

# **Residential Development Proposal**

## **Section 2**

**City of Platteville, Wisconsin  
Prepared by KS Construction**

**Kyle Saunders, Debra Hendricks**

### **1. Executive Summary**

KS Construction respectfully submits this proposal for a residential development consisting of a mix of R1 single-family lots and R3 townhome lots with zero lot line capability. This project is designed to align with the character of the surrounding neighborhood while addressing the growing demand for new housing within the City of Platteville.

### **2. Development Vision**

The intent of this development is to provide high-quality, well-designed housing in Section 2 that complements the existing neighborhood and contributes to the long-term growth of the community.

The inclusion of townhomes introduces a modest increase in residential density while maintaining a suburban character. These units will offer a more attainable housing option for a range of residents, including first-time homebuyers, young families, and those seeking lower-maintenance living arrangements.

The corner parcel located at Lincoln Street and Mitchell Hollow Road is ideal for a larger, custom single-family residence. Due to its prominent location, the home will be thoughtfully designed with an angled orientation to create a strong architectural presence and enhance the overall visual appeal of the development.

While new residential construction within Platteville has been relatively limited, nearby communities such as Dickeyville, Kieler, and Cuba City have experienced steady growth. This proposal seeks to support similar responsible development within Platteville.

The anticipated project completion timeline is contingent upon market conditions and the rate of home sales, with an estimated completion period of approximately 2 - 3 years starting in 2027.

### **3. Project Scope**

**Proposed Lot Configuration:**

- 2–3 R1 Single-Family Residential Lots
- 3–4 R3 Townhome Lots (Zero Lot Line Capable)

This configuration provides a balanced mix of housing types while maintaining compatibility with surrounding land uses.

Estimated dimensions 850'x180'

Needing 130'-150' width for each R3 and minimum 120' for R1 lot

#### **4. Project Costs and Tax Base Impact**

**Estimated Total Construction Investment:** \$2.5 million – \$3.2 million

**Estimated Completed Tax Base Value:** \$3.2 million – \$3.9 million

This project is anticipated to contribute positively to the City's tax base while reflecting a responsible level of investment.

**Estimated Townhome Sales Pricing:** \$300-\$350k/ unit

**Estimated Single Family Home Sales Pricing:** \$380k-?/ home

#### **5. Developer Qualifications – KS Construction**

KS Construction has been serving the Platteville area since 2008, with a primary focus on residential and agricultural construction. Over the past two years, the company has concentrated on new home construction within the region.

Our business philosophy emphasizes quality craftsmanship over high-volume production. We work with experienced, local subcontractors who are committed to delivering reliable, high-quality results.

#### **6. Financial Commitment**

KS Construction will fully finance this development independently. No city financial assistance, tax incentives, or grant funding is being requested from the City of Platteville.

#### **7. Land Acquisition Consideration**

We are open to discussing the purchase terms for the property. A reduced acquisition cost would allow for greater investment in site development and construction quality.

This approach is intended to enhance the overall value of the finished homes and, in turn, support a stronger long-term tax base for the City.

## 8. Community Benefits

**Quality Construction Standards:** Homes will be constructed with an emphasis on durability, design integrity, and long-term value.

**Expanded Housing Opportunities:** Townhomes will provide a more accessible option for individuals and families entering the housing market, as well as those seeking downsized living.

**Environmental Stewardship:** The development will incorporate minimal land disturbance to preserve existing natural features and maintain buffers for nearby trails and wildlife.

**Neighborhood Compatibility:** The project is designed to integrate seamlessly with the existing community while enhancing overall neighborhood character.

## 9. Conclusion

KS Construction is committed to delivering a development that reflects high standards of quality, thoughtful planning, and responsible growth. This proposal represents an opportunity to expand housing availability in Platteville while strengthening the local tax base—without requiring public financial support.

We appreciate the City's consideration and welcome the opportunity to discuss this proposal further.

