



# City of Madison

## Proposed Conditional Use

Location  
516-530 Cottage Grove Road

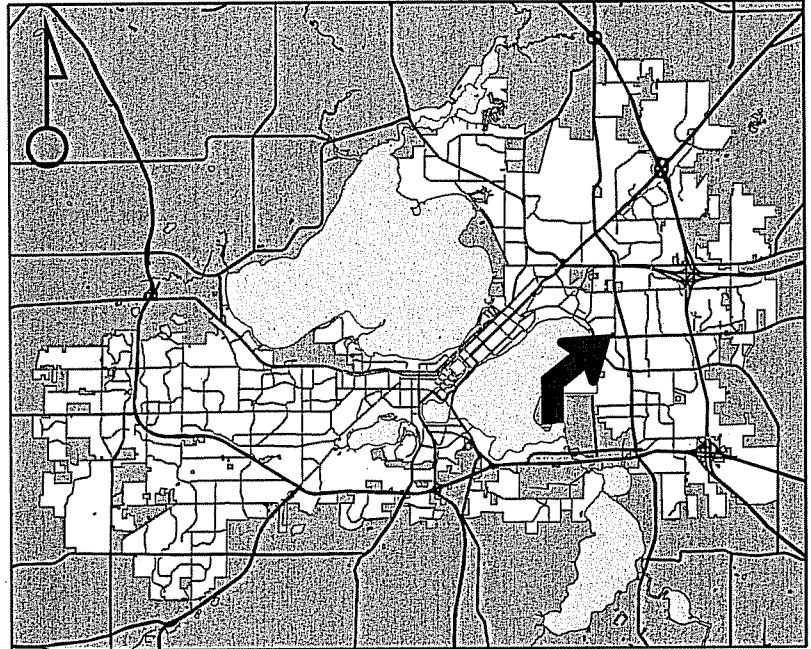
Project Name  
Royster Crossings

Applicant  
Carl Ruedebusch - RDC Development/  
Randy Bruce - Knothe & Bruce Architects

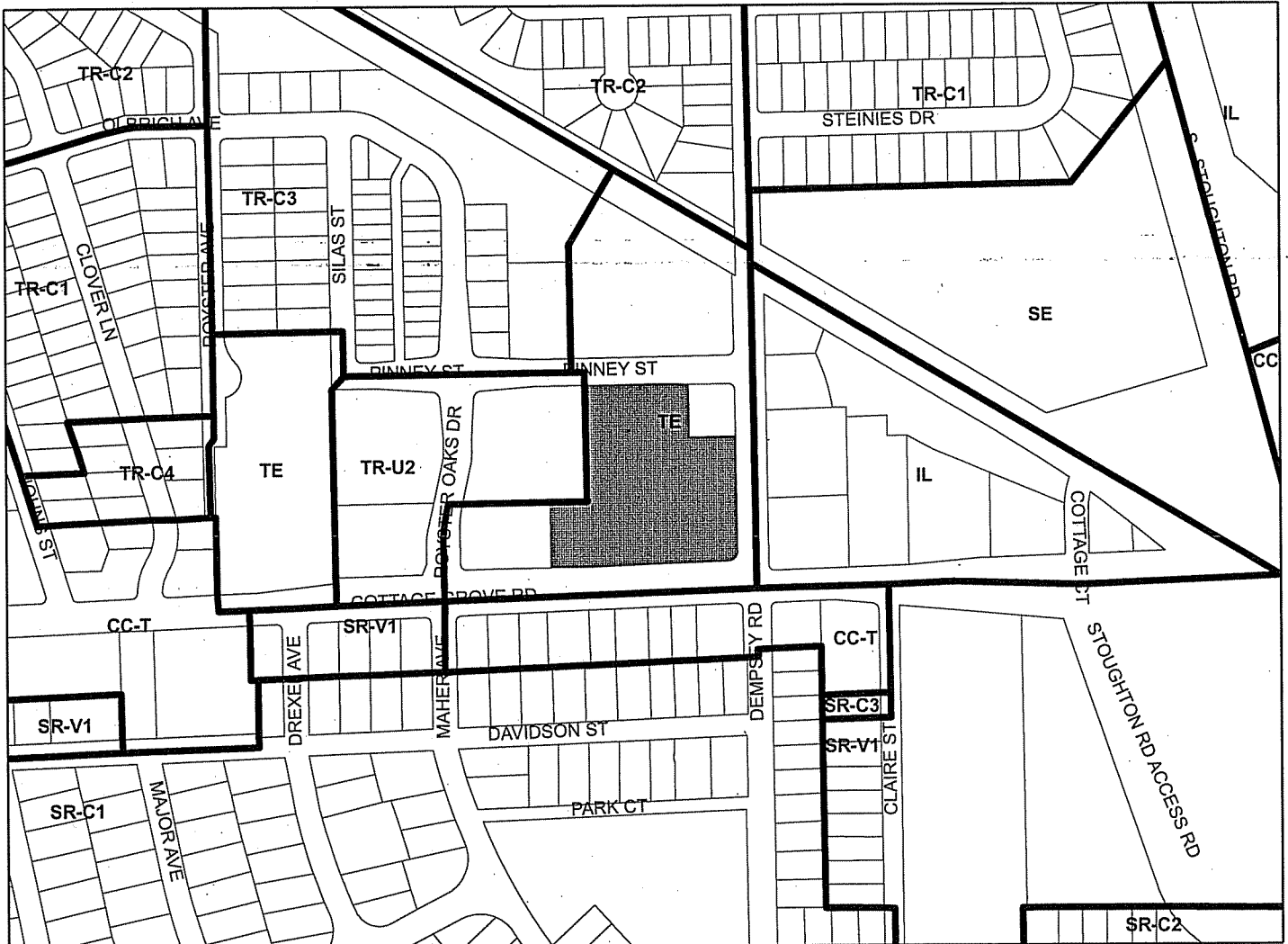
Existing Use  
Vacant land

Proposed Use  
Construct mixed-use building with 41,200 square feet of commercial space and 89 apartments

Public Hearing Date  
Plan Commission  
10 November 2014



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 31 October 2014 4





# LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: Lots 2 & 3 of the Rosyter Crossings plat

Project Title (if any): Rosyter Crossings

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

3. Applicant, Agent & Property Owner Information:

Applicant Name: Carl Ruedebusch Company: RDC Development, LLC  
 Street Address: 4605 Dovetail Drive City/State: Madison, WI Zip: 53704  
 Telephone: (608) 249-2012 Fax: (608) 249-2032 Email: carl@ruedebusch.com

Project Contact Person: J. Randy Bruce Company: Knothe & Bruce Architects, LLC  
 Street Address: 7601 University Ave Ste 201 City/State: Middleton, WI Zip: 53562  
 Telephone: (608) 836-3690 Fax: ( ) Email: rbruce@knothebruce.com

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_  
 A Multi-family mixed use development consisting of 89 residential units and 2 commercial units.

Development Schedule: Commencement Spring 2015 Completion Spring 2016

**5. Required Submittal Information**

All Land Use applications are required to include the following:

**Project Plans including:**\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

**6. Applicant Declarations**

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
7/29 with Alder David Ahrens, 7/29 Kathy Soukup Eastmoorland Community Association, 7/29 Jacklyn DeWalt Lake Edge Neighborhood.

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: 8/8/14 Zoning Staff: \_\_\_\_\_ Date: 8/8/14

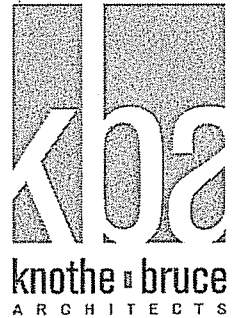
The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Carl Ruedebusch - Manager Relationship to Property: Owner

Authorizing Signature of Property Owner \_\_\_\_\_ Date 9/10/2014

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](mailto: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](mailto: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](mailto: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](mailto: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.

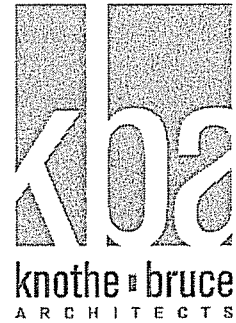
Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce  
Managing Member

October 22, 2014

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



Re: **Addendum #1 to 9/10/14 Conditional Use Submittal**  
Large Retail Standards for Royster Crossings Plat – Lot 2 & 3, Madison, WI  
**KBA Project # 1421**

Ms. Katherine Cornwell:

The following is to be submitted as an addendum to the original September 10, 2014 application for the staff and Plan Commission's consideration of approval. The proposed project has addressed the Large Retail Standards requirements for parking, pedestrian circulation, and community spaces. For your use, attached is an updated site plan reflecting these items.

Parking: The proposed development will meet the parking requirements. All off street parking facilities for the proposed development will be located at least ten (10) feet from any property line and/or right-of-way and utilize a landscape buffer that includes trees, shrubs, decorative fencing, benches, flowerbeds, ground covers, or other high quality materials. The proposed development includes two commercial businesses that are less than 40,000 s.f. and the number of employees is unavailable as the proposed tenants are undetermined at this time, there for a TDM is not required nor is information available to develop one.

Pedestrian Circulation: The proposed development will meet the pedestrian circulation requirements. Public sidewalks will be provided along all sides of the site abutting the public right of way. Continuous internal pedestrian walkways at least six (6) feet in width with adjoining landscaped areas will be provided from the public sidewalks on Dempsey Rd. and Cottage Grove Rd. to the principle customer entrances. Sidewalks at least eight (8) feet in width and six (6) feet from the building face will be provided along the customer entry façade adjacent to the parking lot. Architectural entry awnings six to eight feet in depth will be provided over primary entry areas at the north and south courtyard entries and both south facing commercial space entries. Internal pedestrian walkways and crosswalks will be distinguished from driving surfaces by material & texture. Sidewalks will connect to transit stops on Cottage Grove Rd.

Central Features and Community Spaces: The proposed development will meet the central features and community space requirements. The proposed development will provide a patio seating area adjacent to the Cottage Grove building entry and a pedestrian plaza with benches adjacent to the building, near the Dempsey Rd. pedestrian path.

