URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received 9/18/23 11:35 a.m.

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # 78640

1. Project Information

Address: Lot 2 - 354 Bear Claw Way

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested November 1, 2023

- ☐ New development
- ☐ Alteration to an existing or previously-approved development
- ☐ Informational
- ☑ Initial approval
- ☑ Final approval

3. Project Type

- ☐ Project in an Urban Design District
- ☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- ☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- ☐ Planned Development (PD)
  - ☐ General Development Plan (GDP)
  - ☐ Specific Implementation Plan (SIP)
- ☐ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
- ☐ Signage Variance (i.e. modification of signage height, area, and setback)
- ☐ Signage Exception

Other

- ☑ Please specify

  Advisory review requested by Planning Division

4. Applicant, Agent, and Property Owner Information

Applicant name Ryan McMurtrie — Company United Financial Group, Inc

Street address 660 W. Ridgeview Dr. — City/State/Zip Appleton, WI 54911

Telephone 920-968-8137 — Email RMcMurtrie@ufgroup.net

Project contact person Kevin Burow — Company Knothe & Bruce Architects

Street address 7601 University Avenue, Suite 201 — City/State/Zip Middleton, WI 53562

Telephone 608-836-3690 — Email kburow@knotherbruce.com

Property owner (if not applicant) Ziegler at Elderberry LLC

Street address 660 W. Ridgeview Dr. — City/State/Zip Appleton, WI 54911

Telephone 920-968-8137 — Email RMcMurtrie@ufgroup.net

5. Required Submittal Materials

- ☐ **Application Form**
- ☐ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☐ **Development Plans** (Refer to checklist on Page 4 for plan details)
- ☐ **Filing fee**
- ☐ **Electronic Submittal***
- ☐ **Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on April 27, 2023.

2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Ryan McMurtrie Relationship to property Applicant

Authorizing signature of property owner _____ Date 9/13/23

By: Zion Heat Eldercare LLC
By: United Apartments, Inc., manager
By: Richard Brantz, Vice President

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than $1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: $350 *(per §35.24(6) MGO).*
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*
- ☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*
- ☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN COMMISSION APPROVAL PROCESS UDC

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of <u>how</u> the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of <u>how</u> the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **<u>plus</u>**:

- ☐ Grading Plan
- ☐ Proposed Signage (if applicable)
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (***<u>Signage applications only</u>***)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of <u>how</u> the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

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



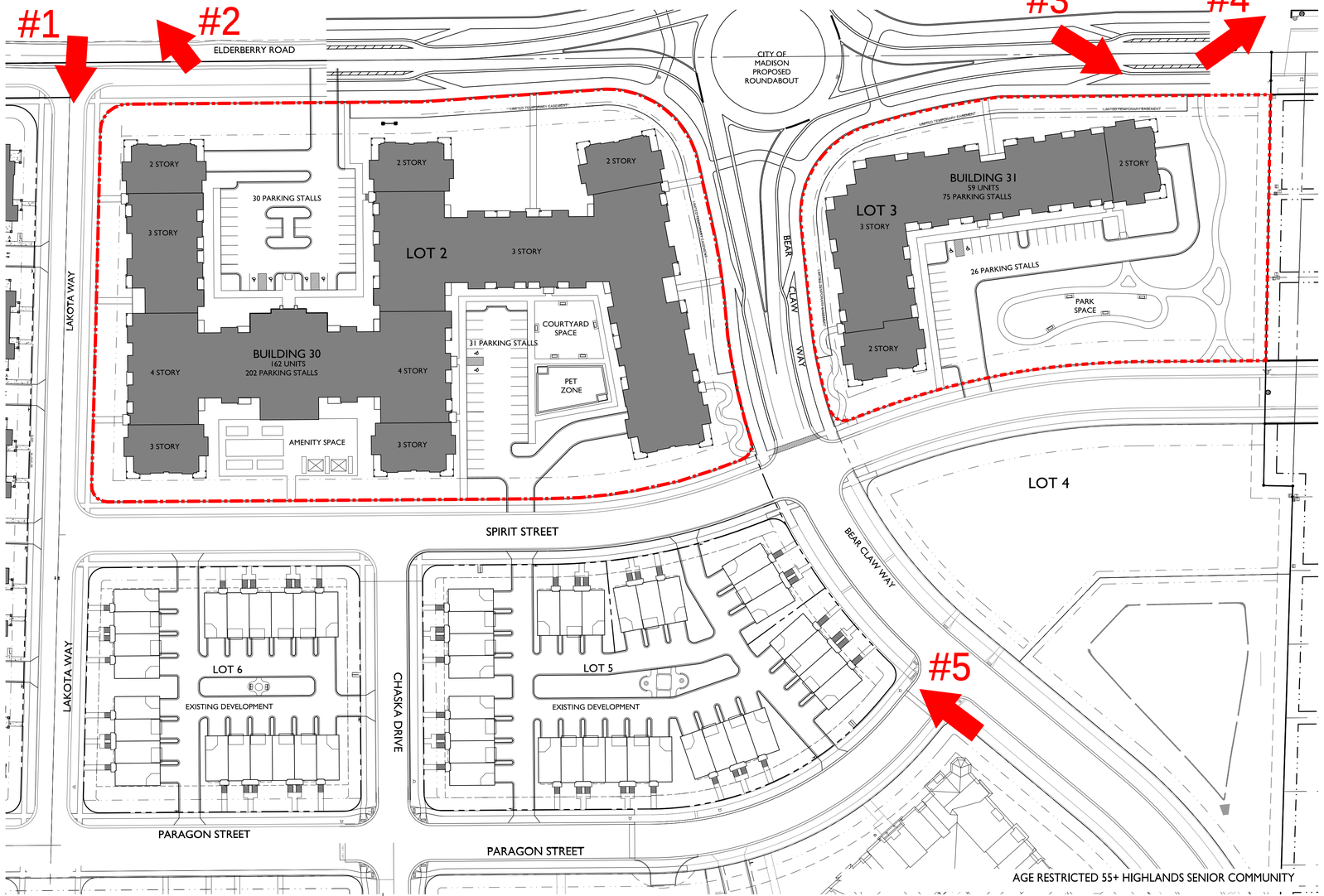
#1 - West of Property



#2 - Northwest of Property



#3 - East of Property





#4 - Northeast of Property



#5 - South of Property (Looking North)

Context Photos

Bear Claw Way, Madison, WI

knothe bruce ARCHITECTS



UDC SUBMITTAL - SEPTEMBER 18, 2023

Paragon Place at Bear Claw Way Ziegler Site Lot 2

Lot 2: 354 Bear Claw Way, Madison, WI

PROJECT NUMBER: **2244**

PROJECT TEAM

OWNER
UNITED FINANCIAL GROUP, INC.
Ryan McMurtrie, EVP,
Director of Development
660 West Ridgeview Drive,
Appleton, WI. 54911
Phone: 920-968-8137

ARCHITECT
KNOTHE & BRUCE ARCHITECTS
Kevin Burow, AIA
8401 Greenway Blvd, Suite 900
Middleton, WI 53562
Phone: 608.836.3690

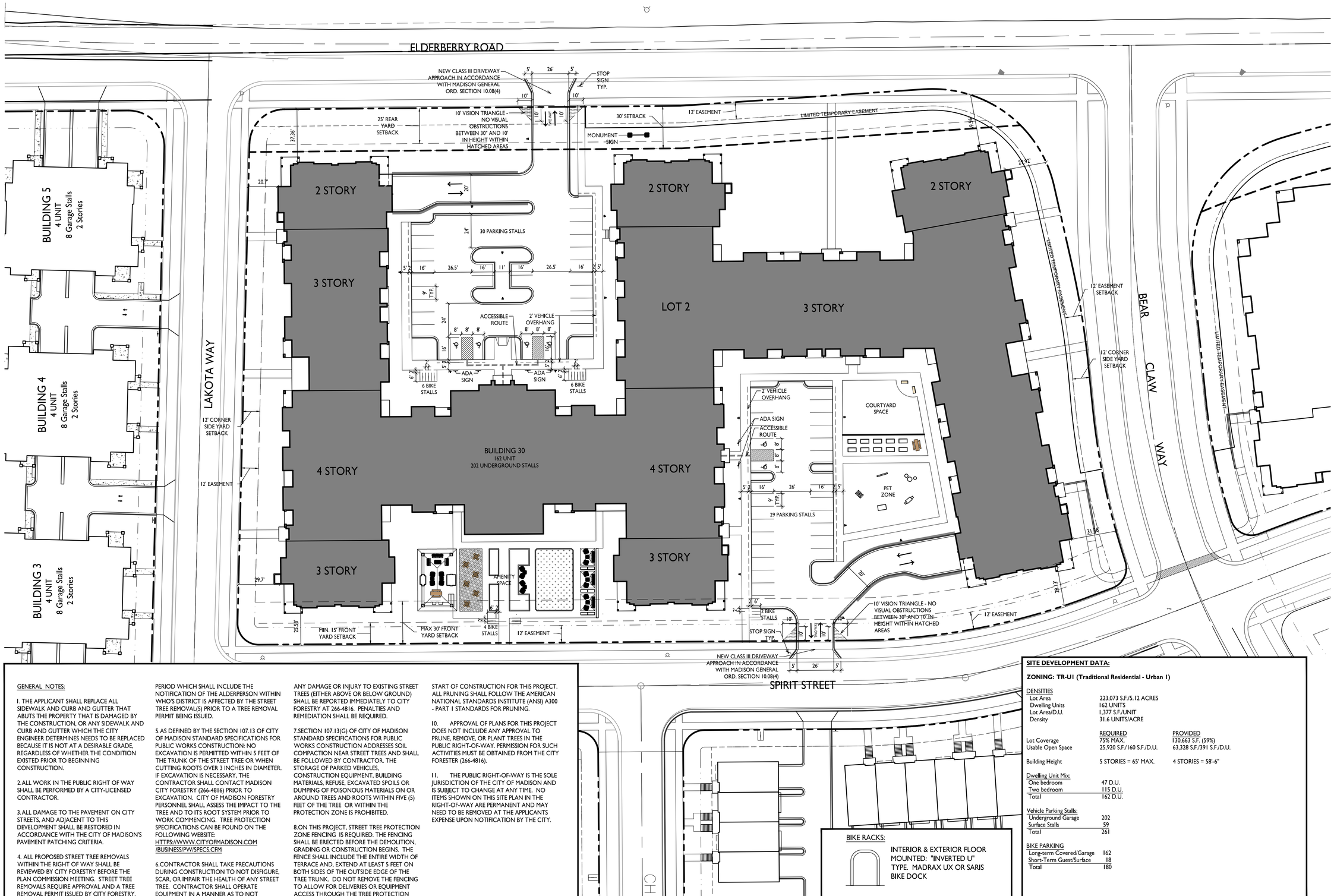
LANDSCAPE DESIGN
SAIKI DESIGN, INC
Rebecca de Boer
1110 S. Park St.
Madison, WI 53715
Office: 608-251-3600
rdeboer@saiki.design

CIVIL ENGINEER
TRIO ENGINEERING
Josh Pudelko
4100 N Calhoun Rd, Suite 300
Brookfield, WI 53005
(262) 790-1480
jpudelko@trioeng.com

SHEET INDEX

	COVER SHEET
SITE	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	USABLE OPEN SPACE
C-1.5	LOT COVERAGE
C0.0	COVER SHEET
C1.0	CONTRACT LIMITS PLAN
C1.1	PRELIMINARY SITE PLAN
C2.0	PRELIMINARY GRADING & PAVING PLAN
C3.0	PRELIMINARY UTILITY PLAN
L100	PLANTING & LANDSCAPE RESTORATION PLAN
L101	PLANTING ENLARGEMENTS
L102	LANDSCAPE POINTS WORKSHEET
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-2.3	EXTERIOR ELEVATIONS
A-2.4	EXTERIOR ELEVATIONS
A-2.5	EXTERIOR ELEVATIONS
A-2.6	EXTERIOR ELEVATIONS
A-2.7	EXTERIOR ELEVATIONS
A-2.8	EXTERIOR ELEVATIONS
A-2.9	EXTERIOR ELEVATIONS
A-2.10	EXTERIOR ELEVATIONS
A-2.11	EXTERIOR ELEVATIONS COLORED
A-2.12	EXTERIOR ELEVATIONS COLORED
A-2.13	EXTERIOR ELEVATIONS COLORED
A-2.14	EXTERIOR ELEVATIONS COLORED
A-2.15	EXTERIOR ELEVATIONS COLORED
A-2.16	EXTERIOR ELEVATIONS COLORED
A-2.17	EXTERIOR ELEVATIONS COLORED
A-2.18	EXTERIOR ELEVATIONS COLORED
A-2.19	EXTERIOR ELEVATIONS COLORED
A-2.20	EXTERIOR ELEVATIONS COLORED
X901-X909	EXTERIOR RENDERINGS
	MATERIAL BOARD

kba
knothe bruce
ARCHITECTS



GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: HTTPS://WWW.CITYOFMADISON.COM /BUSINESS/PW/SPECS.CFM

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

10. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).

11. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

BIKE RACKS:

INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

SITE DEVELOPMENT DATA:

ZONING: TR-U1 (Traditional Residential - Urban 1)

DENSITIES		
Lot Area	223,073 S.F./5.12 ACRES	
Dwelling Units	162 UNITS	
Lot Area/D.U.	1,377 S.F./UNIT	
Density	31.6 UNITS/ACRE	
	REQUIRED	PROVIDED
Lot Coverage	75% MAX.	130,663 S.F. (59%)
Usable Open Space	25,920 S.F./160 S.F./D.U.	63,328 S.F./391 S.F./D.U.
Building Height	5 STORIES = 65' MAX.	4 STORIES = 58'-6"

Dwelling Unit Mix:	
One bedroom	47 D.U.
Two bedroom	115 D.U.
Total	162 D.U.

Vehicle Parking Stalls:	
Underground Garage	202
Surface Stalls	59
Total	261

BIKE PARKING	
Long-term Covered/Garage	162
Short-Term Guest/Surface	18
Total	180

AGE RESTRICTED 55+ HIGHLANDS SENIOR COMMUNITY

1 / C-1.1 SITE PLAN
1" = 30'-0"

GRAPHIC SCALE
0 30 60 90
1 INCH = 30 FT (24X36 SHEET)

kba
knothe • bruce
ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Issued for UDC Submittal - September 18, 2023
Issued for LUA Submittal - September 18, 2023

PROJECT TITLE
Paragon Place at Bear Claw Way
Ziegler Site
Lot 2

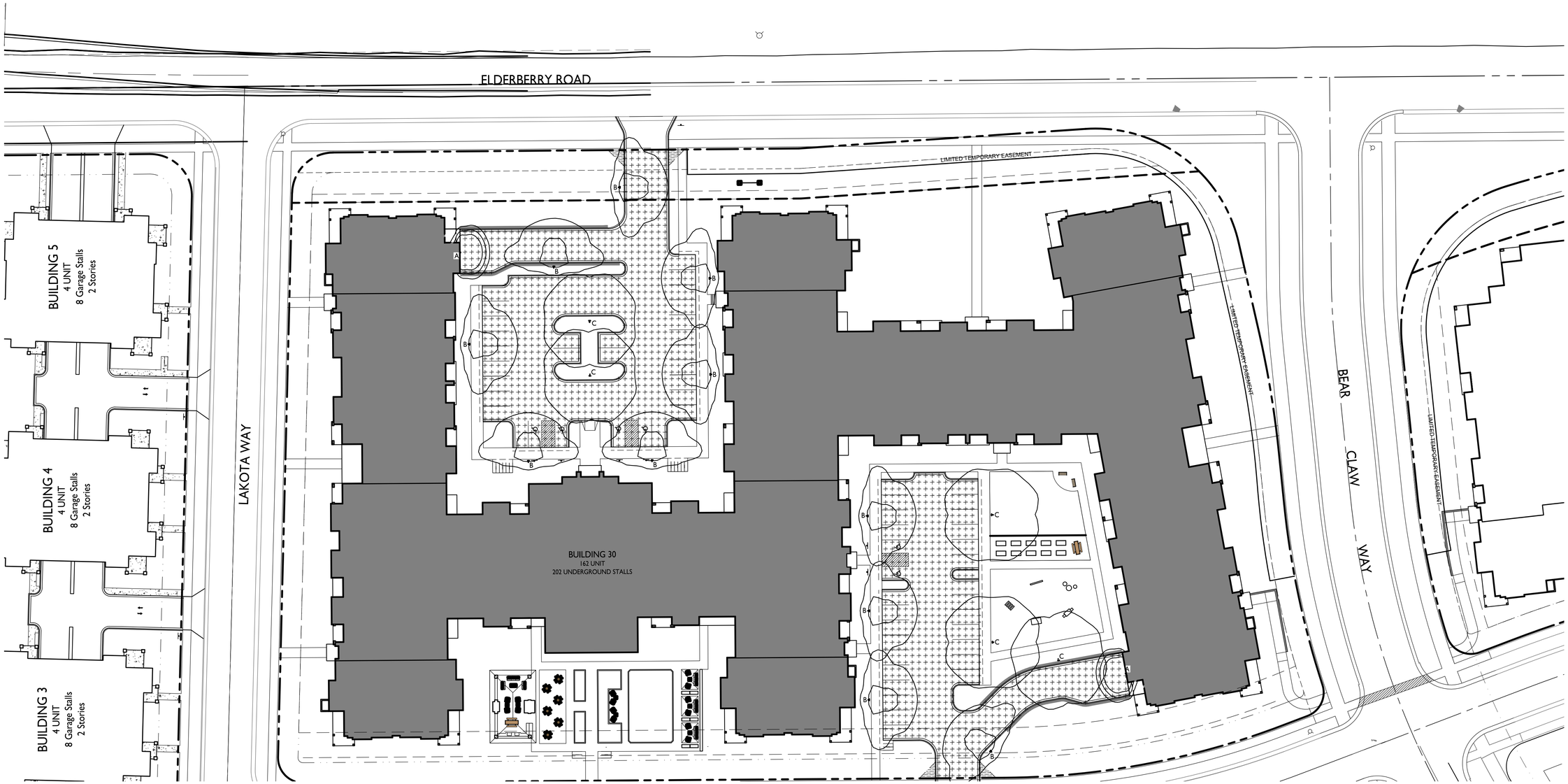
Lot 2 : 354 Bear Claw Way
Madison, Wisconsin

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 2244

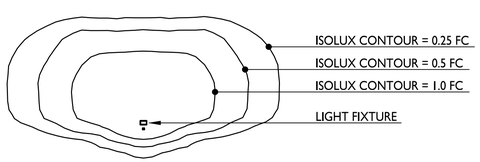
© Knothe & Bruce Architects, LLC



LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	LITHONIA LIGHTING	WDGE1 LED P1 30K 80CRI VF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE1_LED_P1 _30K_80CRI_VF.ies	8'-0" ABOVE GRADE ON BUILDING
	B	11	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T2M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2M OPTIC, 3000K AT 350mA, WITH HOUSE SIDE SHIELDS	DSXWPM_LED_10C _350_30K_T2M _MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	C	5	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T5M MVOLT	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T5M OPTIC, 3000K AT 530mA.	DSXWPM_LED_10C _530_30K_T5M _MVOLT.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Lot 2 - North Parking Lot	+	0.5 fc	6.3 fc	0.2 fc	31.5:1	2.5:1
Lot 2 - South Parking Lot	+	0.5 fc	7.3 fc	0.2 fc	36.5:1	2.5:1