Kyle Saunders w/KS Construction

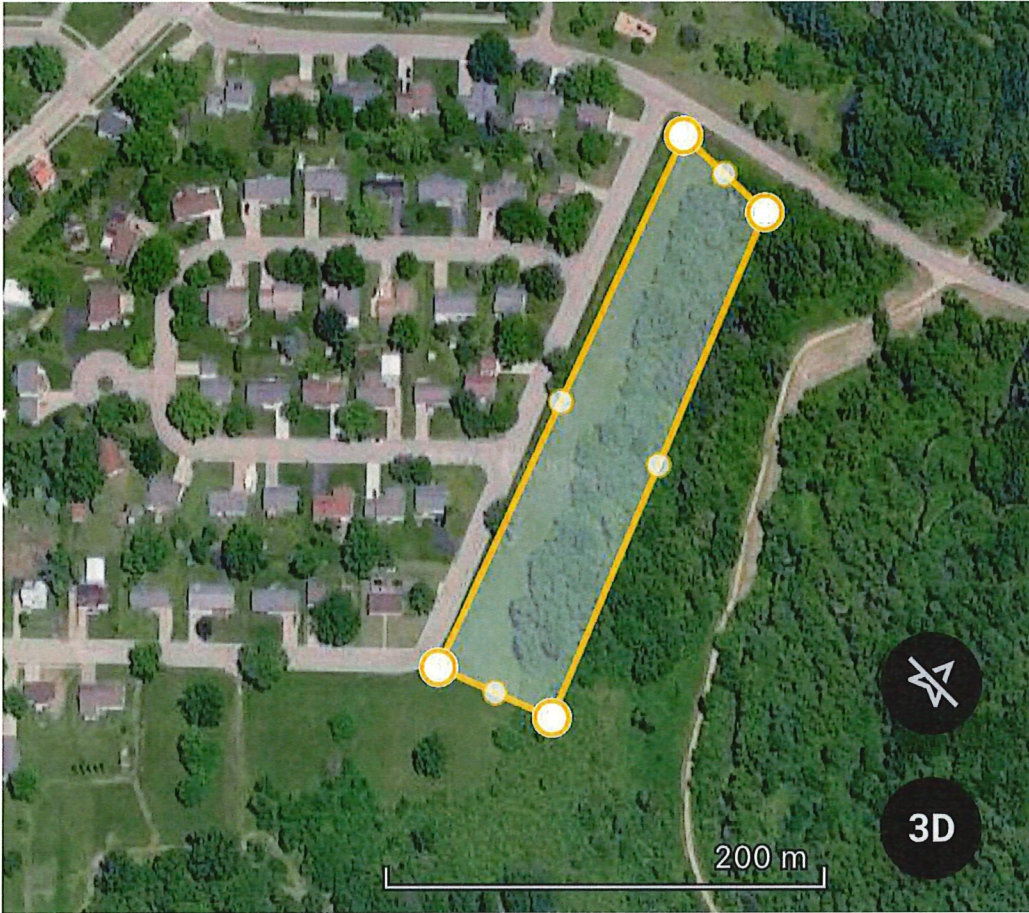
[KSConstruction.ks@gmail.com](mailto:KSConstruction.ks@gmail.com)

