

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: September 24, 2014

UDC MEETING DATE: October 1, 2014

Action Requested

- ☒ Informational Presentation
☐ Initial Approval and/or Recommendation
☐ Final Approval and/or Recommendation

PROJECT ADDRESS: Lots 2 & 3 of Royster Corners Plat

ALDERMANIC DISTRICT: Alder Ahrens - District #15

OWNER/DEVELOPER (Partners and/or Principals)

RDC Development, LLC

4605 Dovetail Drive

Madison, WI 53704

ARCHITECT/DESIGNER/OR AGENT:

Knothe & Bruce Architects, LLC

7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

- ☐ Planned Unit Development (PUD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☐ Planned Community Development (PCD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☐ Planned Residential Development (PRD)
☐ New Construction or Exterior Remodeling in an Urban Design District* (A public hearing is required as well as a fee)
☐ School, Public Building or Space (Fee may be required)
☐ New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
☐ Planned Commercial Site

(See Section B for:)

- ☐ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- ☐ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- ☐ Comprehensive Design Review* (Fee required)
☐ Street Graphics Variance* (Fee Required)

- ☒ Other Conditional Use

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

September 10, 2014

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



Re: Letter of Intent – UDC Review
Royster Crossings
Royster Crossings Plat – Lot 2 & 3
Madison, WI
KBA Project # 1421

Mr. Alan Martin:

The following is submitted together with the plans and application for the staff and UDC 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

Engineer: Quam Engineering, LLC
4604 Siggelkow Road, Ste A
McFarland, WI 53558
Phone: 608-838-7750
Contact: Ryan Quam
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

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

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

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: September 10, 2014

UDC MEETING DATE: November 5, 2014

Action Requested

- ☐ Informational Presentation
☐ Initial Approval and/or Recommendation
☒ Final Approval and/or Recommendation

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ALDERMANIC DISTRICT: Alder Ahrens - District #15

OWNER/DEVELOPER (Partners and/or Principals)

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Madison, WI 53704

ARCHITECT/DESIGNER/OR AGENT:

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7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

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Phone: 608-836-3690

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(See Section A For:)

- ☐ Planned Unit Development (PUD)
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☐ Planned Commercial Site

(See Section B for:)

- ☐ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

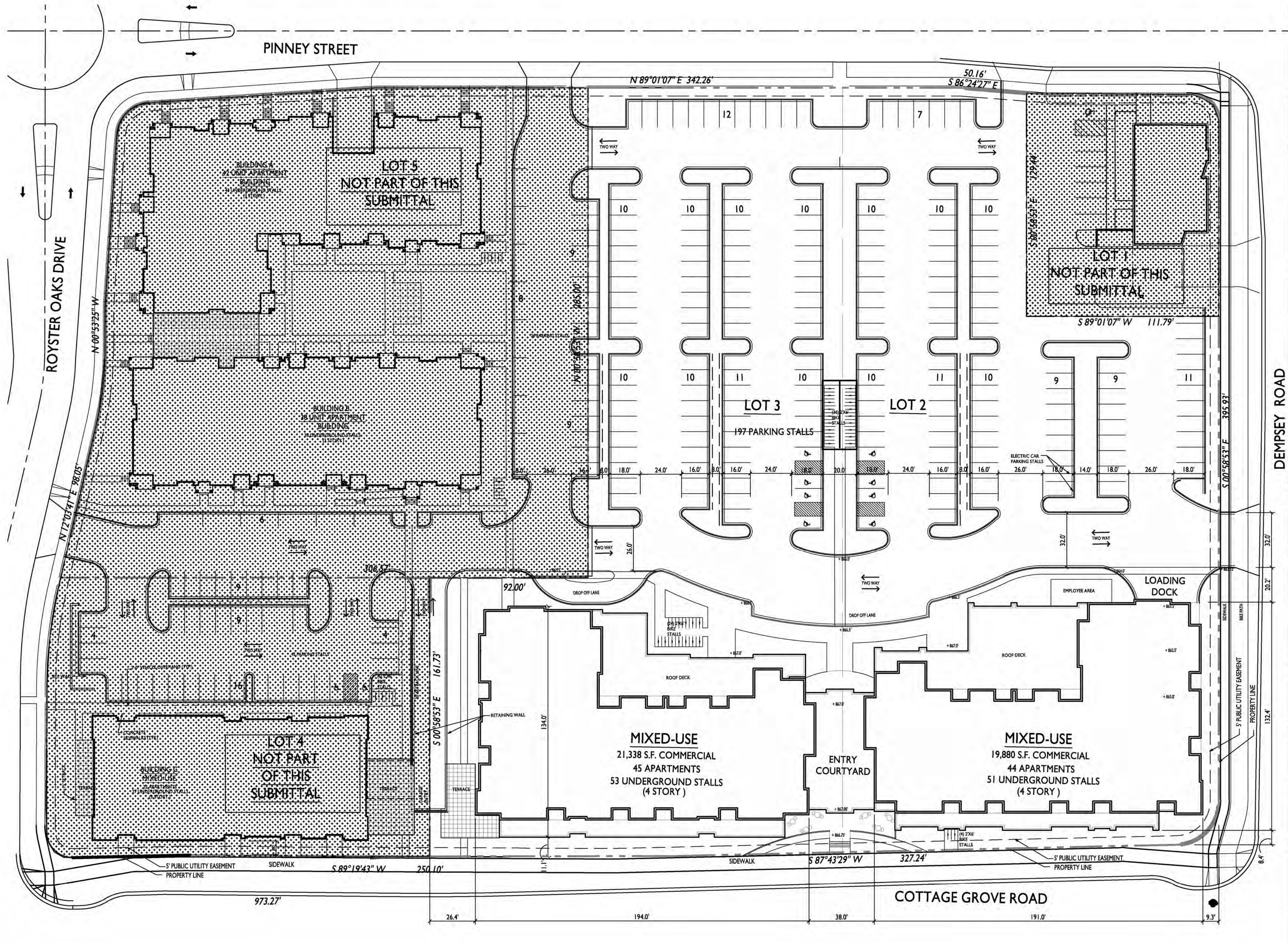
- ☐ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- ☐ Comprehensive Design Review* (Fee required)
☐ Street Graphics Variance* (Fee Required)

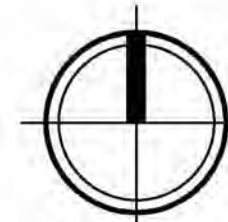
- ☒ Other Conditional Use

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



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.



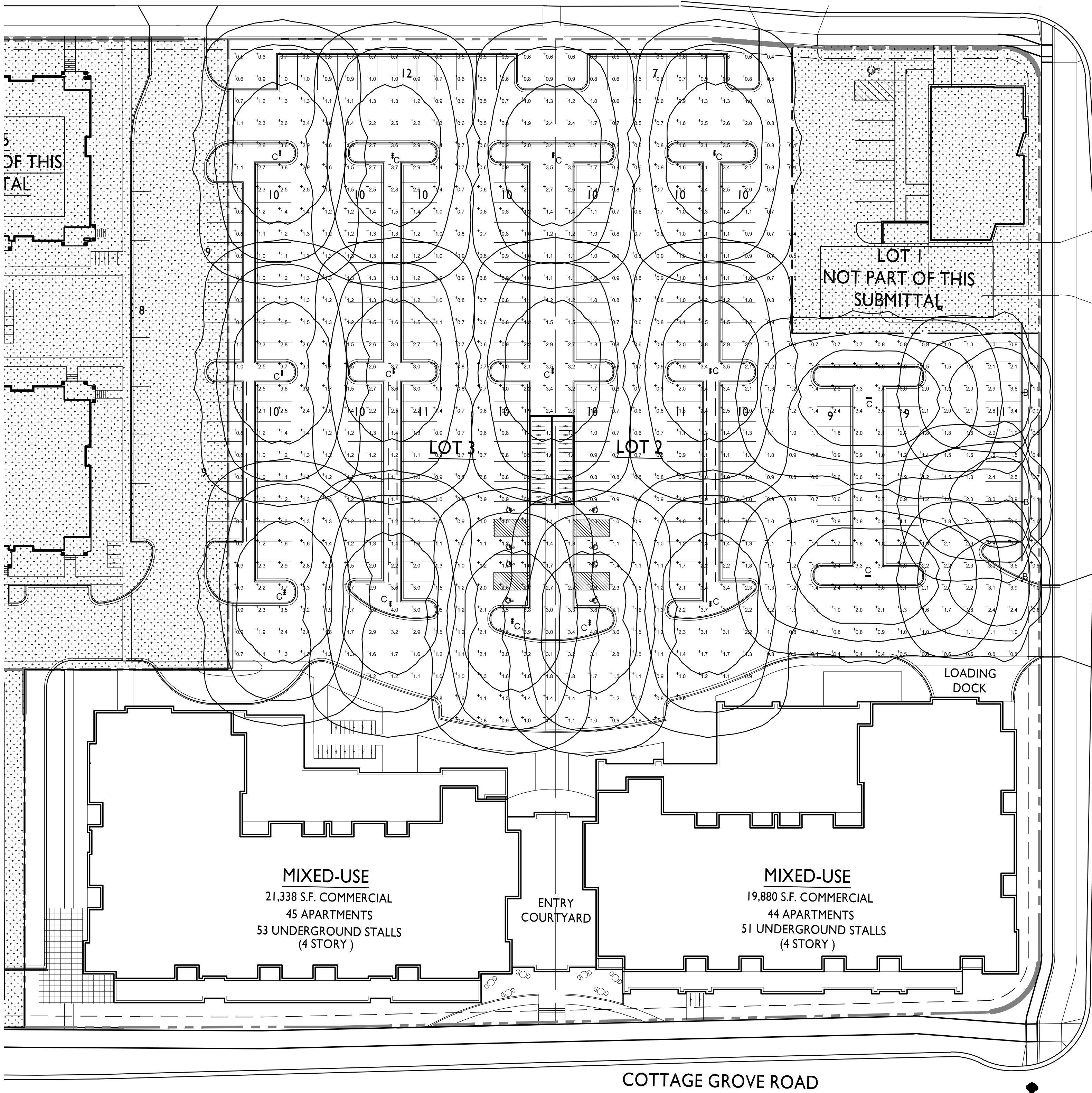
ISSUED
Issued for Land Use - September 10, 2014

PROJECT TITLE
ROYSTER
CORNERS

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

SHEET NUMBER

C-1.2
PROJECT NO. 1421
© 2013 Knothe & Bruce Architects, LLC



LIGHTING SCHEDULE						
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Mounting
	A	0	RUUD LIGHTING	E8407	RECTANGULAR SECURITY / DEEP SHIELDED	8'-0" ABOVE GRADE ON SIDE OF BUILDING
	B	3	RUUD LIGHTING	MAC410SBL	12" AREA CUTOFF w/ BACK LT. SHIELD	20'-0" POLE ON 2'-0" TALL CONC. BASE
	C	15	RUUD LIGHTING	(2) MAC410SBL	12" AREA CUTOFF w/ BACK LT. SHIELD	20'-0" POLE ON 2'-0" TALL CONC. BASE
EXAMPLE LIGHT FIXTURE DISTRIBUTION						
ISOLUX CONTOUR = 0.25 FC						
ISOLUX CONTOUR = 0.5 FC						
ISOLUX CONTOUR = 1.0 FC						
LIGHT FIXTURE						

I 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

ISSUED
July 28, 2014

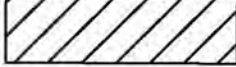
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**ROYSTER
CORNERS**

