

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: October 29, 2014

UDC MEETING DATE: November 5, 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)

October 29, 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%)

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	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

SITE INDEX SHEET

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ISSUED

Issued for Land Use - September 10, 2014
Addendum #1 - October 22, 2014
Issued for UDC - October 29, 2014

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.

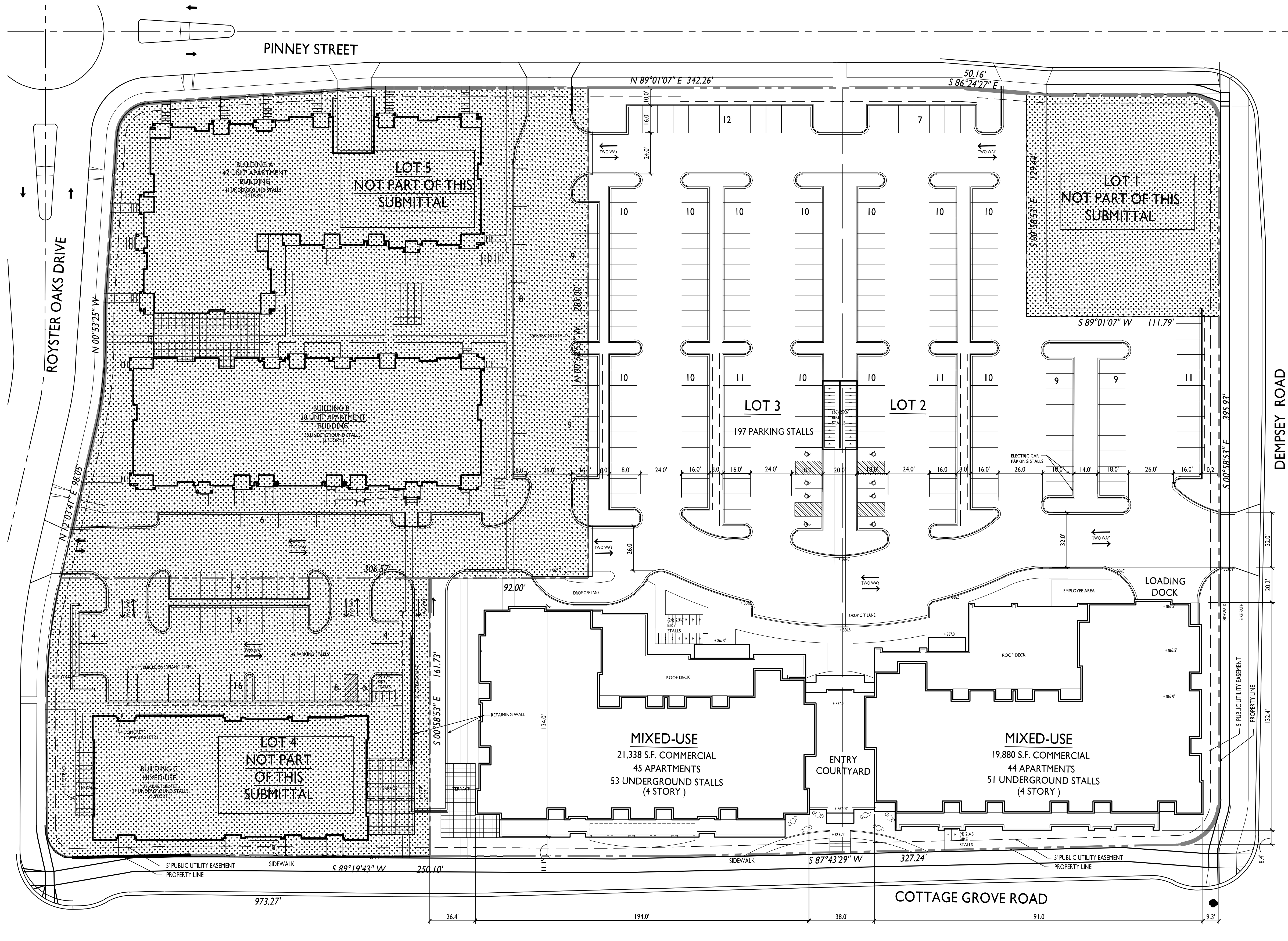
PROJECT TITLE
ROYSTER CORNERS

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

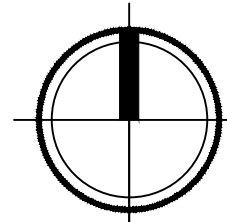
SHEET NUMBER

C-1.1

PROJECT NO. 1421



1 SITE PLAN
C-1.1 1" = 30'-0"









Royster Crossings
Perspective from
Cottage Grove Road
UDC
October 29, 2014





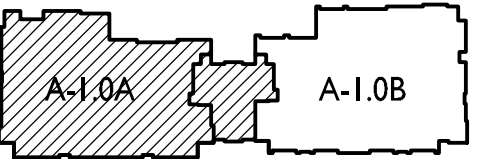




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KEY PLAN



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PROJECT TITLE
**ROYSTER
CORNERS**

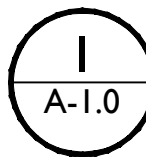
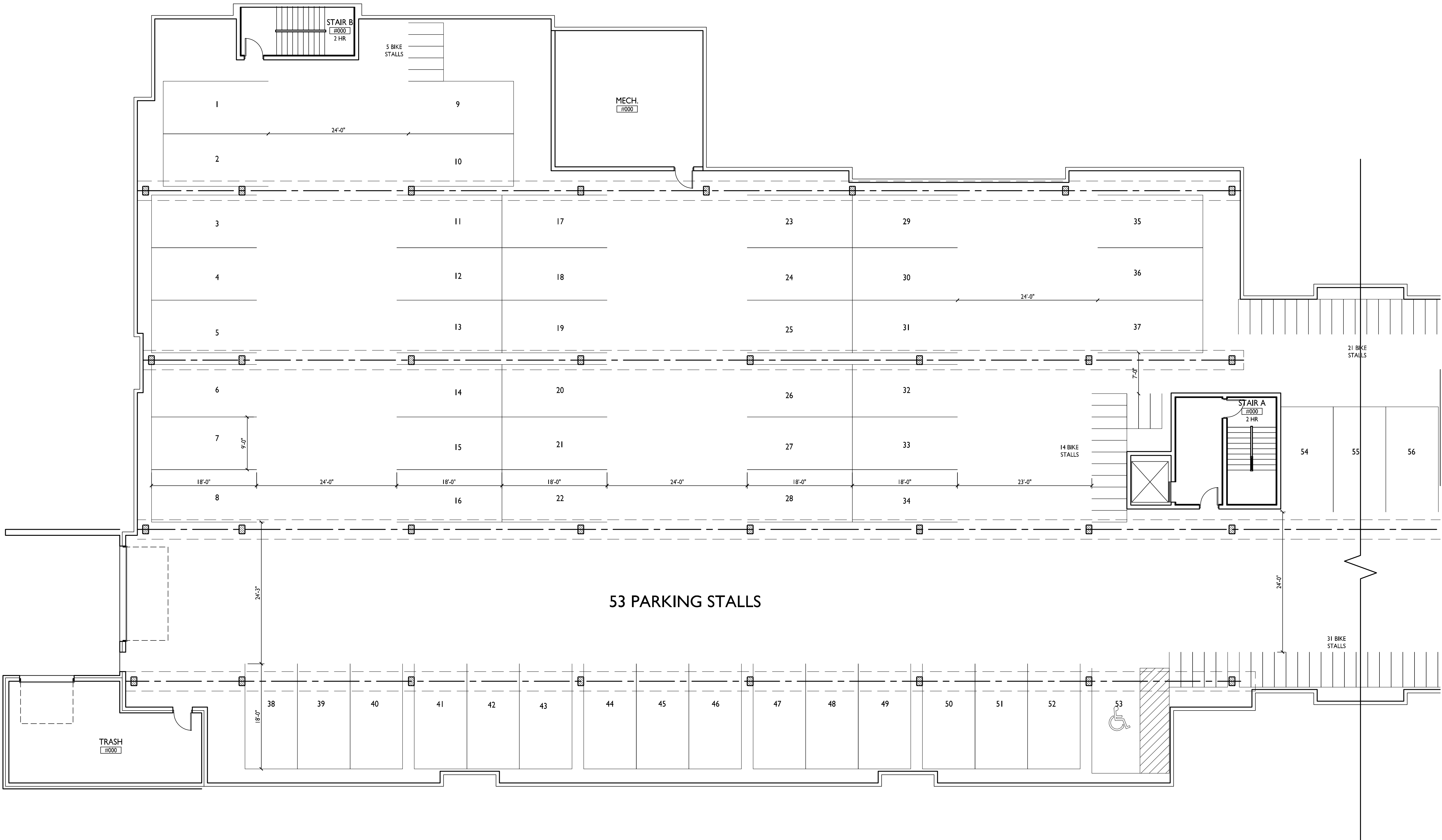
Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
**Basement
Floor
Plan**

