

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



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____
Legistar # _____

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.

1. Project Information

Address: 304 Lakota Way

Title: _____

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

UDC meeting date requested December 14, 2022

- 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

4. Applicant, Agent, and Property Owner Information

Applicant name Ryan McMurtrie
Street address 660 W. Ridgeview Dr.
Telephone 920-968-8137

Company United Financial Group, Inc
City/State/Zip Appleton, WI 54911
Email RMcMurtrie@ufgroup.net

Project contact person Kevin Burow
Street address 7601 University Avenue, Suite 201
Telephone 608-836-3690

Company Knothe & Bruce Architects
City/State/Zip Middleton, WI 53562
Email kburow@knothebruce.com

Property owner (if not applicant) Ziegler at Elderberry LLC
Street address 660 W. Ridgeview Dr.
Telephone 920-968-8137

City/State/Zip Appleton, WI 54911
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 8/10/22.
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 Maichel Plaut, President of United Apartments Inc., manager of Eldersberry 2: of lot at Eldersberry LLC Date 10/27/2022

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:

- | | |
|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Urban Design Districts: \$350 (per §35.24(6) MGO). <input type="checkbox"/> Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO) <input type="checkbox"/> Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO) <input type="checkbox"/> Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO) <input type="checkbox"/> 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) | <p>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:</p> <ul style="list-style-type: none"> — 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 |
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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.**

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 how 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 how 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), **plus:**

- 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 (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how 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



October 31, 2022

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 9 – 304 Lakota Way
KBA Project # 2214

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 7601 University Avenue, Ste 201 Middleton, WI 53562 (608) 836-3690 Contact: Kevin Burow kburow@knothebruce.com
Civil Engineer:	Trio Engineering 4100 N Calhoun Rd, Suite 300 Brookfield, WI 53005 (262) 790-1480 Contact: Josh Pudelko jpudelko@trioeng.com	Landscape Architect:	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 9 of Paragon Place at Bear Claw Way on the west side of Lakota Way between Paragon Street and Elderberry Road. The lot is zoned SR-V2 (Suburban Residential – Varied District 2) and the proposed townhomes are consistent with allowable conditional uses and quantities.

This development is the next phase of Paragon Place at Bear Claw Way for United Financial Group, Inc, and continues their offerings of various size housing units in this community.

Project Description:

The proposed development consists of 20 townhouse dwelling units arranged in 5 buildings, each with

attached garage parking. These residents will have access to the community space at the adjacent property including a large community room, exercise facilities, outdoor grilling and seating areas, yard games area, outdoor fire pit and an outdoor pool.

Lot 9 will consist of five buildings, which are all two-story wood frame construction and will each have 4 units in each building.

Each unit will be a 3-bedroom style along with large private decks. Ground floor access to all Townhouse units has been provided with private exterior entrances. The exterior facades are finished in quality materials, which is predominantly brick veneer accented with composite siding. Trash and recycling will be collected within the units with curbside pickup.

This project will not substantially impair or diminish the use, value, and enjoyment of other properties within this neighborhood but will enhance the character of the neighborhood and bring additional opportunities for housing.

Site Development Data:

Densities:

Lot Area	96,385 s.f. (2.2 acres)
Dwelling Units	20
Density	9 units/acre
Open Space Required	SR-V2 x S.F. / d.u. = 320 s.f./unit
Open Space Provided	1,355 s.f./unit
Lot Coverage	54,148 s.f. / 56% (60% Max.)

Building Height: 2 Stories / 32'-7" (3 Stories / 40' Max.)

Gross Floor Area:

All Buildings:	51,039 s.f.
Floor Area Ratio	0.53

Dwelling Unit Mix: All Buildings Combined

Three Bedroom	20
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Vehicle Parking:

Surface:	40 stalls
<u>Garage:</u>	<u>40 stalls</u>
Total	80 stalls
Parking Ratio:	4 / d.u.

Bicycle Parking:

Surface Short-Term:	4
Garage – Floor:	<u>40</u>
Total:	44

Project Schedule:

Construction is projected to start in spring of 2024 with completion in 2024/2025.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink that reads "Kevin Burow". The signature is written in a cursive, flowing style.

