

September 16, 2020

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 – Conditional Use
9703 Paragon St, Lot 7 – Addition to Paragon Place
KBA Project # 2021

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:	United Financial Group, Inc 660 W. Ridgeview Dr. Appleton, WI 54911 (920) 968-8137 Contact: Ryan McMurtrie 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
Civil Engineer:	Trio Engineering 4100 N Calhoun Rd, Suite 300 Brookfield, WI 53005 (262) 790-1480 Contact: Josh Pudelko jpudelko@trioeng.com	Landscape Architect:	Garland Alliance, Inc 5707 6 th Avenue Kenosha, WI 53140 (414) 688-1641 Contact: Tim Garland garlandalliance@gmail.com

Introduction:

The proposed site is Lot 7, located on the south side of Paragon St., west of the intersection with Chaska Dr. The lot is zoned SR-V2 and the proposed apartments are consistent with allowable conditional uses and quantities.

The owner, United Financial Group, Inc, is an experienced developer who has completed successful multi-family projects throughout Wisconsin. Their intent is to continue their high-quality development feature-rich in amenities for tenants.

Project Description:

The proposed development consists of 71 dwelling units arranged in two apartment buildings with

underground parking. These units create additional housing diversity within the neighborhood. The number of units on the site allow for the inclusion of onsite management and creates sufficient user base to allow expanded amenities, including a large community room, exercise facilities, outdoor grilling and seating areas, yard games area, outdoor fire pit and an outdoor pool.

Both buildings are two-story wood frame construction over basement parking garages. Building #5 is a stand-alone building fronting on Paragon St and Chaska Dr. Building #6 is also a stand-alone building fronting on Wilrich St and Chaska Dr. All units will have a private patio or deck. Where grade permits, ground floor units have been provided with private exterior entrances. The exterior facades are finished in quality materials, including brick veneer and composite horizontal siding. Trash and recycling will be collected within the basements with private pickup.

The project is accessed via two driveways on Lakota Way. The first driveway is at the center of the site and is the access point for shared outdoor parking and underground parking for building #5. The second is located further south and serves as the underground parking entrance for building #6. The surface parking is centrally located on the site and screened from street view by the buildings.

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	143,683 s.f. / 3.30 acres
Dwelling Units	71
Density	21.5 units/acre
Open Space Required	TSS x S.F. / d.u. = 500 s.f./unit
Open Space Provided	523 s.f./unit
Lot Coverage	79,447 s.f. / 55% (60% Max.)

Building Height: 2 Stories + Loft / 41' Feet (4 Stories / 52' Max.)

Gross Floor Area:

Buildings 5 and 6:	142,935 s.f.
Floor Area Ratio	0.99

<u>Dwelling Unit Mix:</u>	<u>Building 5</u>	<u>Building 6</u>
One Bedroom	12	7
Two Bedroom	18	22
Two Bedroom with Loft	5	7
Total Dwelling Units	35	36

Vehicle Parking:

Surface:	44 stalls
<u>Basement:</u>	<u>119 stalls</u>
Total	163 stalls
Parking Ratio:	2.28 / d.u.

Bicycle Parking:

Surface Short-Term:	8
Basement – Wall:	0
Basement – Floor:	<u>71</u>
Total:	84

Project Schedule:

Construction will be phased over 12-24 months as weather and market conditions dictate. Construction is projected to start early in 2021 with building #5 and progress south to building #6. The first units to be completed should be ready for occupancy in the spring of 2022.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member