SHEET NUMBER

A-1.0A

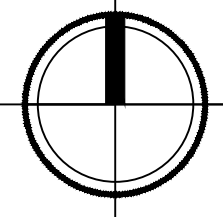
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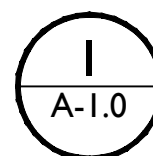
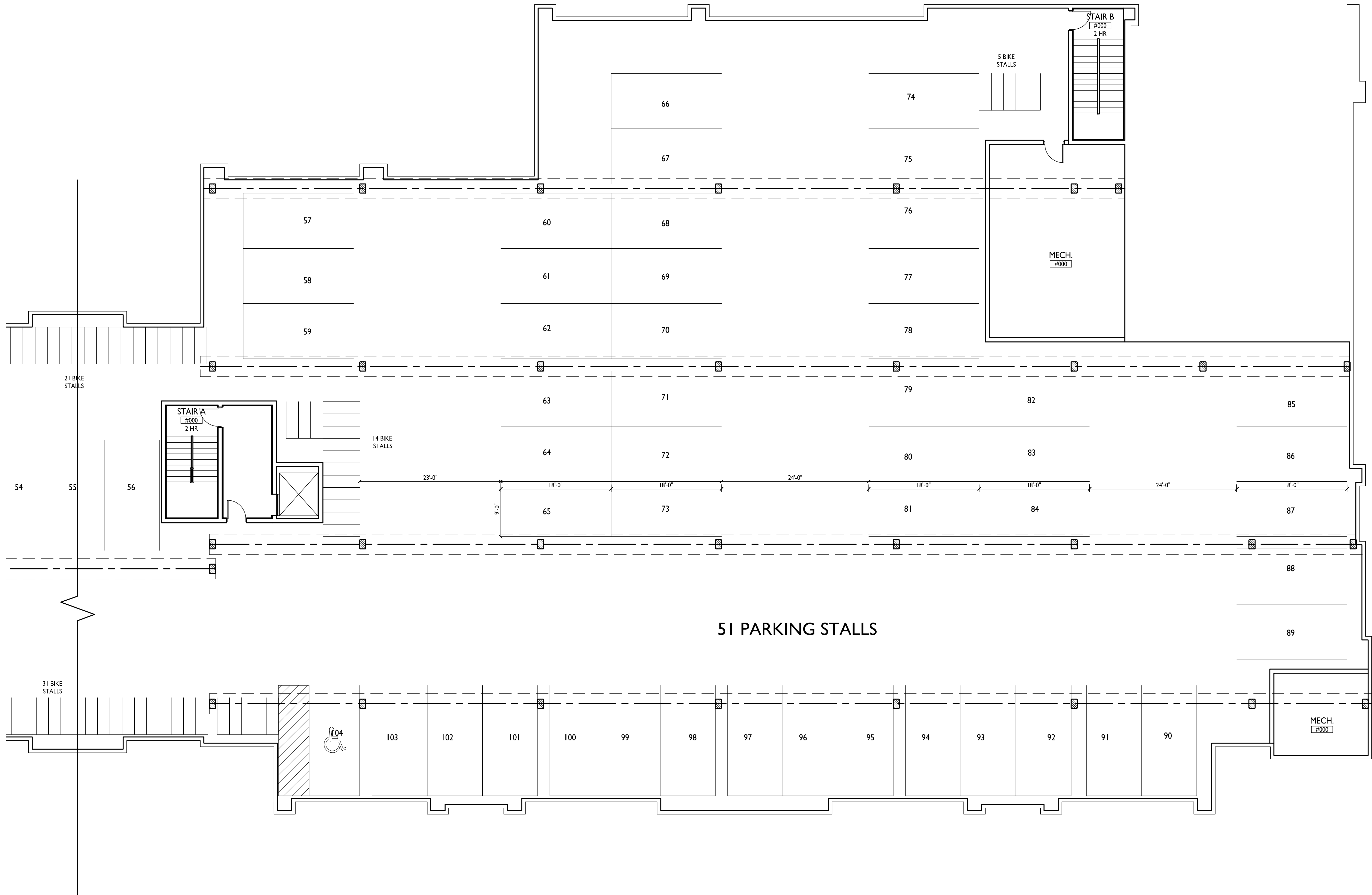
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BASEMENT FLOOR PLAN WEST

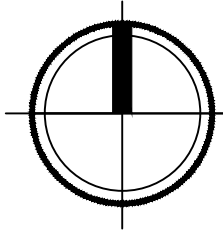
1/8"=1'-0"





BASEMENT FLOOR PLAN EAST

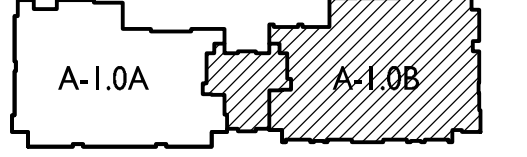
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PROJECT TITLE
**ROYSTER
CORNERS**

