



City of Madison

Conditional Use

Location
310-402 Cottage Grove Road
and 904 Dempsey Road

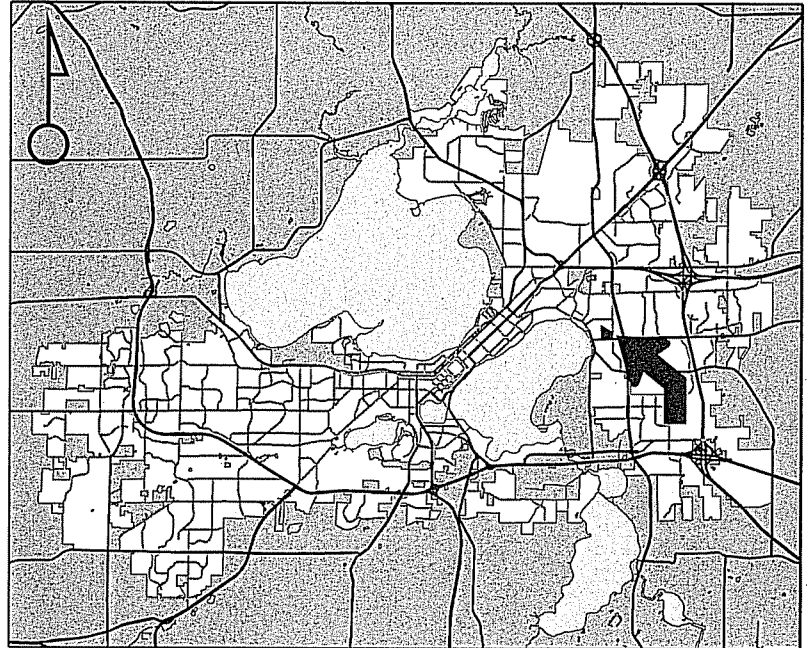
Project Name
Royster Corners

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

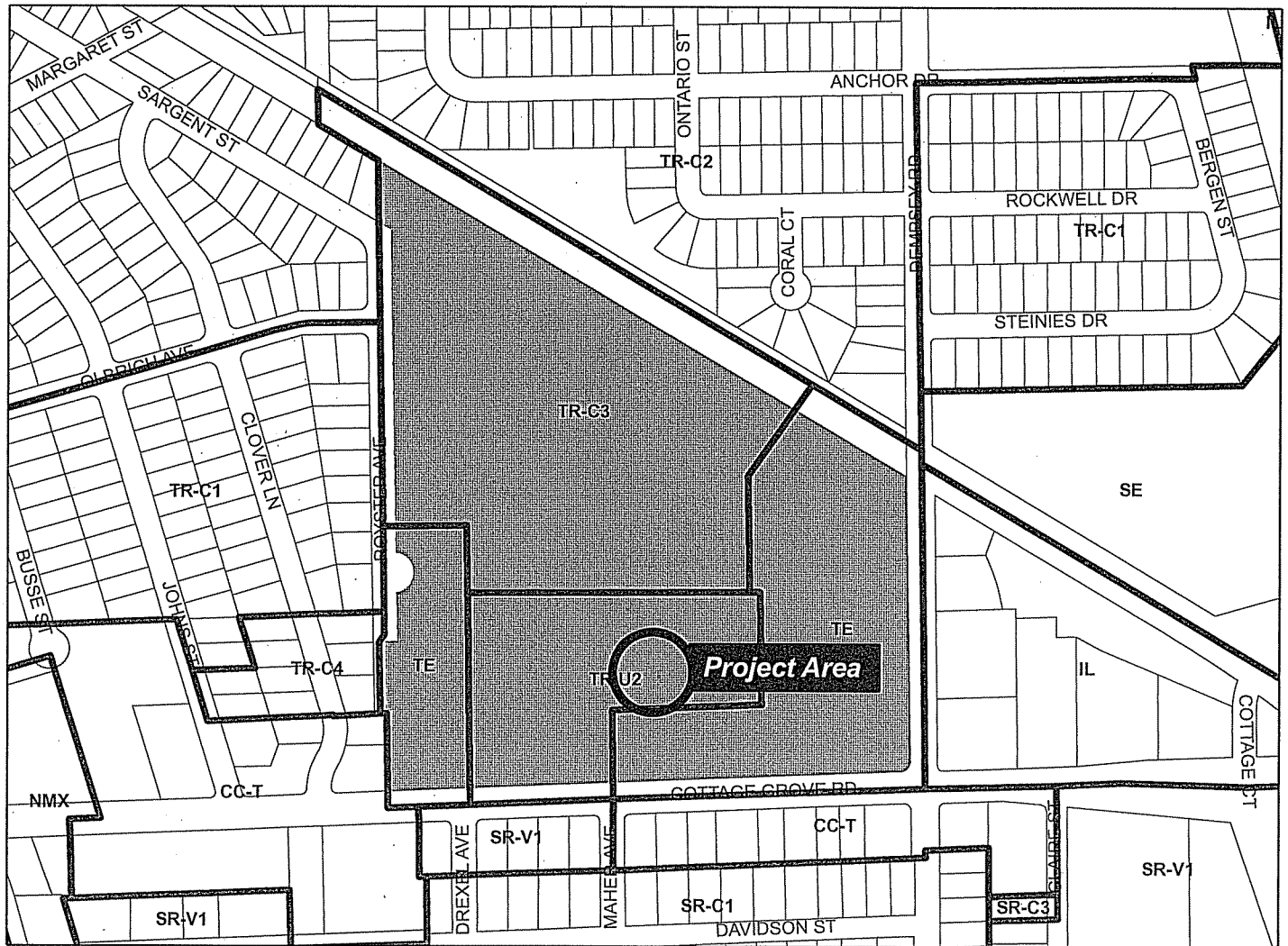
Existing Use
Vacant lands

Proposed Use
Construct 80-unit apartment building
on Lot 3 of Royster Clark plat

Public Hearing Date
Plan Commission
16 December 2013

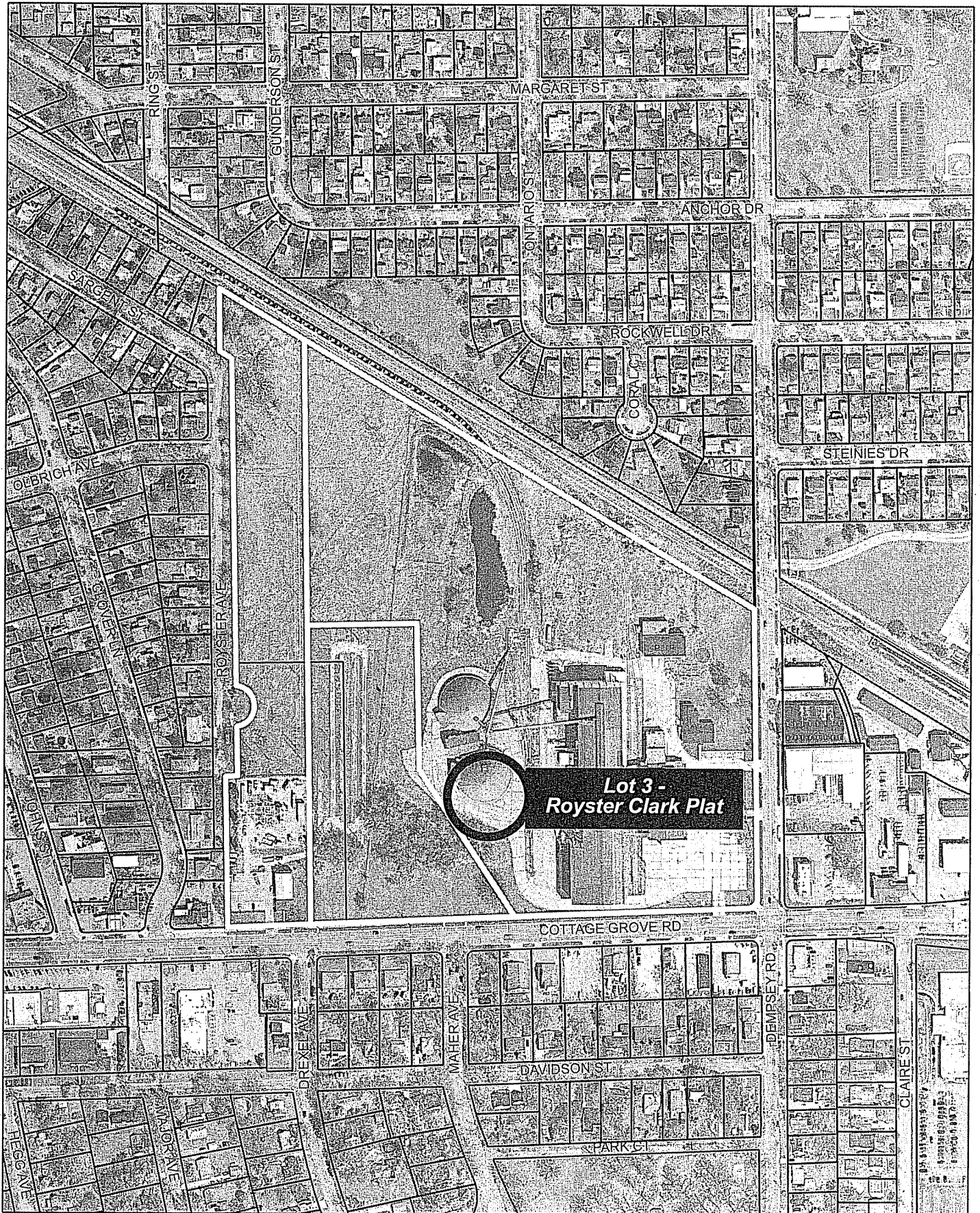


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

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





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.

