



City of Madison

Conditional Use

Location
310-402 Cottage Grove Road
and 904 Dempsey Road

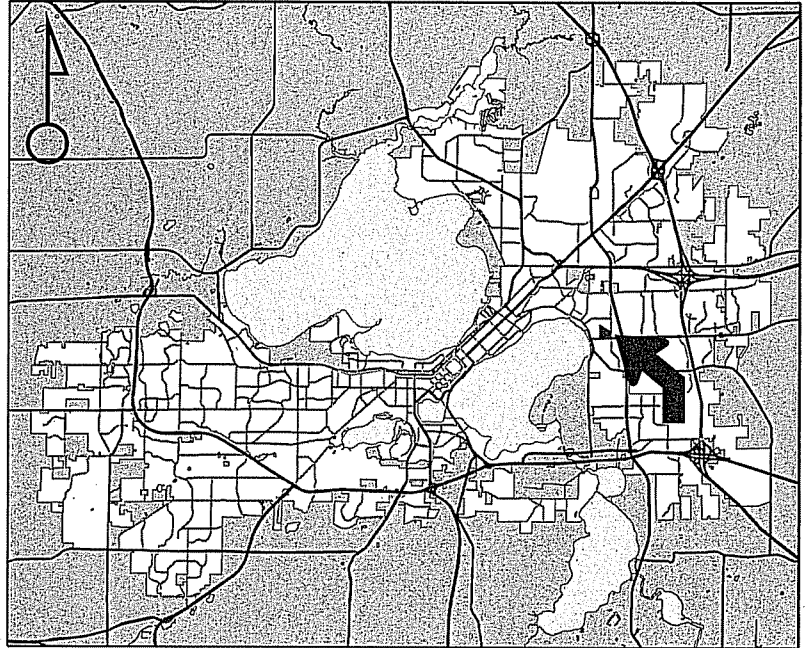
Project Name
Royster Corners

Applicant
Carl Ruedebush – Ruedebush Development/
J. Randy Bruce – Knothe Bruce Architects

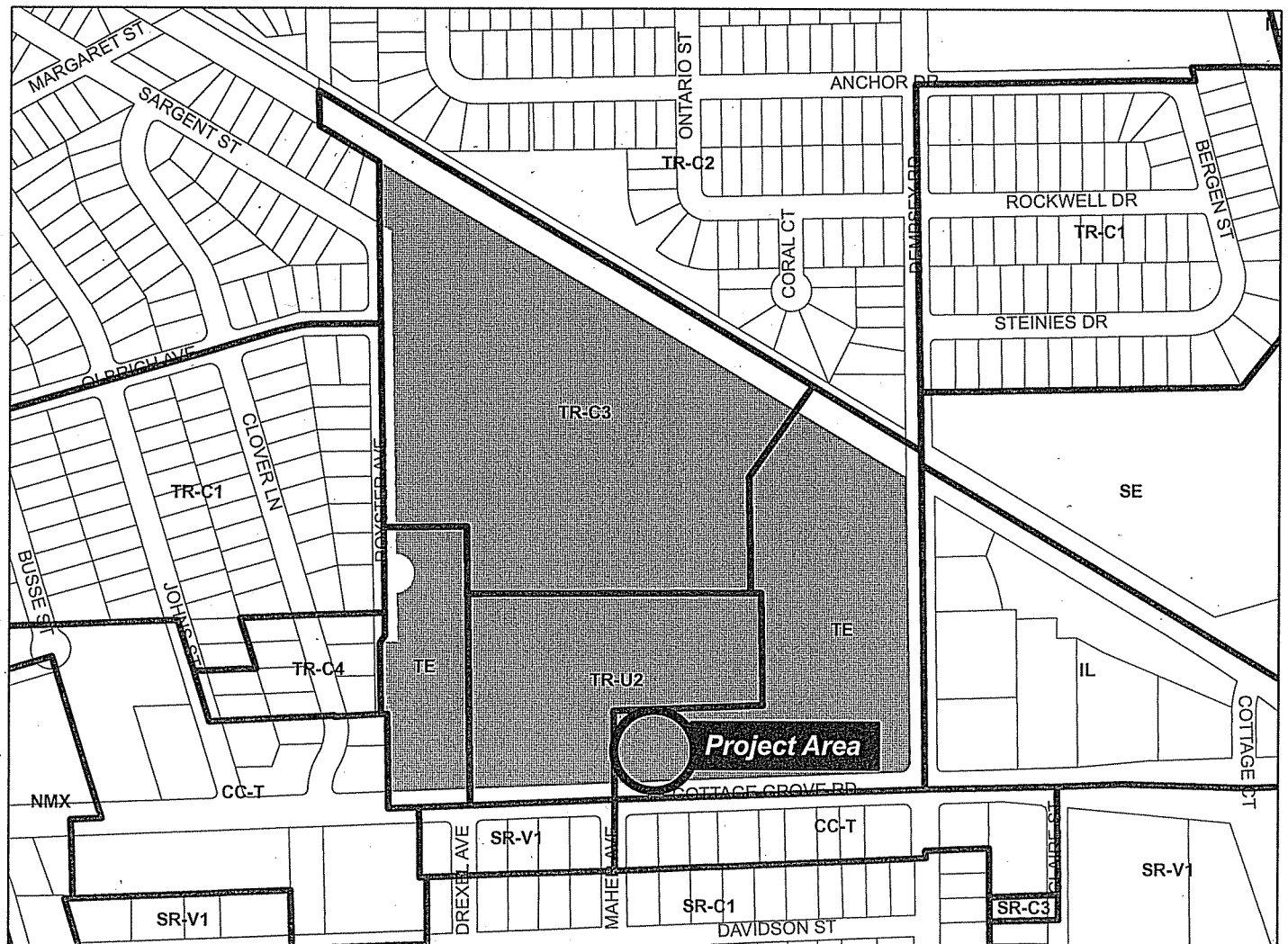
Existing Use
Vacant lands

Proposed Use
Construct mixed-use building w/9,900 sq. ft.
of commercial space and 22 apartments, on
Lot 2 of Royster Clark plat

