

May 13, 2015

Mr. Alan Martin  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701



Re: Letter of Intent – SIP  
Maple Grove, Madison, WI  
**KBA Project # 1355**

Mr. Alan Martin:

The following is submitted together with the plans and application for review by staff and the Urban Design Commission.

**UDC Application**

With this application we will be requesting an informational presentation and review of the project development and site plan layout.

**Organizational structure:**

Applicant Oakbrook Corporation  
/Developer: 2 Science Court  
Madison, WI 53711  
608-238-2600  
608-238-2625 fax  
Contact: Michael C. Morey  
[mcmorey@oakbrookcorp.com](mailto:mcmorey@oakbrookcorp.com)

Engineer: D'Onofrio & Kottke  
7530 Westward Way  
Madison, WI 53717  
(608) 833-7530  
(608) 833-1089 fax  
Contact: Bruce Hollar  
[bhollar@donofrio.cc](mailto:bhollar@donofrio.cc)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Landscape Design: Ken Saiki Design  
303 South Paterson Street  
Madison, WI 53703  
(608) 251-3600  
Contact: Ken Saiki  
[ksaiki@ksd-la.com](mailto:ksaiki@ksd-la.com)

Please note that the Applicant/Developer is not the current owner of the property; the current owner is Mad Grove LLC. The Applicant/Developer intends to purchase the property from Mad Grove LLC in the fall of 2015.

**Introduction:**

This development is located adjacent to the corner of McKee Road and Maple Grove Drive on Lot 244 and 245 of the East Pass addition to Country Grove. The site is currently zoned under a General Development Plan that was approved on January 12, 2015 and an SIP application will be submitted for this site in June of 2015.

**Site Planning & Building Architecture:**

The site plan is designed to provide an integrated medium-density housing environment with a variety of rental apartments. Vehicular access to the site is achieved from a secondary street between McKee Road and Mader Drive. The site entry drive will provide access to the surface level parking and lower level enclosed parking. Pedestrian access to the site is from both McKee Road and Mader Drive via sidewalks that have terraces, street lighting, and street trees.

The two new buildings will be three stories and contain 80 apartments, including a mix of market rate and affordable housing units. The development will incorporate underground vehicle and bike parking with additional surface parking provided on site.

The building façades will reflect variations in color, texture and material with high-quality materials. The exterior materials will be a combination of masonry and siding.

**Site Development Data:**

Densities:

Lot Area	131,910 S.F. or 3.02 acres
Dwelling Units	80 units
Lot Area / D.U.	1,648 S.F./unit
Density	26.5 units/acre
Lot Coverage	72,055 S.F.
Usable Open Space	42,422 S.F.

Floor Area Ratio:

Bldg #1	59,457 S.F.
<u>Bldg #2</u>	<u>35,190 S.F.</u>
Gross Floor Area	94,647 S.F.
Floor Area Ratio	.71
<i>(Excludes parking)</i>	

Dwelling Unit Mix: Apartments

One Bedroom	36
Two Bedroom	34
<u>Three Bedroom</u>	<u>10</u>
Total	80

Vehicle Parking Stalls

Surface	63
<u>Underground</u>	<u>82</u>
Total	145

Bicycle parking Stalls

Surface	19
<u>Underground</u>	<u>82</u>
Total	101

Building Height: 3 Stories

**Project Schedule:**

This project will be a phased development with construction commencing in the fall of 2015 with a 10 to 12 month timeline and scheduled completion/occupancy slated for late summer or early fall 2016.

**Hours of Operation:**

The property will be operated as a residential housing facility. The building will have an on-site management office. Hours of operation are expected to be from 8:00 A.M. – 5:00 P.M., Monday through Friday, with previously scheduled appointments on Saturdays.

**Social & Economic Impacts:**

The development will have a positive social and economic impact through the creation of additional affordable housing targeting families, seniors, persons with disabilities, and those that require additional supportive services in order to live independently. The project will create 12-15 new construction jobs as well as two permanent, full-time positions at the property dedicated to managing and maintaining the facility and servicing the residents.

**Value of Land/Estimated Project Costs:**

The value of multifamily land is driven by the number of dwelling units that can be developed on a given parcel. The land price agreed upon by the owner and developer is based on a project size of 80 units at a total value of \$960,000. The total project budget, including land, hard/soft costs, operating reserves and other fees is approximately \$11,985,000. The City of Madison, through their Affordable Housing Initiative (AHI), has agreed to provide financial resources in the amount of \$1,000,000 in order to support the project and meet the goals and objectives of the city's initiative.

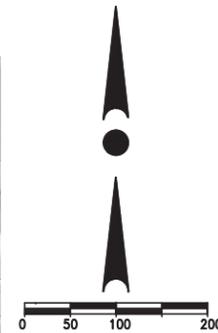
Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce, AIA  
Managing Member

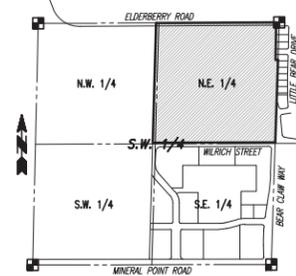


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**LEGEND:**

- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN
- EXISTING HYDRANT
- EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION



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

PARAGON PLACE - "LOT 6" SR-V2 DISTRICT ZONING REQUIREMENTS		
	Multi-Family SR-V2 District Requirements (>8 units)	Proposed Lot 6
	Multi-Family	Elevator, Underground Parking, Rental Residences
Total Number of Units		145
Lot Area (sq. ft.) per d.u.	2,000 d.u.	2,666
Required Lot Area (sq. ft.)	202,000	288,616
Lot Width	60 ft.	≥ 455 ft.
Front Yard Setback	25 ft.	25 ft.
Side Yard Setback	10 ft.	N/A
Rear Corner Side Yard Setback	12 ft.	N/A
Rear Yard Setback	30 ft.	30 ft.
Maximum Height - Permitted Use	3 stories / 40 ft.	3 stories max / 44 ft.
Conditional Use	4 stories / 52 ft.	
Maximum Lot Coverage (% Impervious)	60%	43.8%
Usable Open Space (sq. ft. per d.u.)	500	882
	Total Usable Open Space =	127,658
	Total Open Space =	166,690
<small>Side yard setbacks are not applied since the lot has street frontage on all four sides</small>		
Total Floor Area (sq. ft.)		208,575
Floor Area Ratio (F.A.R.)		0.64
Total Building Coverage Area (sf.)	N/A	75,822 s.f. (36.3% of site)

Rental Residences	Building							
	Northeast - 35 unit		Southeast - 39 unit		Northwest - 39 unit		Southwest - 32 unit	
Residence Mix Per Building	Mix Count	# of Bedrooms						
One Bedroom/One Bath	16	16	12	12	12	12	18	18
Two Bedroom/Two Bath	19	38	27	54	27	54	14	28
<b>Total</b>	<b>35</b>	<b>54</b>	<b>39</b>	<b>66</b>	<b>39</b>	<b>66</b>	<b>32</b>	<b>46</b>

	Total # of Units	% Mix	Total # of Bedrooms
One Bedroom/One Bath	58	40%	58
Two Bedroom/Two Bath	87	60%	174
<b>Total</b>	<b>145</b>	<b>100%</b>	<b>232</b>

Building Square Footages - LOT 6						2/27/2015
	Basement	1st Floor	2nd Floor	3rd Floor	Total 1st, 2nd, 3rd Floor	Total
NORTHEAST 35-unit Rental Residence	18,454	18,454	18,454	13,474	50,382	68,836
SOUTHEAST 39-unit Rental Residence	19,046	19,046	19,046	19,046	57,138	76,184
NORTHWEST 39-unit Rental Residence	18,939	18,939	18,939	18,939	56,817	75,756
SOUTHWEST 32-unit Rental Residence	15,452	15,452	15,452	9,402	40,306	55,758
Community Center		3,932			3,932	3,932
<b>Total</b>	<b>71,891</b>	<b>75,823</b>	<b>71,891</b>	<b>60,861</b>	<b>208,575</b>	<b>280,466</b>
<b>Total Floor Area =</b>	<b>208,575 sq. ft.</b>					

**Bike Parking - Lot 6**  
Code Requirement: 1 Per Dwelling Unit up to 2 Bedrooms; 1/2 Space Per Additional Bedroom; 1 Guest Space Per 10 Dwelling Units

	Underground	Surface	Total
Rental Residences	157	32	189
Amenity Building	-	4	4
<b>Total</b>	<b>157</b>	<b>36</b>	<b>193</b>

**Parking Summary - Lot 6**  
Code Requirement: Minimum = 1 Per Dwelling; Maximum = 2.5 Per Dwelling Unit

	Number of Residences	Underground	Surface	Total	Total Per Dwelling Unit	Future Total Parking	Future Per Dwelling Unit	Surface HC
Rental Residences	145	155	111	266	1.83	18	1.96	8
Amenity Building	-	-	12	12		9		2
<b>Total</b>	<b>145</b>	<b>155</b>	<b>123</b>	<b>278</b>		<b>27</b>		<b>10</b>
Parking Ratio:	278/145 = 1.92 spaces/unit							
Future Parking Ratio:	305/145 = 2.10 spaces/unit							



**PARAGON PLACE**



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

**REVISION HISTORY**

DATE	DESCRIPTION
04/06/16	SITE UPDATES

**DATE:**  
APRIL 6, 2015

**JOB NUMBER:**  
12041

**DESCRIPTION:**  
OVERALL SITE DEVELOPMENT PLAN

**SHEET**

**C1.0**

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LOT 7  
(FUTURE PHASE)

LOT 5  
(FUTURE PHASE)

OUTLOT 1  
INFILTRATION  
BASIN

OUTLOT 2  
(FUTURE PHASE)

CHASKA DRIVE  
(FUTURE PHASE)

PARAGON STREET

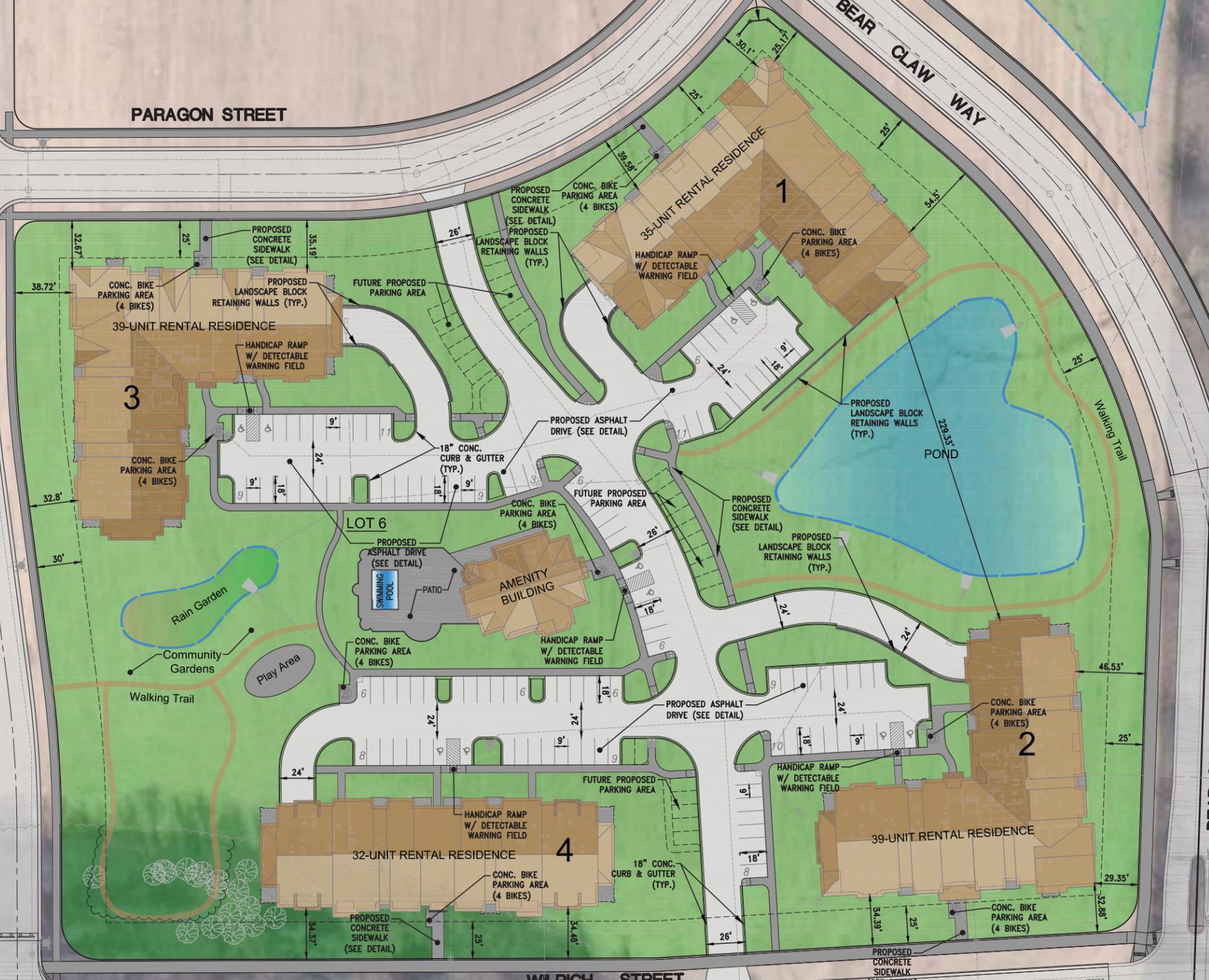
BEAR CLAW WAY

COBALT STREET

CHASKA DRIVE

BEAR CLAW WAY

WILRICH STREET



12660 W. NORTH AVENUE  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: jpuddico@trioeng.com



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

REVISION HISTORY	
DATE	DESCRIPTION
04/06/16	SITE UPDATES

**DATE:**  
APRIL 6, 2015

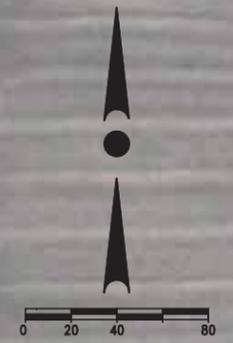
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LOT 6 SITE  
DEVELOPMENT  
PLAN