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 _____
Nbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: Lot 3 of the Roslyer Clark plat Project Area in Acres: 1.6

Project Title (if any): Royster Crossings Lot 3

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 80 unit, medium density residential development

Development Schedule: Commencement Spring 2014 Completion Spring 2015

Effective August 31, 2012

CONTINUE →

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 ½ 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.

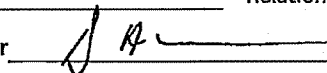
In Addition, The Following Items May Also Be Required With Your Application:

- 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 Medium Density Residential 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 DeWall 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 EMPLOYEE
Authorizing Signature of Property Owner  Date 11/4/13



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 3
Madison, Wisconsin
KBA Project # 1205

Ms. Katherine Cornwell:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and 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 extends between Cottage Grove Road and Silas Street on Lot 3 of the approved Rosyter Corner plat. The proposed revised Royster Corner Plat changes Lot 3 to Lot 5.

The site was occupied by a fertilizing manufacturing plant and was rezoned on May 24, 2013, from “A” to “TR-U2.” The proposed development will implement a portion of the Royster-Clark Special Area Plan and provide new housing options for the neighborhood.

Project Description:

The site plan was designed to provide an integrated medium-density housing environment and provide for a variety of vehicular and pedestrian connections to the surrounding public and private streets. The two newly constructed buildings form an articulated street edge and rear courtyard space. Individual apartment entries with generous porches are emphasized on the street façades.

The two apartment buildings are three stories in height with underground vehicle and bike parking. Additional surface parking is provided to the east and the private drive on the south portion of the site. The buildings have been designed to fit within the neighborhood context and use a palette of attractive, low-maintenance exterior materials including stone or simulated masonry, horizontal siding and asphalt shingles. The three story buildings will include elevator access, encouraging a wider age range of residents.

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

An 80 unit multi-family development is an allowed use in TR-U2 and requires a Conditional Use Application, according to Chapter 28, Madison Zoning Code Ordinance 28.051 Table 28C-1.

Site Development Data:

Densities:

Lot Area	80,142 sf
Acres	1.84
Dwelling Units	80 units
Lot Area/D.U.	1,001 sf/ unit
Density	43.4 units/acre

Dwelling Unit Mix:

Efficiency	6
One Bedroom	48
<u>Two Bedroom</u>	<u>26</u>
Total dwelling Units	80

Building Heights: 3 Stories

Floor Area:

Gross Floor Area	
Building B	42,606 sf
<u>Building C</u>	<u>46,557 sf</u>
Total	89,163 sf
(Excludes Underground parking)	

Floor Area Ratio: 1.11

Vehicle Parking Stalls

Surface	23
<u>Underground</u>	<u>81</u>
Total	104
Ratio	1.2 stalls/unit

Bicycle Parking Stalls

Surface	16
<u>Underground</u>	<u>74 (54 @ 2'x6')</u>
Total	90 (88 required)

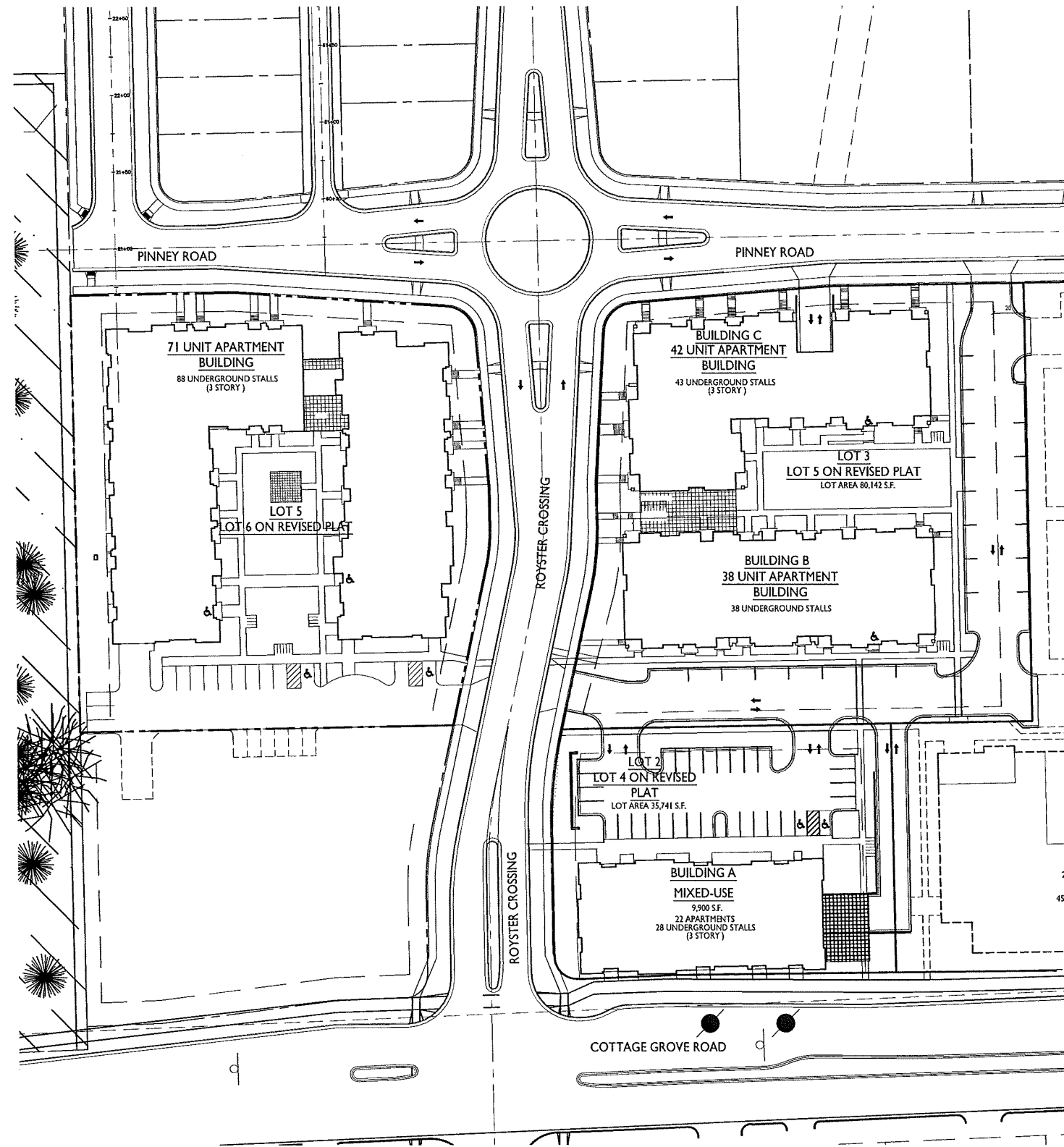
Project Schedule:

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.

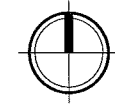
Thank you for your time in reviewing our proposal.