Thank you for your time reviewing our proposal.  
Sincerely,

J. Randy Bruce  
Managing Member

Ph 608.236.3690  
Fx 608.236.8934

knothebruce.com

7601 University Ave., Suite 201  
Middleton, WI 53562





**knothe & bruce**  
ARCHITECTS  
198 University Ave, Ste 101  
Portland, ME 04101  
Phone: 603.733.1199

**BLUED**  
Issued For: Issued For: September 18, 2011  
Revision 1: October 22, 2011

**PROJECT TITLE**  
ROYSTER  
CORNERS

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

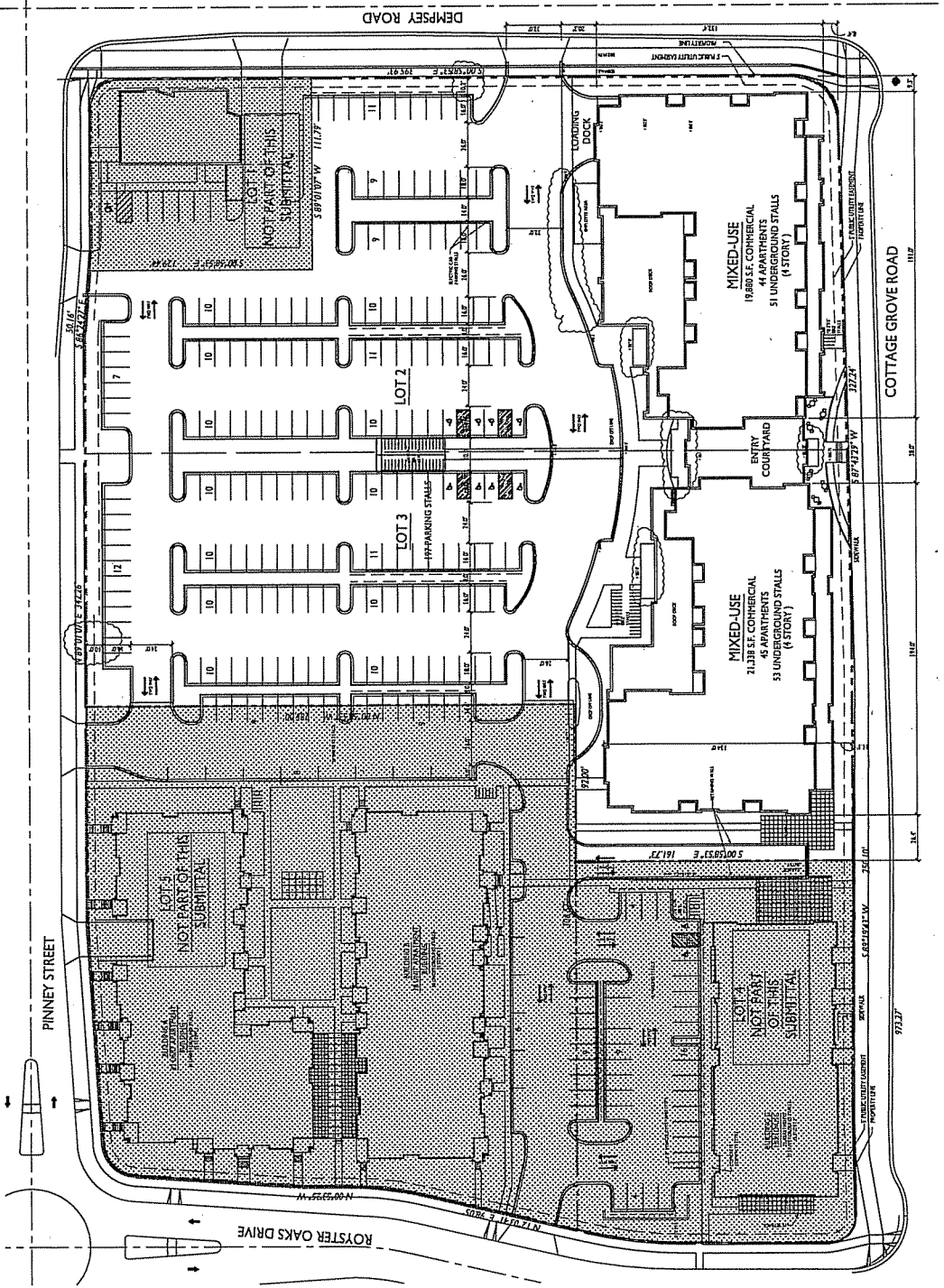
**SHEET NUMBER**

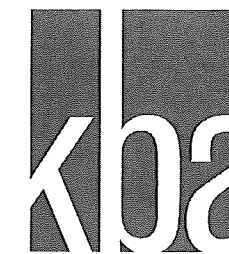
**C-1.1**

**PROJECT NO.** 1421  
© 2011 Knothe & Bruce Architects, LLC

SITE INDEX SHEET	
SITE	SEE PLAN
C-1.1	SEE LIGHTING PLAN
C-1.2	SEE TRAFFIC CONTROL PLAN
C-1.3	SEE LOT COVERAGE PLAN
C-1.4	SEE SMALL OPEN SPACE PLAN
C-1.5	SEE PREPARED QUADRANT & EXISTING CURB CUT PLAN
C-1.6	SEE PREPARED QUADRANT & EXISTING CURB CUT PLAN
C-1.7	SEE UNDIGESTION PLAN
C-1.8	SEE UNDIGESTION PLAN
ARCHITECTURE	
A-1.1	SEE BASIS PLAN WEST WING
A-1.2	SEE BASIS PLAN WEST WING
A-1.3	SEE FIRST FLOOR PLAN EAST WING
A-1.4	SEE SECOND FLOOR PLAN EAST WING
A-1.5	SEE THIRD FLOOR PLAN WEST WING
A-1.6	SEE FOURTH FLOOR PLAN WEST WING
A-1.7	SEE FIFTH FLOOR PLAN EAST WING
A-1.8	SEE SIXTH FLOOR PLAN EAST WING
A-1.9	SEE EXTERIOR ELEVATIONS
A-1.10	SEE EXTERIOR ELEVATIONS
A-1.11	SEE EXTERIOR ELEVATIONS
A-1.12	SEE EXTERIOR ELEVATIONS

SITE SPECIFIC DATA TABLE, S.E. 2	
LOT AREA	11,104.42
DEVELOPING FRONT	81 FT
DEVELOPING DEPTH	142 FT 7 1/2 IN
DEVELOPING PERCENTAGE	31 HANTORAGE
DEVELOPING FLOOR AREA	45,000 SF
DEVELOPING PERCENTAGE	41.1%
DEVELOPING PERCENTAGE	42.1%
DEVELOPING PERCENTAGE	43.1%
DEVELOPING PERCENTAGE	44.1%
DEVELOPING PERCENTAGE	45.1%
DEVELOPING PERCENTAGE	46.1%
DEVELOPING PERCENTAGE	47.1%
DEVELOPING PERCENTAGE	48.1%
DEVELOPING PERCENTAGE	49.1%
DEVELOPING PERCENTAGE	50.1%
DEVELOPING PERCENTAGE	51.1%
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DEVELOPING PERCENTAGE	82.1%
DEVELOPING PERCENTAGE	83.1%
DEVELOPING PERCENTAGE	84.1%
DEVELOPING PERCENTAGE	85.1%
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DEVELOPING PERCENTAGE	95.1%
DEVELOPING PERCENTAGE	96.1%
DEVELOPING PERCENTAGE	97.1%
DEVELOPING PERCENTAGE	98.1%
DEVELOPING PERCENTAGE	99.1%
DEVELOPING PERCENTAGE	100.1%





**knothe + bruce**  
ARCHITECTS

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

ISSUED  
Issued for Land Use - September 10, 2014

PROJECT TITLE  
**ROYSTER CORNERS**

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

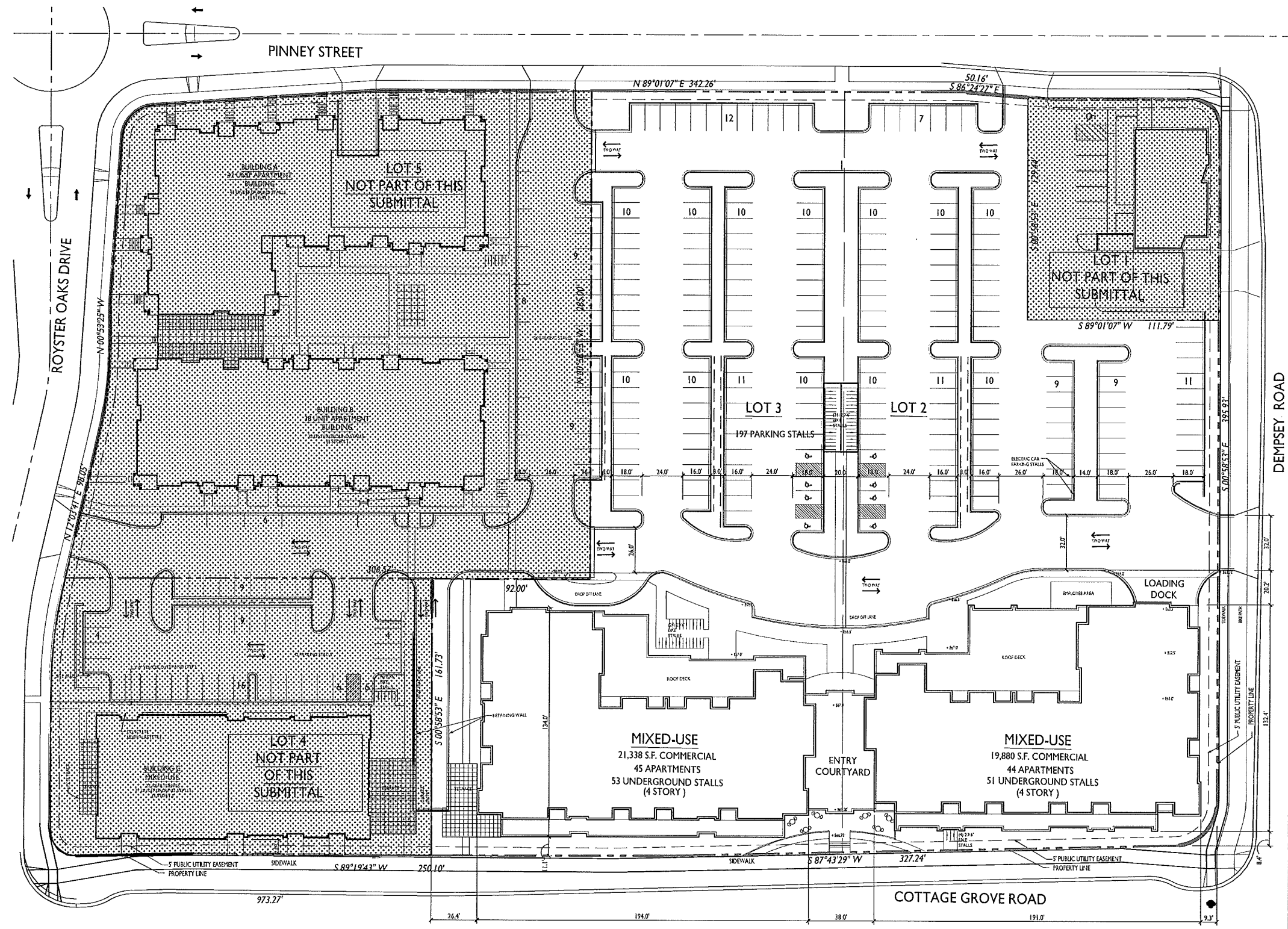
SHEET NUMBER

**C-1.1**

PROJECT NO. **1421**  
© 2013 Knothe & Bruce Architects, LLC

SITE INDEX SHEET	
SITE	
C-1.1	SITE 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-1.3b	SECOND FLOOR PLAN EAST WING
A-1.4a	THIRD FLOOR PLAN WEST WING
A-1.4b	THIRD FLOOR PLAN EAST WING
A-1.5a	FOURTH FLOOR PLAN WEST WING
A-1.5b	FOURTH FLOOR PLAN EAST WING
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-2.3	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	41,200 S.F.
Enclosed Parking Area (Basement)	47,515 S.F.
Residential Area	104,465 S.F.
Total Gross Area	193,180 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	197
UNDERGROUND	104
TOTAL	301
BIKE PARKING	
FLOOR STALL, SURFACE	54
FLOOR STALL, UNDERGROUND	90
TOTAL	144
USABLE OPEN SPACE	
GROUND LEVEL	21,836 S.F.
DECKS & PATIOS	11,603 S.F.
TOTAL	33,439 S.F.



**SITE PLAN**  
C-1.1  
1" = 30'-0"

ISSUED  
Issued for Land Use - September 10, 2014

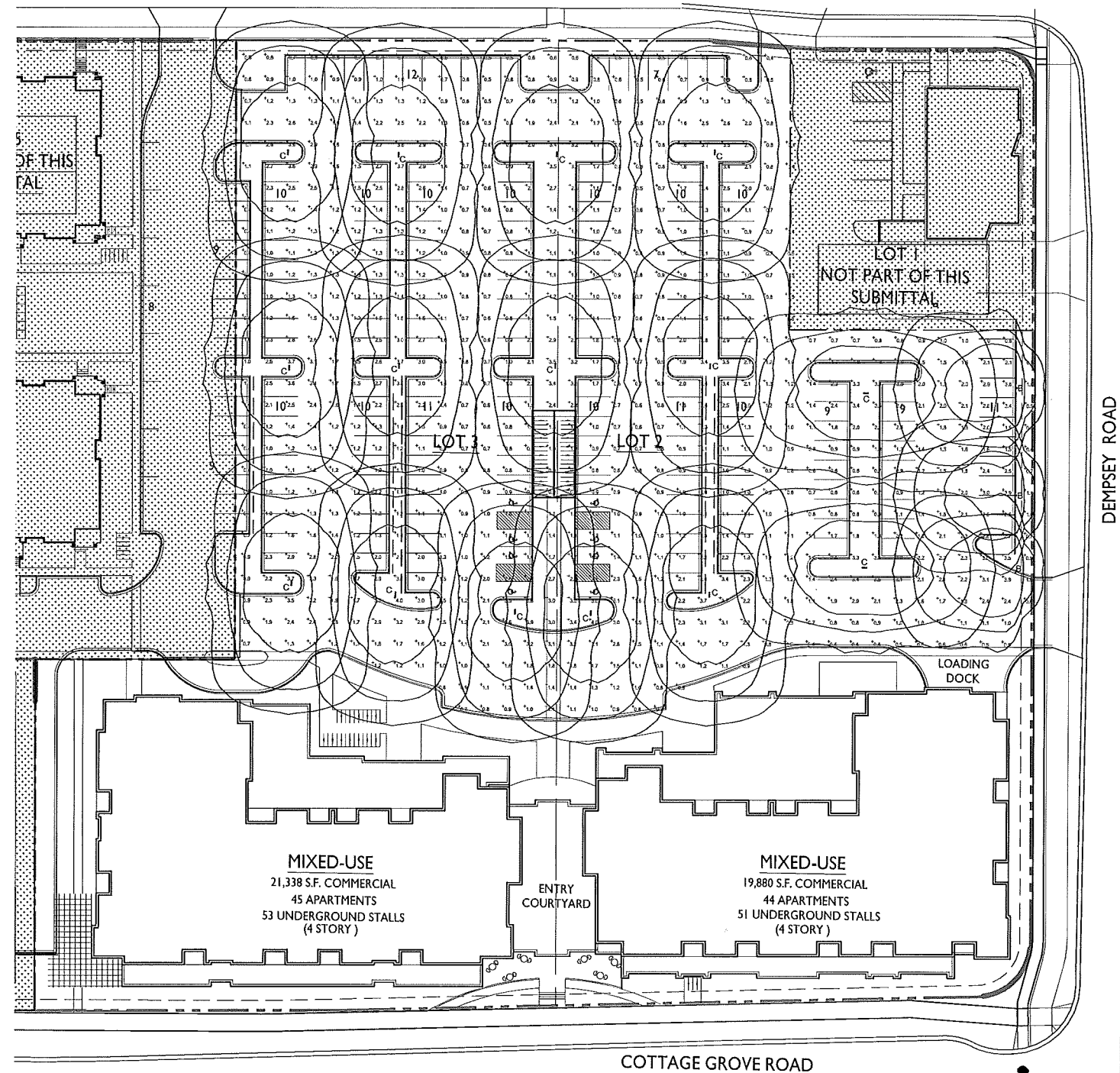
PROJECT TITLE  
**ROYSTER  
CORNERS**

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

SHEET NUMBER

**C-1.2**

PROJECT NO. **1421**  
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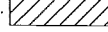
LIGHTING SCHEDULE							
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	Fixture
□	A	0	RUUD LIGHTING	E8407	RECTANGULAR SECURITY / DEEP SHIELDED	50 WATT MH	E6507JES
○	B	3	RUUD LIGHTING	MAC410SBL	12" AREA CUTOFF w/ BACK LT. SHIELD	100W MH	MAC417SBL1 es
○ □ ○	C	15	RUUD LIGHTING	(2) MAC410SBL	12" AREA CUTOFF w/ BACK LT. SHIELD	100W MH	MAC417SBL1 es