Kevin Burow, AIA, NCARB, LEED AP
Managing Member



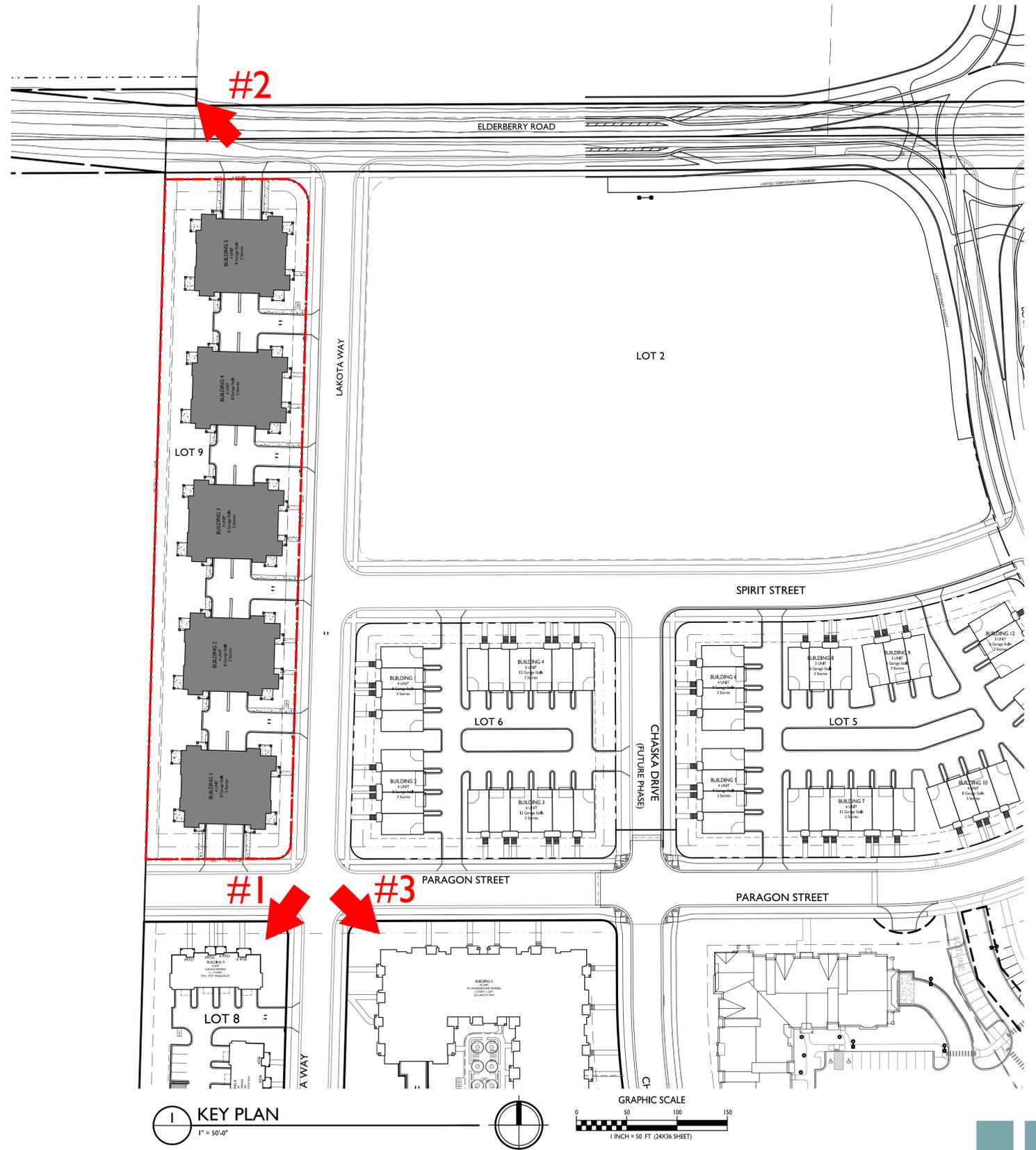
#1 - South of Property



#2 - North of Property



#3 - Southwest of Property





knothe + bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

GENERAL NOTES:

- 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.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- 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.
- 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.
- 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](https://www.cityofmadison.com/business/pw/specs.cfm)
- 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.
- 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.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED 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.
- 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.
- 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).
- 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.

SITE DEVELOPMENT DATA:

ZONING: SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT

DENSITIES	96.385 S.F./2.2 ACRES					
LOT AREA	20 UNITS					
DWELLING UNITS	4,819 S.F./UNIT					
LOT AREA / D.U.	9 UNITS/ACRE					
DENSITY						
REQUIRED	60% MAX.	PROVIDED	54,148 S.F. (56%)			
LOT COVERAGE	320 S.F./2+ BDRM MIN.		27,101 S.F./1,355 S.F./2+ BDRM			
USABLE OPEN SPACE	3 STORIES = 40' MAX.		2 STORIES = 32'-7" APPROX.			
BUILDING HEIGHT						
TOTAL FLOOR AREA	47,971 S.F.					
FLOOR AREA RATIO	.50					
DWELLING UNIT MIX:						
THREE BEDROOM	BLDG 1	BLDG 2	BLDG 3	BLDG 4	BLDG 5	TOTAL
	4	4	4	4	4	20 D.U.
VEHICLE PARKING:						
GARAGE STALLS	8	8	8	8	8	40 STALLS
SURFACE STALLS						40 STALLS
TOTAL						80 STALLS
BIKE PARKING						
SHORT-TERM GUEST/SURFACE	4					4
LONG-TERM COVERED/GARAGE		40				40
TOTAL		44				44 BIKE STALLS

SHEET INDEX

C-100	SITE PLAN
C-200	LIGHTING PLAN
C-300	FIRE DEPARTMENT ACCESS
C-400	LOT COVERAGE
C-500	USABLE OPEN SPACE
C-600	CIVIL
C-700	COVER SHEET
C-800	CONTRACT LIMITS
C-900	PROPOSED SITE PLAN
C-10	MASTER GRADING & PAVING PLAN
C-20	EROSION CONTROL PLAN
C-30	OVERALL UTILITY PLAN
C-40	CONSTRUCTION NOTES & DETAILS
C-41	CONSTRUCTION NOTES & DETAILS
C-42	CONSTRUCTION NOTES & DETAILS
C-43	CONSTRUCTION NOTES & DETAILS
C-44	CONSTRUCTION NOTES & DETAILS
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C-100	CONSTRUCTION NOTES & DETAILS