GRAPHIC SCALE
0 40 80 120
1 INCH = 40 FT (24X36 SHEET)

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Issued for UDC Submittal - September 18, 2023
Issued for LUA Submittal - September 18, 2023

PROJECT TITLE
Paragon Place at Bear Claw Way
Ziegler Site
Lot 2

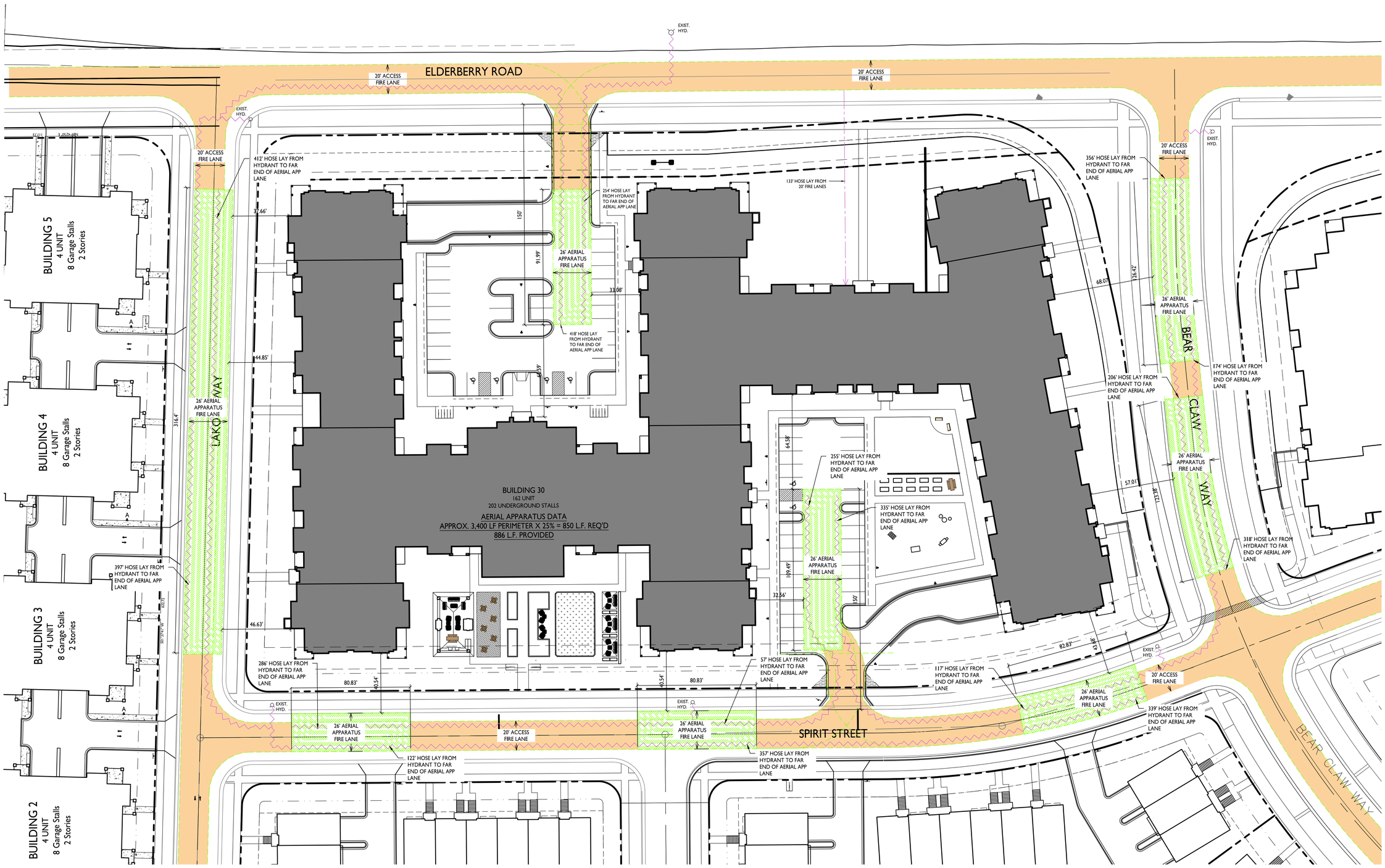
Lot 2 : 354 Bear Claw Way
Madison, Wisconsin

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
C-1.2

PROJECT NO. 2244

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PROJECT TITLE
Paragon Place at Bear Claw Way
Ziegler Site
Lot 2

Lot 2 : 354 Bear Claw Way
Madison, Wisconsin

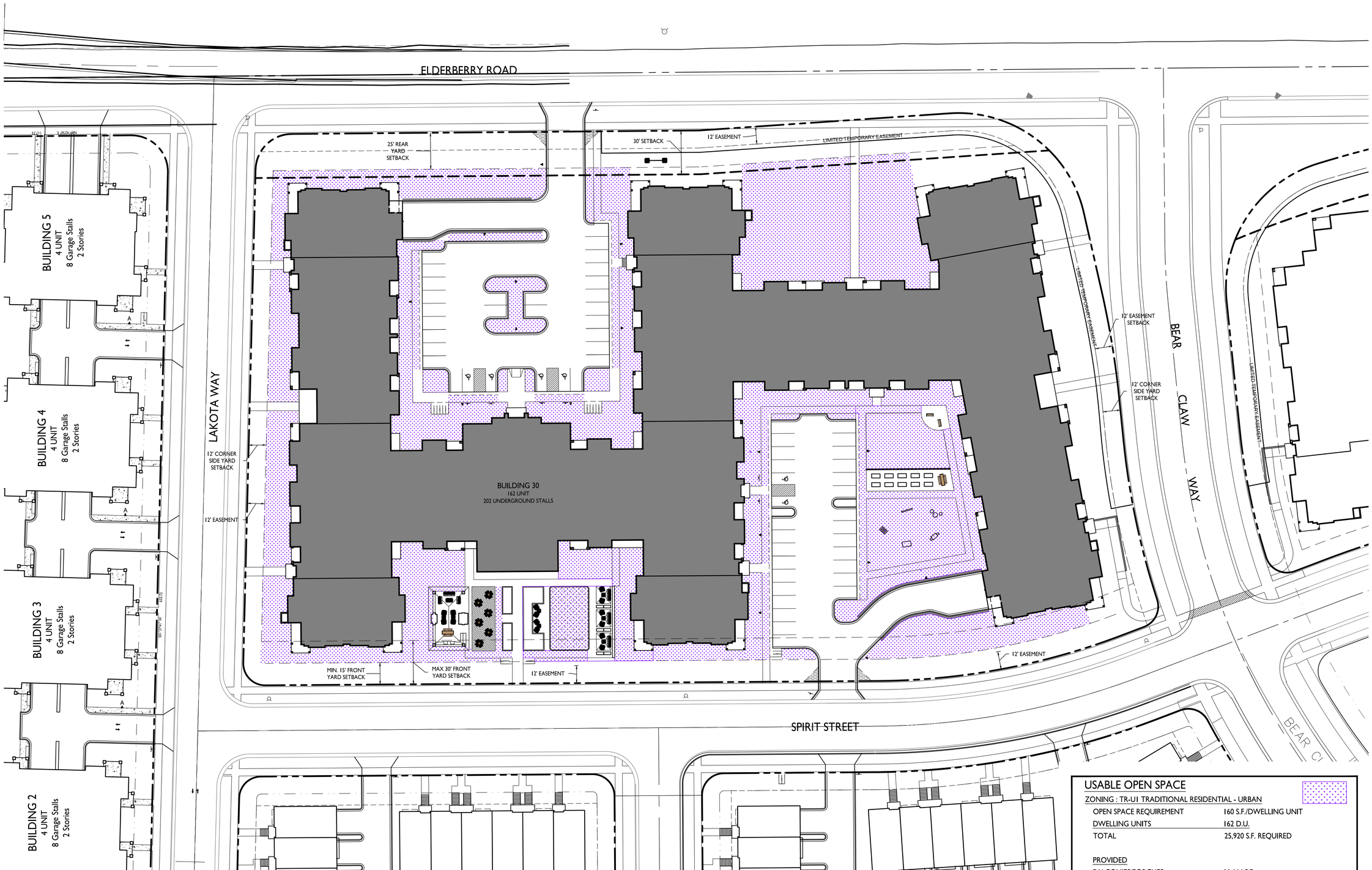
SHEET TITLE
Fire Department Access Plan

GRAPHIC SCALE
0 40 80 120
1 INCH = 40 FT (24X36 SHEET)

SHEET NUMBER
C-1.3

PROJECT NO. 2244

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USABLE OPEN SPACE

ZONING : TR-U1 TRADITIONAL RESIDENTIAL - URBAN

OPEN SPACE REQUIREMENT	160 S.F./DWELLING UNIT
DWELLING UNITS	162 D.U.
TOTAL	25,920 S.F. REQUIRED
PROVIDED	
BALCONIES/PORCHES	11,664 S.F.
SURFACE	51,664 S.F.
TOTAL	63,328 S.F. PROVIDED

GRAPHIC SCALE

0 40 80 120

1 INCH = 40 FT (24X36 SHEET)

kba
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Middleton, WI 53562

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PROJECT TITLE

Paragon Place at Bear Claw Way
Ziegler Site
Lot 2

Lot 2 : 354 Bear Claw Way
Madison, Wisconsin

SHEET TITLE

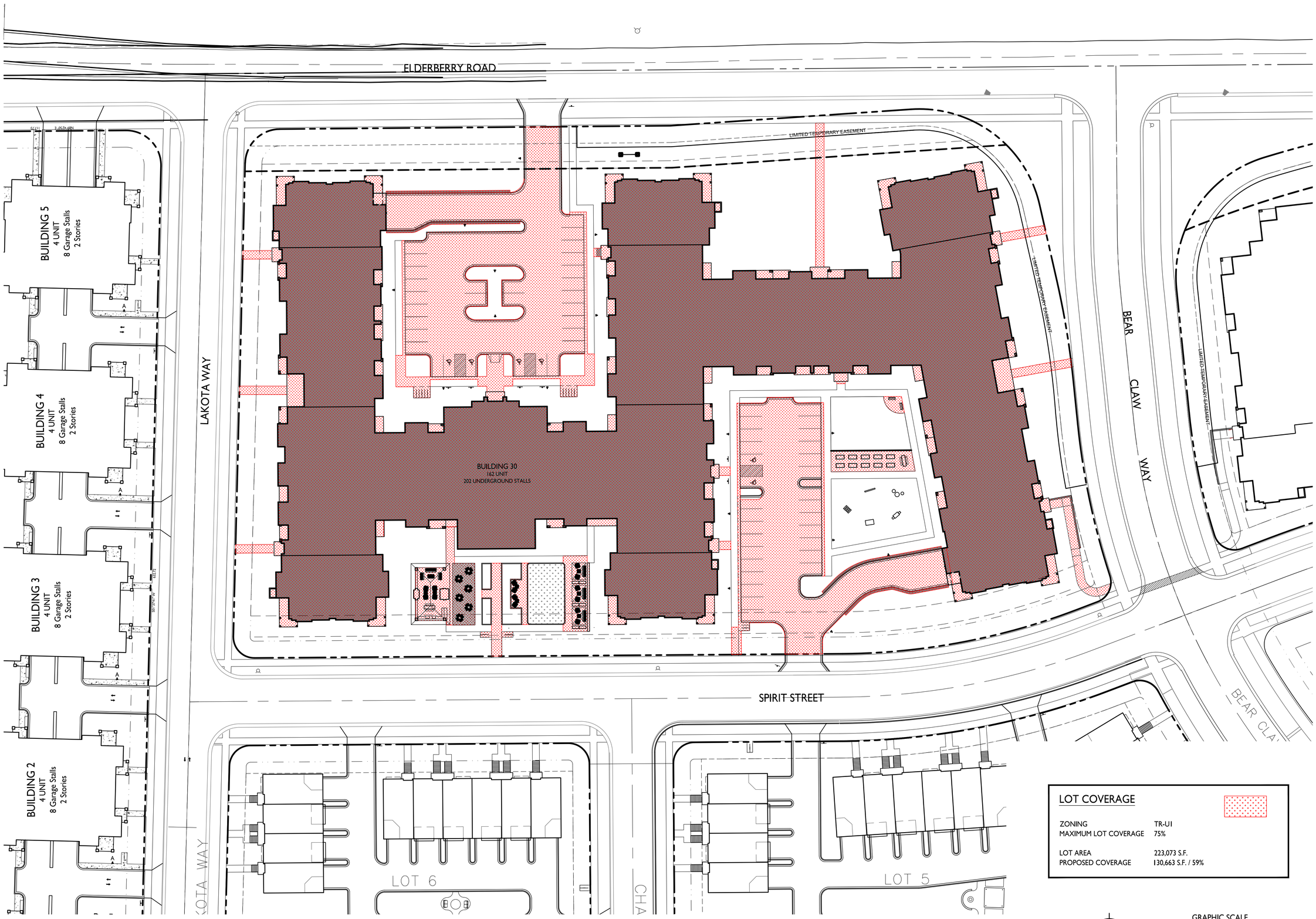
Usable Open Space

SHEET NUMBER

C-1.4

PROJECT NO. 2244

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LOT COVERAGE

ZONING	TR-U1
MAXIMUM LOT COVERAGE	75%
LOT AREA	223,073 S.F.
PROPOSED COVERAGE	130,663 S.F. / 59%

1 C-1.5 LOT COVERAGE
1" = 30'-0"

GRAPHIC SCALE
0 30 60 90
1 INCH = 30 FT (24X36 SHEET)

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PROJECT TITLE
Paragon Place at Bear Claw Way
Ziegler Site
Lot 2

Lot 2 : 354 Bear Claw Way
Madison, Wisconsin

SHEET TITLE
Lot Coverage

SHEET NUMBER
C-1.5

PROJECT NO. 2244

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PARAGON PLACE AT BEAR CLAW WAY

LOT 2

PRELIMINARY SITE DEVELOPMENT PLANS

CITY OF MADISON, WISCONSIN

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

   -STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
   -THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
   -WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
   -WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
   -CITY OF MADISON DEVELOPMENT STANDARDS, LATEST EDITION.

2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.

4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY

6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.

7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

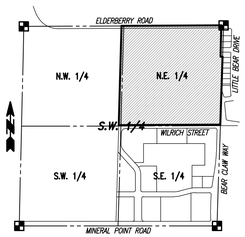
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.

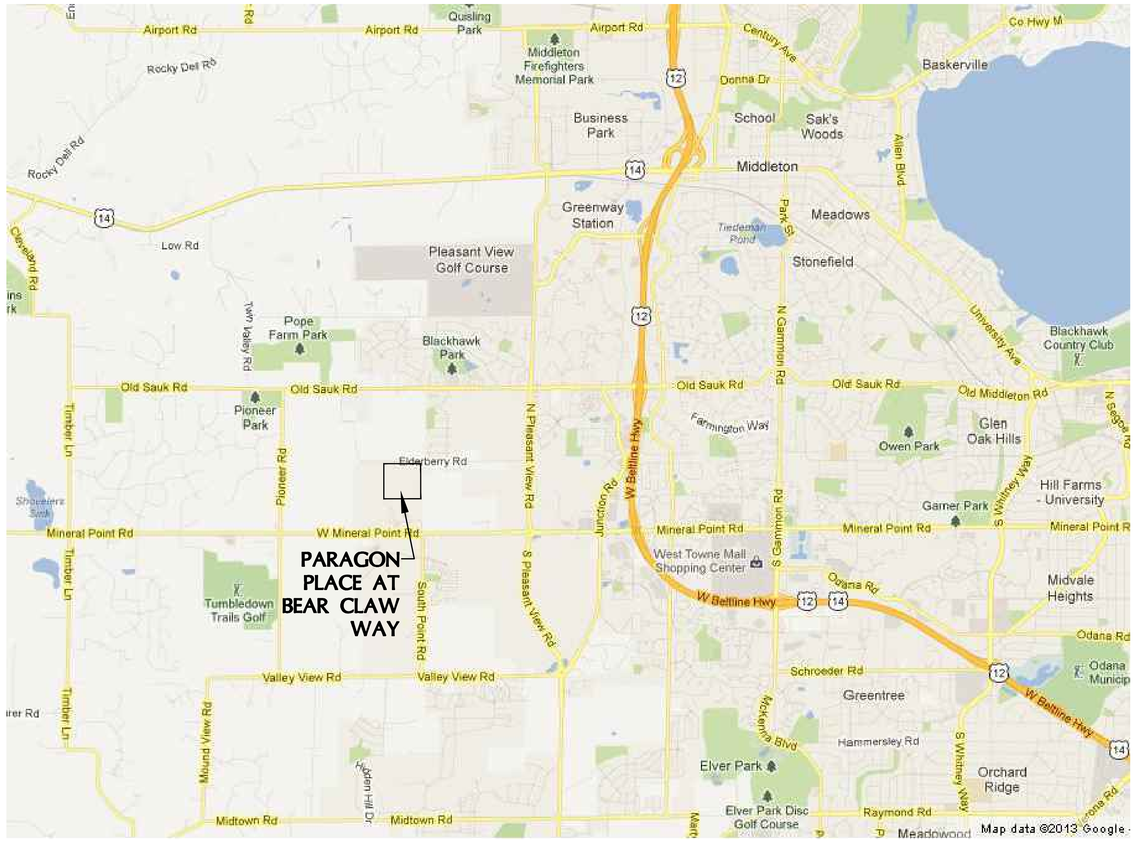
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY.

12. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS



LOCALITY MAP:
S.W. 1/4, SEC. 21, T. 7 N., R. 8 E.
SCALE: 1"=1000'



VICINITY MAP
NOT TO SCALE

PRELIMINARY SET
NOT FOR CONSTRUCTION.