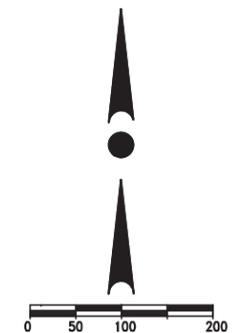
**SHEET**

**C1.1**

LEGEND:	
—	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
—	EXISTING WATER MAIN
⊕	EXISTING HYDRANT
—	EXISTING STORM SEWER
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○	PROPOSED STORM MANHOLE
□	PROPOSED STORM INLET
—	PROPOSED STORM END SECTION



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**TRIO**  
 DESIGN • LAND SURVEYING  
 CIVIL ENGINEERING

12660 W. NORTH AVENUE  
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 EMAIL: jpuddico@trioeng.com



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

**REVISION HISTORY**

DATE	DESCRIPTION
04/06/15	SITE UPDATES

**DATE:**  
 APRIL 6, 2015

**JOB NUMBER:**  
 12041

**DESCRIPTION:**  
 OVERALL  
 GRADING &  
 DRAINAGE PLAN

**SHEET**

**C2.0**



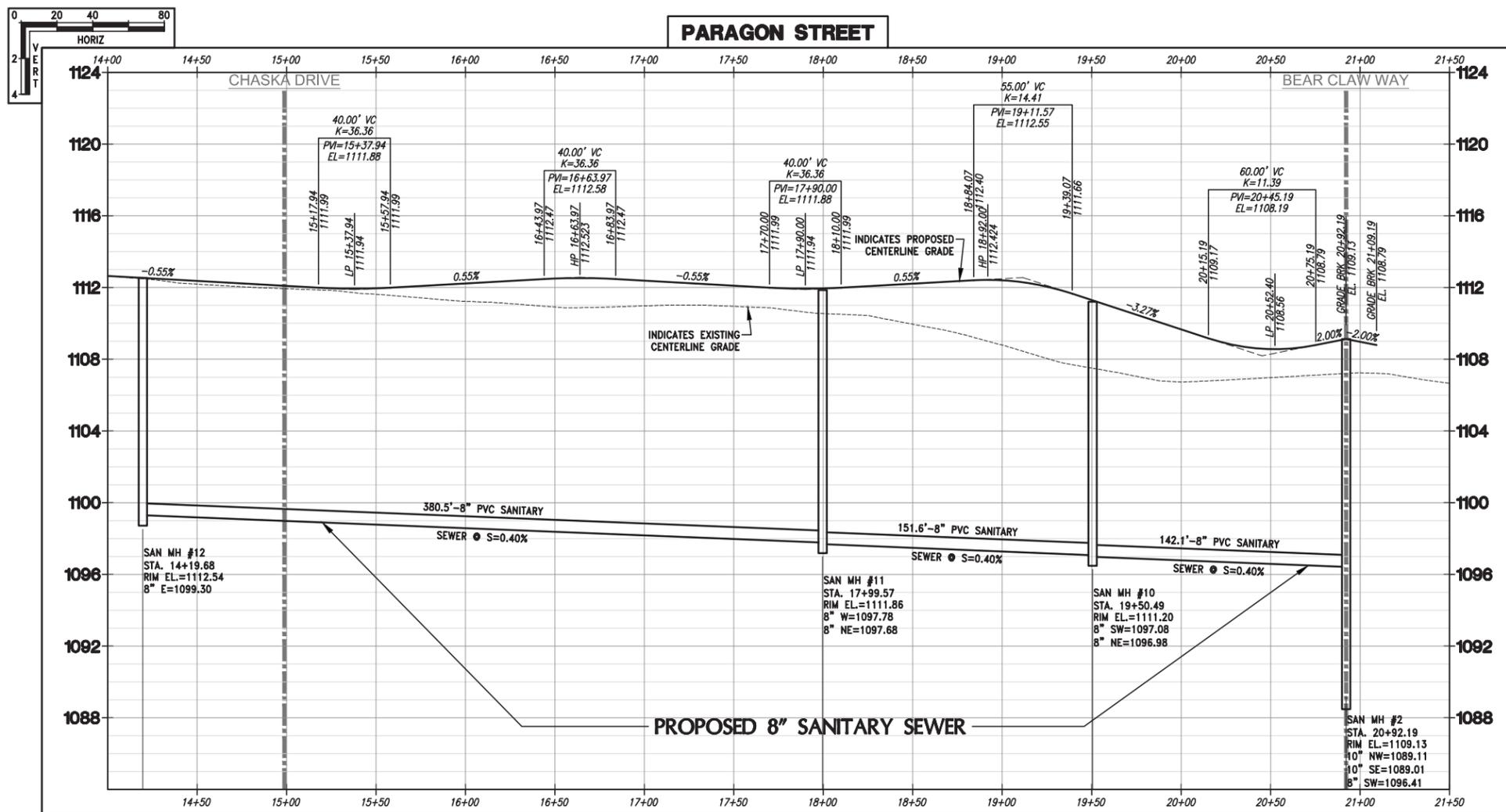
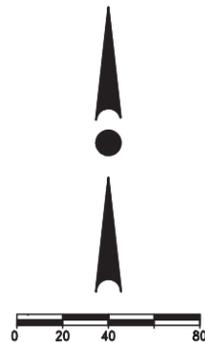
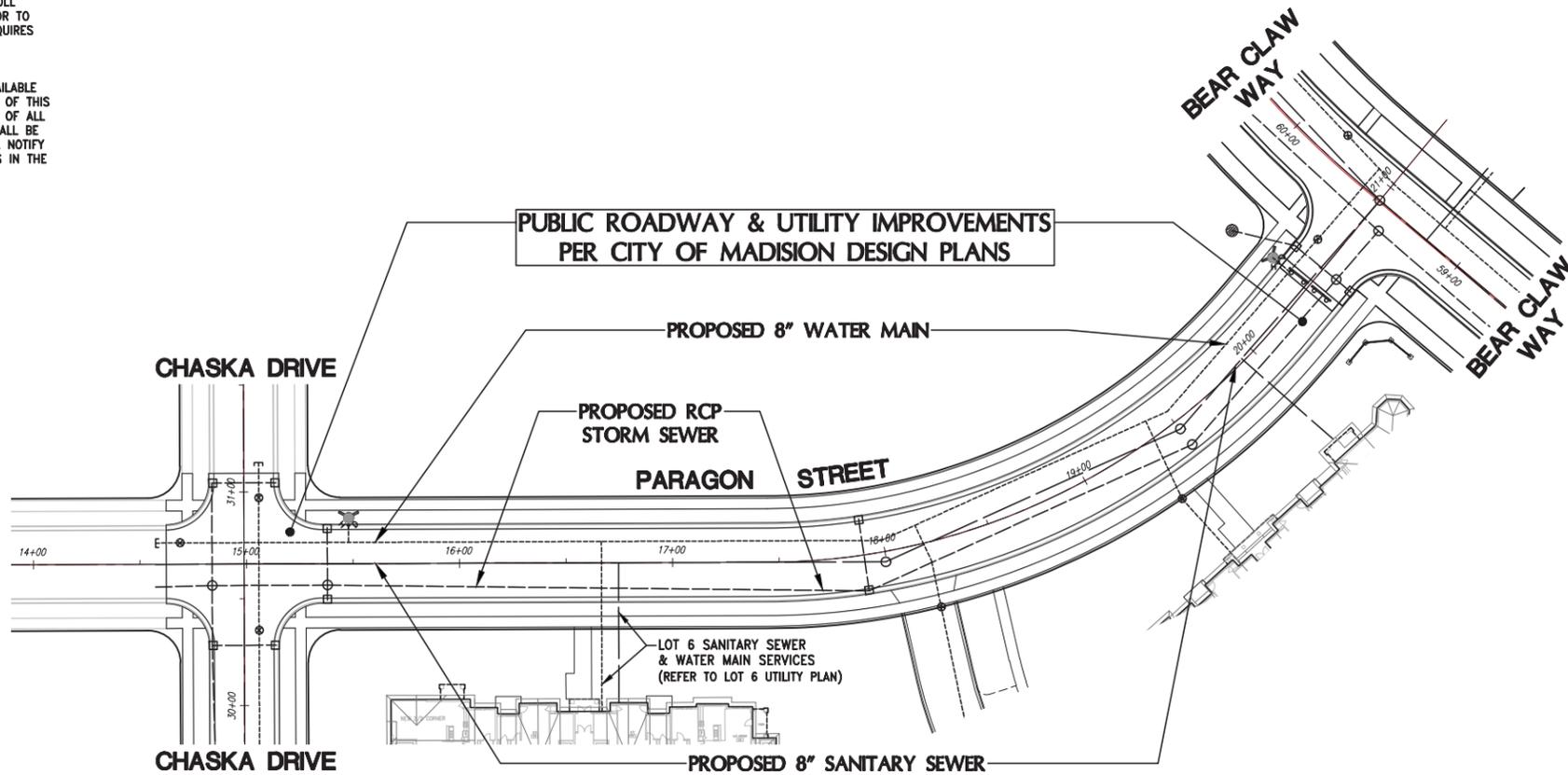






CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE  
**CALL DIGGERS HOTLINE 1-800-242-6511**

**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.



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**PROJECT:**  
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 ELDERBERRY NEIGHBORHOOD  
 CITY OF MADISON, WI  
 BY: United Financial Group, Inc.  
 660 W. Ridgeview Drive  
 Appleton, WI 54911