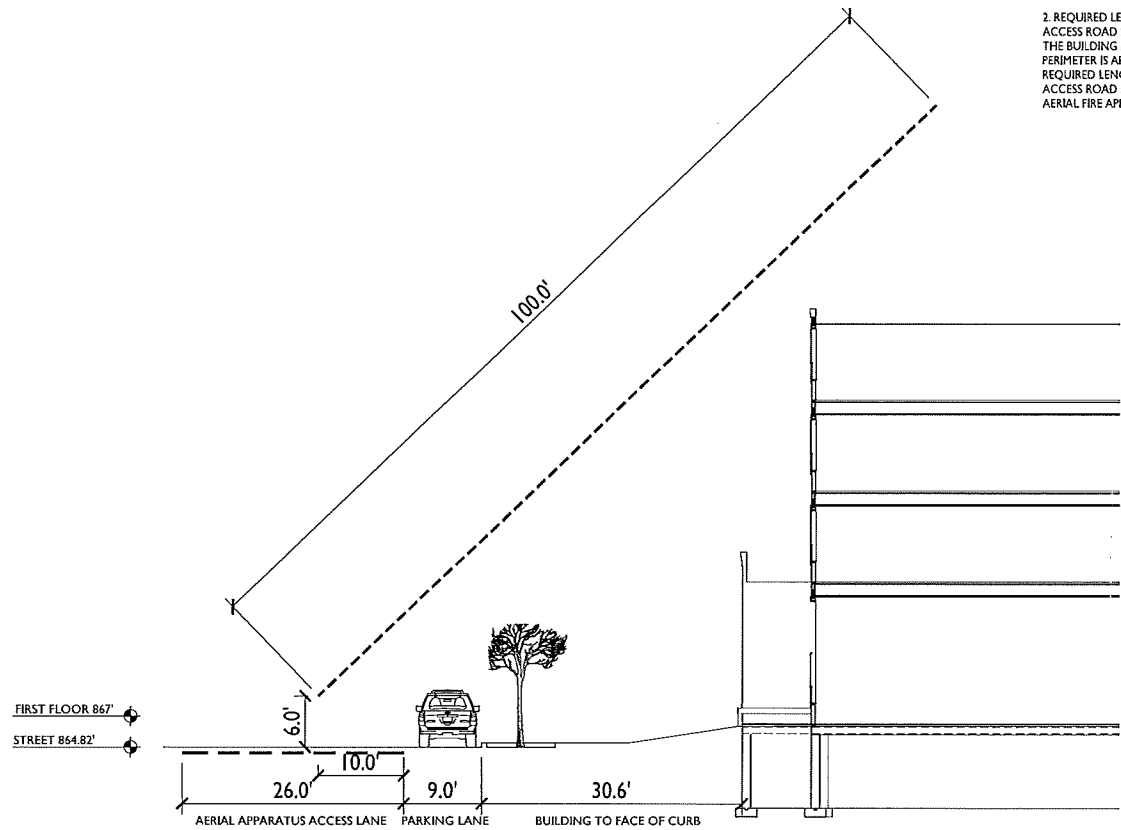
  

EXAMPLE LIGHT FIXTURE DISTRIBUTION			
ISOLUX CONTOUR = 0.25 FC			
ISOLUX CONTOUR = 0.5 FC			
ISOLUX CONTOUR = 1.0 FC			
LIGHT FIXTURE			

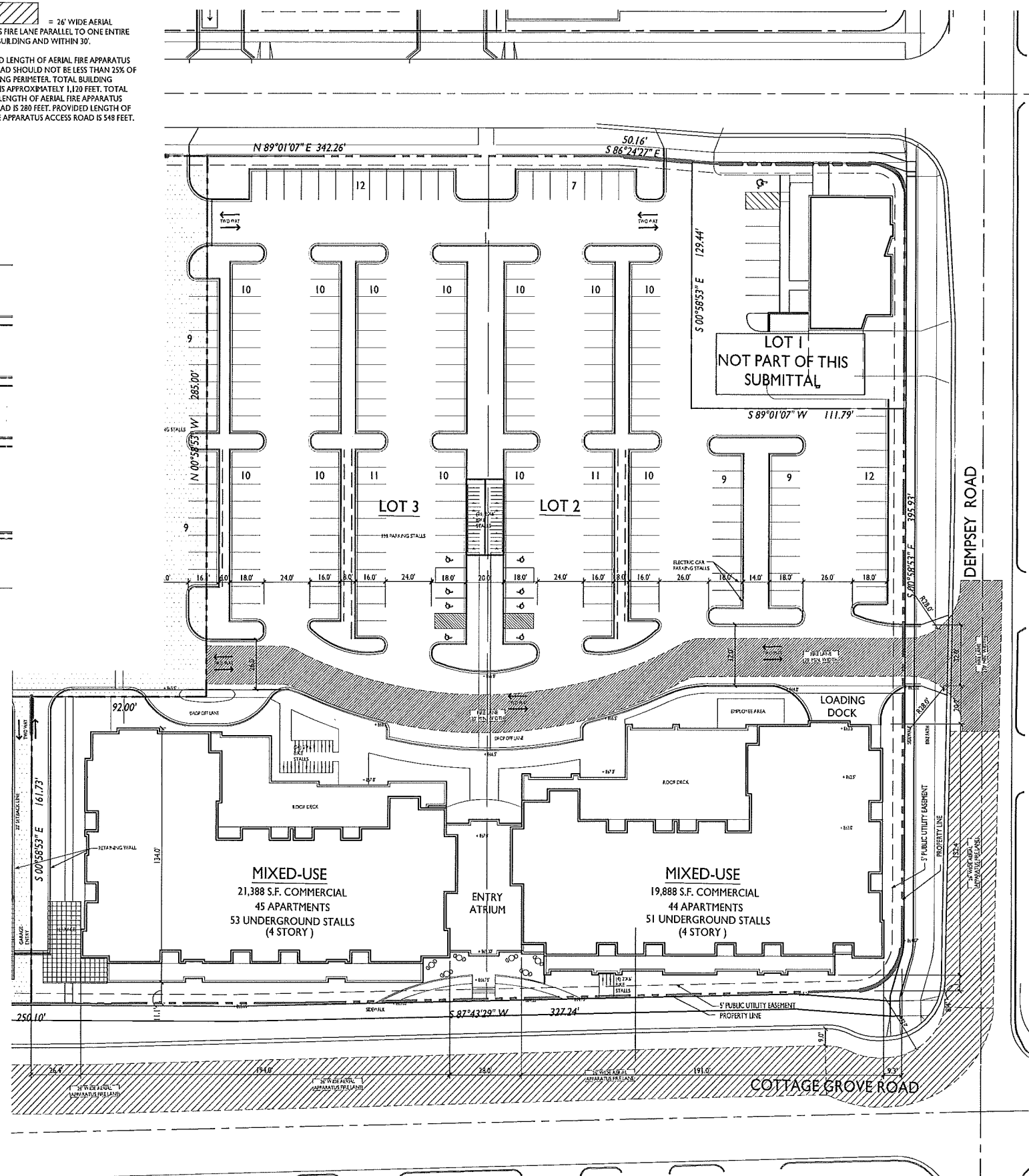
**1 SITE LIGHTING PLAN**  
C-1.2 1" = 30'-0"

LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING / DRIVE	+	1.5 fc	4.0 fc	0.4 fc	10.0:1	3.8:1

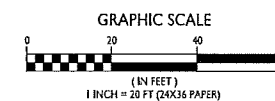
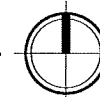
1.  = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
2. REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD SHOULD NOT BE LESS THAN 25% OF THE BUILDING PERIMETER. TOTAL BUILDING PERIMETER IS APPROXIMATELY 1,120 FEET. TOTAL REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 280 FEET. PROVIDED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 548 FEET.

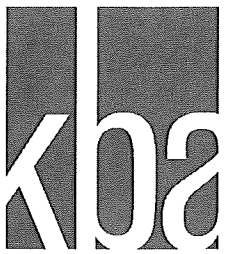


**I** AERIAL ACCESS FROM COTTAGE GROVE ROAD  
C-1.3 1" = 10'-0"



**I** FIRE DEPARTMENT ACCESS PLAN  
C-1.3 1" = 30'-0"





**knothe & bruce**  
ARCHITECTS

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

ISSUED  
Issued for Land Use - September 10, 2014

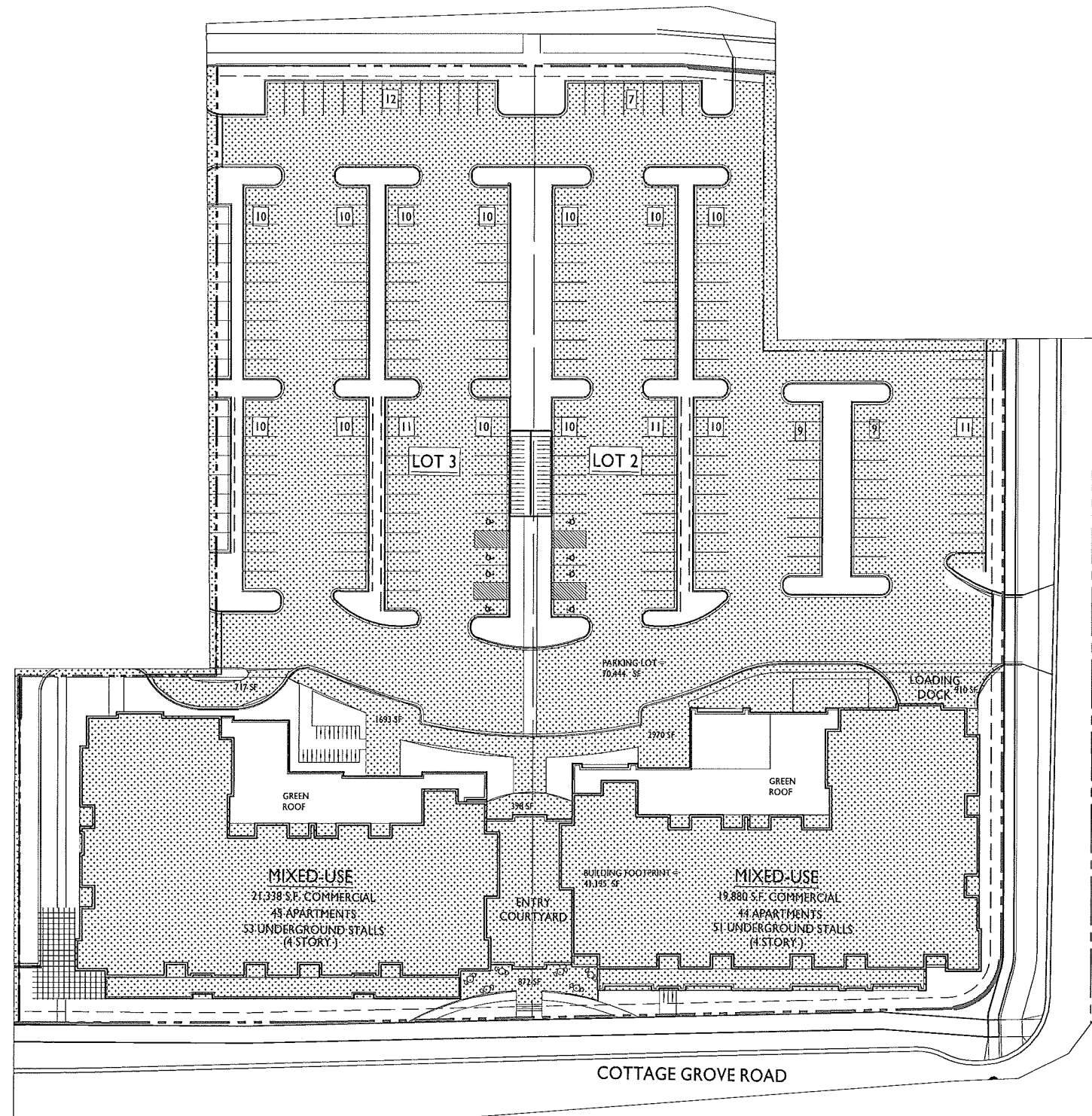
PROJECT TITLE  
**ROYSTER  
CORNERS**

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

SHEET NUMBER

**C-1.4**

PROJECT NO. **1421**  
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LOT COVERAGE	
TOTAL LOT AREA	= 162,579 SF
LOT COVERAGE	= 119,199 SF
( 119,199 SF / 162,579 )	= 73 %
ALLOWED	85 %

**LOT COVERAGE PLAN**  
C-1.4 1" = 30'-0"



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 Issued for Land Use - September 10, 2014