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

SHEET NUMBER

A-1.0B

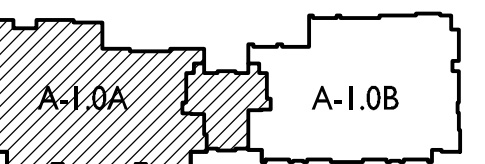
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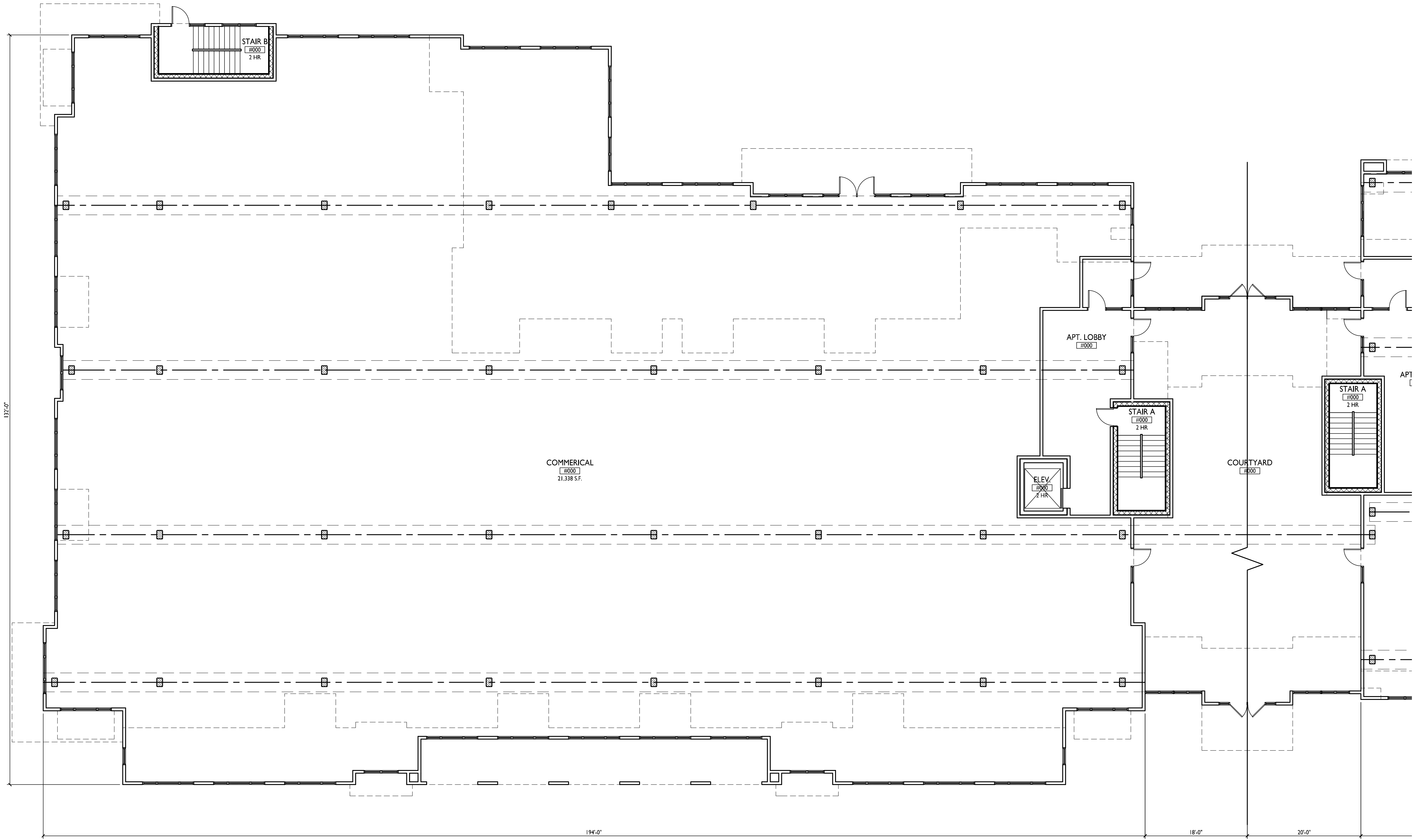
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ROYSTER
CORNERS

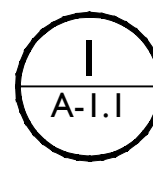
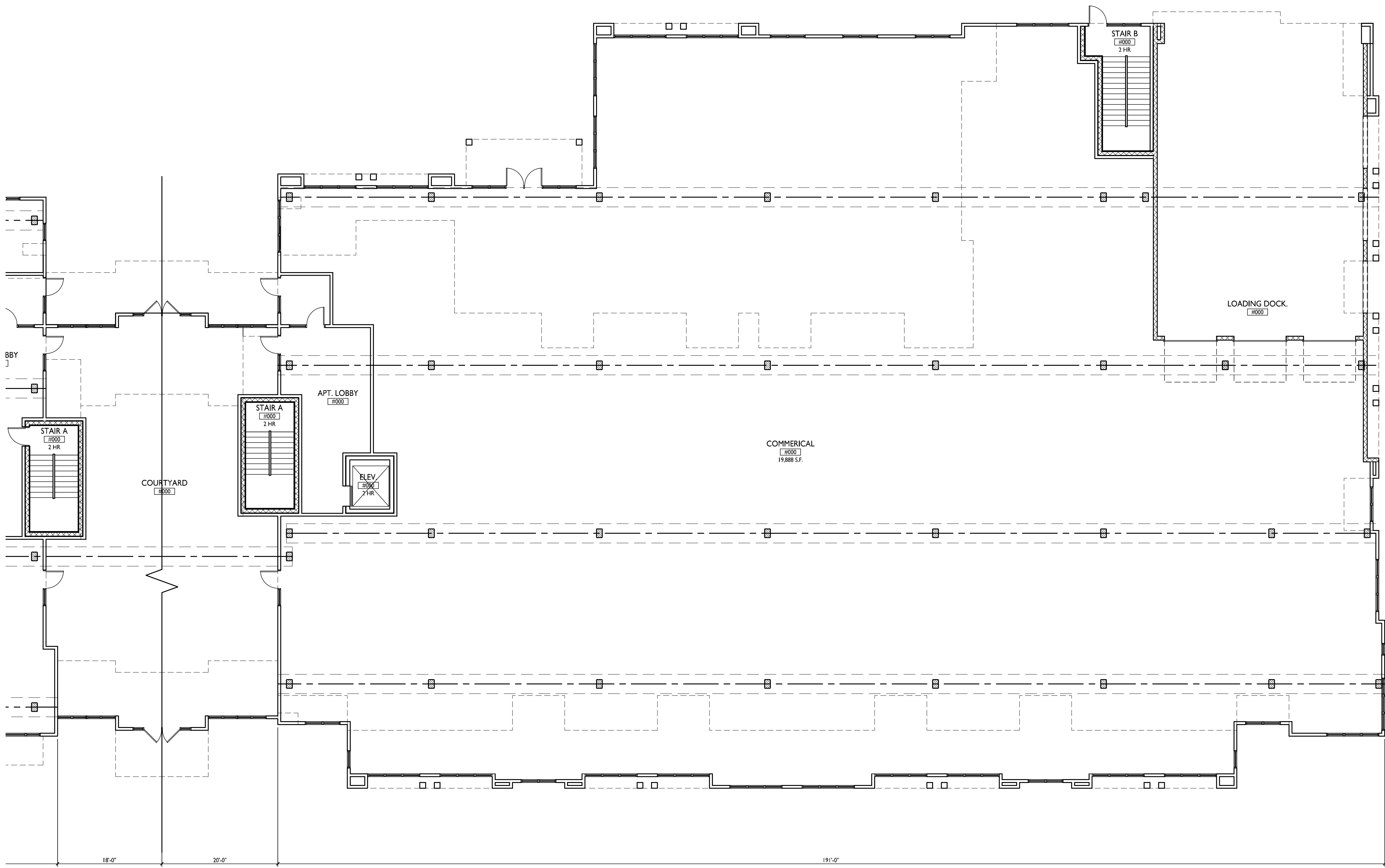
Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
First Floor
Plan

SHEET NUMBER

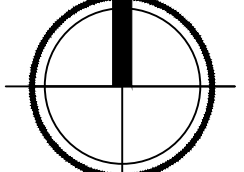
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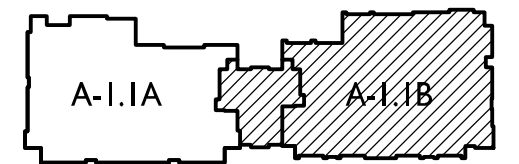
FIRST FLOOR PLAN EAST



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ROYSTER
CORNERS

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

SHEET NUMBER

A-1.1B

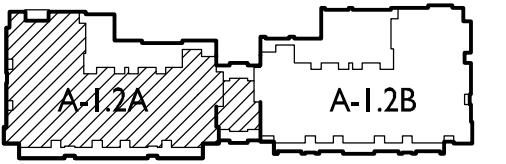
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PROJECT TITLE
ROYSTER
CORNERS