**REVISION HISTORY**

DATE	DESCRIPTION
04/06/16	SITE UPDATES

**DATE:**  
 APRIL 6, 2015

**JOB NUMBER:**  
 12041

**DESCRIPTION:**  
 ROADWAY AND UTILITY PLAN & PROFILE

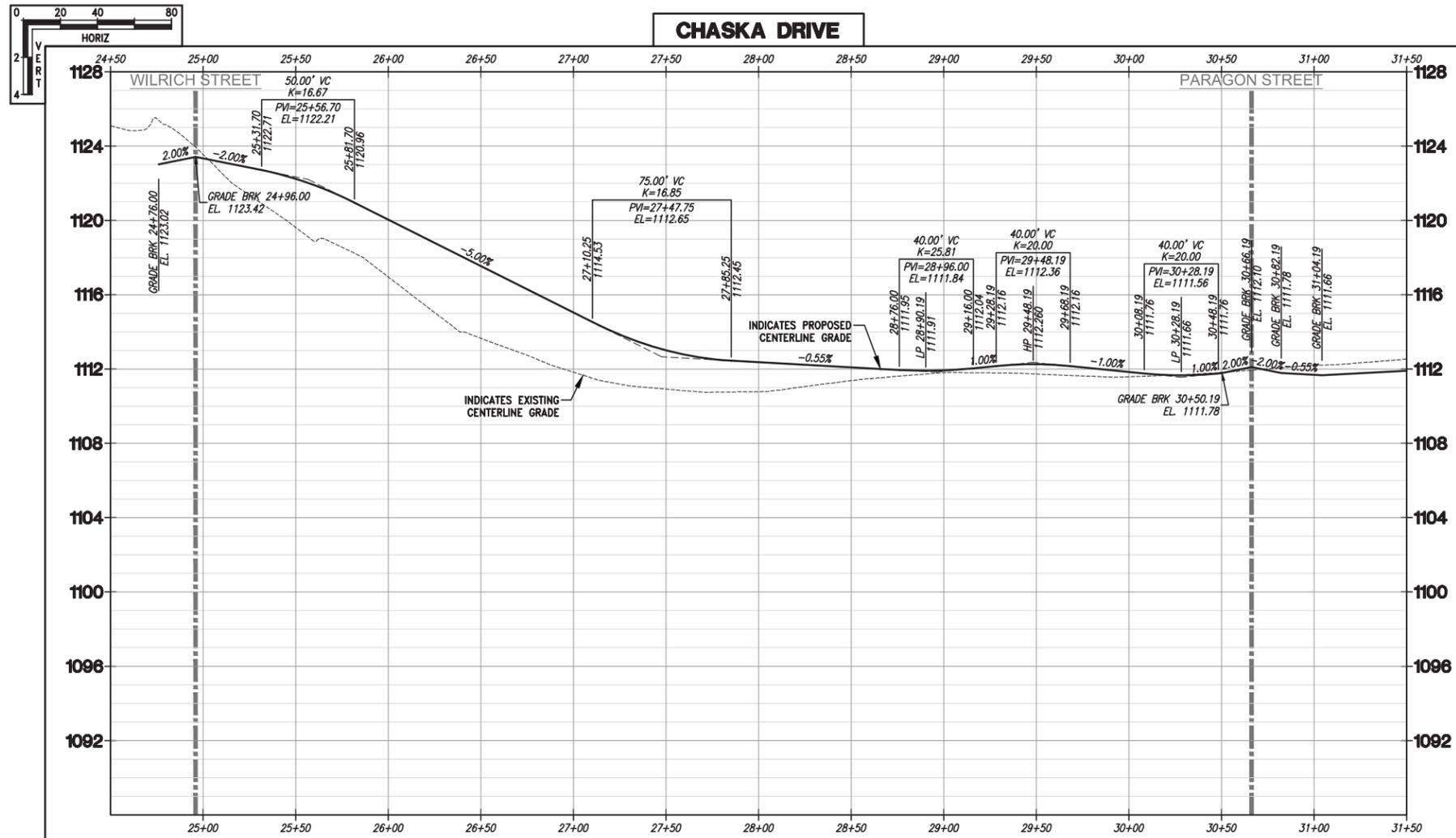
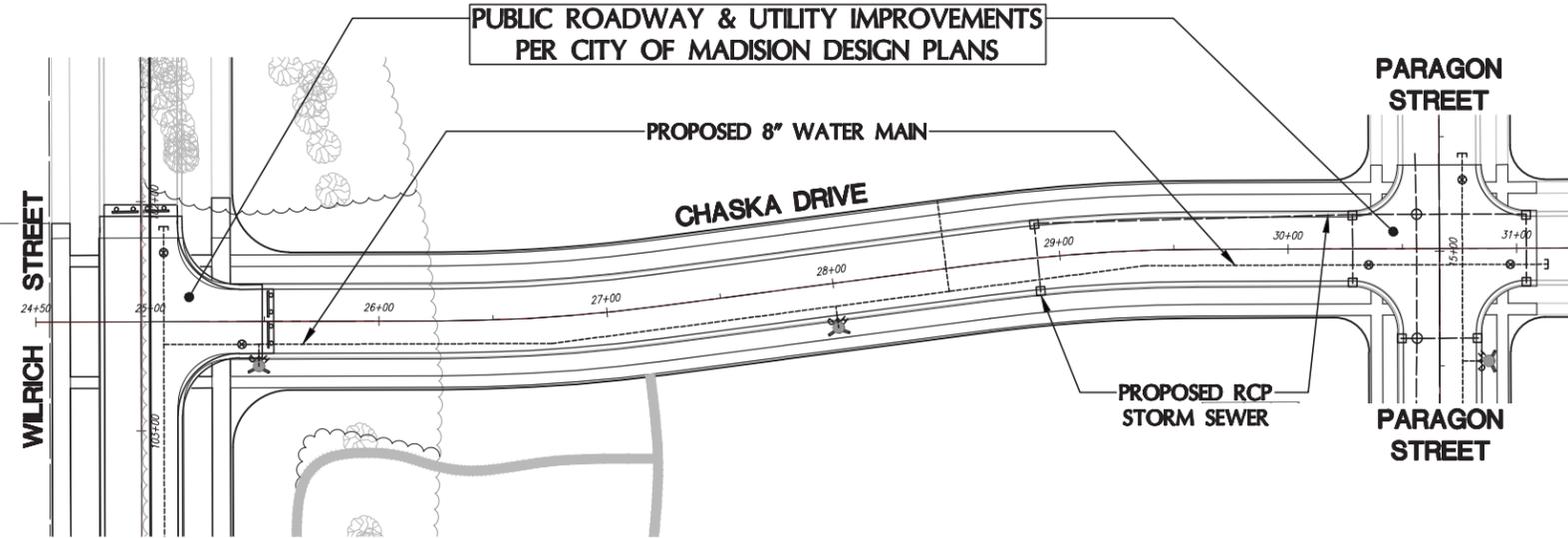
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**C5.0**



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 BROOKFIELD, WI 53005  
 PHONE: (262) 790-1400  
 FAX: (262) 790-1481  
 EMAIL: jpuddles@trioeng.com



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

**REVISION HISTORY**

DATE	DESCRIPTION
04/06/15	SITE UPDATES

**DATE:**  
 APRIL 6, 2015

**JOB NUMBER:**  
 12041

**DESCRIPTION:**  
 ROADWAY AND  
 UTILITY PLAN &  
 PROFILE

**SHEET**

**C5.1**



# VICINITY MAP

PROPOSED  
"PARAGON PLACE AT BEAR CLAW WAY"  
MADISON, WI

by  
UNITED FINANCIAL GROUP, INC.  
660 W. Ridgeview Drive  
Appleton, WI 54911



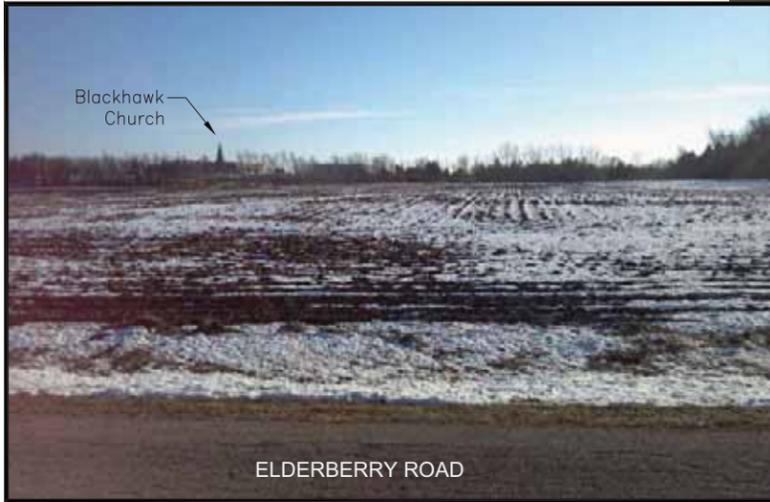
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Date: 03-31-2015

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# AREA MAP

## PROPOSED "PARAGON PLACE AT BEAR CLAW WAY" MADISON, WI

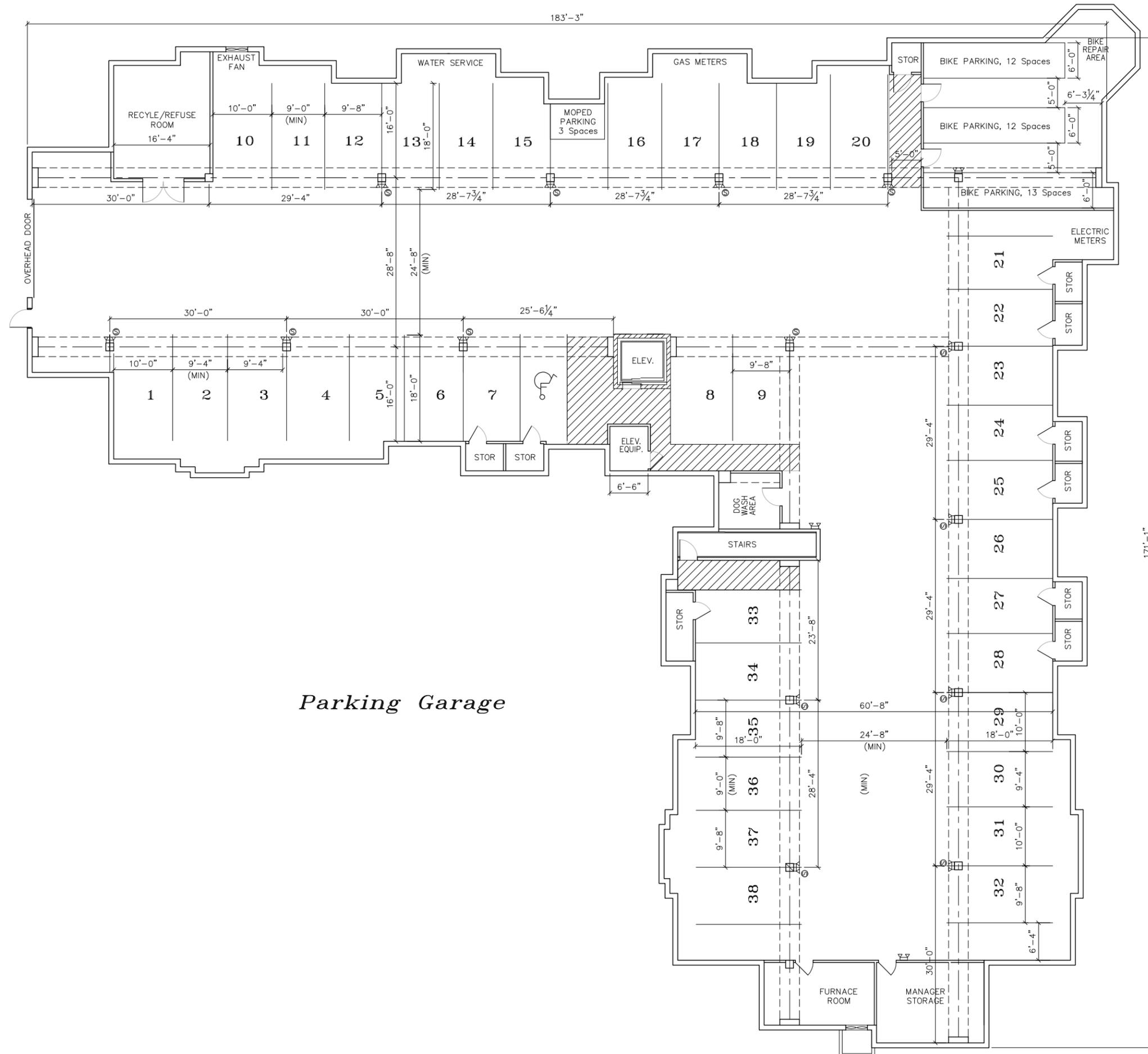


NOT TO SCALE

by  
**UNITED FINANCIAL GROUP, INC.**  
660 W. Ridgeview Drive  
Appleton, WI 54911