Public Hearing Date
Plan Commission
16 December 2013

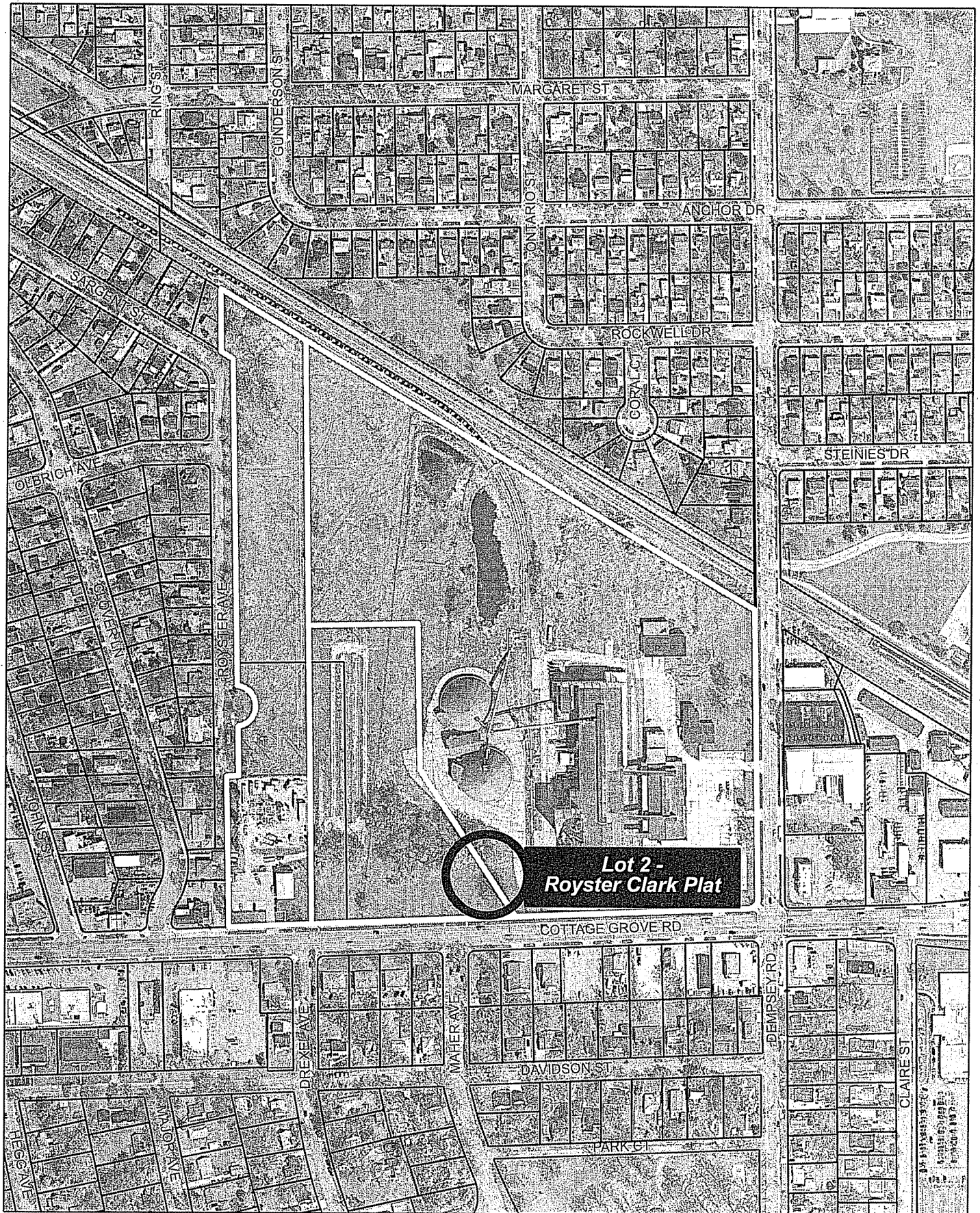


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 11 December 2013



**Lot 2 -
Royster Clark Plat**



LAND USE APPLICATION Madison Plan Commission

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

- 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.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

1. Project Address: Lot 2 of the Rosyter Clark plat

Project Area in Acres: 1.07

Project Title (if any): Royster Crossings Lot 2

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
- ☒ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Carl Ruedebush Company: Ruedebush Development
Street Address: 4605 Dovetail Drive City/State: Madison, WI Zip: 53705
Telephone: (608) 848-0111 Fax: () 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 mixed-use building with 22 apartment units and 9,900 sf of Commercial space

Development Schedule: Commencement Spring 2014 Completion Spring 2015

Effective August 31, 2012

CONTINUE →

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
Photos _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

5. Required Submittals:

- ☒ **Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the Urban Design Commission, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper
- ☒ **REVISED! – Letter of Intent:** **Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. For projects also being reviewed by the Urban Design Commission, provide **twelve (12) additional copies** of the letter.
- ☒ **Filing Fee:** Refer to the Land Use Application Information & 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

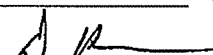
In Addition, The Following Items May Also Be Required With Your Application:

- ☒ **Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- ☐ For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City 30 or 60 days prior to filing their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the interior and exterior of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- ☐ A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- ☒ **Conformance with adopted City plans:** The site is located within the limits of the Royster-Clark Special Area Plan Plan, which recommends Mixed-Use for this property.
- ☒ **Pre-application Notification:** Section 28.12 of 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:
10/23 with Alder David Ahrens, 10/23 Kathy Soukup Eastmoorland Community Association, 10/23 Jacklyn DeWalt Lake Edge Neighborhood. see attached waiver
→ 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: 8/22/13 Zoning Staff: DAT Mtg Date: 8/29/13, 10/31/13

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

Name of Applicant Carl Ruedebush Relation to Property Owner Employer
Authorizing Signature of Property Owner  Date 11/1/13



November 6, 2013 (Revised December 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 2
Madison, Wisconsin
KBA Project # 1205

Ms. Katherine Cornwell:

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

Organizational Structure:

Owner: Ruedebush Development &
Construction
4605 Dovetail Drive
Madison, WI 53704
(608) 249-2012
Contact: Dave Nelsen

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

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

Landscape Design: The Bruce Company
2830 Parmenter Street
P.O. Box 620330
Middleton, WI 53562
(608) 836-7041
Contact: Rich Strohmenger
RStrohmenger@BRUCECOMPANY.com

Introduction:

The proposed site is located on the east side of Royster Crossing and the north side of Cottage Grove Road on Lot 2 of the approved Royster Crossing plat. The proposed revised Royster Crossing Plat changes Lot 2 to Lot 4.

The site was occupied by a fertilizing manufacturing plant and has recently been rezoned, May 24, 2013, from “A” to “TE.” The proposed development will implement a portion of the Royster-Clark Special Area Plan and provide new commercial and housing options for the neighborhood.

Project Description:

The site plan was designed to provide an integrated mixed-use environment. The newly constructed building forms an articulated commercial street edge at grade helping to revitalize Cottage Grove Road as a neighborhood business district. The first floor commercial includes expansive glazing enhancing the pedestrian

The mixed-use building is three stories in height with underground vehicle and bike parking. Additional surface parking is provided at the rear or northern portion of the site. The building has been designed to fit within the neighborhood context and uses a palette of attractive, low-maintenance exterior materials including simulated stone masonry, brick, and horizontal siding.

The location of the site features many amenities including the Capital Bike Trail, Madison Metro bus service and quick access to downtown via Atwood Avenue and Cottage Grove Road.

Conditional Use

A 22 unit mixed use development is an allowed use in TE and requires a Conditional Use Application according to Chapter 28, Madison Zoning Code Ordinance 28.082 *Table 28F-1*.

Site Development Data:

Densities:

Lot Area	35,741 sf
Acres	.82
Dwelling Units	22 units
Lot Area/D.U.	1,624 sf/ unit
Density	26.8 units/acre

Dwelling Unit Mix:

Efficiency	4
One Bedroom	12
One Bedroom + Den	2
Two Bedroom	4
Total dwelling Units	22

Building Heights: 3 Stories

Floor Area:

Gross Floor Area	
Building A	34,026 sf (Excludes Underground parking)