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

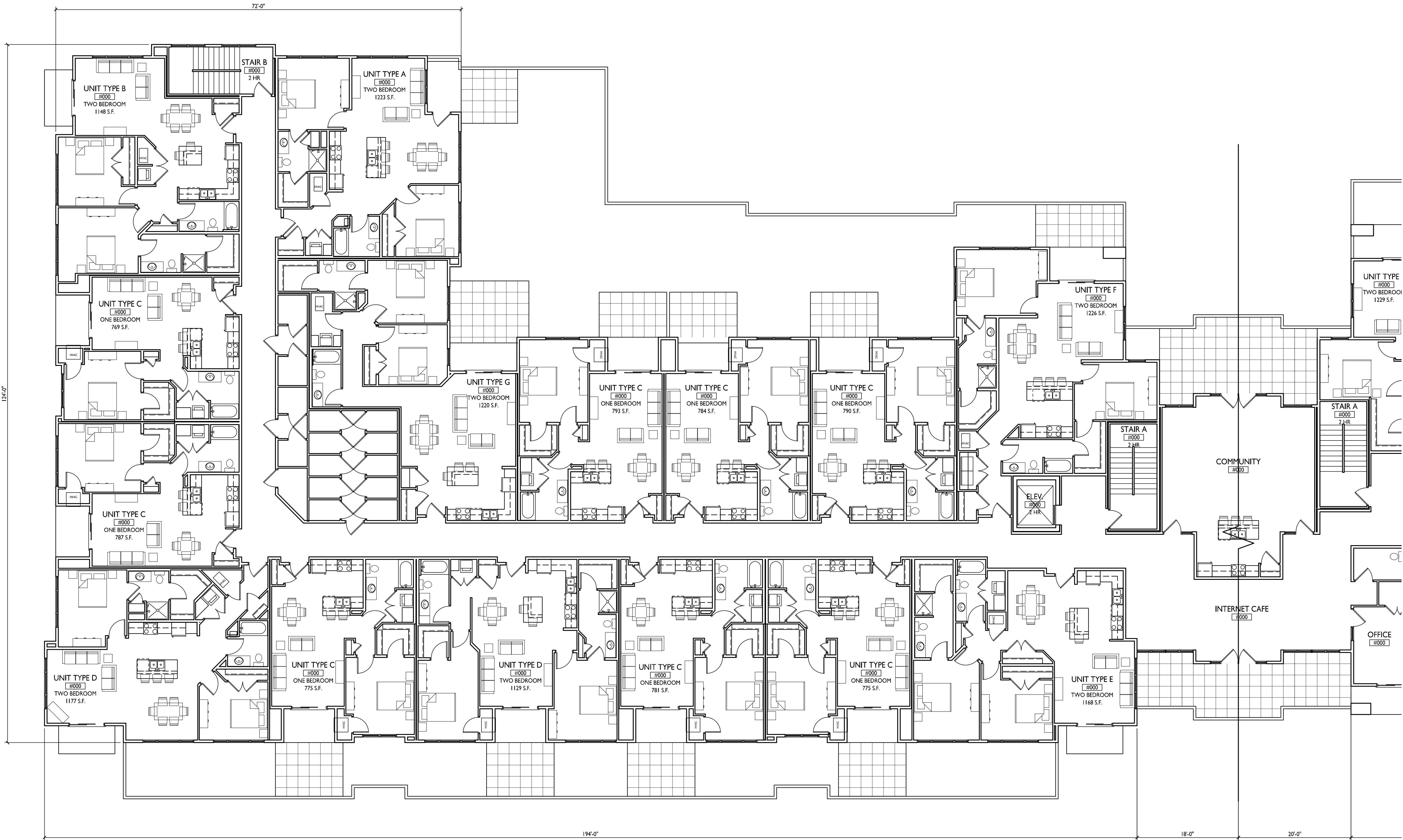
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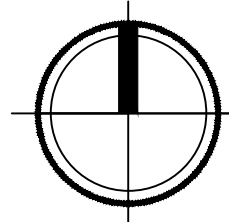
PROJECT NO.