Sincerely,

J. Randy Bruce, AIA
Managing Member

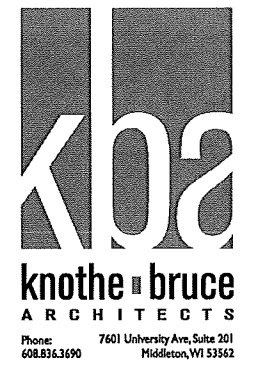


1 OVERALL SITE PLAN
C-1.0 SCALE: 1"=40'-0"



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 PRELIMINARY GRADING AND EROSION CONTROL PLAN	
C-3.0	PRELIMINARY UTILITY PLAN
L2	LANDSCAPE PLAN BUILDING B AND C
ARCHITECTURAL	
A-1.1b	BASEMENT PLAN BUILDING B & C
A-1.2b	FIRST AND SECOND FLOOR PLANS BUILDING B
A-2.1b	EXTERIOR ELEVATIONS BUILDING B
A-1.2c	FIRST FLOOR PLAN BUILDING C
A-1.3c	SECOND FLOOR PLAN BUILDING C
A-2.1c	EXTERIOR ELEVATIONS BUILDING C

SITE DEVELOPMENT STATISTICS	
LOT AREA	80,142 S.F./1.84 ACRES
DWELLING UNITS	80 D.U.
LOT AREA/D.U.	1,001 S.F./D.U.
DENSITY	43.4 UNITS/ACRE
BUILDING HEIGHT	3 STORIES
GROSS FLOOR AREA	
BUILDING B	42,606 S.F.
BUILDING C	46,557 S.F.
(excluding underground parking)	
FLOOR AREA RATIO	1.11
LOT COVERAGE	55%
UNIT MIX	
BUILDING B	
ONE BEDROOM	27
TWO BEDROOM	11
TOTAL	38
BUILDING C	
EFFICIENCY	6
ONE BEDROOM	21
TWO BEDROOM	15
TOTAL	42
VEHICLE PARKING	
SURFACE	23
UNDERGROUND	81
TOTAL	104
BIKE PARKING	
FLOOR STALL SURFACE	16
WALL HUNG UNDERGROUND	18
FLOOR STALL UNDERGROUND	56
TOTAL	90
USABLE OPEN SPACE (SHOWN ON C-1.1)	
GROUND LEVEL	10,706 S.F.
DECKS & PATIOS	6,300 S.F. (5.5'x8.5') X 75% = 4,725 S.F.
TOTAL	15,431 S.F. (192 S.F./ UNIT)



CONSULTANT

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

PROJECT TITLE
**ROYSTER CROSSINGS
LOT 3**

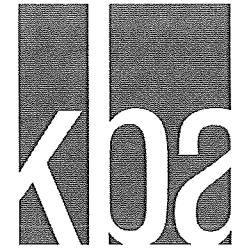
SHEET TITLE
**OVERALL SITE
PLAN**

SHEET NUMBER

C-1.0

PROJECT NO. **1205**
© 2013 Knothe & Bruce Architects

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

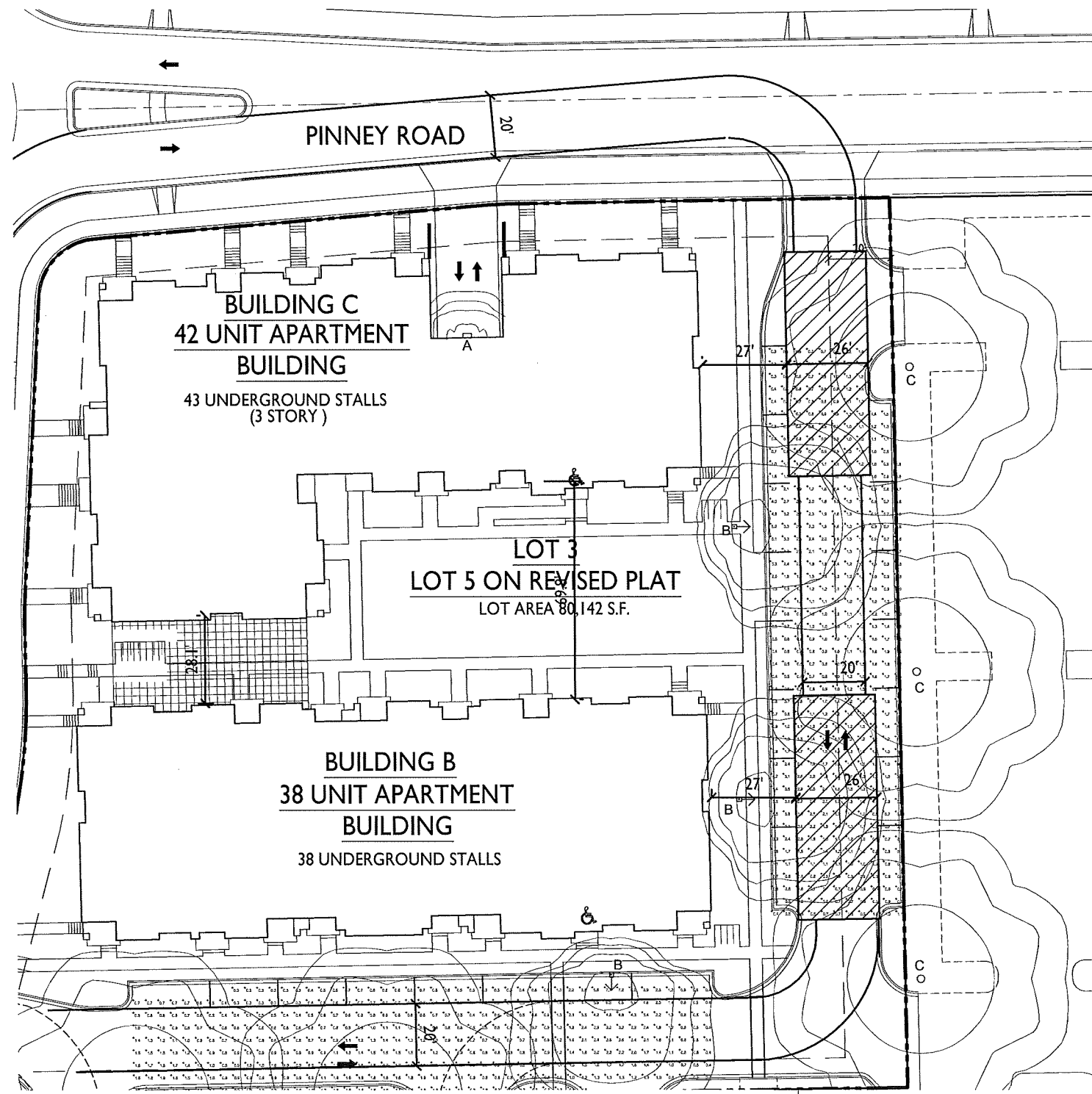


knothe & bruce
ARCHITECTS

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

CONSULTANT

LIGHTING SCHEDULE								
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Mounting
□	A	2	RUUD LIGHTING	E8405	RECTANGULAR SECURITY / DEEP SHIELDED	50WATT MH	E8507.JES	8'-0" ABOVE GRADE ON SIDE OF BUILDING
↑	B	6	RUUD LIGHTING	MAC4108BL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC4175BL.s	14'-0" POLE ON 2'-0" TALL CONC. BASE
○	C	5	RUUD LIGHTING	QV410	16" SQUARE VERTICAL / TYPE V	100 WATT MH	QV417.sps	18'-0" POLE ON 2'-0" TALL CONC. BASE



