



December 11, 2013

Dear City of Madison Planning Commissioners:

On October 22, 2013, Alder David Ahrens and Carl Ruedebusch of Ruedebusch Development, met with the Eastmorland and Lake Edge Neighborhoods as they had so many time before to bring everyone up to date on Royster Corners. Stone House Development, J. Randy Bruce of Knoth and Bruce Architects, and David Porterfield of Movin' Out provided an overview of their plans. In addition to the people listed above, Heather Stouder, Christy Bachman and others from the city were available to give further explanations and provide answers to our questions. We are pleased the plans presented are generally consistent with the Special Area Plan.

It is our recommendation that you approve the Conditional Use Permits as follows:

- Lot 2, Royster Clark plat - Conditional Use - Construct mixed-use building w/ 9,900 sq. ft. of commercial space and 22 apartments
- Lot 3, Royster Clark plat - Conditional Use - Construct 80-unit apartment building
- Lot 5, Royster Clark plat - Conditional Use - Construct 71-unit apartment building

Sincerely,

Jacklyn Da Walt, President
Lake Edge Neighborhood Association
PO Box 14102
Madison, WI 53708-0102

EASTMORLAND COMMUNITY ASSOCIATION

P.O. Box 14584 Madison, Wisconsin 53708

*Area bound by
Highway 30, Stoughton Road,
Cottage Grove Road, Atwood Avenue,
Lake Monona and Starkweather Creek*

City of Madison Department of Planning &
Community & Economic Development
December 11, 2013

Dear Plan Commissioners and City Staff:

I would like the Plan Commission to be aware that we are also closely following all proceedings that have to do with the Royster Corners project. We approve of the present plan which we heard about at our October 22nd public meeting at Schenk Elementary School.

We are concerned with the height of buildings, but are reassured that our amended Royster-Clark Special Area Plan is being followed. I quote the overall vision that *"redevelopment on the Royster-Clark site is an opportunity to create something special that enhances neighborhood identity, brings employment and engaging activities to the area, and acts as a catalyst to encourage additional neighborhood improvements."* We will continue to keep our eyes on the progress of Royster Corners.

Sincerely,

Kathy Soukup,
President
Eastmorland Community Association