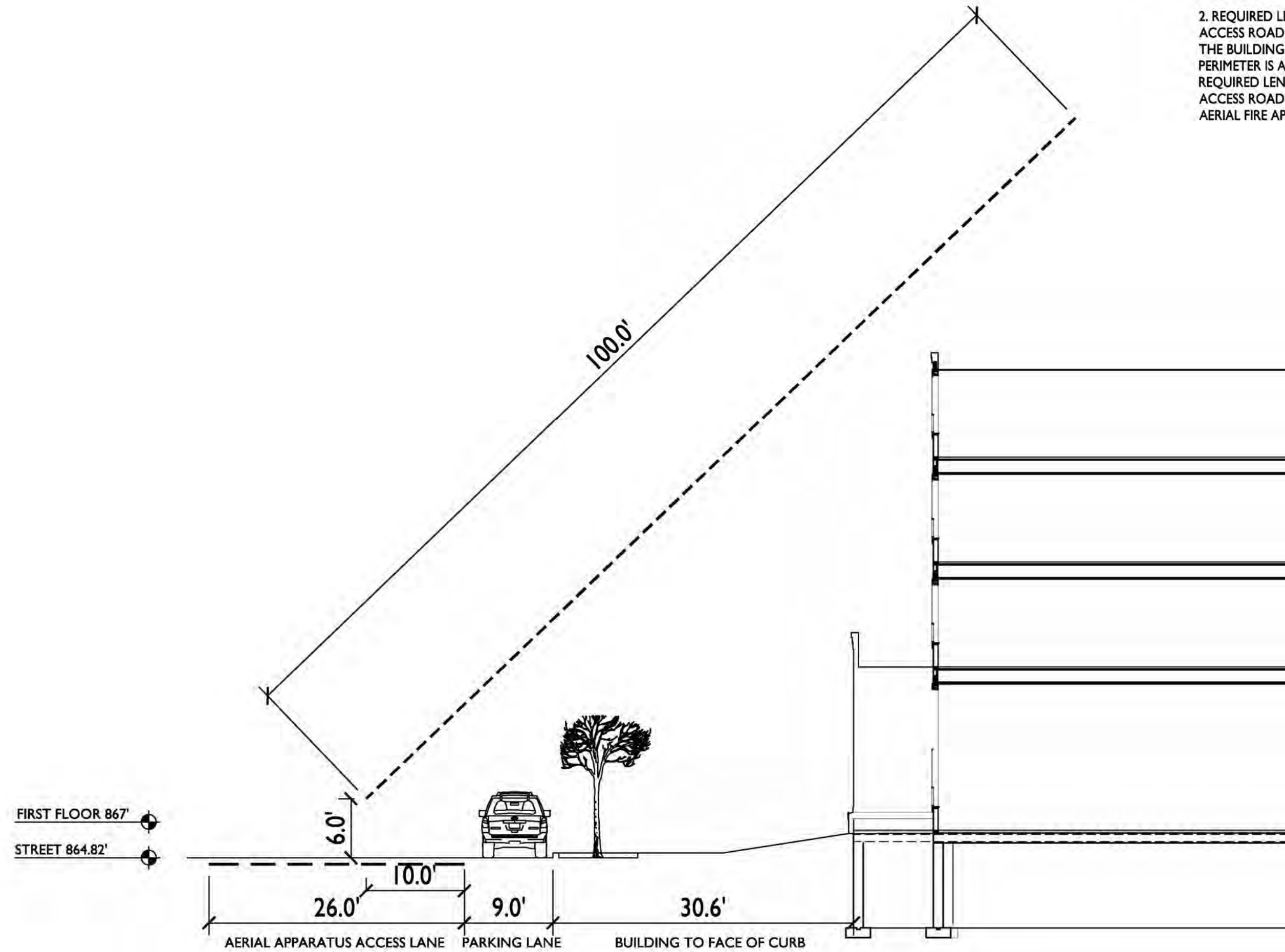
Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
**Fire Department
Access Plan**

SHEET NUMBER

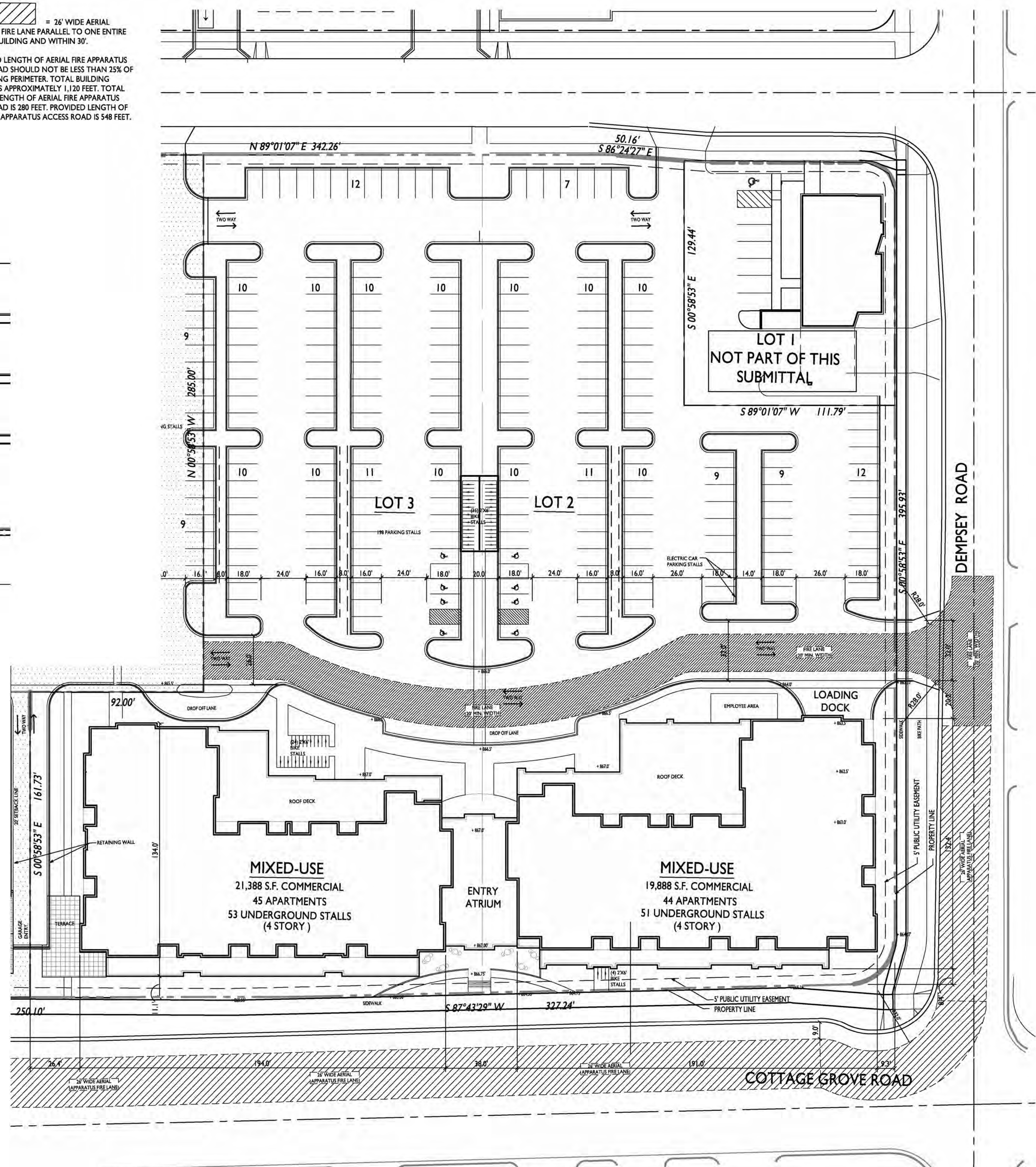
C-1.3

PROJECT NO. 1421
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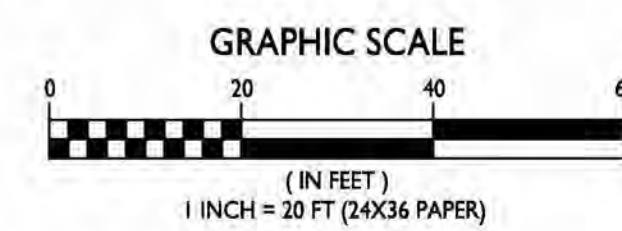
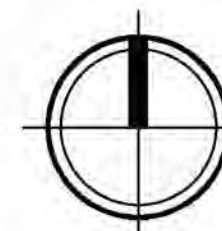
1.  = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
2. REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD SHOULD NOT BE LESS THAN 25% OF THE BUILDING PERIMETER. TOTAL BUILDING PERIMETER IS APPROXIMATELY 1,120 FEET. TOTAL REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 280 FEET. PROVIDED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 548 FEET.