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

REVISIONS

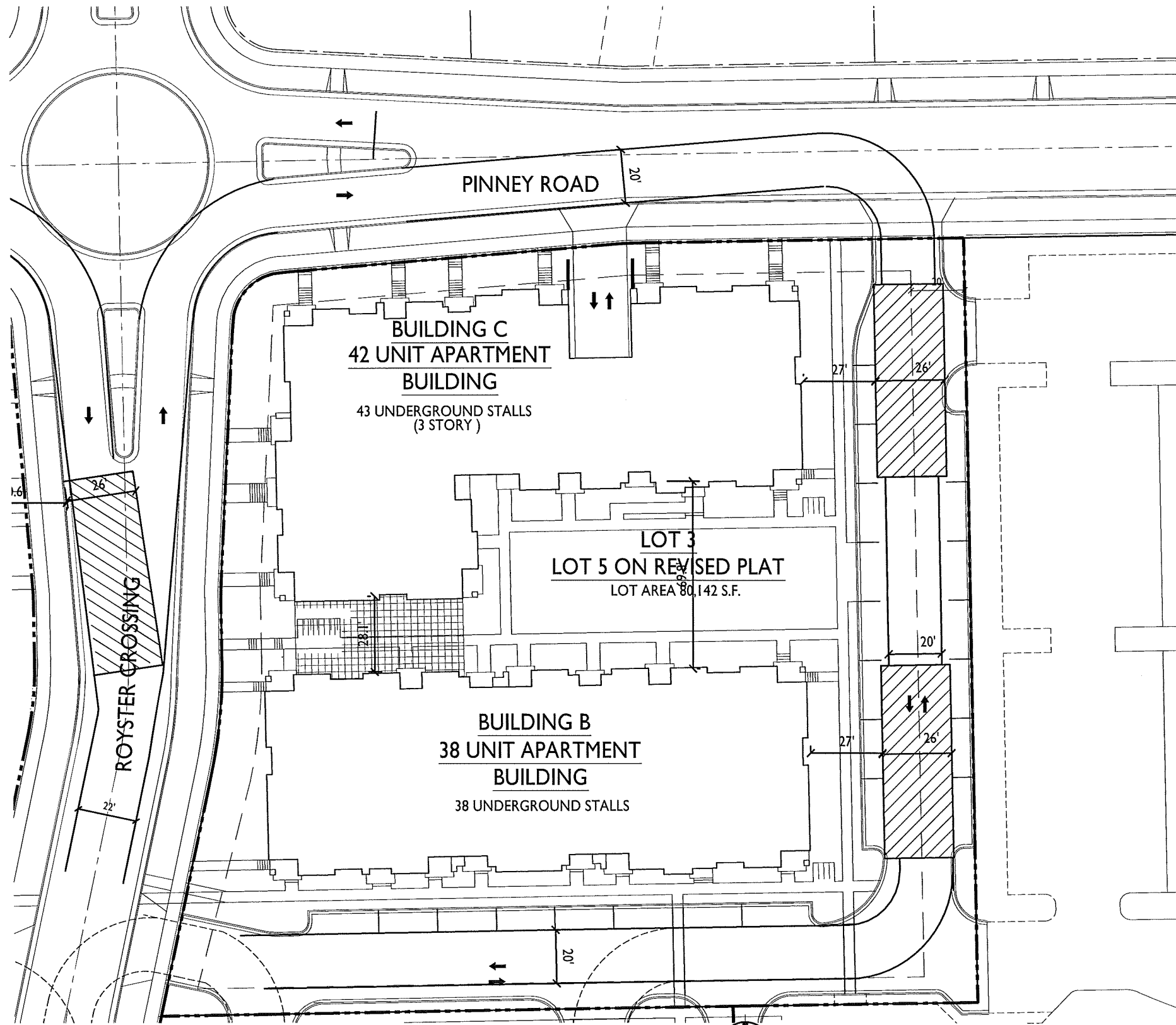
PROJECT TITLE
ROYSTER CROSSINGS LOT 3

SHEET TITLE
SITE LIGHTING PLAN

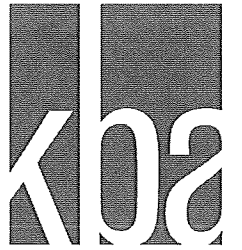
SHEET NUMBER

C-1.2

PROJECT NO. 1205
© 2013 Knothe & Bruce Architects



1 FIRE DEPARTMENT ACCESS PLAN
 C-1.3 SCALE: 1"=20'-0"



knothe & bruce
 ARCHITECTS

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

CONSULTANT

 = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'

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 3**

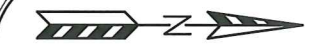
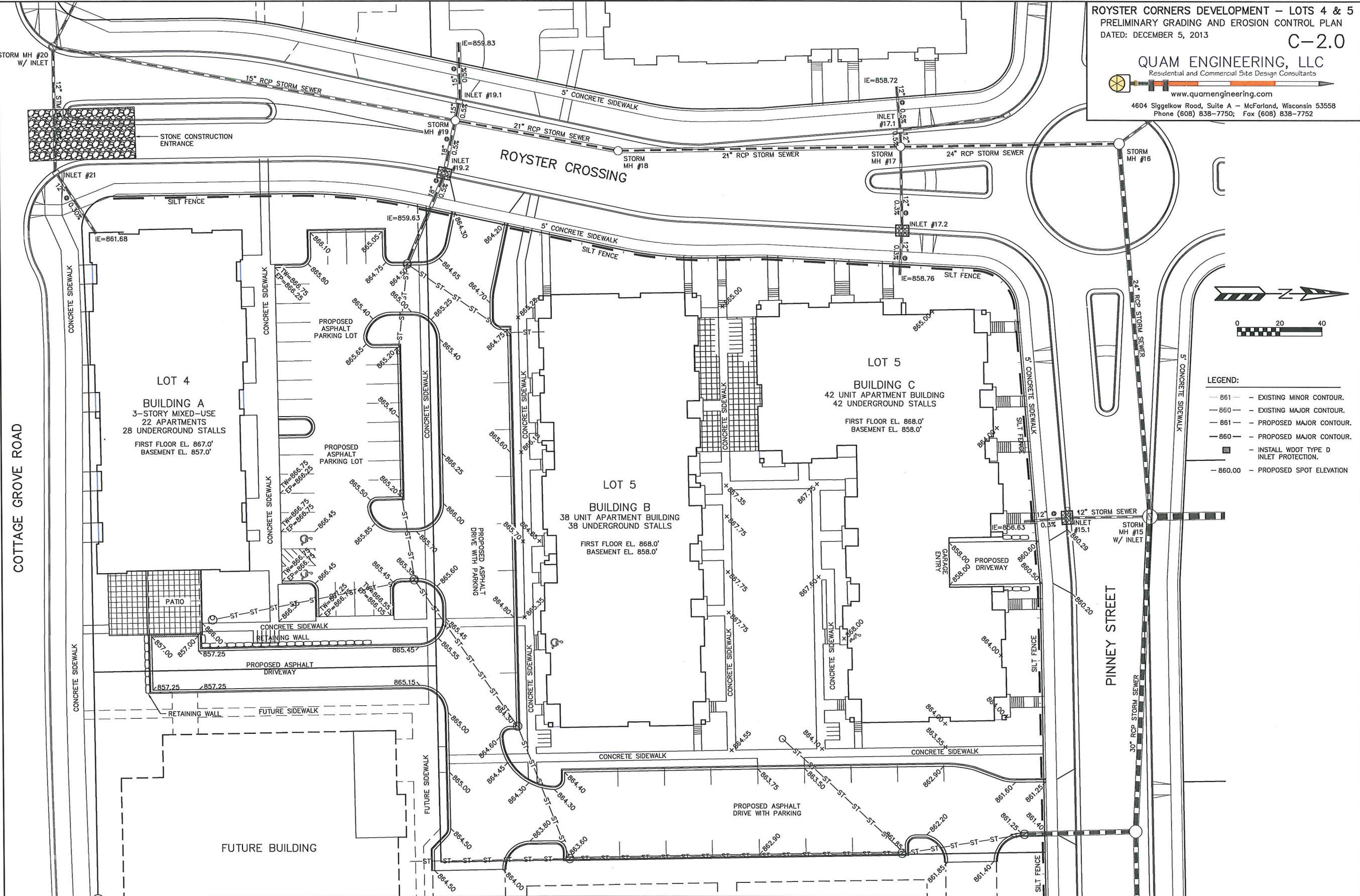
SHEET NUMBER

C-1.3

PROJECT NO. 1205
 © 2013 Knothe & Bruce Architects

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

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 Siggeikow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



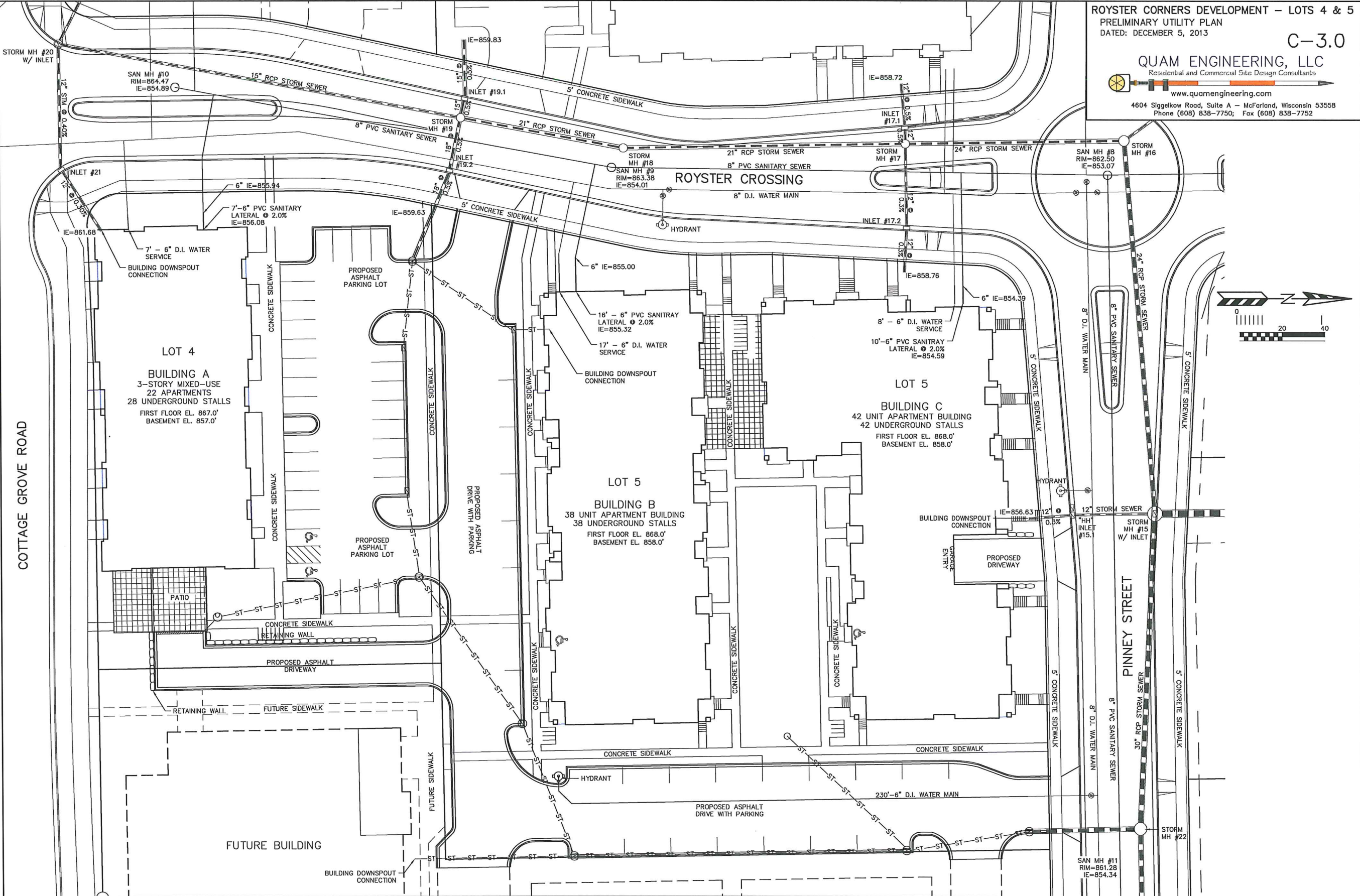
- LEGEND:
- 861 - - EXISTING MINOR CONTOUR.
 - 860 - - EXISTING MAJOR CONTOUR.
 - 861 - - PROPOSED MAJOR CONTOUR.
 - 860 - - PROPOSED MAJOR CONTOUR.
 - - INSTALL WDOT TYPE D INLET PROTECTION.
 - 860.00 - PROPOSED SPOT ELEVATION