1421

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

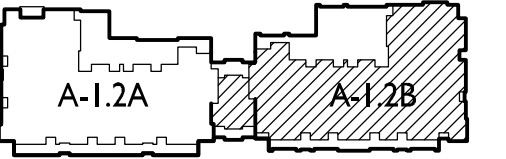




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PROJECT TITLE

**ROYSTER
CORNERS**

Lot 2 & 3 of Royster
Corners Plat

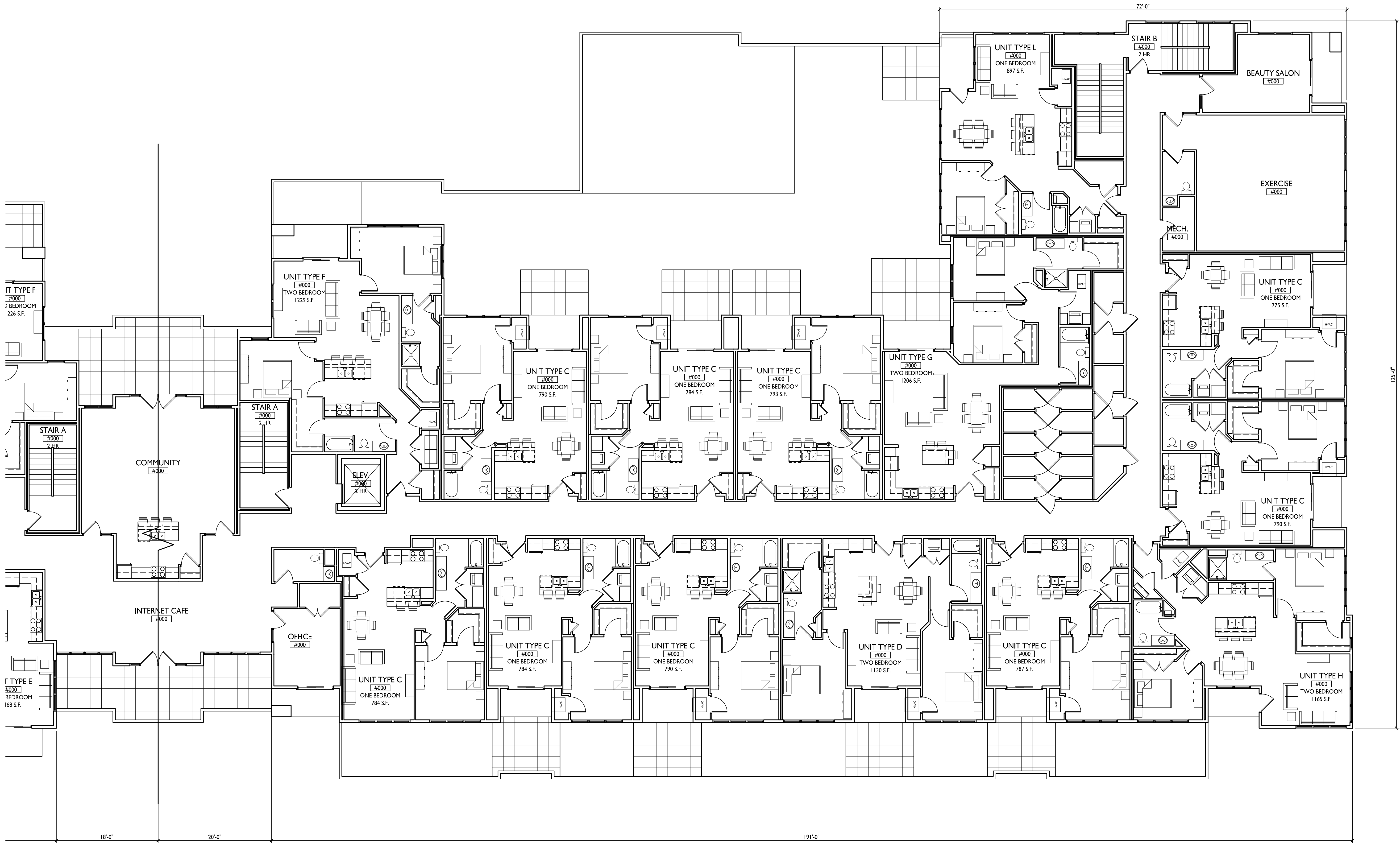
SHEET TITLE
**Second Floor
Plan**

SHEET NUMBER

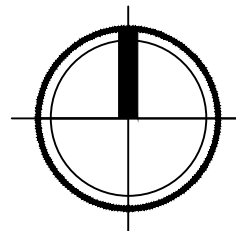
A-1.2B

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

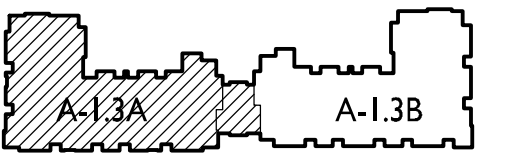




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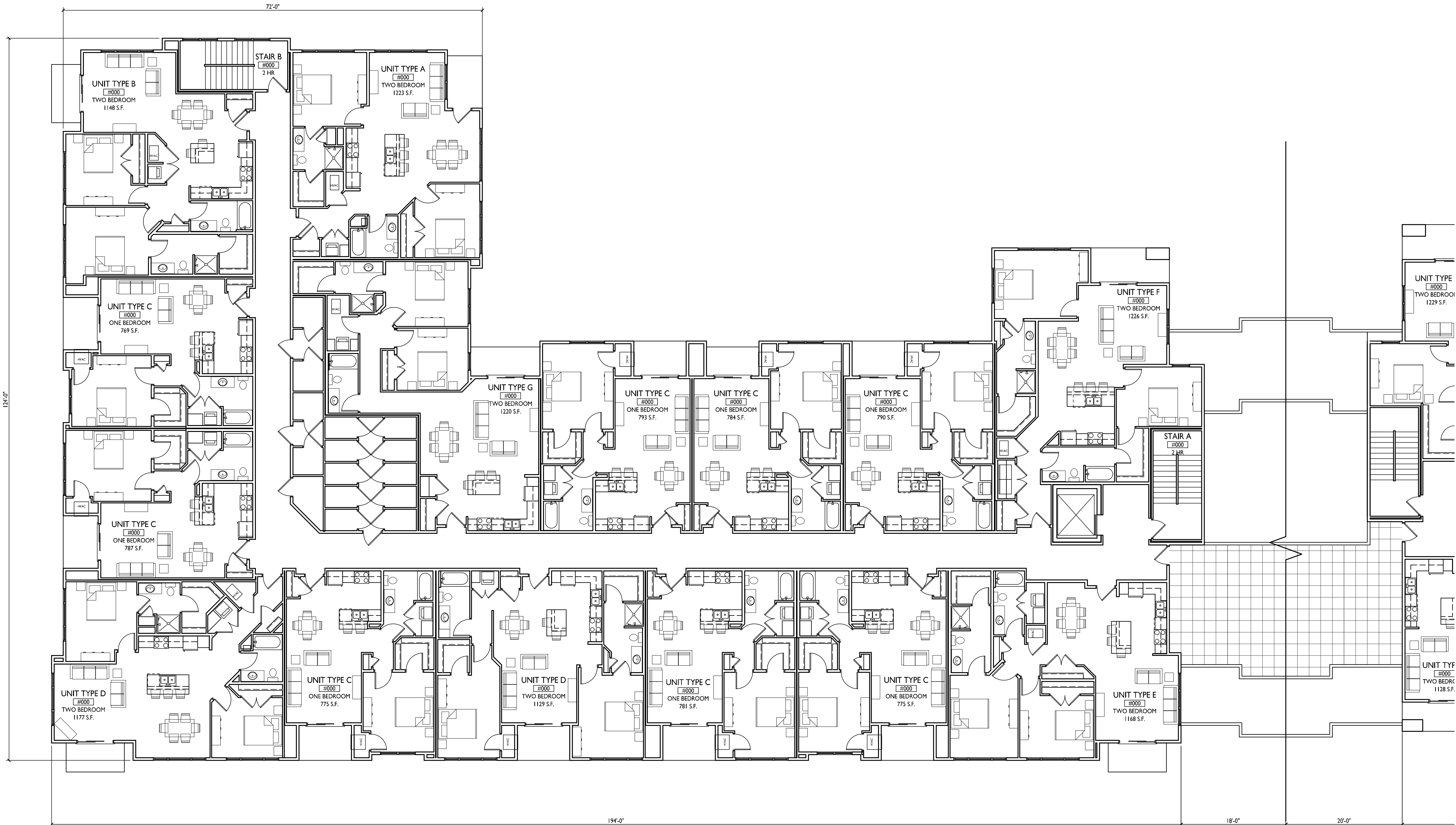
PROJECT TITLE
ROYSTER
CORNERS

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

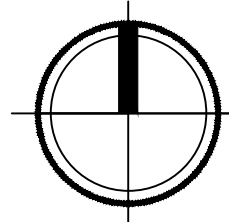
SHEET NUMBER

A-1.3A

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1 **THIRD FLOOR PLAN WEST**
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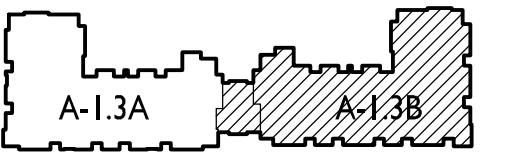




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CORNERS**

Lot 2 & 3 of Royster
Corners Plat

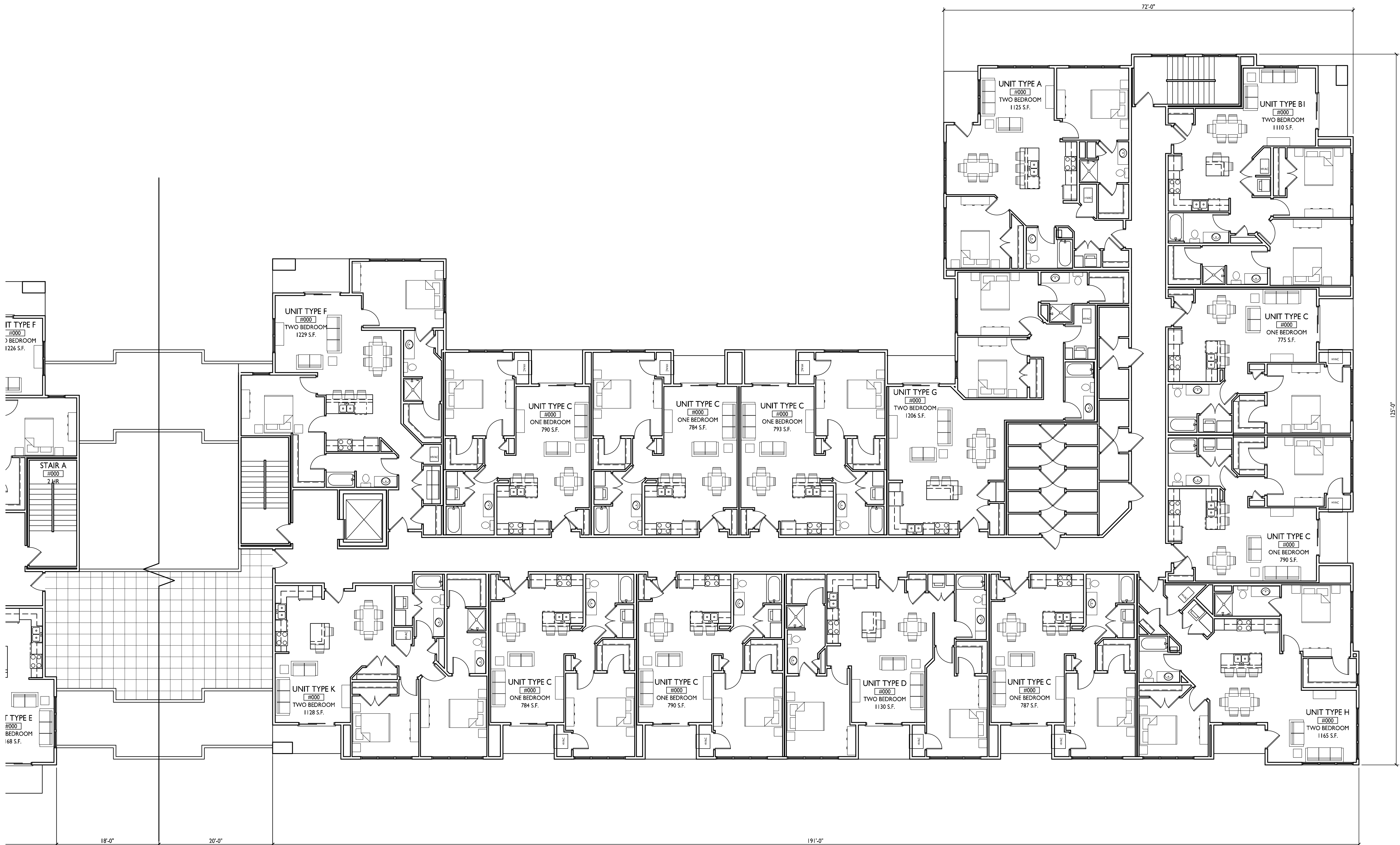
SHEET TITLE
**Third Floor
Plan**

SHEET NUMBER

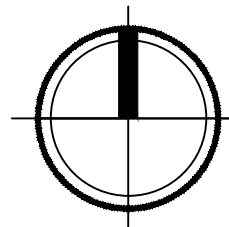
A-1.3B

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

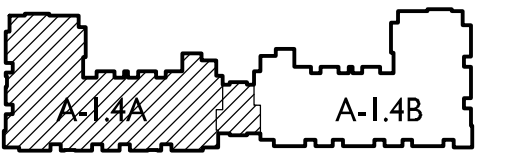




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PROJECT TITLE
ROYSTER
CORNERS