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



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



ISSUED
Issued for Land Use - September 10, 2014

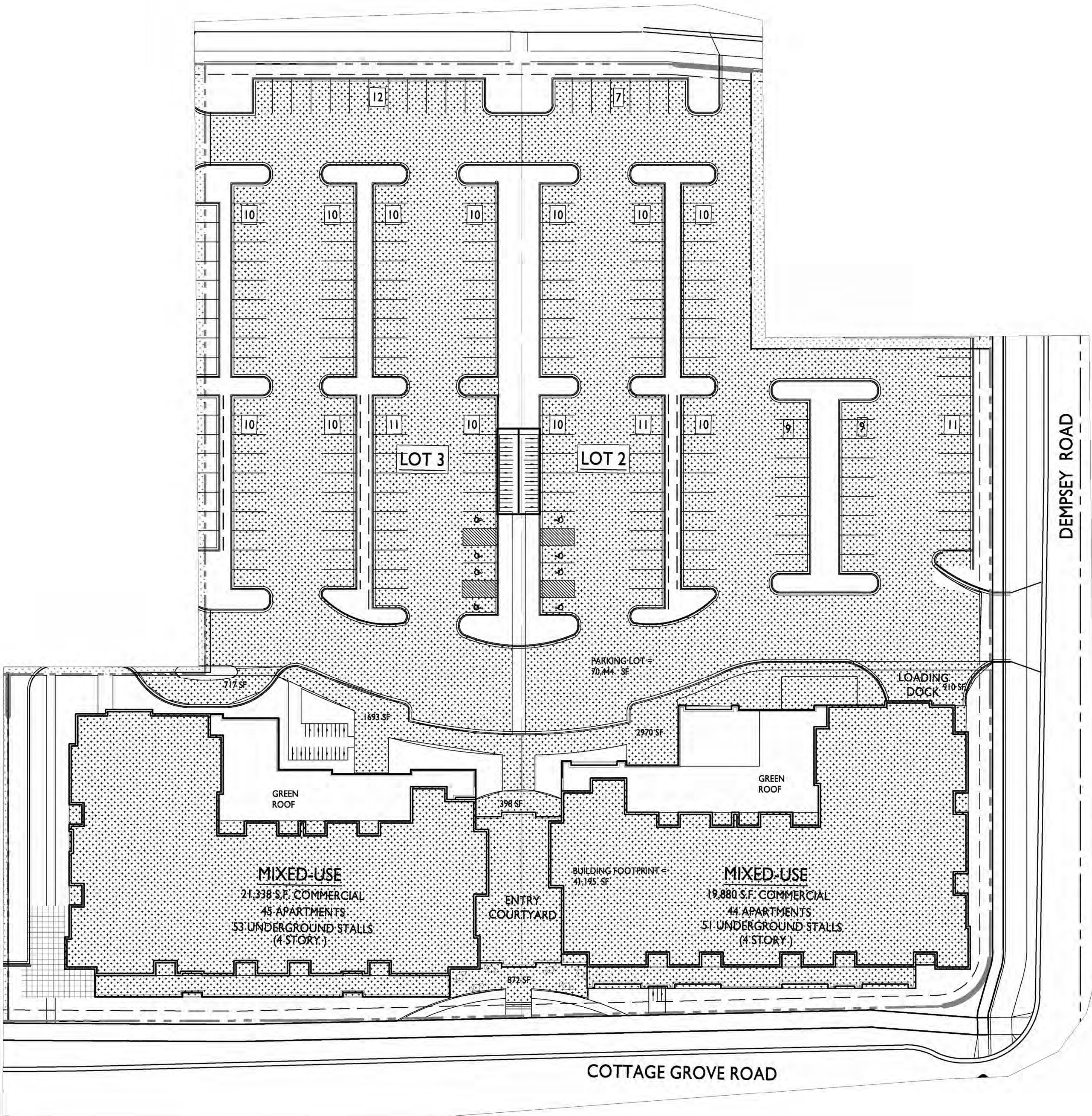
PROJECT TITLE
ROYSER
CORNERS

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

SHEET NUMBER

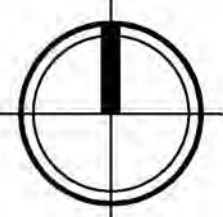
C-1.4

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



LOT COVERAGE	
TOTAL LOT AREA	= 162,579 SF
LOT COVERAGE	= 119,199 SF
(119,199 SF / 162,579)	= 73 %
ALLOWED	85 %

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

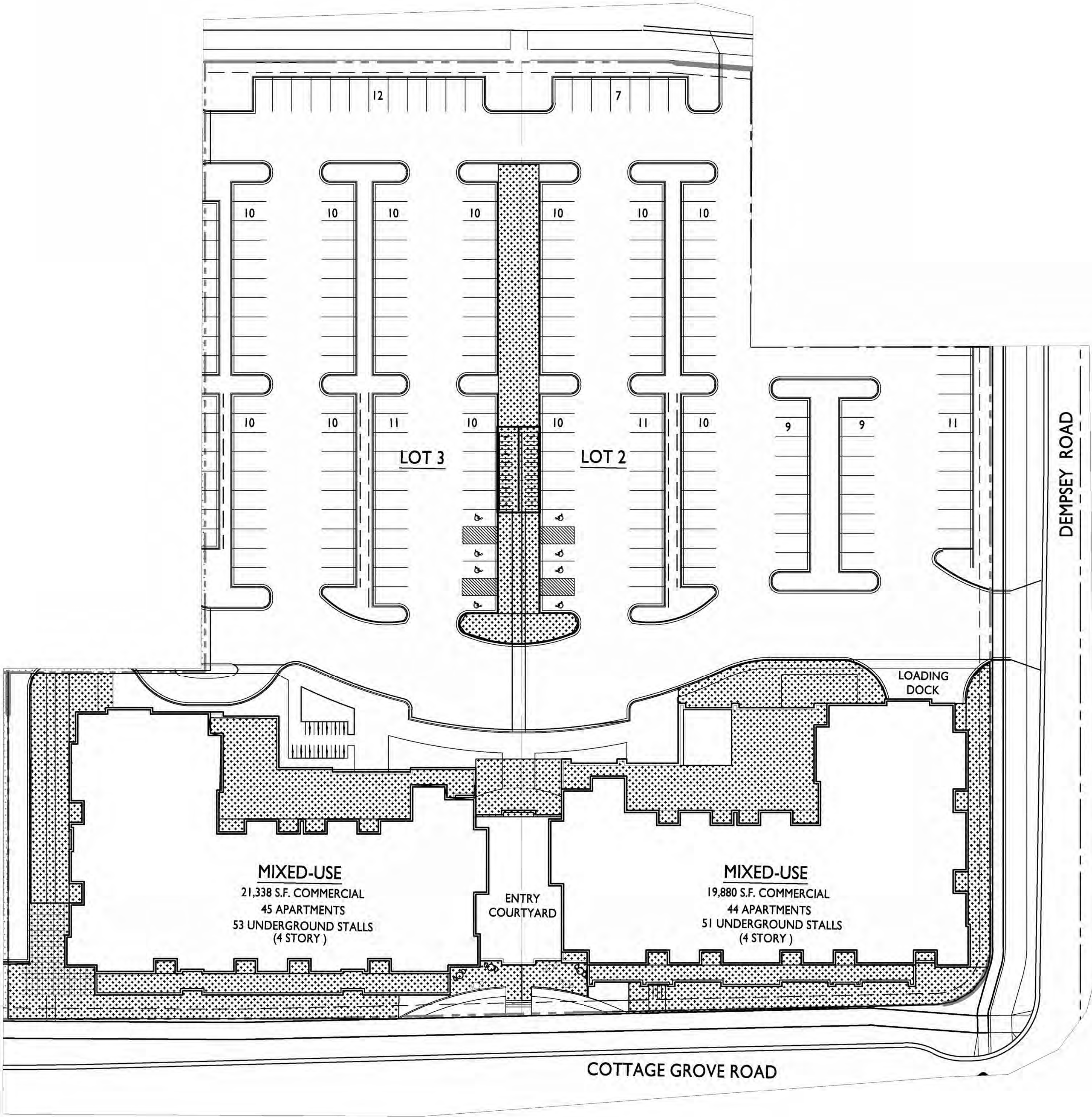


ISSUED
Issued for Land Use - September 10, 2014

PROJECT TITLE
**ROYSTER
CORNERS**

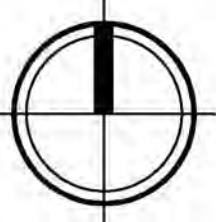
Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
**Usable Open
Space Plan**

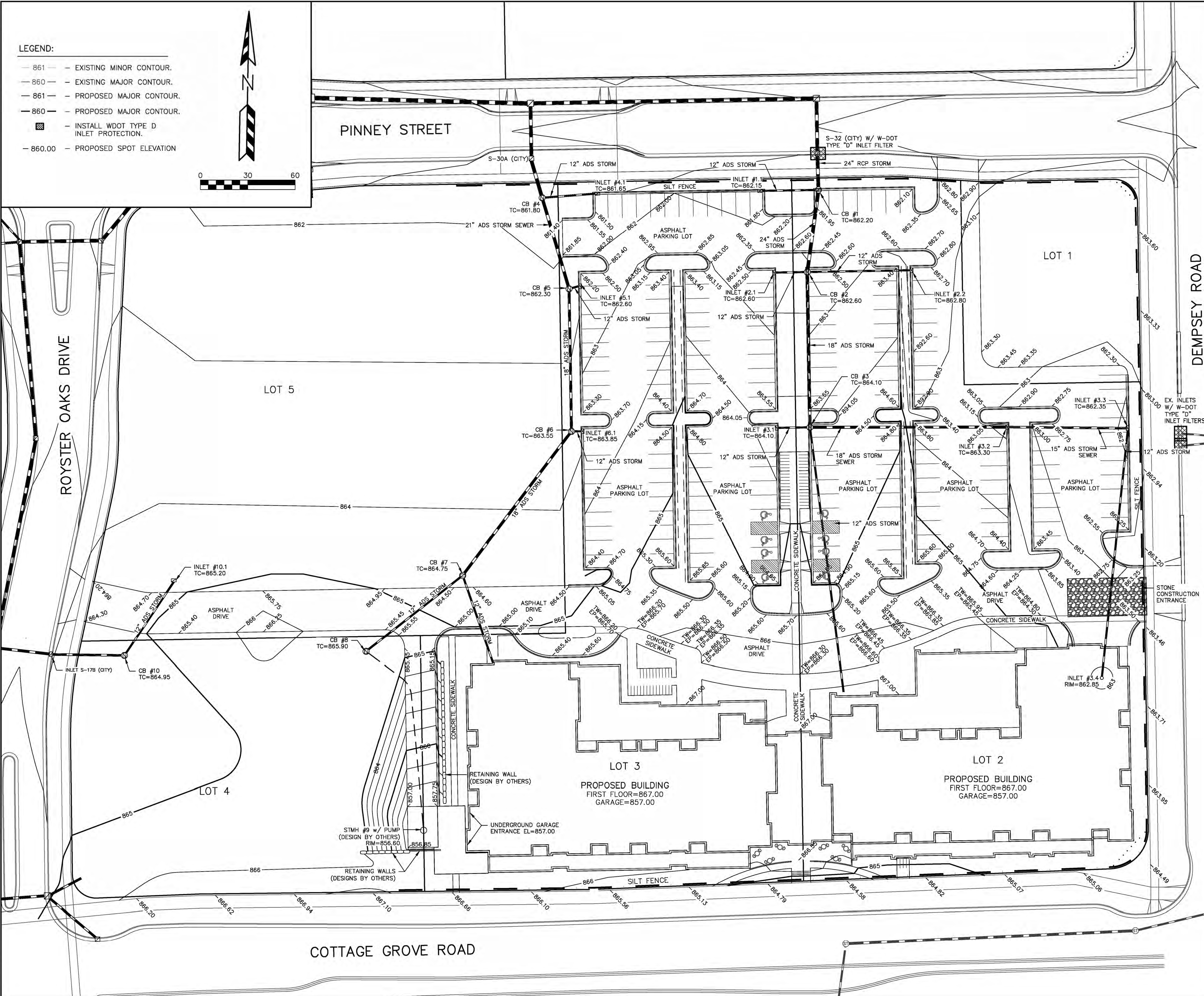
SHEET NUMBER



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





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

EROSION NOTES:

- 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.
- 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.
- 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.
- CUT AND FILL SLOPES SHALL BE NO GREATER THAN 4:1.
- 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.
- 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 PVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:
ALL PVIOUSLY 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 REGRASS 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%.

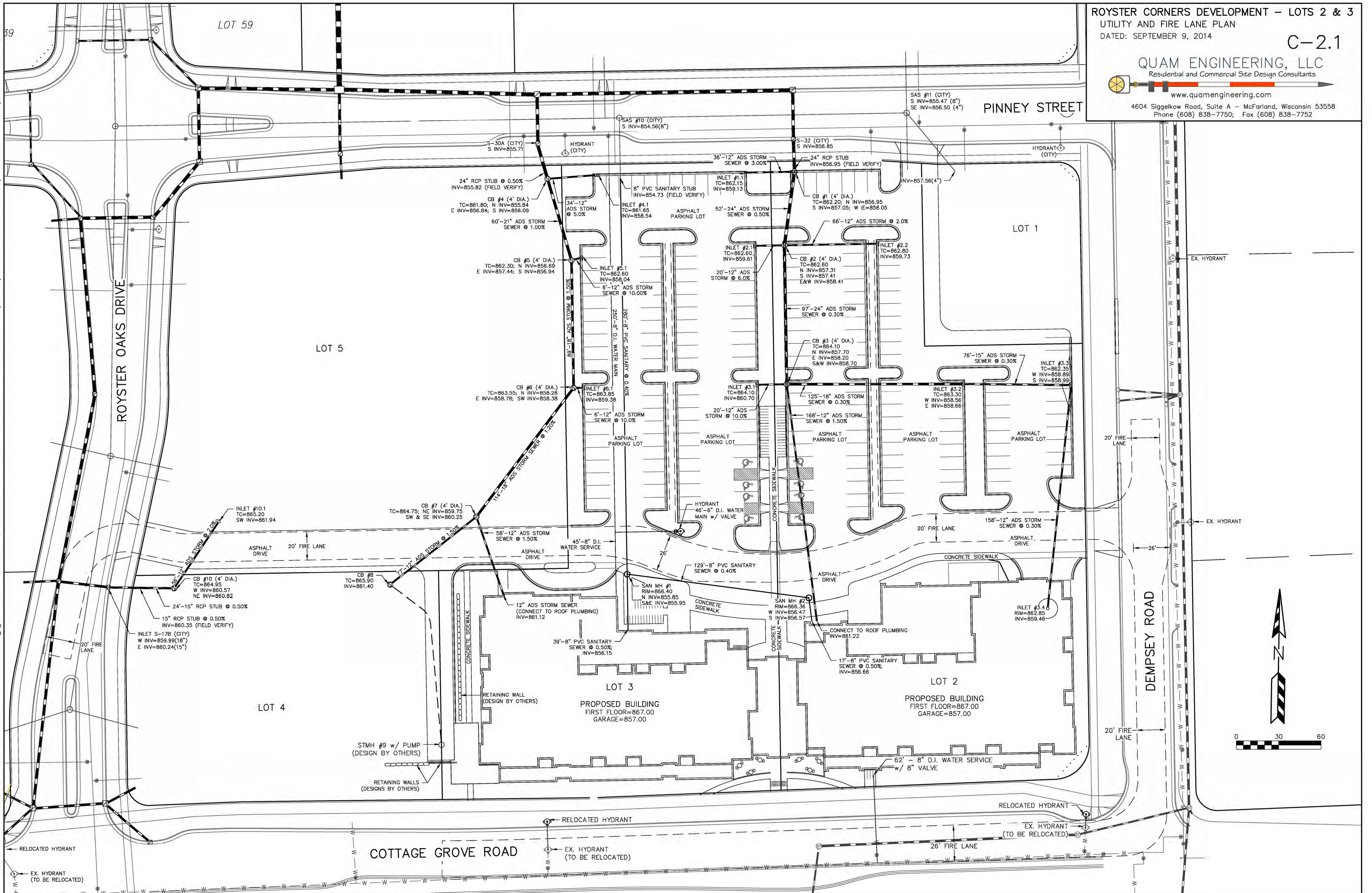
OWNER:
RUDEBUSCH DEVELOPMENT & CONSTRUCTION
4605 DOVETAIL DRIVE
MADISON, WI 53704