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



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 with Straw Erosion Matting" 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 -- Buildings B and C

Broadleaf Deciduous

Quantity	Code Name	Scientific Name	Common Name	Planting Size
4	AE	Ulmus Japonica X Wilsoniana 'Morton'	Accolade Elm	2 1/2" B&B
2	AHH	Carpinus Caroliniana	Amer Hornbeam	2" B&B
6	ABS	Amelanchier X Grand 'Autumn Brill'	Autumn Brill Serviceberry	6" B&B
1	CCP	Pyrus Calleryana 'Chanticleer'	Chanticleer Callery Pear	2 1/2" B&B
4	MAM	Acer X Freemanii 'Marmo'	Marmo Maple	2" B&B
9	PFCC	Malus 'Prairifire' (clp)	Prairifire Crabapple (clp)	6" B&B
3	TCHT	Crataegus Crusgalli Var Iner (tf)	Thnls Cockspur Hawthorn (tf)	2" B&B

Conifer Evergreen

Quantity	Code Name	Scientific Name	Common Name	Planting Size
15	EA	Thuja Occidentalis 'Smaragd'	Emerald Arborvitae	4" B&B
12	MMP	Pinus Mugo 'Mops'	Mops Mugo Pine	#3 CONT.
31	TY	Taxus X Media 'Tauntonii'	Taunton Yew	18" B&B

Perennial

Quantity	Code Name	Scientific Name	Common Name	Planting Size
15	BOG	Helictotrichon Sempervirens	Blue Oat Grass	#1 CONT.
37	KFG	Calamagrostis Acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#1 CONT.
3	LBS	Schizachyrium Scoparium	Little Bluestem	#1 CONT.
14	MG	Miscanthus Sinensis 'Gracillimus'	Maiden Grass	#1 CONT.

Shrub

Quantity	Code Name	Scientific Name	Common Name	Planting Size
18	BMAV	Viburnum Dentatum 'Blue Muffin'	Blue Muffin Arvd Viburnum	#5 CONT.
11	CB	Berberis Thunb Atrop 'Moretti Select'	Cabernet Barberry	#2 CONT.
23	GFS	Spiraea Japonica 'Goldflame'	Goldflame Spirea	#3 CONT.
2	JV	Viburnum X Juddii	Judd Viburnum	24" B&B
12	MKL	Syringa Patula 'Miss Kim'	Miss Kim Lilac	3" B&B
4	TSH	Hydrangea Macro 'Pihm-I'	Twist-n-shout Hydrangea	#5 CONT.

LANDSCAPE WORKSHEET

Project Location/Address.....Lot 3 Royster Clark Plat - Lot 5 on revised plat - Buildings B and C
 Name of Project.....Royster Crossing
 Owner/Contact.....Ruedebusch Development and Construction
 Contact Phone.....(608) 249-2012

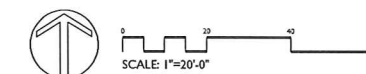
Zoning district is TR-U2
 Total square footage of developed area.....69,338 s.f.
 Total square footage of developed area divided by 300 square feet.....231 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED
 Landscape Units multiplied by 5 landscape points.....1,155 pts.

ELEMENT	Point Value	Credits / Existing		New / Proposed	
		Quantity	Points Achieved	Quantity	Points
Overstory deciduous Tree 2"- 2-1/2"	35			10	350
Ornamental Tree 1-1/2"-2" Caliper	15			19	285
Evergreen Trees - 3 feet tall	15			15	225
Shrub, deciduous - 18" or 3 gallon	2			70	140
Shrub, evergreen - 18" or 3 gallon	3			43	129
Ornamental grasses - 18" or 1 gallon	2			69	138
Ornamental/ decorative fencing or wall	4 per 10 l.f.			NA	NA
Sub Totals				+	1,267
					TOTAL POINTS PROVIDED = 1,267



LANDSCAPE PLAN BUILDINGS B and C



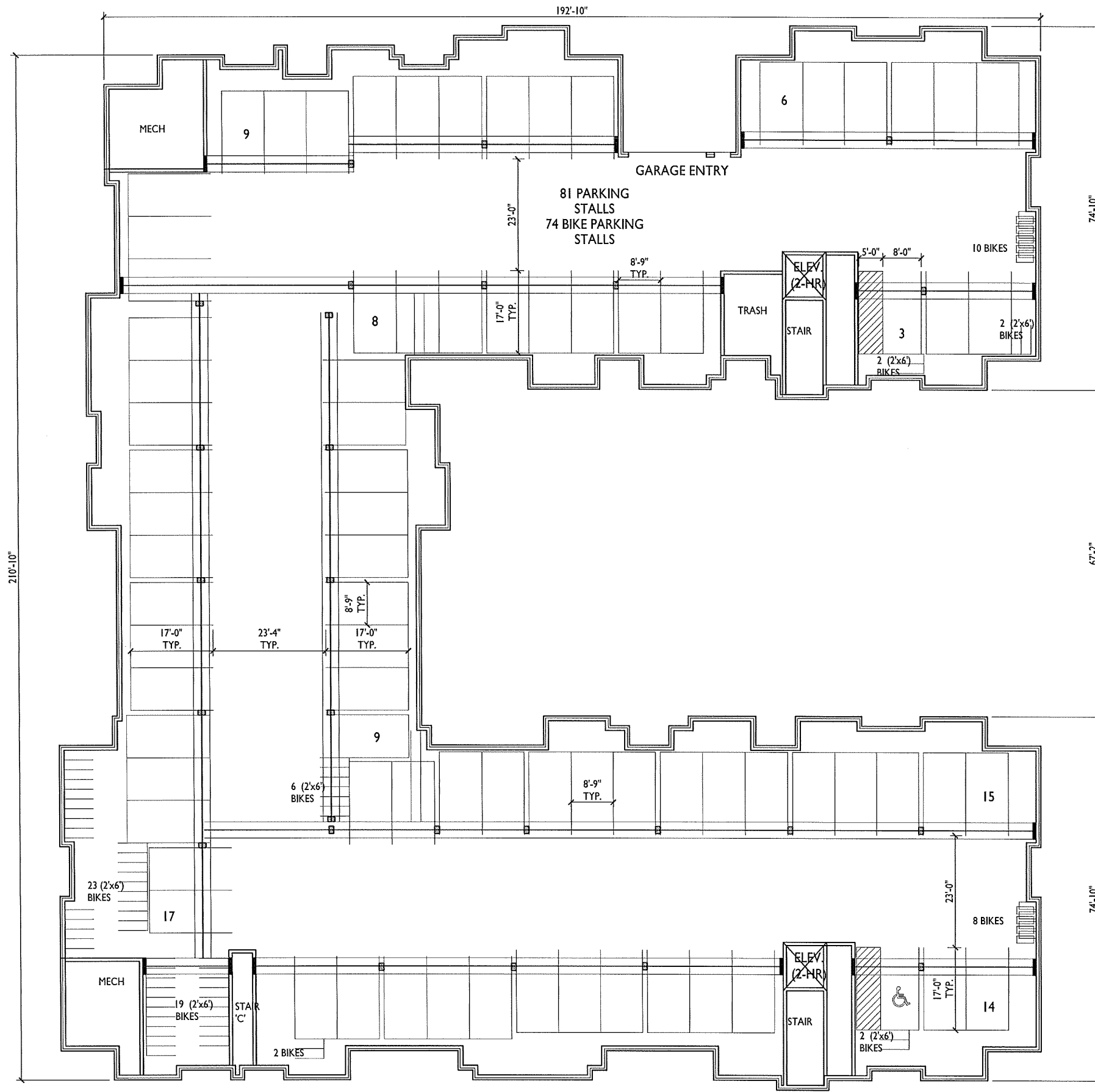
ROYSTER CROSSINGS
 LOT 4 and LOT 5 ROYSTER PLAT
 MADISON, WISCONSIN

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

Revised: 11/21/13 RS
 Revised: 12/05/13 RS
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

L2
 LANDSCAPE PLAN
 BUILDINGS B and C

This plan was prepared for the project 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.