LANDSCAPE

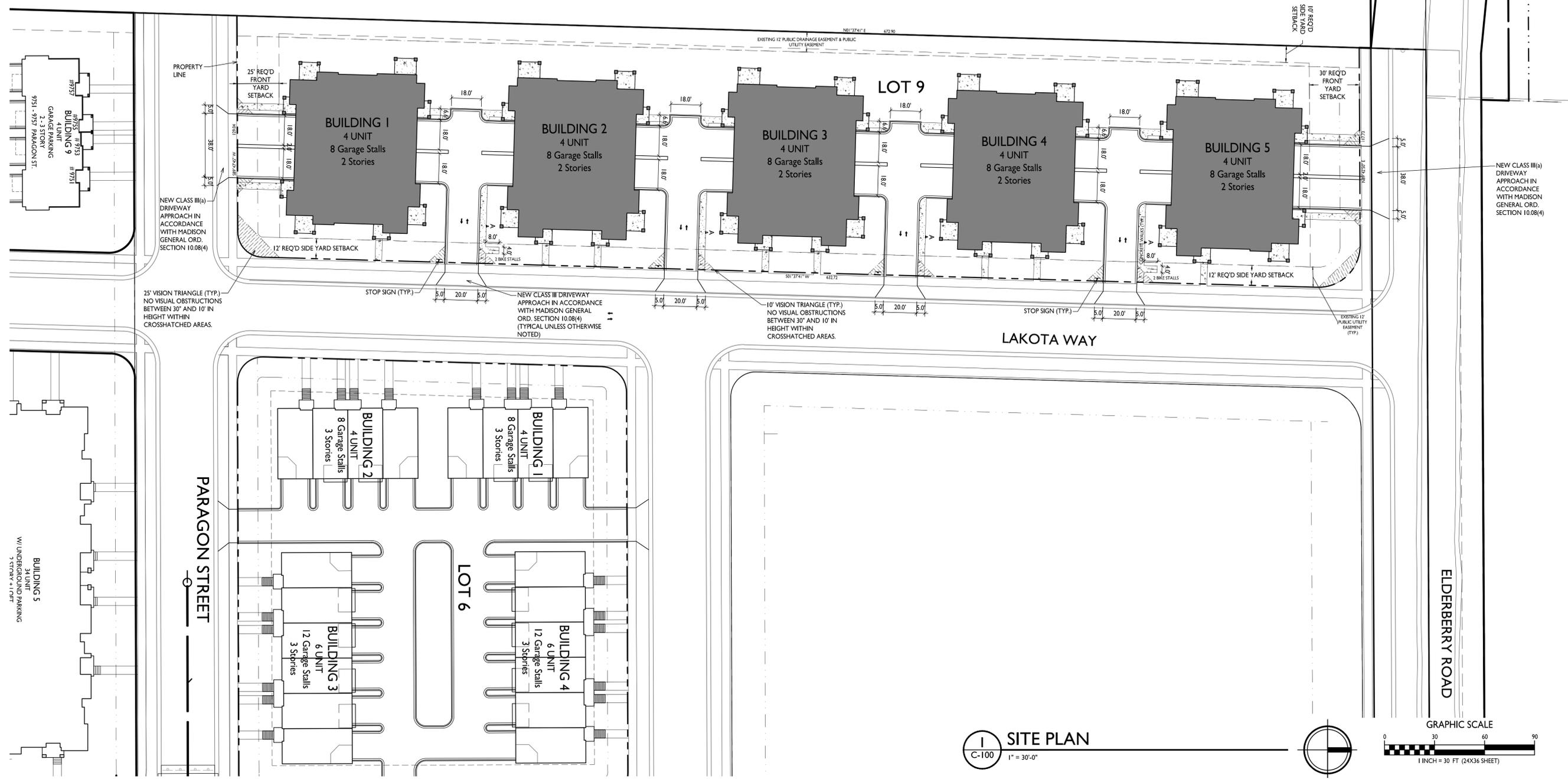
L100	PLANTING & LANDSCAPE RESTORATION PLAN
L101	PLANTING ENLARGEMENTS
L102	PLANTING ENLARGEMENTS
L103	PLANTING ENLARGEMENTS

ARCHITECTURAL

A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS - COLOR
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A-2.75	ELEVATIONS - COLOR
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A-2.78	ELEVATIONS - COLOR
A-2.79	ELEVATIONS - COLOR
A-2.80	ELEVATIONS - COLOR
A-2.81	ELEVATIONS - COLOR
A-2.82	ELEVATIONS - COLOR
A-2.83	ELEVATIONS - COLOR
A-2.84	ELEVATIONS - COLOR
A-2.85	ELEVATIONS - COLOR
A-2.86	ELEVATIONS - COLOR
A-2.87	ELEVATIONS - COLOR
A-2.88	ELEVATIONS - COLOR
A-2.89	ELEVATIONS - COLOR
A-2.90	ELEVATIONS - COLOR
A-2.91	ELEVATIONS - COLOR
A-2.92	ELEVATIONS - COLOR
A-2.93	ELEVATIONS - COLOR
A-2.94	ELEVATIONS - COLOR
A-2.95	ELEVATIONS - COLOR
A-2.96	ELEVATIONS - COLOR
A-2.97	ELEVATIONS - COLOR
A-2.98	ELEVATIONS - COLOR
A-2.99	ELEVATIONS - COLOR
A-300	ELEVATIONS - COLOR