Floor Area Ratio: .86

Vehicle Parking Stalls

Surface	31
<u>Underground</u>	<u>28</u>
Total	59
Ratio	2.6 stalls/unit

Bicycle Parking Stalls

Surface	6
<u>Underground</u>	<u>24 (24 @ 2'x6')</u>
Total	30

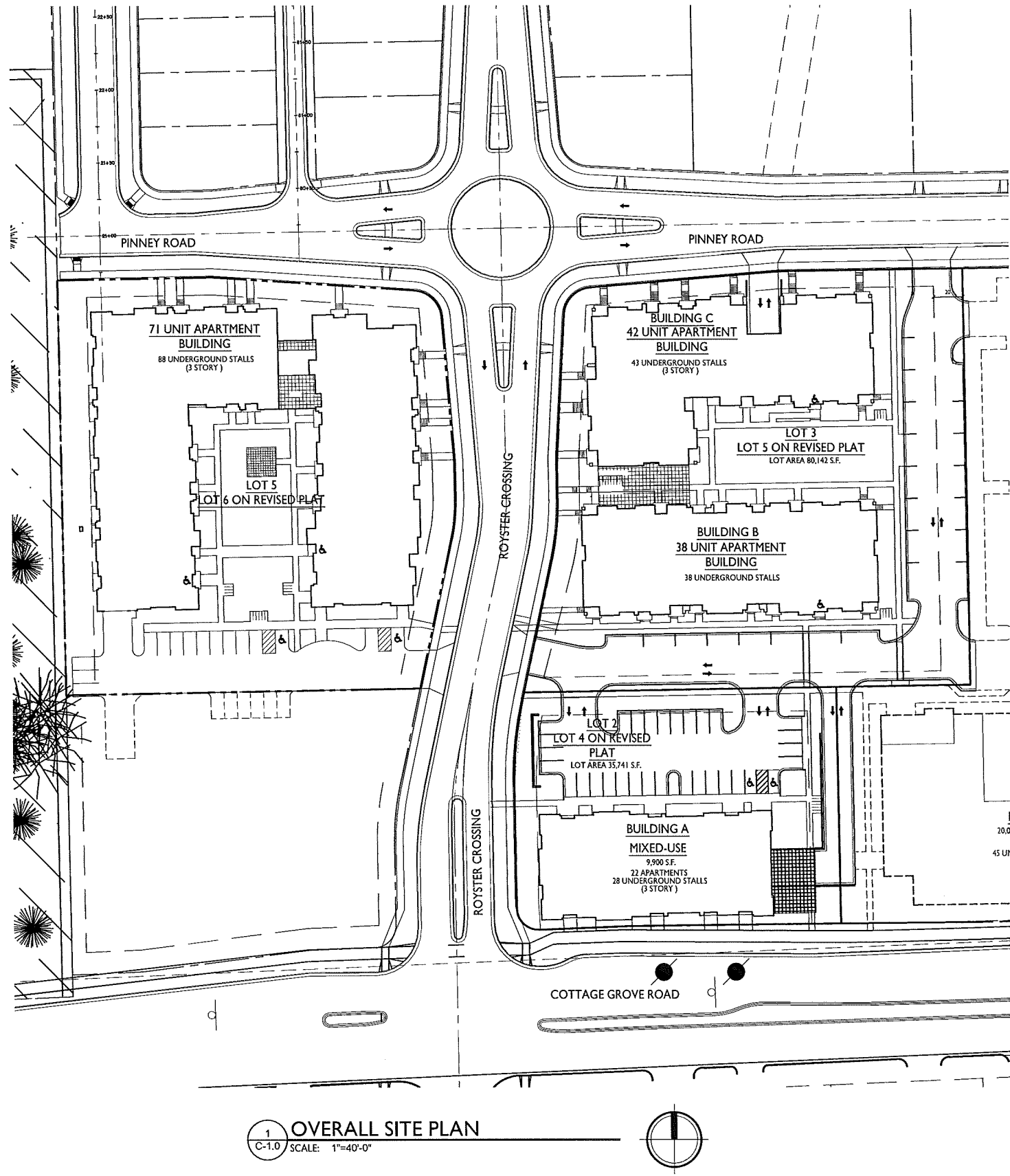
Project Schedule:

It is currently anticipated that construction will begin once the development approvals are in place in the spring of 2014 and is anticipated to be completed in Fall of 2015.

Thank you for your time in reviewing our proposal.

Sincerely,

J. Randy Bruce, AIA
Managing Member



SITE INDEX SHEET	
SITE	
C-1.0	OVERALL SITE PLAN
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-2.0	
C-2.0	PRELIMINARY GRADING & EROSION CONTROL PLAN
C-3.0	PRELIMINARY UTILITY PLAN
L1	
L1	LANDSCAPE PLAN BUILDING A
ARCHITECTURAL	
A-1.1a	BASEMENT PLAN BUILDING A
A-1.2a	FIRST FLOOR PLAN BUILDING A
A-1.3a	SECOND FLOOR PLAN BUILDING A
A-2.1a	EXTERIOR ELEVATIONS BUILDING A

SITE DEVELOPMENT STATISTICS	
LOT AREA	35,741 S.F./82 ACRES
DWELLING UNITS	22 D.U.
LOT AREA/ D.U.	1,624 S.F./D.U.
DENSITY	26.8 UNITS/ACRE
BUILDING HEIGHT	3 STORIES
GROSS FLOOR AREA	
(excluding underground parking)	34,026 S.F.
FLOOR AREA RATIO	.95
LOT COVERAGE	62%
UNIT MIX	
EFFICIENCY	4
ONE BEDROOM	12
ONE BEDROOM + DEN 2	4
TWO BEDROOM	4
TOTAL	22
VEHICLE PARKING	
SURFACE	31
UNDERGROUND	28
TOTAL	59
BIKE PARKING	
FLOOR STALL, SURFACE	6
FLOOR STALL, UNDERGROUND	24
TOTAL	30
USABLE OPEN SPACE	
GROUND LEVEL	4,584 S.F.
DECKS & PATIOS	1,188 S.F. (6'x9') x 75% = 891
TOTAL	5,475 S.F. (248 S.F./UNIT)

CONSULTANT

REVISIONS

Conditional Use Submittal - November 6, 2013
December 6, 2013

PROJECT TITLE

ROYSER CROSSINGS
LOT 2

SHEET TITLE

OVERALL SITE
PLAN

SHEET NUMBER

C-1.0

PROJECT NO.

1205

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REVISIONS
Conditional Use Submittal - November 6, 2013
December 6, 2013