CONSULTANT

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

PROJECT TITLE
ROYSTER CROSSINGS LOT 3

MADISON, WI
 SHEET TITLE
BASEMENT PLAN

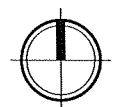
BUILDING B & C

SHEET NUMBER

A-1.1b

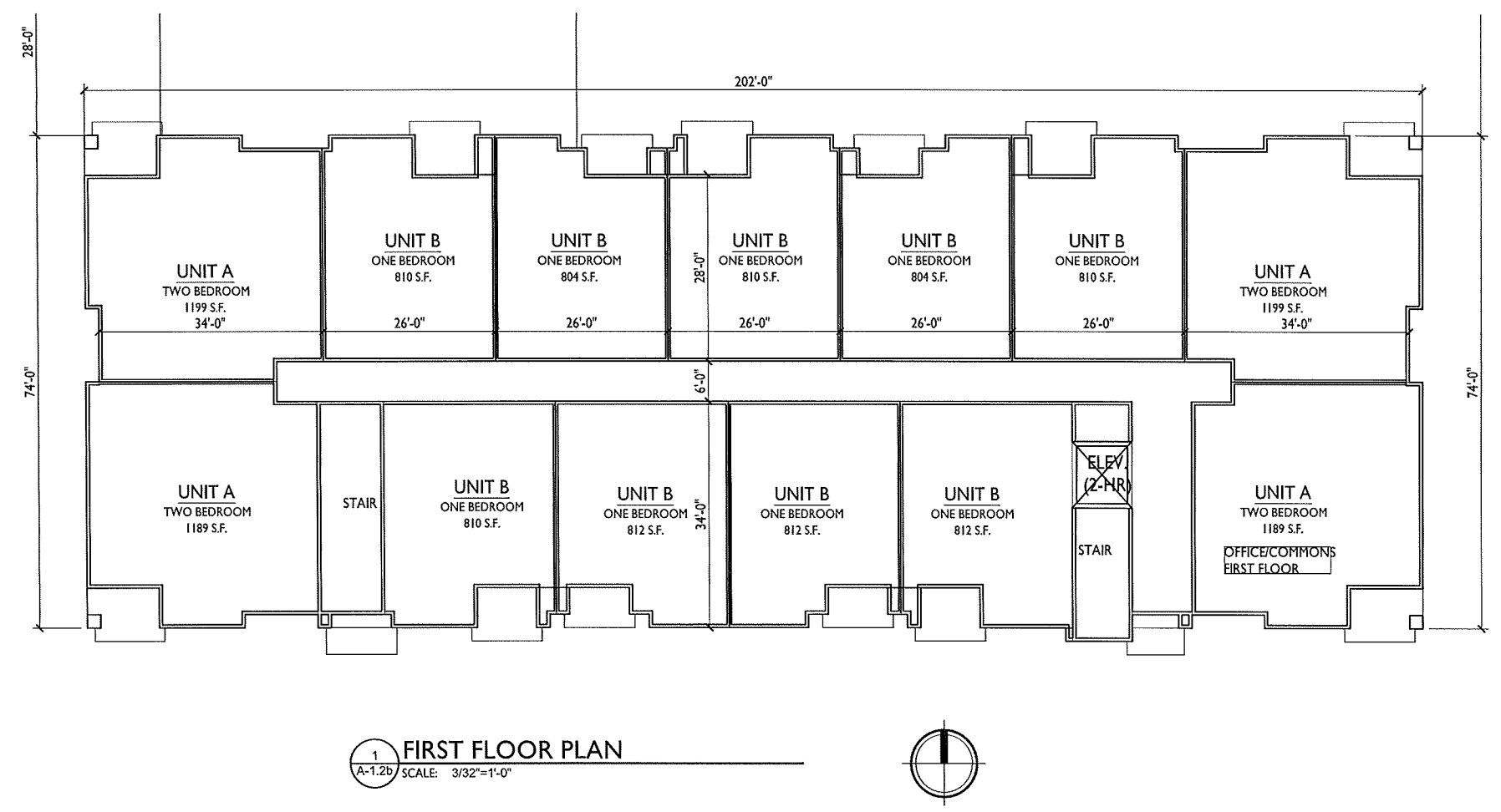
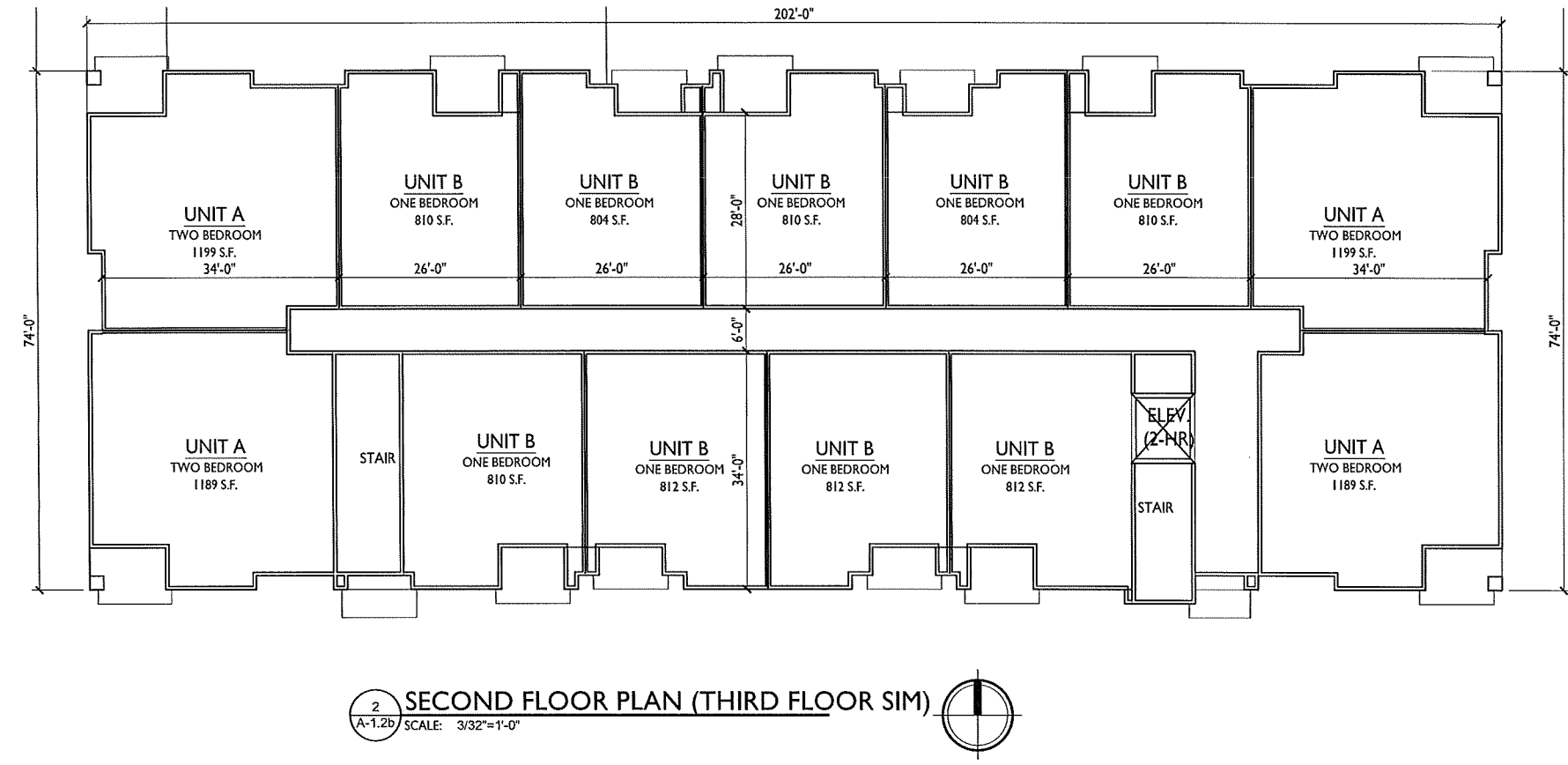
PROJECT NO. **1205**
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1 BASEMENT FLOOR PLAN
 A-1.1b SCALE: 3/32"=1'-0"