RENDERINGS

MATERIAL BOARD 1
MATERIAL BOARD 2



ISSUED
Land Use & UDC Submittal - October 31, 2022

PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site - Lot 9**

304 Lakota Way
Madison, Wisconsin
SHEET TITLE
Site Plan

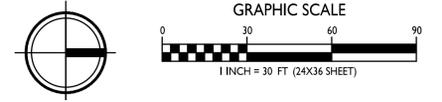
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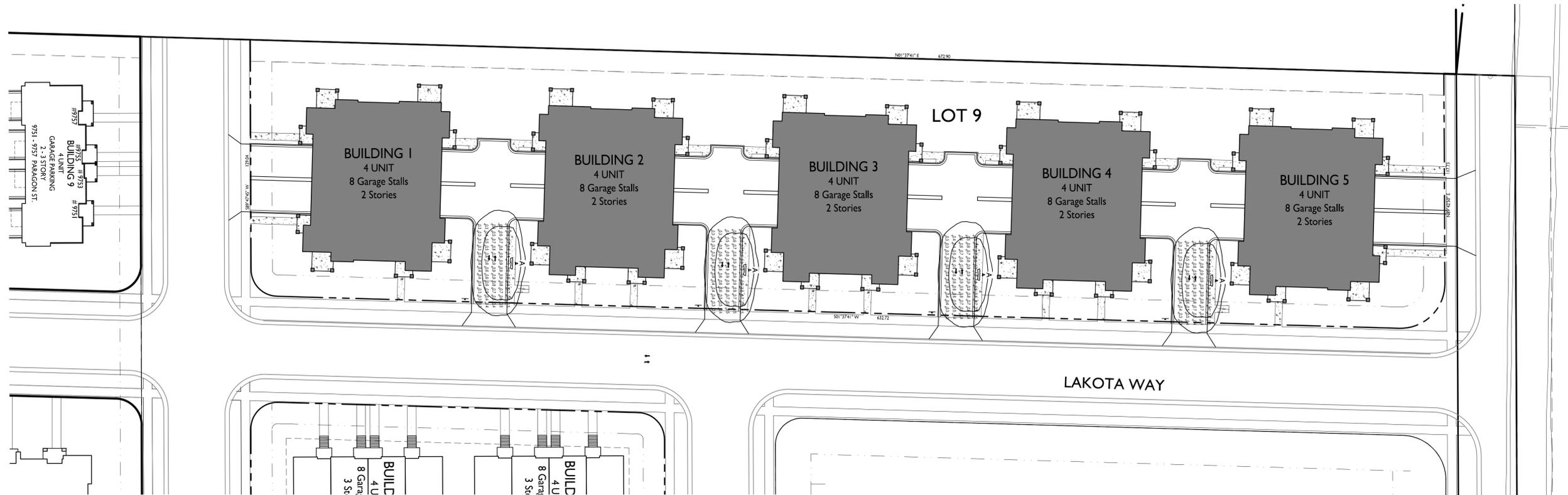
C-100

PROJECT NO. **2214**

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SITE PLAN
1" = 30'-0"





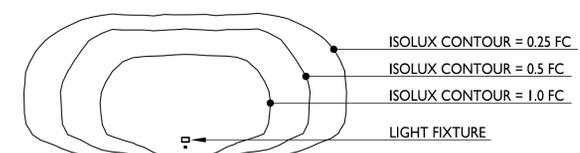
ISSUED
Land Use & UDC Submittal - October 31, 2022

LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Drive Aisle Between Buildings #1 & #2	+	0.6 fc	1.0 fc	0.3 fc	3.3:1	2.0:1
Drive Aisle Between Buildings #2 & #3	+	0.6 fc	1.0 fc	0.3 fc	3.3:1	2.0:1
Drive Aisle Between Buildings #3 & #4	+	0.6 fc	1.0 fc	0.3 fc	3.3:1	2.0:1
Drive Aisle Between Buildings #4 & #5	+	0.6 fc	1.0 fc	0.3 fc	3.3:1	2.0:1

PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site - Lot 9**

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	4	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T2S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2S OPTIC, 3000K AT 350mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_350_30K_T2S_MVOLT_HS.ies	16'-0" POLE ON FLUSH CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



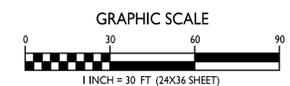
304 Lakota Way
Madison, Wisconsin
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

C-200

PROJECT NO. **2214**

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Land Use & UDC Submittal - October 31, 2022

PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site - Lot 9

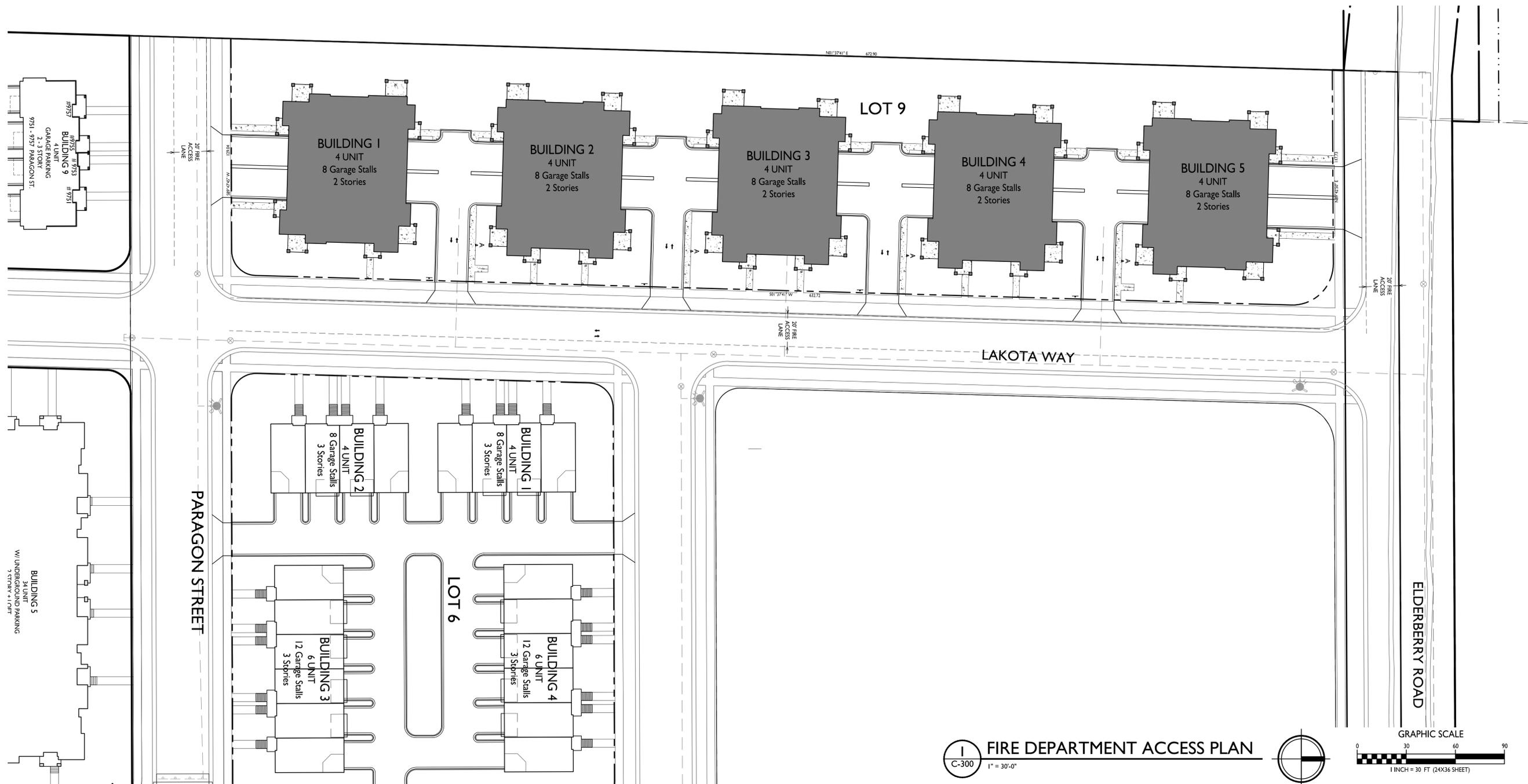
304 Lakota Way
Madison, Wisconsin
SHEET TITLE
Fire Department
Access Plan

SHEET NUMBER

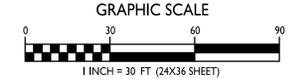
C-300

PROJECT NO. 2214

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FIRE DEPARTMENT ACCESS PLAN
C-300 1" = 30'-0"