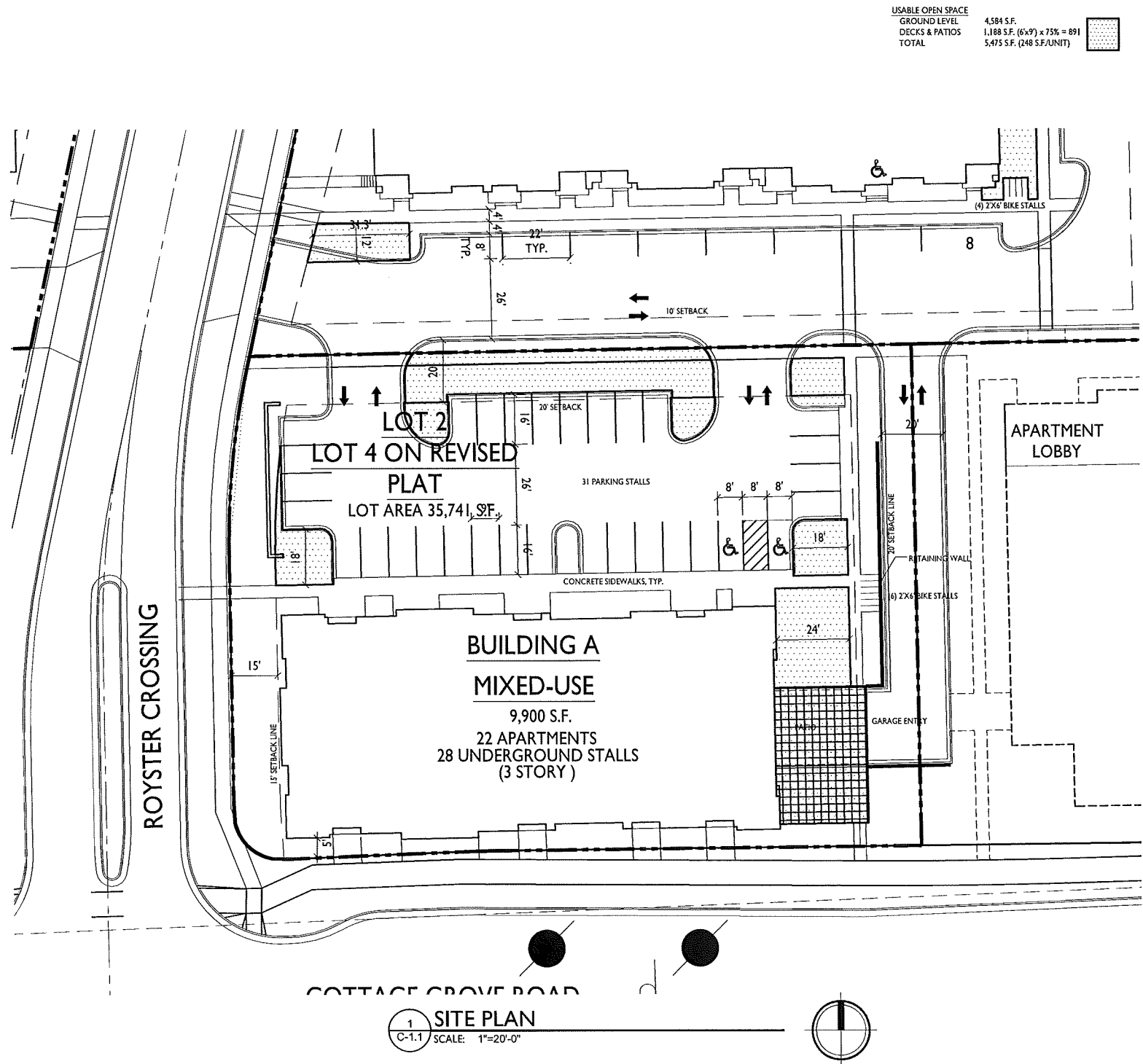
PROJECT TITLE
**ROYSTER CROSSINGS
LOT 2**

SHEET TITLE
SITE PLAN

SHEET NUMBER

C-1.1

PROJECT NO. 1205
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CONSULTANT

REVISIONS

PROJECT TITLE
ROYSER
CROSSINGS
LOT 2

SHEET TITLE
SITE LIGHTING
PLAN

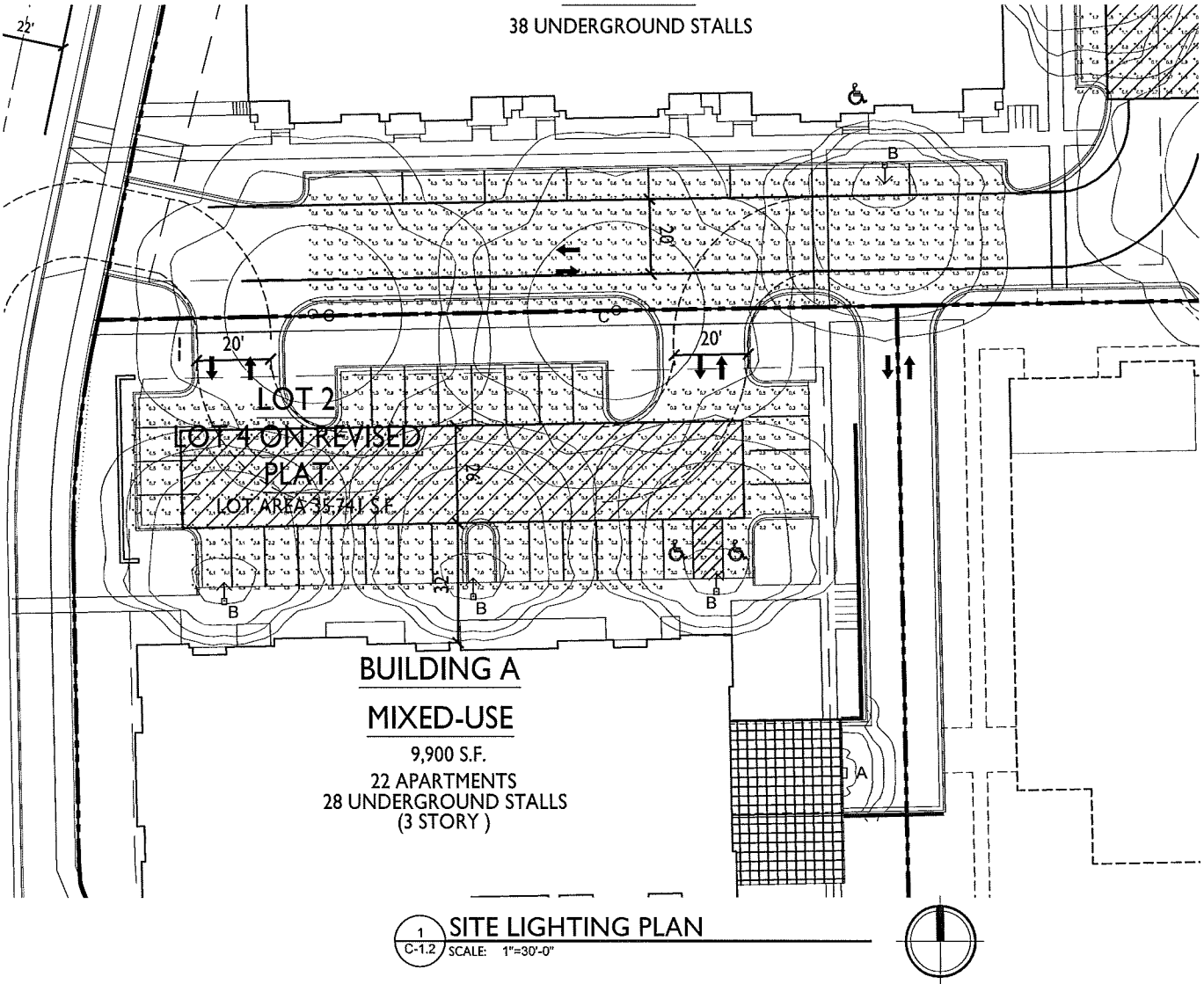
SHEET NUMBER

C-1.2

PROJECT NO. 1205
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LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Parking	+	1.2 fc	5.5 fc	0.3 fc	18.3:1	4.0:1
South Parking	+	1.2 fc	7.7 fc	0.3 fc	25.7:1	4.0:1

LIGHTING SCHEDULE							
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	Mounting
□	A	2	RUUD LIGHTING	E8405	RECTANGULAR SECURITY / DEEP SHIELDED	50WATT MH	8'-0" ABOVE GRADE ON SIDE OF BUILDING
↑	B	6	RUUD LIGHTING	MAC4105BL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	14'-0" POLE ON 2'-0" TALL CONC. BASE
○	C	5	RUUD LIGHTING	QV410	16" QUADRATE VERTICAL / TYPE V	100 WATT MH	18'-0" POLE ON 2'-0" TALL CONC. BASE