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 December 6, 2013



PROJECT TITLE
**ROYSTER
 CROSSINGS
 LOT 3**

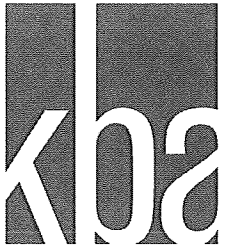
MADISON, WI
 SHEET TITLE
**FIRST & SECOND
 FLOOR PLANS**

BUILDING B

SHEET NUMBER

A-1.2b

PROJECT NO. **1205**
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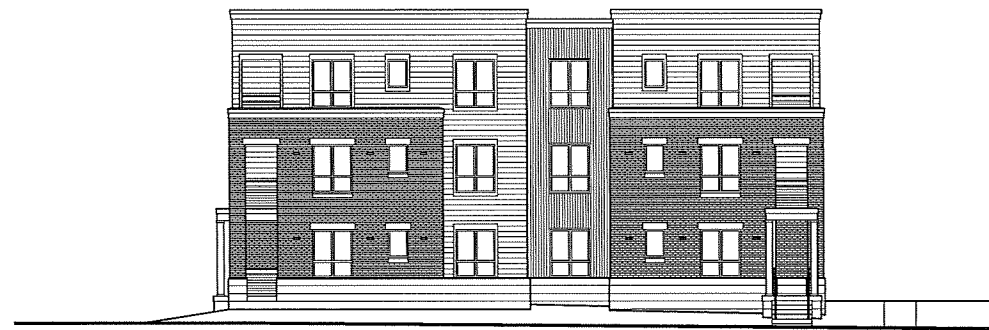
knothe + bruce
ARCHITECTS

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608.836.3690 Middleton, WI 53562

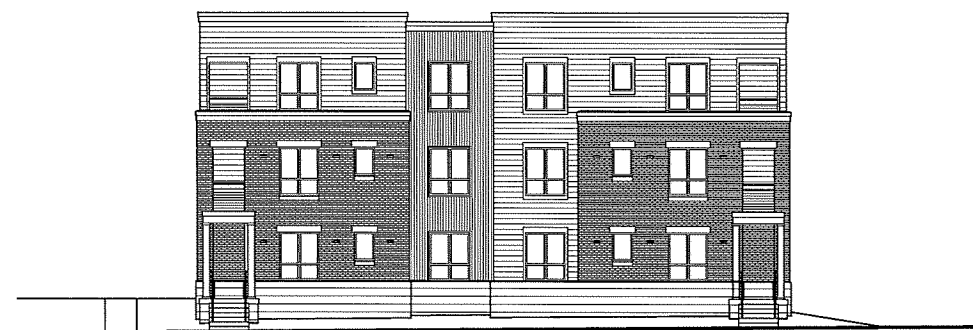
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1 NORTH ELEVATION
A-2.1b SCALE: 3/32"=1'-0"



2 EAST ELEVATION
A-2.1b SCALE: 3/32"=1'-0"



3 WEST ELEVATION
A-2.1b SCALE: 3/32"=1'-0"



4 SOUTH ELEVATION
A-2.1b SCALE: 3/32"=1'-0"

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

PROJECT TITLE
ROYSTER
CROSSINGS
LOT 3

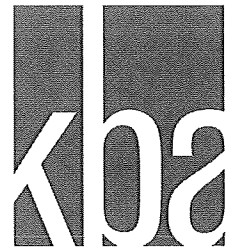
MADISON, WI
SHEET TITLE
EXTERIOR
ELEVATIONS

BUILDING B

SHEET NUMBER

A-2.1b

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December 6, 2013

PROJECT TITLE
**ROYSTER
CROSSINGS
LOT 3**

MADISON, WI

SHEET TITLE
**FIRST FLOOR
PLAN**

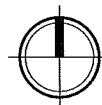
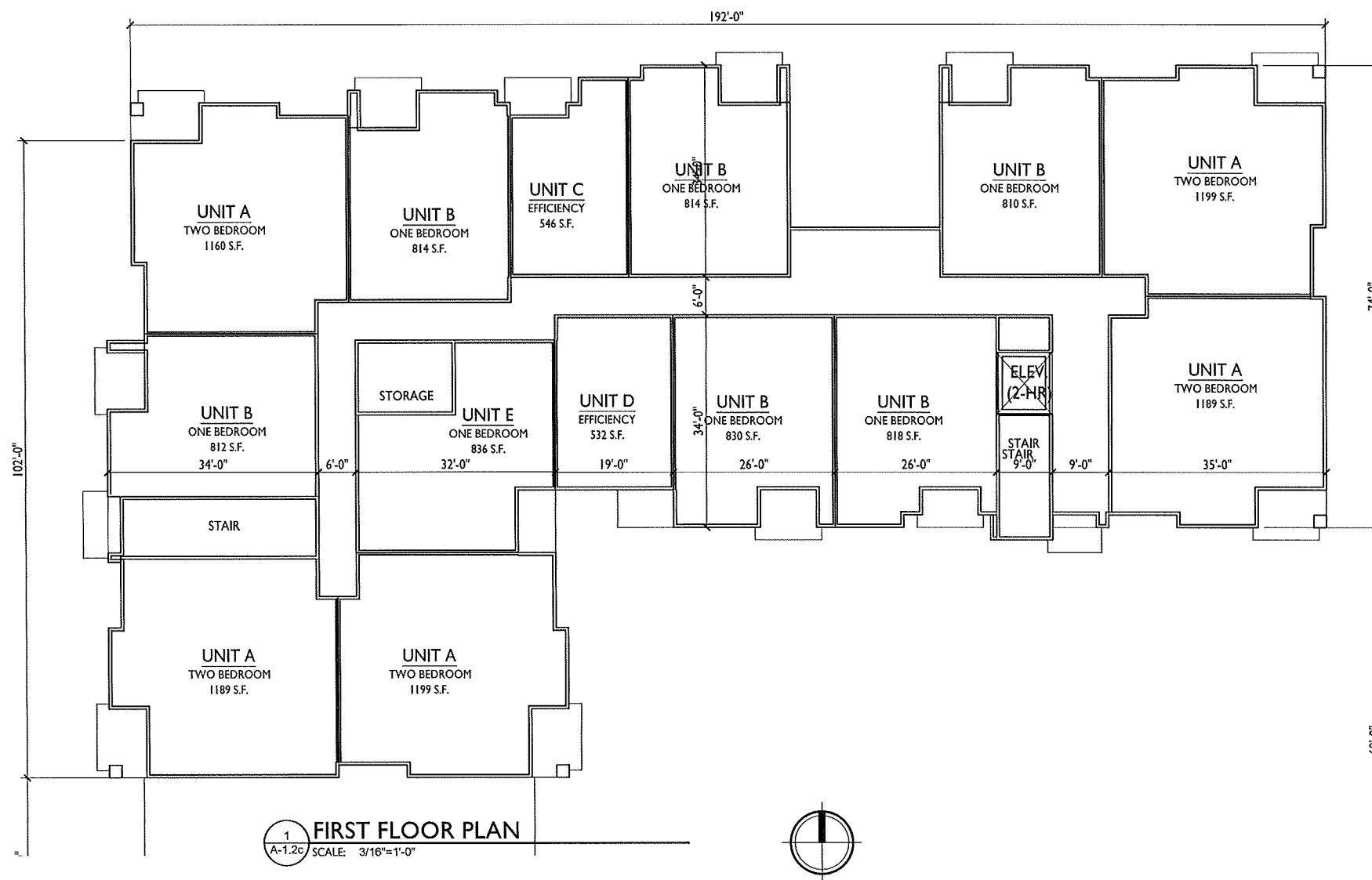
BUILDING C

