



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: April 1, 2015	<input type="checkbox"/> Informational Presentation <input type="checkbox"/> Initial Approval <input checked="" type="checkbox"/> Final Approval
UDC Meeting Date: April 8, 2015	
Combined Schedule Plan Commission Date (if applicable): Conditional Approval 2/23/15	

1. **Project Address:** 516 - 530 Cottage Grove Road

Project Title (if any): Royster Corners

2. **This is an application for** (Check all that apply to this UDC application):

☐ New Development ☐ Alteration to an Existing or Previously-Approved Development

A. Project Type:

- ☐ Project in an Urban Design District* (public hearing-\$300 fee)
☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
☐ Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
☐ Planned Development (PD)
 ☐ General Development Plan (GDP)
 ☐ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- ☐ Comprehensive Design Review* (public hearing-\$300 fee) ☐ Street Graphics Variance* (public hearing-\$300 fee)
☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

☒ Please specify: Public Building - Library

3. Applicant, Agent & Property Owner Information:

Applicant Name: Jeff Ruedebusch

Street Address: 4605 Dovetail Drive

Telephone: (608) 249-2012

Fax: ()

Company: Ruedebusch Development

City/State: Madison, WI

Zip: 53704

Email: jeff@ruedebusch.com

Project Contact Person: J. Randy Bruce

Street Address: 7601 University Ave, Suite 201

Telephone: (608) 836-3690

Fax: ()

Company: Knothe & Bruce Architects, LLC

City/State: Middleton, WI

Zip: 53562

Email: rbruce@knothebruce.com

Project Owner (if not applicant):

Street Address:

Telephone: ()

Fax: ()

City/State:

Zip:

Email:

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on January 29, 2015.

(name of staff person)

(date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant: Carl Ruedebusch

Relationship to Property: Owner

Authorized Signature:

Date: 4/1/2015

5. Submission Requirements

Application: Each submittal must include **14 collated paper copies** (11" x 17" max.) and an **electronic copy** of all application materials. The electronic copy must include individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM submitted with the paper copies, or in an e-mail sent to: UDCAApplications@cityofmadison.com. The transmittal shall include the name of the project, address, and applicant. Applicants unable to provide the materials electronically should contact the Secretary of the Urban Design Commission at 267-8740 for assistance. For an application to be considered complete and scheduled for a UDC meeting, both the paper copies and electronic copy need to be submitted prior to the application deadline. Late materials will not be accepted. An application is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be easily read when reduced.

Fees: Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer, Madison, Wisconsin.

Project Plans: The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Brief Narrative Description of the Project, Site Plan, and 2-dimensional images of proposed buildings or structures. Additional information may provide for a greater level of feedback from the Commission.
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Any and all relevant plans and information on which feedback from the UDC is requested.

2. Initial Approval

- ☐ Locator Map
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List
- ☐ Building Elevations for all building sides
- ☐ PD text and letter of intent (if applicable)

3. Final Approval

- ☐ Locator Map
- ☐ Site Plan showing location of existing and proposed buildings
- ☐ Grading Plan
- ☐ Landscape Plan
- ☐ Plant List, including scientific name, size at planting, quantity and root condition for each species.
- ☐ Building Elevations for all building sides, colored with shadow lines, including exterior building materials and colors.
- ☐ Proposed Signage
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan
- ☐ Utility/HVAC equipment location and screening details
- ☐ PD text and letter of intent (if applicable)
- ☐ Samples of the exterior building materials (presented at the UDC meeting)

April 1, 2015 (Original Application October 29, 2014)

Mr. Alan Martin
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent – UDC Review
Royster Crossings Plat – Lot 2 & 3
Madison, WI
KBA Project # 1421

Mr. Alan Martin:

The following is submitted together with the plans and application for the staff and UDC 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

Changes since last submittal: Responding to 2/11/15 UDC comments

- Parking lot landscaping: added canopy trees in parking islands along Grand Oak Trail & replaced tree species as recommended.
- Cottage Grove Road pedestrian entry and landscaping: So as to soften transition from sidewalk to entry, we removed sidewalk seat wall, lowered front landscaping beds, set back wall edge, and widened entry stair.
- West wing – Library materials: Changed the fourth level material from hardiboard to horizontal metal siding, color to match Pac-Clad Granite.

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 40,000 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	40,000 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%)

Vehicle Parking:

Surface:	185 stalls
Underground:	104 stalls
Total	289 stalls

Bicycle Parking:

Garage – STD. 2'x6'	90 stalls
Exterior – STD. 2'x6'	94 stalls
Total	184 stalls

Gross Floor Areas:

Commercial Area	40,000 S.F.
Enclosed Parking Area	47,515 S.F.
Residential Area	104,465 S.F.
Total Gross Area	191,980 S.F.

Development GFA Total: 193,180 S.F.

Dwelling Unit Mix:

One Bedroom	48
Two Bedroom	41
Total Dwelling Units	89

Building Height:

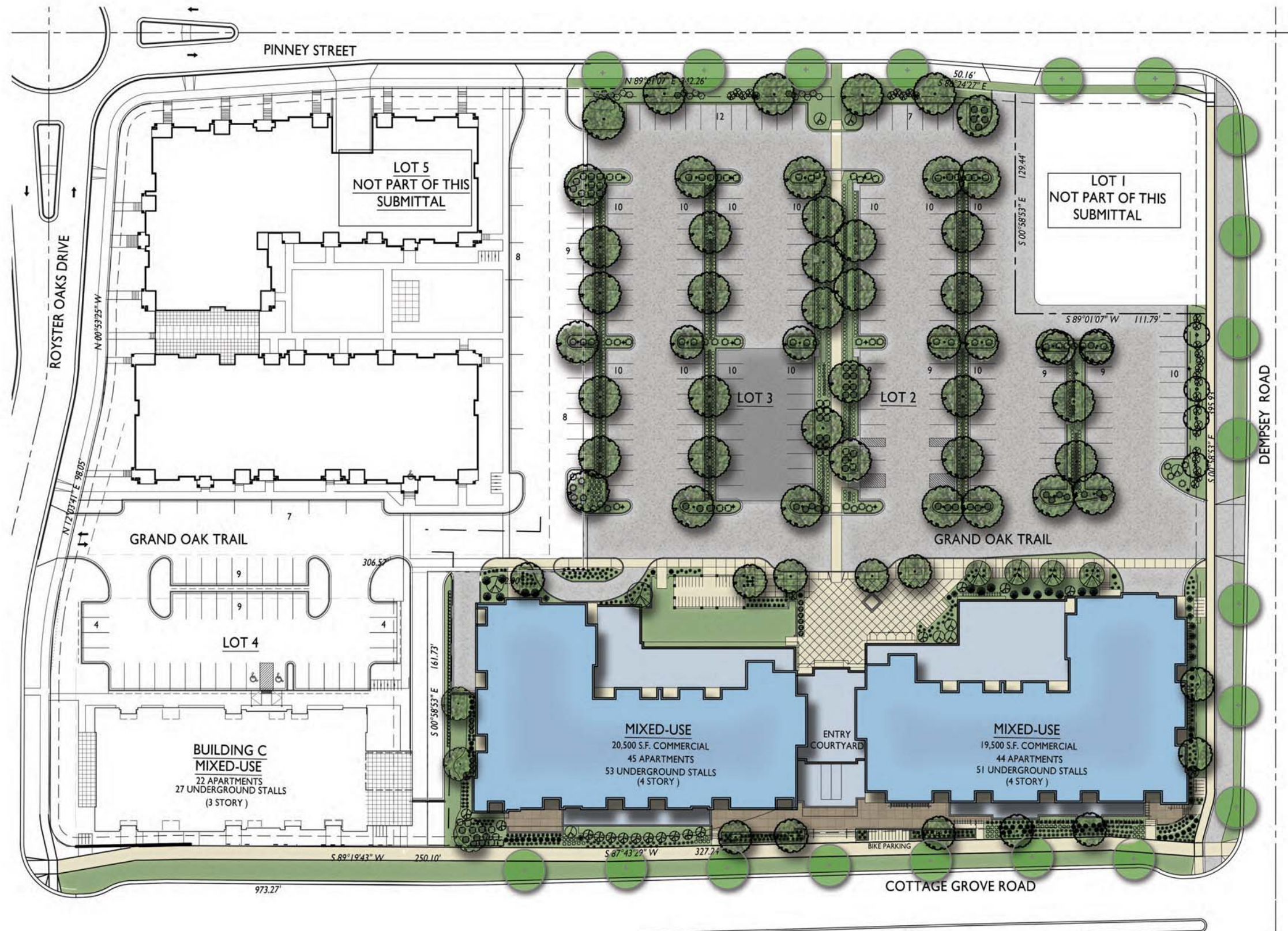
Four Stories

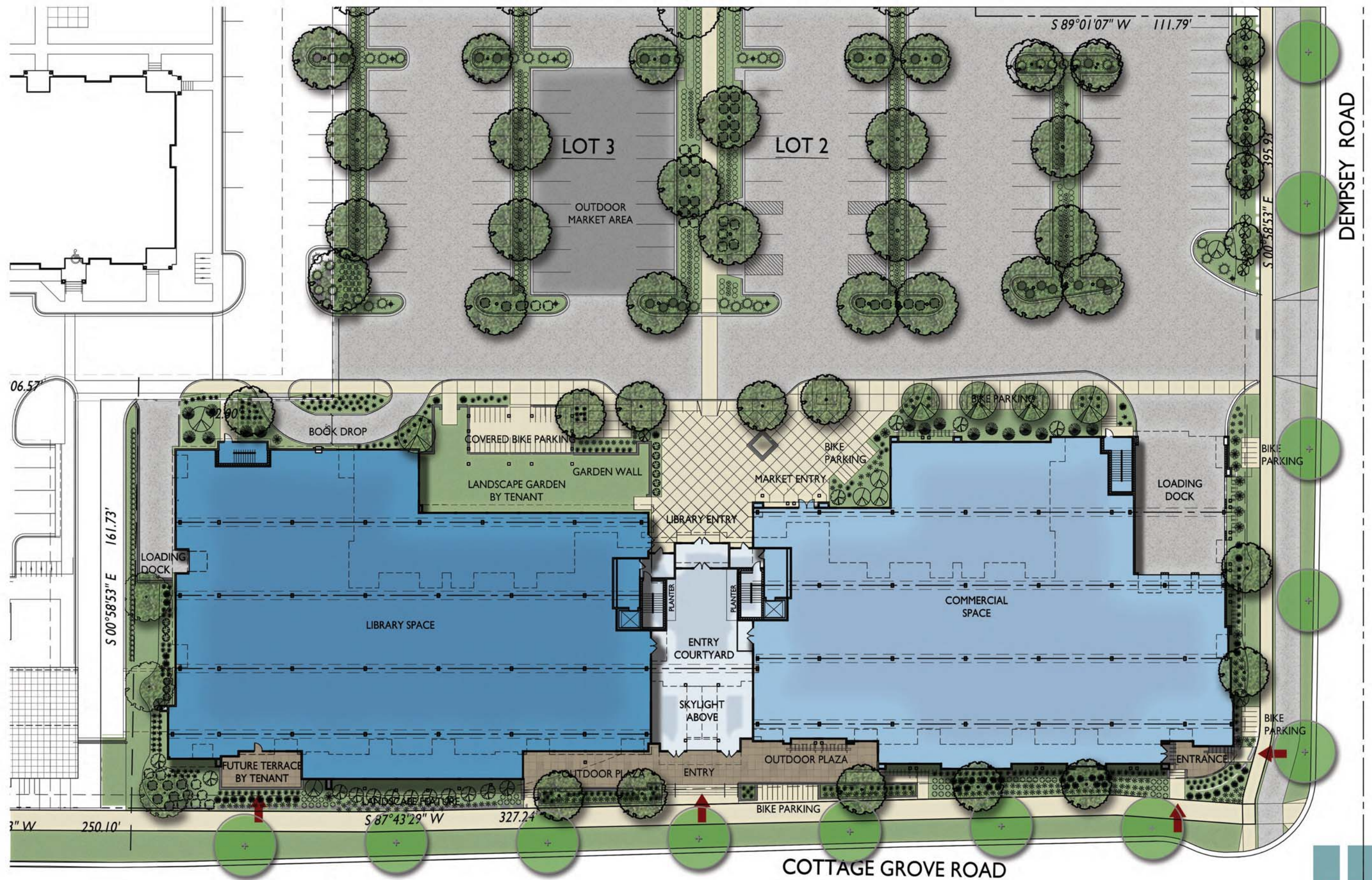
Project Schedule:

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





I SITE / FIRST FLOOR PLAN
A-1.0



Royster Corners
Site / First Floor Plan
April 1, 2015







1 NORTH ELEVATION - EAST WING
A-2.2B 1/8"=1'-0"



2 NORTH ELEVATION - WEST WING
A-2.2B 1/8"=1'-0"

Royster Corners
Madison, WI
April 1, 2015





1 EAST ELEVATION
A-2.3 1/8"=1'-0"



2 WEST ELEVATION
A-2.3 1/8"=1'-0"

Royster Corners
Madison, WI
April 1, 2015





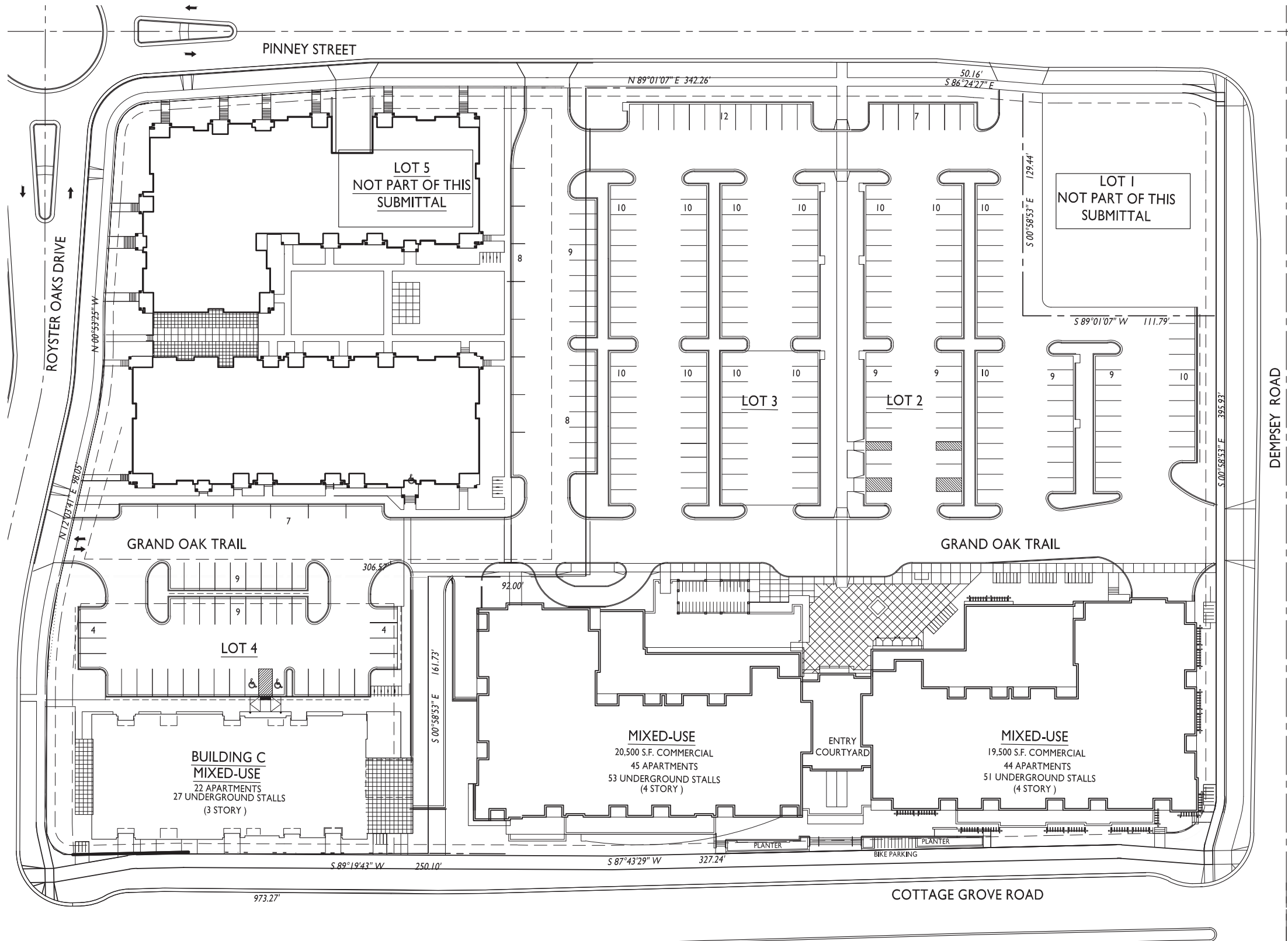
1 SOUTH ELEVATION - WEST WING
A-2.2A 1/8"=1'-0"



1 SOUTH ELEVATION - EAST WING
A-2.2A 1/8"=1'-0"

Royster Corners
Madison, WI
April 1, 2015





SITE INDEX SHEET	
SITE	
C-1.1	SITE PLAN
C-1.0	SITE/FIRST FLOOR PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE PLAN
C-1.5	USABLE OPEN SPACE PLAN
C-2.0	PRELIMINARY GRADING & EROSION CONTROL PLAN
C-2.1	PRELIMINARY UTILITY PLAN
L-1.0	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.1a	BASEMENT PLAN WEST WING
A-1.1b	BASEMENT PLAN EAST WING
A-1.2a	FIRST FLOOR PLAN WEST WING
A-1.2b	FIRST FLOOR PLAN EAST WING
A-1.3a	SECOND FLOOR PLAN WEST WING
A-1.3a	SECOND FLOOR PLAN EAST WING
A-1.4a	THIRD FLOOR PLAN WEST WING
A-1.4a	THIRD FLOOR PLAN EAST WING
A-1.5a	FOURTH FLOOR PLAN WEST WING
A-1.5a	FOURTH FLOOR PLAN EAST WING
A-2.1	EXTERIOR ELEVATIONS
A-2.2A	EXTERIOR ELEVATIONS
A-2.2B	EXTERIOR ELEVATIONS
A-2.3	EXTERIOR ELEVATIONS
A-2.4	EXTERIOR ELEVATIONS

SITE DEVELOPMENT STATISTICS LOTS 2 & 3	
LOT AREA	162,579 S.F./ 3.74 ACRES
DWELLING UNITS	89 D.U.
LOT AREA/ D.U.	1,826 S.F./D.U.
DENSITY	24 UNITS/ACRE
BUILDING HEIGHT	4 STORIES
GROSS FLOOR AREA	
Commercial Area	40,000 S.F.
Enclosed Parking Area (Basement)	47,515 S.F.
Residential Area	104,465 S.F.
Total Gross Area	191,980 S.F.
FLOOR AREA RATIO	1.12
LOT COVERAGE	119,199 S.F. 73% (85% MAX)
UNIT MIX	
ONE BEDROOM	48
TWO BEDROOM	41
TOTAL	89
VEHICLE PARKING	
SURFACE	185
UNDERGROUND	104
TOTAL	289
BIKE PARKING	
FLOOR STALL, SURFACE	94
FLOOR STALL, UNDERGROUND	90
TOTAL	184
USABLE OPEN SPACE	
GROUND LEVEL	21,836 S.F.
DECKS & PATIOS	11,603 S.F.
TOTAL	33,439 S.F.

1

C-1.1

SITE PLAN

1" = 30'-0"

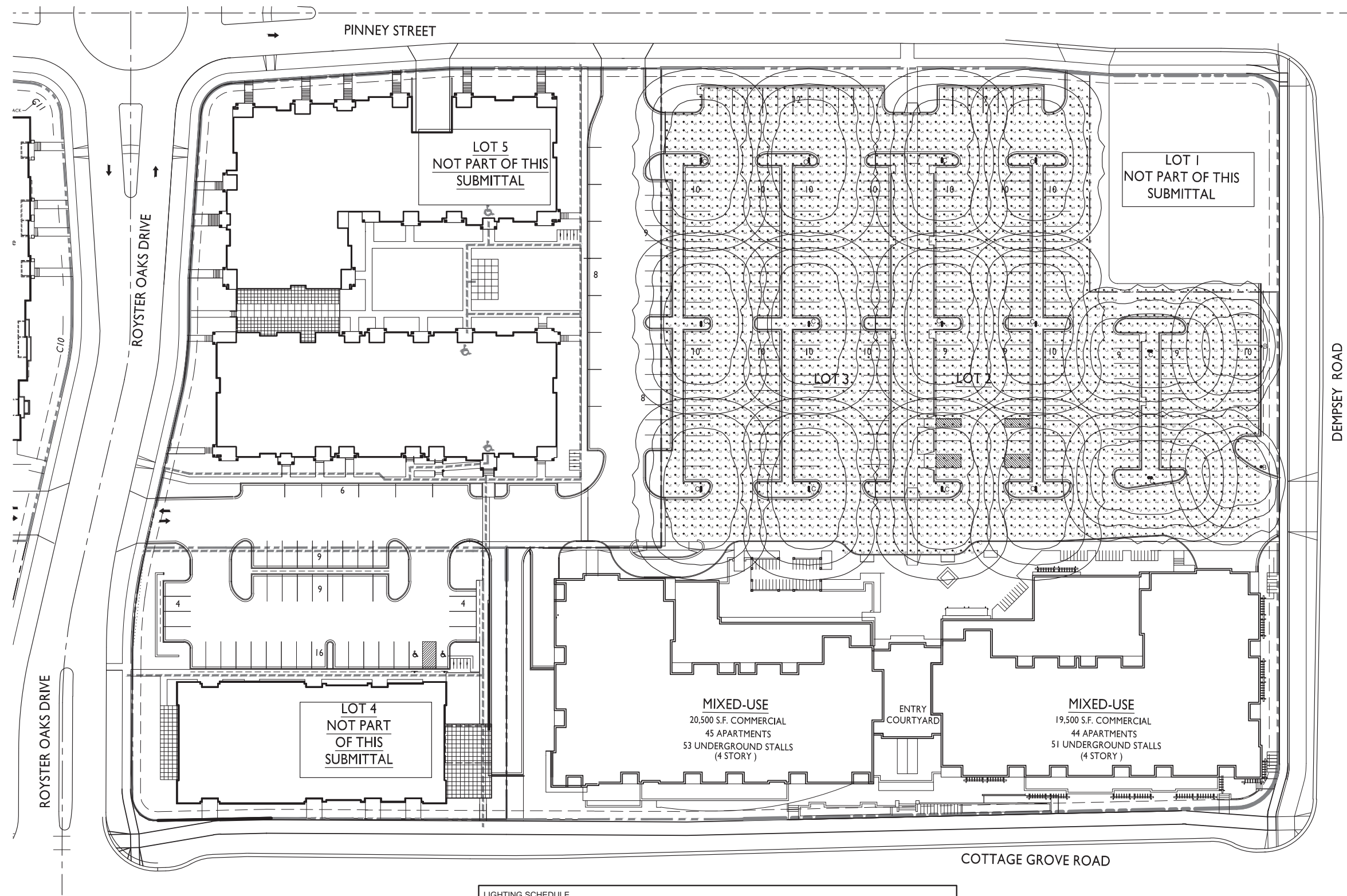
ISSUED
Issued for Land Use - September 10, 2014
Addendum #1 - October 22, 2014
Issued for UDC - October 29, 2014
Issued for UDC - February 4, 2015
March 17, 2015

PROJECT TITLE
ROYSER
CORNERS

Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1



LIGHTING SCHEDULE

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Mounting
□	A	1	RUUD LIGHTING	E8407	RECTANGULAR SECURITY / DEEP SHIELDED	50 WATT MH	E8507.JES	8'-0" ABOVE GRADE ON SIDE OF BUILDING
○	B	2	RUUD LIGHTING	MAC615SBL	12" AREA CUTOFF W/ BACK LT. SHIELD	100W MH	MAC615SBL.jes	20'-0" POLE ON 2'-0" TALL CONC. BASE
○ □ ○	C	14	RUUD LIGHTING	(2) MAC615SBL	12" AREA CUTOFF W/ BACK LT. SHIELD	100W MH	MAC615SBL.jes	20'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION

1

C-I.2

SITE LIGHTING PLAN

1" = 30'-0"

LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING / DRIVE	+	1.4 fc	4.3 fc	0.4 fc	10.8:1	3.5:1