CONSULTANT

REVISIONS
Conditional Use Submittal - November 6, 2013
December 6, 2013

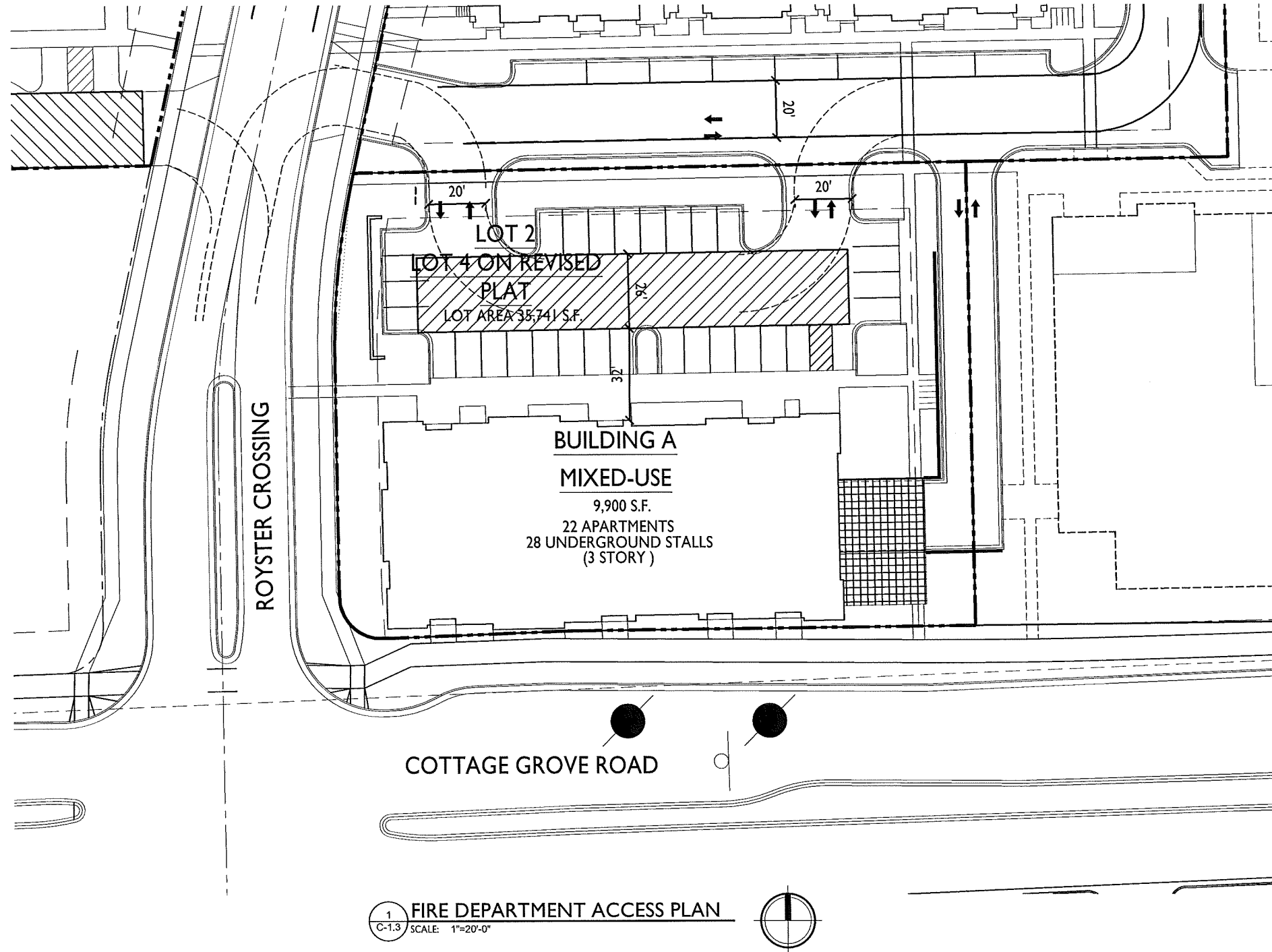
PROJECT TITLE
**ROYSTER CROSSINGS
LOT 2, 3 AND 5**

SHEET TITLE
**FIRE ACCESS
PLAN
LOT 2**

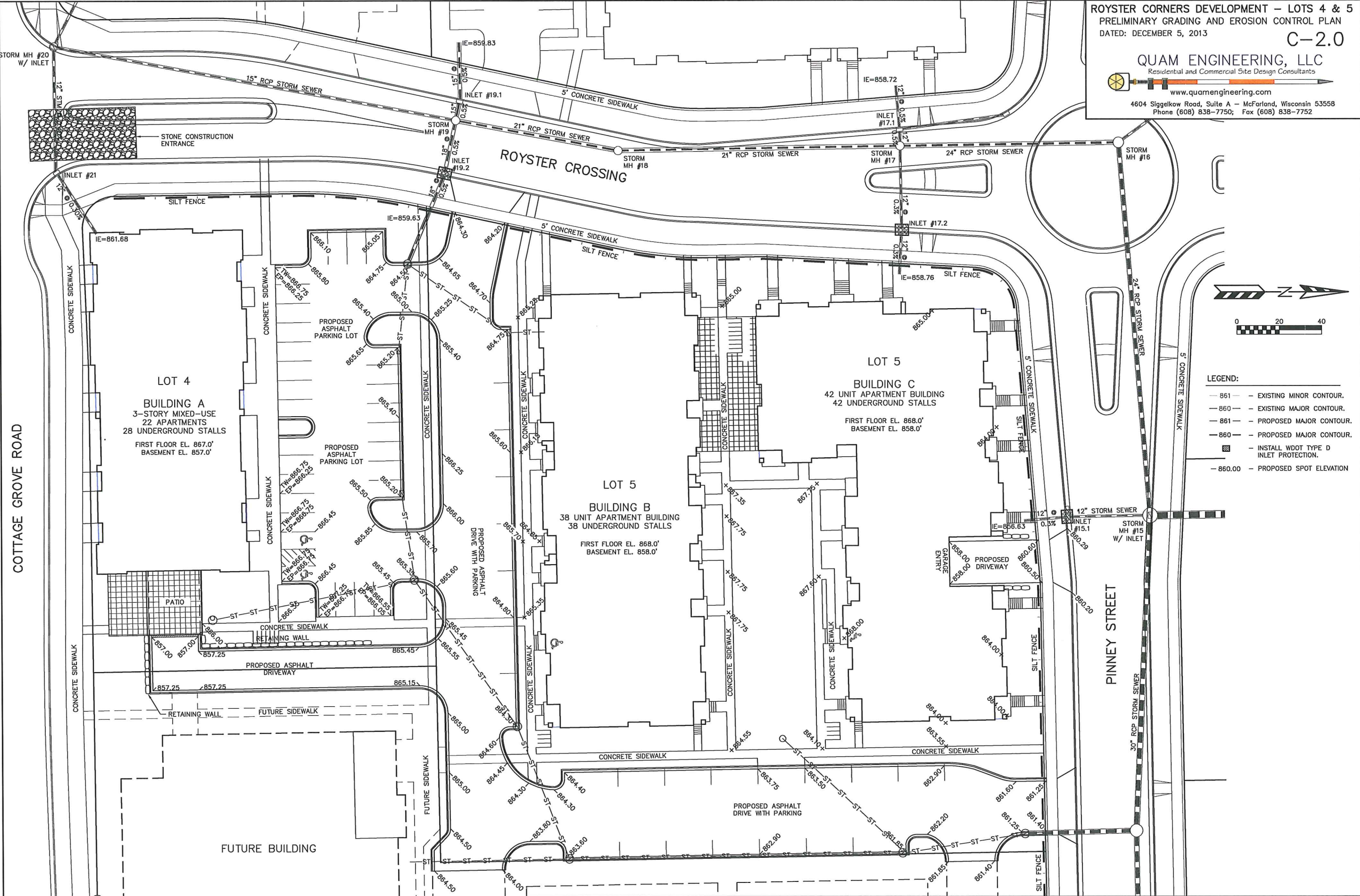
SHEET NUMBER

C-1.3

PROJECT NO. **1205**
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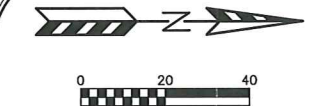


QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \RD-07-12\RD07BASE.DWG



ROYSER CORNERS DEVELOPMENT - LOTS 4 & 5
PRELIMINARY GRADING AND EROSION CONTROL PLAN
DATED: DECEMBER 5, 2013
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



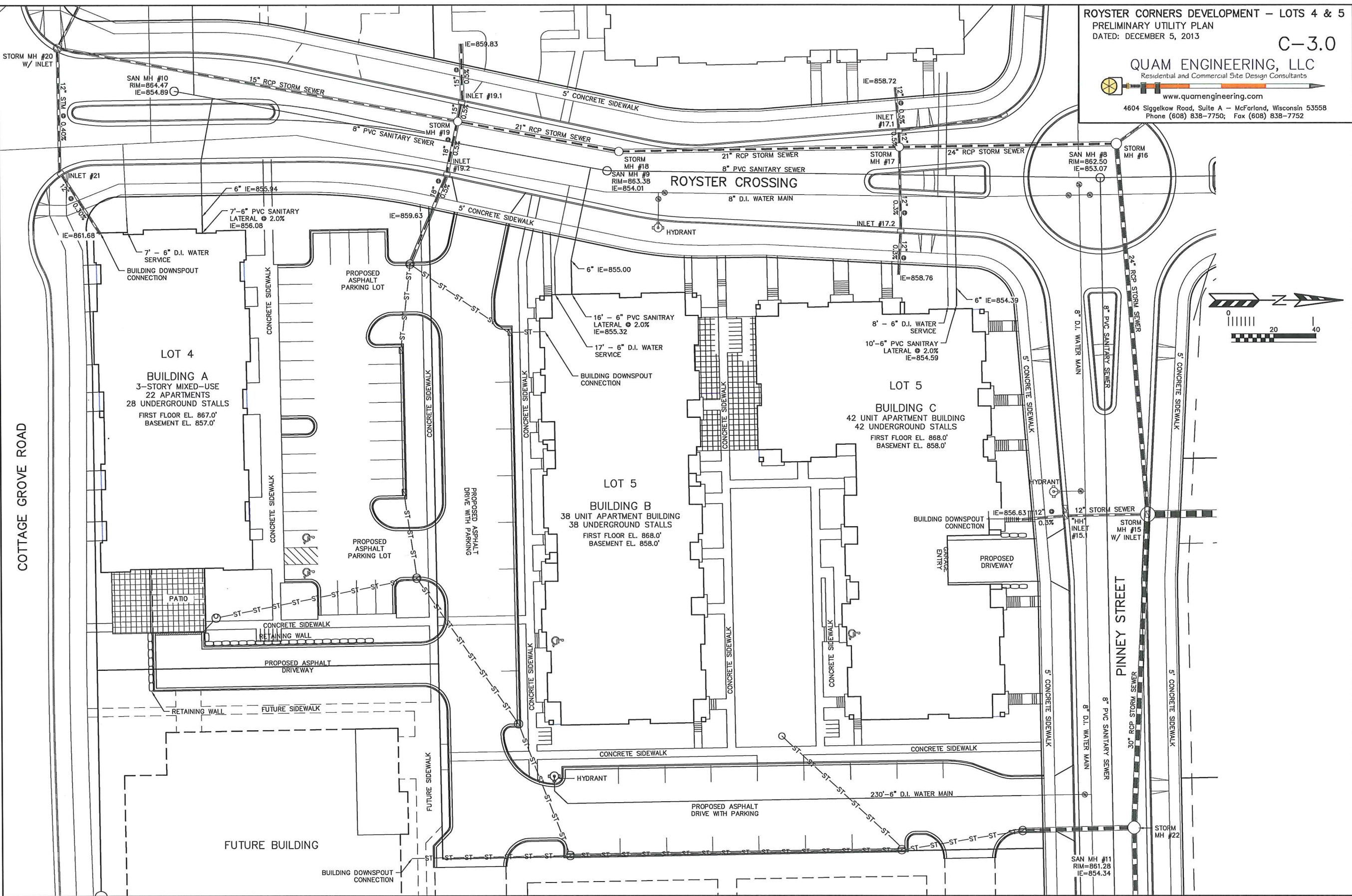
- LEGEND:
- 861 - EXISTING MINOR CONTOUR.
 - 860 - EXISTING MAJOR CONTOUR.
 - 861 - PROPOSED MAJOR CONTOUR.
 - 860 - PROPOSED MAJOR CONTOUR.
 - [Symbol] - INSTALL WDOT TYPE D INLET PROTECTION.
 - 860.00 - PROPOSED SPOT ELEVATION