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

STONE CONSTRUCTION ENTRANCE

SILT FENCE DETAIL

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



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

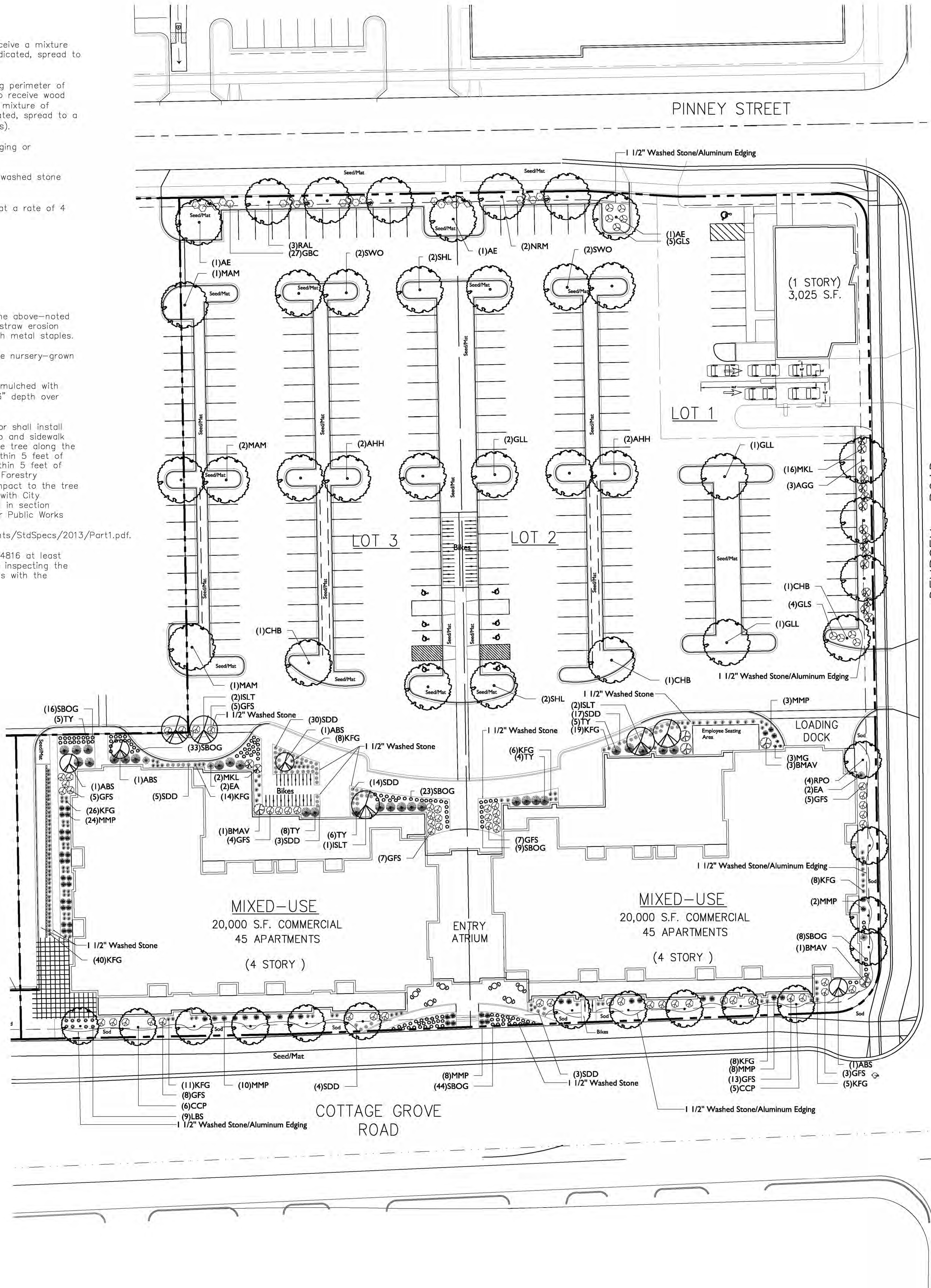
G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.

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

Broadleaf Deciduous				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
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 Gallery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
5	ISLT	Ivory Silk Japanese Tree Lilac	Syringa Reticulata 'Ivory Silk' (tf)	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 Thnls Honeylocust	Gleditsia Triacan Iner 'skycole'	2 1/2" B&B
Conifer Evergreen				
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
Perennial				
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.
Shrub				
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 Spirea	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.

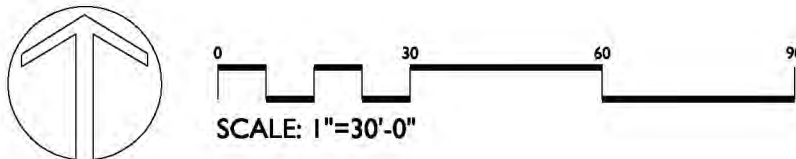
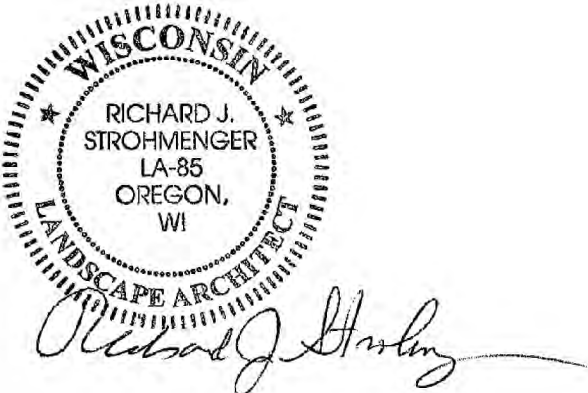
LANDSCAPE WORKSHEET

Zoning district is TE
Total square footage of developed area (Lots 2 and 3)1 62,579 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	
		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'				
Sub Totals			3,302	+	0
					= 3,302

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

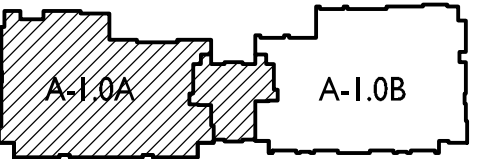
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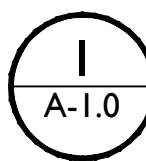
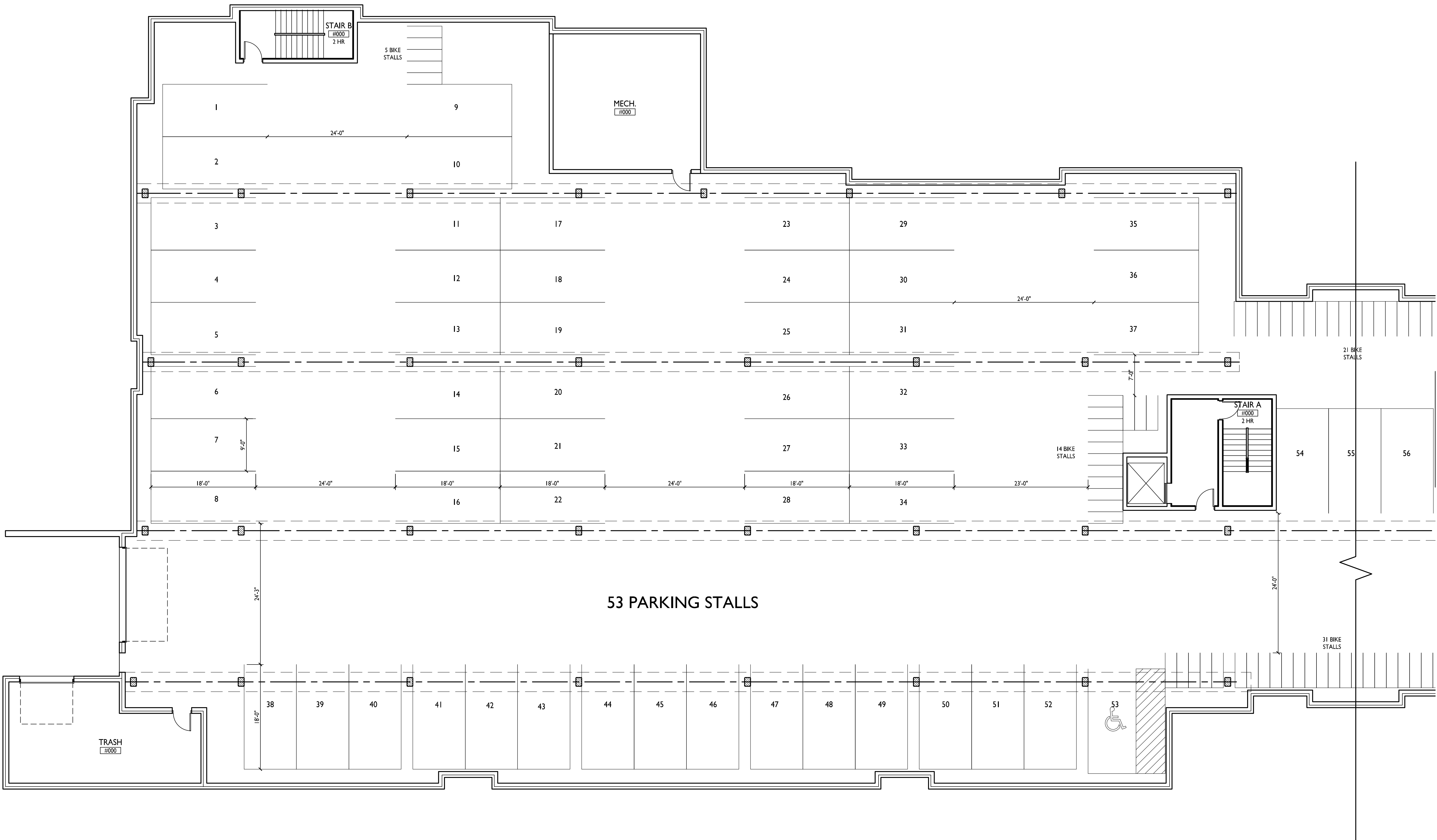
PROJECT TITLE
**ROYSTER
CORNERS**

