



June 13, 2022

**UPDATED: June 17, 2022**

Ms. Heather Stouder  
Director, Planning Division  
Department of Planning, Community & Economic Development  
215 Martin Luther King Jr. Blvd., Ste 017  
Madison, Wisconsin 53703

Re: Letter of Intent – Land Use Application & UDC Submittal  
Lot 6 – Paragon Place at Bear Claw Way  
KBA Project # 2121

Ms. Heather Stouder:

The following is submitted together with the plans and application for Urban Design Commission and Plan Commission consideration of approval.

**Organizational structure:**

Owner:	Ziegler at Elderberry, LLC 660 W. Ridgeview Dr. Appleton, WI 54911 (920) 968-8137 Contact: Ryan McMurtrie <a href="mailto:RMcMurtrie@ufgroup.net">RMcMurtrie@ufgroup.net</a>	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 (608) 836-3690 Contact: Kevin Burow <a href="mailto:kburow@knothebruce.com">kburow@knothebruce.com</a>
Civil Engineer:	Trio Engineering 4100 N Calhoun Rd, Suite 300 Brookfield, WI 53005 (262) 790-1480 Contact: Josh Pudelko <a href="mailto:jpudelko@trioeng.com">jpudelko@trioeng.com</a>	Landscape Architect:	Garland Alliance, Inc 5707 6 <sup>th</sup> Avenue Kenosha, WI 53140 (414) 688-1641 Contact: Tim Garland <a href="mailto:garlandalliance@gmail.com">garlandalliance@gmail.com</a>

**Introduction:**

The proposed development is located on Lots 5 and 6 of Paragon Place at Bear Claw Way between Paragon Street and Spirit Street and between Bear Claw Way and Lakota Way. The lots are zoned TR-V2 (Traditional Residential – Varied District 2) and the proposed townhomes are consistent with allowable conditional uses and quantities.

This development is the next phase of Paragon Place at Bear Claw Way for United Financial Group, Inc, and continues their offerings of various size housing units in this community.

**Project Description:**

The proposed development consists of 51 Townhouse dwelling units arranged in 12 buildings, each with attached garage parking. These units create additional housing diversity within the neighborhood. These residents will have access to the community space at the adjacent property including a large community room, exercise facilities, outdoor grilling and seating areas, yard games area, outdoor fire pit and an outdoor pool.

Lot 6 consists of four buildings, all three-story wood frame construction, with 2 that have 4-units, and 2 that have 6-units. Each unit will be a 2-bedroom style and include an additional bonus room on the lower level, along with private decks. Ground floor access to all Townhouse units has been provided with private exterior entrances. The exterior facades are finished in quality materials, which is predominantly brick veneer accented with composite siding. Trash and recycling will be collected within the units with curbside pickup.

The project is accessed via shared driveways on Paragon Street, Chaska Drive, and Spirit Street and all parking is located directly behind the units in private garages and space to park directly outside of their garages.

This project will not substantially impair or diminish the use, value, and enjoyment of other properties within this neighborhood but will enhance the character of the neighborhood and bring additional opportunities for housing.

**Site Development Data:**

Densities:

Lot Area	60,534 s.f. / 1.38 acres
Dwelling Units	20
Density	14.5 units/acre
Open Space Required	TR-V2 x S.F. / d.u. = 320 s.f./unit
Open Space Provided	764 s.f./unit
Lot Coverage	36,892 s.f. / 61% (70% Max.)

Building Height: 3 Stories / 37'-2" (3 Stories / 40' Max.)

Gross Floor Area:

All Buildings:	48,434 s.f.
Floor Area Ratio	0.80

Dwelling Unit Mix: All Buildings Combined

Two Bedroom	20
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Vehicle Parking:

Surface:	40 stalls
<u>Garage:</u>	<u>40 stalls</u>
Total	80 stalls
Parking Ratio:	4 / d.u.

**Bicycle Parking:**

Surface Short-Term:	2
Garage – Floor:	<u>20</u>
Total:	22

**Project Schedule:**

Construction is projected to start in May of 2023 with completion in August of 2024.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP  
Managing Member

## Lisa Ruth Krueger

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**From:** Lisa Ruth Krueger  
**Sent:** Monday, May 9, 2022 4:03 PM  
**To:** district9@cityofmadison.com  
**Cc:** Kevin Burow; Bob Feller  
**Subject:** Notice of Land Use Application and UDC Application Submittals

Good afternoon Alder Conklin,

I wanted to formally inform you of our intent to submit a Land Use Application and UDC Application for the redevelopment of Paragon Place at Bear Claw Way - Lots 5 and 6, at the intersections of Lakota Way, Spirit Street, Paragon Street and Bear Claw Way. The development will consist of two lots having a combined area of approximately 3.57 acres. It will include the construction of a multi-phased project including six 3-story, 4-unit townhouse buildings, three 3-story, 6-unit townhouse buildings, and three 3-unit townhouse buildings. Enclosed parking will be provided within each building for a total of approximately 102 vehicles, along with surface parking on parking pads, and future surface parking stalls for 19 vehicles distributed about the site.

We are planning submit our applications on June 13. Please let me know if you have any questions or concerns regarding this development.

Thank you,

Lisa Ruth Krueger | Permit Specialist | [Knothe & Bruce Architects, LLC](#) | Ph: 608.836.3690 ex. 115  
7601 University Avenue, Middleton, WI 53562 [lkrueger@knothebruce.com](mailto:lkrueger@knothebruce.com)