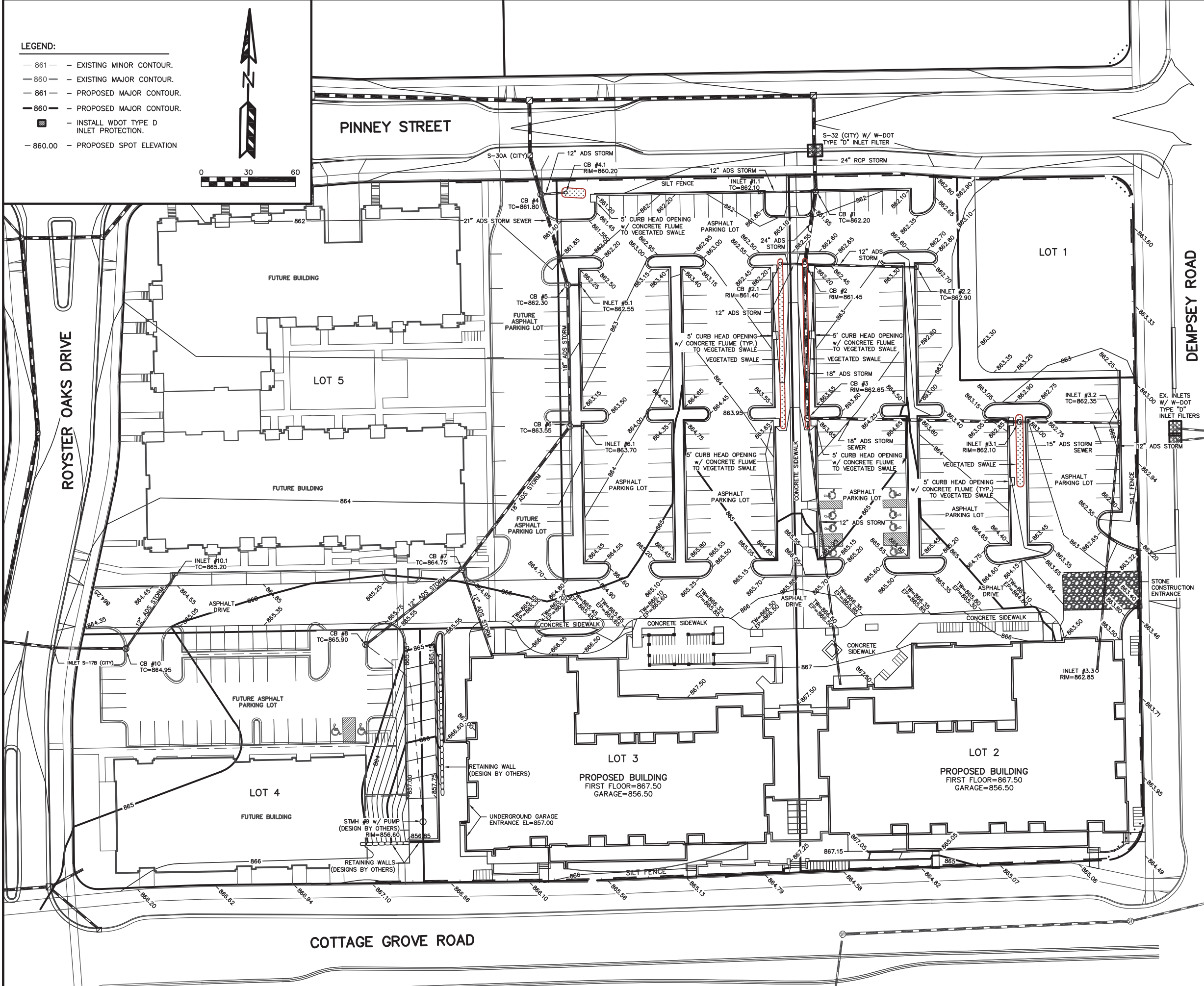
ISSUED
Issued for Land Use - September 10, 2014
Issued for UDC - February 4, 2015

PROJECT TITLE
ROYSER
CORNERS

Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
Site Lighting Plan

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \RD-07-12\RD07BASE.DWG

- LEGEND:
- 861 - EXISTING MINOR CONTOUR.
 - 860 - EXISTING MAJOR CONTOUR.
 - 861 - PROPOSED MAJOR CONTOUR.
 - 860 - PROPOSED MAJOR CONTOUR.
 - INSTALL WDOT TYPE D INLET PROTECTION.
 - 860.00 - PROPOSED SPOT ELEVATION



ROYSTER CORNERS DEVELOPMENT - LOTS 2 & 3
GRADING AND EROSION CONTROL PLAN
DATED: FEBRUARY 3, 2015

C-2.0

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

- EROSION NOTES:**
- STONE CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 - EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 - INLET PROTECTION SHALL BE INSTALLED IN ALL STORM INLETS AS SOON AS THE INLET IS SET. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL THE CITY HAS ACCEPTED THE SURFACE COURSE OF ASPHALT. THE FILTER SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED.
 - CUT AND FILL SLOPES SHALL BE NO GREATER THAN 4:1.
 - THE EROSION CONTROL MEASURES, METHODS AND STRUCTURES SHOWN IN THE PLANS SHALL BE CONSIDERED THE MINIMUM EROSION CONTROL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES UNTIL THE DISTURBED AREA IS STABILIZED. THE SITE WILL BE CONSIDERED STABLE WHEN NO SOIL LEAVES THE SITE AS A RESULT OF STORM EVENTS OR CONSTRUCTION DEWATERING ACTIVITIES. ADJUSTMENTS SHALL BE MADE TO THE EROSION CONTROL MEASURES AS REQUIRED. ANY COMMENTS OR CONDITIONS OF THE STATE NR 216 PERMIT, OR CITY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER OF THIS PROJECT INCLUDING REQUIRED EROSION CONTROL INSPECTION LOGS.
 - ANY PROPOSED CHANGES TO THE APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE CITY ENGINEER.

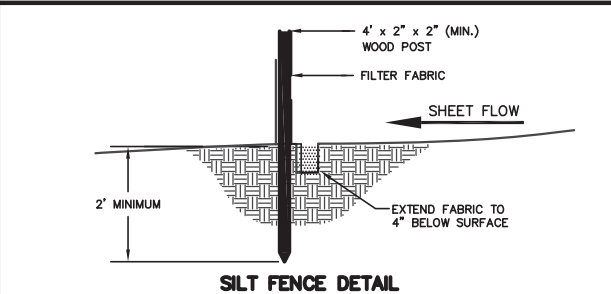
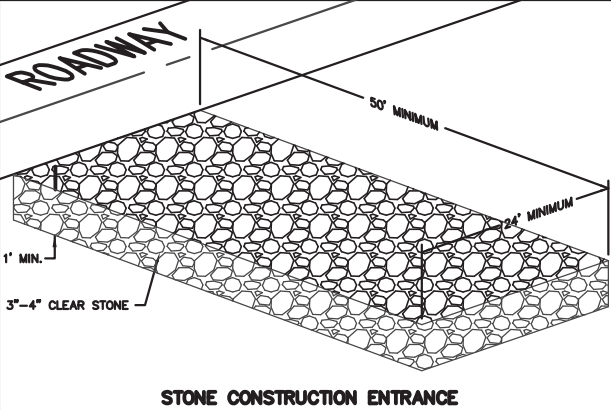
- TIME SCHEDULE:**
- APRIL 15, 2015 INSTALL STONE CONSTRUCTION ENTRANCE AND SILT FENCE.
- APRIL 15, 2015 - APRIL 15, 2016 CONSTRUCT BUILDINGS AND PARKING LOT AND RESTORE ALL PVIOUS DISTURBED AREAS.

RESTORATION NOTES:

ALL PVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL. SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

OWNER:
RUDEBUSCH DEVELOPMENT & CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289

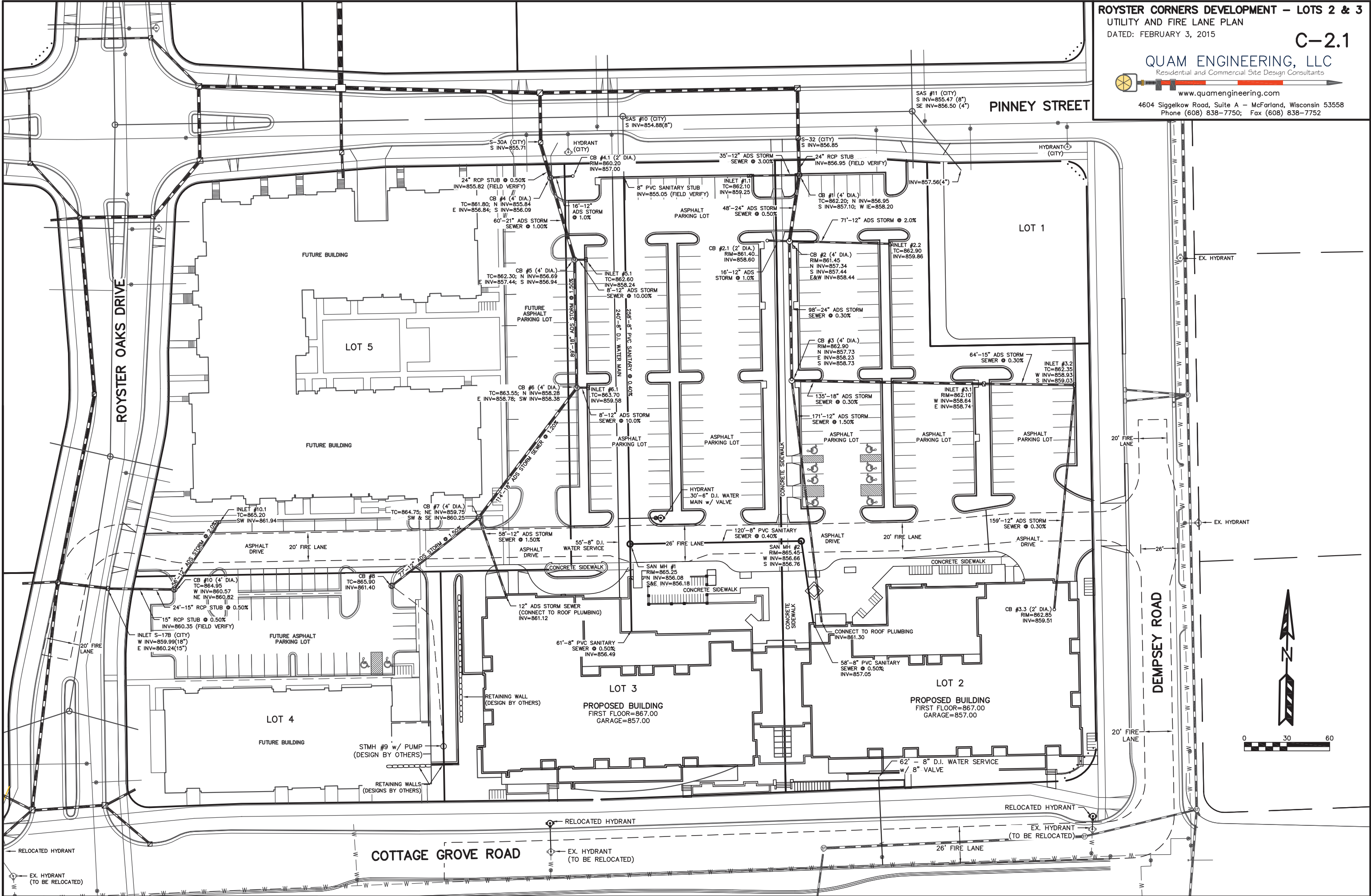
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \RD-07-12\RD07BASE.DWG

ROYSER CORNERS DEVELOPMENT - LOTS 2 & 3
UTILITY AND FIRE LANE PLAN
DATED: FEBRUARY 3, 2015

C-2.1

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



GENERAL NOTES

A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.

B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).

C) "Aluminum Edging" to be Curv Rite Aluminum Edging or equivalent.

D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

F) Seed shall consist of the following mixture:
10% Palmer IV Perennial Ryegrass
20% Dragon Kentucky Bluegrass
20% Diva Kentucky Bluegrass
20% Foxy II Creeping Red Fescue
15% Vail II Perennial Ryegrass
15% Ginney Kentucky Bluegrass