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

SHEET NUMBER

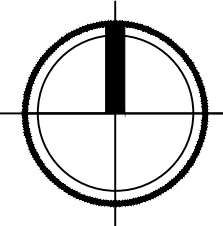
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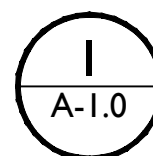
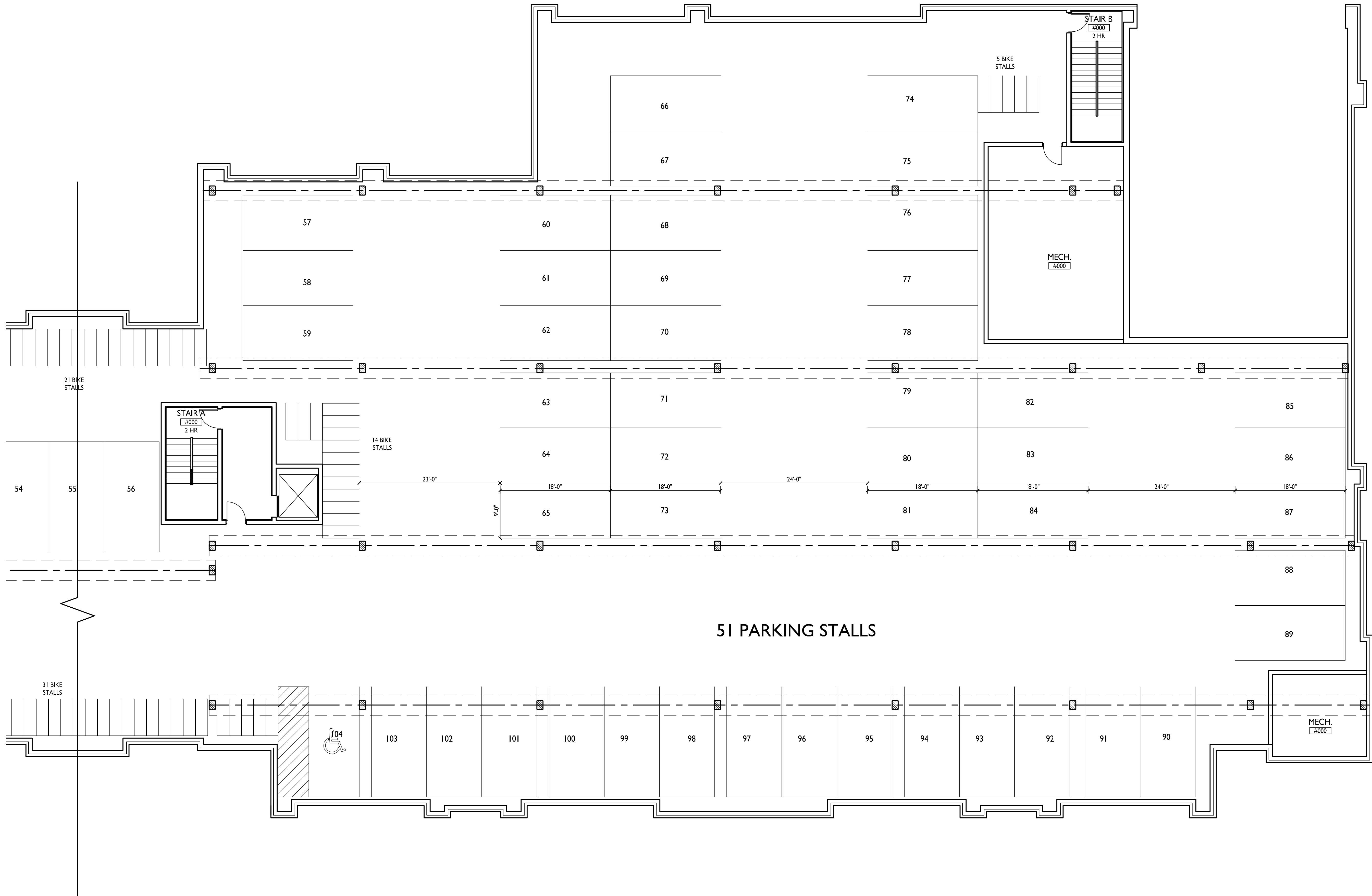
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BASEMENT FLOOR PLAN WEST

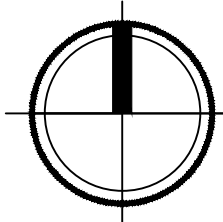
1/8"=1'-0"





BASEMENT FLOOR PLAN EAST

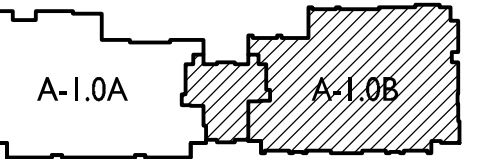
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PROJECT TITLE

ROYSTER
CORNERS

Lot 2 & 3 of Royster
Corners Plat

SHEET TITLE
Basement
Floor
Plan

SHEET NUMBER

A-1.0B

PROJECT NO. 1421

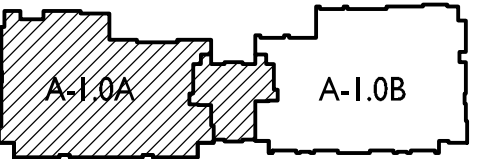
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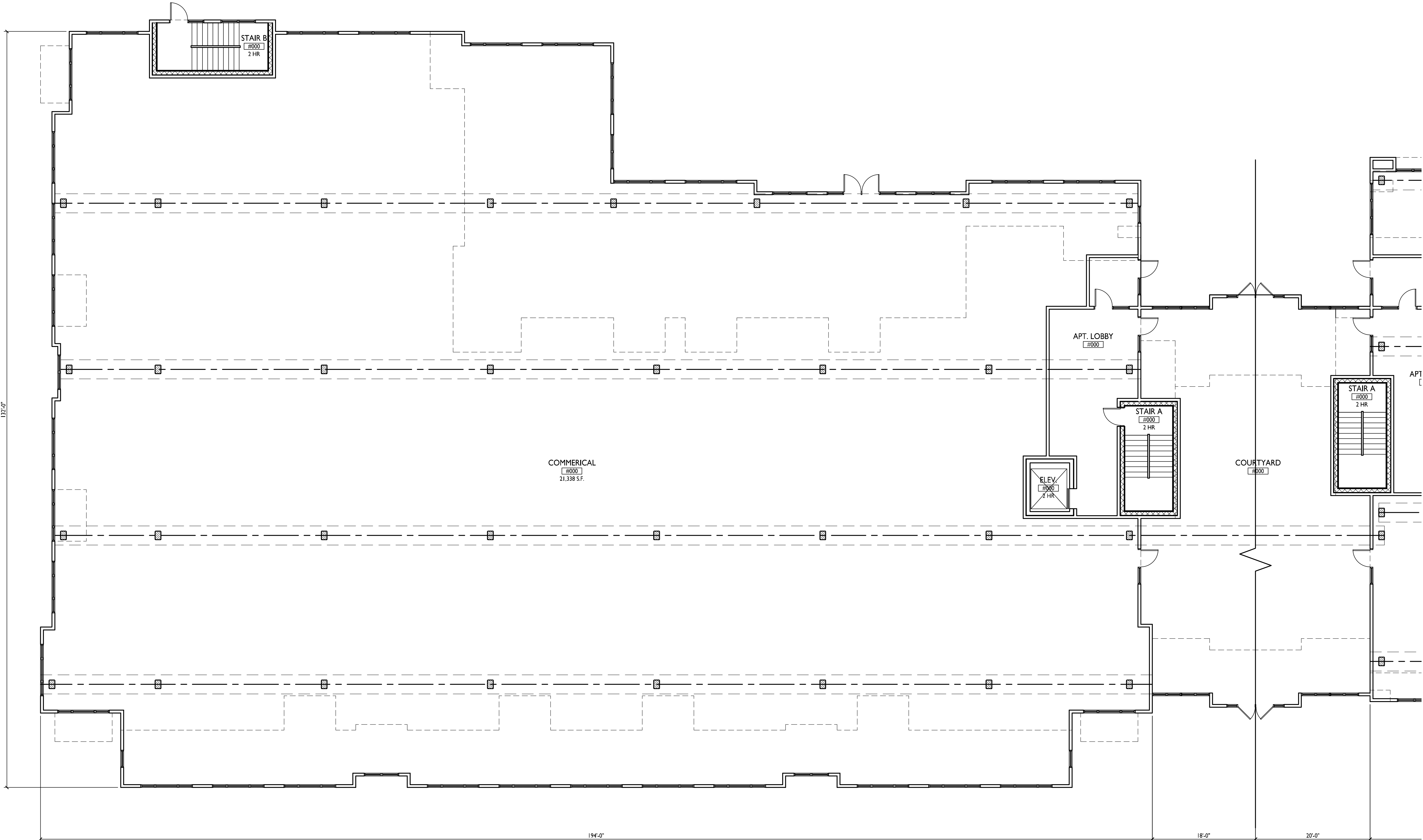
PROJECT TITLE
ROYSTER
CORNERS

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

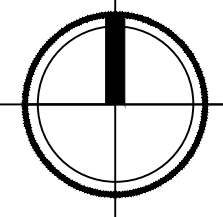
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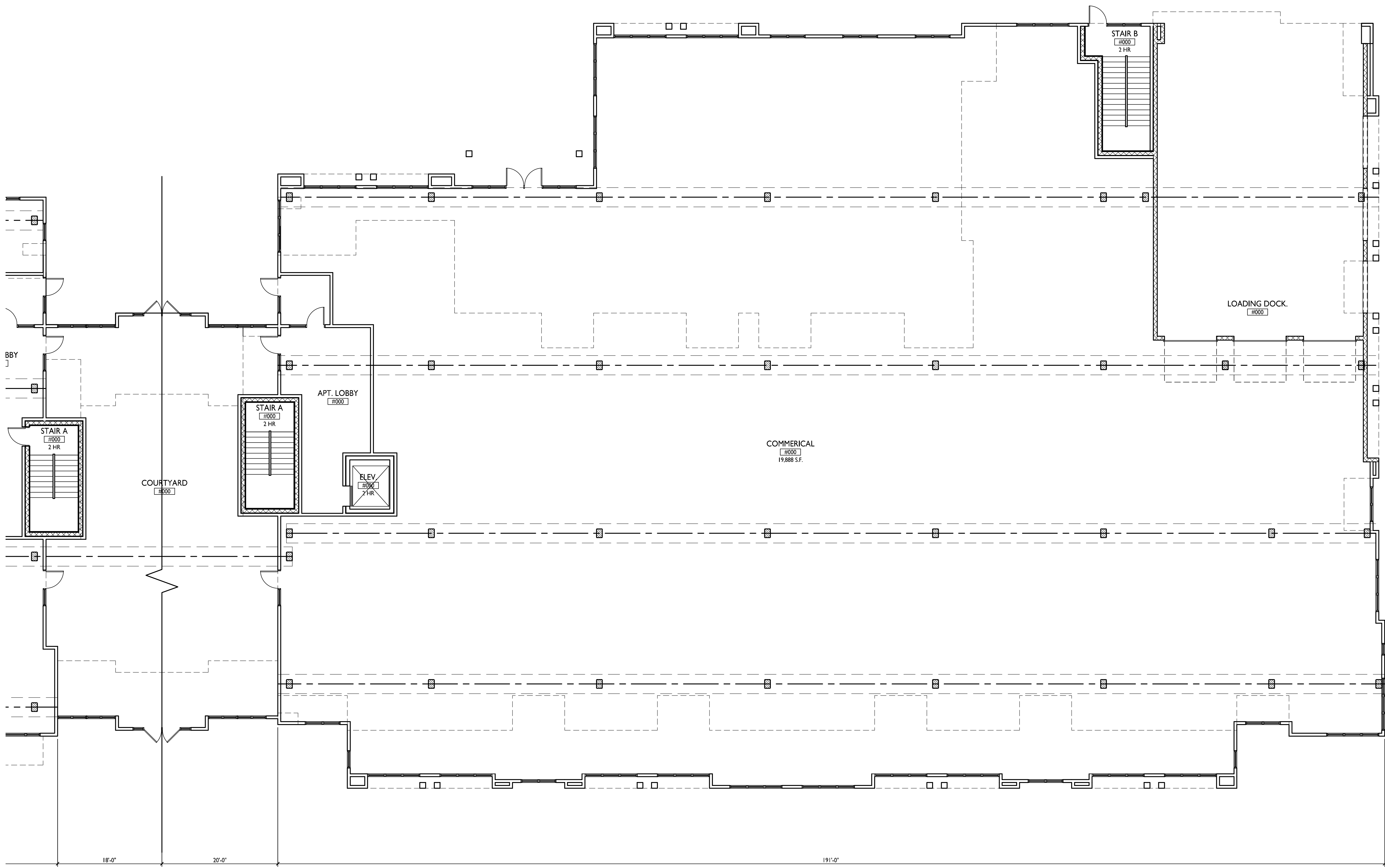
A-1.1A

