



November 6, 2013

Mr. Steven Cover
Director
Department of Planning & Community & Economic Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Royster Corners Development Subdivision Application Letter of Intent

Dear Mr. Cover:

This Letter of Intent outlines the Subdivision Application for approximately 28+ acres located on the east side of Madison at 904 Dempsey Road, Madison, WI 53714, hereafter referred to as the "Site." This plat application was submitted and approved previously, but was not yet recorded. This submittal is for approval of the modified plat which deletes the one block long north south road west of Dempsey Road and revises the lot layout in the SE corner.

Project Outline

RDC Development, LLC is the developer of approximately 28+ acres on the east side of Madison at the intersection of Cottage Grove Road and Dempsey Road. The Site was previously a fertilizer plant operated by the Royster-Clark company from 1948 until 2006. The plant was acquired by Agrium, Inc. in February 2006, and closed in August 2006.

Starting in late 2006, the Eastmorland and Lake Edge Neighborhood Associations worked with stakeholders to devise the Royster-Clark Special Area Plan which was adopted by the City of Madison Common Council in October 2009.

In 2011, Madison-based RDC Development, LLC became involved with the project and demolished the facilities on the Site along with remediation of the soil. RDC Development is now working with the City and other stakeholders on the next steps in the development process. The development was renamed Royster Corners in summer 2013; sometimes it is still referred to as the Royster site or Royster-Clark, in reference to the Royster-Clark company.

The location of the Site features many amenities including the Capital City Bike Trail, Madison Metro bus service; quick access to downtown on Atwood Avenue; and convenient access via Stoughton Road (Highway 51) to Dane County Regional Airport and the local highway and Interstate infrastructure.

RDC DEVELOPMENT, LLC
4605 DOVETAIL DRIVE MADISON, WI 53704 PHONE: 608.249.2012 FAX: 608.249.2032

Royster Corners Site

Previous Use

The Site was opened as a fertilizer plant in 1948. In 2006 Agrium, Inc. acquired the property; the plant was closed in August 2006. There was one main processing plant on the Site, surrounded by storage domes and additional smaller buildings. Two railroad spurs extended onto the Site from the north and served the plant during operations.

Neighborhood Plan

After a market study of the Site was conducted, the Royster-Clark Neighborhood Planning Team (RCNPT) was formed of elected officials, neighborhood residents, property/business owners, City agencies, and other stakeholders. The RCNPT completed the Royster-Clark Special Area Plan which was adopted by the City of Madison Common Council in October 2009.

Demolition / Current Status

RDC Development, a Madison-based developer, became involved with the Site and redevelopment plans; in December 2011 RDC Development oversaw the demolition of the existing facilities, removal of the railroad spurs, and remediation of the enriched soil. RDC Development is currently working with the City and other stakeholders to prepare the Site for development.

Rezoning

Following the guidance of the Special Area Plan and factoring current market conditions the proposed zoning districts for Royster Corners are listed below.

TE: Traditional Employment

Employment area recommendations per the Special Area Plan call for a mix of employment types around Cottage Grove Road and Dempsey Road. Traditional Employment (TE) zoning is proposed for five (5) lots which encompass frontage on Cottage Grove Road and Dempsey Road (Lots 1,2,3,4,60). TE zoning allows a mix of business types including, commercial, office, and retail; uses which are consistent for the employment recommendations of those lots. It is expected the TE buildings will be up to 3-4 stories tall with building facades facing Cottage Grove Road and Dempsey Road. Parking will be located behind the buildings, not easily visible from Cottage Grove Road.

TR-U2: Traditional Residential – Urban 2

Three (3) lots near the center of the development will be zoned Traditional Residential – Urban 2 (TR-U2)(Lots 5,6,7). One of the lots will have frontage on Cottage Grove Road, while the remaining interior lots will be located between the employment and single-family portions of the development. It is anticipated the TR-U2 lots will consist of multi-family apartments with both underground and surface parking. The buildings are expected to be 2-3 stories tall. The height, style, and location of the apartments provide a natural transition from the employment buildings to the single-family residential.

TR-C3: Traditional Residential – Consistent 3

The remaining lots on the northwestern portion of the Site will be zoned Traditional Residential – Consistent 3 (TR-C3)(Lots 9-59). Within the zoning will be a mix of single-family housing styles

and options. Lot dimensions will also vary amongst the housing styles to provide a variety of options for buyers. Some of the houses will feature garages facing the street, while others will have garages facing a shared alley.

In addition to the single-family lots, the TR-C3 zoning will also encompass outlots for the development (Outlots 1,2,3).

Project Schedule

It is anticipated development and construction of the Site will take place over the next 5-10 years as driven by market conditions. Road construction and infrastructure improvements will be followed by development of the commercial, multi-family, and single-family residential areas.

Contact Information

The developer for the Site is RDC Development, LLC. Primary project contacts are:

Owner/ Applicant:	RDC Development, LLC Carl Ruedebusch Owner 4605 Dovetail Drive Madison, WI 53704 (608) 249-2012	RDC Development, LLC Dave Nelsen Applicant 4605 Dovetail Drive Madison, WI 53704 (608) 249-2012 dave@ruedebusch.com
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Surveyor: Williamson Surveying & Associates, LLC
104A West Main Street
Waunakee, WI 53597
(608) 255-5704

Engineer: Resource Engineering Associates, Inc.
3510 Parmenter Street
Middleton, WI 53562
(608) 831-5522

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

Thank you for reviewing this Subdivision Application, please reach me at (608) 249-2012 with questions.

Sincerely,



Dave Nelsen
Applicant
RDC Development, LLC