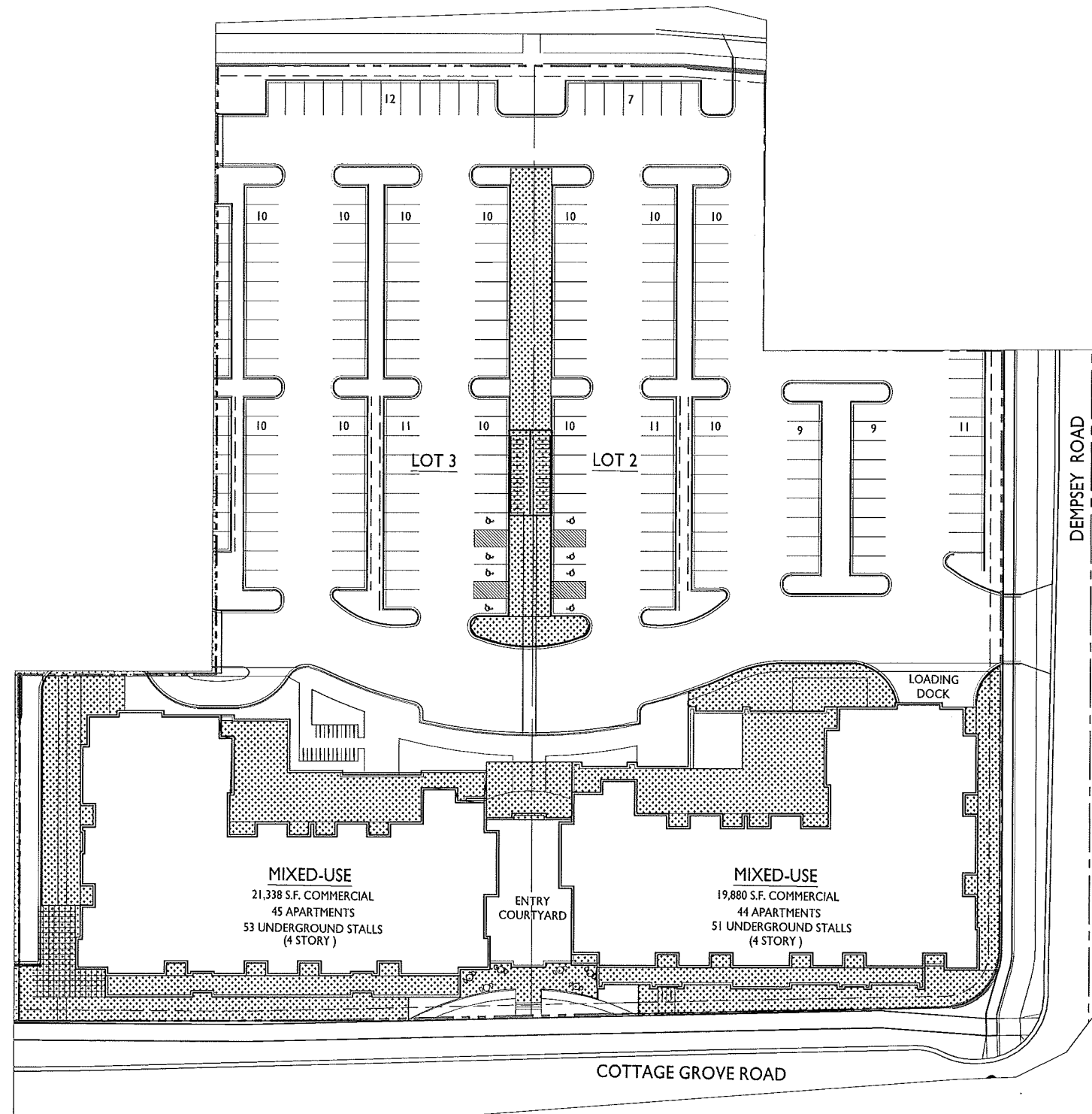
PROJECT TITLE  
**ROYSTER  
 CORNERS**

Lot 2 & 3 of Royster  
 Corners Plat  
 SHEET TITLE  
**Usable Open  
 Space Plan**

SHEET NUMBER

**C-1.5**

PROJECT NO. **1421**  
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USABLE OPEN SPACE	
TOTAL UNITS 89 x 160 SF =	14,240 SF REQUIRED
GROUND SPACE =	21,836 SF
DECKS & PATIOS =	11,603 SF
TOTAL OPEN SPACE =	33,439 SF PROVIDED

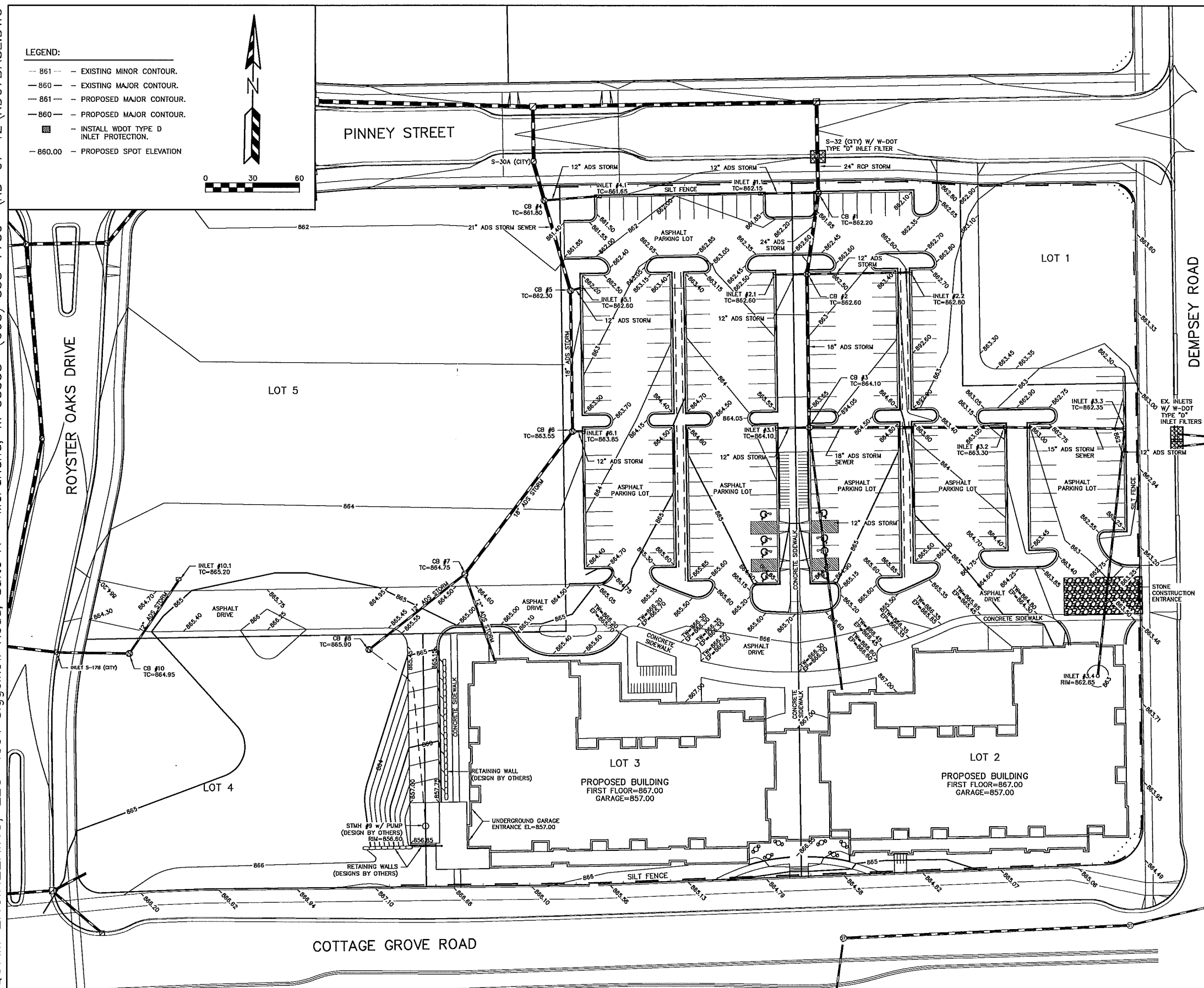
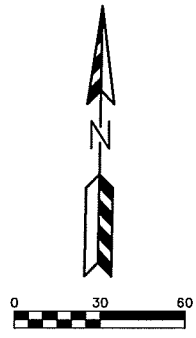
**1**  
 C-1.5  
 USABLE OPEN SPACE PLAN  
 1" = 30'-0"



QUAM ENGINEERING, LLC 4604 Sigelkow 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: SEPTEMBER 9, 2014 C-2.0

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

- EROSION NOTES:**
1. 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.
  2. 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.
  3. 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.
  4. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 4:1.
  5. 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.
  6. ANY PROPOSED CHANGES TO THE APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE CITY ENGINEER.

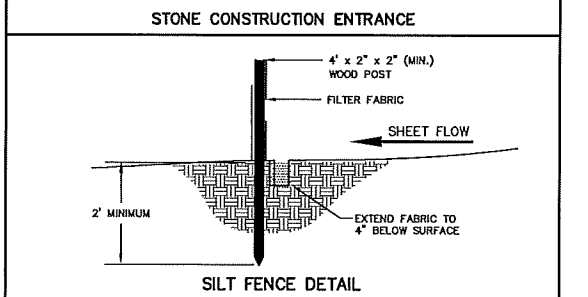
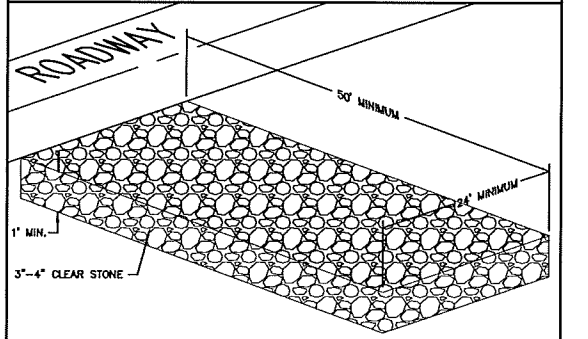
- TIME SCHEDULE:**
- OCTOBER 13, 2014 INSTALL STONE CONSTRUCTION ENTRANCE AND SILT FENCE.
  - OCTOBER 13, 2014 - OCTOBER 16, 2015 CONSTRUCT BUILDINGS AND PARKING LOT AND RESTORE ALL PERVIOUS DISTURBED AREAS.

**RESTORATION NOTES:**

ALL PERVIOUS 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:**  
 RUEDEBUSCH DEVELOPMENT & CONSTRUCTION  
 4605 DOVETAIL DRIVE  
 MADISON, WI 53704

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



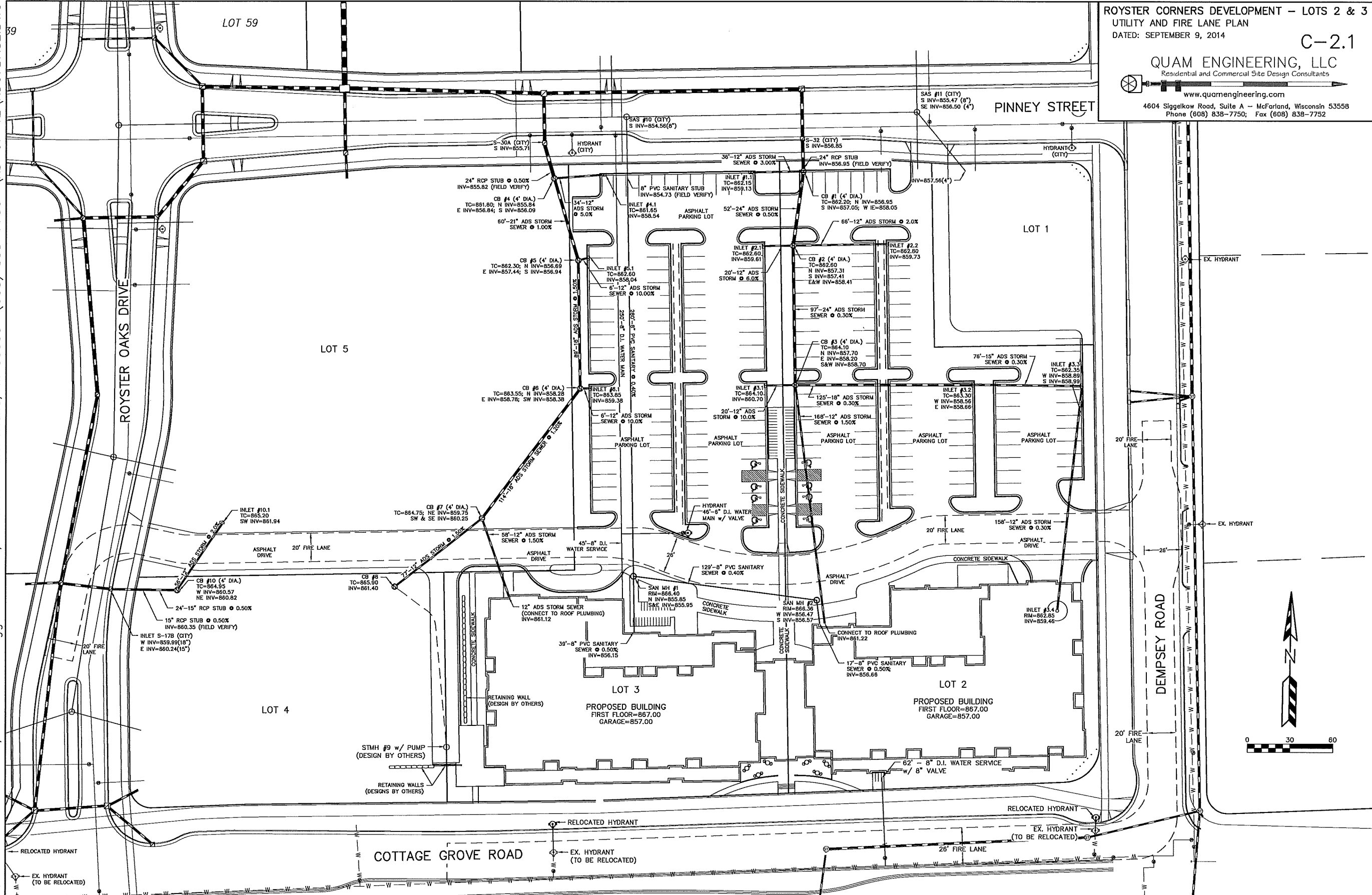
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**  
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289  
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

QUAM ENGINEERING, LLC 4604 Siggeikow 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: SEPTEMBER 9, 2014