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

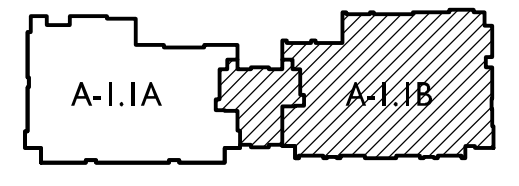




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**ROYSTER
CORNERS**

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

SHEET NUMBER

A-1.1B

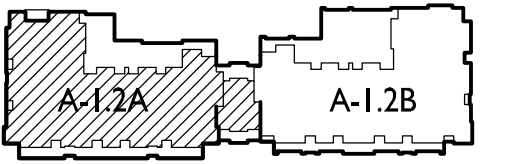
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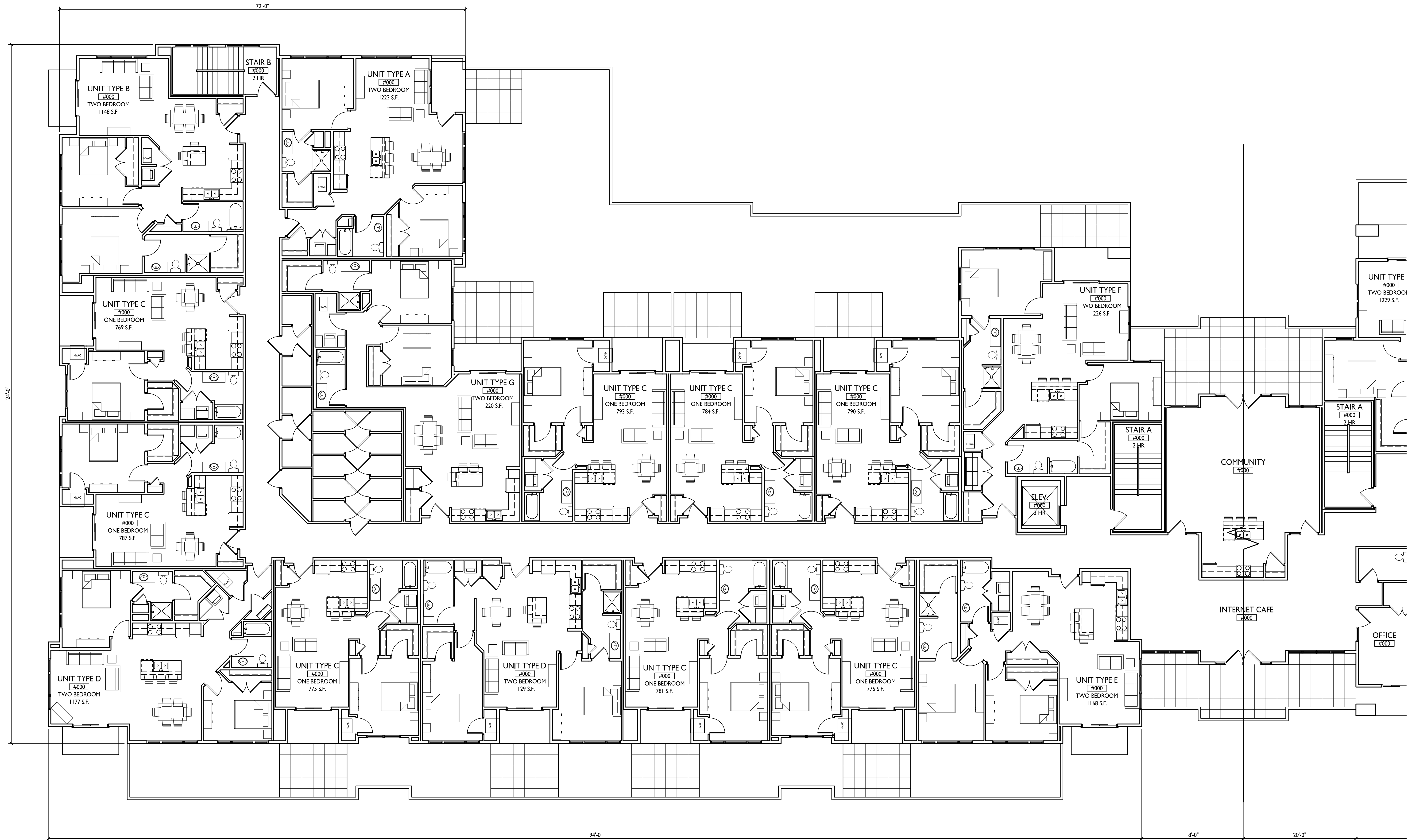
Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
Second Floor Plan

SHEET NUMBER

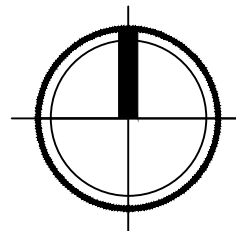
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1 SECOND FLOOR PLAN WEST
A-1.2 1/8"=1'-0"

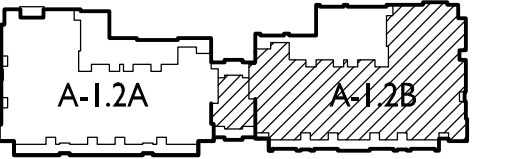




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PROJECT TITLE

**ROYSTER
CORNERS**

Lot 2 & 3 of Royster
Corners Plat

SHEET TITLE

Second Floor Plan

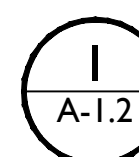
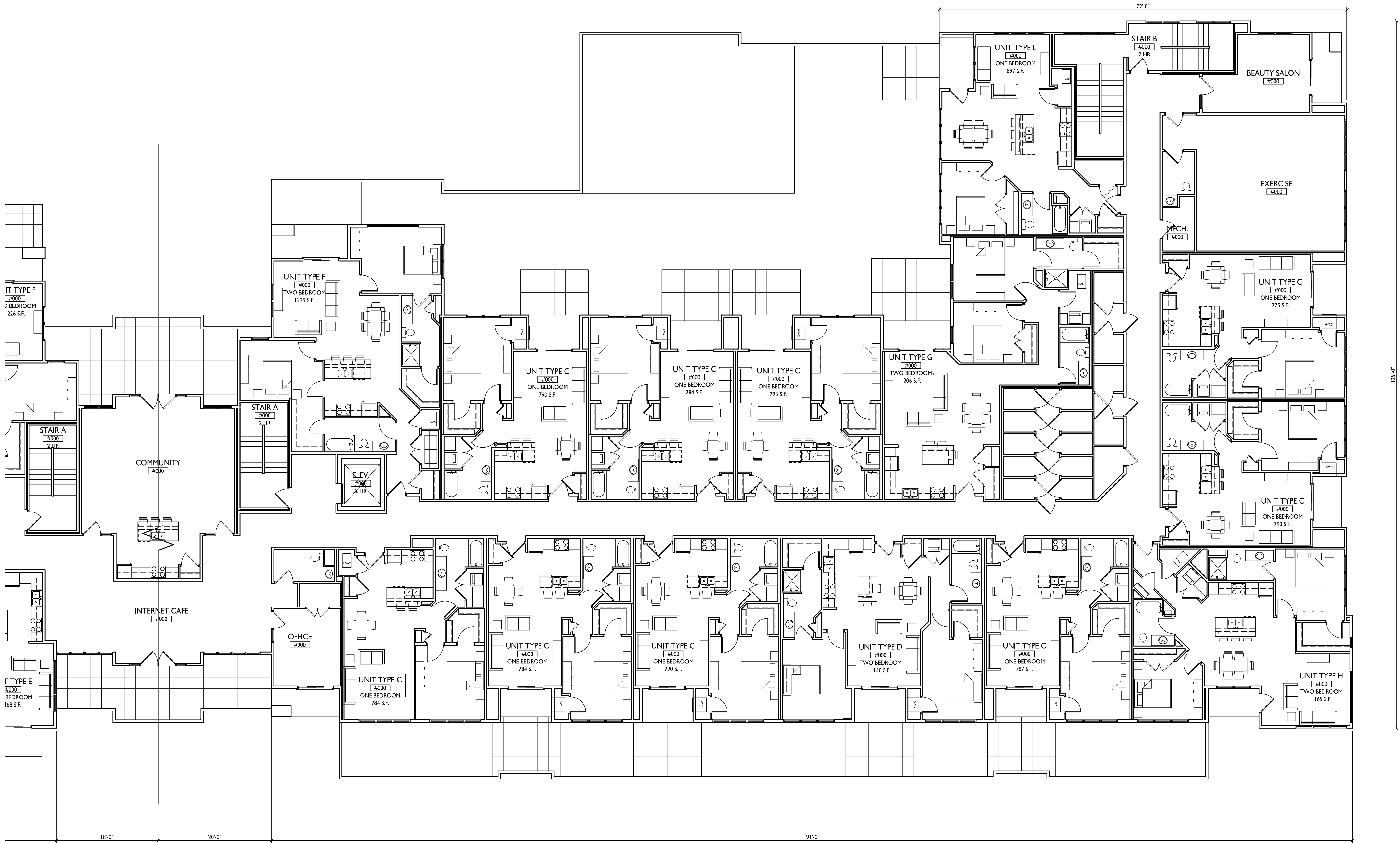
SHEET NUMBER

A-1.2B

PROJECT NO.

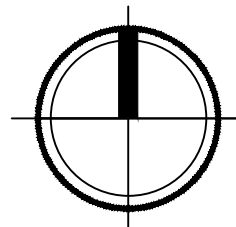
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SECOND FLOOR PLAN EAST

1/8"=1'-0"

