



October 31, 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 9 – 304 Lakota Way  
KBA Project # 2214

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  
[RMcMurtrie@ufgroup.net](mailto:RMcMurtrie@ufgroup.net)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
(608) 836-3690  
Contact: Kevin Burow  
[kburow@knothebruce.com](mailto:kburow@knothebruce.com)

Civil Engineer: Trio Engineering  
4100 N Calhoun Rd, Suite 300  
Brookfield, WI 53005  
(262) 790-1480  
Contact: Josh Pudelko  
[jpudelko@trioeng.com](mailto:jpudelko@trioeng.com)

Landscape Architect: Saiki Design, Inc.  
1110 S. Park St.  
Madison, WI 53715  
(608) 251-3600  
Contact: Rebecca de Boer  
[rdeboer@saiki.design](mailto:rdeboer@saiki.design)

**Introduction:**

The proposed development is located on Lot 9 of Paragon Place at Bear Claw Way on the west side of Lakota Way between Paragon Street and Elderberry Road. The lot is zoned SR-V2 (Suburban 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 20 townhouse dwelling units arranged in 5 buildings, each with

attached garage parking. 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 9 will consist of five buildings, which are all two-story wood frame construction and will each have 4 units in each building.

Each unit will be a 3-bedroom style along with large 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.

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	96,385 s.f. (2.2 acres)
Dwelling Units	20
Density	9 units/acre
Open Space Required	SR-V2 x S.F. / d.u. = 320 s.f./unit
Open Space Provided	1,355 s.f./unit
Lot Coverage	54,148 s.f. / 56% (60% Max.)

**Building Height:** 2 Stories / 32'-7" (3 Stories / 40' Max.)

#### **Gross Floor Area:**

All Buildings:	51,039 s.f.
Floor Area Ratio	0.53

**Dwelling Unit Mix:** All Buildings Combined

Three 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:	4
Garage – Floor:	<u>40</u>
Total:	44

**Project Schedule:**

Construction is projected to start in spring of 2024 with completion in 2024/2025.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink that reads "Kevin Burow". The signature is written in a cursive, flowing style.

Kevin Burow, AIA, NCARB, LEED AP  
Managing Member

## Lisa Ruth Krueger

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**From:** Lisa Ruth Krueger  
**Sent:** Friday, September 23, 2022 9:24 AM  
**To:** Conklin, Nikki; elderberry.northcentral@gmail.com  
**Cc:** Ryan McMurtrie; Kevin Burow; Gabrielle LaCourse  
**Subject:** Notice of Land Use Application and UDC Application Submittals

Good afternoon Alder Conklin and the Elderberry Neighborhood Association,

I wanted to formally inform you of our intent to submit a Land Use Application and UDC Application for the redevelopment of the Ziegler site located at 304 Lakota Way, south of the existing Elderberry Street, west of the future Lakota Lane and north of the existing Paragon Place. The development will consist of one lot of approximately 2.2 acres. United Financial Group, Inc is proposing a project that includes five 2-story buildings with four townhomes and eight garage stalls each.

We are planning submit our applications on October 24. 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 [lrkrueger@knothebruce.com](mailto:lrkrueger@knothebruce.com)



# City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506  
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: [fire@cityofmadison.com](mailto:fire@cityofmadison.com)

**Project Address:** 304 Lakota Way

**Contact Name & Phone #:** Kevin Burow, 608-836-3690

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? <b>If non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall? <b>If sprinklered</b> , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.