(608) 778-9828 ext 3

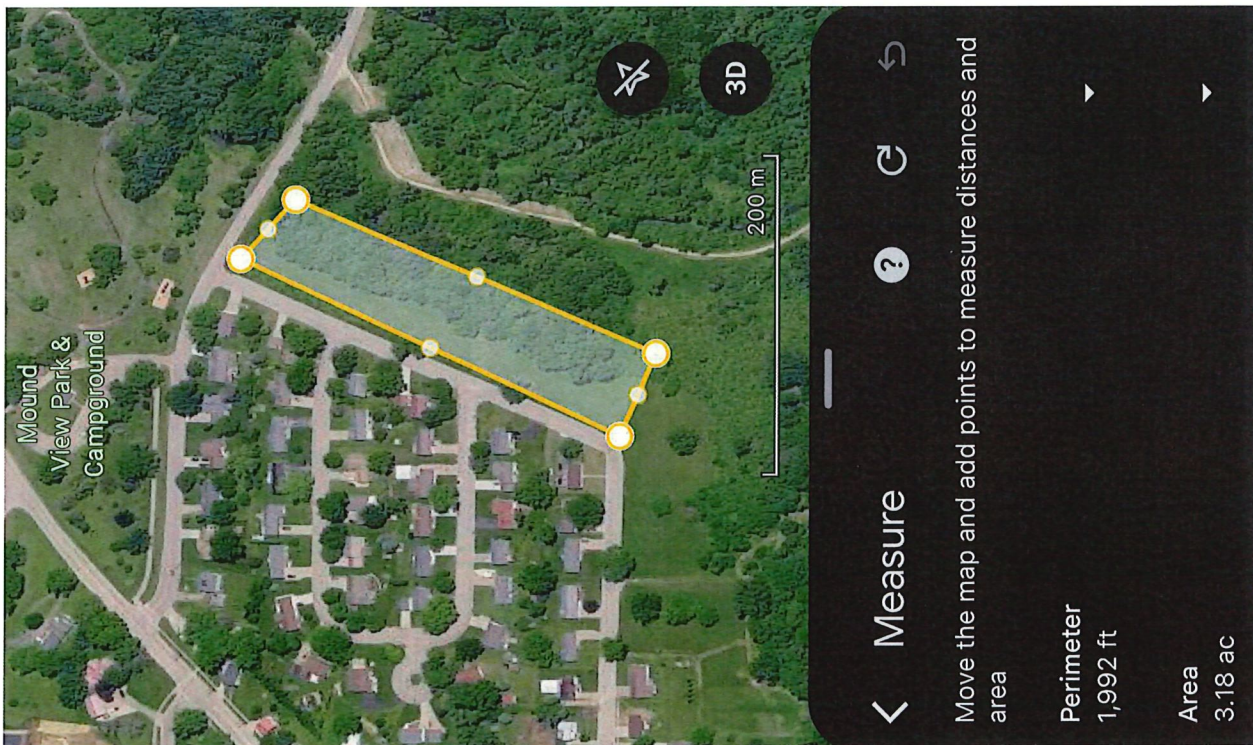
Debra Hendricks

[debhendricks84@gmail.com](mailto:debhendricks84@gmail.com)

