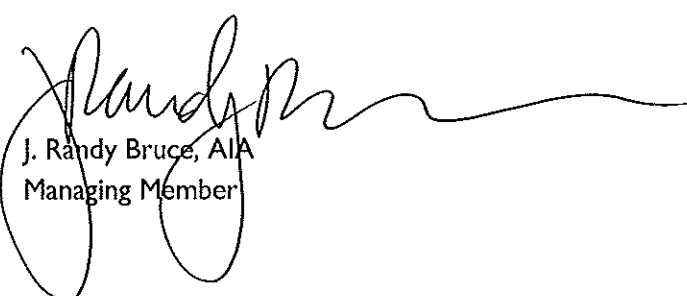
Garage - wall hung 14 stalls
Garage - standard 2'x6' 50 stalls
Exterior - standard 2'x6' 14 stalls
Total 78 stall

Project Schedule:

It is anticipated that the new construction phase will start in Spring 2014 and be completed in Spring 2015.

Thank you for your time reviewing our proposal.

Sincerely,


J. Randy Bruce, AIA
Managing Member