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

SHEET INDEX

CIVIL		
C0.0	–	COVER SHEET
C1.0	–	CONTRACT LIMITS PLAN
C1.1	–	PRELIMINARY SITE PLAN
C2.0	–	PRELIMINARY LOT GRADING & PAVING PLAN
C3.0	–	PRELIMINARY UTILITY PLAN

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EMAIL: jpudelko@trioeng.com

PARAGON PLACE

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOT 2
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
3/15/2023	CONCEPT GRADING
6/9/2023	PRELIMINARY PLANS
6/23/2023	CITY SUBMITTAL
8/2/2023	SITE UPDATES
8/16/2023	SITE UPDATES
9/14/2023	SITE UPDATES

DATE:
SEPTEMBER 14, 2023

JOB NUMBER:
12041

DESCRIPTION:
COVER SHEET

SHEET
C0.0

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JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

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ROADWAY & UTILITY IMPROVEMENTS PER CITY OF MADISON DESIGN PLANS

ELDERBERRY ROAD

2024 CONSTRUCTION LIMITS

LAKOTA WAY

BEAR CLAW WAY

LITTLE BEAR DRIVE

SPIRIT STREET

SPIRIT STREET

ROADWAY & UTILITY IMPROVEMENTS PER CITY OF MADISON DESIGN PLANS

0 25 50 100

Scale: 1" = 50' (22"X34")

Scale: 1" = 100' (11"X17")

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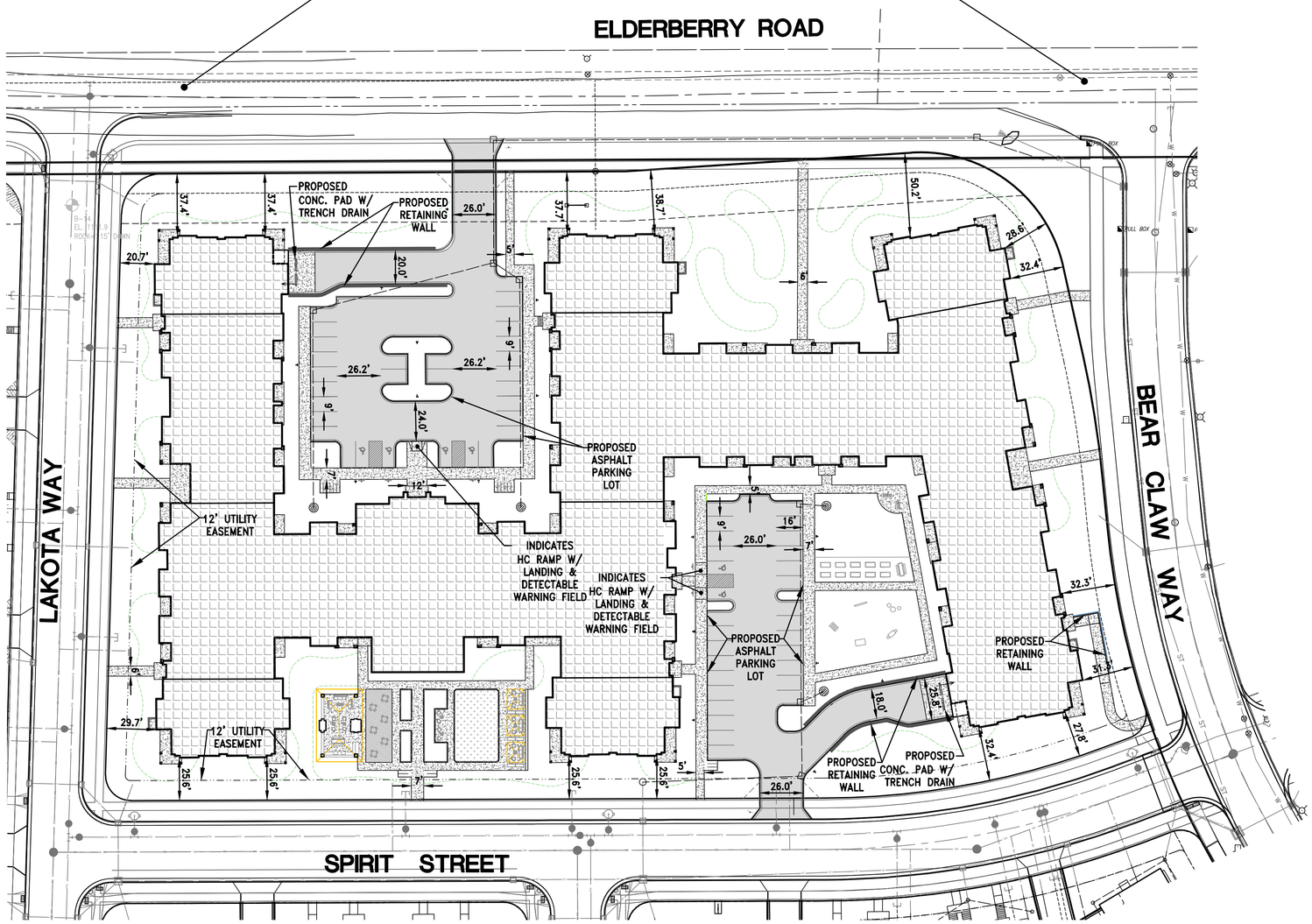
JOB NUMBER:
12041

DESCRIPTION:
CONTRACT LIMITS PLAN

SHEET
C1.0

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ROADWAY & UTILITY IMPROVEMENTS PER CITY OF MADISON DESIGN PLANS



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0 20 40 80

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PROJECT:
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LOT 2
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DESCRIPTION:
PRELIMINARY SITE PLAN

SHEET
C1.1

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ROADWAY & UTILITY IMPROVEMENTS PER CITY OF MADISON DESIGN PLANS

ELDERBERRY ROAD

LAKOTA WAY

BEAR CLAW WAY

SPIRIT STREET

RETAINING WALL (TYP.)

STEPS REQ'D TO F.F.

FF 1115.00
GF 1105.67

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0 15 30 60

Scale: 1" = 30' (22"X34")

Scale: 1" = 60' (11"X17")

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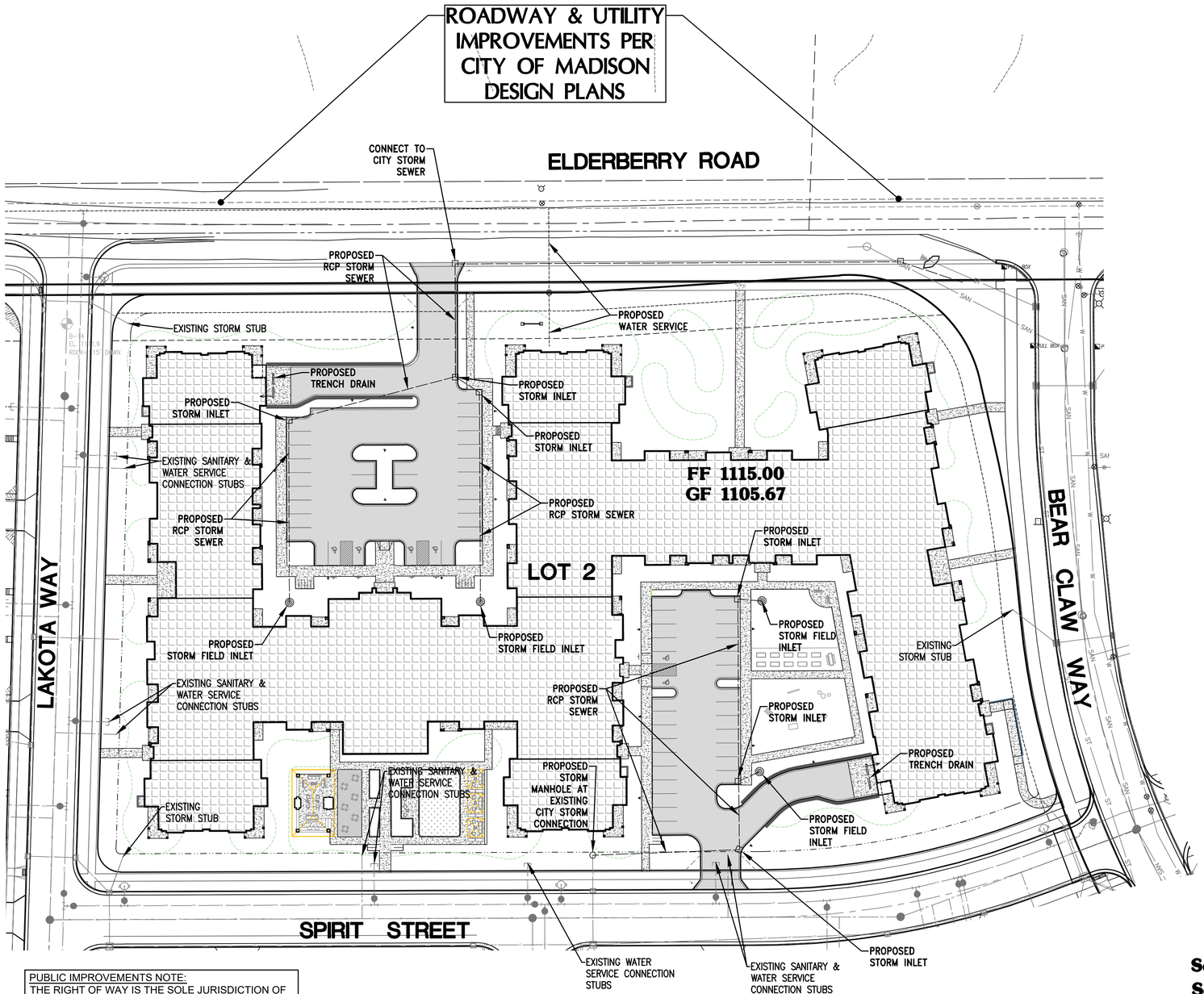
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12041

DESCRIPTION:
PRELIMINARY GRADING & PAVING PLAN

SHEET

C2.0

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DESCRIPTION:
PRELIMINARY UTILITY PLAN

SHEET
C3.0

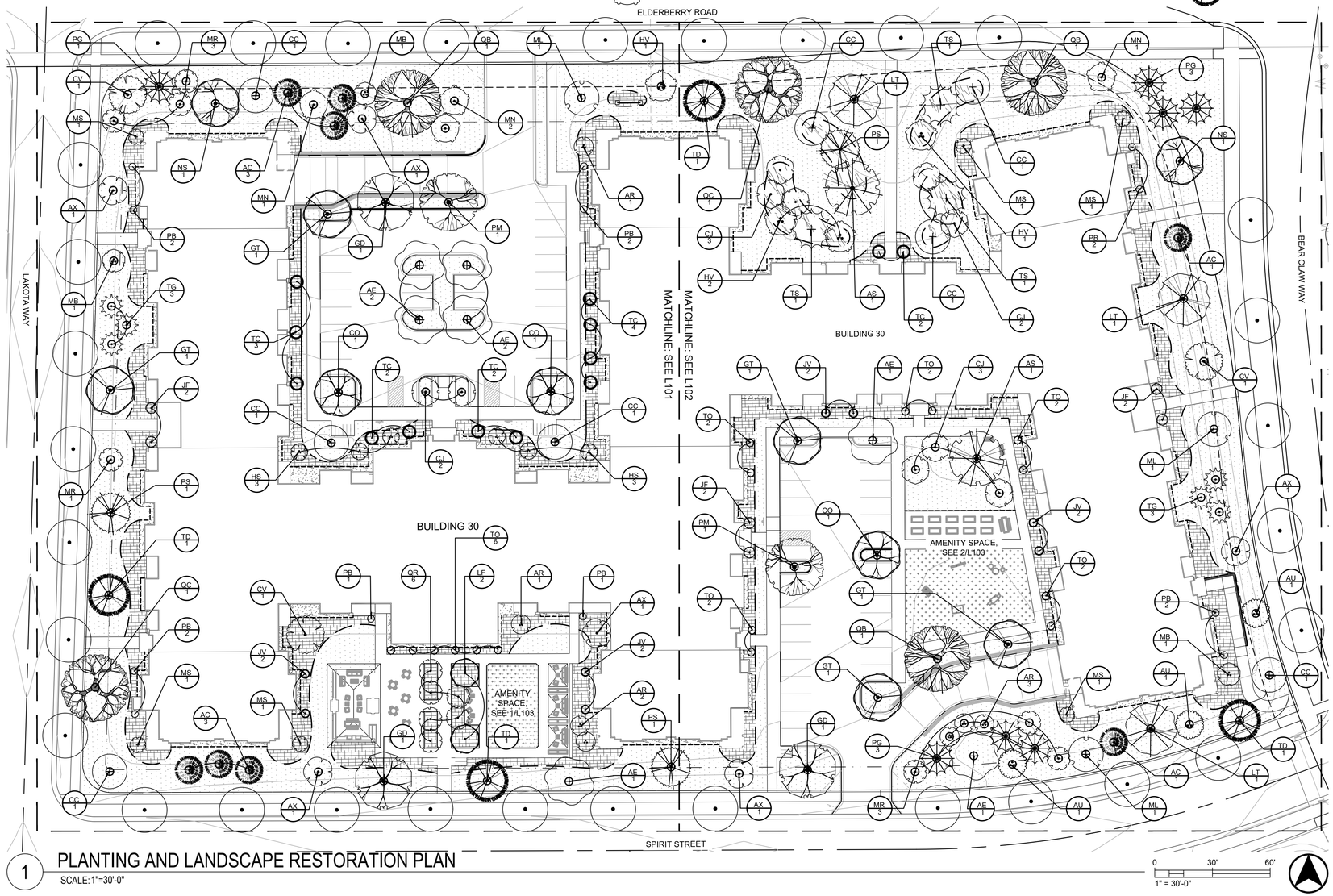
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PLANT LIST- TREES

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	AC	Abies concolor / Concolor Fir	B&B	6` HT (MIN.)	8
	JF	Juniperus chinensis 'Fairview' / Fairview Juniper	B&B	5` HT. (MIN)	6
	JV	Juniperus virginiana 'J.N. Select Green' / Emerald Feather™ Eastern Redcedar	B&B	4` HT. (MIN.)	8
	PG	Picea glauca var. densata / Black Hills Spruce	B&B	6` HT (MIN.)	7
	PB	Picea pungens `Iseli Fastigiate` / Iseli Fastigiate Blue Spruce	B&B	5` HT. (MIN)	12
	PS	Pinus strobus / White Pine	B&B	6` HT (MIN.)	3
	TC	Taxus cuspidata `Capitata` / Capitata Japanese Yew	B&B	5` HT. (MIN)	13
	TO	Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Arborvitae	B&B	5` HT. (MIN)	16
	TG	Thuja x 'Green Giant' / Green Giant Arborvitae	B&B	6` HT (MIN.)	6
	TS	Tsuga canadensis / Eastern Hemlock	B&B	6` HT (MIN.)	3

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	AX	Aesculus x bushii 'Aaron1' / Mystic Ruby™ Buckeye	B&B	1.5"Cal	6
	AU	Amelanchier x grandiflora `Autumn Brilliance` / Autumn Brilliance Serviceberry	B&B	6` HT (MIN.) UPRIGHT MULTI-STEM	3
	AR	Amelanchier x grandiflora `Robin Hill` / Robin Hill Serviceberry	B&B	6` HT (MIN.) UPRIGHT MULTI-STEM	7
	CJ	Carpinus caroliniana 'J.N. Select A' / Fire King™ American Hornbeam	B&B	2" Cal	10
	CC	Cercis canadensis / Eastern Redbud	B&B	2" Cal	8
	CV	Chionanthus virginicus / White Fringetree	B&B	1.5"Cal	3
	HS	Hamamelis vernalis / Ozark Witchhazel	B&B	4` HT. (MIN.)	6
	HV	Hamamelis virginiana / Common Witch Hazel	B&B	5` HT. (MIN)	4
	MS	Magnolia stellata `Royal Star` / Royal Star Magnolia	B&B	1.5"Cal	6
	MB	Magnolia x 'Butterflies' / Butterflies Magnolia	B&B	6` HT (MIN.) UPRIGHT MULTI-STEM	3
	ML	Magnolia x loebneri `Leonard Messel` / Leonard Messel Magnolia	B&B	1.5"Cal	3
	MR	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	B&B	2" Cal	7
	MN	Malus x 'Spring Snow' / Spring Snow Crabapple	B&B	2" Cal	4

SHADE TREES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	AS	Acer saccharum / Sugar Maple	B&B	2" Cal	2
	AE	Aesculus glabra `J.N. Select` / Early Glow Buckeye	B&B	2" Cal	7
	CO	Celtis occidentalis `Chicagoland` / Common Hackberry	B&B	3"Cal	3
	GT	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Honeylocust	B&B	2.5"Cal	5
	GD	Gymnocladus dioica `Espresso` / Espresso Coffeetree	B&B	3"Cal	3
	LT	Liriodendron tulipifera / Tulip Tree	B&B	2" Cal	3
	LF	Liriodendron tulipifera 'Fastigiata' / Columnar Tulip Poplar	B&B	2" Cal	2
	NS	Nyssa sylvatica / Black Tupelo	B&B	3"Cal	2
	PM	Platanus x acerifolia 'Morton Circle' / Exclamation London Plane Tree	B&B	2" Cal	2
	QB	Quercus bicolor / Swamp White Oak	B&B	3"Cal	3
	QR	Quercus bicolor 'Bonnie and Mike' / Beacon® Oak	B&B	3"Cal	6
	QC	Quercus muehlenbergii / Chinkapin Oak	B&B	3"Cal	2
	TD	Taxodium distichum / Bald Cypress	B&B	2.5"Cal	4



1 PLANTING AND LANDSCAPE RESTORATION PLAN
SCALE: 1"=30'-0"

0 30' 60'
1" = 30'-0"

NOTES

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LEGEND

- ALUMINUM EDGING
- MOW EDGE
- BLUEGRASS TURF
- DECORATIVE STONE COBBLES
- SHREDDED HARDWOOD BARK MULCH
- STONE MULCH MAINTENANCE EDGE
- ARTIFICIAL TURF GRASS
- NO-MOW TALL FESCUE
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saiki DESIGN

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WISCONSIN
Abbie Mollien
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Wisconsin
LANDSCAPE ARCHITECT
9/18/2023