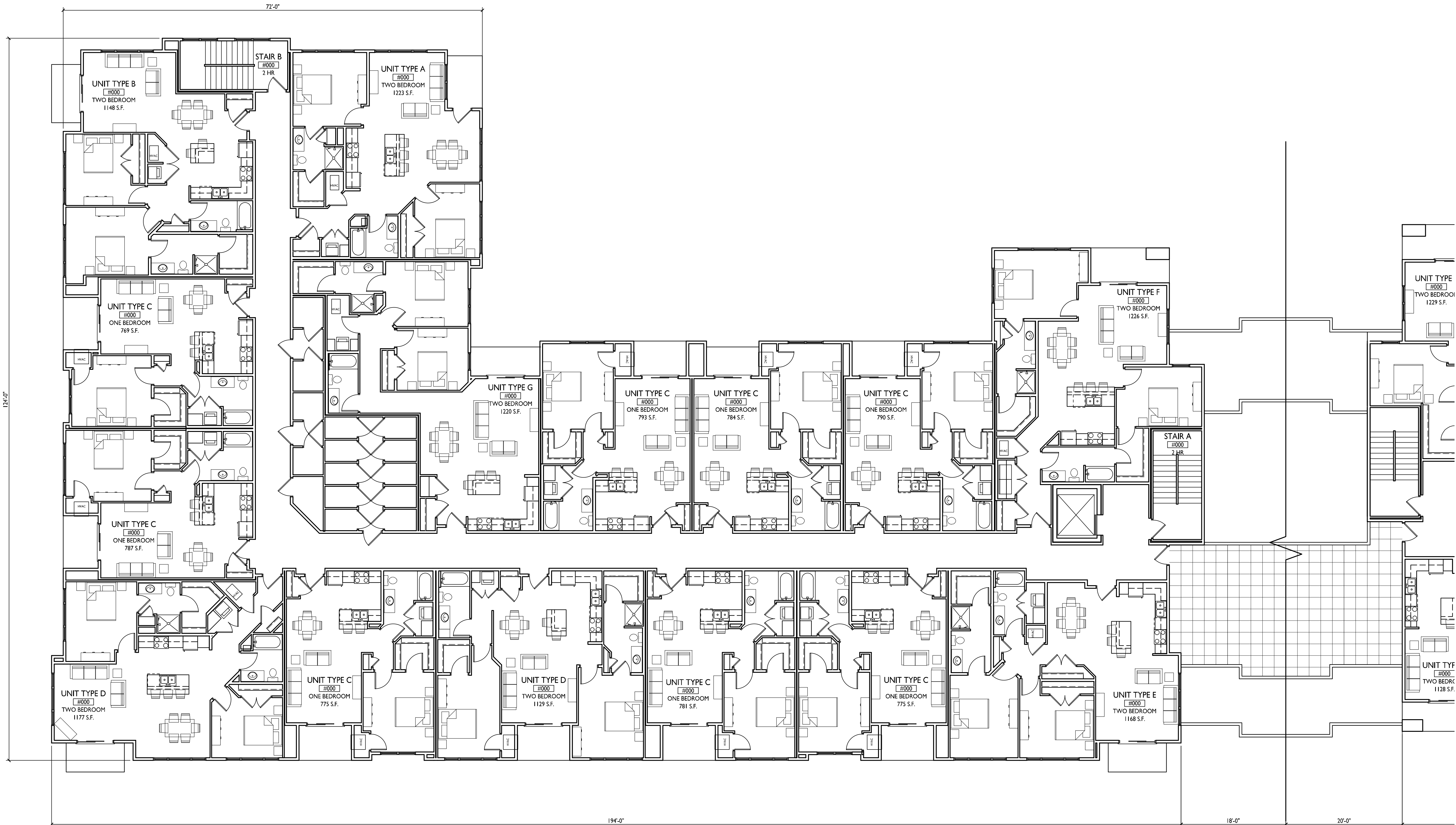
Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
Fourth Floor
Plan

SHEET NUMBER

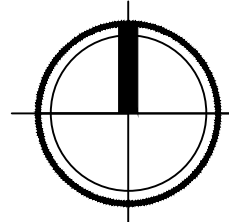
A-1.4A

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

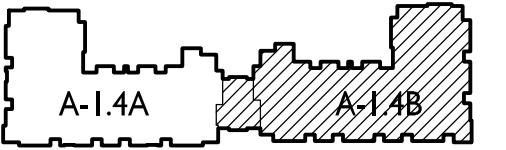




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KEY PLAN



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PROJECT TITLE

**ROYSTER
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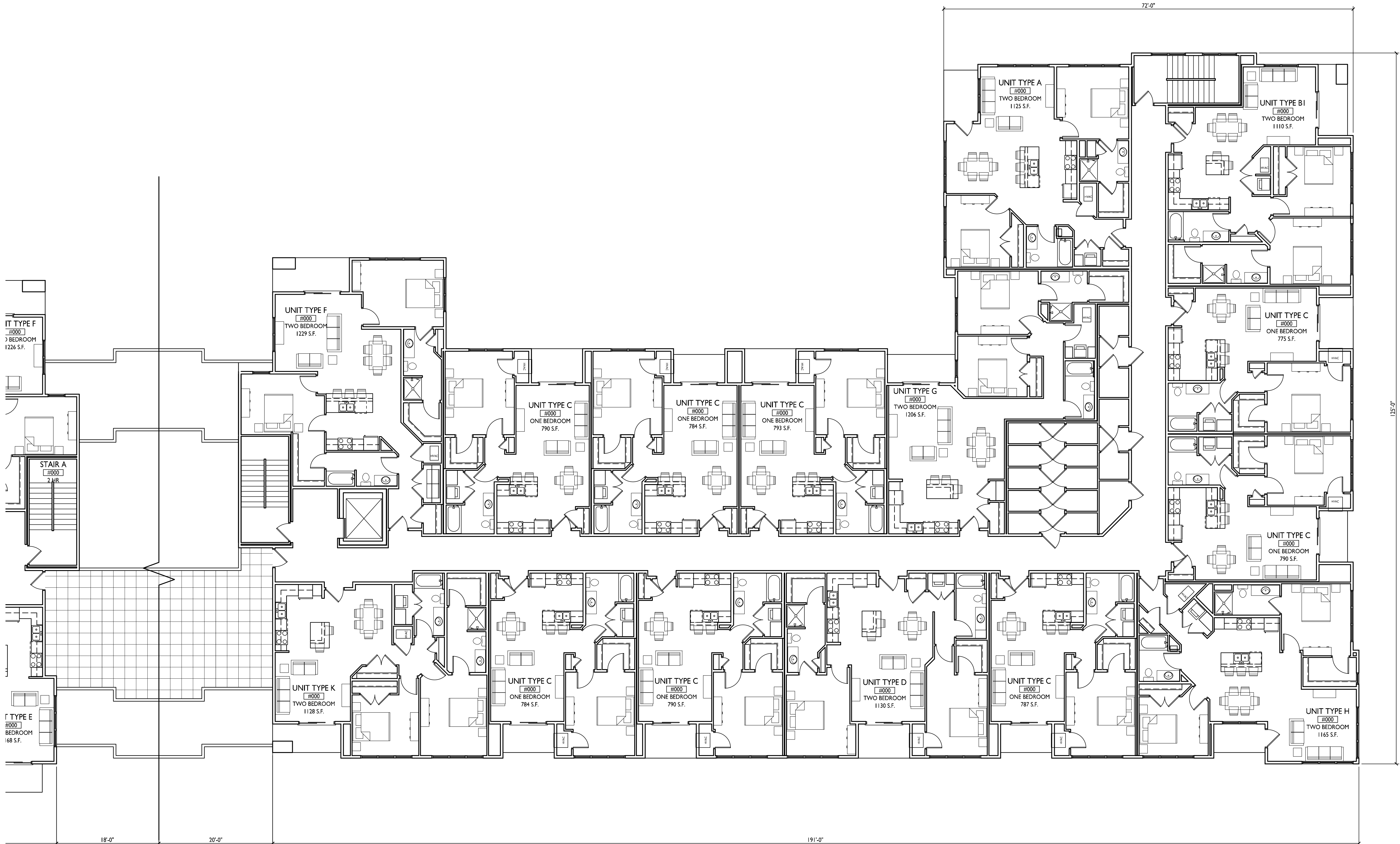
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**Fourth Floor
Plan**