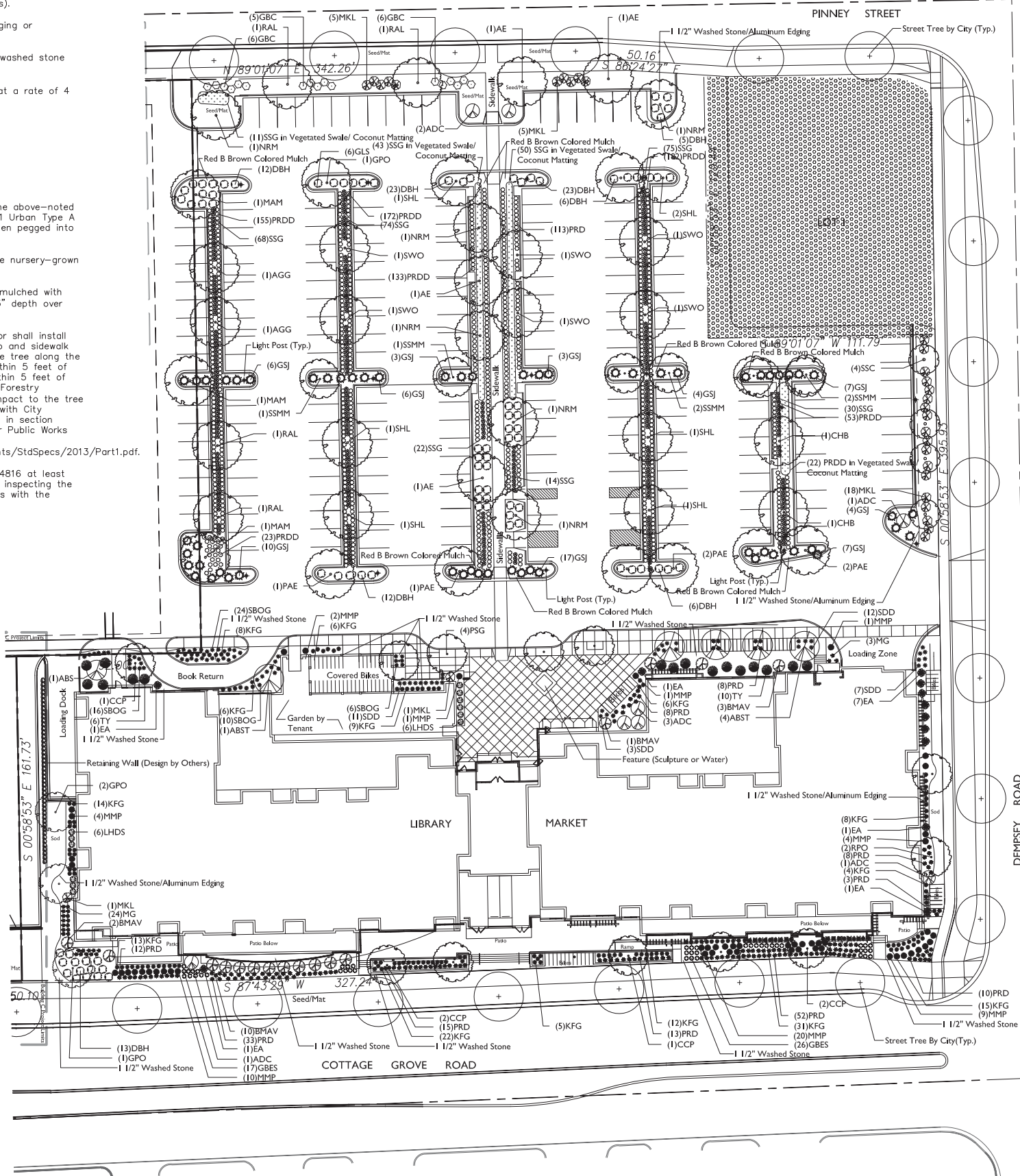
G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with Class I Urban Type A Biodegradable straw erosion control netting that is then pegged into the soil with biodegradable staples.

H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

I) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

J) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction—
<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.

K) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.



Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name	Planting Size
1	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
6	SWO	Swamp White Oak	Quercus Bicolor	2 1/2" B&B
5	ABST	Autumn Brill Serviceberry (tf)	Amelanchier X Grand 'autumn Brill' (tf)	2" B&B
3	GPO	Green Pillar Pin Oak	Quercus Palustris 'pringreen'	2" B&B
2	RPO	Regal Prince English Oak	Quercus Robur 'long'	2 1/2" B&B
3	MAM	Marmo Maple	Acer X Freemanii 'marmo'	2 1/2" B&B
4	RAL	Redmond Amer Linden	Tilia Americana 'redmond'	2 1/2" B&B
2	AGG	Autumn Gold Ginkgo	Ginkgo Biloba 'autumn Gold'	2 1/2" B&B
4	SSC	Spring Snow Crabapple	Malus 'spring Snow'	2" B&B
8	ERB	Skyline Thnls Honeylocust	Gleditsia Triacan Iner 'skycole'	2 1/2" B&B
6	NRM	Northwood Red Maple	Acer Rubrum 'northwood'	2 1/2" B&B
2	CHB	Common Hackberry	Celtis Occidentalis	2 1/2" B&B
8	SSMM	State Street Miyabe Maple	Acer Miyabei 'morton'	2 1/2" B&B
6	PAE	Princeton Amer Elm	Ulmus Americana 'princeton'	2 1/2" B&B
4	PSG	Princeton Sentry Ginkgo	Ginkgo Biloba 'princeton Sentry'	2 1/2" B&B
6	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
8	ADC	Adirondack Crabapple	Malus 'adirondack'	2" B&B
4	AE	Accolade Elm	Ulmus Japonica X Wilsoniana 'morton'	2 1/2" B&B

Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name	Planting Size
52	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
16	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
59	GSJ	Green Sargent Juniper	Juniperus Chinen Var Sargentii 'viridis'	#3 CONT.
12	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	4' B&B

Perennial

Quantity	Code Name	Common Name	Scientific Name	Planting Size
33	SDD	Stella De Oro Daylily	Hemerocallis 'stella De Oro'	#1 CONT.
27	MG	Maiden Grass	Miscanthus Sinensis 'gracillimus'	#1 CONT.
387	SSG	Shenandoah Switch Grass	Panicum Virgatum 'shenandoah'	4 1/2" POT
162	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
56	SBOG	Sapphire Blue Oat Grass	Helictotrichon Sempervirens 'saphirsprudel'	#1 CONT.
43	GBES	Goldsturm Black-Eyed Susan	Rudbeckia Ful Var Sullivan 'goldsturm'	#1 CONT.
159	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
853	PRD	Prairie Dropseed	Sporobolus Heterolepis	4 1/2" POT

Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
16	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.
17	GBC	Glossy Black Chokeberry	Aronia Melanocarpa Var Elata	#5 CONT.
86	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#3 CONT.
12	LHDS	Little Henry Dwf Sweetspire	Itea Virginica 'sprich'	#2 CONT.
30	MKL	Miss Kim Lilac	Syringa Pubescens Subsp. Patula 'miss Kim'	3' B&B

LANDSCAPE WORKSHEET

Zoning district is TE
Total square footage of developed area (Lots 2 and 3)115,847 SF
Total square footage of first 5 acres of developed area + 300 square feet =386 Landscape Units
Total square footage of 0 additional acres of developed area + 100 square feet =0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED
335 Landscape Units x 5 landscape points for first 5 acres..... 1,930 points
0 Landscape Units x 1 landscape point for additional 0 acres..... 0 points
TOTAL LANDSCAPE POINTS REQUIRED.....1,930 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	58	2,030			
Tall Evergreen Tree : 5-6 feet tall	35	—	—			
Ornamental Tree : 1-1/2" Caliper (dbh)	15	24	360			
Upright Evergreen Shrub : 3-4 feet tall	10	12	120			
Shrub, deciduous : 3 gallon / 12"-24"	3	161	483			
Shrub, evergreen : 3 gallon / 12"-24"	4	127	508			
Ornamental grass/perennial : 1gallon / 8"-18"	2	480	960			
Ornamental / Decorative fencing or wall	4 per 10 l.f.	—	—			
Existing significant specimen tree	14 per Cal. In.	—	—			
Landscape furniture for public seating and /or transit connections	5 per 'seat'	—	—			
Sub Totals			4,461	+	0	= 4,461

LANDSCAPE PLAN Lots 2 and 3



ROYSTER CROSSINGS
LOTS 2 AND 3 ROYSTER PLAT
MADISON, WISCONSIN

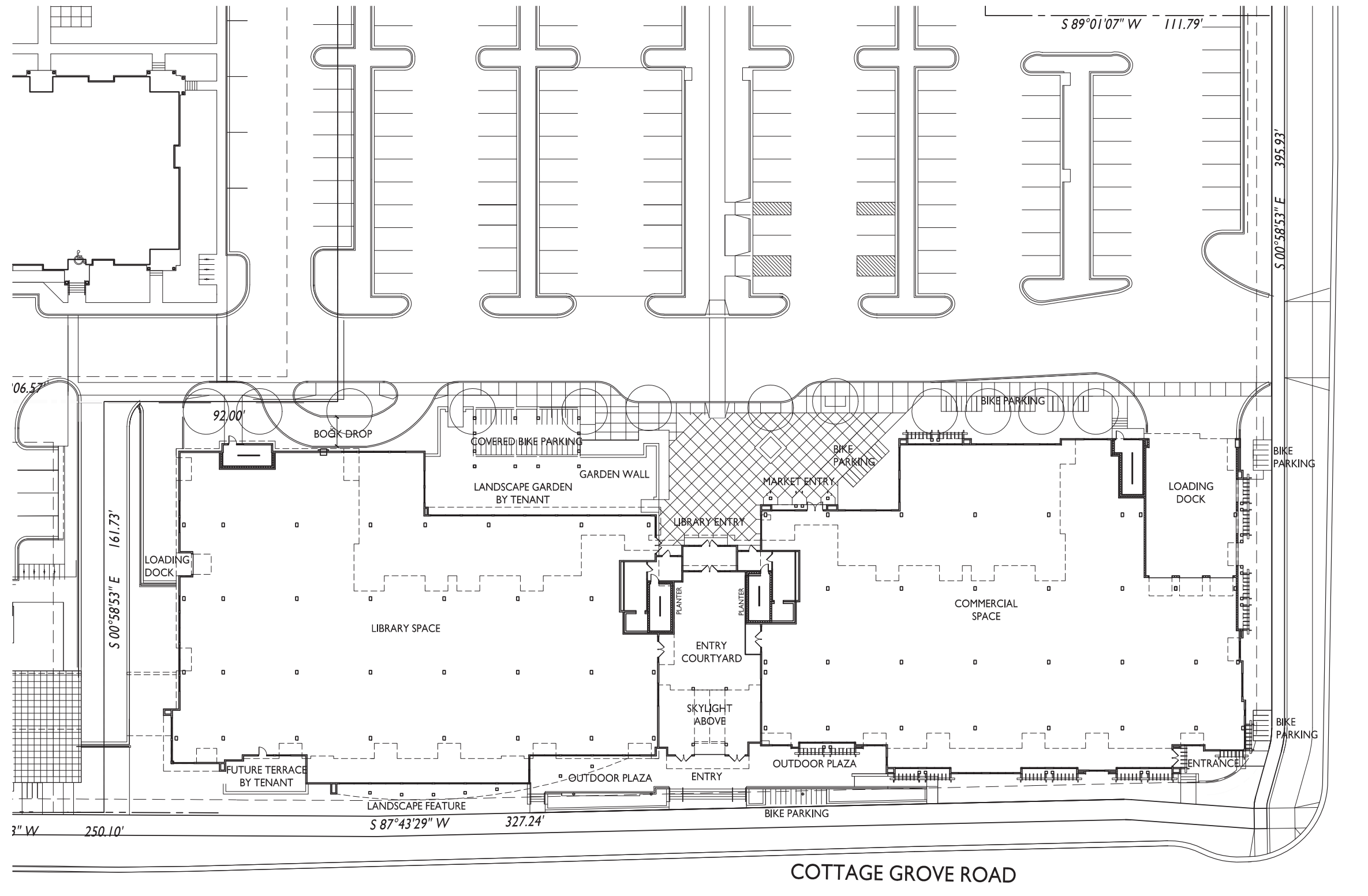


Checked By: SS
Drawn By: 9/09/14 RS

Revised:
Revised:
Revised:
Revised: 10/29/14 RS
Revised: 12/11/14 RS
Revised: 2/03/15 RS
Revised:
Revised: 3/31/15 RS
Revised:

L-1.1
LANDSCAPE PLAN
Lots 2 and 3

This plan made exclusively for the party named in the title block. It remains the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any method without prior written consent of The Bruce Company of Wisconsin, Inc.