PROJECT TITLE
Paragon Place at Bear Claw Way
Ziegler Site
Lot 2

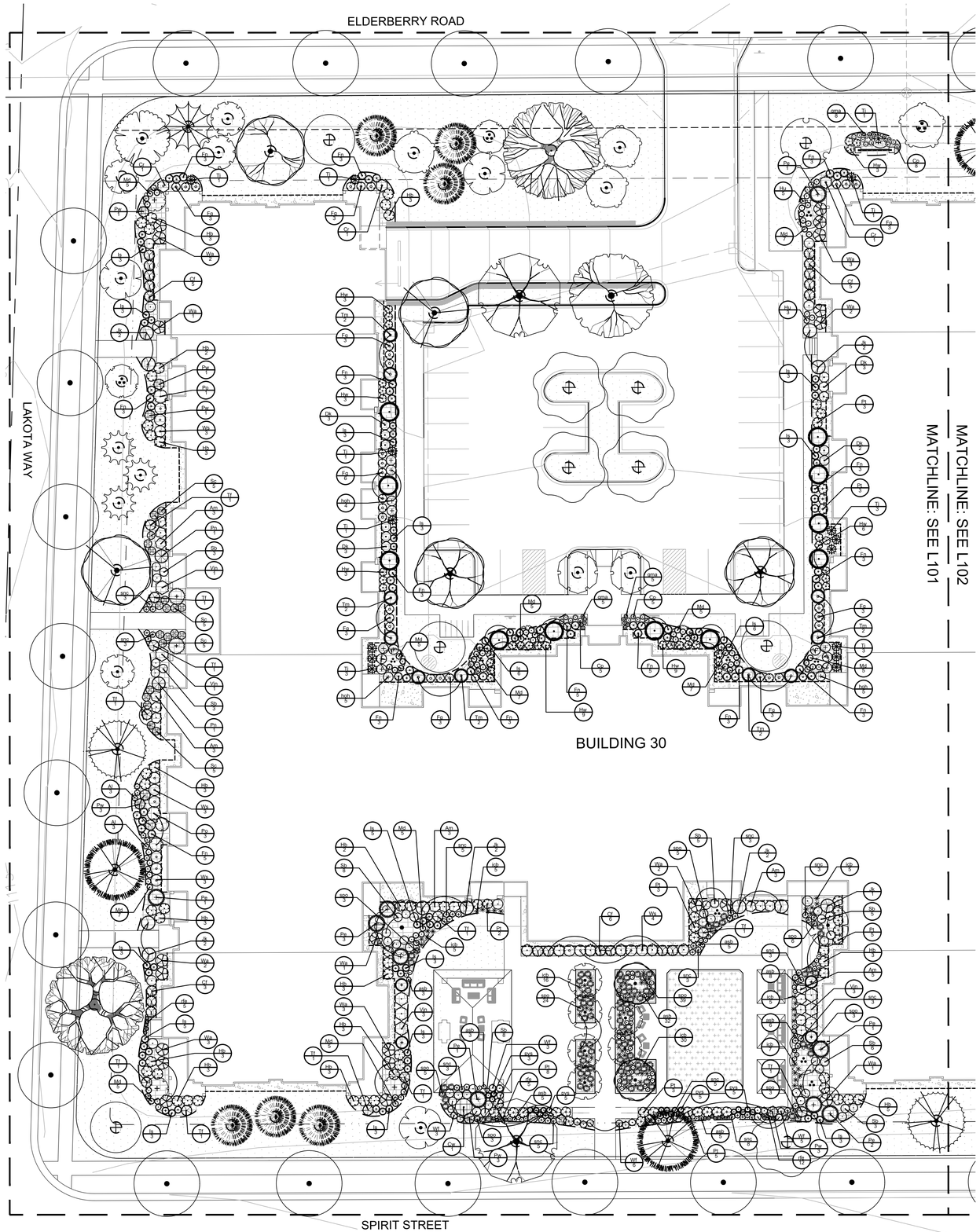
Lot 2: 354 Bear Claw Way
Madison, Wisconsin

SHEET TITLE
Planting and Landscape Restoration Plan

SHEET NUMBER
L100

PROJECT NO. 2244

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1 PLANTING ENLARGEMENT 2
SCALE: 1"=20'-0"

0 20' 40'
1" = 20'-0"

PLANT LIST- SHRUBS, PERENNIALS AND GRASSES

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Am	Aronia melanocarpa `Morton` / Iroquois Beauty Black Chokeberry	3 gal	CONT.	17
	Al	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	2 gal	CONT.	6
	Cr	Clethra alnifolia `Ruby Spice` / Ruby Spice Summersweet	5 gal	CONT.	3
	Cf	Cornus stolonifera 'Farrow' / Arctic Fire® Red Twig Dogwood	3 gal	CONT.	19
	Cw	Cotinus coggygria 'NCC01' / Winecraft Black® Smoke Tree	5 gal	CONT.	1
	Dk	Diervilla lonicera `Kodiak Orange` / Kodiak Orange Dwarf Bush Honeysuckle	3 gal	CONT.	11
	Fn	Forsythia x intermedia 'Nimbus' / Show Off® Sugar Baby® Dwarf Forsythia	1 gal	CONT.	51
	Fg	Fothergilla gardenii `Beaver Creek` / Dwarf Witchalder	3 gal	CONT.	30
	Hb	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	5 gal	CONT.	42
	Hw	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	CONT.	36
	Hu	Hydrangea serrata 'MAKD' / Tiny Tuff Stuff™ Mountain Hydrangea	3 gal	CONT.	8
	Is	Itea virginica 'Sprich' / Little Henry® Sweetspire	3 gal	CONT.	58
	Po	Physocarpus opulifolius 'Jefam' / Amber Jubilee® Ninebark	5 gal	CONT.	4
	Pt	Physocarpus opulifolius 'SMPOTW' / Tiny Wine® Ninebark	3 gal	CONT.	32
	Sb	Spiraea betulifolia `Tor` / Birchleaf Spirea	2 gal	CONT.	41
	Sc	Syringa x 'SMNJRPU' / Bloomerang® Dwarf Purple Lilac	3 gal	CONT.	20
	Vjn	Viburnum carlesii `J.N. Select A` / Spice Island Koreanspice Viburnum	3 gal	CONT.	8
	Wa	Weigela florida 'Alexandra' / Wine & Roses® Weigela	3 gal	CONT.	20
	Ws	Weigela florida 'Bokrasopin' / Sonic Bloom® Pink Weigela	3 gal	CONT.	13
	Wf	Weigela florida 'Bokraspiwi' / Spilled Wine® Weigela	3 gal	CONT.	17

EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Jk	Juniperus chinensis `Pfitzeriana Kallay` / Kallays Compact Pfitzer Juniper	3 gal	CONT.	11
	Md	Microbiota decussata `Condavis` / Fuzzball Siberian Carpet Cypress	2 gal	CONT.	68
	Pn	Picea omorika 'Nana' / Dwarf Serbian Spruce	5 gal	CONT.	2
	Pw	Pinus mugo 'Carsten's Wintergold' / Carsten's Wintergold Mugo Pine	3 gal	CONT.	12
	Pe	Pinus strobus 'Nana' / Dwarf White Pine	5 gal	CONT.	9
	Tm	Taxus x media `Tauntonii` / Tauton Yew	5 gal	CONT.	10
	Tf	Thuja occidentalis 'Congabe' / Fire Chief™ Arborvitae	3 gal	CONT.	11
	Tj	Tsuga canadensis 'Jeddeloh' / Jeddeloh Eastern Hemlock	3 gal	CONT.	15

HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	asb	Allium tanguticum `Summer Beauty` / Summer Beauty Allium	QUART	CONT.	67
	gma	Geranium maculatum / Spotted Geranium	QUART	CONT.	18
	hoh	Hosta x 'Halcyon' / Halcyon Hosta	QUART	CONT.	14
	icb	Iris sibirica `Caesar`s Brother` / Caesar`s Brother Siberian Iris	QUART	CONT.	73
	rfe	Rudbeckia fulgida `Early Bird Gold` / Early Bird Gold Coneflower	QUART	CONT.	22
	snc	Salvia nemorosa `Caradonna` / Cardonna Perennial Salvia	QUART	CONT.	47

ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Cp	Carex pensylvanica / Pennsylvania Sedge	QUART	CONT.	18
	pvs	Panicum virgatum `Shenendoah` / Shenendoah Switch Grass	1 gal	CONT.	18
	spo	Sporobolus heterolepis / Prairie Dropseed	1 gal	CONT.	91

LEGEND

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- DECORATIVE STONE COBBLES
- SHREDDED HARDWOOD BARK MULCH
- STONE MULCH MAINTENANCE EDGE
- ARTIFICIAL TURF GRASS
- NO-MOW TALL FESCUE
- PROPOSED STREET TREE

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saiki DESIGN

ISSUED
Land Use Application - September 18, 2023

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Lot 2

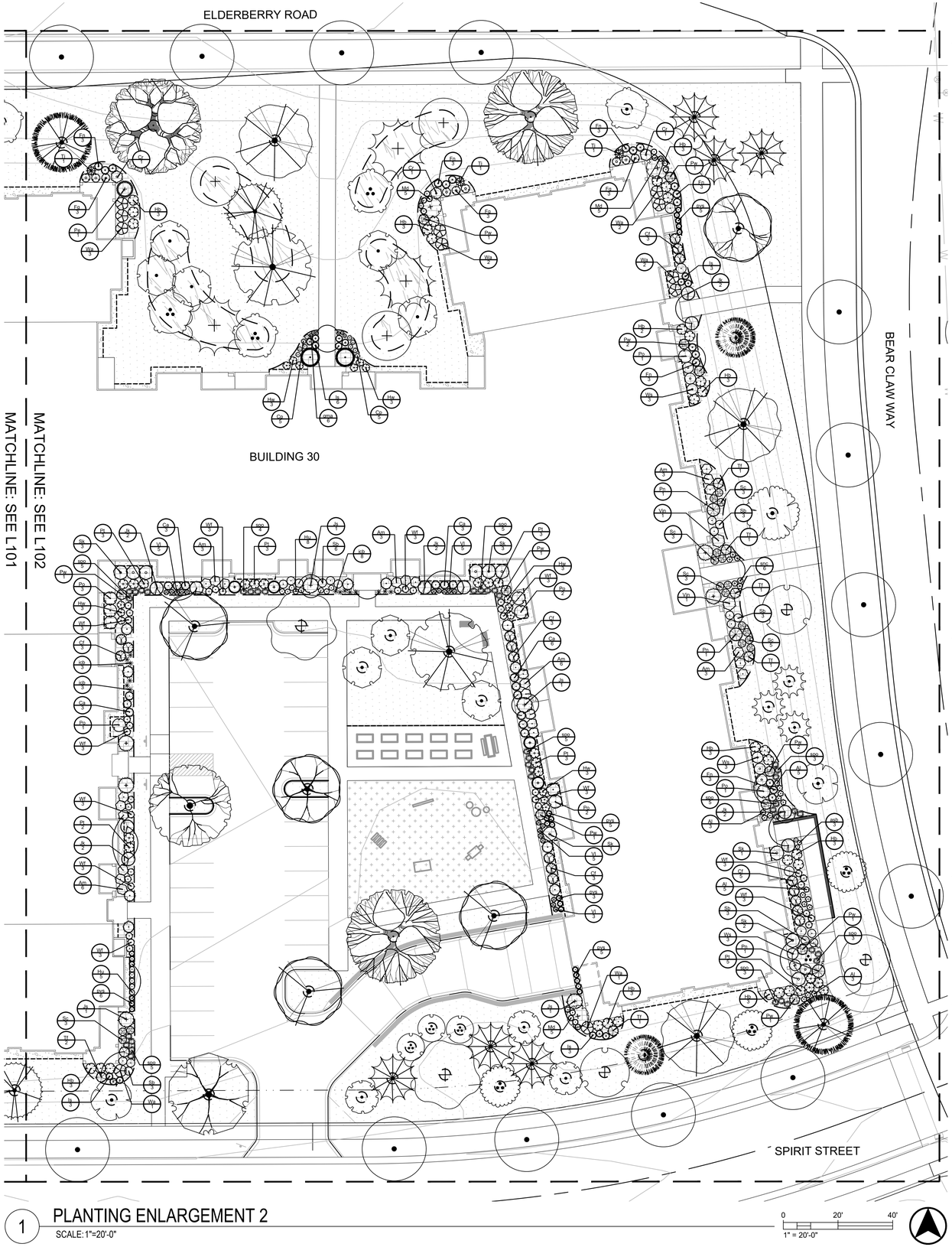
Lot 2: 354 Bear Claw Way
Madison, Wisconsin

SHEET TITLE
Planting
Enlargements

SHEET NUMBER
L101

PROJECT NO. 2244

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1 PLANTING ENLARGEMENT 2
SCALE: 1"=20'-0"

0 20' 40'
1" = 20'-0"

PLANT LIST- SHRUBS, PERENNIALS AND GRASSES

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Am	Aronia melanocarpa `Morton` / Iroquois Beauty Black Chokeberry	3 gal	CONT.	24
	Al	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	2 gal	CONT.	16
	Ca	Ceanothus americanus / New Jersey Tea	5 gal	CONT.	15
	Cr	Clethra alnifolia `Ruby Spice` / Ruby Spice Summersweet	5 gal	CONT.	3
	Cf	Cornus stolonifera 'Farrow' / Arctic Fire® Red Twig Dogwood	3 gal	CONT.	17
	Fn	Forsythia x intermedia 'Nimbus' / Show Off® Sugar Baby® Dwarf Forsythia	1 gal	CONT.	18
	Fg	Fothergilla gardenii `Beaver Creek` / Dwarf Witchalder	3 gal	CONT.	9
	Hb	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	5 gal	CONT.	29
	Hw	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	CONT.	15
	Hu	Hydrangea serrata 'MAKD' / Tiny Tuff Stuff™ Mountain Hydrangea	3 gal	CONT.	13
	Is	Itea virginica 'Sprich' / Little Henry® Sweetspire	3 gal	CONT.	15
	Po	Physocarpus opulifolius 'Jefam' / Amber Jubilee® Ninebark	5 gal	CONT.	10
	Pt	Physocarpus opulifolius 'SMPOTW' / Tiny Wine® Ninebark	3 gal	CONT.	19
	Sb	Spiraea betulifolia `Tor` / Birchleaf Spirea	2 gal	CONT.	18
	Sk	Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac	5 gal	CONT.	10
	Sc	Syringa x 'SMNJRPU' / Bloomerang® Dwarf Purple Lilac	3 gal	CONT.	17
	Vjn	Viburnum carlesii `J.N. Select A` / Spice Island Koreanspice Viburnum	3 gal	CONT.	2
	Vl	Viburnum cassinoides 'SMNVCDD' / Lil' Ditty® Viburnum	2 gal	CONT.	18
	Wa	Weigela florida 'Alexandra' / Wine & Roses® Weigela	3 gal	CONT.	11
	Ws	Weigela florida 'Bokrasopin' / Sonic Bloom® Pink Weigela	3 gal	CONT.	9
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	Md	Microbiota decussata `Condavis` / Fuzzball Siberian Carpet Cypress	2 gal	CONT.	15
	Pn	Picea omorika 'Nana' / Dwarf Serbian Spruce	5 gal	CONT.	3
	Pw	Pinus mugo 'Carsten's Wintergold' / Carsten's Wintergold Mugo Pine	3 gal	CONT.	11
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	pvs	Panicum virgatum `Shenendoah` / Shenendoah Switch Grass	1 gal	CONT.	24
	spo	Sporobolus heterolepis / Prairie Dropseed	1 gal	CONT.	38

LEGEND

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- NO-MOW TALL FESCUE
- PROPOSED STREET TREE
- EXISTING TREE TO REMAIN

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saiki DESIGN

ISSUED
Land Use Application - September 18, 2023

WISCONSIN
Abbie Mollen
LA-673
Madison
Wisconsin
LANDSCAPE ARCHITECT
9/18/2023

PROJECT TITLE
Paragon Place at Bear Claw Way
Ziegler Site
Lot 2

Lot 2: 354 Bear Claw Way
Madison, Wisconsin

SHEET TITLE
Planting Enlargements

SHEET NUMBER
L102

PROJECT NO. 2244

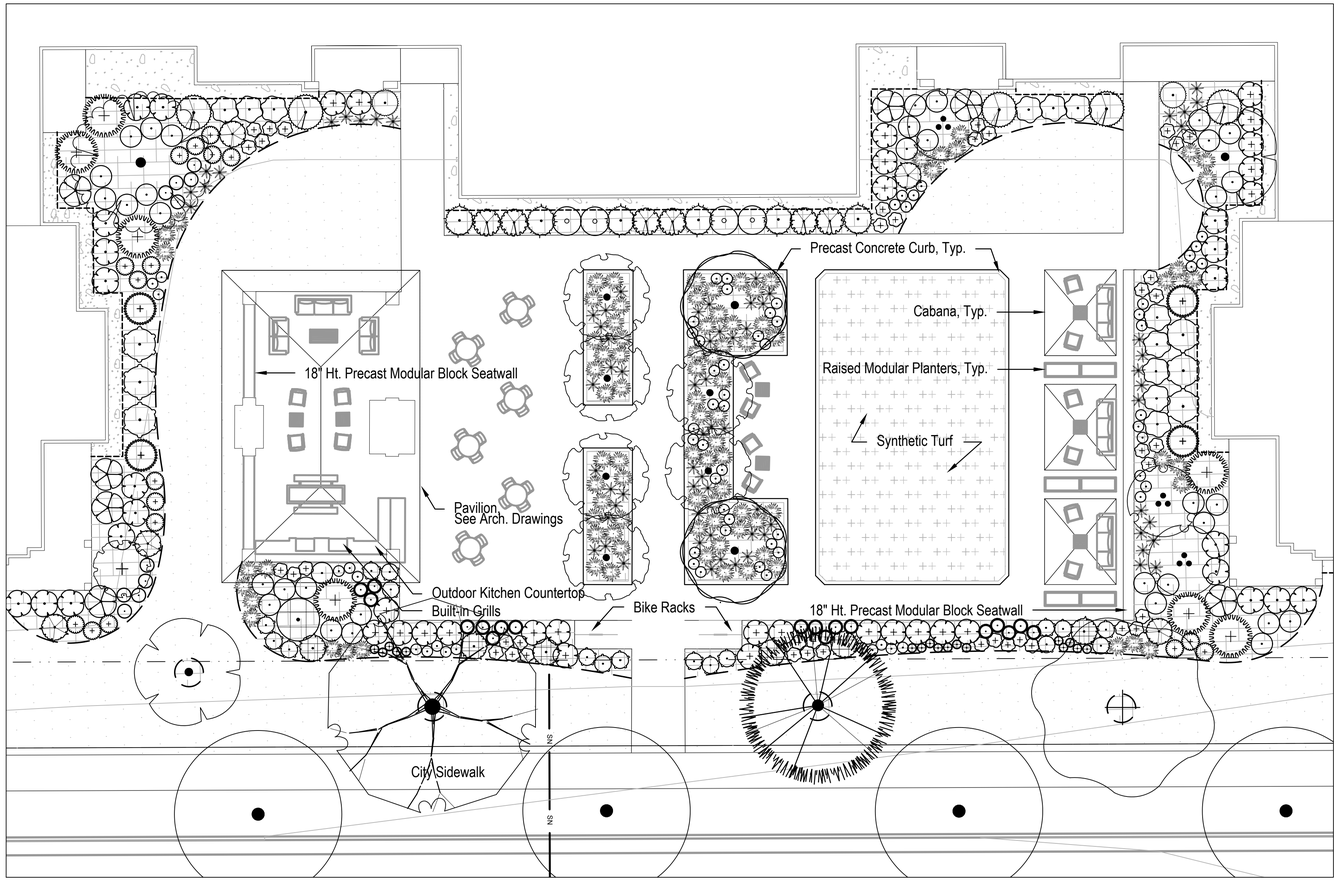
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LEGEND