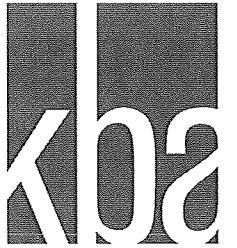
SHEET NUMBER

A-1.2c

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December 6, 2013

PROJECT TITLE
**ROYSTER
CROSSINGS
LOT 3**

MADISON, WI
SHEET TITLE
**SECOND FLOOR
PLAN**

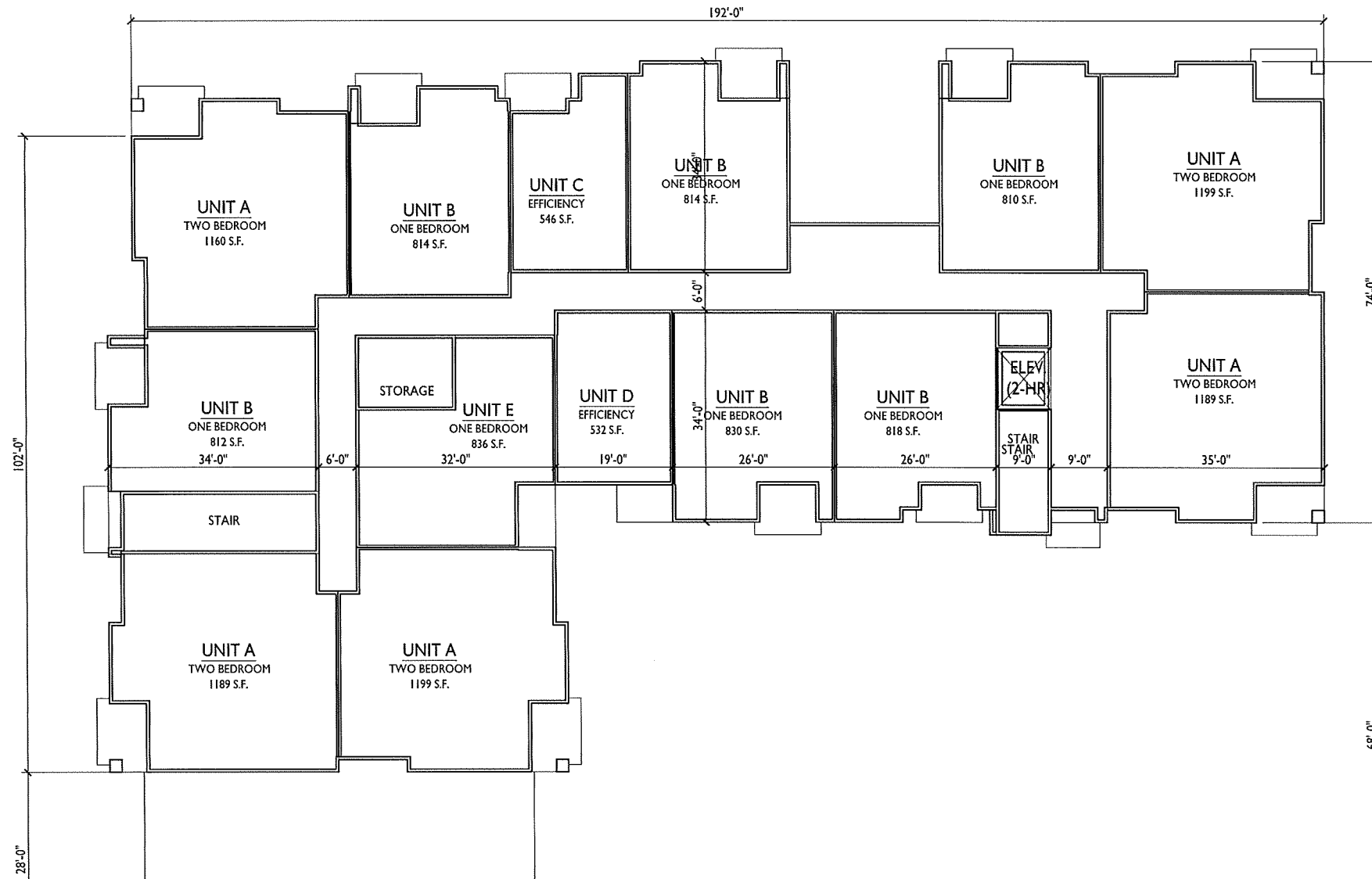
BUILDING C

SHEET NUMBER

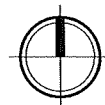
A-1.3c

PROJECT NO. **1205**

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1 SECOND FLOOR PLAN (THIRD SIM)
A-1.3c SCALE: 3/16"=1'-0"





1 NORTH ELEVATION
 A-2.1c SCALE: 3/16"=1'-0"



2 EAST ELEVATION
 A-2.1c SCALE: 3/16"=1'-0"



3 WEST ELEVATION
 A-2.1c SCALE: 3/16"=1'-0"



4 SOUTH ELEVATION
 A-2.1c SCALE: 3/16"=1'-0"

REVISIONS
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 December 6, 2013

PROJECT TITLE
**ROYSTER
 CROSSINGS
 LOT 3**

MADISON, WI
 SHEET TITLE
**EXTERIOR
 ELEVATIONS**

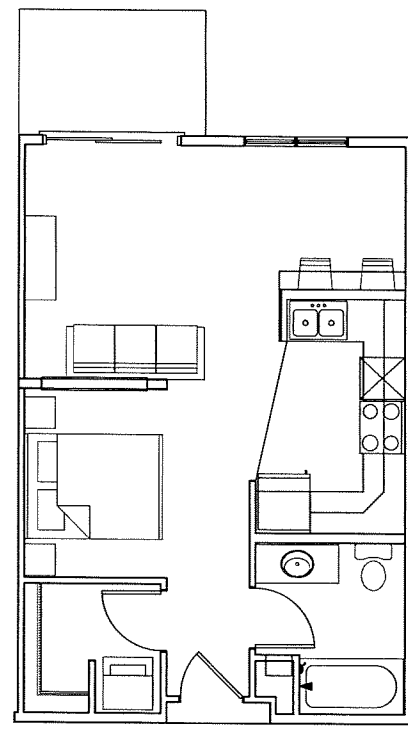
BUILDING C

SHEET NUMBER

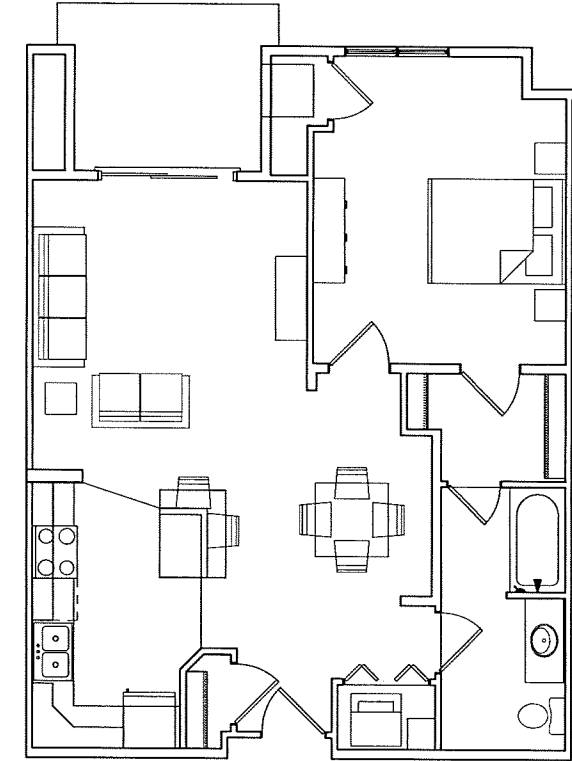
A-2.1c

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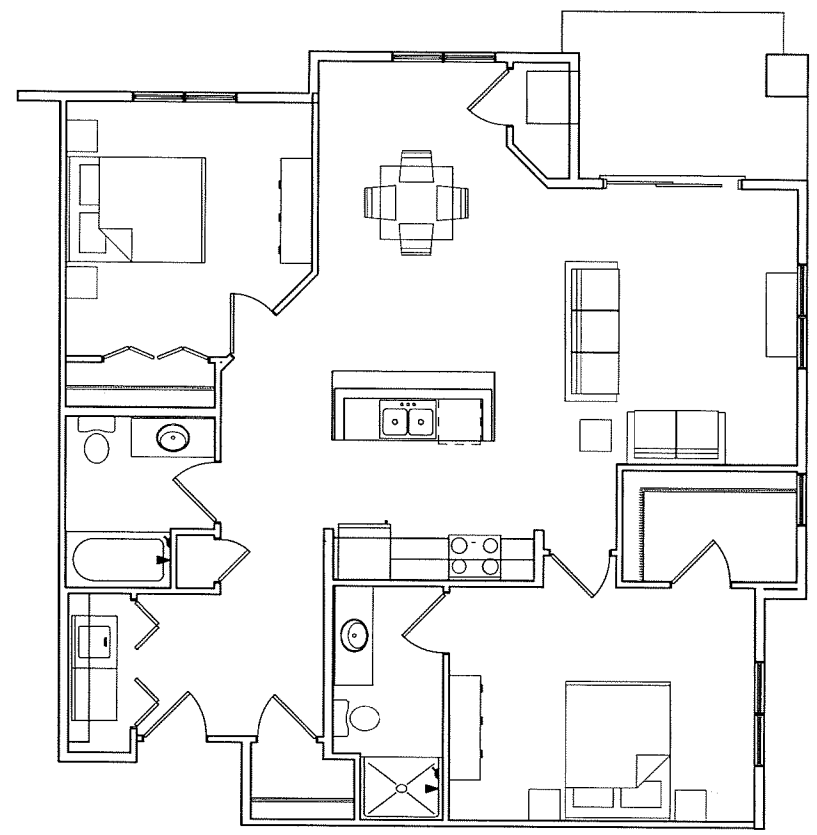
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UNIT D
 EFFICIENCY
 532 S.F.



UNIT B
 ONE BEDROOM
 810 S.F.



UNIT A
 TWO BEDROOM
 1199 S.F.

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

PROJECT TITLE
**ROYSTER
 CROSSINGS
 LOT 3**

MADISON, WI
 SHEET TITLE
**TYP. UNIT
 PLANS**

BUILDING C

SHEET NUMBER

A-6.1c

PROJECT NO. 1205
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Lot 5 Building B - South Elevation

Royster Crossings - Lot 5
2013-12-09

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