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

ROYSER CORNERS DEVELOPMENT - LOTS 4 & 5
PRELIMINARY UTILITY PLAN
DATED: DECEMBER 5, 2013

C-3.0

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



ROYSTER CROSSINGS
LOT 4 and LOT 5 ROYSTER PLAT
MADISON, WISCONSIN

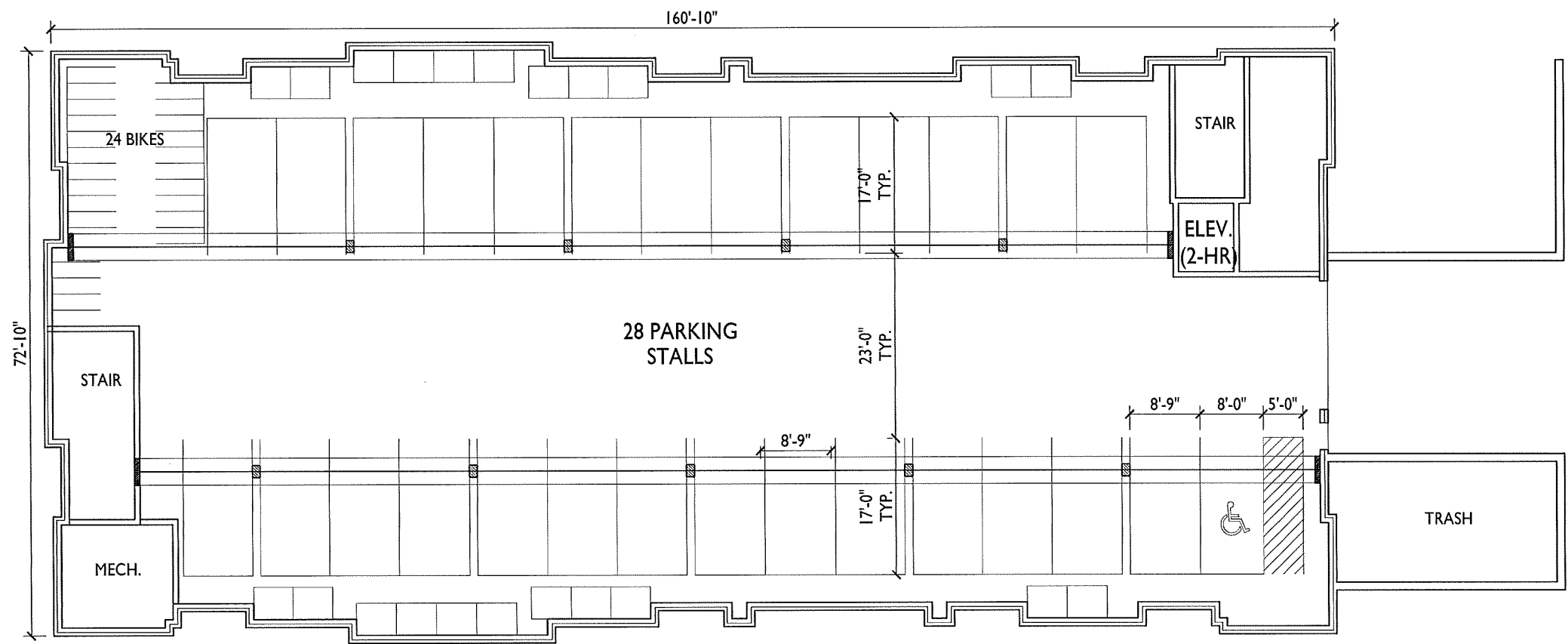
Checked By: SS
Drawn By: 11/06/13
RS

Revised: 11/21/13 RS
Revised: 12/05/13 RS
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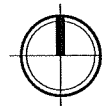
L1
LANDSCAPE PLAN
BUILDING A

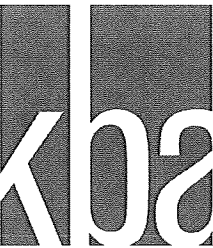
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LSHA CADU STEE SHORTROYSTER CROSSINGS PHASE 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1
A-1.1a
BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"





knothe & bruce
ARCHITECTS
Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

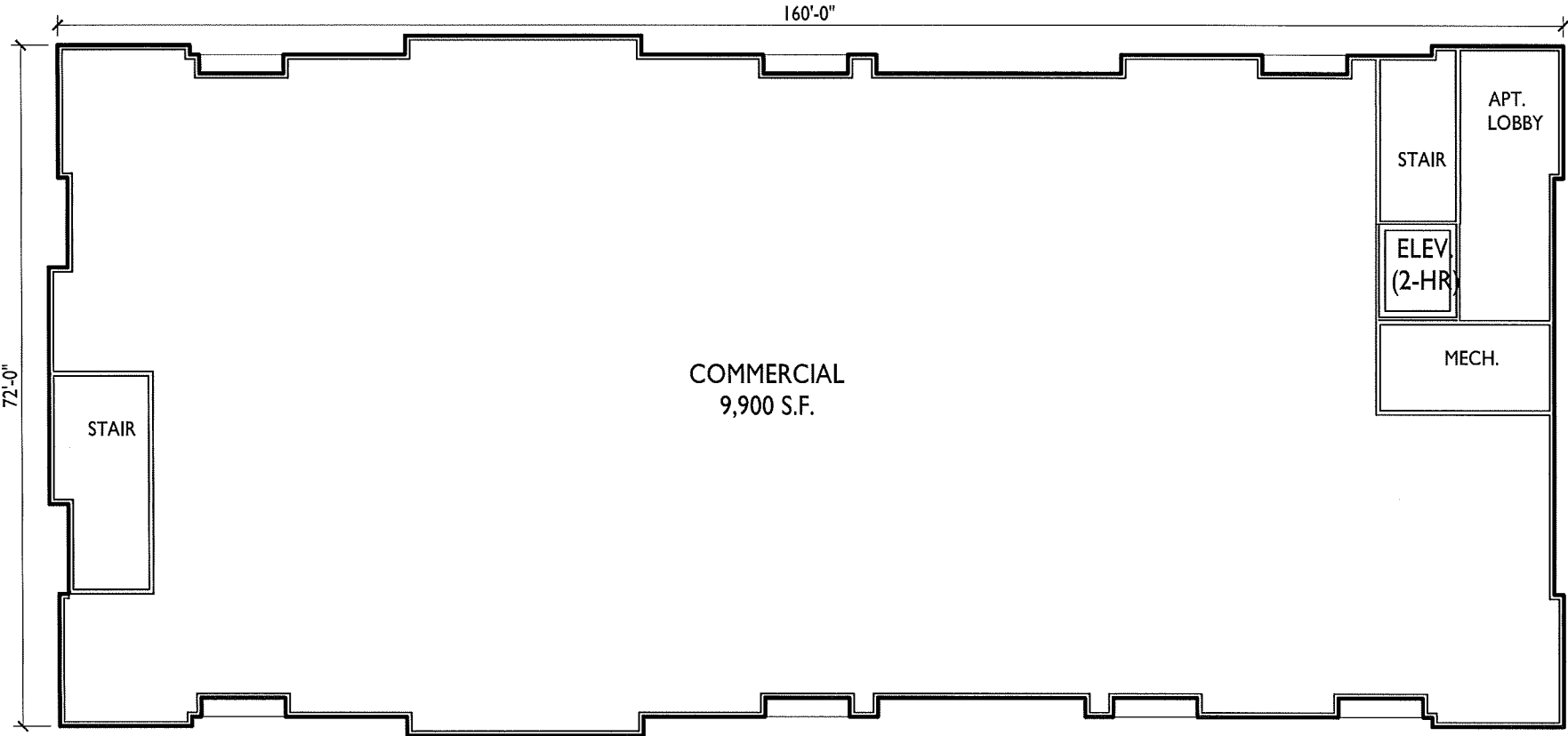
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REVISIONS
Conditional Use Submittal - November 6, 2013
December 6, 2013