Date: 03-31-2015



*Parking Garage*

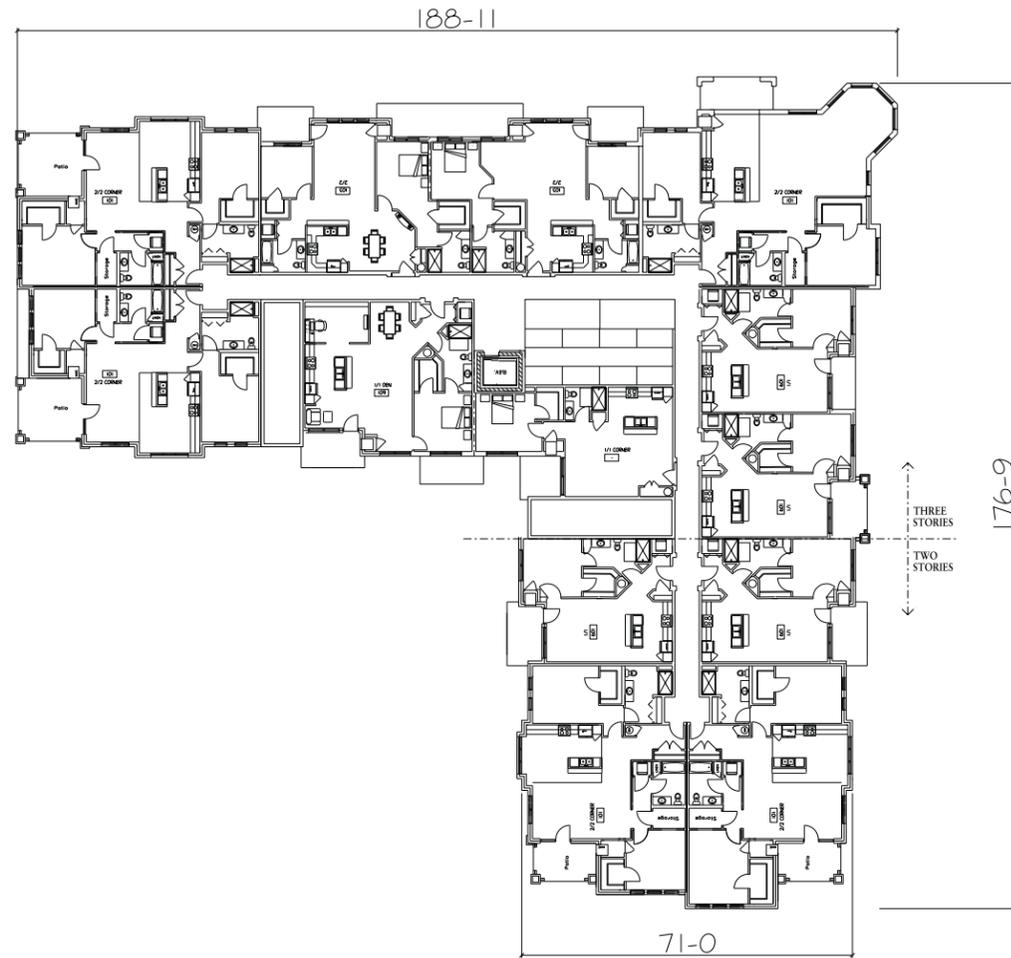
REVISIONS

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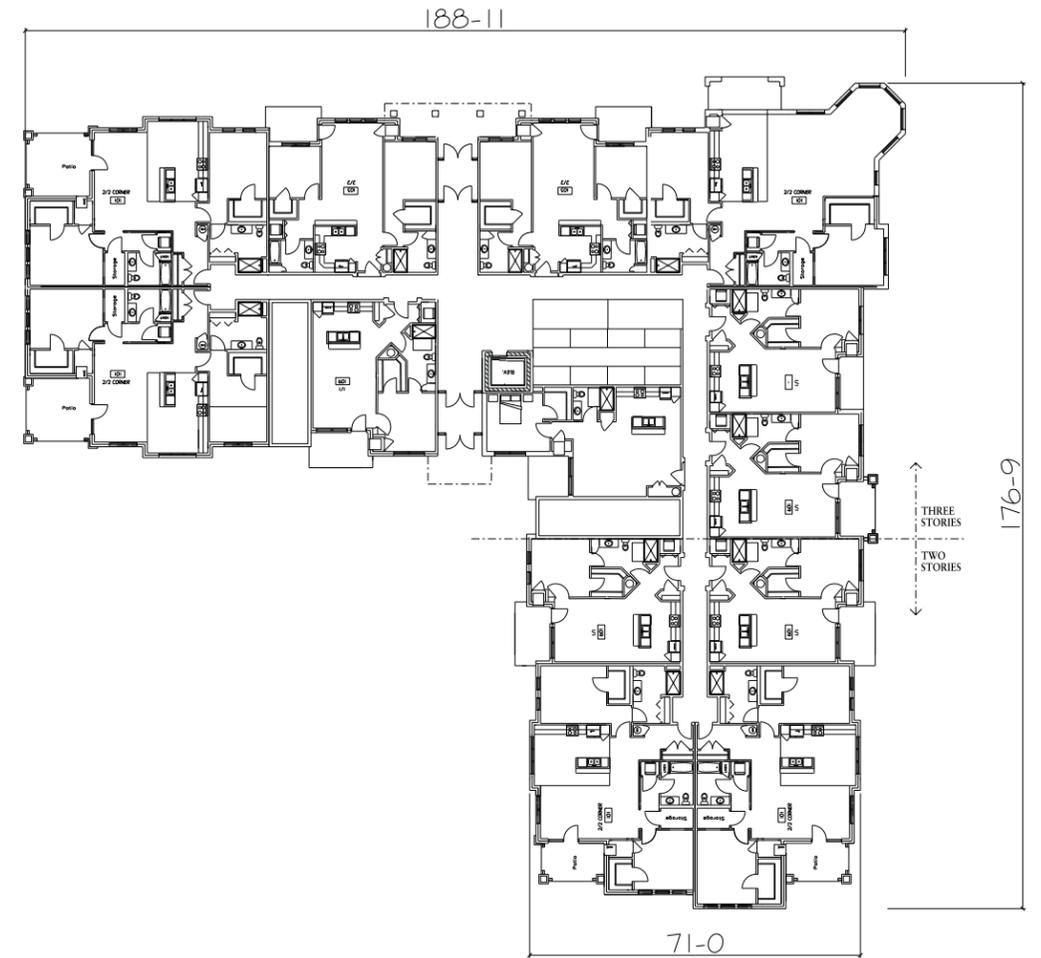
**SCHULER & ASSOCIATES, INC.**  
 LAND SURVEYORS & ENGINEERS  
 2711 N. MASON STREET, Suite F APPLETON, WI 54914-2126 (920) 734-9107

**Parking Garage**  
**Paragon Place at Bear Claw Way Building 1**  
 Madison, Wisconsin  
 Construction Manager:  
 United Financial Group Inc., 660 W. Ridgeway Drive, Appleton, WI 54911