C-2.1

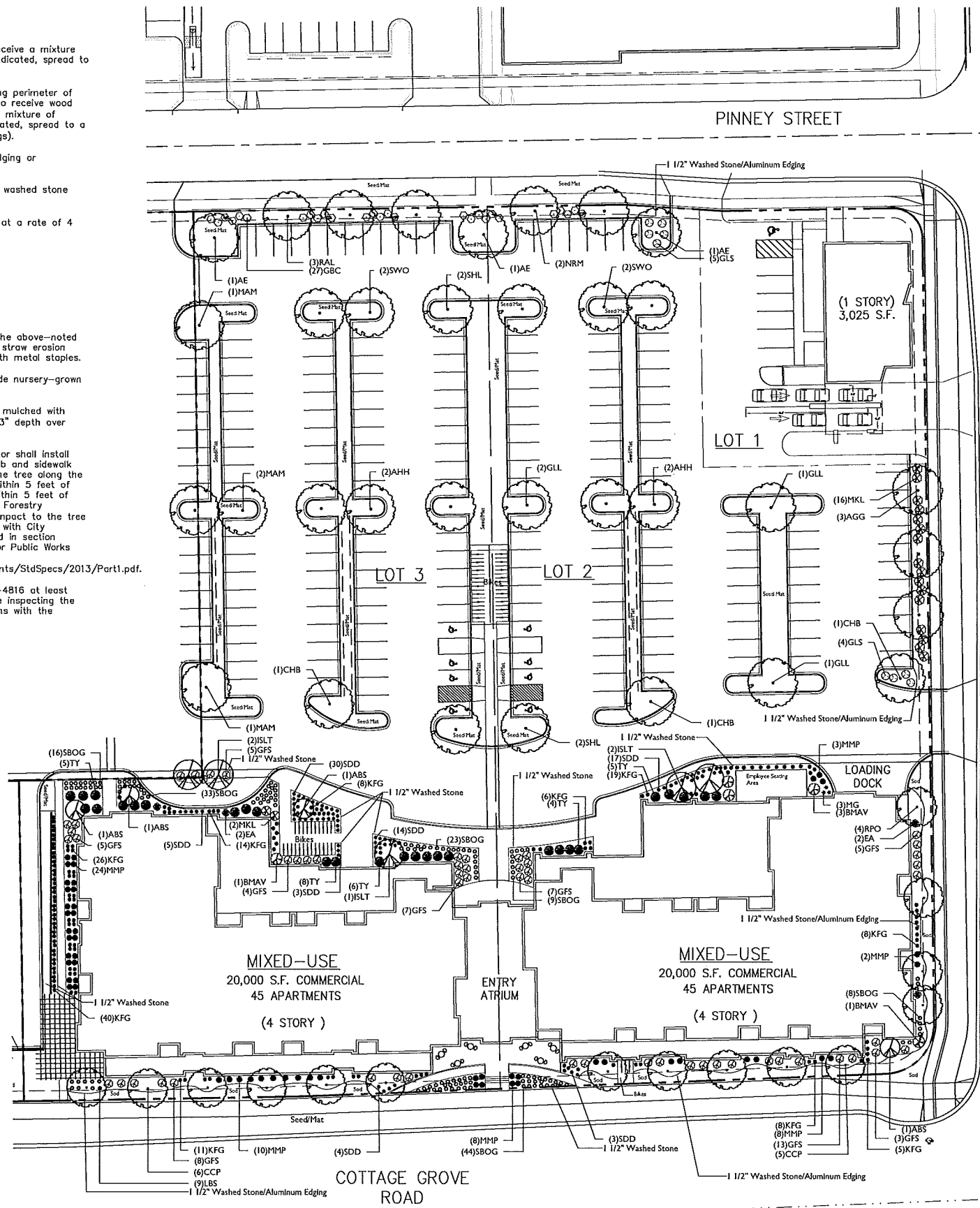
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**GENERAL NOTES**

- 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 DS75 straw erosion control netting that is then pegged into the soil with metal 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.



Plant Material List -- Lots 2 and 3

Quantity	Code Name	Common Name	Scientific Name	Planting Size
<b>Broadleaf Deciduous</b>				
4	AHH	Amer Hornbeam	Carpinus Caroliniana	2 1/2" B&B
3	AGG	Autumn Gold Ginkgo	Ginkgo Biloba 'autumn Gold'	2 1/2" B&B
4	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6" B&B
4	RPO	Regal Prince English Oak	Quercus Robur 'long'	2 1/2" B&B
2	NRM	Northwood Red Maple	Acer Rubrum 'northwood'	2 1/2" B&B
3	RAL	Redmond Amer Linden	Tilia Americana 'redmond'	2 1/2" B&B
3	AE	Accolade Elm	Ulmus Japonica X Wilsoniana 'morton'	2 1/2" B&B
11	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
5	ISLT	Ivory Silk Japanese Tree Lilac	Syringa Reticulata 'ivory Silk' (f)	2" B&B
3	CHB	Common Hackberry	Celtis Occidentalis	2 1/2" B&B
4	GLL	Glenleven Littleleaf Linden	Tilia Cordata 'glenleven'	2 1/2" B&B
4	MAM	Marmo Maple	Acer X Freemanii 'marmo'	2 1/2" B&B
4	SWO	Swamp White Oak	Quercus Bicolor	2 1/2" B&B
4	SHL	Skyline Thlns Honeylocust	Gleditsia Triacan Iner 'skylcole'	2 1/2" B&B
<b>Conifer Evergreen</b>				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
55	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
28	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
4	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	4" B&B
<b>Perennial</b>				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
9	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
76	SDD	Stella De Oro Daylily	Hemerocallis 'stella De Oro'	#1 CONT.
3	MG	Maiden Grass	Miscanthus Sinensis 'gracillimus'	#1 CONT.
145	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
133	SBOG	Sapphire Blue Oat Grass	Helictotrichon Sempervirens 'saphirsprudel'	#1 CONT.
<b>Shrub</b>				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
27	GBC	Glossy Black Chokeberry	Aronia Melanocarpa Var Elata	#5 CONT.
9	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#3 CONT.
57	GFS	Goldflame Spiraea	Spiraea Japonica 'goldflame'	#3 CONT.
18	MKL	Miss Kim Lilac	Syringa Pubescens Subsp. Patula 'miss Kim'	3" B&B
5	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.

**LANDSCAPE WORKSHEET**

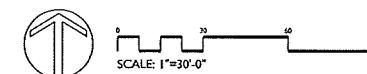
Zoning district is TE  
 Total square footage of developed area (Lots 2 and 3) ..... 162,579 SF  
 Total square footage of first 5 acres of developed area + 300 square feet = ..... 542 Landscape Units  
 Total square footage of 0 additional acres of developed area + 100 square feet = ..... 0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED  
 542 Landscape Units x 5 landscape points for first 5 acres ..... 2,710 points  
 0 Landscape Units x 1 landscape point for additional 0 acres ..... 0 points  
**TOTAL LANDSCAPE POINTS REQUIRED..... 2,710 points**

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		TOTAL POINTS PROVIDED
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	49	1,715			
Tall Evergreen Tree : 5-6 feet tall	35					
Ornamental Tree : 1-1/2" Caliper (dbh)	15	9	135			
Upright Evergreen Shrub : 3-4 feet tall	10	4	40			
Shrub, deciduous : 3 gallon / 12"-24"	3	116	348			
Shrub, evergreen : 3 gallon / 12"-24"	4	83	332			
Ornamental grass/perennial : 1gallon / 8"-18"	2	366	732			
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'					
<b>Sub Totals</b>		<b>3,302</b>	<b>+</b>	<b>0</b>	<b>=</b>	<b>3,302</b>



**LANDSCAPE PLAN Lots 2 and 3**



**ROYSTER CROSSINGS**  
 LOTS 2 AND 3 ROYSTER PLAT  
 MADISON, WISCONSIN

Checked By: SS  
 Drawn By: 9/0914 RS

Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:

**L1**  
 LANDSCAPE PLAN  
 Lots 2 and 3

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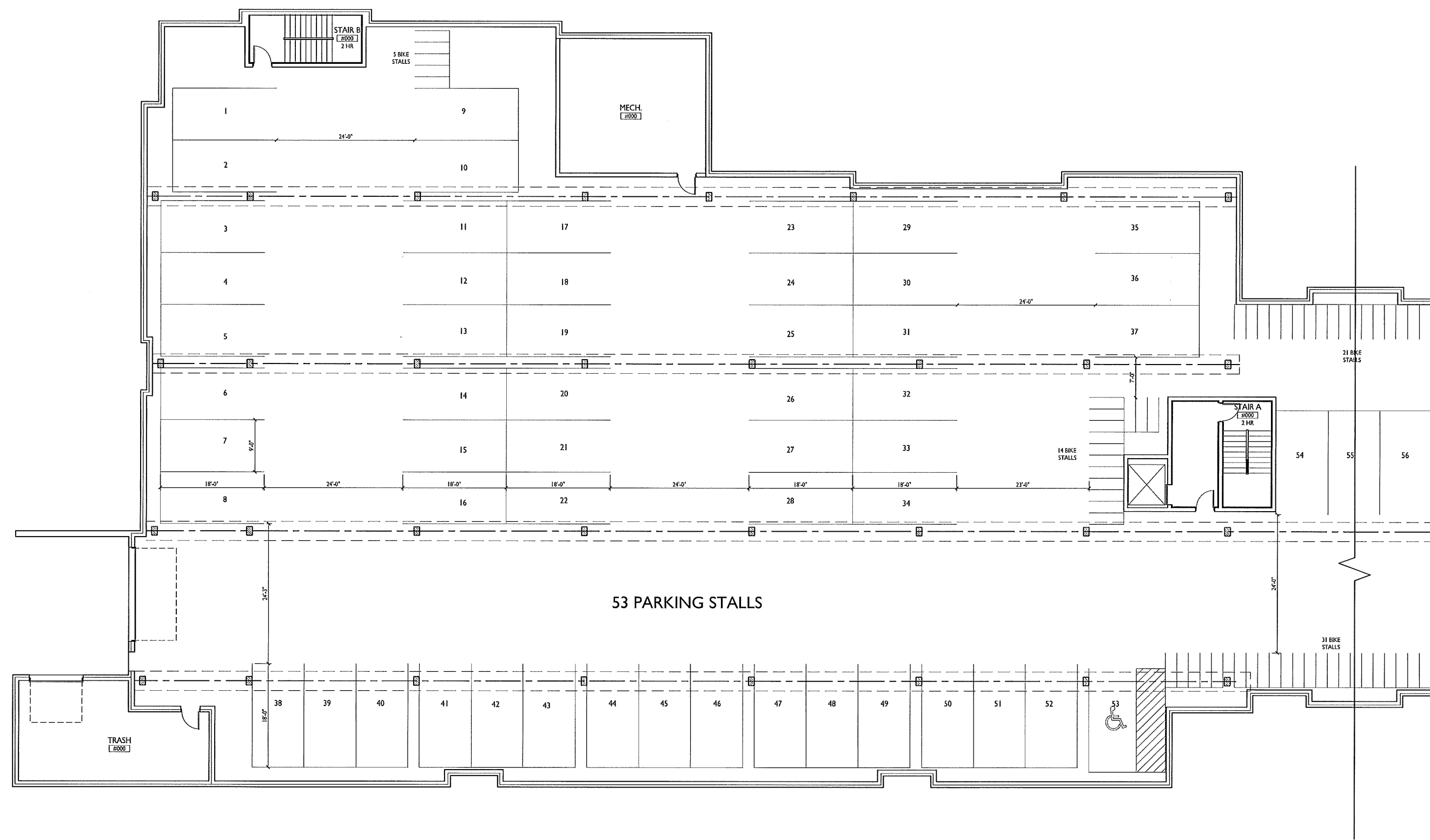
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**ROYSTER CORNERS**

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

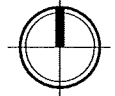
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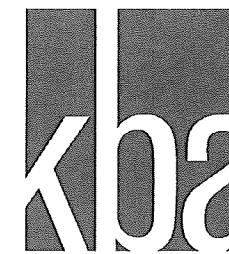
**A-1.0A**

PROJECT NO. **1421**  
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**1**  
**A-1.0** BASEMENT FLOOR PLAN WEST  
 1/8"=1'-0"