1 SITE / FIRST FLOOR PLAN
A-1.0 1" = 20'



knothe + bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
408.836.3690 Middleton, WI 53562

KEY PLAN



ISSUED
Issued for Land Use - September 10, 2014
Issued for UDC - December 10, 2014
Issued for UDC - Feb. 11, 2015

PROJECT TITLE
**ROYSTER
CORNERS**

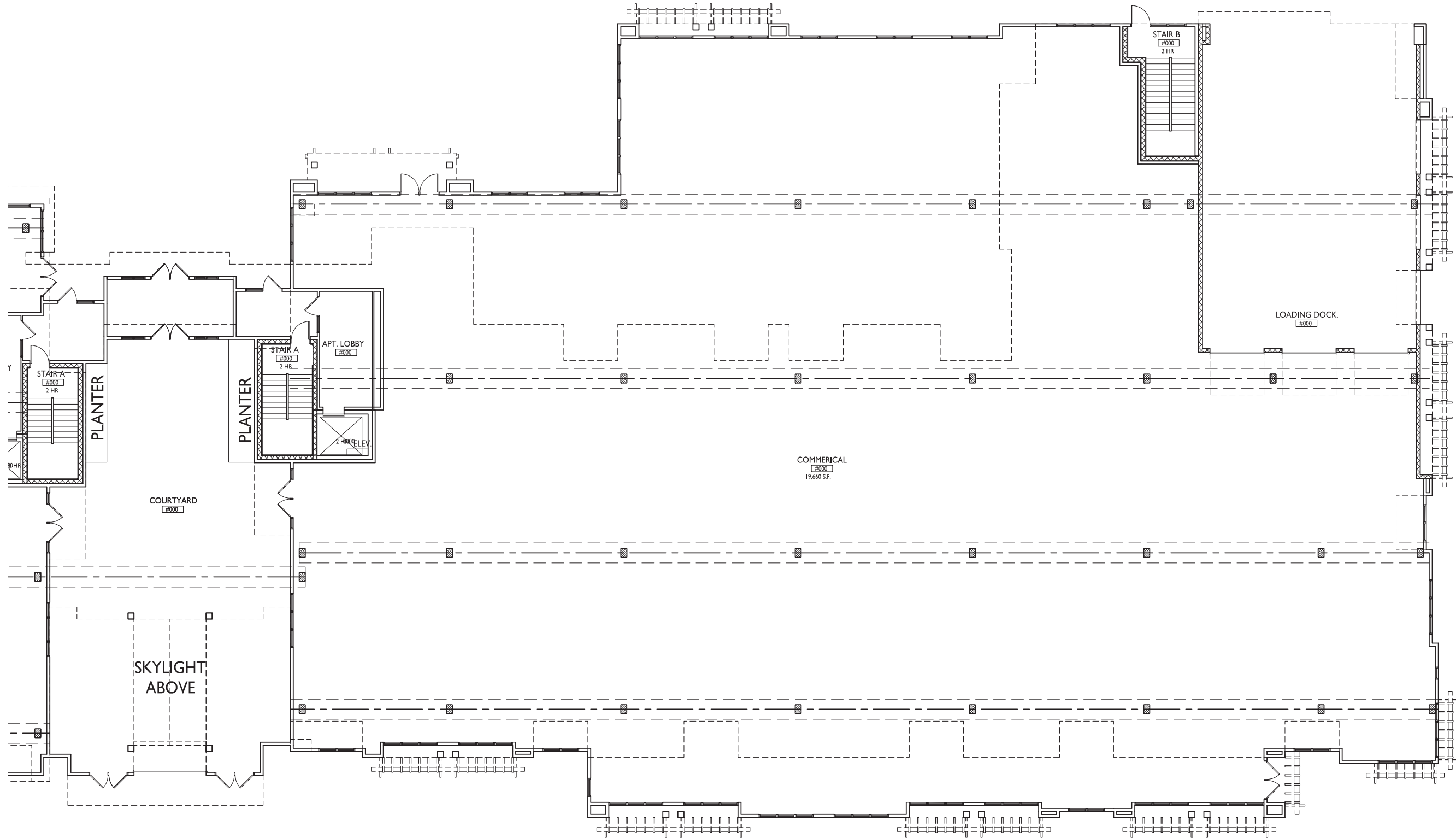
Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
Site Plan

SHEET NUMBER

A-1.0A

PROJECT NO. 1421

© Knothe & Bruce Architects, LLC



1
A-1.1
1/8"=1'-0"

FIRST FLOOR PLAN EAST



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
408.836.3690 Middleton, WI 53562

KEY PLAN



ISSUED
Issued for Land Use - September 10, 2014
Issued for UDC - February 4, 2015

PROJECT TITLE
**ROYSTER
CORNERS**

Lot 2 & 3 of Royster
Corners Plat

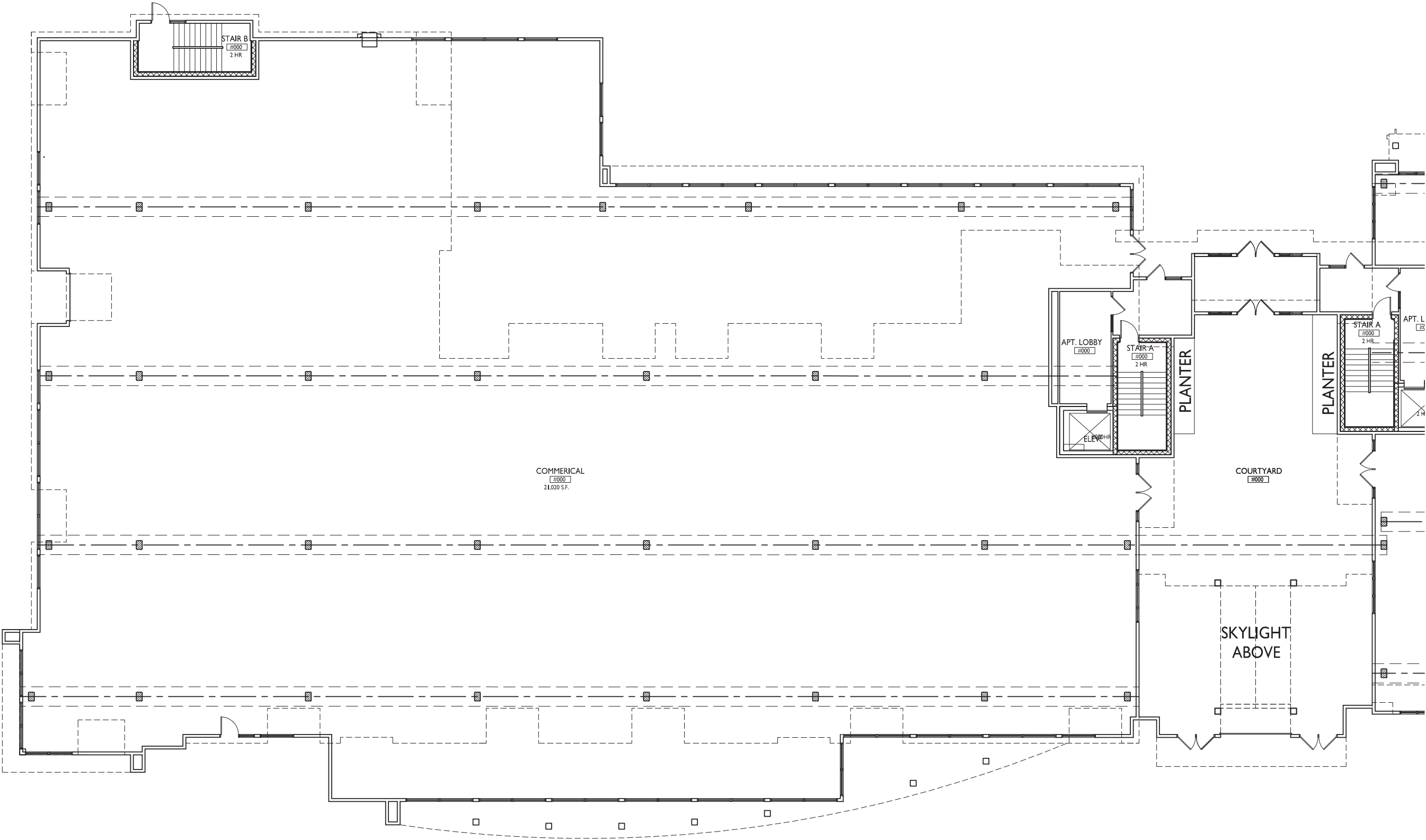
SHEET TITLE
**First Floor
Plan**

SHEET NUMBER

A-1.1B

PROJECT NO. 1421

© Knothe & Bruce Architects, LLC



1
A-1.1

FIRST FLOOR PLAN WEST

1/8"=1'-0"



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

KEY PLAN



ISSUED
Issued for Land Use - September 10, 2014
Issued for UDC - February 4, 2015

PROJECT TITLE
ROYSTER
CORNERS

Lot 2 & 3 of Royster
Corners Plat

SHEET TITLE
First Floor
Plan

SHEET NUMBER

A-1.1A

PROJECT NO. 1421
© Knothe & Bruce Architects, LLC



KEY PLAN



ISSUED
 ssued for Land Use - September 10, 2014
 ssued for UDC - February 4, 2015