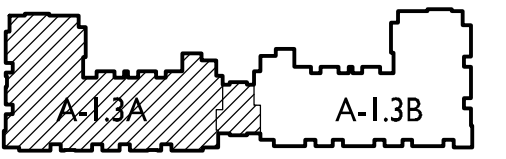




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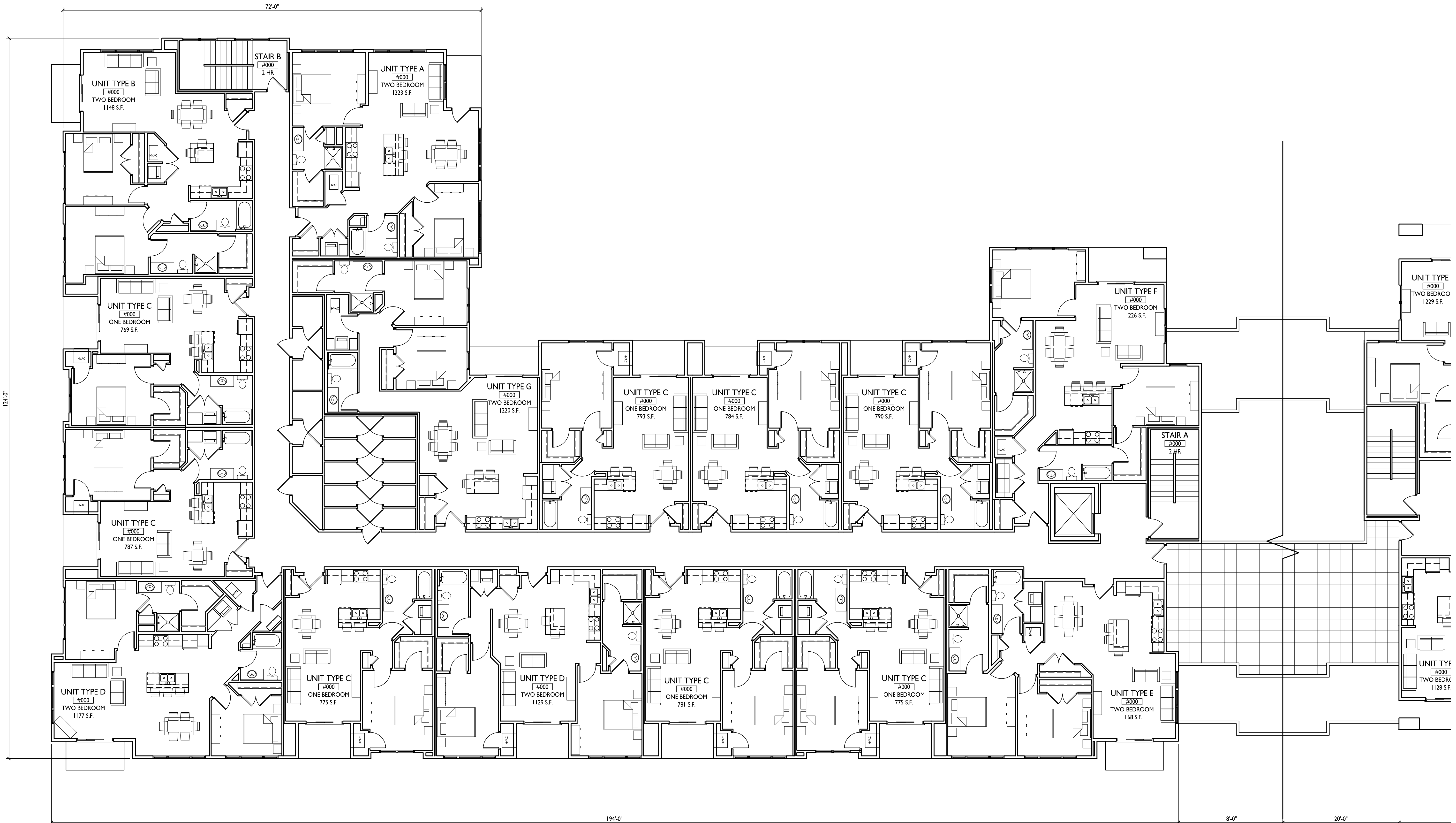
Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
Third Floor Plan

SHEET NUMBER

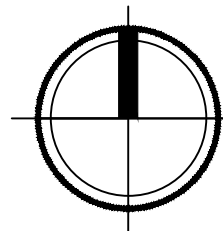
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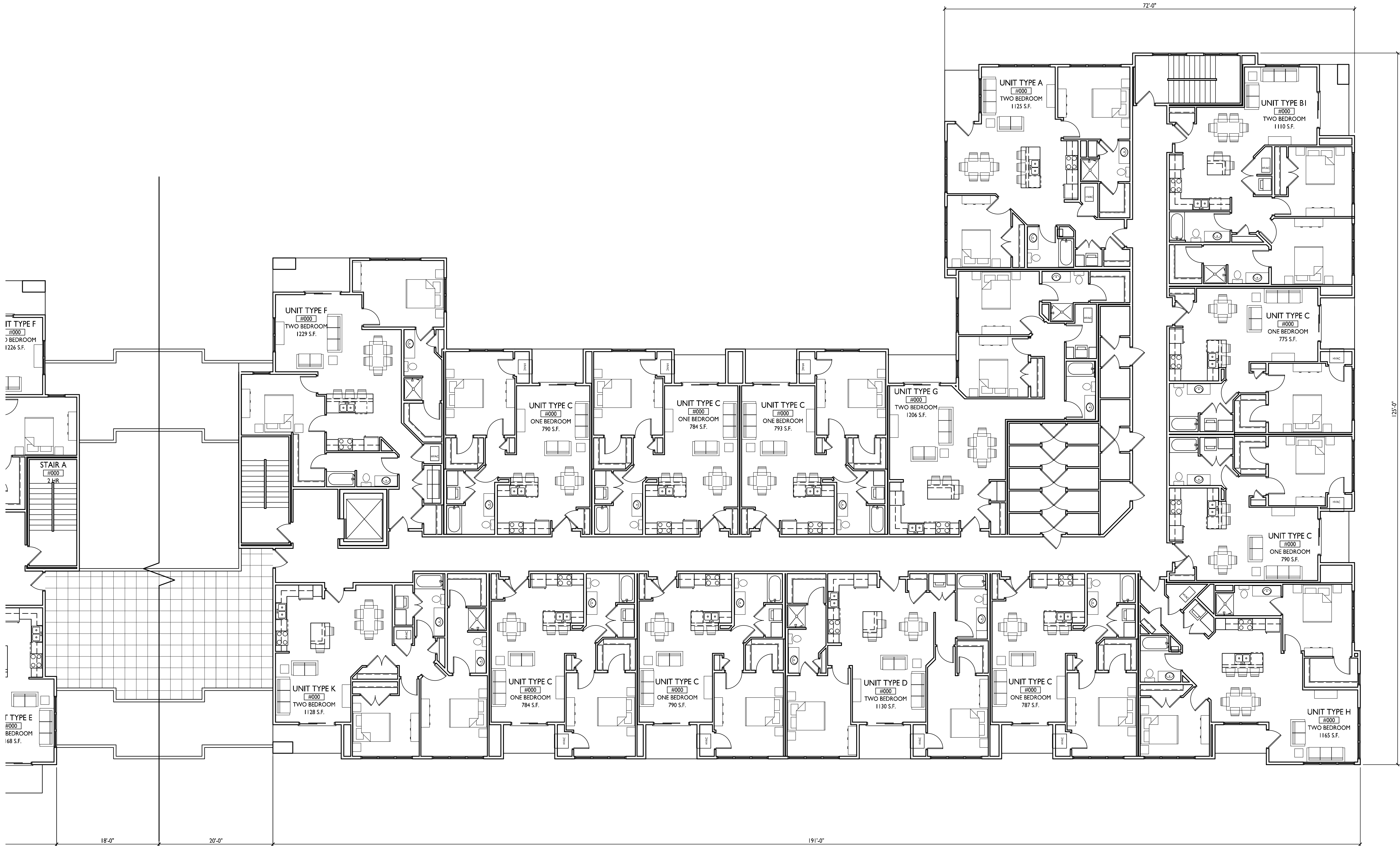
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THIRD FLOOR PLAN WEST
1/8"=1'-0"

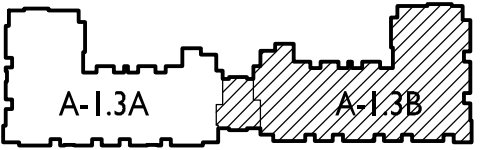




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PROJECT TITLE

**ROYSTER
CORNERS**

Lot 2 & 3 of Royster
Corners Plat

SHEET TITLE
Third Floor Plan

SHEET NUMBER

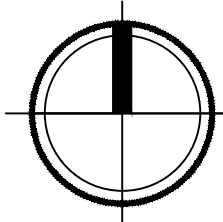
A-1.3B

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

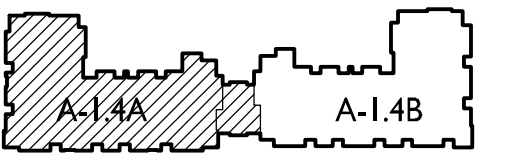




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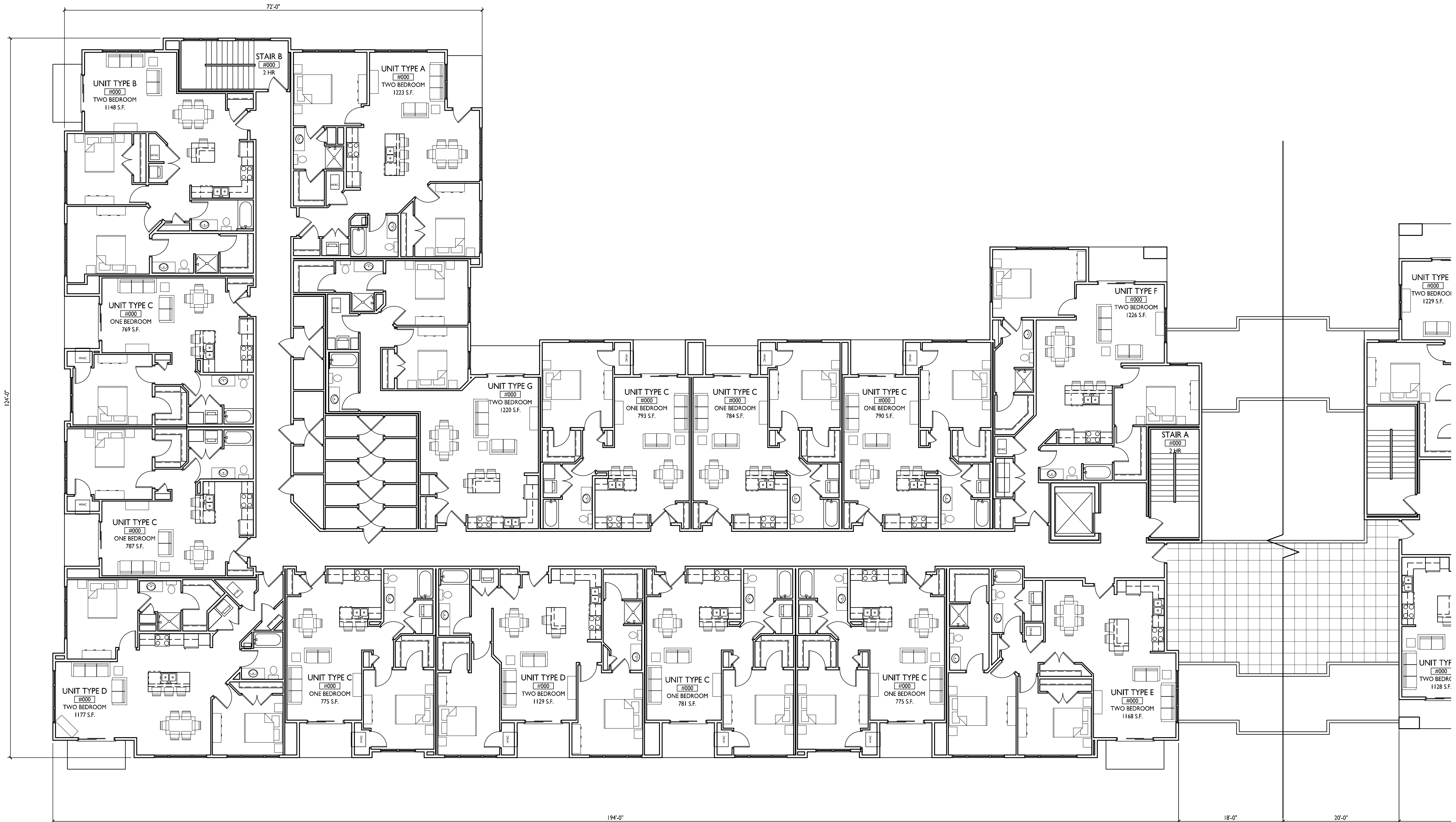
PROJECT TITLE
**ROYSTER
CORNERS**