DRAWN	crs
DATE	3-9-15
SCALE	1/8" = 1'-0"
JOB NO.	4192
SHEET	1



*Second Floorplan*



*Ground Floorplan*

*Paragon Place at Bear Claw Way*

**BUILDING #1 FLOORPLANS**

*Madison, Wisconsin*

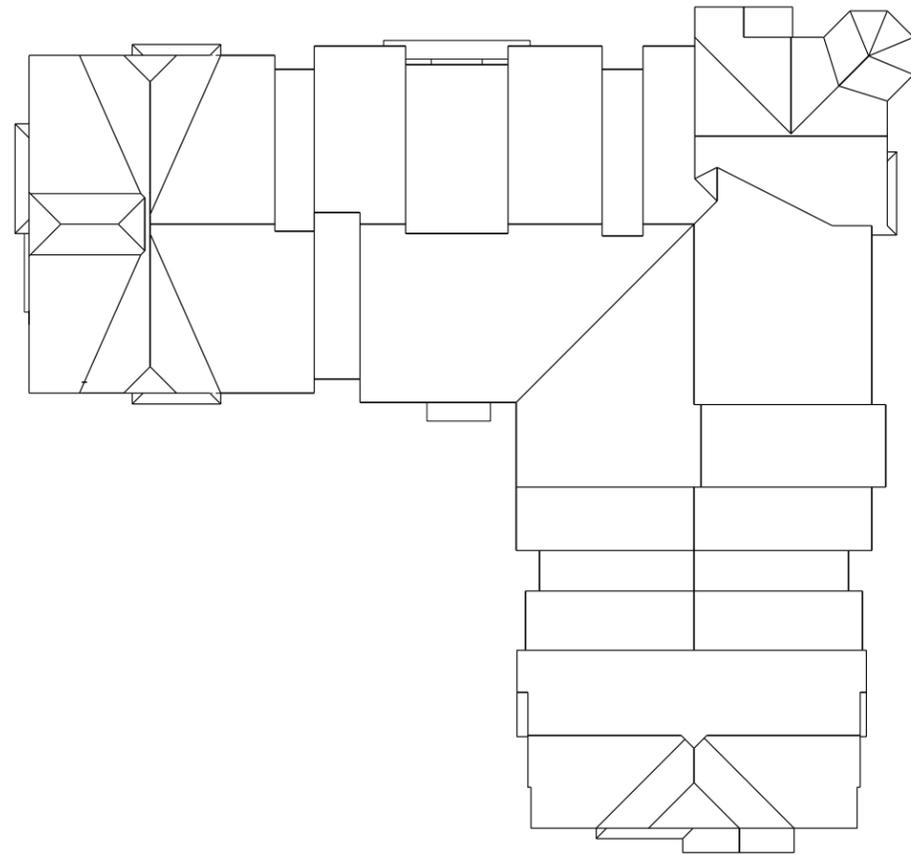


18 Mar 2015

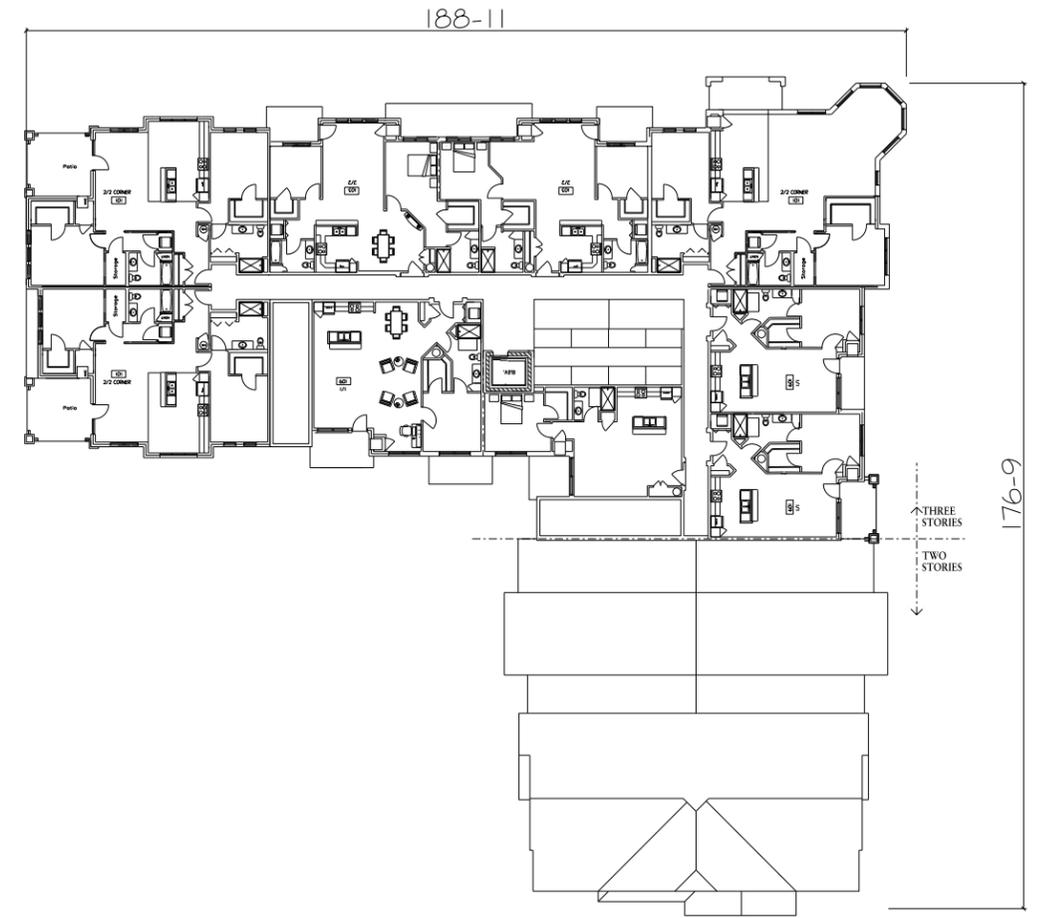


Architecture

1414 UNDERWOOD AVE.  
WAUWATONIA, WI 53222  
614.431.2121 TEL  
614.431.0931 FAX  
WWW.AGARCH.COM



*Roof Plan*



*Third Floorplan*

*Paragon Place at Bear Claw Way*

**BUILDING #1 FLOORPLANS**

*Madison, Wisconsin*



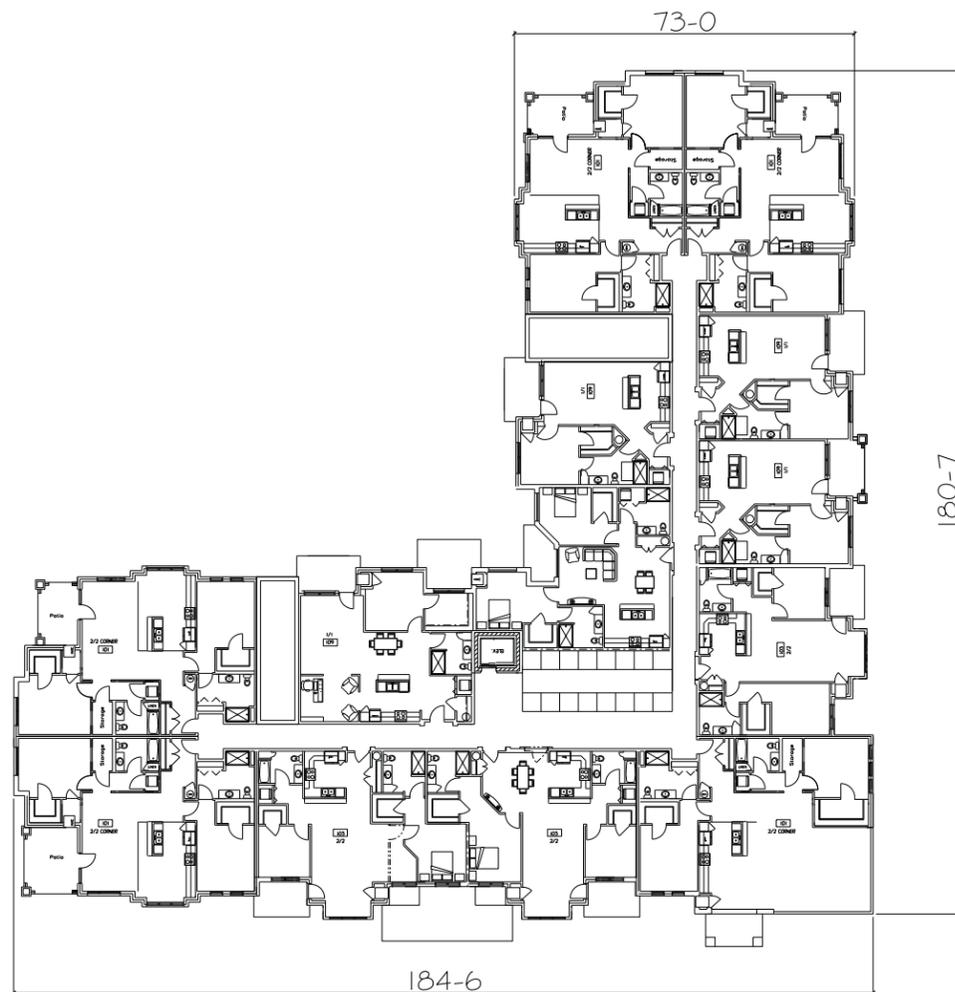
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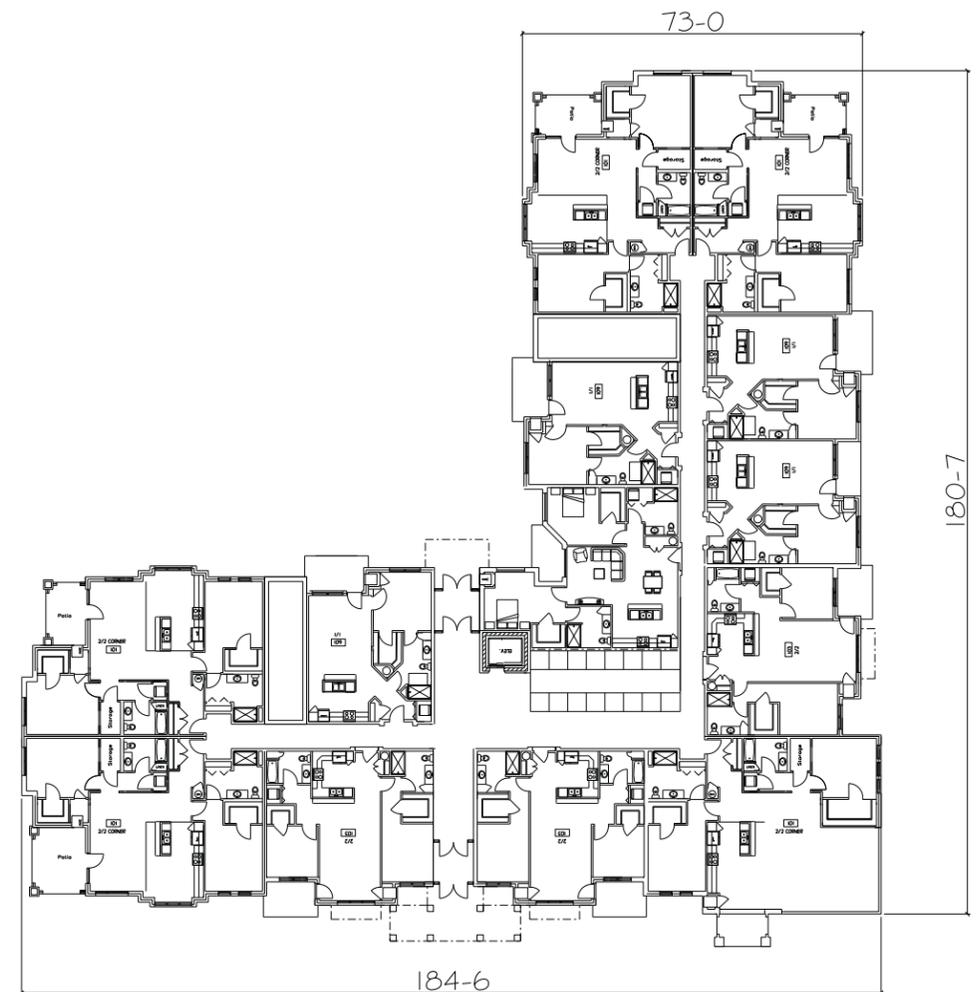
Architecture