**knothe & bruce**  
ARCHITECTS

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

KEY PLAN



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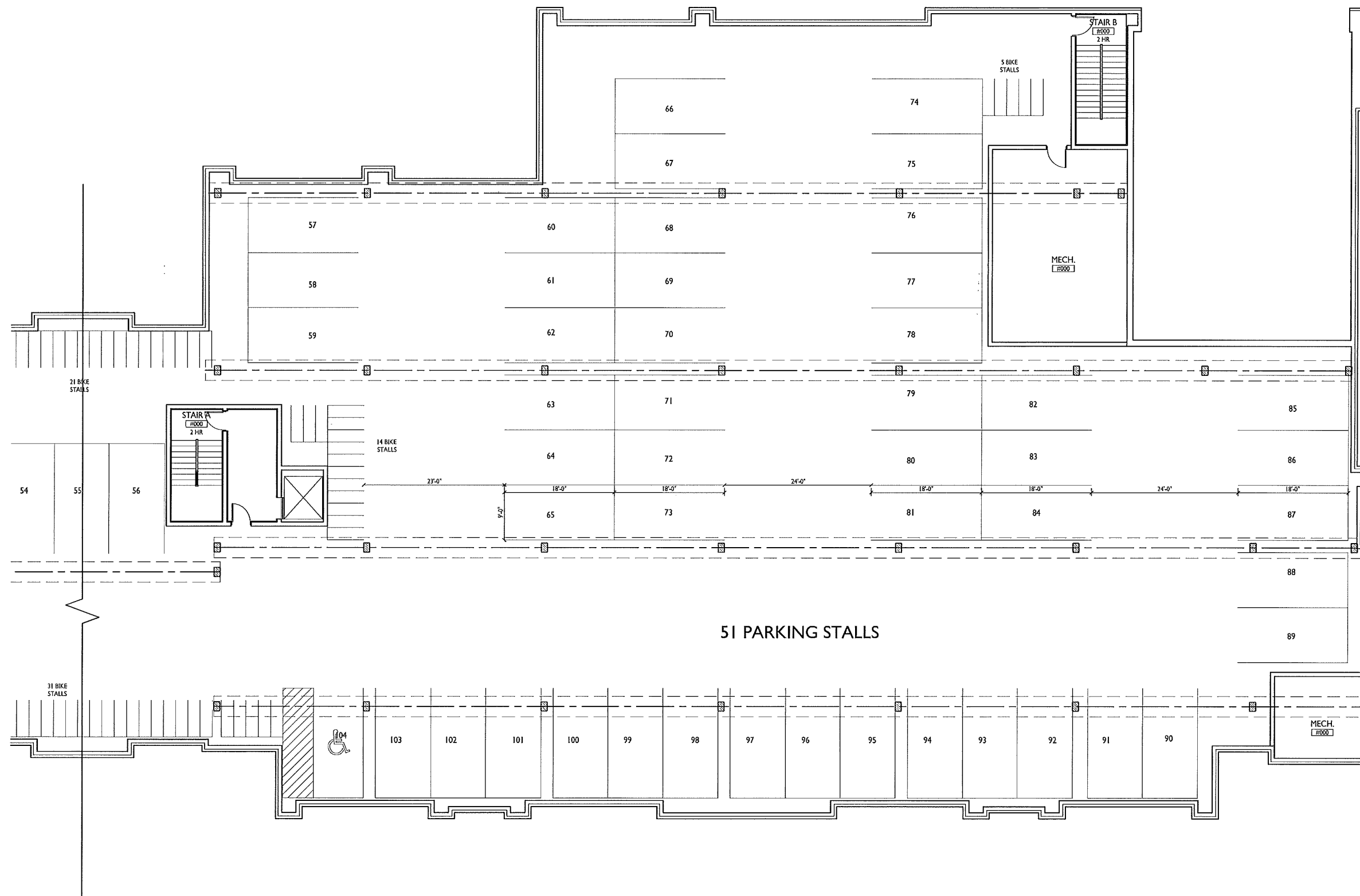
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CORNERS**

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

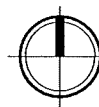
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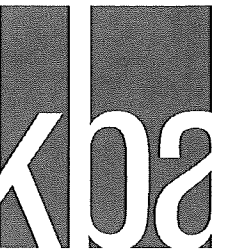
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**1** BASEMENT FLOOR PLAN EAST  
A-1.0 1/8"=1'-0"





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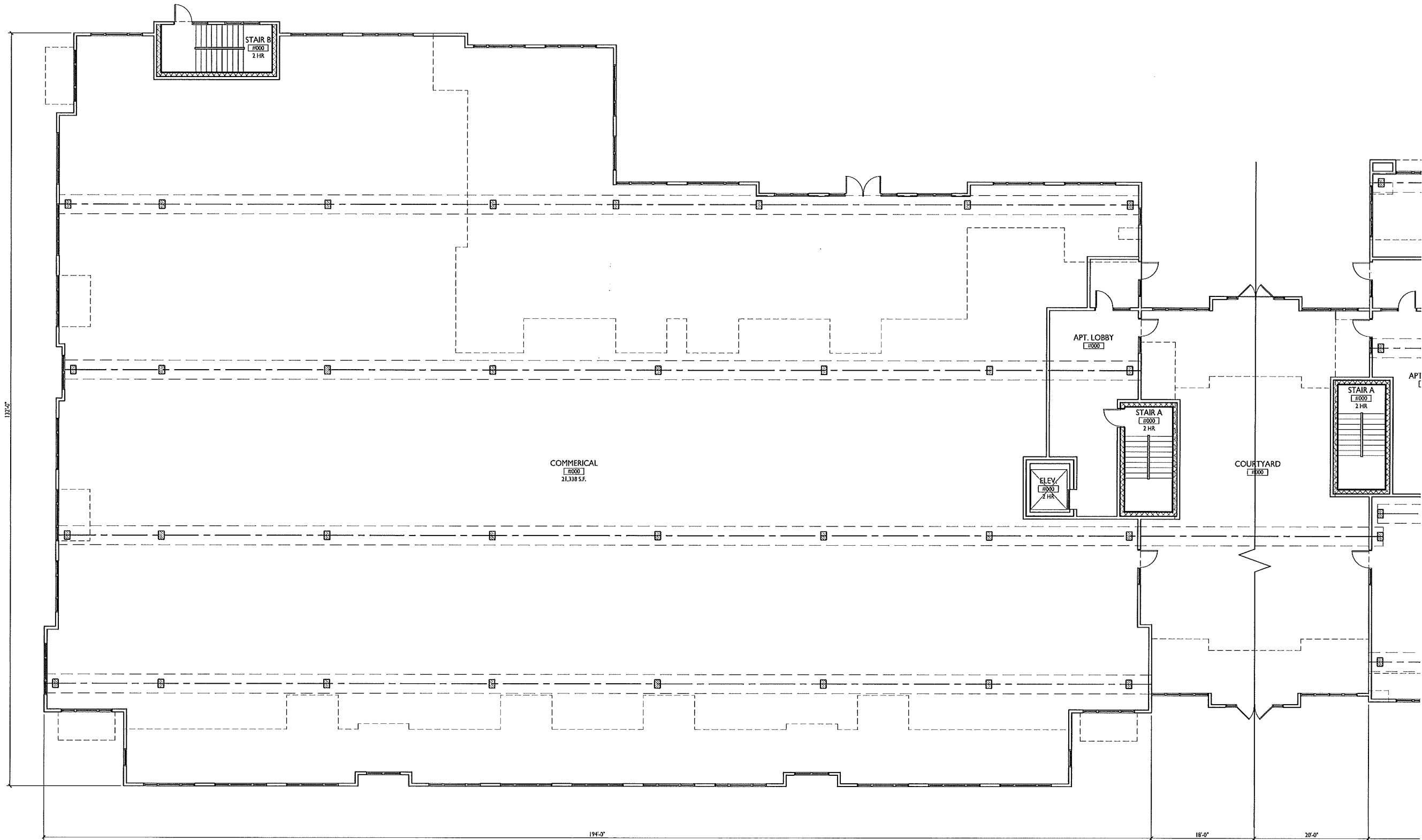
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**ROYSTER  
CORNERS**

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

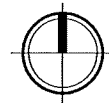
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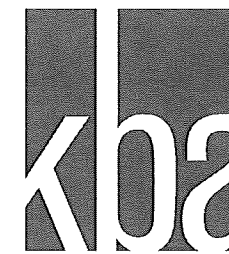
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**1**  
A-1.1  
FIRST FLOOR PLAN WEST  
1/8"=1'-0"





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KEY PLAN



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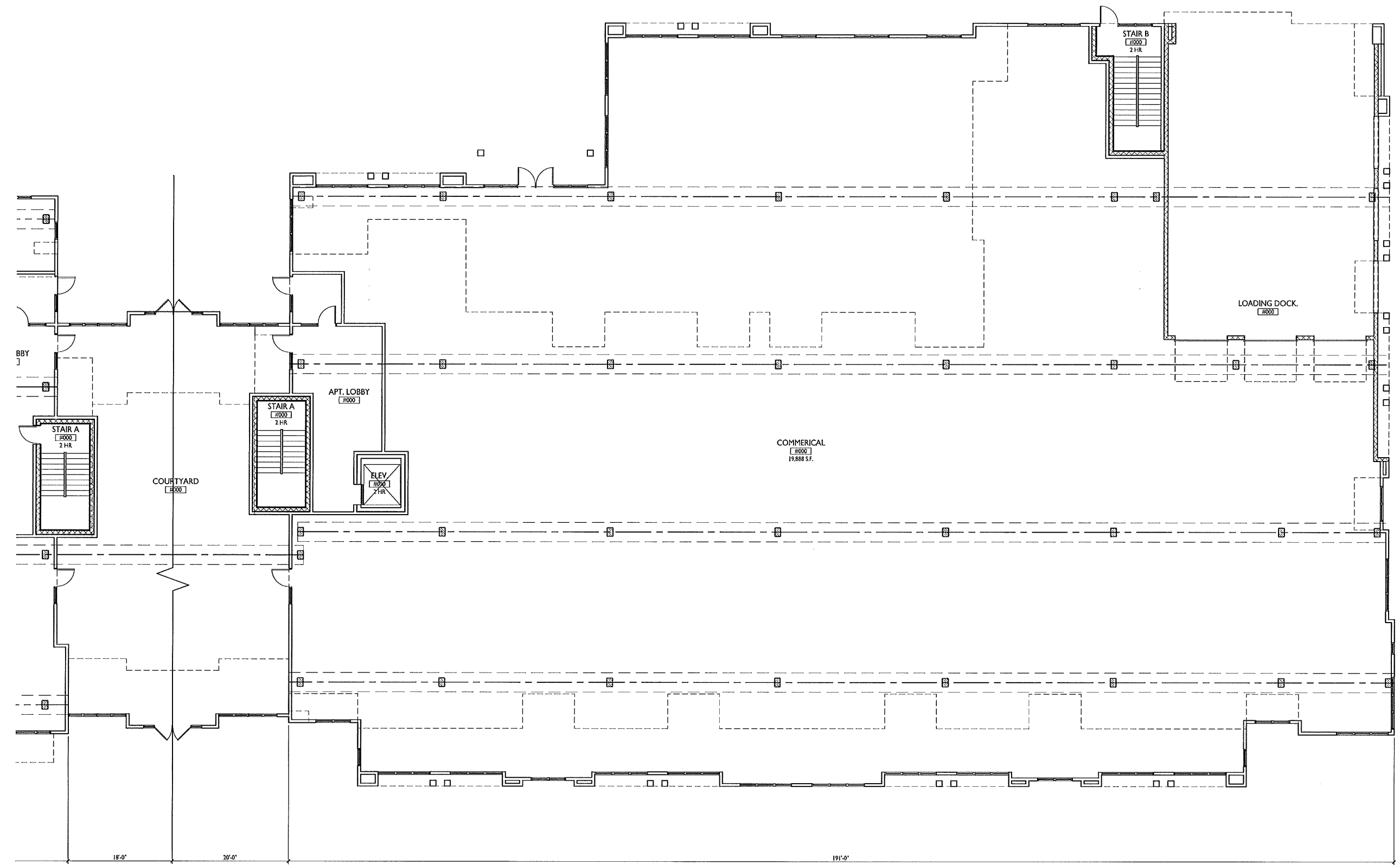
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**ROYSTER  
CORNERS**

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

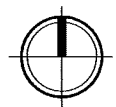
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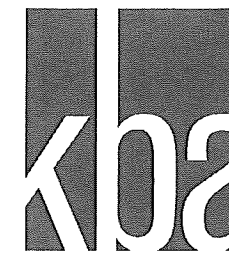
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**1**  
A-1.I  
FIRST FLOOR PLAN EAST  
1/8"=1'-0"

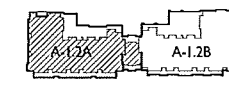




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KEY PLAN



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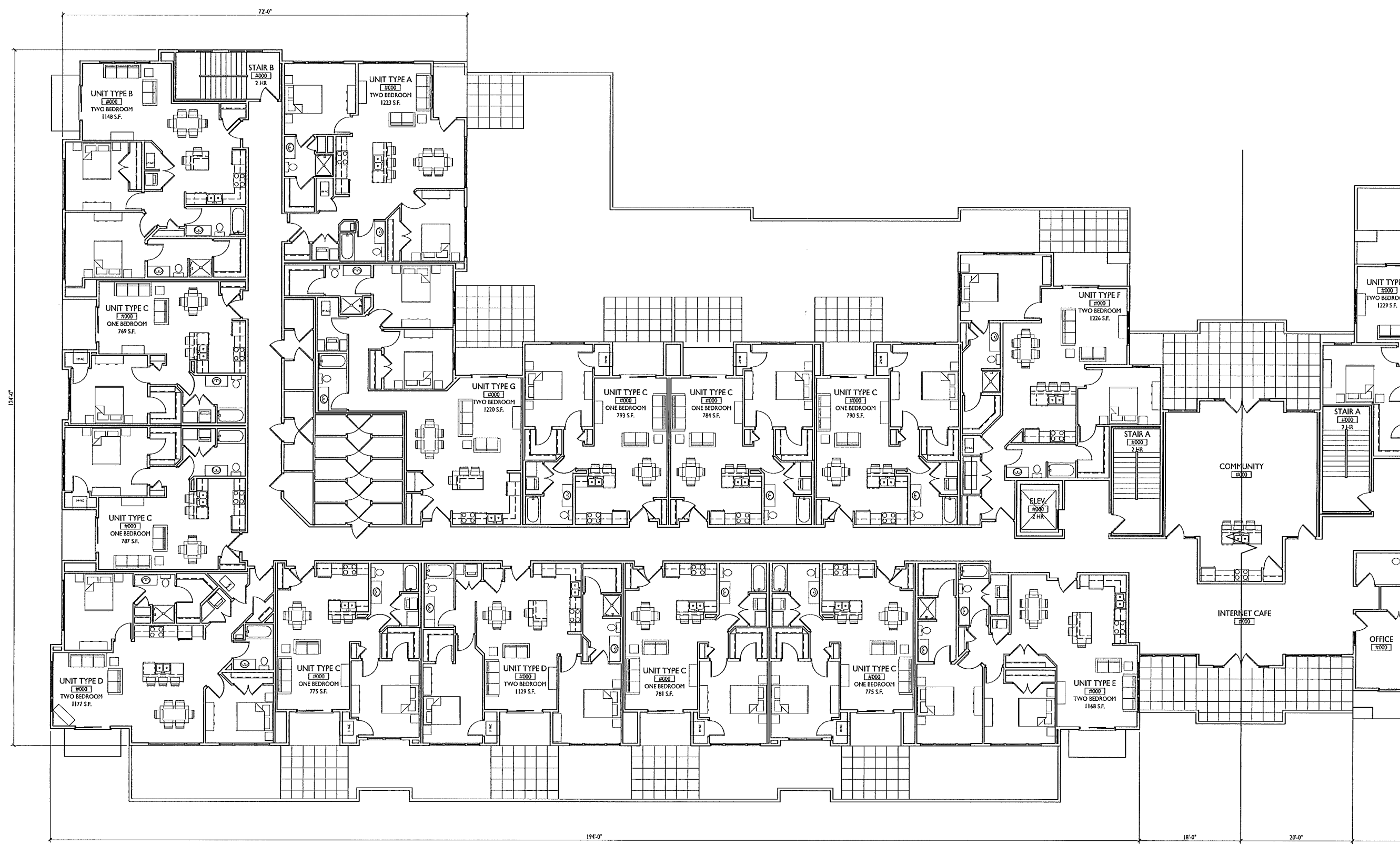
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**ROYSTER  
CORNERS**