PROJECT TITLE

ROYSTER

CORNERS

Lot 2 & 3 of Royster
Corners Plat

SHEET TITLE

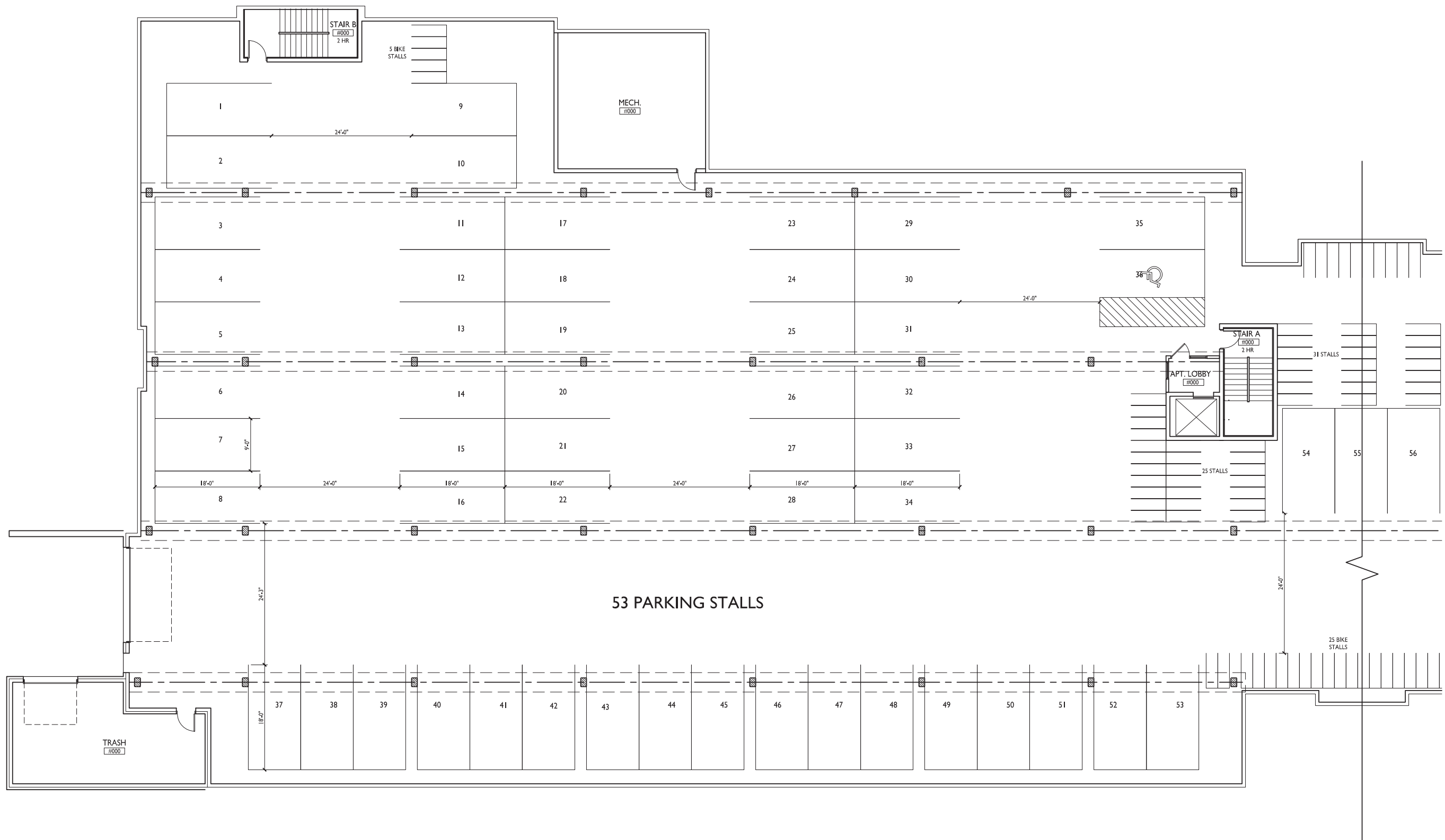
Basement Floor Plan

SHEET NUMBER

A-1.0A

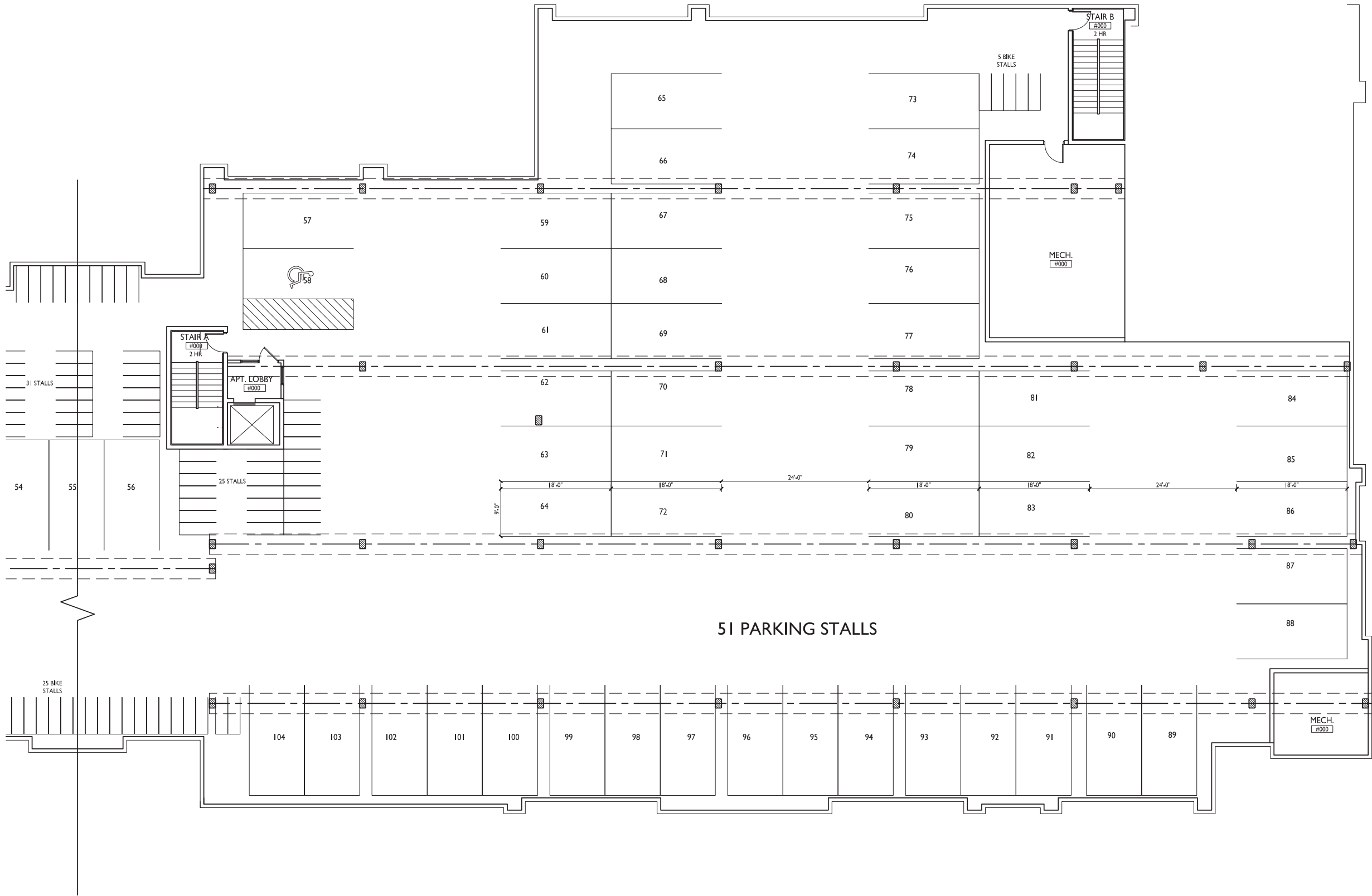
PROJECT NO. 1421

© Knothe & Bruce Architects, LLC



BASEMENT FLOOR PLAN WEST





1
A-1.0

BASEMENT FLOOR PLAN EAST

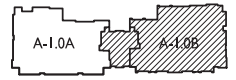
1/8"=1'-0"



knothe & bruce
ARCHITECTS

Office: 7001 Walnut Valley Ave., Ste 201
Madison, WI 53706
608.204.3090

KEY PLAN



ISSUED

Issued for Land Use - September 10, 2014
Issued for UDC - February 4, 2015

PROJECT TITLE

ROYSTER
CORNERS

Lot 2 & 3 of Royster
Corners Plat

SHEET TITLE

Basement
Floor
Plan

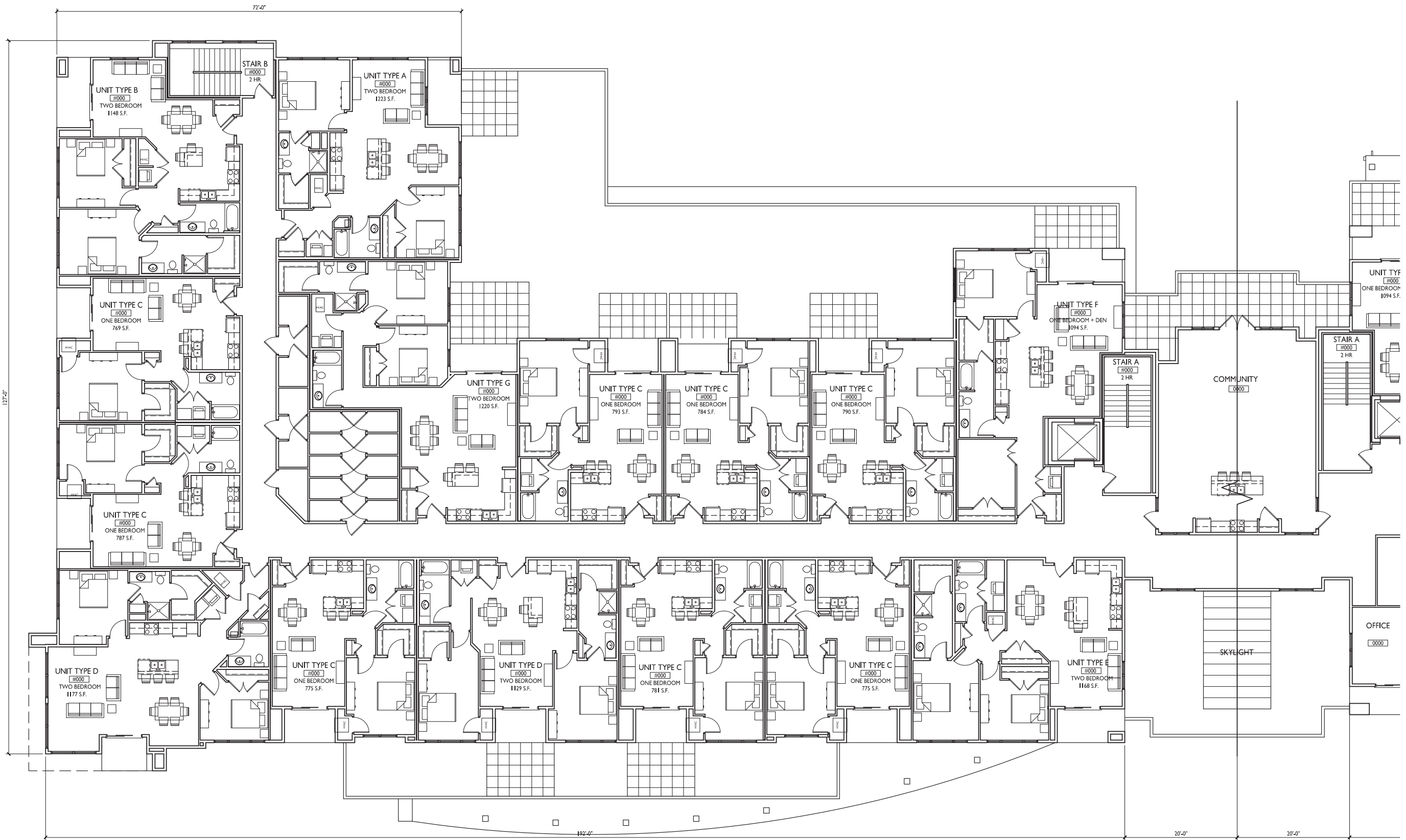
SHEET NUMBER

A-1.0B

PROJECT NO.

1421

© Knothe & Bruce Architects, LLC



1
A-1.2

SECOND FLOOR PLAN WEST

1/8"=1'-0"



knothe + bruce
ARCHITECTS

Office: 7001 Waivarsity Ave., Ste 201
400-204-3090 Madison, WI 53705

KEY PLAN



ISSUED
Issued for Land Use - September 10, 2014
Issued for UDC - February 4, 2015

PROJECT TITLE
**ROYSER
CORNERS**

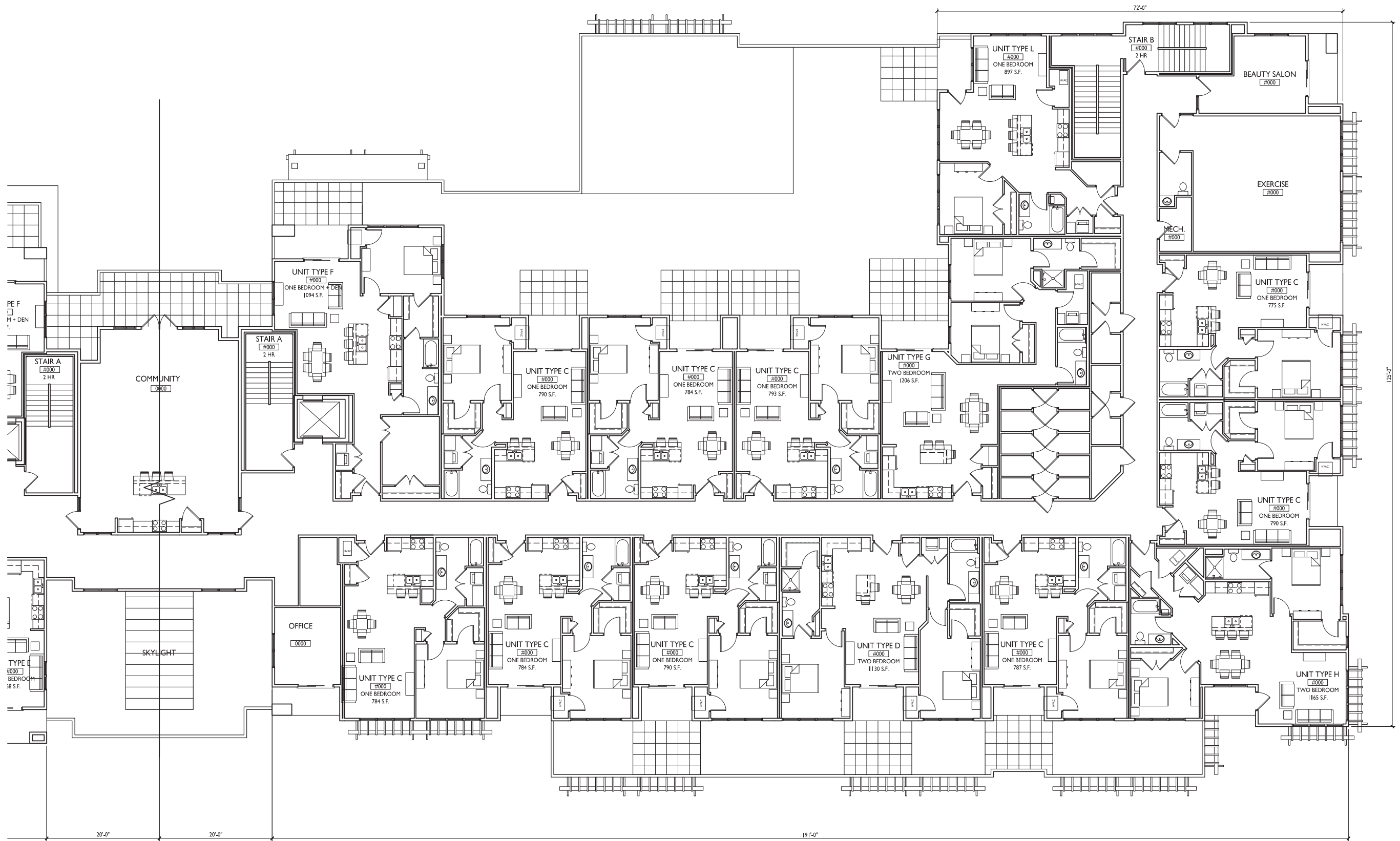
Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
**Second Floor
Plan**