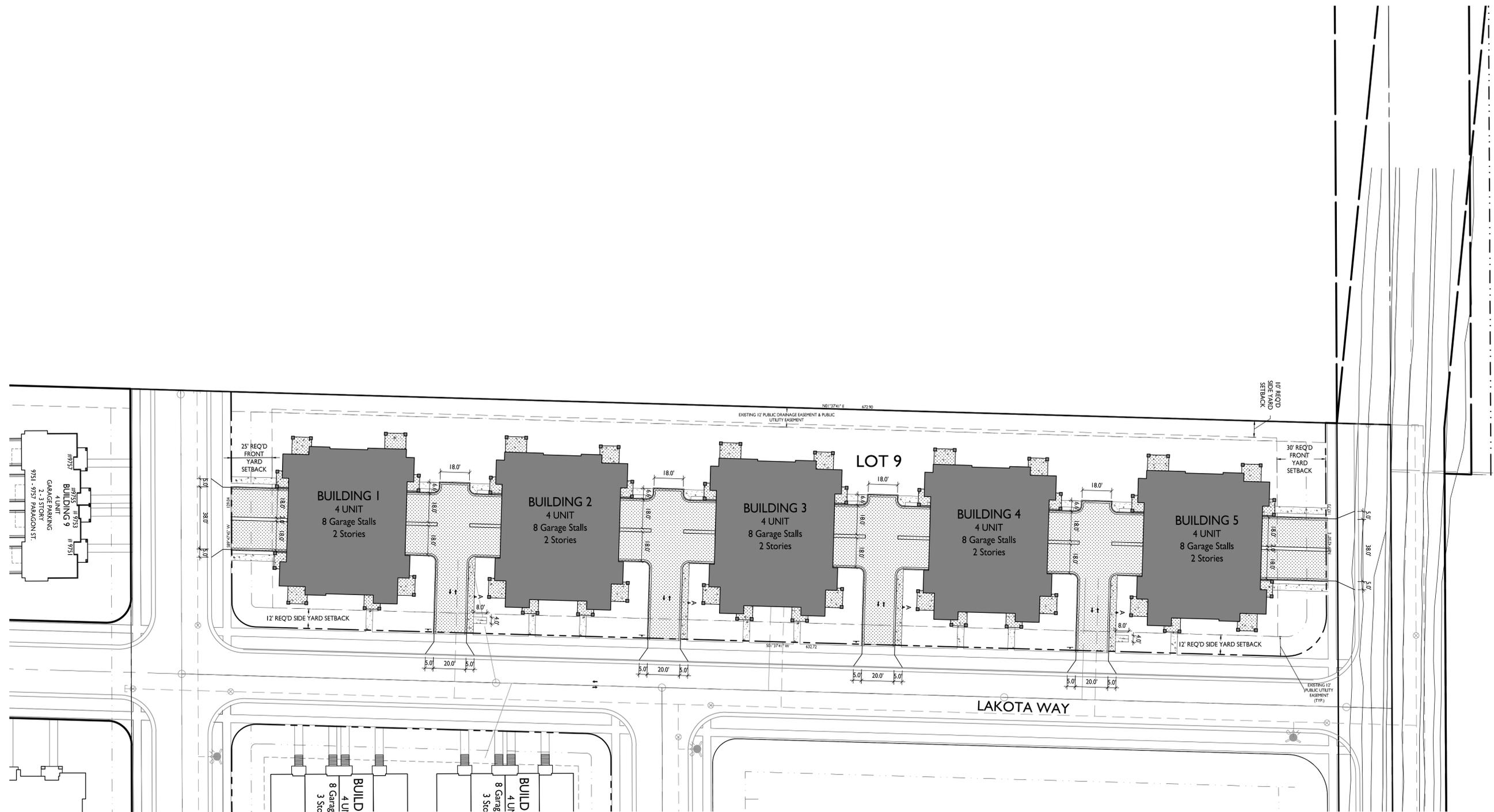




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ISSUED
Land Use & UDC Submittal - October 31, 2022



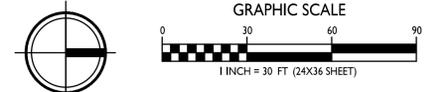
PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site - Lot 9

304 Lakota Way
Madison, Wisconsin
SHEET TITLE
Lot Coverage

SHEET NUMBER

LOT COVERAGE	
ZONING:	SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT
TOTAL LOT AREA	96,385 S.F.
MAX. ALLOWED	57,831 S.F. (60%)
PROPOSED LOT COVERAGE	54,148 S.F. (56%)

LOT COVERAGE
1" = 30'-0"



C-400

PROJECT NO. 2214

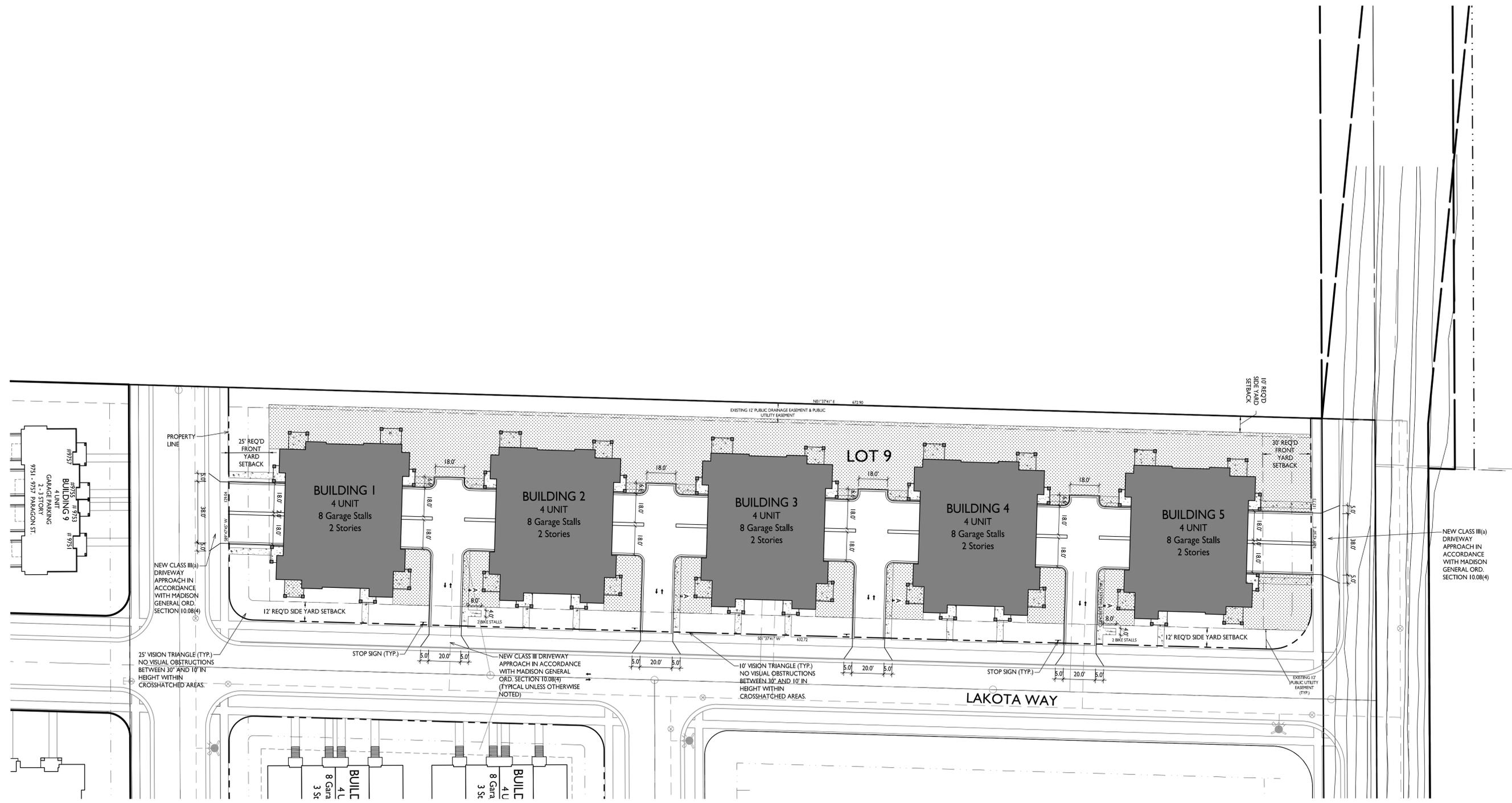
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ISSUED
Land Use & UDC Submittal - October 31, 2022



PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site - Lot 9

304 Lakota Way
Madison, Wisconsin
SHEET TITLE
Usable Open
Space

SHEET NUMBER

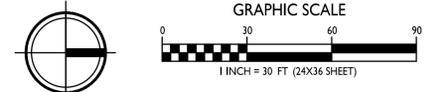
C-500

PROJECT NO. 2214

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USABLE OPEN SPACE	
ZONING: SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT	
OPEN SPACE REQUIREMENT	320 S.F./ 2+ BEDROOM
DWELLING UNITS	20
	6,400 S.F. REQUIRED
OPEN SPACE PROVIDED	
BALCONIES	2,309 S.F.
SURFACE	24,792 S.F.
TOTAL	27,101 S.F. PROVIDED (1,355 S.F./2+ BDRM)

1 USABLE OPEN SPACE
C-500 1" = 30'-0"

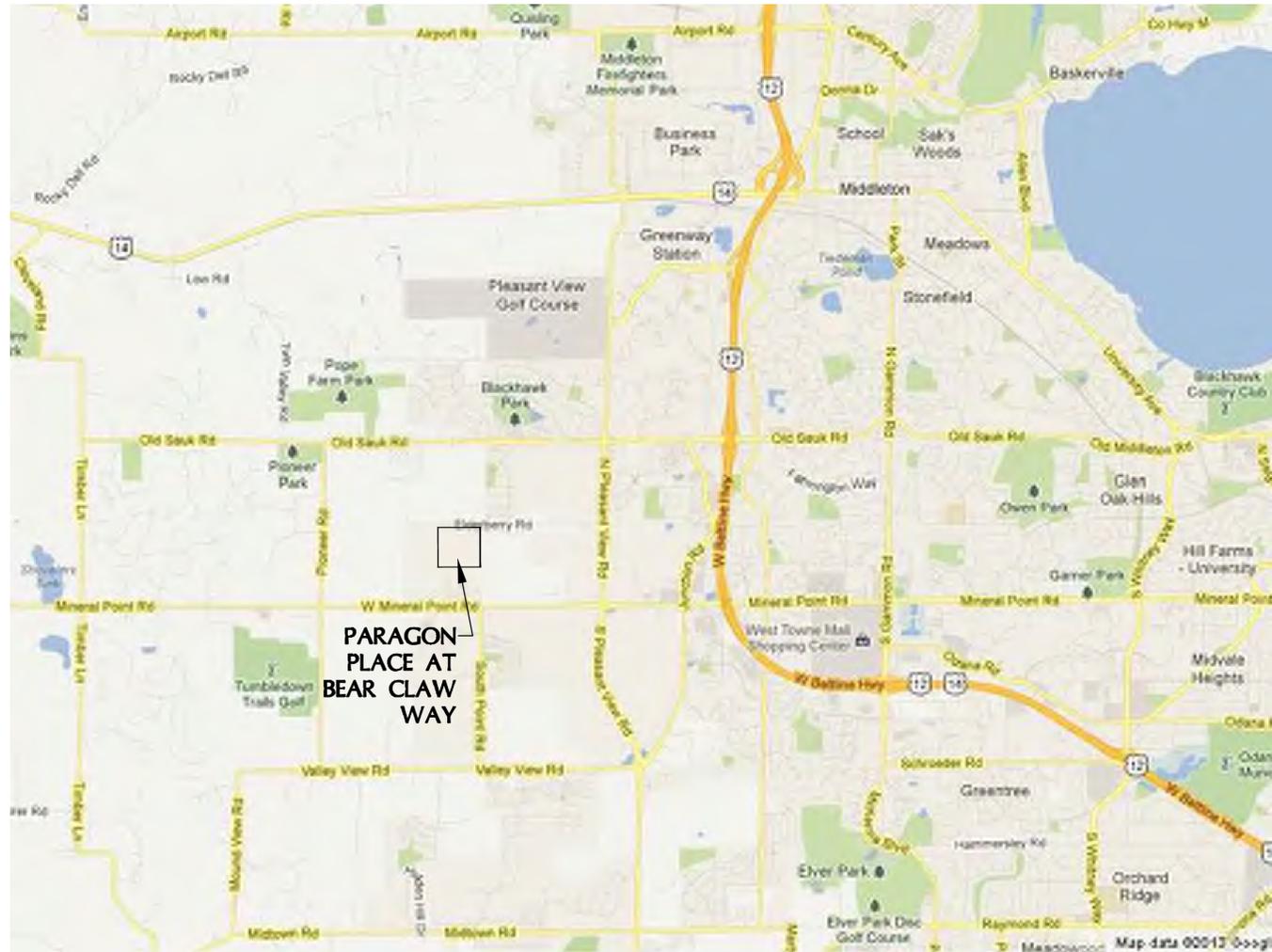


C-500

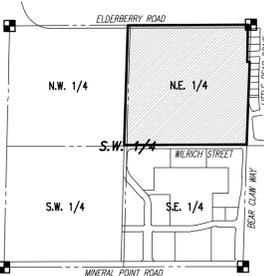
GENERAL NOTES

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 (SSWCW)
 - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 - WNR 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

PARAGON PLACE AT BEAR CLAW WAY LOT 9 SITE DEVELOPMENT PLANS CITY OF MADISON, WISCONSIN



VICINITY MAP
NOT TO SCALE