1414 UNDERWOOD AVE.  
WAUKESHA, WI 53186  
614.431.0131 TEL  
614.431.0931 FAX  
WWW.AGARCH.COM





*Second Floorplan*



*Ground Floorplan*

*Paragon Place at Bear Claw Way*

**BUILDING #2 FLOORPLANS**

*Madison, Wisconsin*

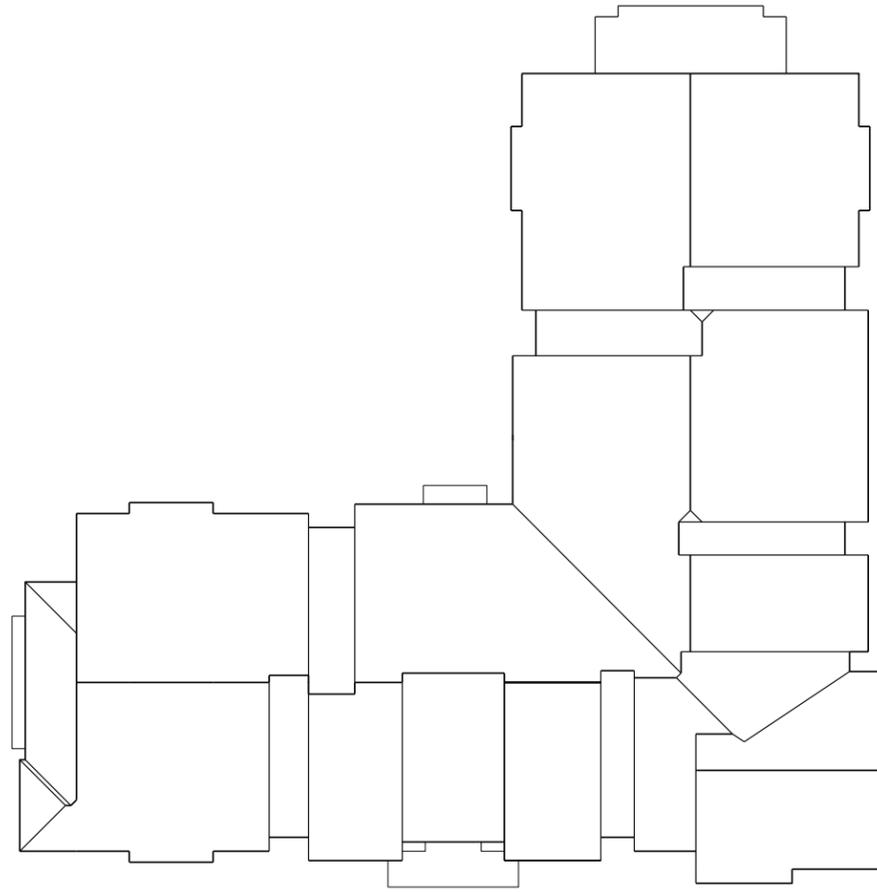


18 Mar 2015

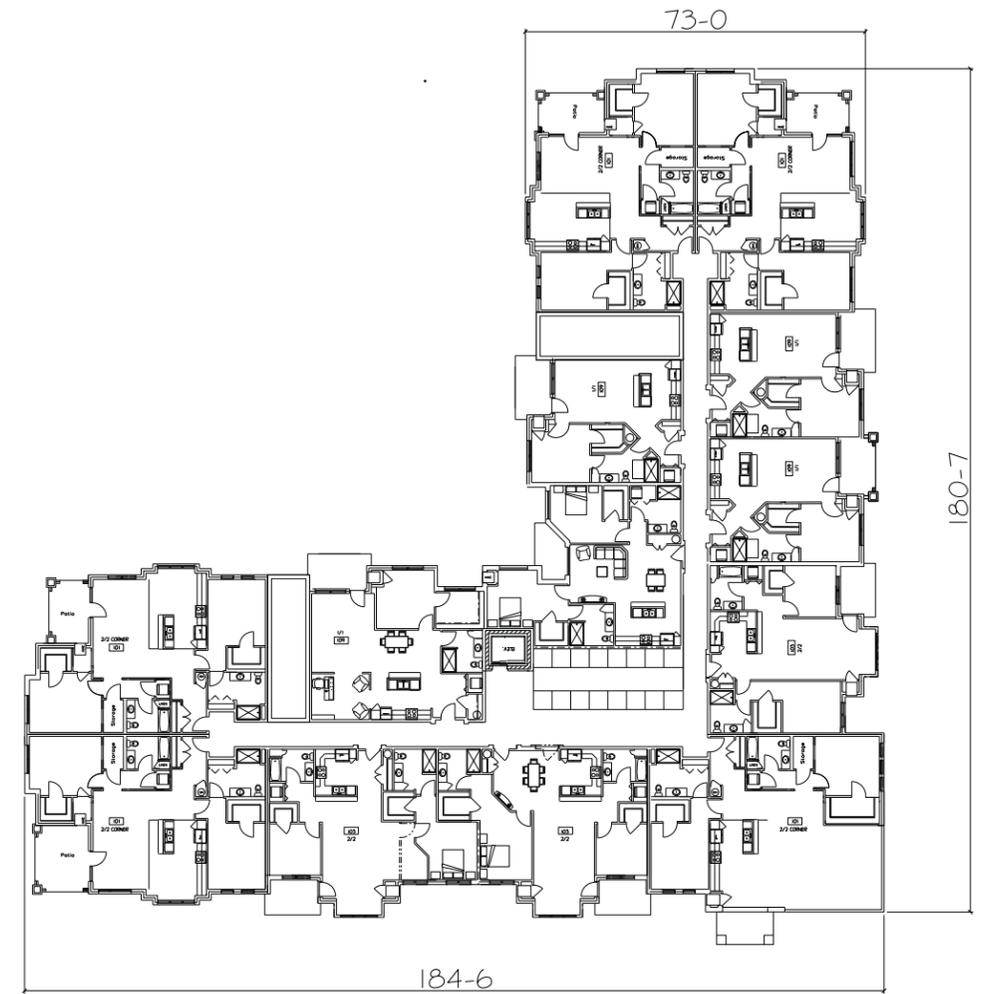


Architecture

1414 UNDERWOOD AVE.  
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614.431.0931 FAX  
WWW.AGARCH.COM



*Roof Plan*



*Third Floorplan*

*Paragon Place at Bear Claw Way*

**BUILDING #2 FLOORPLANS**

*Madison, Wisconsin*

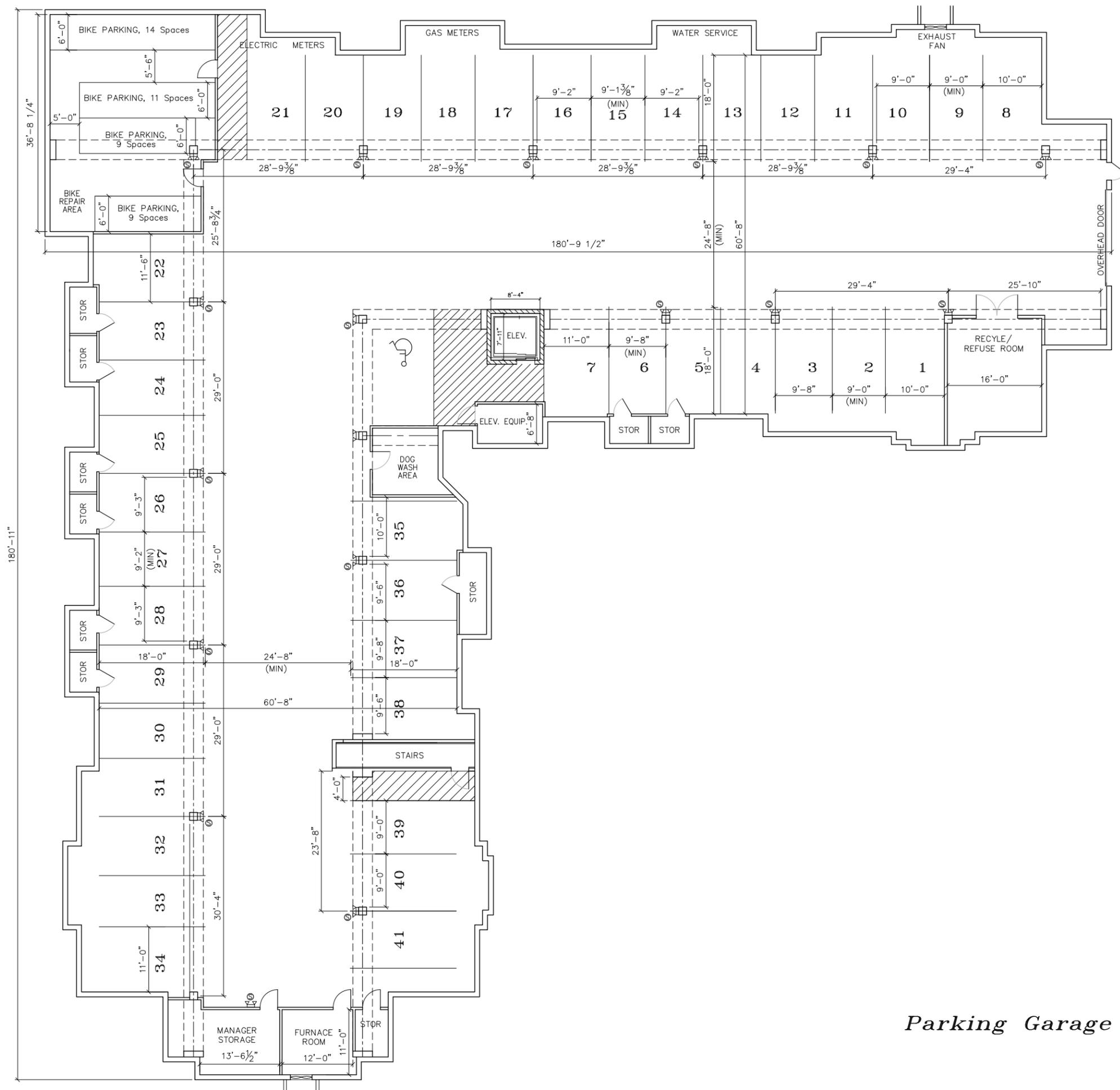


18 Mar 2015



Architecture

1414 UNDERWOOD AVE.  
WAUWATONIA, WI 53222  
614.431.0121 TEL  
614.431.0931 FAX  
WWW.AGARCH.COM



REVISIONS

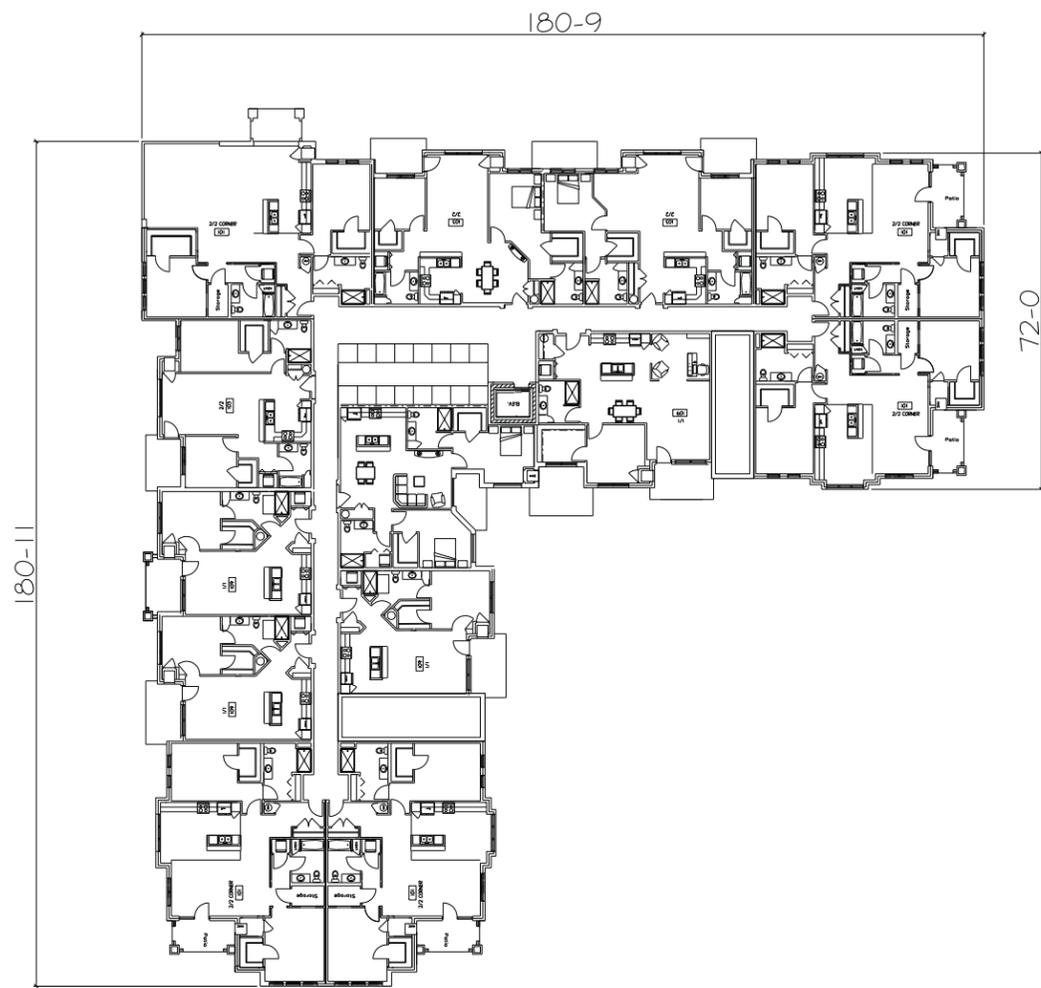
**SCHULER & ASSOCIATES, INC.**  
 LAND SURVEYORS & ENGINEERS  
 2711 N. MASON STREET, Suite F APPLETON, WI 54914-2126 (920) 734-9107

**Parking Garage**  
**Paragon Place at Bear Claw Way**  
 Madison, Wisconsin  
**Building 3**  
 United Financial Group Inc., 660 W. Ridgeway Drive, Appleton, WI 54911  
 Construction Manager:

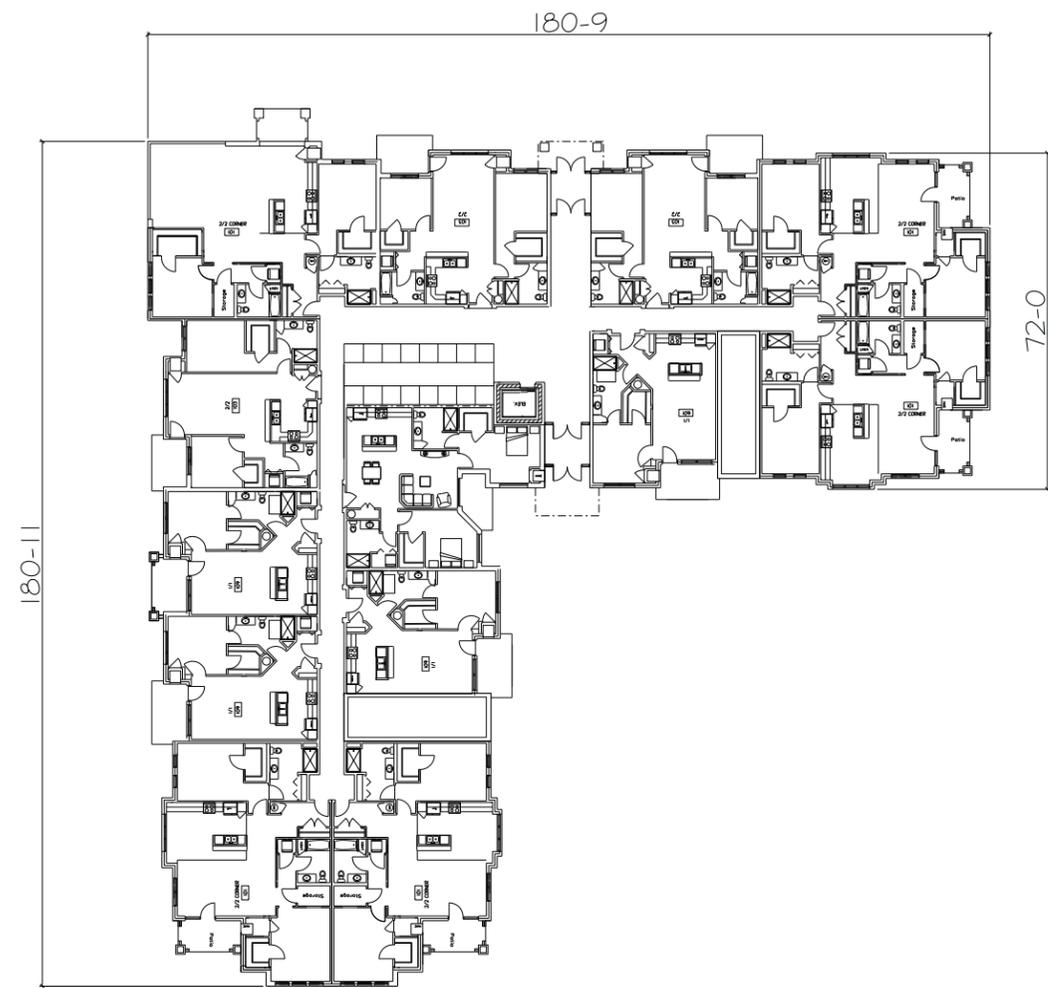
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DATE	3-9-15
SCALE	1/8"=1'-0"
JOB NO.	4192
SHEET	3

*Parking Garage*

These plans have been prepared per standard professional practices. Each contractor is responsible for verifying all dimensions and details prior to beginning construction.



