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Director, Planning Division  
City of Madison Department of Planning & Community and Economic Development  
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Madison, Wisconsin 53703

## Letter of Intent

Royster Corners Lot 60 Mixed-Use project  
526 Pinney Street, Madison, WI 53714  
Land Use – Traditional Employment (TE).  
EUA Project Number: 723129-01

## Project description

Royster Corners Lot 60 is planned to be the next phase of the overall Royster Corners Development. The Building will be located at the corner of Pinney St. and Dempsey St. and extend to the North and East of this intersection. The current site is vacant land. When complete the proposed building will be a mixed-use building, containing residential (primary use) and commercial uses. The residential use will provide 138 apartments with a mix of studio, 1-bedroom, 1-bedroom/den and 2-bedroom units. The total bedroom count will be 156. The commercial space will be located on the Southeast corner of the building along Pinney St. and Dempsey St. It is anticipated that the commercial space will have up to 3 tenants. On top of the building there is an outdoor space for building residents. Other resident amenities within the building will be a community room, fitness room, mail room and residential storage.

The building will be a four-story wood framed structure, stepped down to three-stories to the West of the primary intersection at Pinney St and Dempsey St. The step in the building allows move light to penetrate into the courtyard and provide visual interest. The lower level, which contains covered parking for vehicles and bikes, will be constructed with cast-in-place/precast concrete. The first floor is pushed up above the sidewalk elevation to account for the site topography, provide access to the parking garage and give some privacy to units along the sidewalk.

## Project details are as follow:

- The project will be constructed as a single phase.
- The lot is currently undeveloped so there will not be any demolition on site.
- The building materials are primarily masonry and metal siding with primarily composite doors and windows.
- Vehicle and bicycle parking will be provided per zoning requirements.
- Mechanical equipment will be provided on the roof of the building but will be limited to small condensing units.

- The site will be designed to comply with storm water management, fire apparatus access and landscape requirements.
- Trash will be collected within the building and kept in carts that will be picked up by the Owners trash management company on a scheduled basis.
- There will be an onsite management office which will have up to two people working within it.

<b>Site and Building Summary</b>	
Site Area of SIP Area	122,642 (2.82 acres)
Building – Lower Level Area	40,499 sf
Gross Area	179,038 gsf
Commercial Space	2,215 sf (included in the gross area)
Existing Impervious Area	0 sf
Existing pervious area	122,642 sf
Existing Impervious Coverage	100%
Proposed Impervious Area	78,059 sf
Proposed pervious area	44,583 sf
Proposed Impervious Coverage	63.6%
Unit Count	138
Density	48.94 units/acre
Building Height	54'
Setbacks	As shown on site plan
FAR	1.46

<b>Parking Stalls SIP Project Area</b>	
Parking Stalls	146 (4 EV stalls in this count)
ADA Stalls	6
Total Stalls	154

<b>Bike Parking Stalls SIP Project Area</b>				
Category	Number	Stalls/Category	Hanging Stalls	Standard Stalls
Units	138	Multi-family	68/50%	68/50%
Total Required Stalls				152
Total Stalls Provided				152

## Design Team

- Parking/Housing Architect: Eppstein Uhen Architects
- Structural Engineers: Pierce Engineers
- Civil Engineering: Wyser Engineering
- Landscape design: Olson Toon

## Anticipated Project Schedule

- February/March 2024 – May/June 2025: Construction of New mixed-use building and site updates.