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

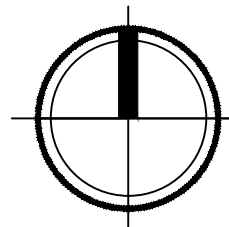
SHEET NUMBER

A-1.4A

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

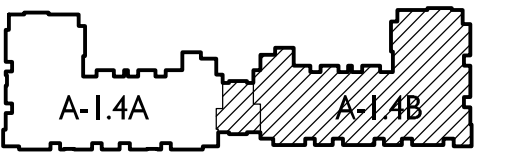




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PROJECT TITLE

**ROYSTER
CORNERS**

Lot 2 & 3 of Royster
Corners Plat

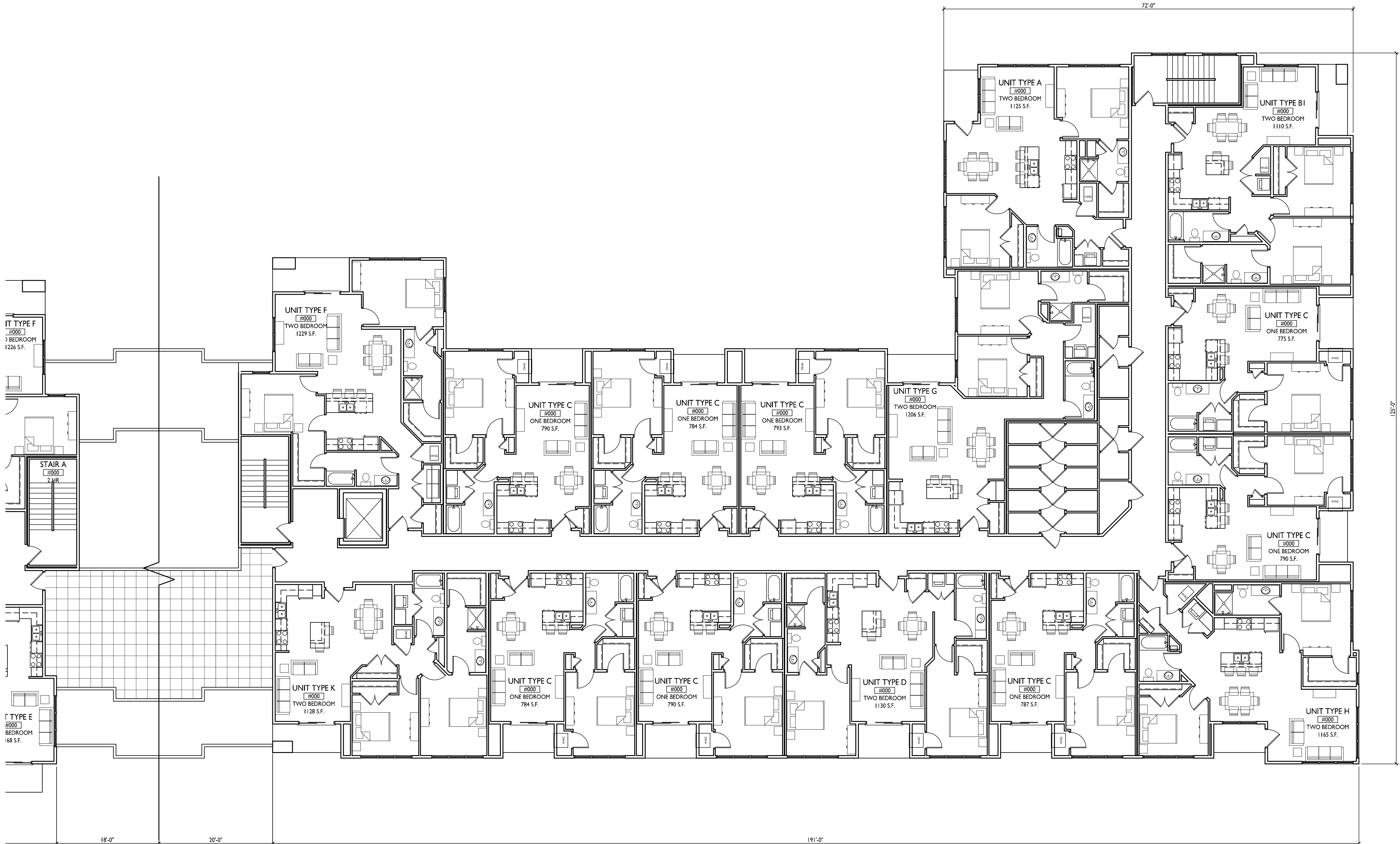
SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

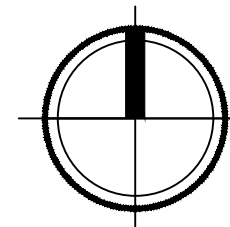
A-1.4B

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

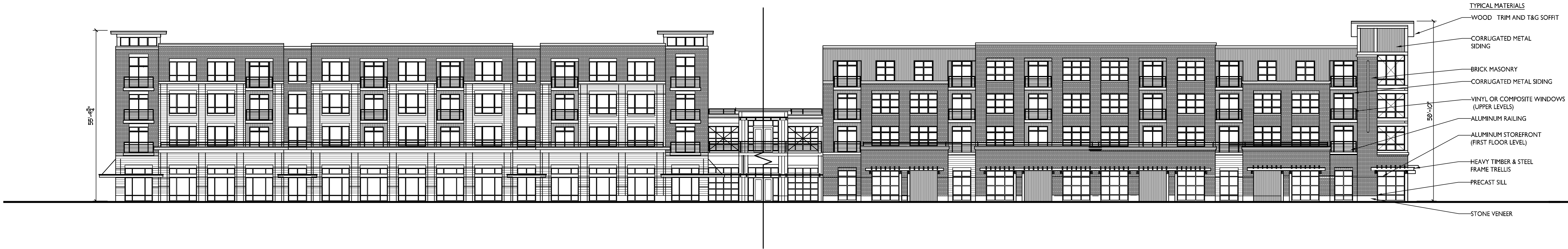




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KEY PLAN



- 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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PROJECT TITLE
**ROYSTER
CORNERS**

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

SHEET NUMBER

A-2.2A

PROJECT NO. 1421
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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"



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



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



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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"



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SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.3

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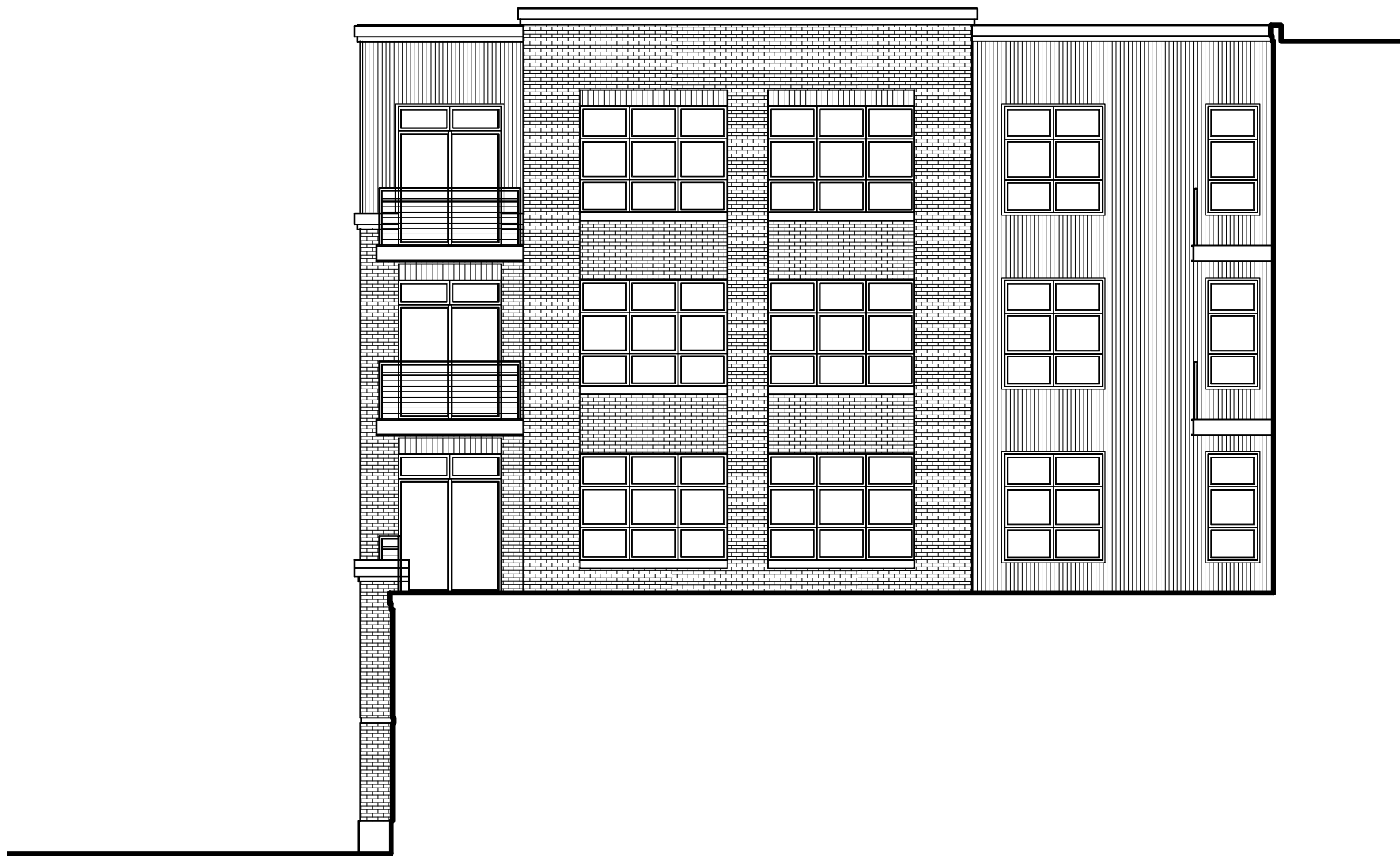


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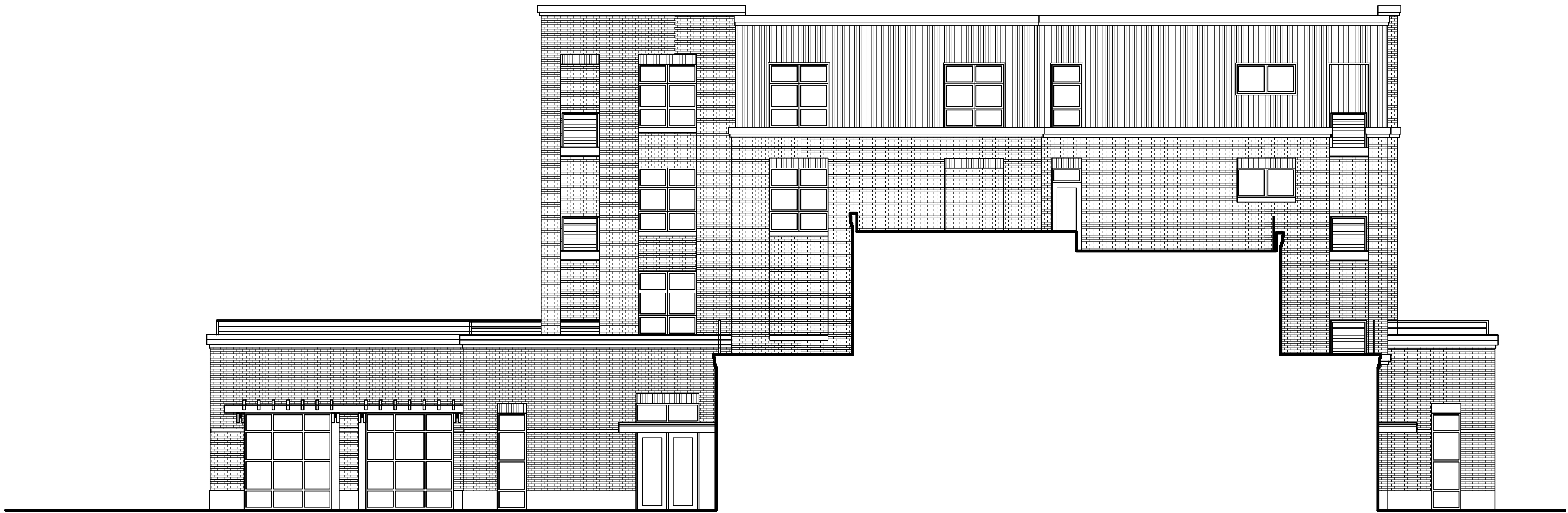
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1 EAST ELEVATION - LOADING DOCK
A-2.4 1/8"=1'-0"



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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