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

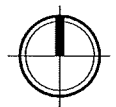
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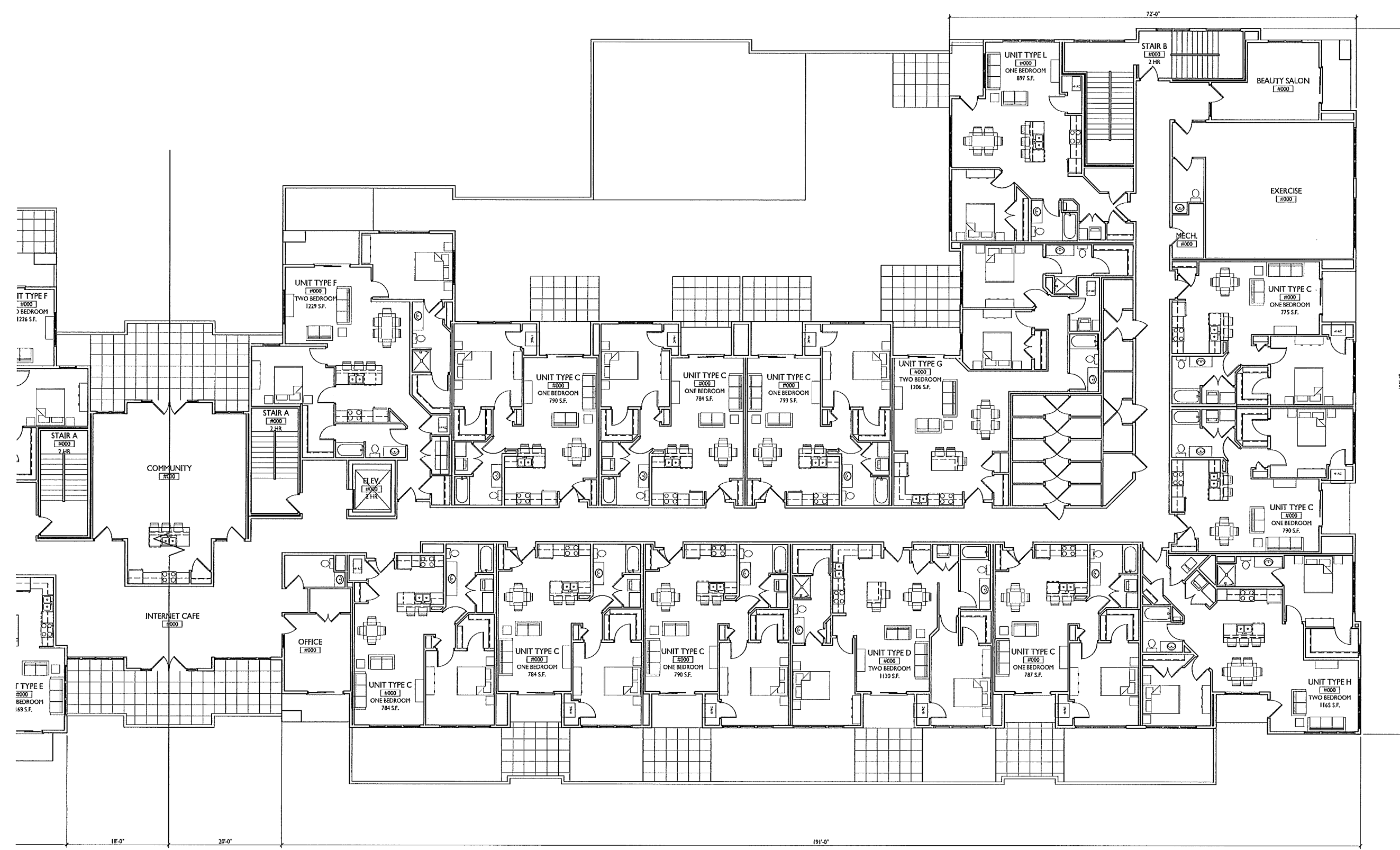
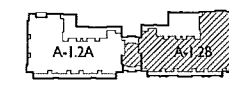
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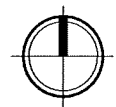


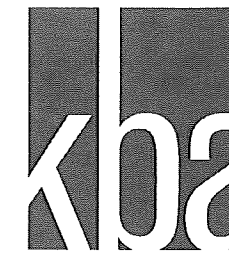
**1** SECOND FLOOR PLAN WEST  
A-1.2 1/8"=1'-0"





**1 SECOND FLOOR PLAN EAST**  
A-1.2 1/8"=1'-0"





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KEY PLAN



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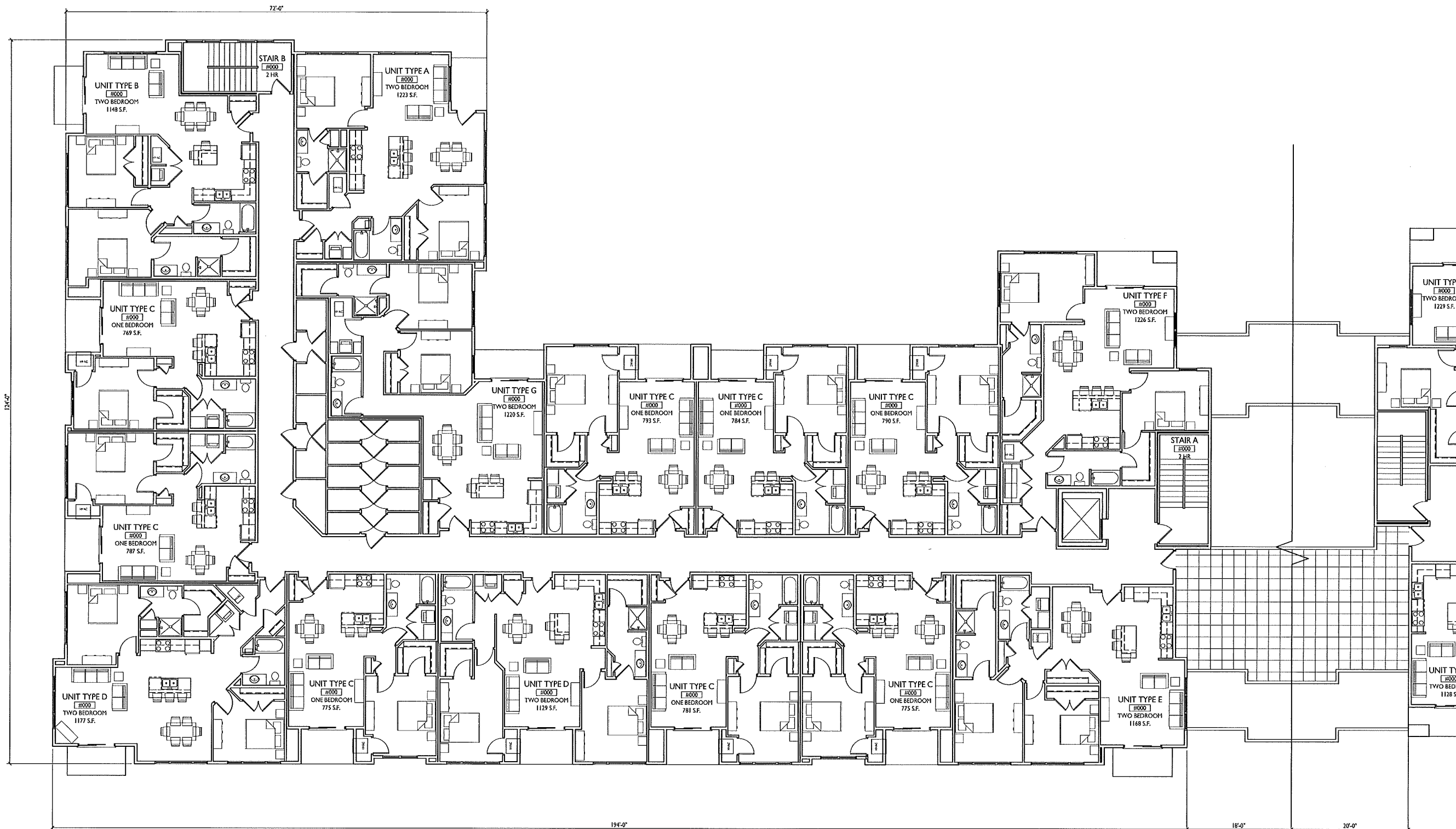
PROJECT TITLE  
**ROYSTER  
CORNERS**

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

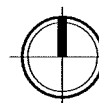
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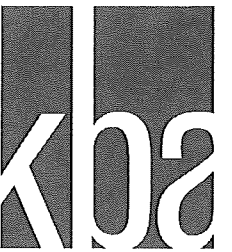
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**1** THIRD FLOOR PLAN WEST  
A-1.3 1/8"=1'-0"







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KEY PLAN



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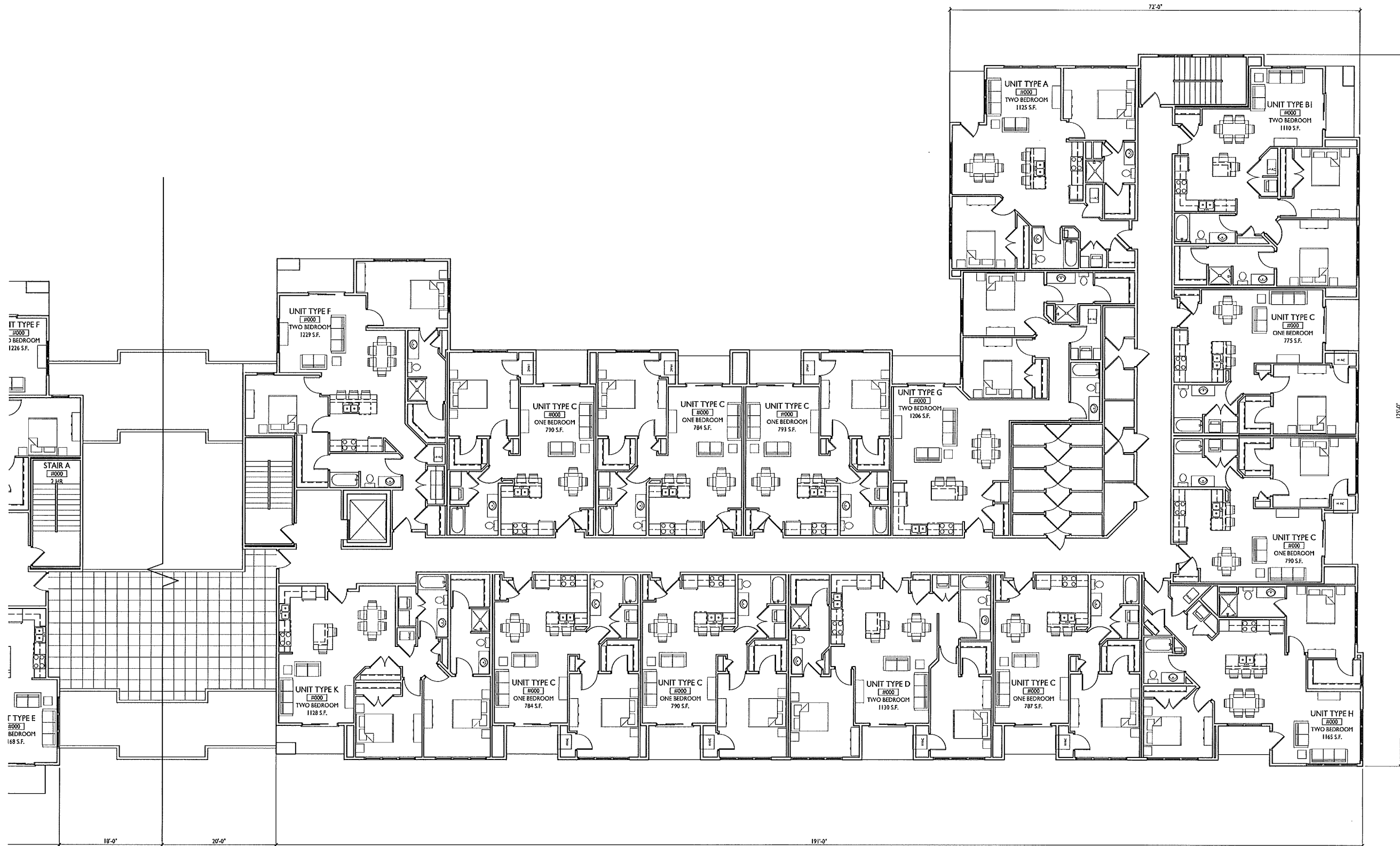
PROJECT TITLE  
**ROYSTER  
CORNERS**

