

September 10, 2014

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
Royster Crossings Plat – Lot 2 & 3
Madison, WI
KBA Project # 1421

Ms. Katherine Cornwell:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational Structure:

Owner/Developer: Ruedebusch Development
4605 Dovetail Drive
Madison, WI 53704
Phone: 608-249-2012
Contact: Jeff Ruedebusch
jeff@ruedebusch.com

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

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

Landscape Design: The Bruce Company
2830 Parmenter Street
P.O. Box 620330
Middleton, WI 53562
Phone: 608-836-7041
Contact: Rich Strohmenger
rstrohmenger@brucecompany.com

Introduction:

The proposed site, Lots 2 & 3 of the Royster Corners Plat, is located on the corner of Cottage Grove Road and Dempsey Road. The site is zoned TE. The proposed development plan will create a mixed-use building that will feature attractive architecture, landscaping, and amenities that will support the immediate neighborhood.

Project Description:

The new building will be four stories tall and will contain 89 apartment units above approximately 41,200 square feet of commercial space on the first floor. There will also be 104 enclosed parking spaces.

The building façades includes changes in color, texture and material with high-quality façade materials. The exterior materials will be a combination of masonry and metal paneling with a cast stone base. Vehicular access to the site is achieved from Dempsey Road, Pinney Street, and Royster Oaks Street, providing access to the surface level parking and lower level enclosed parking.

Conditional Use

With this application we are requesting a conditional uses for a Mixed Use Building with both Commercial and Multi-family uses. We believe that this development maintains the orderly development pattern set out by the neighborhood plan and the zoning code and that the conditional use standards can be met.

The proposed development will provide surface parking, activate the streetscape, and bring additional amenities to the Royster Corners area neighborhoods.

Site Development Data:

Densities:

| | |
|-------------------|-------------------------------|
| Lot Area in S.F. | 162,579 S.F. |
| Lot Area in Acres | 3.74 acres |
| Dwelling Units | 89 DU |
| Commercial Space | 41,200 S.F. |
| Lot Area / D.U. | 1,826 S.F./D.U. |
| Density | 24 units/acre |
| Open Space | 33,439 S.F. |
| Open Space / D.U. | 375 S.F./D.U. |
| Lot Coverage | 119,199 SF (73% of total lot) |

Vehicle Parking:

| | |
|---------------------|-------------------|
| Surface: | 197 stalls |
| <u>Underground:</u> | <u>104 stalls</u> |
| Total | 301 stalls |

Bicycle Parking:

| | |
|------------------------------|------------------|
| Garage – STD. 2'x6' | 90 stalls |
| <u>Exterior – STD. 2'x6'</u> | <u>54 stalls</u> |
| Total | 144 stalls |

Gross Floor Areas:

| | |
|----------------------------------|---------------------|
| Commercial Area | 41,200 S.F. |
| Enclosed Parking Area (Basement) | 47,515 S.F. |
| <u>Residential Area</u> | <u>104,465 s.f.</u> |
| Total Gross Area | 193,180 S.F. |

Development GFA Total: 193,180 S.F.

Dwelling Unit Mix:

| | |
|----------------------|-----------|
| One Bedroom | 48 |
| <u>Two Bedroom</u> | <u>41</u> |
| Total Dwelling Units | 89 |

Building Height: Four Stories

Project Schedule:

It is anticipated that construction will start in the spring of 2015 and will be completed in the spring of 2016.

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce
Managing Member