SHEET NUMBER

A-1.2A

PROJECT NO. 1421

© Knothe & Bruce Architects, LLC



1
A-1.2
SECOND FLOOR PLAN EAST

1/8"=1'-0"



knothe + bruce
ARCHITECTS

Office: 7001 University Ave., Ste 201
400.204.3090 Madison, WI 53706

KEY PLAN



ISSUED

Issued for Land Use - September 10, 2014
Issued for UDC - February 4, 2015

PROJECT TITLE
ROYSER
CORNERS

Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
Second Floor
Plan

SHEET NUMBER

A-1.2B

PROJECT NO. 1421

© Knothe + Bruce Architects, LLC



knothe • bruce
ARCHITECTS

Office: 7001 Waiverny Ave., Ste 201
400.204.3090 Madison, WI 53705

KEY PLAN



ISSUED

Issued for Land Use - September 10, 2014
Issued for UDC - February 4, 2015

PROJECT TITLE
**ROYSTER
CORNERS**

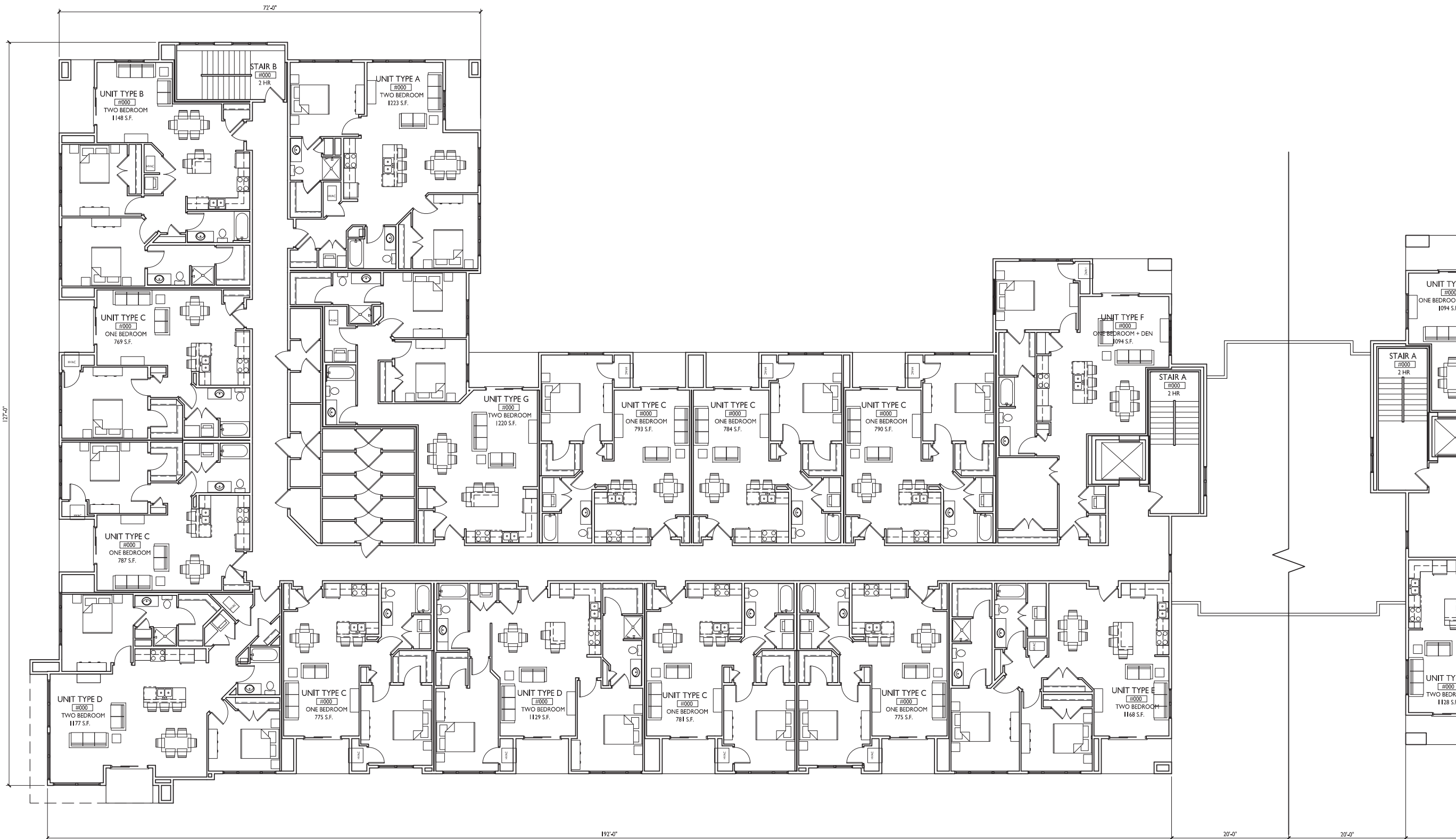
Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
**Third Floor
Plan**

SHEET NUMBER

A-1.3A

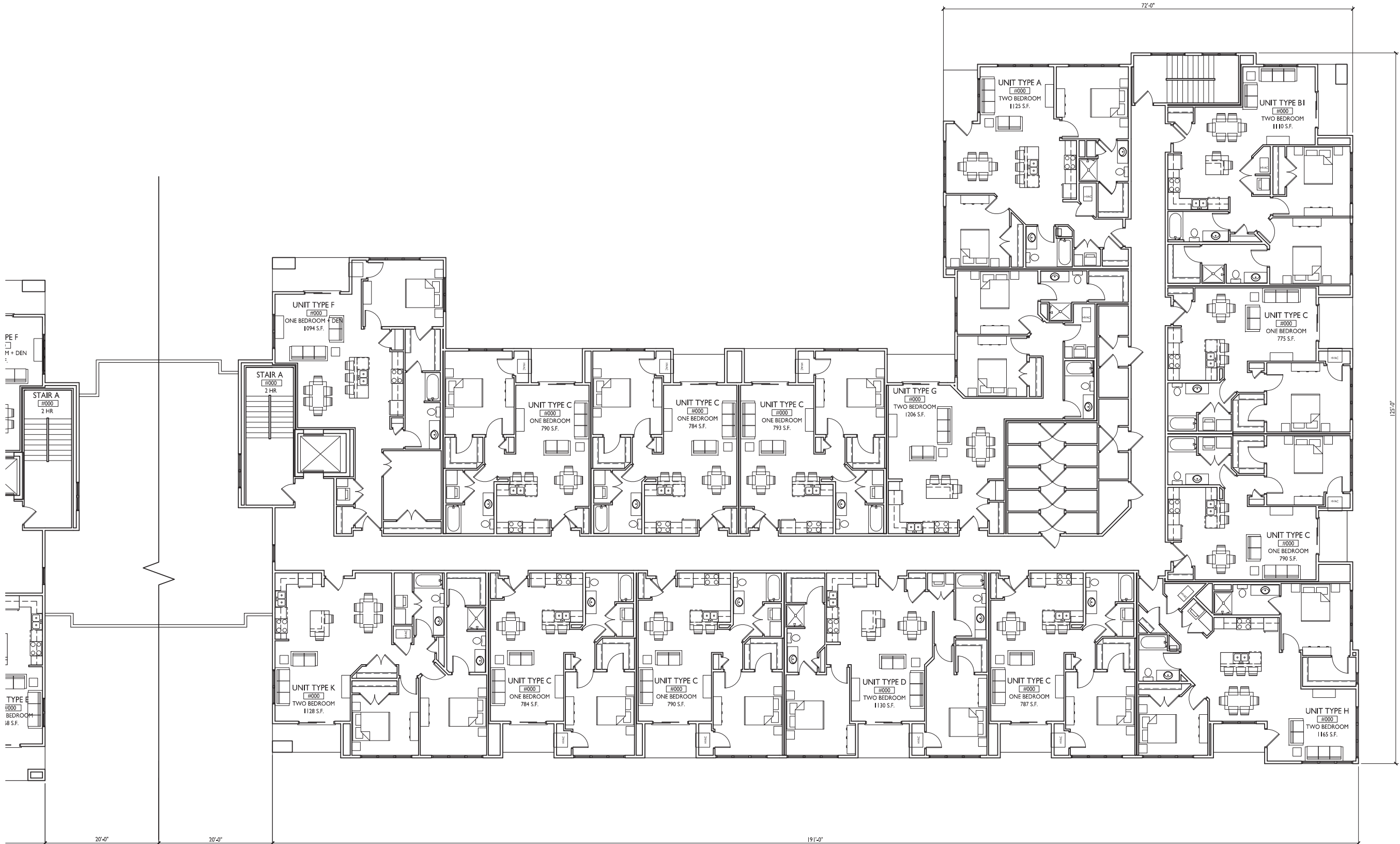
PROJECT NO. 1421

© Knothe & Bruce Architects, LLC



THIRD FLOOR PLAN WEST

1/8"=1'-0"



1
A-1.3
THIRD FLOOR PLAN EAST
1/8"=1'-0"



knothe + bruce
ARCHITECTS

Office: 7001 Waikemah Ave., Ste 201
Madison, WI 53706
608.204.3090

KEY PLAN



ISSUED
Issued for Land Use - September 10, 2014
Issued for UDC - February 4, 2015