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- MOW EDGE
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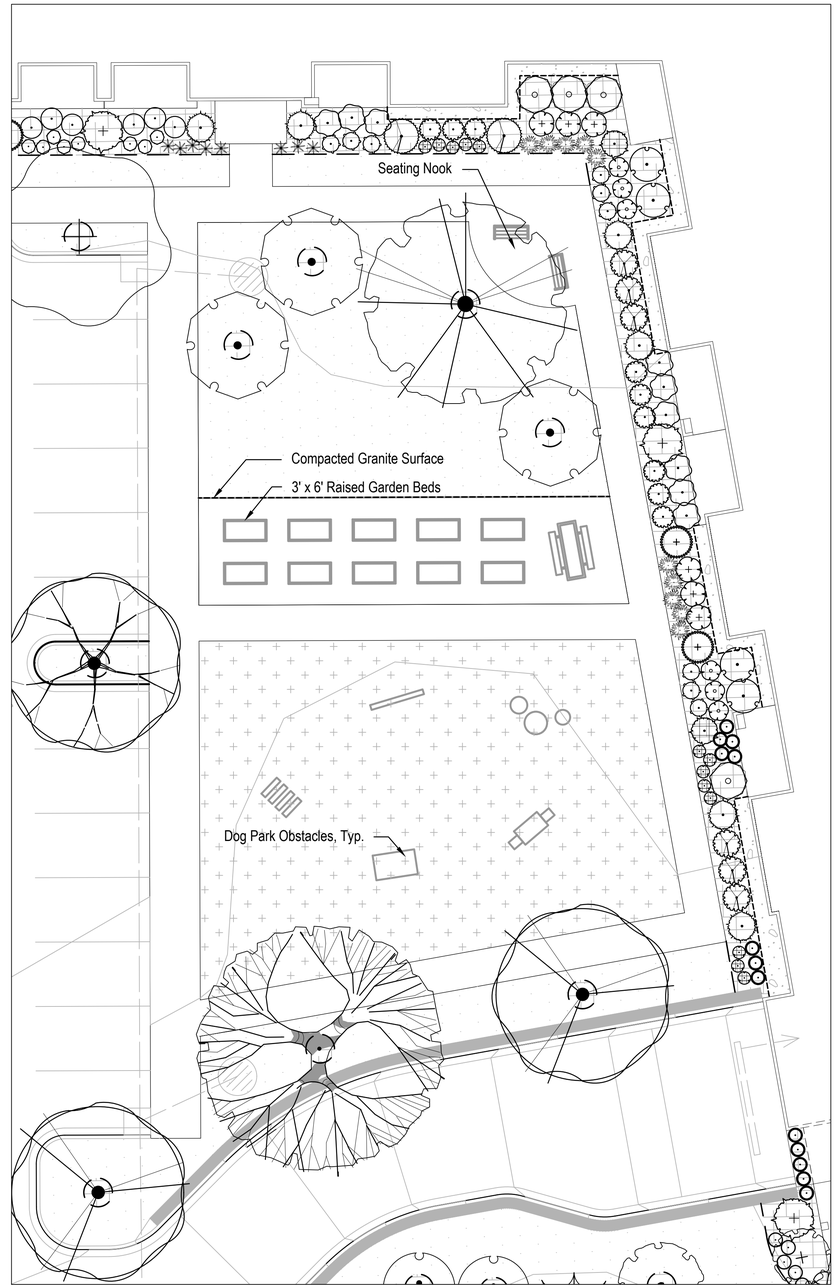
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1 AMENITY ENLARGEMENT 1
SCALE: 1"=10'-0"

0 10' 20'
1" = 10'-0"



2 AMENITY ENLARGEMENT 2
SCALE: 1"=10'-0"

0 10' 20'
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Lot 2

Lot 2: 354 Bear Claw Way
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SHEET TITLE
Amenity
Enlargements

SHEET NUMBER
L103

PROJECT NO. 2244

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City of Madison, WI Landscape Worksheet

18-Sep-23

Paragon Place Lot 2

Developed Lots	SF	LANDSCAPE POINTS REQUIRED
Total Developed Area	131,586	
5 pts/300 SF		
	Landscape Points Required	2193

Development Frontage - Elderberry Road	LF	*Overstory Trees Required	Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & street	534	18	89

1 Overstory Deciduous Tree* & 5 Shrubs for each 30 lineal feet of Lot Frontage.
[*2 Ornamental Trees or 2 Evergreen Trees may be used in place of 1 Overstory Deciduous Tree].

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree **	35	6	0	210
Ex. Significant Specimen Tree	0	0	0	0
Tall Evergreen Tree	35	8	0	280
Ornamental Tree	15	16	0	240
Upright Evergreen Shrub	10	0	0	0
Shrub, Deciduous	3	68	0	204
Shrub, Evergreen	4	27	0	108
Ornamental Grass/Perennial	2	16	0	32
			Development Frontage Total	1074

Development Frontage - Bear Claw Way	LF	*Overstory Trees Required	Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & street	343	11	57

1 Overstory Deciduous Tree* & 5 Shrubs for each 30 lineal feet of Lot Frontage.
[*2 Ornamental Trees or 2 Evergreen Trees may be used in place of 1 Overstory Deciduous Tree].

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree **	35	3	0	105
Ex. Significant Specimen Tree	0	0	0	0
Tall Evergreen Tree	35	10	0	350
Ornamental Tree	15	6	0	90
Upright Evergreen Shrub	10	0	0	0
Shrub, Deciduous	3	105	0	315
Shrub, Evergreen	4	17	0	68
Ornamental Grass/Perennial	2	28	0	56
			Development Frontage Total	984

Development Frontage - Spirit Street	LF	*Overstory Trees Required	Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & street	631	21	105

1 Overstory Deciduous Tree* & 5 Shrubs for each 30 lineal feet of Lot Frontage.
[*2 Ornamental Trees or 2 Evergreen Trees may be used in place of 1 Overstory Deciduous Tree].

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree **	35	10	0	350
Ex. Significant Specimen Tree	0	0	0	0
Tall Evergreen Tree	35	8	0	280
Ornamental Tree	15	15	0	225
Upright Evergreen Shrub	10	0	0	0
Shrub, Deciduous	3	96	0	288
Shrub, Evergreen	4	26	0	104
Ornamental Grass/Perennial	2	179	0	358
			Development Frontage Total	1605

Development Frontage - Lakota Way	LF	*Overstory Trees Required	Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & street	369	12	62

1 Overstory Deciduous Tree* & 5 Shrubs for each 30 lineal feet of Lot Frontage.
[*2 Ornamental Trees or 2 Evergreen Trees may be used in place of 1 Overstory Deciduous Tree].

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree **	35	3	0	105
Ex. Significant Specimen Tree	0	0	0	0
Tall Evergreen Tree	35	10	0	350
Ornamental Tree	15	8	0	120
Upright Evergreen Shrub	10	0	0	0
Shrub, Deciduous	3	121	0	363
Shrub, Evergreen	4	37	0	148
Ornamental Grass/Perennial	2	11	0	22
			Development Frontage Total	1108

Interior Parking - Northwest	SF	*Overstory Trees Required	SF Planting Space Required
Total SF of parkign lot area	15,266	5	763

1 Overstory Deciduous Tree* & 5 Shrubs for each 30 lineal feet of Lot Frontage.
[*2 Ornamental Trees or 2 Evergreen Trees may be used in place of 1 Overstory Deciduous Tree].

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree **	35	9	0	315
Ex. Significant Specimen Tree	0	0	0	0
Tall Evergreen Tree	35	0	0	0
Ornamental Tree	15	2	0	30
Upright Evergreen Shrub	10	0	0	0
Shrub, Deciduous	3	0	0	0
Shrub, Evergreen	4	0	0	0
Ornamental Grass/Perennial	2	0	0	0
			Development Frontage Total	345

Interior Parking - Southeast	SF	*Overstory Trees Required	SF Planting Space Required
Total SF of parkign lot area	9,557	3	478

1 Overstory Deciduous Tree* & 5 Shrubs for each 30 lineal feet of Lot Frontage.
[*2 Ornamental Trees or 2 Evergreen Trees may be used in place of 1 Overstory Deciduous Tree].

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree **	35	5	0	175
Ex. Significant Specimen Tree	0	0	0	0
Tall Evergreen Tree	35	0	0	0
Ornamental Tree	15	0	0	0
Upright Evergreen Shrub	10	0	0	0
Shrub, Deciduous	3	0	0	0
Shrub, Evergreen	4	0	0	0
Ornamental Grass/Perennial	2	0	0	0
			Development Frontage Total	175

General Site, Foundation, Screening				
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	8	0	280
Tall Evergreen Tree	35	46	0	1610
Ornamental Tree	15	23	0	345
Upright Evergreen Shrub	10	0	0	0
Shrub, Deciduous	3	369	0	1107
Shrub, Evergreen	4	84	0	336
Ornamental Grass/Perennial	2	235	0	470
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
			Foundation Plantings Total	4148

TOTAL LANDSCAPE POINTS REQUIRED	2193
TOTAL LANDSCAPE POINTS PROVIDED	9439

NOTE: * In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.

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saiki DESIGN

ISSUED
Land Use Application - September 18, 2023

WISCONSIN
Abbie Mollien
LA-673
Madison
Wisconsin
LANDSCAPE ARCHITECT
9/18/2023

PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site
Lot 2

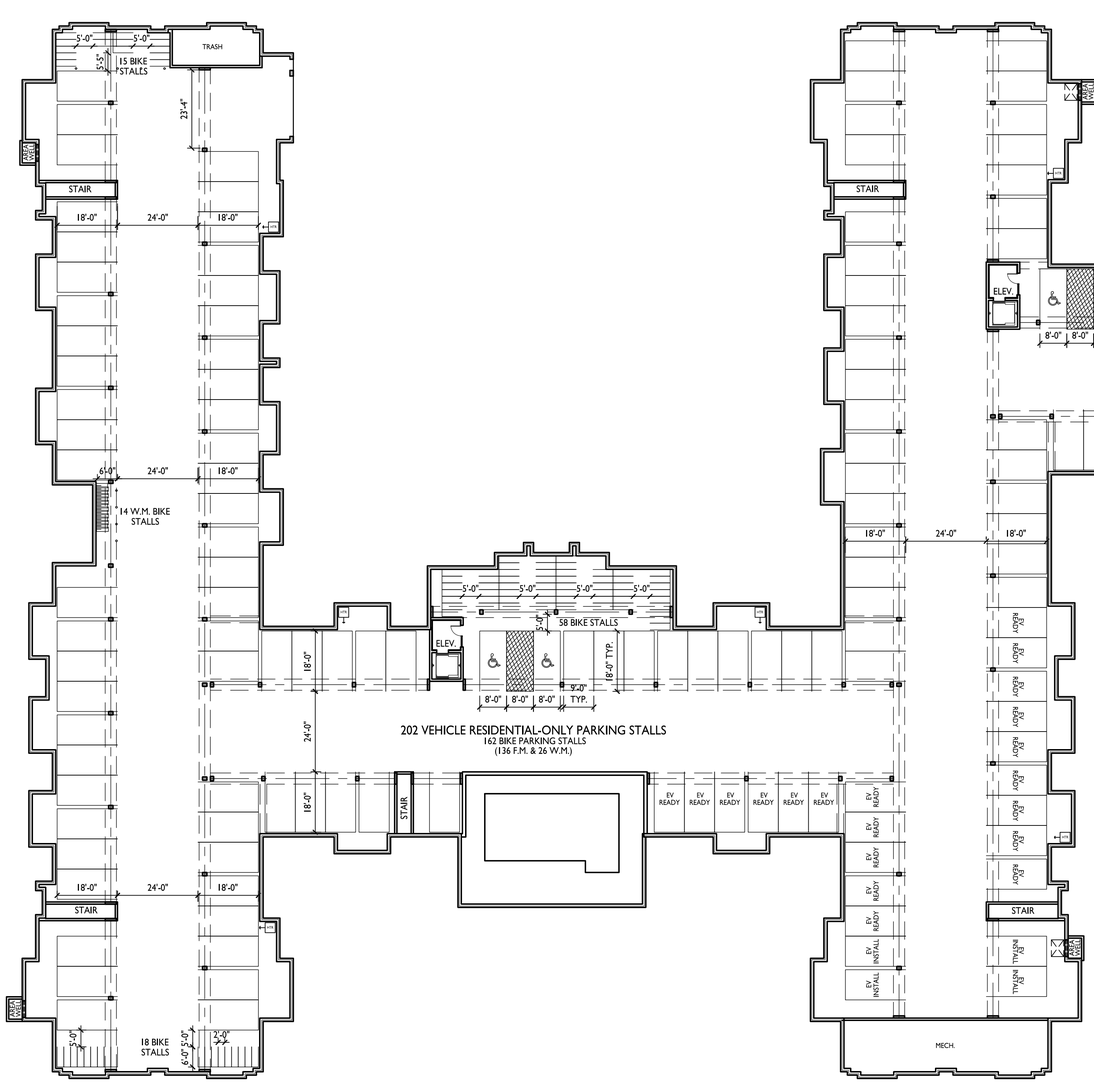
Lot 2: 354 Bear Claw Way
Madison, Wisconsin

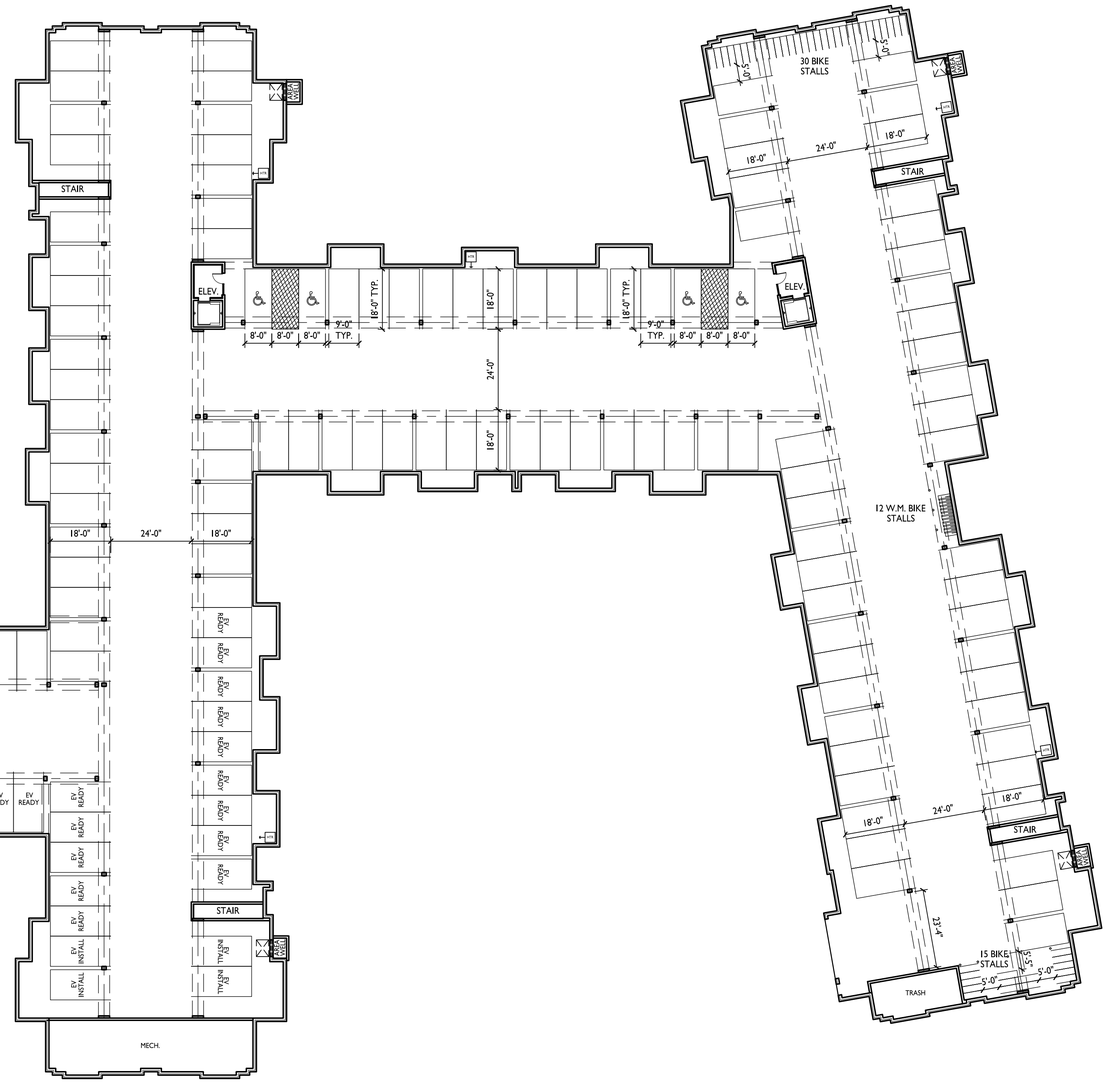
SHEET TITLE
Landscape Points
Worksheet

SHEET NUMBER
L104

PROJECT NO. 2244

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BASEMENT PLAN

1 / A-1.0

3/64" = 1'-0"