*Second Floorplan*



*First Floorplan*

*Paragon Place at Bear Claw Way*

**BUILDING #3 FLOORPLANS**

*Madison, Wisconsin*

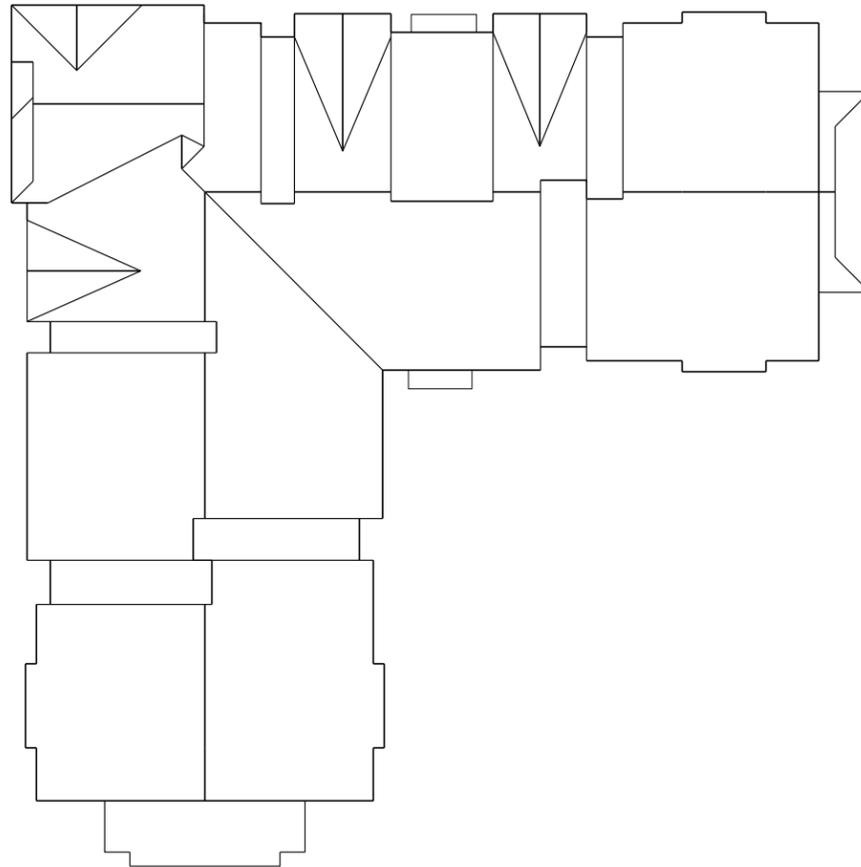


18 Mar 2015

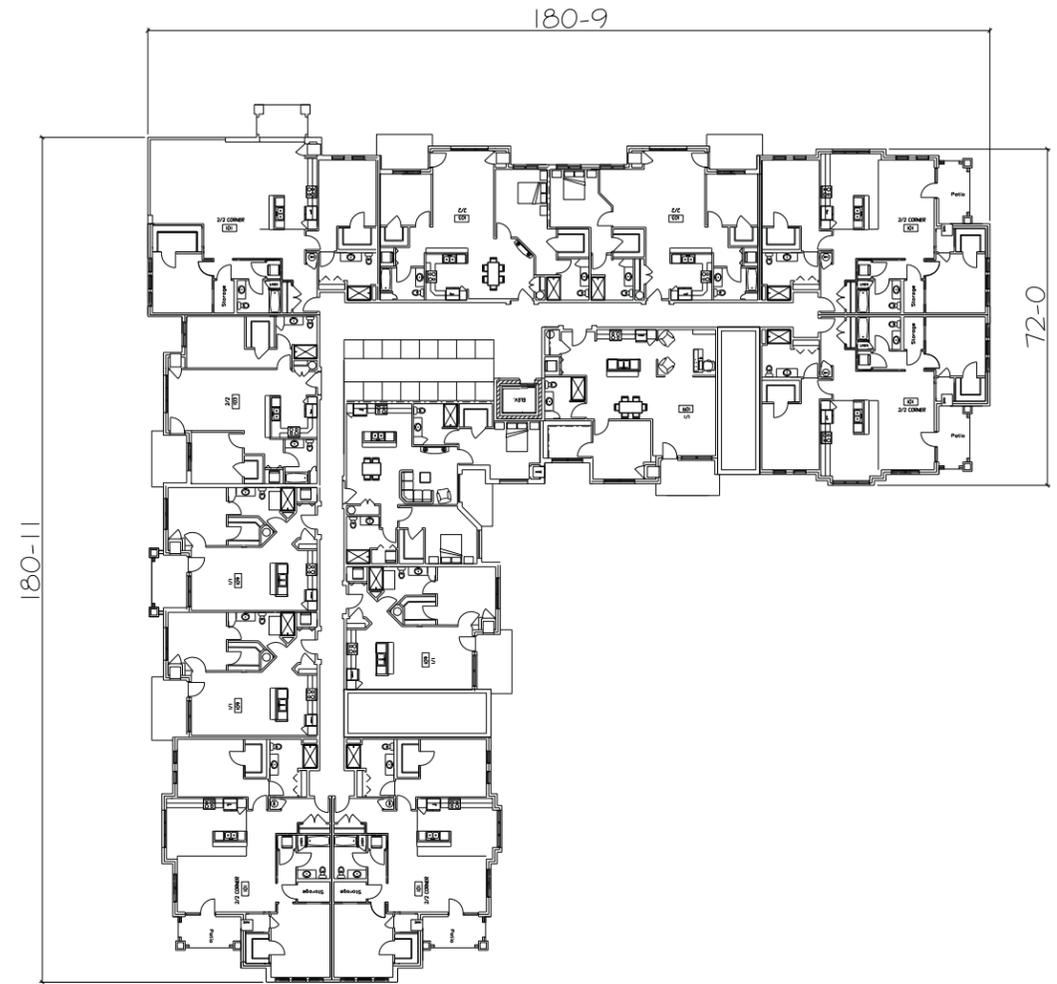


Architecture

1414 UNDERWOOD AVE.  
WAUKESHA, WI 53186  
614.431.0131 TEL  
614.431.0931 FAX  
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*Roof Plan*



*Third Floorplan*

*Paragon Place at Bear Claw Way*

**BUILDING #3 FLOORPLANS**

*Madison, Wisconsin*



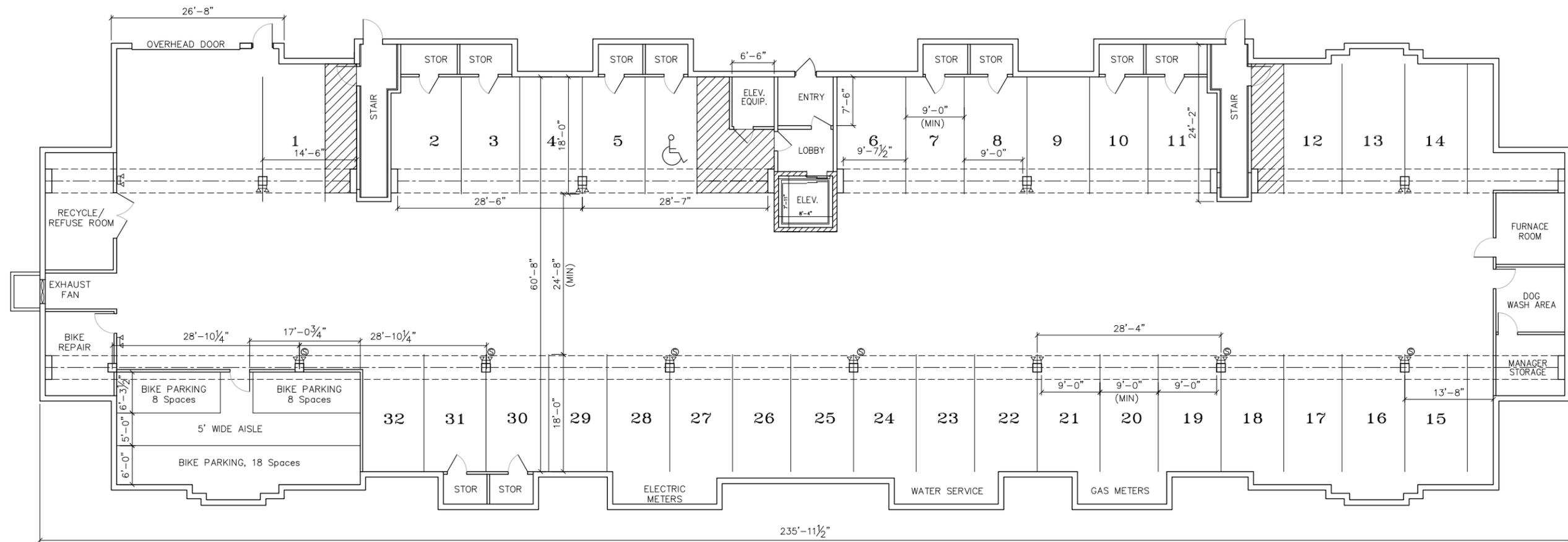
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Architecture

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*Parking Garage*

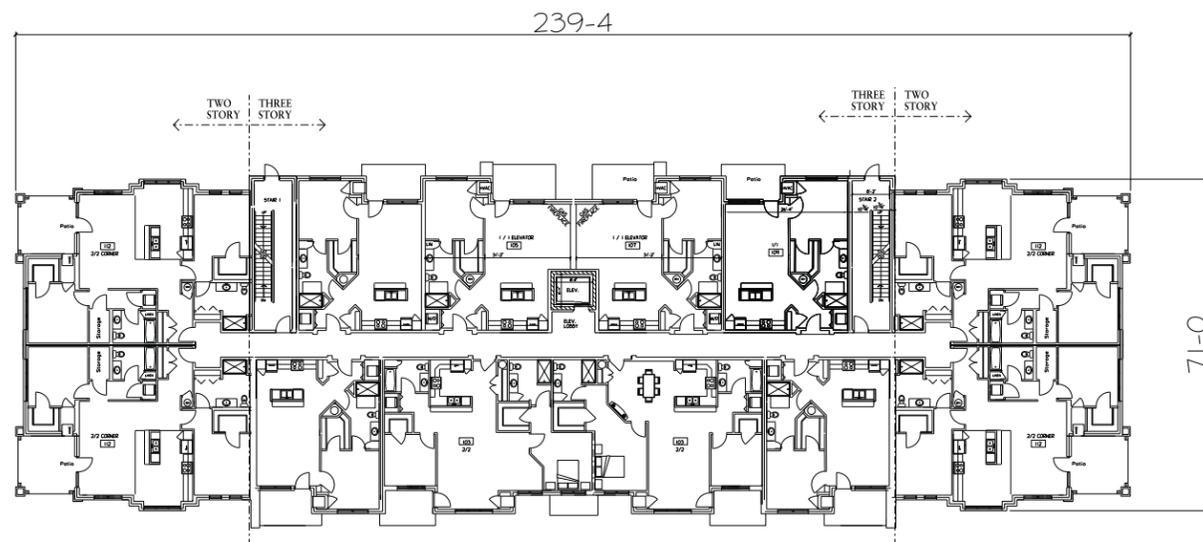
REVISIONS

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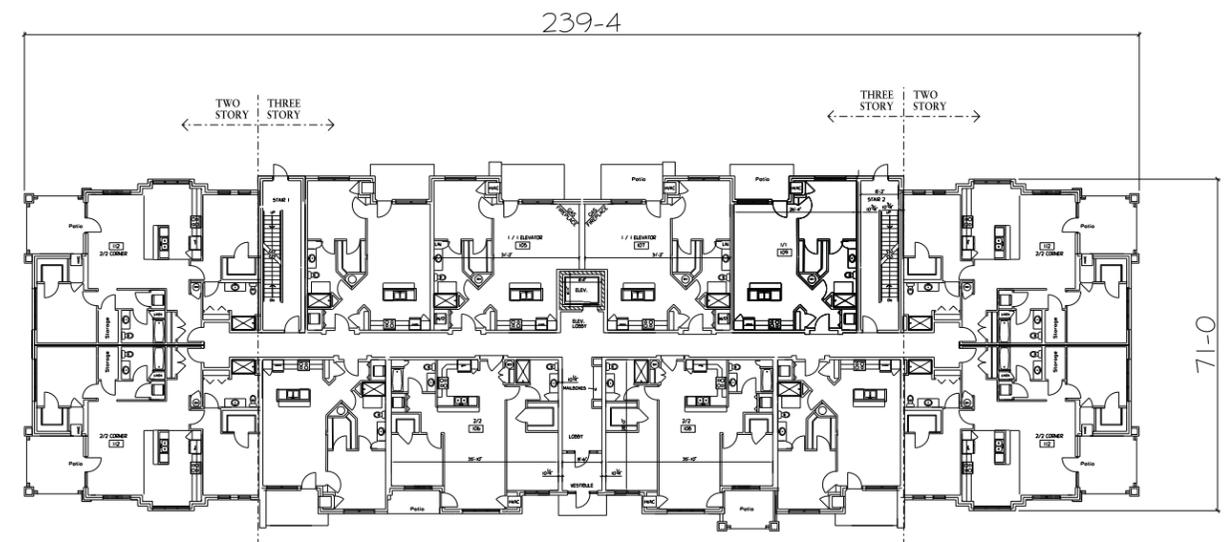
**SCHULER & ASSOCIATES, INC.**  
 LAND SURVEYORS & ENGINEERS  
 2711 N. MASON STREET, Suite F APPLETON, WI 54914-2126 (920) 734-9107

**Parking Garage**  
**Paragon Place at Bear Claw Way**  
 Building 4  
 Madison, Wisconsin  
 Construction Manager:  
 United Financial Group Inc., 660 W. Ridgeway Drive, Appleton, WI 54911