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

SHEET NUMBER

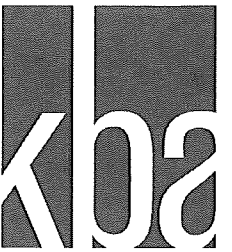
**A-1.3B**

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





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608.836.3690 Middleton, WI 53562

KEY PLAN



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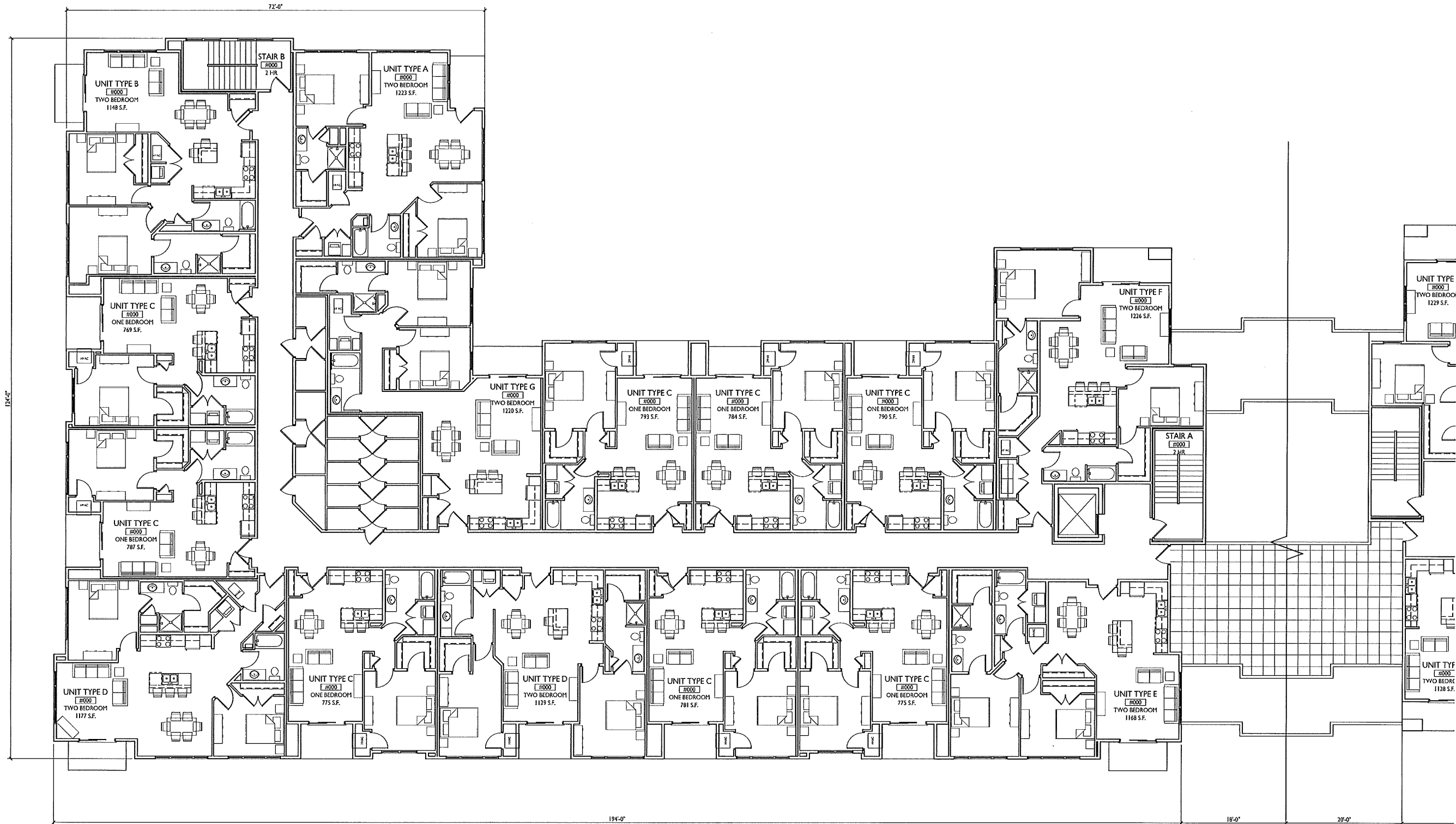
PROJECT TITLE  
ROYSTER  
CORNERS

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

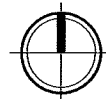
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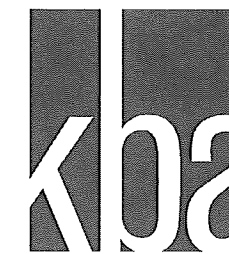
A-1.4A

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1 FOURTH FLOOR PLAN WEST  
A-1.4 1/8"=1'-0"





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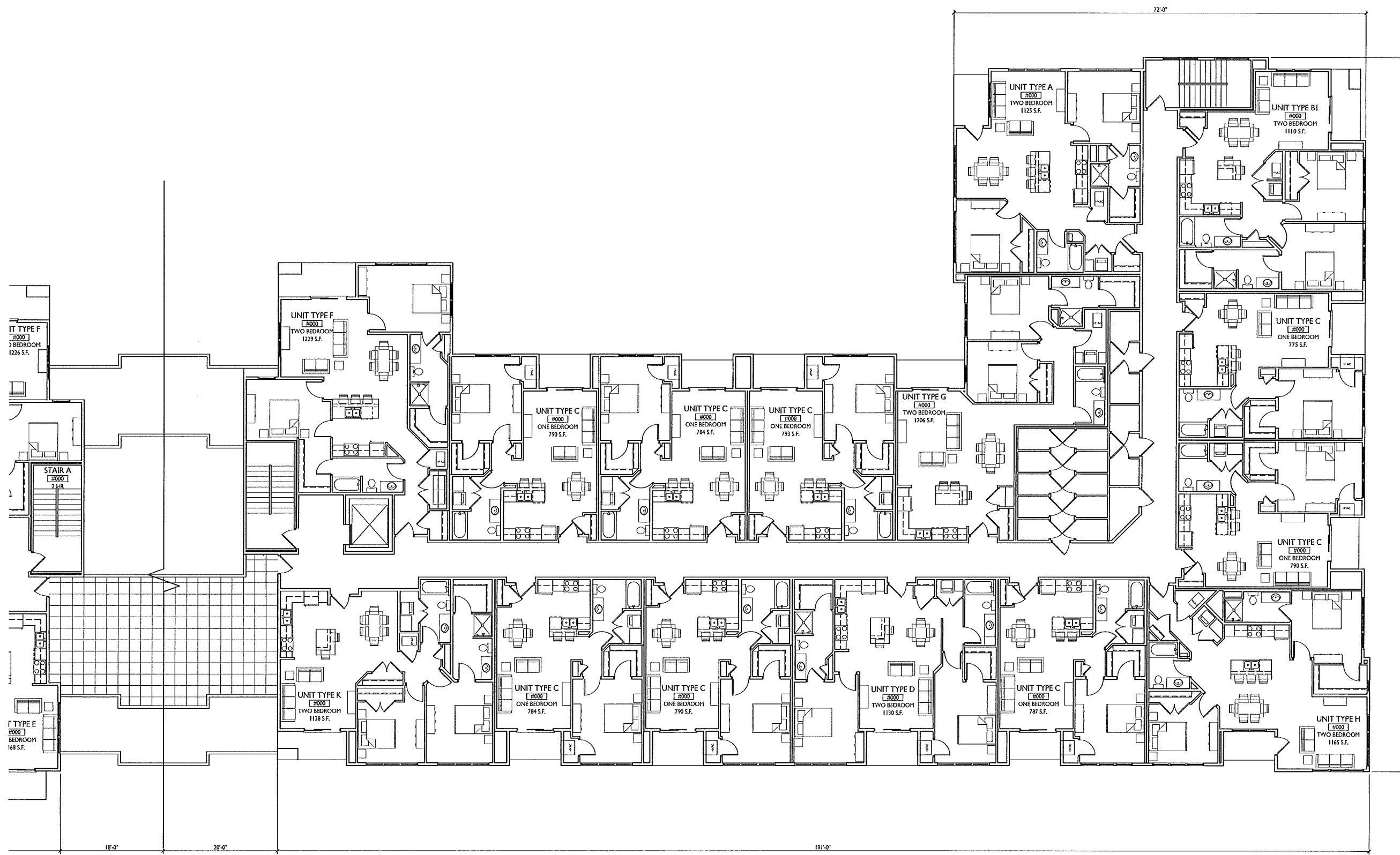
PROJECT TITLE  
**ROYSTER  
CORNERS**

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

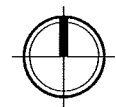
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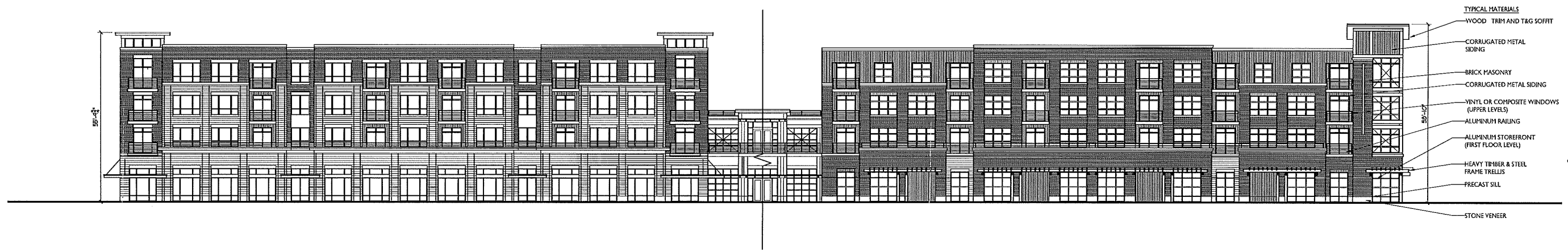
**A-1.4B**

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**1** FOURTH FLOOR PLAN EAST  
A-1.4 1/8"=1'-0"





- TYPICAL MATERIALS
- WOOD TRIM AND T&G SOFFIT
  - CORRUGATED METAL SIDING
  - BRICK MASONRY
  - CORRUGATED METAL SIDING
  - VINYL OR COMPOSITE WINDOWS (UPPER LEVELS)
  - ALUMINUM RAILING
  - ALUMINUM STOREFRONT (FIRST FLOOR LEVEL)
  - HEAVY TIMBER & STEEL FRAME TRELLIS
  - PRECAST SILL
  - STONE VENEER

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1 SOUTH ELEVATION  
A-2.1 1/16"=1'-0"



- TYPICAL MATERIALS
- BRICK MASONRY
  - HORIZONTAL FIBER CEMENT OR WOOD COMPOSITE SIDING
  - PRAIRIE STONE VENEER
  - ALUMINUM RAILING
  - ALUMINUM STOREFRONT (FIRST FLOOR LEVEL)
  - STEEL FRAME AWNING
  - PRECAST SILL
  - STONE VENEER

PROJECT TITLE  
**ROYSTER  
CORNERS**

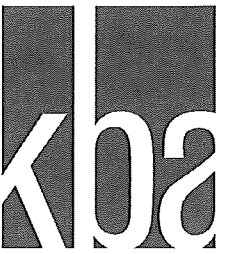
Lot 2 & 3 of Royster  
Corners Plat  
SHEET TITLE  
**Exterior  
Elevations**

SHEET NUMBER

2 NORTH ELEVATION  
A-2.1 1/16"=1'-0"

**A-2.1**

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



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

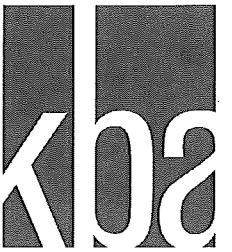
PROJECT TITLE  
**ROYSTER  
CORNERS**

Lot 2 & 3 of Royster  
Corners Plat  
SHEET TITLE  
**Exterior  
Elevations**

SHEET NUMBER

**A-2.2A**

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



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

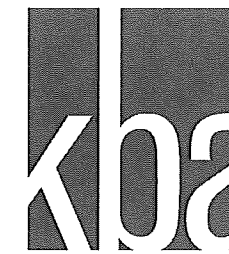
PROJECT TITLE  
**ROYSTER  
CORNERS**

Lot 2 & 3 of Royster  
Corners Plat  
SHEET TITLE  
**Exterior  
Elevations**

SHEET NUMBER

**A-2.2B**

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



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

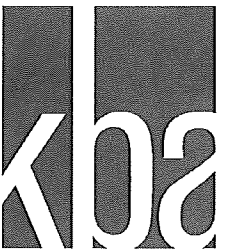
PROJECT TITLE  
ROYSTER  
CORNERS

Lot 2 & 3 of Royster  
Corners Plat  
SHEET TITLE  
Exterior  
Elevations

SHEET NUMBER

A-2.3

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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"

PROJECT TITLE  
ROYSTER  
CORNERS

Lot 2 & 3 of Royster  
Corners Plat  
SHEET TITLE  
Exterior  
Elevations

SHEET NUMBER

**A-2.4**

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**Royster Corners Lots 2 & 3**  
**Southwest View - Cottage Grove Road**