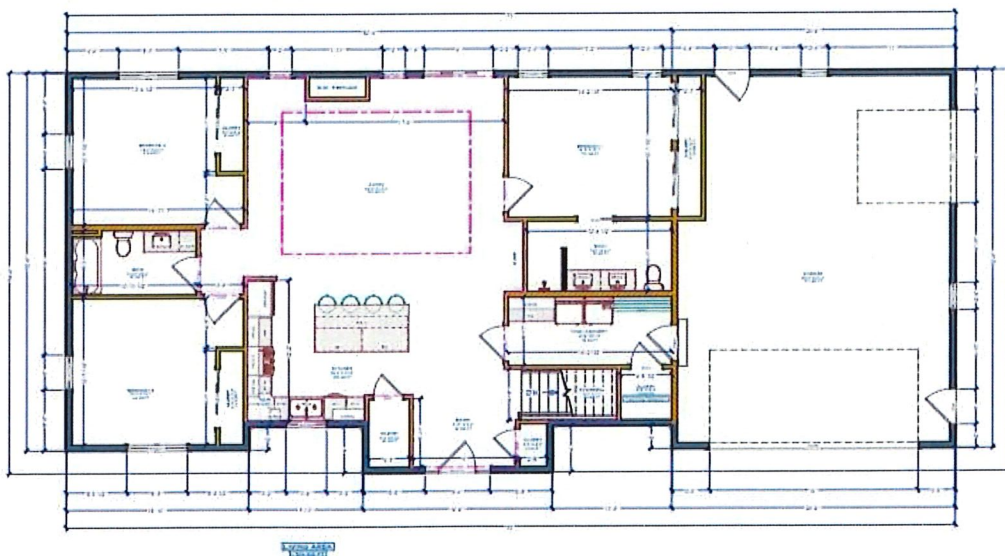
(608) 778-7445



## Proposal of Section 2 Development Area



# Completed Work Samples:

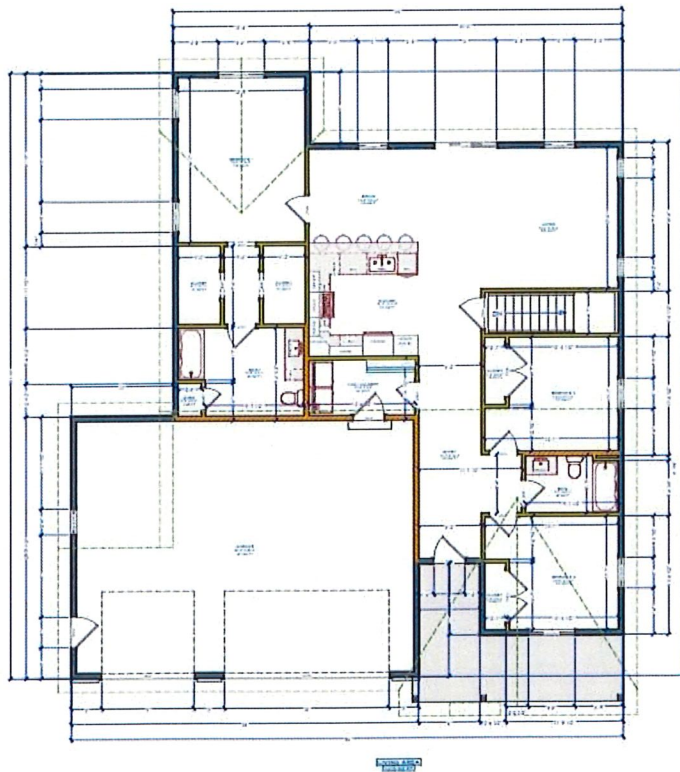


Specs: 1704 sqft

**Spec House**  
**624 S Reagan Street**  
**Cuba City, WI 53807**



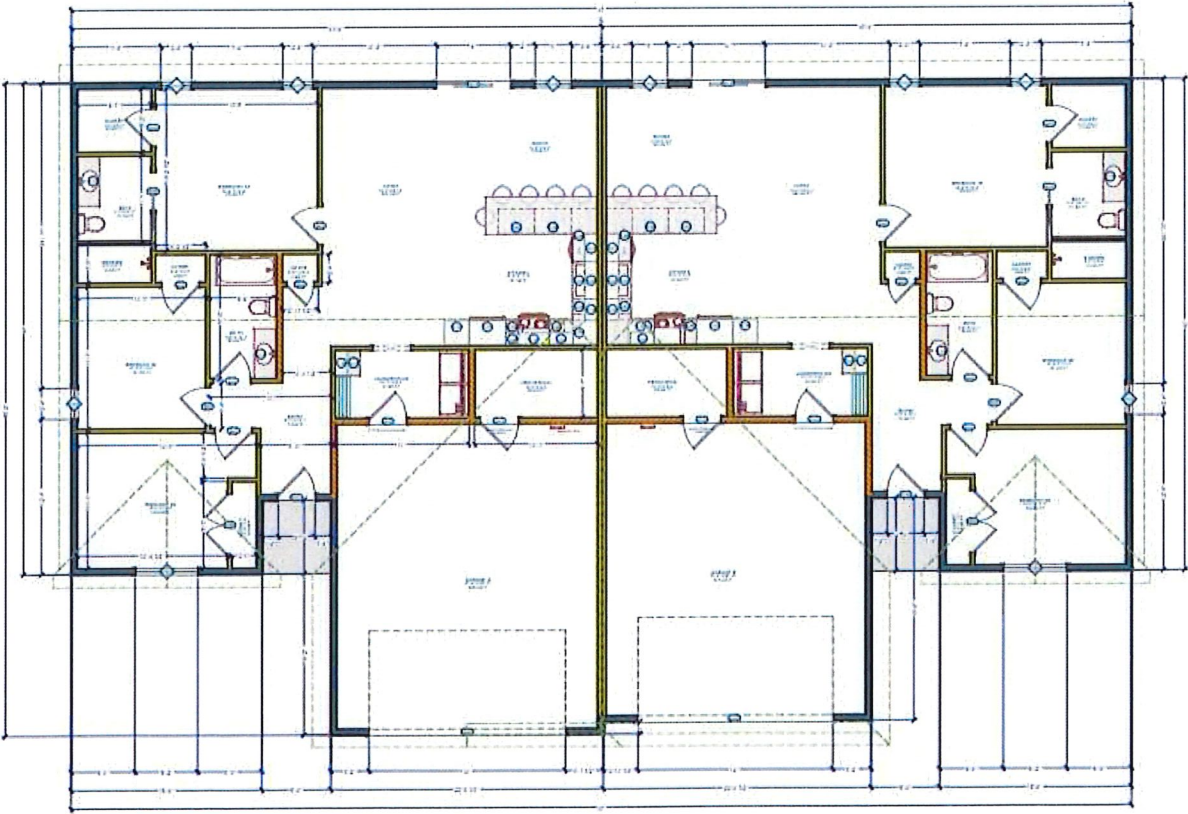