SHEET NUMBER

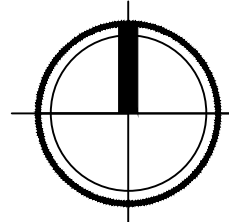
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FOURTH FLOOR PLAN EAST
A-1.4 1/8"=1'-0"

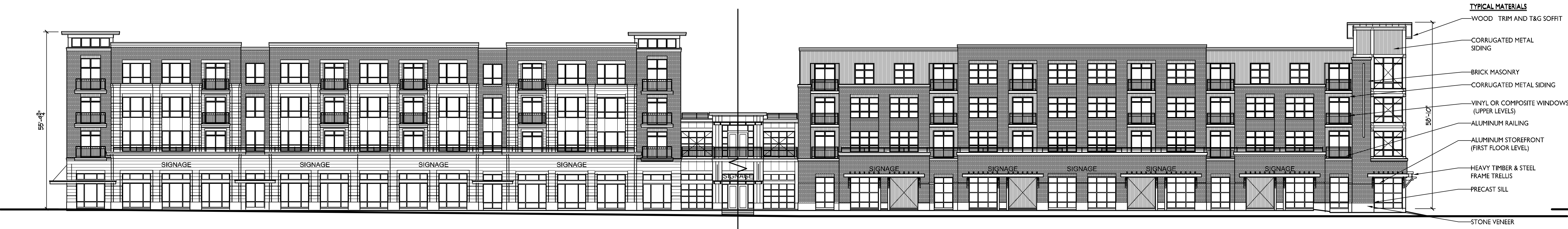




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KEY PLAN



1 SOUTH ELEVATION
1/16"=1'-0"



2 NORTH ELEVATION
1/16"=1'-0"

PROJECT TITLE
**ROYSTER
CORNERS**

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

SHEET NUMBER

A-2.1

PROJECT NO. **1421**

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PROJECT TITLE
**ROYSTER
CORNERS**

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

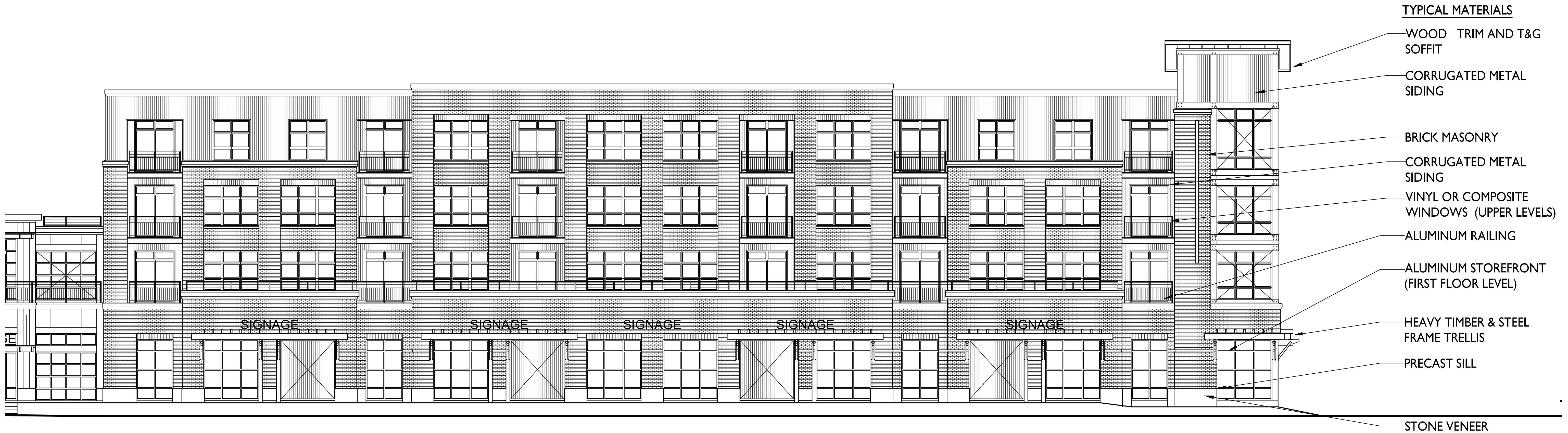
SHEET NUMBER

A-2.2A

PROJECT NO. 1421
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1 SOUTH ELEVATION - WEST WING
A-2.2A 1/8"=1'-0"



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



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

SHEET NUMBER

A-2.2B

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1 NORTH 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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CORNERS

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SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.3

PROJECT NO. 1421

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1 EAST ELEVATION
A-2.3 1/8"=1'-0"