PROJECT TITLE
**ROYSER
CORNERS**

Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
**Third Floor
Plan**

SHEET NUMBER

A-1.3B

PROJECT NO. 1421

© Knothe & Bruce Architects, LLC



knothe • bruce
ARCHITECTS

Office: 7001 Waivarsity Ave., Ste 201
400.204.3090 Madison, WI 53705

KEY PLAN



ISSUED

Issued for Land Use - September 10, 2014
Issued for UDC - February 4, 2015

PROJECT TITLE
**ROYSTER
CORNERS**

Lot 2 & 3 of Royster
Corners Plat

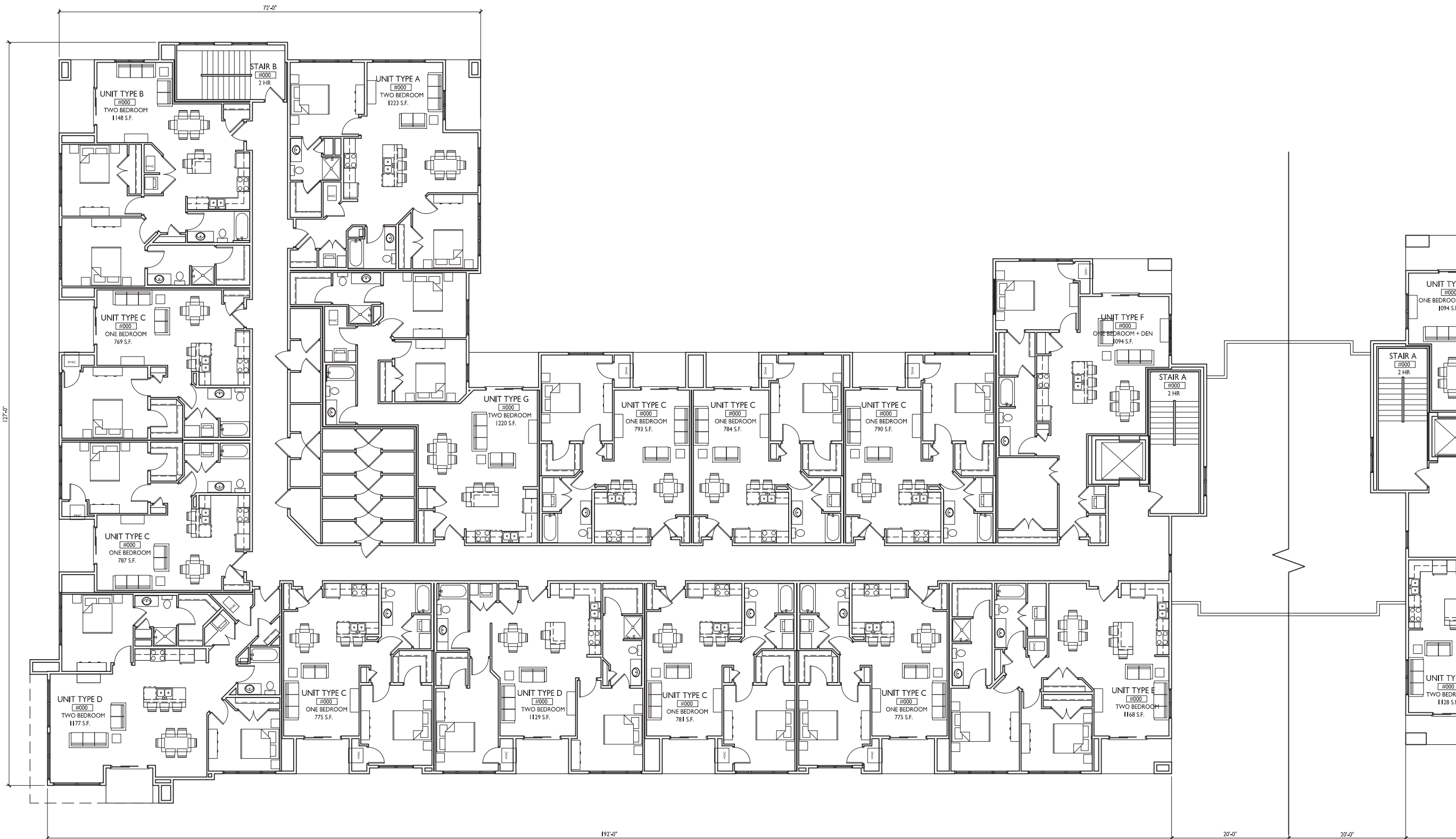
SHEET TITLE
**Fourth Floor
Plan**

SHEET NUMBER

A-1.4A

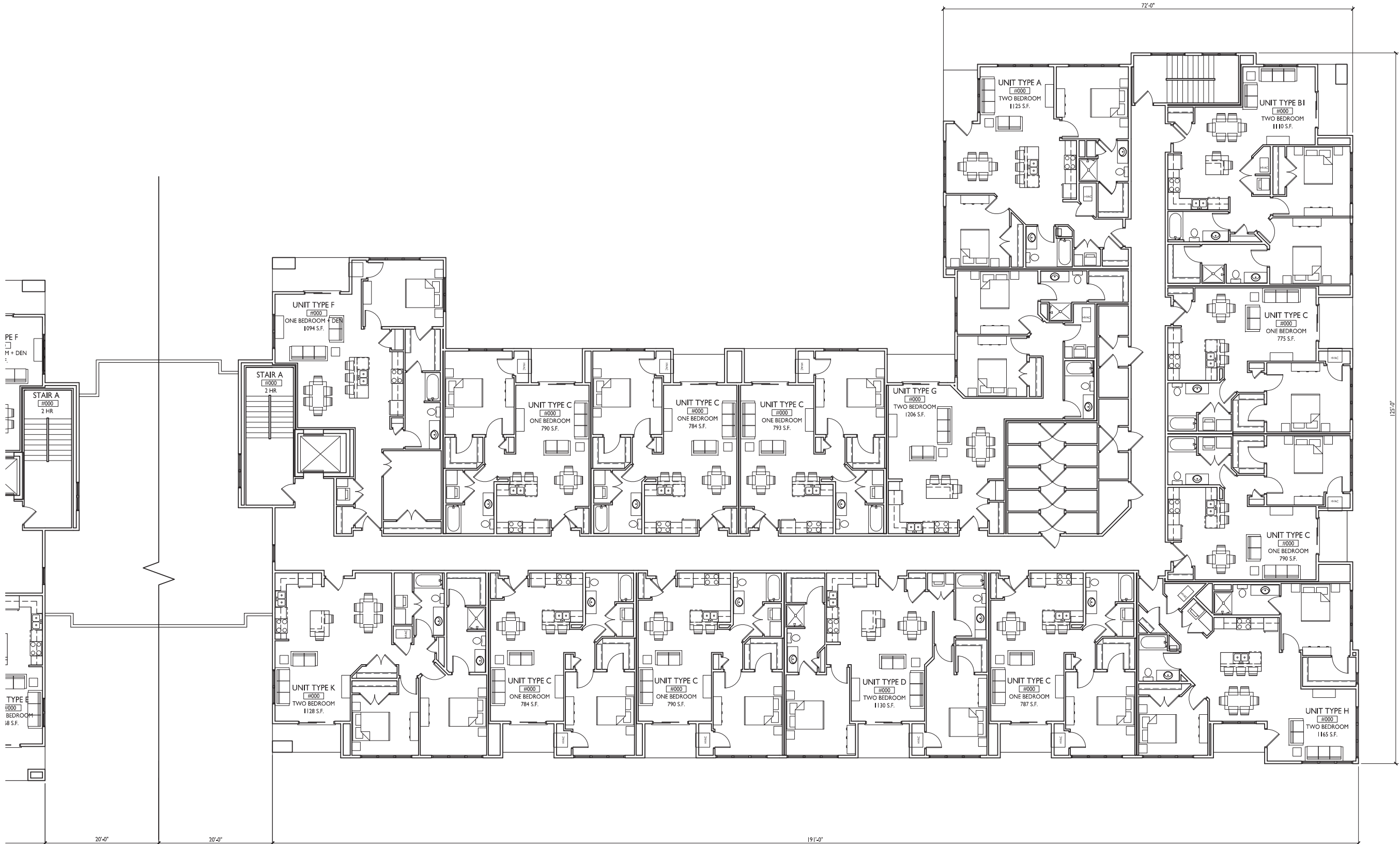
PROJECT NO. 1421

© Knothe & Bruce Architects, LLC



FOURTH FLOOR PLAN WEST

1/8"=1'-0"



1
A-1.4
1/8"=1'-0"



knothe + bruce
ARCHITECTS

Office: 7001 Watkenny Ave., Ste 201
Madison, WI 53706
608.204.3090

KEY PLAN



ISSUED

Issued for Land Use - September 10, 2014
Issued for UDC - February 4, 2015

PROJECT TITLE

ROYSTER
CORNERS

Lot 2 & 3 of Royster
Corners Plat

SHEET TITLE

Fourth Floor
Plan

SHEET NUMBER

A-1.4B

PROJECT NO.

1421

© Knothe & Bruce Architects, LLC



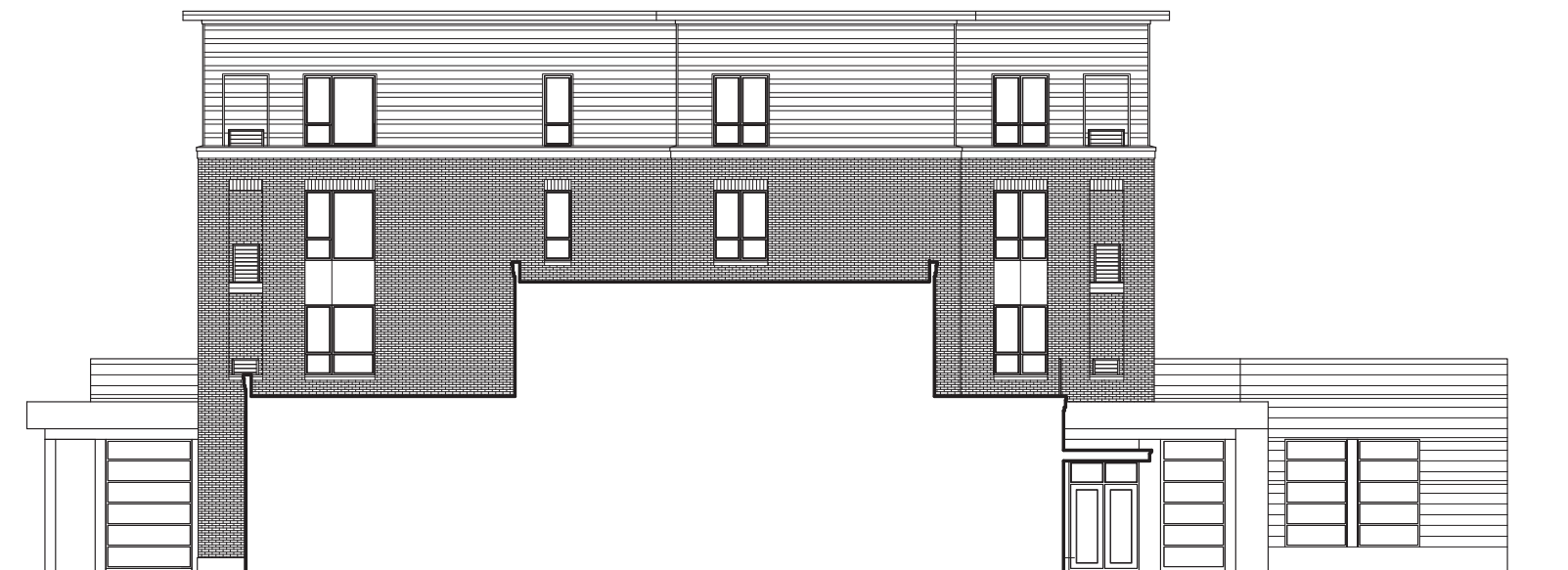
1 EAST ELEVATION - LOADING DOCK
A-2.4 1/8"=1'-0"



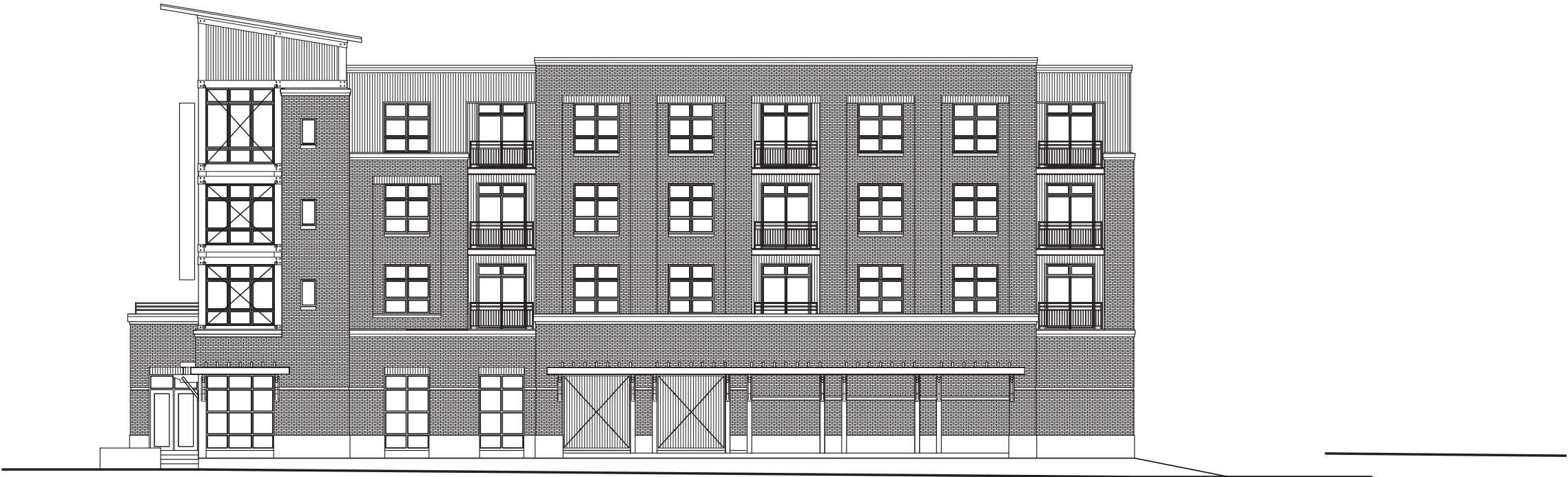
3 EAST ELEVATION - COURTYARD
A-2.4 1/8"=1'-0"



2 WEST ELEVATION - LOADING DOCK
A-2.4 1/8"=1'-0"



4 WEST ELEVATION - COURTYARD
A-2.4 1/8"=1'-0"



1 EAST ELEVATION
A-2.3 1/8"=1'-0"



2 WEST ELEVATION
A-2.3 1/8"=1'-0"

ISSUED
Issued for Land Use - September 10, 2014
Issued for UDC - February 4, 2015

PROJECT TITLE
ROYSTER
CORNERS

Lot 2 & 3 of Royster
Corners Plat

SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.3



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

KEY PLAN

ISSUED

Issued for Land Use - September 10, 2014
Issued for UDC - February 4, 2015



1
A-2.2B

NORTH ELEVATION - EAST WING

1/8"=1'-0"



2
A-2.2B

NORTH ELEVATION - WEST WING

1/8"=1'-0"

PROJECT TITLE

ROYSTER
CORNERS

Lot 2 & 3 of Royster
Corners Plat

SHEET TITLE

Exterior
Elevations

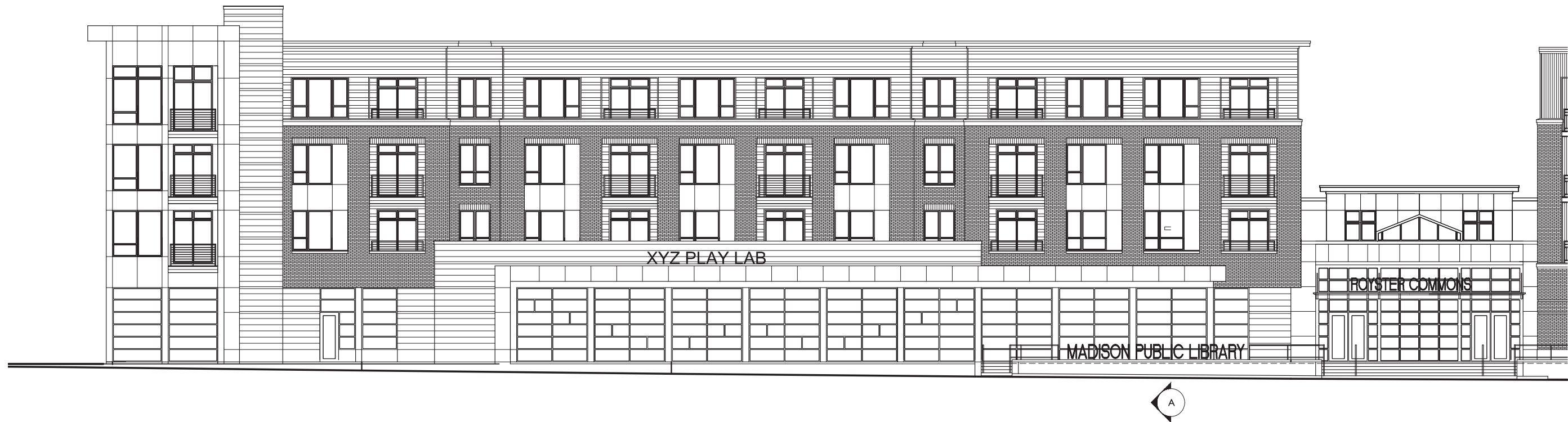
SHEET NUMBER

A-2.2B

PROJECT NO.

1421

© Knothe & Bruce Architects, LLC



1 SOUTH ELEVATION - WEST WING
A-2.2A 1/8"=1'-0"



2 SOUTH ELEVATION - EAST WING
A-2.2A 1/8"=1'-0"