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PROJECT TITLE

Paragon Place at
Bear Claw Way
Ziegler Site
Lot 2

Lot 2 : 354 Bear Claw Way
Madison, Wisconsin

SHEET TITLE

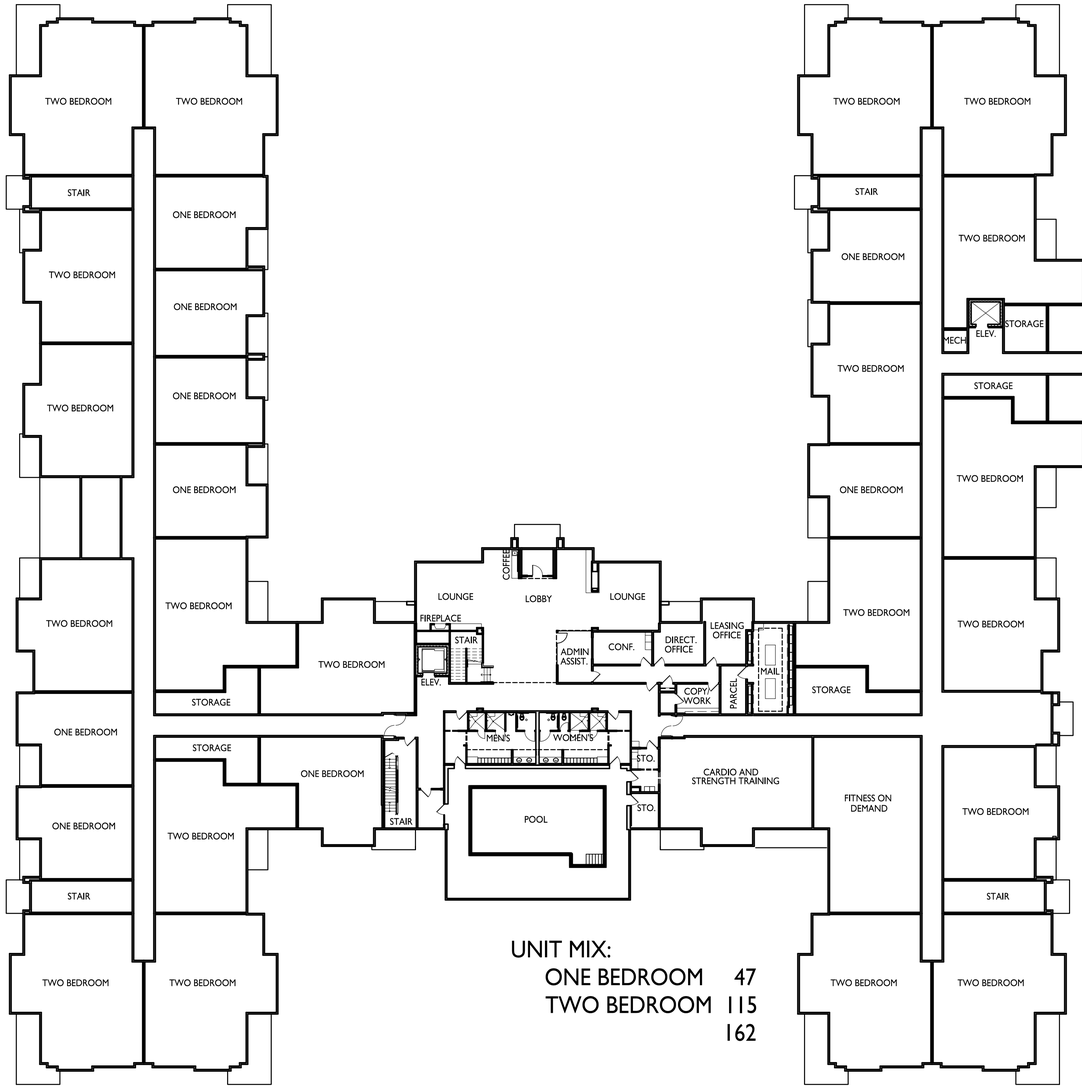
Basement Plan

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A-1.0

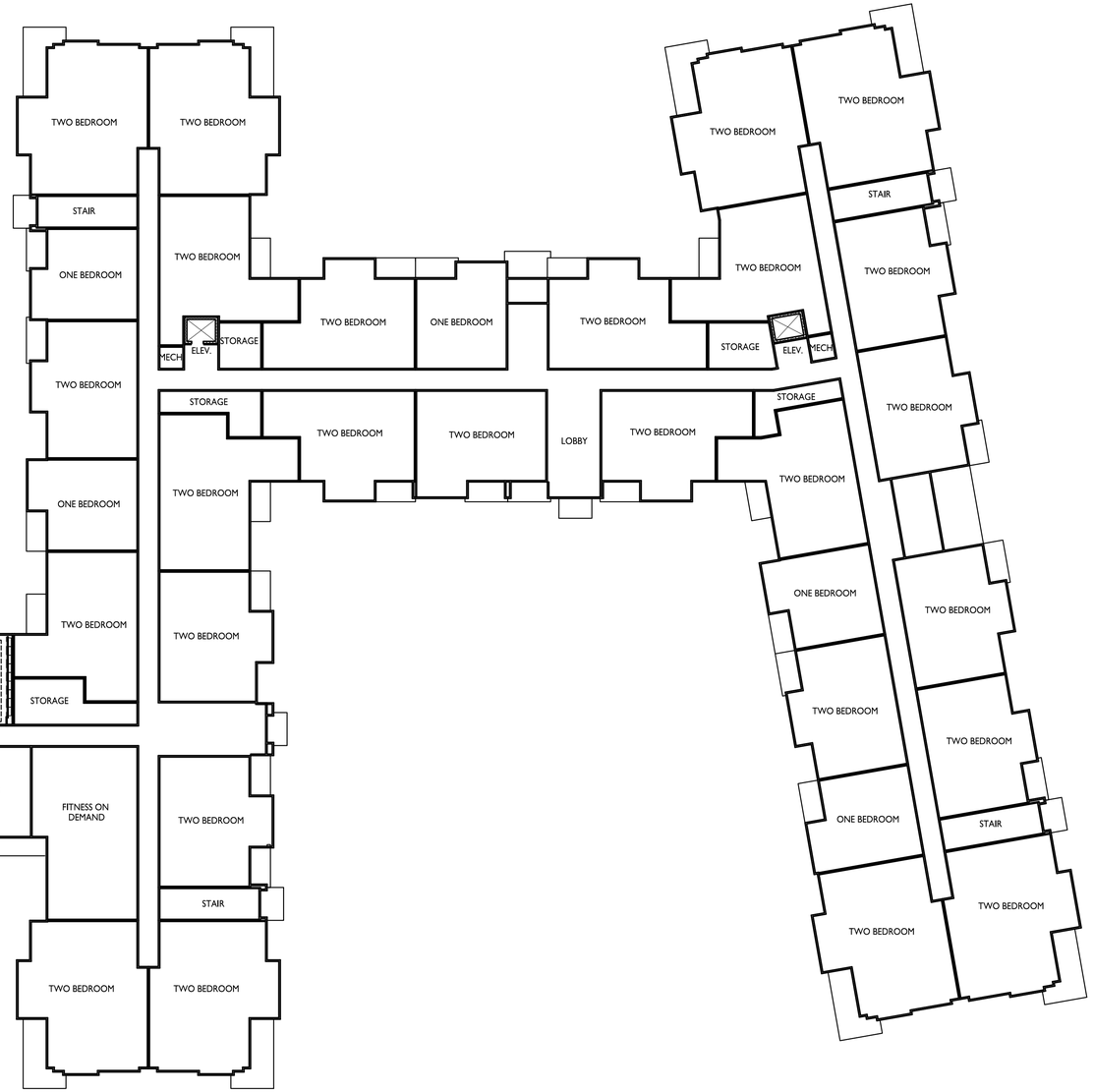
PROJECT NO. 2244

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UNIT MIX:

ONE BEDROOM	47
TWO BEDROOM	115
	162



1 A-1.1 FIRST FLOOR PLAN

3/64" = 1'-0"

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Lot 2

Lot 2 : 354 Bear Claw Way
Madison, Wisconsin

SHEET TITLE

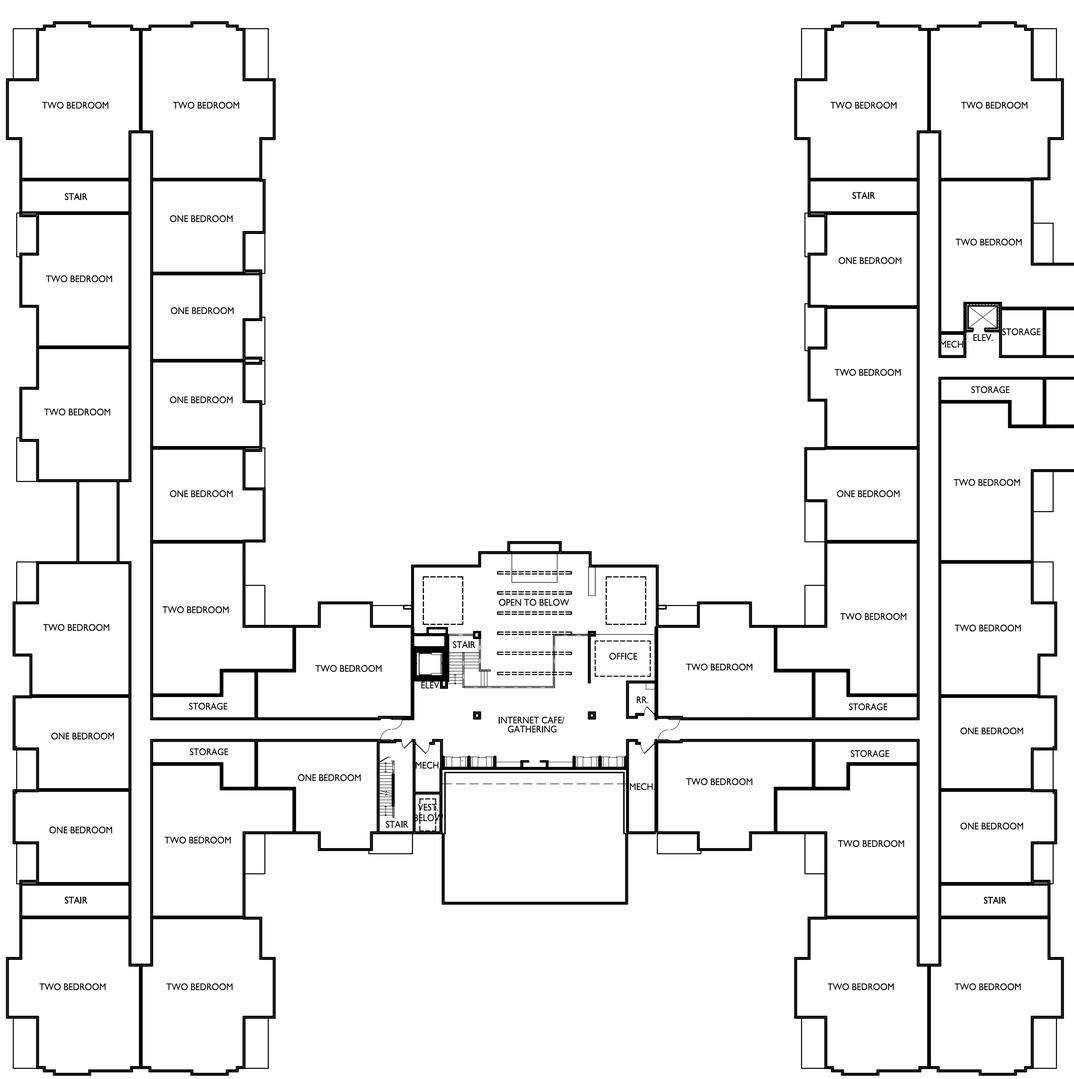
First Floor Plan

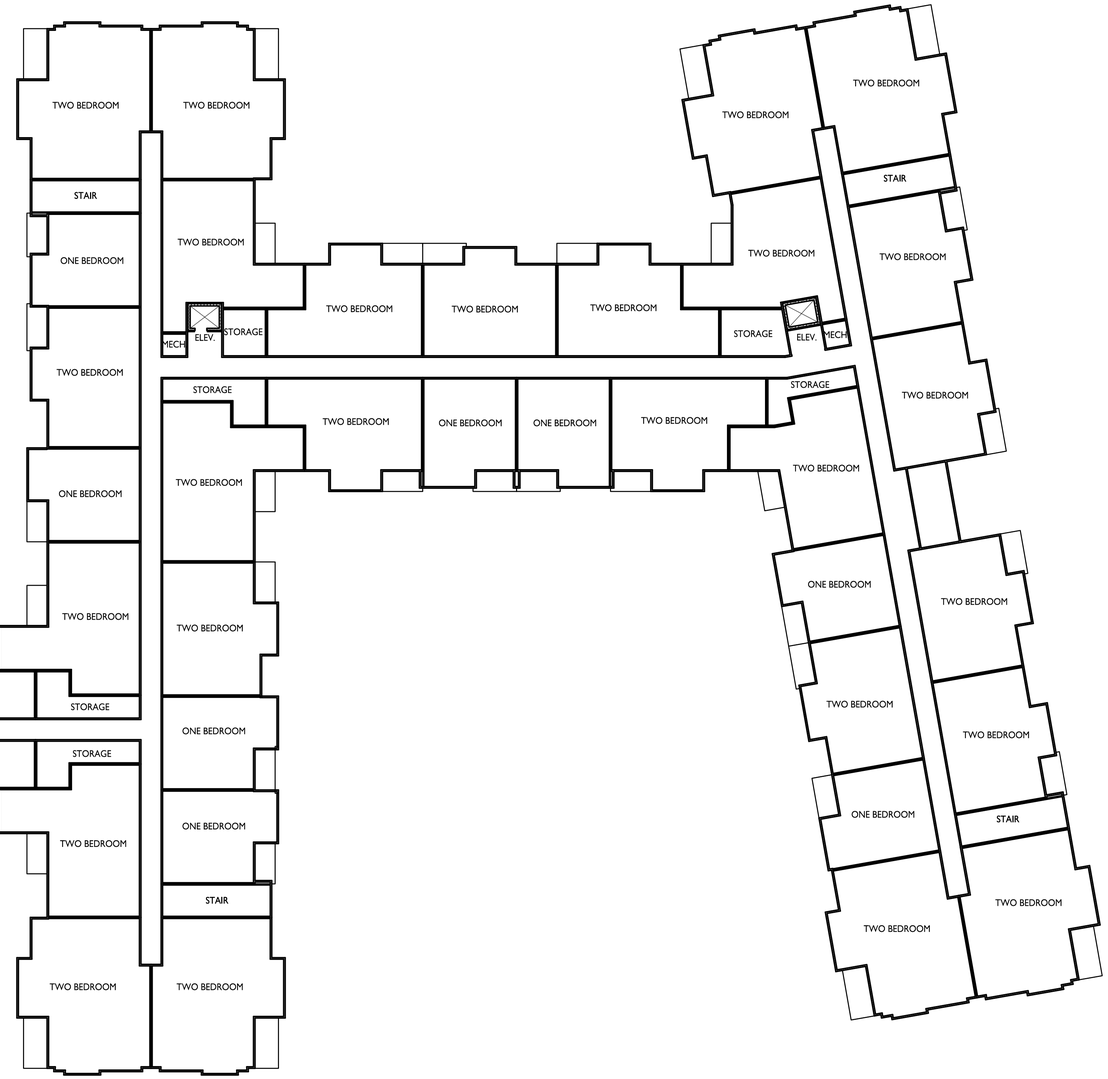
SHEET NUMBER

A-1.1

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1 A-1.2 SECOND FLOOR PLAN

3/64" = 1'-0"

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Lot 2

Lot 2 : 354 Bear Claw Way
Madison, Wisconsin

SHEET TITLE

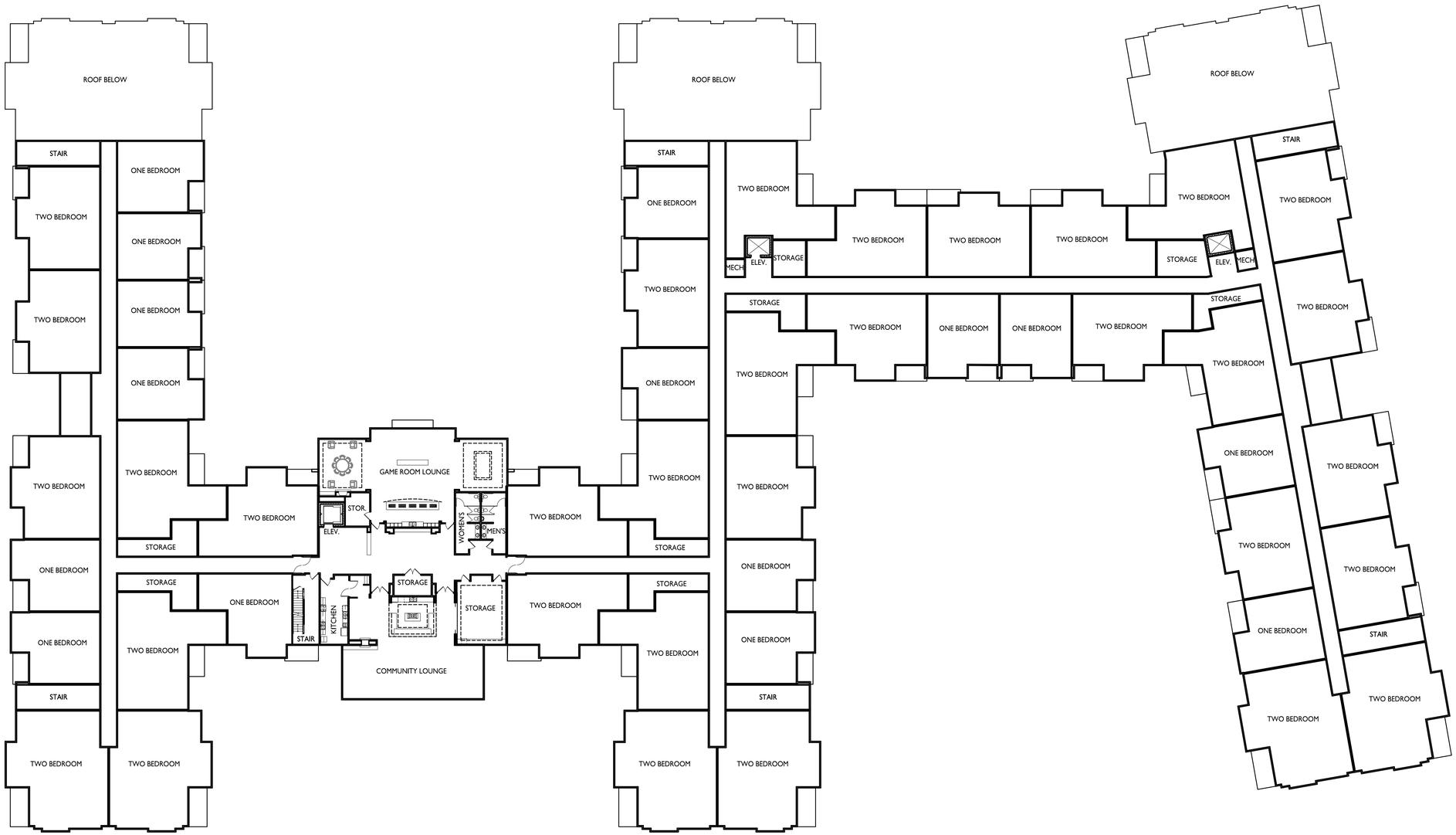
Second Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. 2244

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1 A-1.3 THIRD FLOOR PLAN

3/64" = 1'-0"