2 WEST ELEVATION
A-2.3 1/8"=1'-0"

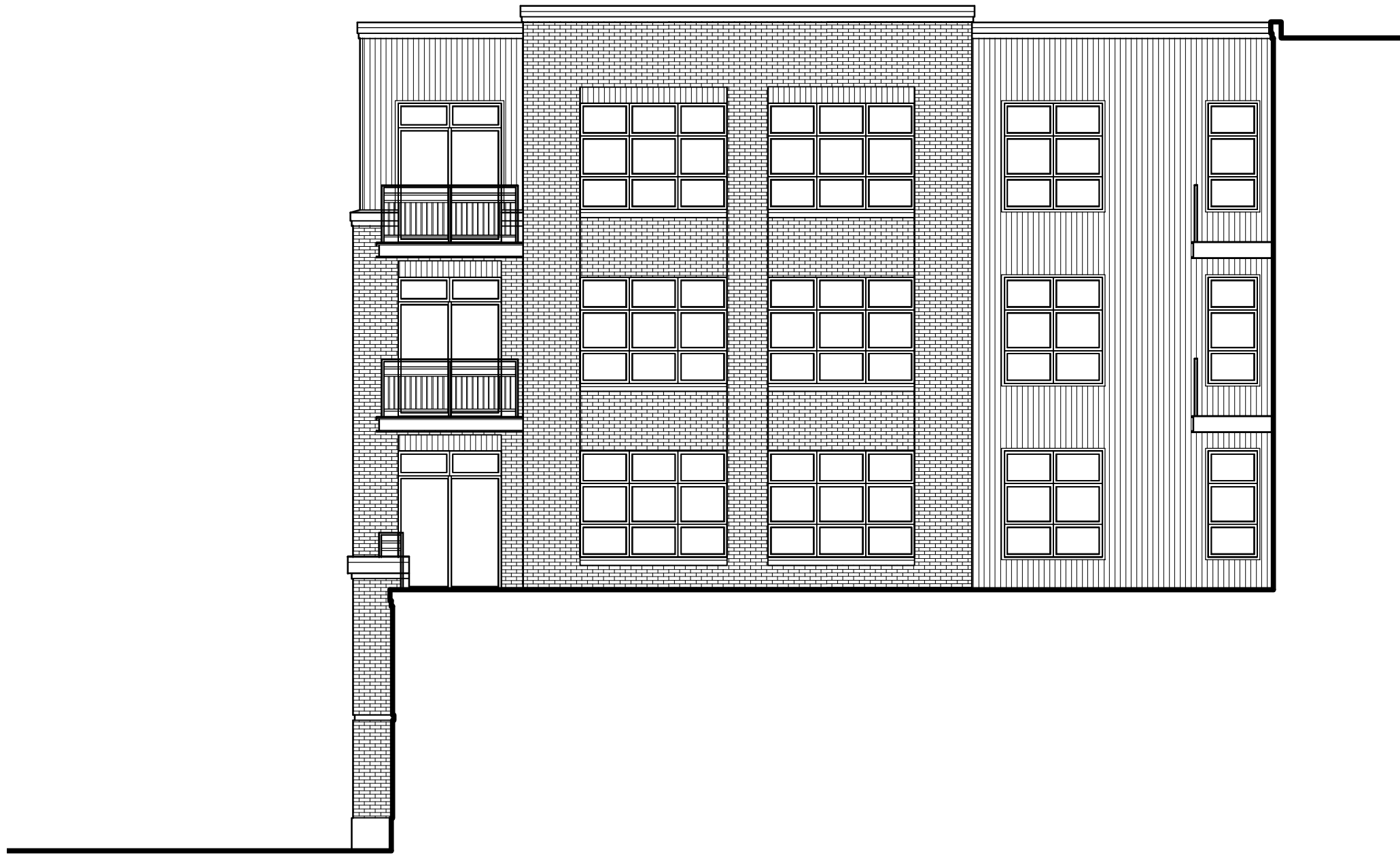


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ARCHITECTS

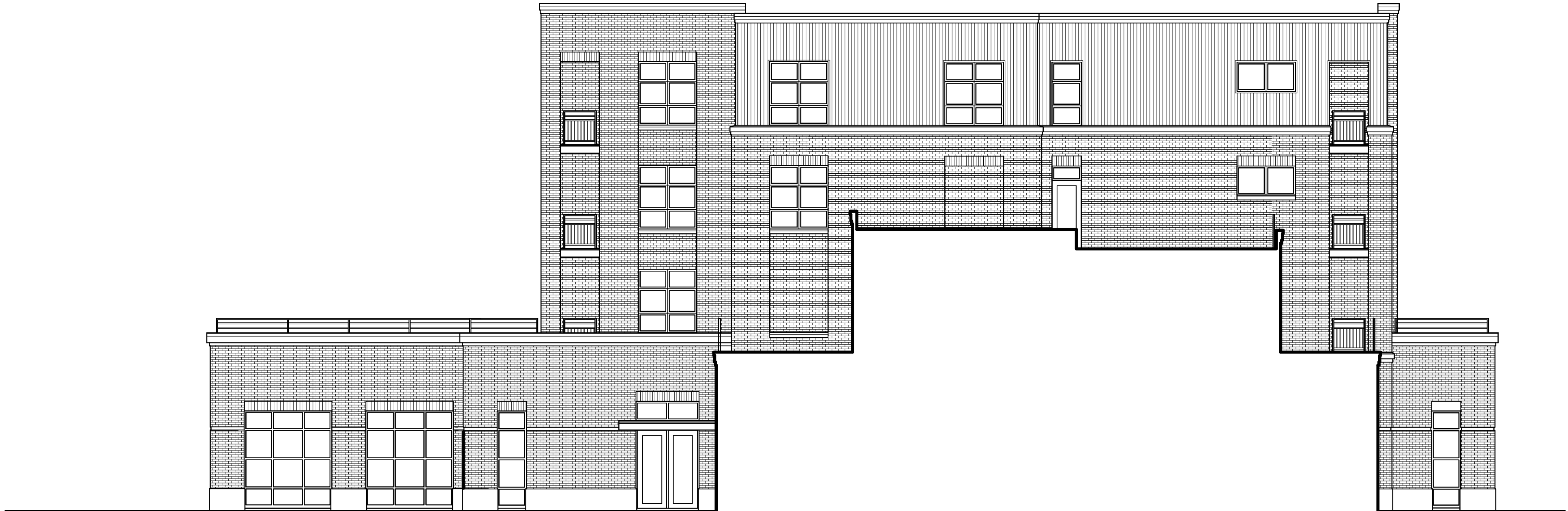
Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

KEY PLAN

ISSUED
Issued for Land Use - September 10, 2014
Issued for UDC - October 29, 2014



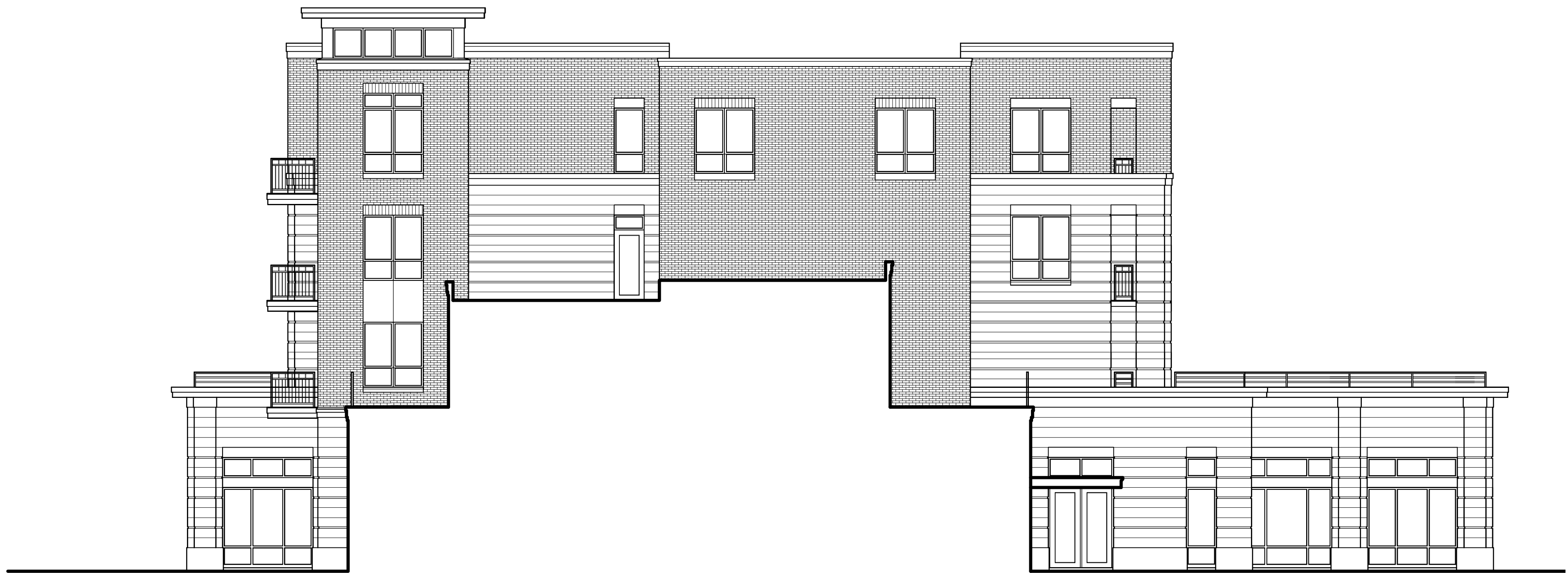
1 EAST ELEVATION - LOADING DOCK
A-2.4 1/8"=1'-0"



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

PROJECT NO. 1421
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