Specs: 1602 sqft



1130/1132 S Jackson Street  
Cuba City, WI 53807

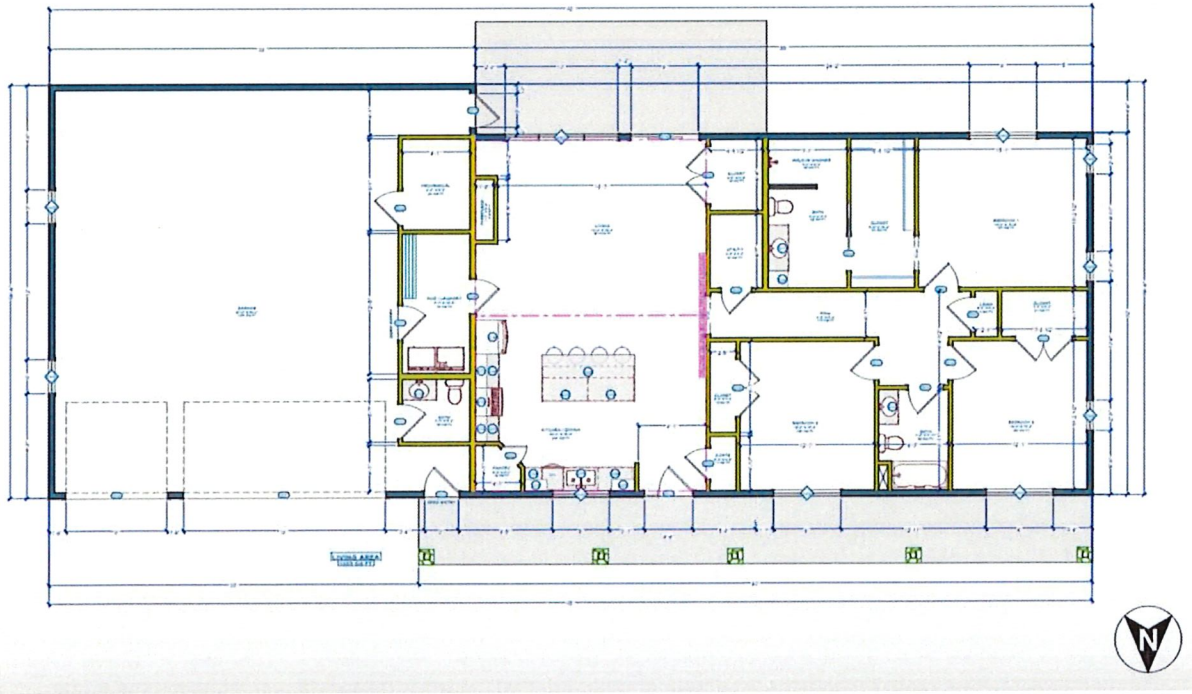


Specs: 1408.5 sqft/ side

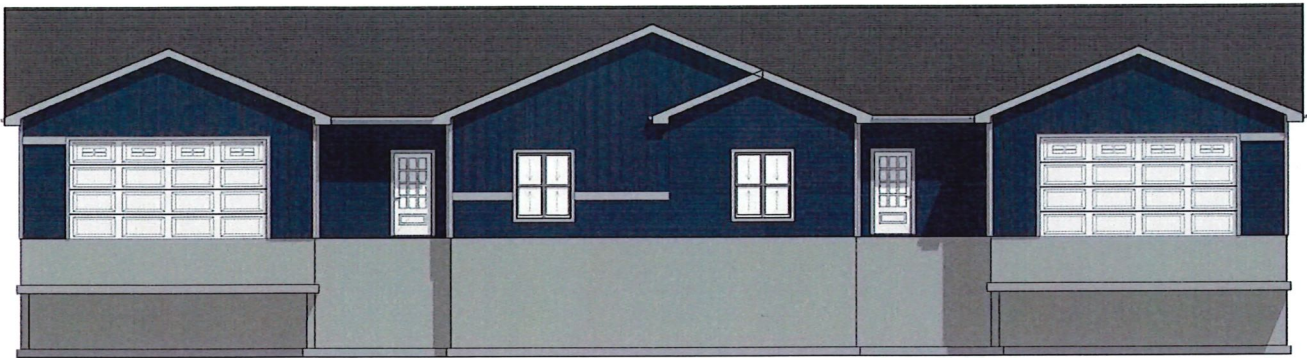


LEGEND

1557 County Road H  
Cuba City, WI 53807



