September 18, 2023

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 2 – 354 Bear Claw Way
KBA Project # 2244

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	Architect:	Knothe & Bruce Architects, LLC 8401 University Ave., Ste. 900 Middleton, WI 53562 (608) 836-3690 Contact: Kevin Burow 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	Landscape Architect:	Saiki Design, Inc. 1110 S. Park St. Madison, WI 53715 (608) 251-3600 Contact: Rebecca de Boer rdeboer@saiki.design

Introduction:
The proposed development is located on Lot 2 of Paragon Place Addition No 1 on the west side of Bear Claw Way, south of Elderberry Rd. The lot is zoned TR-U1 (Traditional Residential – Urban 1) and this application is to request conditional use approval for a multi-family building with greater than 24 units.

This development is the next phase of Paragon Place at Bear Claw Way for United Financial Group, Inc, along with the development of the adjacent Lot 3, and will provide senior housing units for residents 55+ in age to further enhance and provide a vibrant mix of residents in this community.

Project Description:
The proposed development consists of 162 dwelling units in a 2 to 4 story building with underground

parking. This building will have numerous common area amenities including an indoor pool, fitness areas, and a wide variety of gathering spaces. There are also generous outdoor amenities including grilling and seating areas, open play areas, a pet exercise area, raised garden beds, and quiet green spaces.

The building will have larger 1- and 2-bedroom units with private decks. The exterior facades are finished in high quality materials, which is predominantly brick veneer accented with composite siding. Trash and recycling will be collected in the Trash Rooms on the basement level, so there will be no exterior trash enclosures or dumpsters.

This project will not 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.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including a City of Madison Development Assistance Team meeting on 2/16/23, Planning and Zoning review meetings with City Staff on several occasions, a meeting with UDC Secretary Jessica Vaughn, and a neighborhood meeting with Alder Conklin on 6/5/23. This input has helped shape this proposed development.

Site Development Data:

Densities:

Lot Area	223,073 s.f. (5.12 acres)
Dwelling Units	162
Density	31.6 units/acre
Open Space Required	25,920 s.f./160 S.F. / d.u.
Open Space Provided	63,328 s.f./391 s.f./unit
Lot Coverage	130,663 s.f. / 59% (75% Max.)
Building Height:	4 Stories / 58'-6" (5 Stories / 65' Max.)

Gross Floor Area:

Building:	356,840 s.f.
Floor Area Ratio	1.60

Dwelling Unit Mix:

One Bedroom	47
Two Bedroom	115
Total	162

Vehicle Parking:

Garage:	202 stalls
Surface:	59 stalls
Total	261 stalls
Parking Ratio:	1.6 stalls / d.u.

Bicycle Parking:

Garage:	162
Surface Short-Term:	18
Total:	180

Project Schedule:
Construction is projected to start in spring of 2025 with completion in 2026/2027.

Thank you for your time reviewing our proposal.

Sincerely,

Kevin Burow, AIA, NCARB, LEED AP
Managing Member

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*

Project Address:	Lot 2 - 354 Bear Claw Way
Contact Name & Phone #:	Kevin Burow, Knothe & Bruce Architects - 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?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ 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.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
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?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☐ Yes	☒ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
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?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ N/A
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?	☒ Yes	☐ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

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.