



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 # 1302

Ms. Katherine Cornwell:

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

Organizational Structure:

Owner/Developer: The McKenzie Company
9201 Waterside Drive
Middleton, WI 53562
Phone: 608-829-3800
Fax: 608-831-8556
Contact: Jack McKenzie
jack@mckenzie-apartments.com

Engineer: Vierbicher
999 Fourier Drive Ste 201
Madison, WI 53717
608-826-0532
608-826-0530 fax
Contact: Joe Doyle
jdoyle@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: Olson Toon Landscaping
4387 Schwartz Rd.
Middleton, WI 53562
Phone: 608.827.9401
Fax: 608.827.9402
Contact: Paul Bickett
<mailto:paul@olsontoon.com>

Introduction:

The proposed site is located on the north of Silicon Prairie Parkway and Cross Oaks Drive. The site was rezoned July 22, 2013, from “A” to “TR-UI.”

The proposed development plan will create a high end apartment community that will feature attractive architecture, extensive landscaping and amenities that will appeal to a broad range of residents. Amenities including a business center, fitness facility and community room will help attract the high end resident that demands such services.

Project Description:

The site plan is designed to provide an integrated medium-density housing environment with a variety of rental apartments. The project consists of 8 three story buildings and includes 286 apartments. The building façade includes changes in color, texture and material with high-quality façade materials. The exterior materials will be a combination of masonry and horizontal and vertical fiber-cement siding with an architectural cast or simulated stone base. Standing seam metal roofs located at select unit entrances and multiple setbacks of the façade break up the massing while creating visual interest.

Vehicular access to the site is achieved from Silicon Prairie Parkway and a new public street created to service the neighborhood. Underground parking at each building is provided and includes 280 resident parking stalls. An additional 143 parking spaces on grade is provided. Bicycle parking is dispersed

throughout the site.

Conditional Use

A 286 unit multi-family development is an allowed use in TR-UI and requires a Conditional Use Application according to Chapter 28, Madison Zoning Code Ordinance 28.050, Table 28C-1.

Site Development Data:

Densities:

Lot Area	436,263 sf / 9.95 acres
Dwelling Units	286 D.U.
Lot Area / D.U.	1,525 SF/unit
Density	28.7 Units/Acre

Building Height:

Three Stories + Loft

Gross Floor Areas:

38 Unit	45,951 S.F.
32 Unit	38,473 S.F.
32 Unit with Clubhouse	41,794 S.F.
Development Total	348,495 S.F.
FAR	.8

Dwelling Unit Mix:

38 Unit

Studio	4
Studio Loft	2
One Bedroom	18
Two Bedroom	8
<u>Two Bedroom Loft</u>	<u>6</u>
Total Dwelling Units	38

32 Unit & 32 Unit with Clubhouse

Studio	4
Studio Loft	2
One Bedroom	14
Two Bedroom	8
<u>Two Bedroom Loft</u>	<u>4</u>
Total Dwelling Units	32

Development Total

Studio	32
Studio Loft	16
One Bedroom	132
Two Bedroom	64
<u>Two Bedroom Loft</u>	<u>42</u>
Total Dwelling Units	286

Vehicle Parking:

Surface:	143
<u>Underground:</u>	<u>280 stalls</u>
Total	423 stalls

Bicycle Parking:

Garage - wall hung	64 stalls
Garage - standard 2'x6'	207 stalls
<u>Exterior - standard 2'x6'</u>	<u>64 stalls</u>
Total	335 stalls

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