

March 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-Clark Development Proposed Rezoning Letter of Intent**

Dear Mr. Cover:

This Letter of Intent outlines the proposed Zoning Map Amendment plan for approximately 28+ acres located on the east side of Madison at 904 Dempsey Road, Madison, WI 53714, hereafter referred to as the "Site."

**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. The Site is often referred to as the Royster site or Royster-Clark site in reference to the Royster-Clark company.

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 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 151) 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-Clark 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**

Per the City of Madison's zoning map, the Site is zoned Agricultural (A). The proposed new zoning districts for the Site are noted below; following the guidance of the Special Area Plan and factoring current market conditions.

### **Proposed Rezoning Map**

Three new zonings are proposed for the Site. Please see attached rezoning map for reference.

### **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 three lots which encompass frontage on Cottage Grove Road and Dempsey Road. 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, and parking behind the buildings, not easily visible from the street.

### **TR-U2: Traditional Residential – Urban 2**

Three lots near the center of the development will be zoned Traditional Residential – Urban 2 (TR-U2). One of the lots will have frontage on Cottage Grove Road, while the other 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). 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 stormwater management outlots for the development.

**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:

<b>Owner/ Applicant:</b>	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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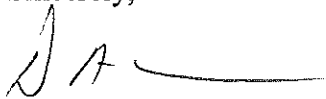
**Surveyor:** Williamson Surveying & Associates, LLC  
104A West Main Street  
Waunakee, WI 53597  
(608) 255-5704

**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 Rezoning Letter of Intent, please reach me at (608) 249-2012 with questions.

Sincerely,



Dave Nelsen  
Applicant  
RDC Development, LLC