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PROJECT TITLE

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Ziegler Site
Lot 2

Lot 2 : 354 Bear Claw Way
Madison, Wisconsin

SHEET TITLE

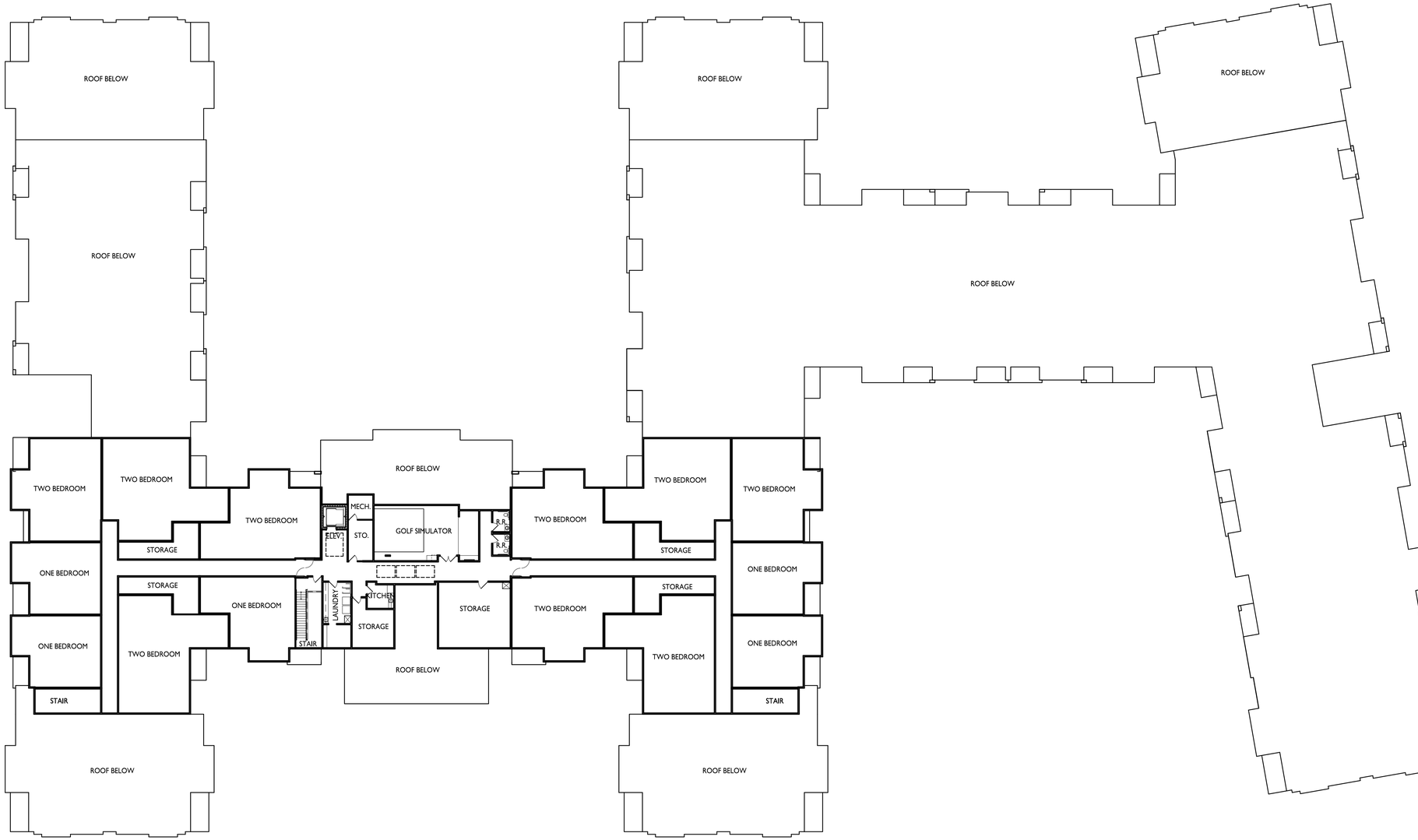
Third Floor Plan

SHEET NUMBER

A-1.3

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PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site
Lot 2

Lot 2 : 354 Bear Claw Way
Madison, Wisconsin

SHEET TITLE
Fourth Floor Plan

SHEET NUMBER
A-1.4

1 / A-1.4 FOURTH FLOOR PLAN
3/64" = 1'-0"

PROJECT NO. 2244

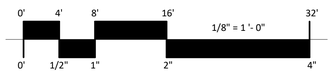
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1 A-2.1 ELEVATION - A - WEST 1.1
1/8" = 1'-0"

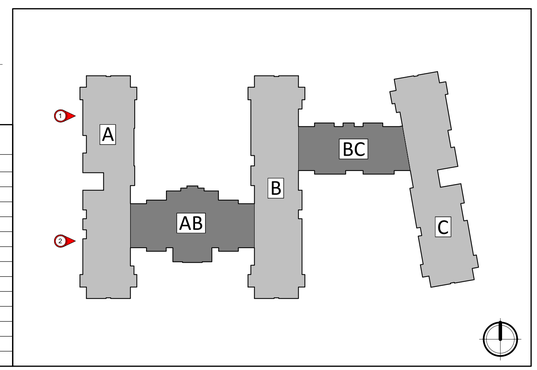


2 A-2.1 ELEVATION - A - WEST 1.2
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
04	BRICK VENEER	MICHIGAN BRICK	PORT HURON
05	BRICK VENEER	GENERAL SHALE BRICK	GARNET IRONSPOT
06	STONE VENEER	FOND DU LAC NATURAL STONE	RADEMANN DIMENSIONAL
07	CAST STONE	EDWARDS	18-025
08	BRICK SOLDIER COURSE	MATCH ADJ.	MATCH ADJ.
09	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOW	WINDGATE	DESERT SAND
11	ALUMINIUM STOREFRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ASPHALT ROOF	CERTAINTEED	WEATHERED WOOD



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Lot 2: 354 Bear Claw Way, Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.1

PROJECT NUMBER 2244

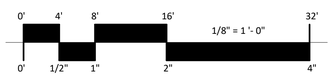
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3 A-2.2 ELEVATION - A - NORTH EAST INTERIOR
1/8" = 1'-0"

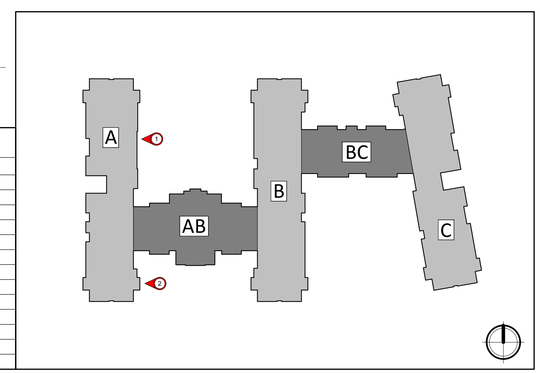


1 A-2.2 ELEVATION - A - SOUTH EAST INTERIOR
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
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SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.2

PROJECT NUMBER 2244

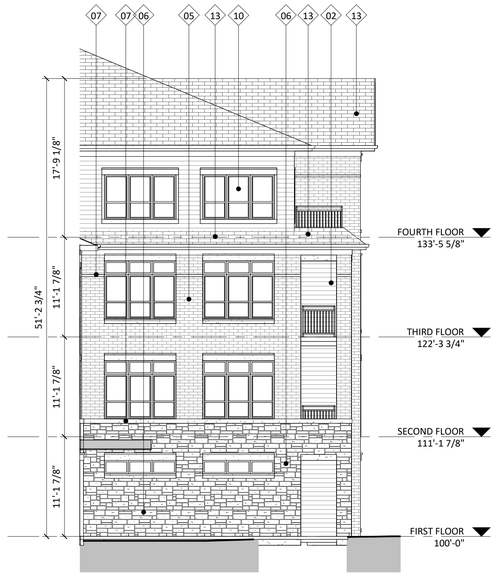
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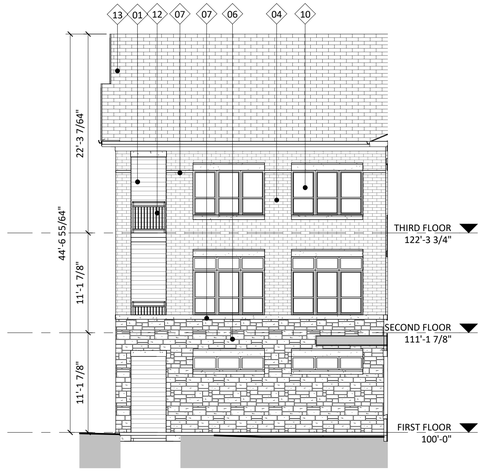
1 A-2.3 ELEVATION - A - SOUTH
1/8" = 1'-0"



2 A-2.3 ELEVATION - A - NORTH
1/8" = 1'-0"



4 A-2.3 ELEVATION - A - ENTRY CORRIDOR 1.2
1/8" = 1'-0"

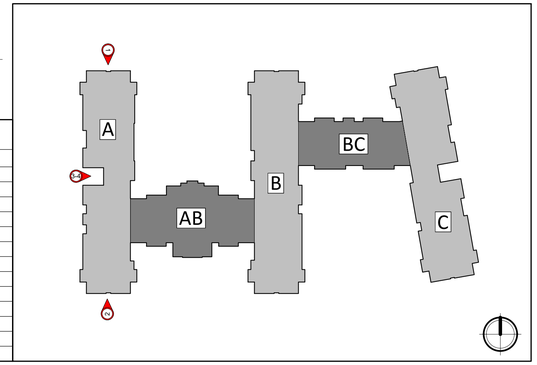


3 A-2.3 ELEVATION - A - ENTRY CORRIDOR 1.1
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
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09	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
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11	ALUMINIUM STOREFRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ASPHALT ROOF	CERTAINTEED	WEATHERED WOOD



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PROJECT TITLE
Paragon Place at Bear Claw Way Ziegler Site Lot 2

Lot 2: 354 Bear Claw Way, Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.3

PROJECT NUMBER 2244

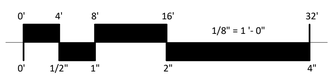
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1 A-2.4 ELEVATION - AB - NORTH
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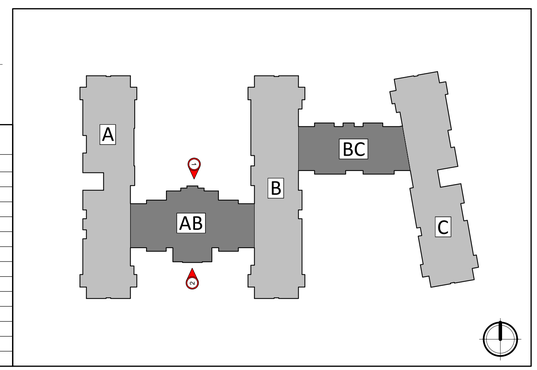


2 A-2.4 ELEVATION - AB - SOUTH
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
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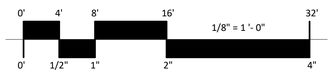
1 A-2.5 ELEVATION - B - NORTH WEST INTERIOR
1/8" = 1'-0"



2 A-2.5 ELEVATION - B - NORTH
1/8" = 1'-0"

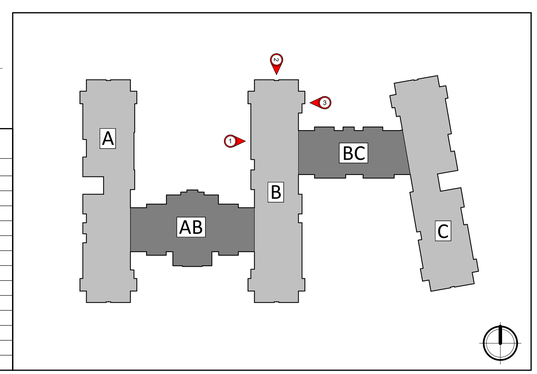


3 A-2.5 ELEVATION - B - NORTH EAST INTERIOR
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
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Lot 2: 354 Bear Claw Way, Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.5

PROJECT NUMBER 2244

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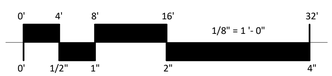
1 A-2.6 ELEVATION - B - SOUTH EAST INTERIOR
1/8" = 1'-0"



2 A-2.6 ELEVATION - B - SOUTH
1/8" = 1'-0"

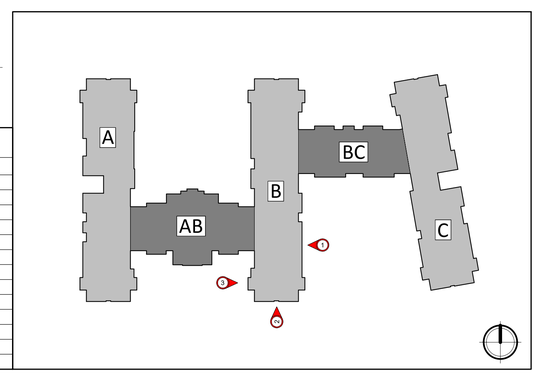


3 A-2.6 ELEVATION - B - SOUTH WEST INTERIOR
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

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02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
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08	BRICK SOLDIER COURSE	MATCH ADJ.	MATCH ADJ.
09	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOW	WINDGATE	DESERT SAND
11	ALUMINIUM STOREFRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ASPHALT ROOF	CERTAINTEED	WEATHERED WOOD



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Issued for LUA Submittal - September 18, 2023

PROJECT TITLE
Paragon Place at Bear Claw Way Ziegler Site Lot 2

Lot 2: 354 Bear Claw Way, Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.6

PROJECT NUMBER 2244

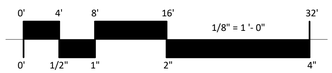
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1 A-2.7 ELEVATION - BC - NORTH
1/8" = 1'-0"

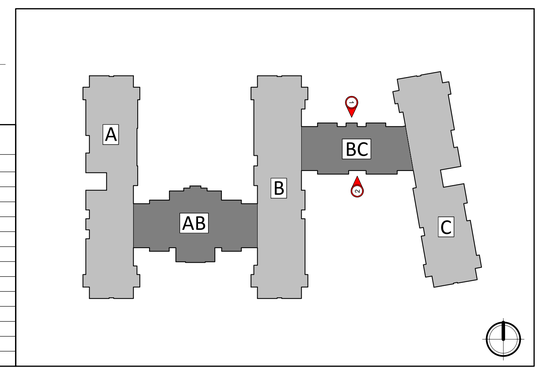


2 A-2.7 ELEVATION - BC - SOUTH
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
04	BRICK VENEER	MICHIGAN BRICK	PORT HURON
05	BRICK VENEER	GENERAL SHALE BRICK	GARNET IRONSPOT
06	STONE VENEER	FOND DU LAC NATURAL STONE	RADEMANN DIMENSIONAL
07	CAST STONE	EDWARDS	18-025
08	BRICK SOLDIER COURSE	MATCH ADJ.	MATCH ADJ.
09	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOW	WINDGATE	DESERT SAND
11	ALUMINIUM STOREFRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ASPHALT ROOF	CERTAINTEED	WEATHERED WOOD



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PROJECT TITLE
Paragon Place at Bear Claw Way
Ziegler Site Lot 2

Lot 2: 354 Bear Claw Way, Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.7

PROJECT NUMBER 2244

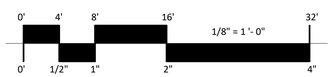
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1 A-2.8 ELEVATION - C - EAST 1.1
1/8" = 1'-0"

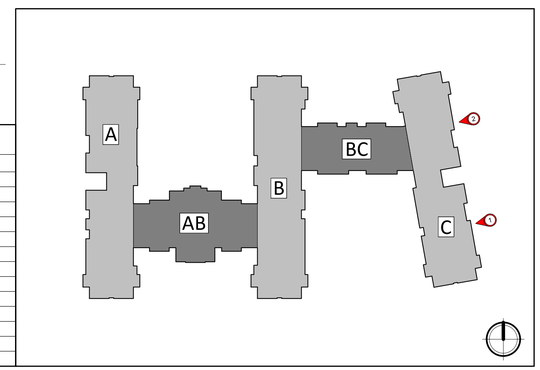


2 A-2.8 ELEVATION - C - EAST 1.2
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
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Ziegler Site Lot 2

Lot 2: 354 Bear Claw Way, Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.8

PROJECT NUMBER 2244

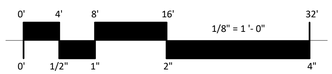
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1 A-2.9 ELEVATION - C - SOUTH WEST INTERIOR
1/8" = 1'-0"

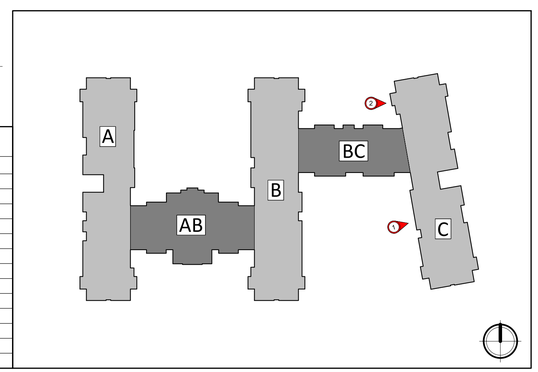


2 A-2.9 ELEVATION - C - NORTH WEST INTERIOR
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
04	BRICK VENEER	MICHIGAN BRICK	PORT HURON
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PROJECT TITLE
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Ziegler Site Lot 2

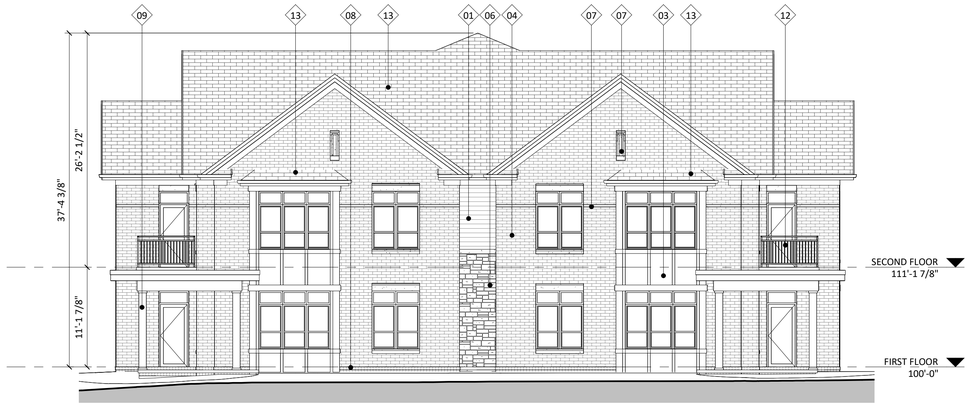
Lot 2: 354 Bear Claw Way, Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.9

PROJECT NUMBER 2244

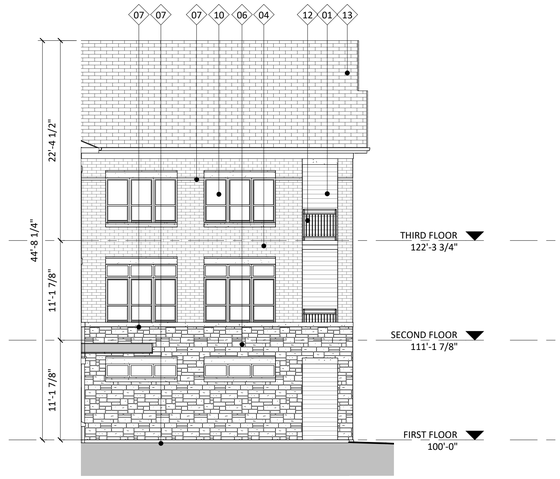
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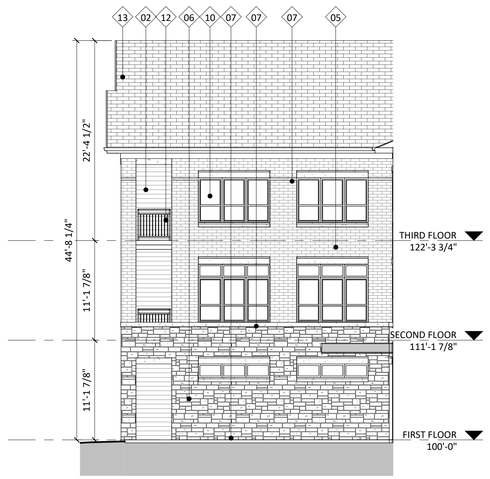
1 A-2.10 ELEVATION - C - NORTH
1/8" = 1'-0"



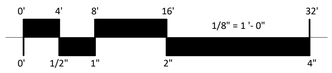
2 A-2.10 ELEVATION - C - SOUTH
1/8" = 1'-0"



