

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 8 – 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 <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 site is Lot 8, located on the south side of Paragon St., west of the intersection with Chaska Dr. The lot is zoned SR-V2 and the proposed townhouses are consistent with allowable conditional uses.

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 12 Townhouse dwelling units arranged in three buildings with

attached garage parking. These units create additional housing diversity within the neighborhood. Coupled with the adjacent Lot #7, the number of units on the site allow for the inclusion of onsite management and creates sufficient user base to allow expanded amenities on lot #7, including a large community room, exercise facilities, outdoor grilling and seating areas, yard games area, outdoor fire pit and an outdoor pool.

All three buildings are two-story wood frame construction. Building #7 is a stand-alone 4-unit building with 2-car attached garages and walkout basements. Each unit will be 3-bedroom style. Buildings #8 and #9 are also stand-alone buildings with 2-car attached garages. All units will have a private patio or deck. Ground floor access to all Townhouse units has 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 units with curbside pickup.

The project is accessed via two driveways on Lakota Way. Both driveways connect to the Townhouse garages and surface parking at the center of the site. 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	71,213 s.f. / 1.64 acres
Dwelling Units	12
Density	7.3 units/acre
Open Space Required	TSS x S.F. / d.u. = 500 s.f./unit
Open Space Provided	960 s.f./unit
Lot Coverage	24,455 s.f. / 34% (60% Max.)

Building Height: 2-3 Stories / 37'-44' Feet (4 Stories / 52' Max.)

Gross Floor Area:

Building 7, 8, 9:	25,788 s.f.
Floor Area Ratio	0.36

<u>Dwelling Unit Mix:</u>	<u>Building 7</u>	<u>Building 8</u>	<u>Building 9</u>
Two Bedroom	0	4	4
Three Bedroom	4	0	0
Total Dwelling Units	4	4	4

**Vehicle Parking:**

Surface:	8 stalls
<u>Garage:</u>	<u>24 stalls</u>
Total	32 stalls
Parking Ratio:	2.67 / d.u.

**Bicycle Parking:**

Surface Short-Term:	4
Garage – Floor:	<u>16</u>
Total:	20

**Project Schedule:**

Construction will be phased over 12-14 months as weather and market conditions dictate. Construction is projected to start early in 2022. The first units to be completed should be ready for occupancy in the fall of 2022.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP  
Managing Member