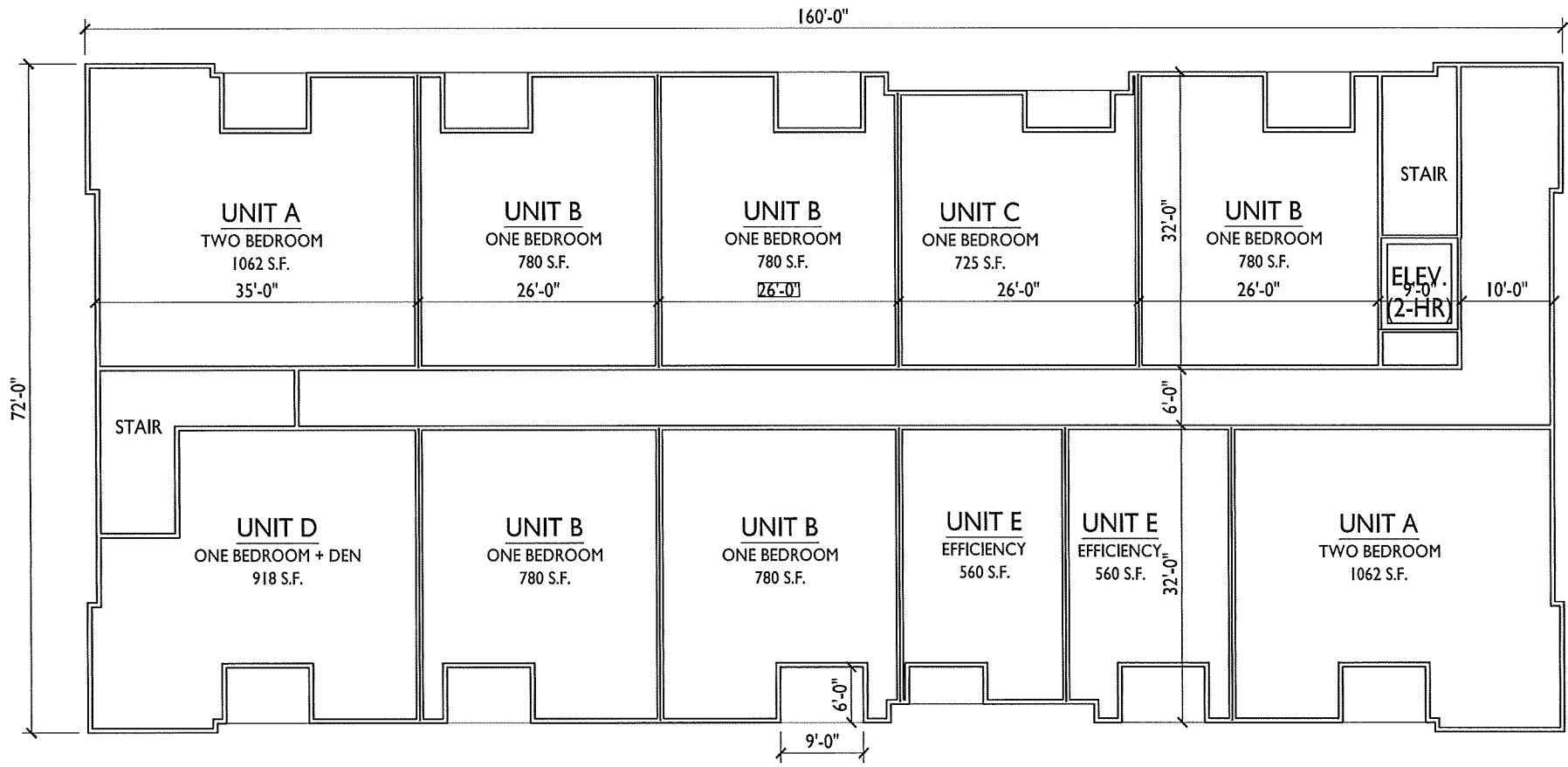
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**ROYSTER
CROSSINGS
LOT 2**

MADISON, WI
SHEET TITLE
**FIRST
FLOOR PLAN**
BUILDING A

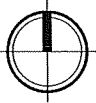
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A-1.2a
PROJECT NO. **1205**
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1 FIRST FLOOR PLAN
A-1.2a SCALE: 1/8"=1'-0"



1
A-1.3a **SECOND FLOOR PLAN (THIRD SIM)**
SCALE: 1/8"=1'-0"





1 SOUTH ELEVATION
A-2.1a SCALE: 1/8"=1'-0"



2 WEST ELEVATION
A-2.1a SCALE: 1/8"=1'-0"



3 EAST ELEVATION
A-2.1a SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
A-2.1a SCALE: 1/8"=1'-0"

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December 6, 2013

PROJECT TITLE
**ROYSTER
CROSSINGS
LOT 2**

MADISON, WI

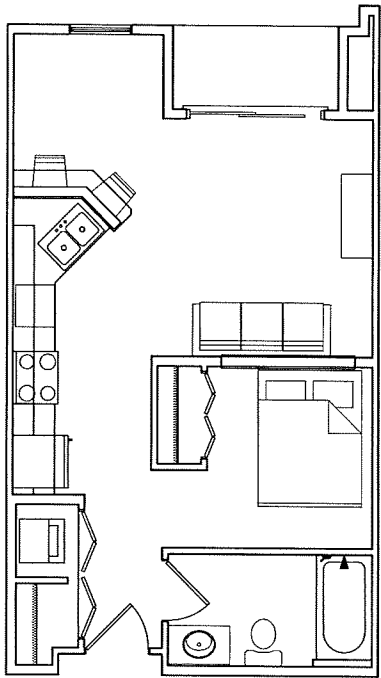
SHEET TITLE
**TYP.
UNIT PLANS**

BUILDING A

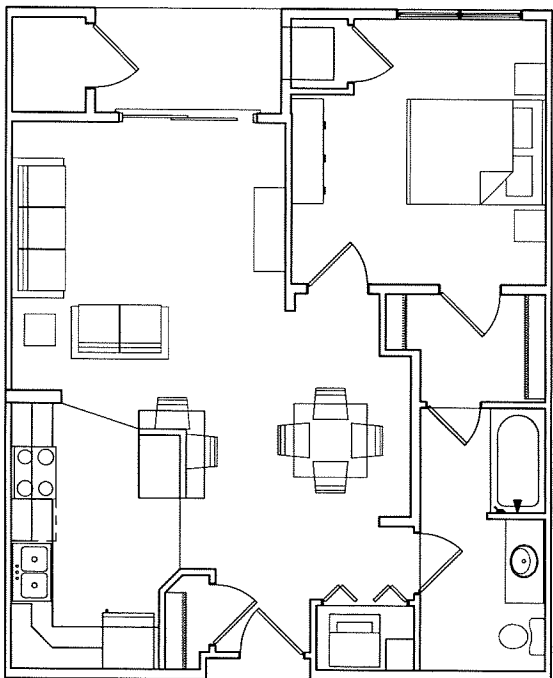
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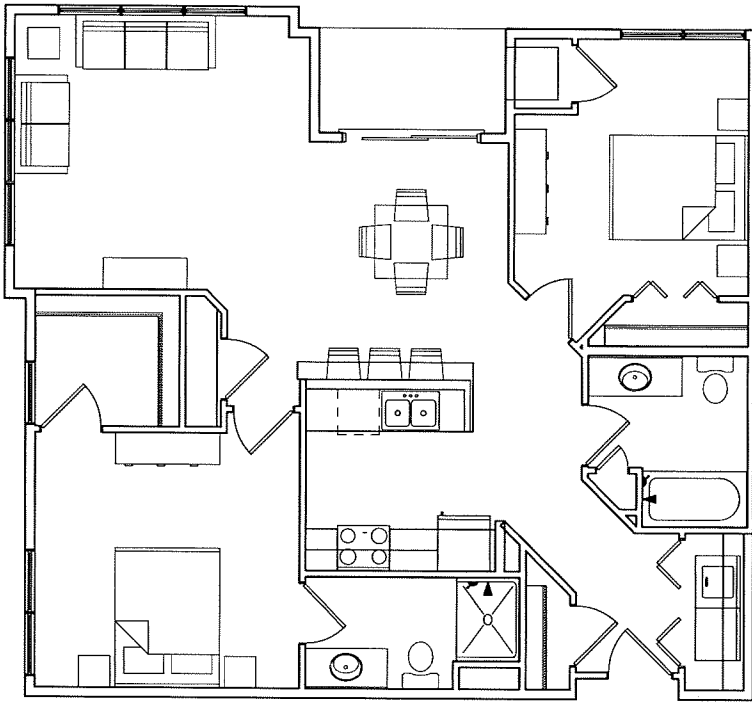
PROJECT NO. 1205
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UNIT E
EFFICIENCY
560 S.F.



UNIT B
ONE BEDROOM
780 S.F.



UNIT A
TWO BEDROOM
1062 S.F.



Lot 4 - South Elevation

Royster Crossings - Lot 4
2013-12-09

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