



March 25, 2024

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  
9453 Spirit Street (305 Bear Claw Way)  
KBA Project # 2358

Ms. Jessica Vaughn,

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)

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)

Architect: Knothe & Bruce Architects, LLC  
8401 Greenway Blvd., Ste 900  
Middleton, WI 53562  
(608) 836-3690  
Contact: Kevin Burow  
[kburow@knothebruce.com](mailto:kburow@knothebruce.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:**

This proposed project involves the development of Lot 4 of Paragon Place Addition No. 1 located at 9453 Spirit Street (also known as 305 Bear Claw Way), south of Spirit Street, east of Bear Claw Way, and west of Little Bear Drive. The development will consist of four structures on one lot, and as such will be a Residential Building Complex, under the purview of UDC.

**Project Description:**

The proposed development consists of three 3-story, 4-unit townhome buildings with attached garages and a 3-story, 3 unit townhome building also with attached garages. The proposed design of these buildings is traditional with a contemporary flare. Proposed materials will include a majority of the exterior being masonry, along with composite siding accents. The site will be well landscaped and have access to outdoor amenity spaces for the residents, including shared amenities at the adjacent developments completed by the same developer.

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 11/30/23 and a preapplication meeting on 10/17/23. Concept plans have also been discussed with the Elderberry Neighborhood Association and an Informational presentation has been made at UDC, and these discussions have helped shape this design.

**Site Development Data:****Densities:**

Lot Area	56,943 s.f. (1.3 acres)
Dwelling Units	15
Density	11.5 units/acre
Open Space Required	320 S.F./Unit
Open Space Provided	7,812 s.f. (521 S.F./Unit)
Lot Coverage	28,445 s.f. / 50% (60% Max.)
<b><u>Building Height:</u></b>	3 Stories / 37'-0" (3 Stories / 40' Max.)

**Gross Floor Areas:**

Building One:	10,063 S.F.
Building Two:	7,553 S.F.
Building Three:	10,063 S.F.
Building Four:	10,063 S.F.

**Dwelling Unit Counts (all Two Bedroom + Dens):**

Building One:	4
Building Two:	3
Building Three:	4
Building Four:	4



Vehicle Parking:

Garage Stalls:

Building One:	8
Building Two:	6
Building Three:	8
Building Four:	8

Total 30 stalls

Pad Stalls 30 stalls

Bicycle Parking:

Garage:	15
Surface Short-Term:	2
Total:	17

Project Schedule:

Construction is projected to start in spring of 2025 with completion in 2026.

Thank you for your time reviewing our proposal.

Sincerely,

Kevin Burow, AIA, NCARB, LEED AP  
Managing Member