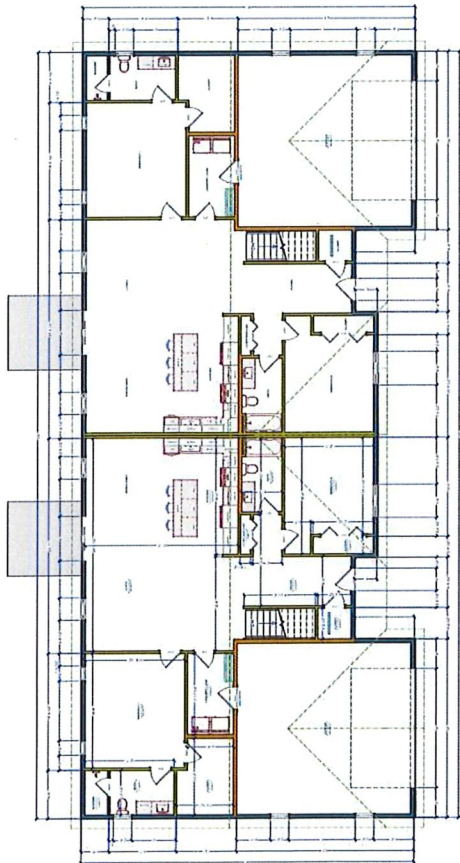
Specs: 1883 sqft



Currently building: 520/522 W Troy St. Cuba City, WI 53807



Specs: 1534 sqft/ unit



NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
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