4 A-2.10 ELEVATION - C - ENTRY CORRIDOR 1.2
1/8" = 1'-0"

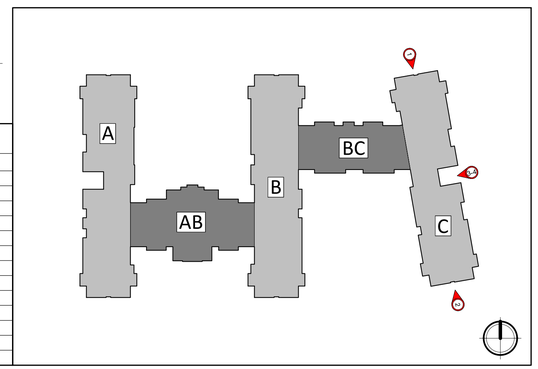


3 A-2.10 ELEVATION - C - ENTRY CORRIDOR 1.1
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
04	BRICK VENEER	MICHIGAN BRICK	PORT HURON
05	BRICK VENEER	GENERAL SHALE BRICK	GARNET IRONSPOT
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12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
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Ziegler Site Lot 2

Lot 2: 354 Bear Claw Way, Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.10

PROJECT NUMBER 2244

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1 A-2.11 COLORED ELEVATION - A - WEST 1.1
1/8" = 1'-0"

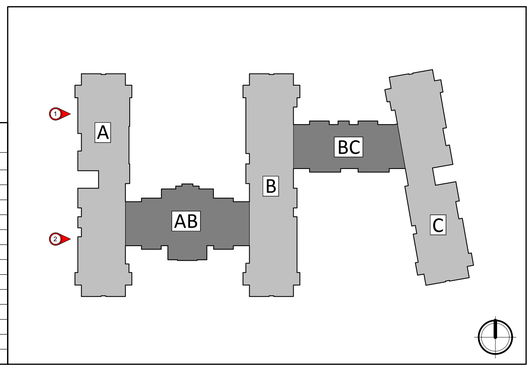


2 A-2.11 COLORED ELEVATION - A - WEST 1.2
1/8" = 1'-0"

0' 4' 8' 16' 32'
1/8" = 1 '- 0"
0' 1/2" 1" 2" 4"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
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Ziegler Site Lot 2

Lot 2: 354 Bear Claw Way, Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLORED

SHEET NUMBER
A-2.11

PROJECT NUMBER 2244

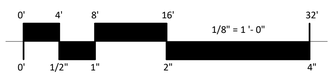
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1 A-2.12 COLORED ELEVATION - A - NORTH EAST INTERIOR
1/8" = 1'-0"

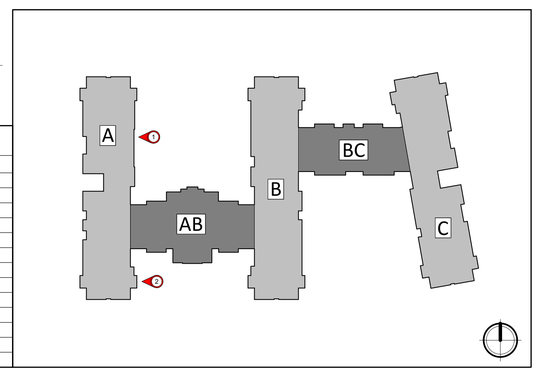


2 A-2.12 COLORED ELEVATION - A - SOUTH EAST INTERIOR
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
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Lot 2: 354 Bear Claw Way, Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLORED

SHEET NUMBER
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PROJECT NUMBER 2244

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2 A-2.13 COLORED ELEVATION - A - SOUTH
1/8" = 1'-0"



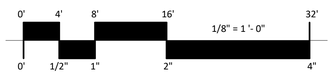
1 A-2.13 COLORED ELEVATION - A - NORTH
1/8" = 1'-0"



4 A-2.13 COLORED ELEVATION - A - ENTRY CORRIDOR 1.2
1/8" = 1'-0"

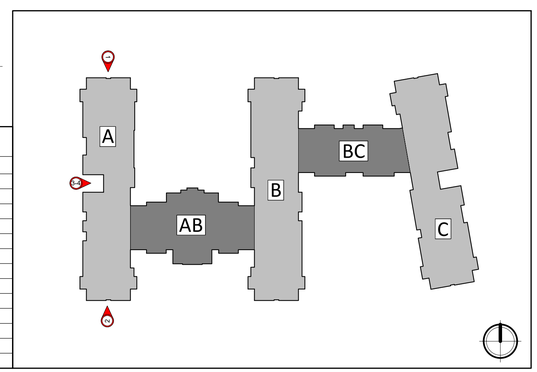


3 A-2.13 COLORED ELEVATION - A - ENTRY CORRIDOR 1.1
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
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PROJECT TITLE
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Ziegler Site Lot 2

Lot 2: 354 Bear Claw Way, Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLORED

SHEET NUMBER
A-2.13

PROJECT NUMBER 2244

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1 A-2.14 COLORED ELEVATION - AB - NORTH
1/8" = 1'-0"

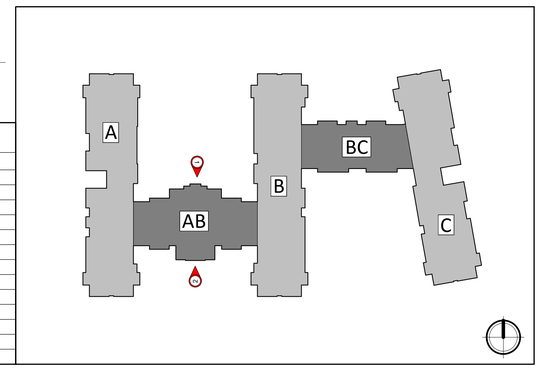


2 A-2.14 COLORED ELEVATION - AB - SOUTH
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
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SHEET TITLE
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SHEET NUMBER
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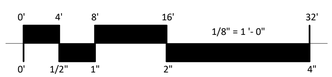
1 A-2.15 COLORED ELEVATION - B - NORTH WEST INTERIOR
1/8" = 1'-0"



2 A-2.15 COLORED ELEVATION - B - NORTH
1/8" = 1'-0"

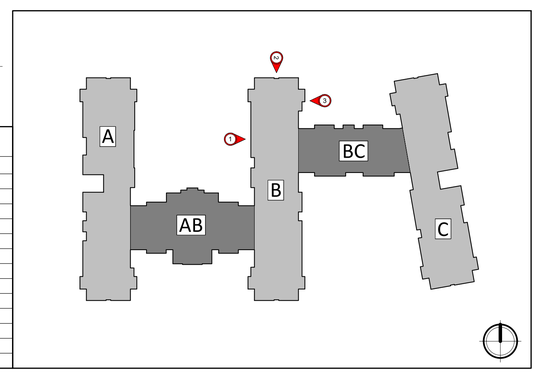


3 A-2.15 COLORED ELEVATION - B - NORTH EAST INTERIOR
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
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Lot 2: 354 Bear Claw Way, Madison, WI

SHEET TITLE
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SHEET NUMBER
A-2.15

PROJECT NUMBER 2244

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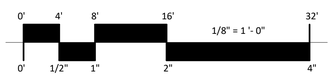
1 A-2.16 COLORED ELEVATION - B - SOUTH EAST INTERIOR
1/8" = 1'-0"



2 A-2.16 COLORED ELEVATION - B - SOUTH
1/8" = 1'-0"

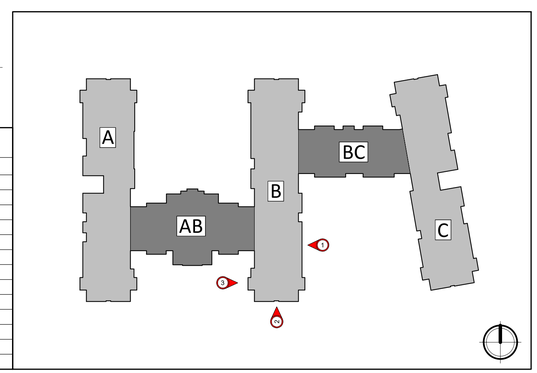


3 A-2.16 COLORED ELEVATION - B - SOUTH WEST INTERIOR
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
04	BRICK VENEER	MICHIGAN BRICK	PORT HURON
05	BRICK VENEER	GENERAL SHALE BRICK	GARNET IRONSPOT
06	STONE VENEER	FOND DU LAC NATURAL STONE	RADEMANN DIMENSIONAL
07	CAST STONE	EDWARDS	18-025
08	BRICK SOLDIER COURSE	MATCH ADJ.	MATCH ADJ.
09	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOW	WINDGATE	DESERT SAND
11	ALUMINIUM STOREFRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ASPHALT ROOF	CERTAINTEED	WEATHERED WOOD



knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave. #201
Middleton, WI 53562

ISSUED
Issued for UDC Info. Submittal - June 26, 2023
Issued for UDC Submittal - September 18, 2023
Issued for LUA Submittal - September 18, 2023

PROJECT TITLE
Paragon Place at Bear Claw Way Ziegler Site Lot 2

Lot 2: 354 Bear Claw Way, Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLORED

SHEET NUMBER
A-2.16

PROJECT NUMBER 2244

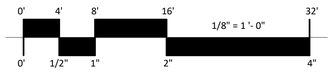
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1 / A-2.17 COLORED ELEVATION - BC - NORTH
1/8" = 1'-0"

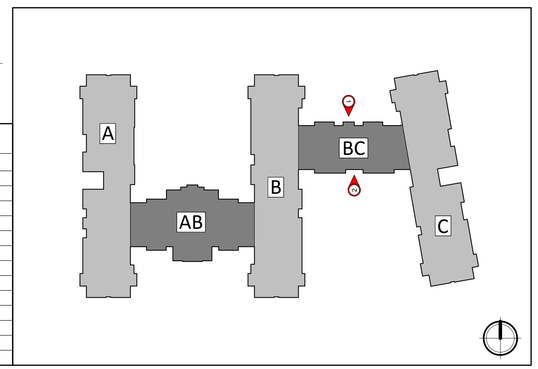


2 / A-2.17 COLORED ELEVATION - BC - SOUTH
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
04	BRICK VENEER	MICHIGAN BRICK	PORT HURON
05	BRICK VENEER	GENERAL SHALE BRICK	GARNET IRONSPOT
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08	BRICK SOLDIER COURSE	MATCH ADJ.	MATCH ADJ.
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10	COMPOSITE WINDOW	WINDGATE	DESERT SAND
11	ALUMINIUM STOREFRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ASPHALT ROOF	CERTAINTEED	WEATHERED WOOD



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PROJECT NUMBER 2244

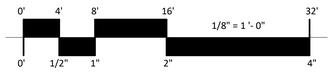
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1 A-2.18 COLORED ELEVATION - C - EAST 1.1
1/8" = 1'-0"

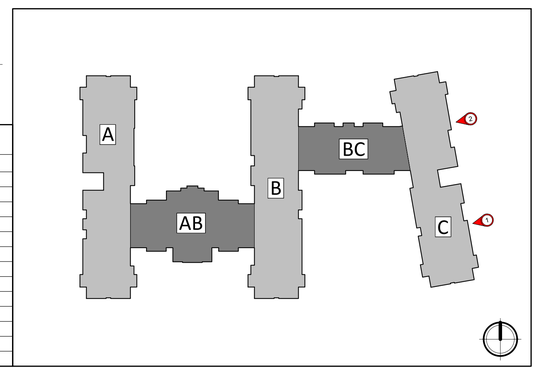


2 A-2.18 COLORED ELEVATION - C - EAST 1.2
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
04	BRICK VENEER	MICHIGAN BRICK	PORT HURON
05	BRICK VENEER	GENERAL SHALE BRICK	GARNET IRONSPOT
06	STONE VENEER	FOND DU LAC NATURAL STONE	RADEMANN DIMENSIONAL
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10	COMPOSITE WINDOW	WINDGATE	DESERT SAND
11	ALUMINIUM STOREFRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ASPHALT ROOF	CERTAINTEED	WEATHERED WOOD



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Lot 2: 354 Bear Claw Way, Madison, WI

SHEET TITLE
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SHEET NUMBER
A-2.18

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2 A-2.19 COLORED ELEVATION - C - SOUTH WEST INTERIOR
1/8" = 1'-0"

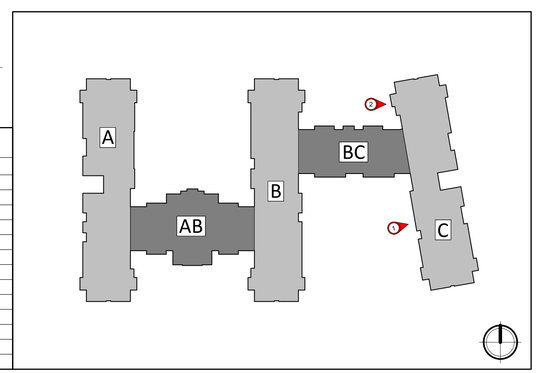


1 A-2.19 COLORED ELEVATION - C - NORTH WEST INTERIOR
1/8" = 1'-0"

0' 4' 8' 16' 32'
1/8" = 1 '- 0"
0' 1/2" 1" 2" 4"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
04	BRICK VENEER	MICHIGAN BRICK	PORT HURON
05	BRICK VENEER	GENERAL SHALE BRICK	GARNET IRONSPOT
06	STONE VENEER	FOND DU LAC NATURAL STONE	RADEMANN DIMENSIONAL
07	CAST STONE	EDWARDS	18-025
08	BRICK SOLDIER COURSE	MATCH ADJ.	MATCH ADJ.
09	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
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11	ALUMINIUM STOREFRONT	TBD	BLACK
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A-2.19

PROJECT NUMBER 2244

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3 A-2.20 COLORED ELEVATION - C - NORTH
1/8" = 1'-0"



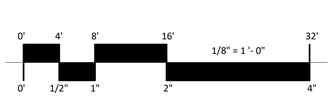
4 A-2.20 COLORED ELEVATION - C - SOUTH
1/8" = 1'-0"



2 A-2.20 COLORED ELEVATION - C - ENTRY CORRIDOR 1.2
1/8" = 1'-0"

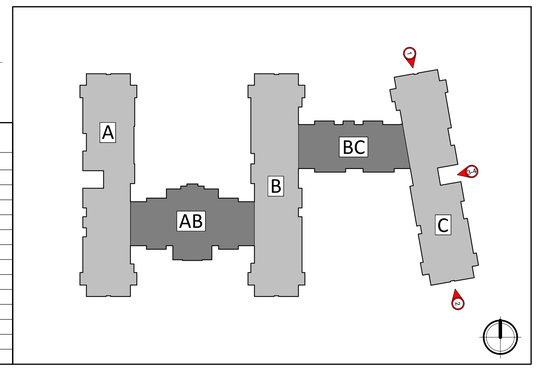


1 A-2.20 COLORED ELEVATION - C - ENTRY CORRIDOR 1.1
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
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Ziegler Site Lot 2

Lot 2: 354 Bear Claw Way, Madison, WI

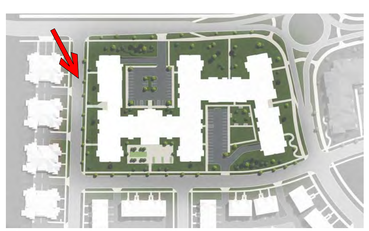
SHEET TITLE
EXTERIOR ELEVATIONS COLORED

SHEET NUMBER
A-2.20

PROJECT NUMBER 2244

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Paragon Place at Bear Claw Way Ziegler Site Lot 2

Age-Restricted 55+ Highlands Senior Community

Lot 2: 354 Bear Claw Way, Madison, WI

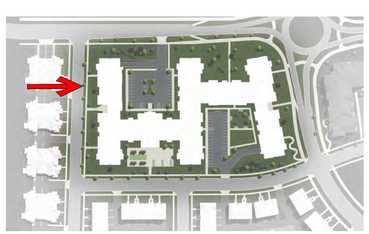
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Paragon Place at Bear Claw Way Ziegler Site Lot 2

Age-Restricted 55+ Highlands Senior Community

Lot 2: 354 Bear Claw Way, Madison, WI

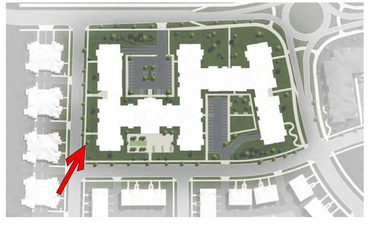
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Paragon Place at Bear Claw Way Ziegler Site Lot 2

Age-Restricted 55+ Highlands Senior Community

Lot 2: 354 Bear Claw Way, Madison, WI

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X903

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Paragon Place at Bear Claw Way Ziegler Site Lot 2

Age-Restricted 55+ Highlands Senior Community

Lot 2: 354 Bear Claw Way, Madison, WI

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X904

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Paragon Place at Bear Claw Way Ziegler Site Lot 2

Age-Restricted 55+ Highlands Senior Community

Lot 2: 354 Bear Claw Way, Madison, WI

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Paragon Place at Bear Claw Way Ziegler Site Lot 2

Age-Restricted 55+ Highlands Senior Community

Lot 2: 354 Bear Claw Way, Madison, WI

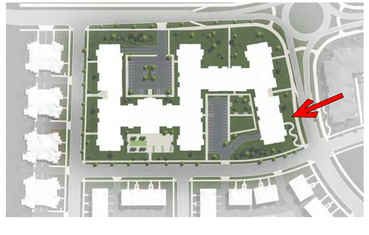
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Paragon Place at Bear Claw Way Ziegler Site Lot 2

Age-Restricted 55+ Highlands Senior Community

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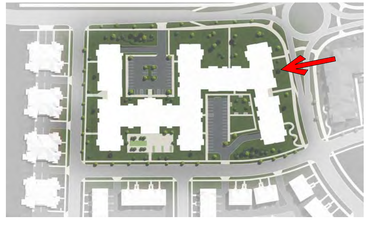
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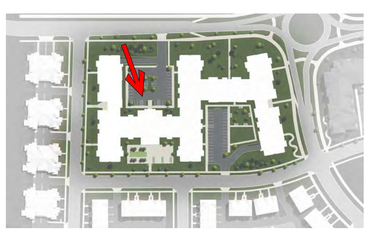
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Age-Restricted 55+ Highlands Senior Community

Lot 2: 354 Bear Claw Way, Madison, WI

RENDER IMAGE

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September 18, 2023

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01 COMPOSITE LAP SIDING



03 COMPOSITE PANEL

09 WRAPPED COLUMN



02 COMPOSITE LAP SIDING



07 CAST STONE

10 COMPOSITE WINDOW



11 ALUM. STOREFRONT
12 RAILINGS & HANDRAILS



04 BRICK VENEER



05 BRICK VENEER



06 STONE VENEER



EXTERIOR MATERIAL SCHEDULE

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01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
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13	ASPHALT ROOF	CERTAINTEED	WEATHERED WOOD



13 ASPHALT ROOF

MATERIAL SELECTION

PARAGON PLACE AT BEAR CLAW WAY ZIEGLER SITE - LOT 2

9604 SPIRIT STREET, MADISON, WI

LAND USE & UDC SUBMITTAL | 09.18.2023 | KBA #2244

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