DRAWN	cfs
DATE	3-9-15
SCALE	1/8"=1'-0"
JOB NO.	4192
SHEET	4



*Second Floorplan*



*First Floorplan*

18 Mar 2015



*Paragon Place at Bear Claw Way*

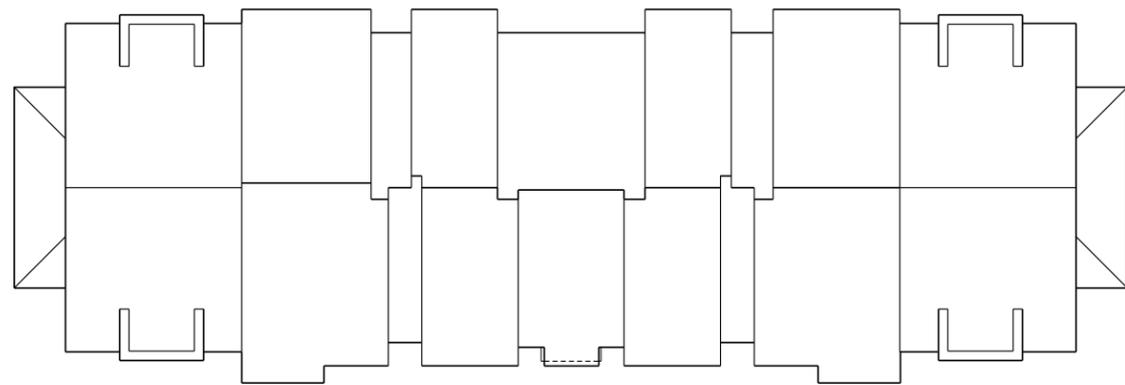
**BUILDING #4 FLOORPLANS**

*Madison, Wisconsin*

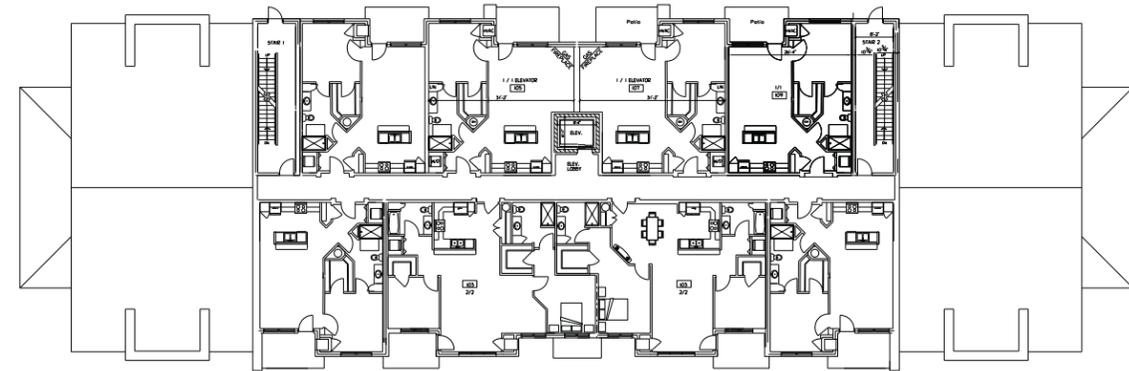


Architecture

1414 UNDERWOOD AVE.  
WAUKATOSIA, WI 53133  
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*Roof Plan*



*Third Floorplan*

*Paragon Place at Bear Claw Way*

**BUILDING #4 FLOORPLANS**

*Madison, Wisconsin*

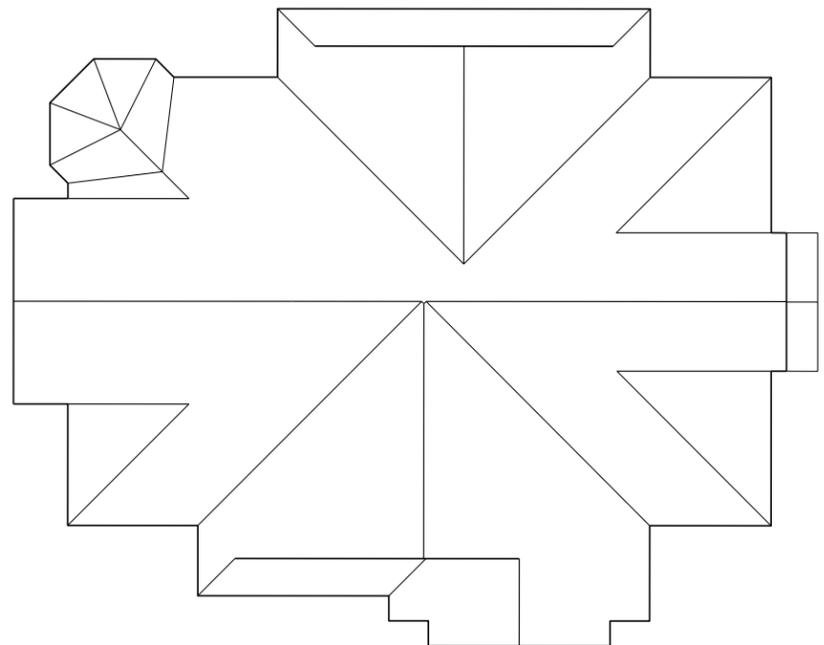


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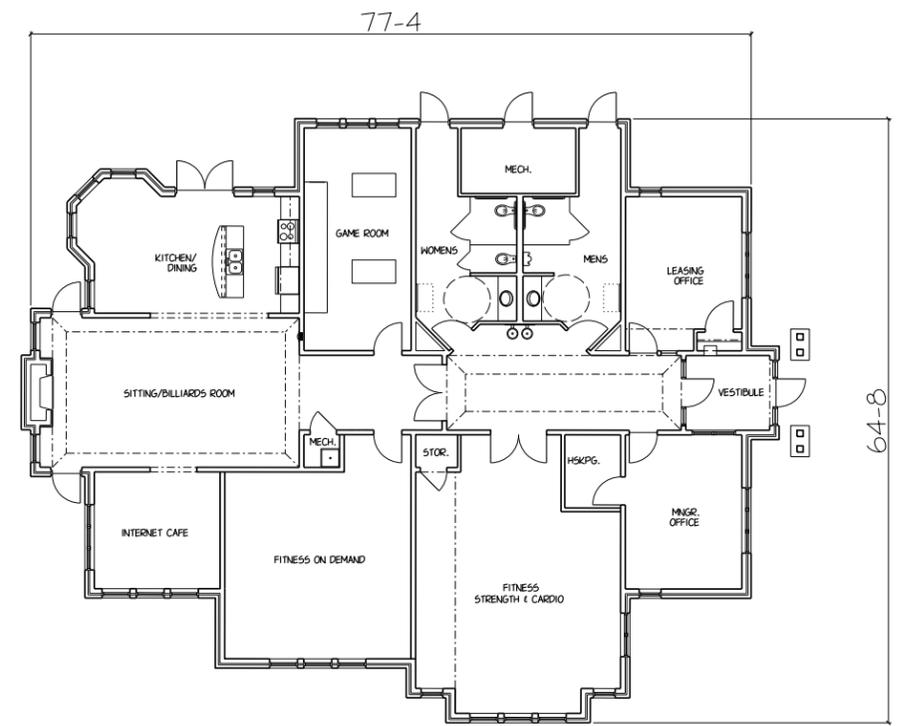


Architecture

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*Roof Plan*



*First Floorplan*



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*Paragon Place at Bear Claw Way*  
**Amenity Building Floorplan**  
*Madison, Wisconsin*





BUILDING 1: PARAGON STREET ELEVATION



BUILDING 1: SOUTH WEST ELEVATION



BUILDING 1: SOUTH EAST ELEVATION



BUILDING 1: BEAR CLAW WAY ELEVATION



*Paragon Place at Bear Claw Way*  
**35 Unit, Three/Two Story Building 1 Elevations**  
*Madison, Wisconsin*

18 Mar 2015





BUILDING 1: NORTH WEST COURTYARD ELEVATION



BUILDING 1: NORTH EAST COURTYARD ELEVATION

18 Mar 2015



*Paragon Place at Bear Claw Way*  
**35 Unit, Three/Two Story Building 1 Elevations**  
*Madison, Wisconsin*





BUILDING 2: BEAR CLAW WAY ELEVATION



BUILDING 2: NORTH ELEVATION



BUILDING 2: WEST ELEVATION



BUILDING 2: WILRICH STREET ELEVATION

18 Mar 2015



*Paragon Place at Bear Claw Way*  
**39 Unit, Three Story Building 2 Elevations**  
*Madison, Wisconsin*





BUILDING 2: NORTH COURTYARD ELEVATION



BUILDING 2: WEST COURTYARD ELEVATION

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*Paragon Place at Bear Claw Way*  
**39 Unit, Three Story Building 2 Elevations**  
*Madison, Wisconsin*





BUILDING 3: CHASKA STREET ELEVATION



BUILDING 3: SOUTH ELEVATION



BUILDING 3: EAST ELEVATION



BUILDING 3: PARAGON STREET ELEVATION



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*Paragon Place at Bear Claw Way*  
**39 Unit, Three Story Building 3 Elevations**  
*Madison, Wisconsin*





BUILDING 3: NORTH COURTYARD ELEVATION



BUILDING 3: WEST COURTYARD ELEVATION



*Paragon Place at Bear Claw Way*  
**39 Unit, Three Story Building 3 Elevations**  
*Madison, Wisconsin*

18 Mar 2015





BUILDING 4: EAST ELEVATION



BUILDING 4: WEST ELEVATION



BUILDING 4: WILRICH STREET ELEVATION

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*Paragon Place at Bear Claw Way*  
**32 Unit, Three/Two Story Building 4 Elevations**  
*Madison, Wisconsin*





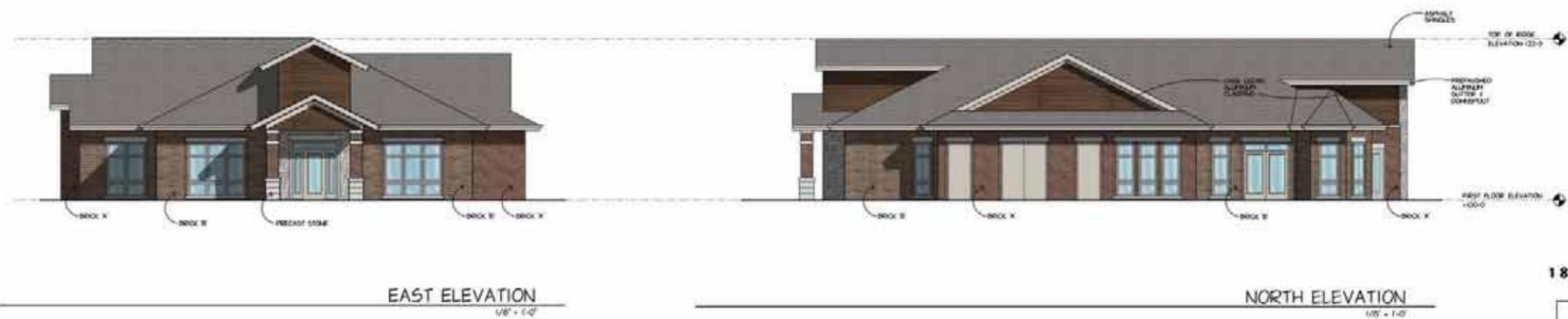
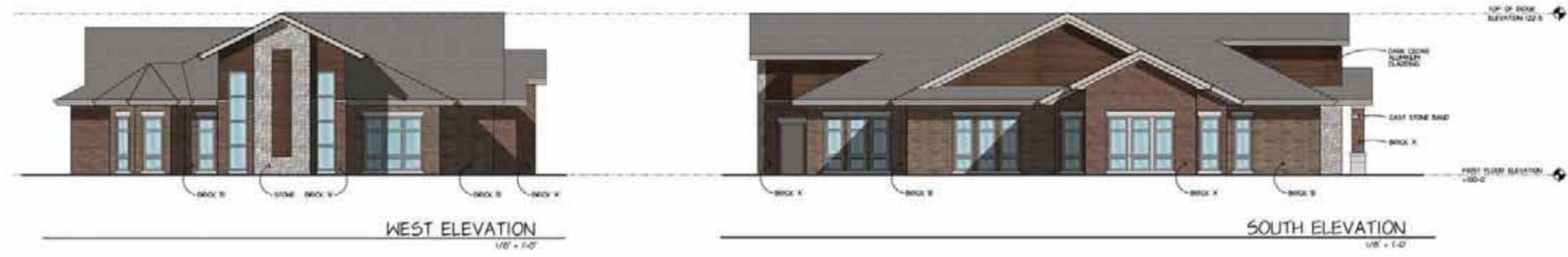
BUILDING 4: NORTH COURTYARD ELEVATION

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*Paragon Place at Bear Claw Way*  
**32 Unit, Three/Two Story Building 4 Elevations**  
*Madison, Wisconsin*





18 Mar 2015

*Paragon Place at Bear Claw Way*  
**AMENITY BUILDING ELEVATIONS**  
*Madison, Wisconsin*