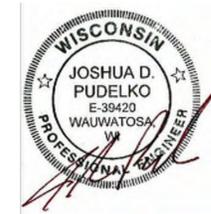


LOCALITY MAP:
S.W. 1/4, SEC. 21,
T. 7 N., R. 8 E.
SCALE: 1"=1000'

PRELIMINARY SET
NOT FOR CONSTRUCTION

SHEET INDEX

CIVIL	
C0.0	- COVER SHEET
C1.0	- CONTRACT LIMITS PLAN
C1.1	- PROPOSED SITE PLAN
C2.0	- MASTER GRADING AND PAVING PLAN
C2.1	- EROSION CONTROL PLAN
C3.0	- OVERALL UTILITY PLAN
C4.0-4.1	- CONSTRUCTION NOTES & DETAILS



PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOT 9
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
10/28/2022	INITIAL SUBMITTAL

DATE:
OCTOBER 28, 2022

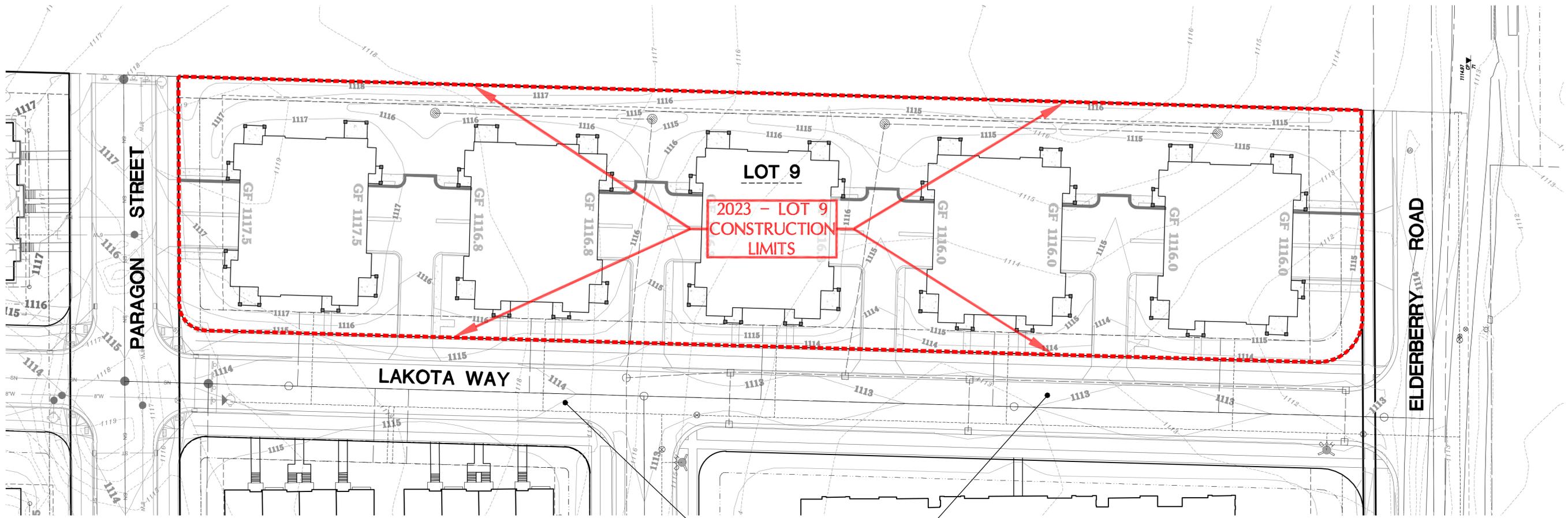
JOB NUMBER:
12041

DESCRIPTION:
COVER SHEET
SHEET

C0.0

H:\C300\311\12041-01\CONSTRUCTION PLANS\2022-L0T 9\CIVIL\LOTS 9-PARAGON PLACE.DWG

NOTE:
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
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.



**2023 - LOT 9
CONSTRUCTION
LIMITS**

**ROADWAY & UTILITY
IMPROVEMENTS PER
CITY OF MADISON
DESIGN PLANS**



Scale: 1" = 30' (22"x34")
Scale: 1" = 60' (11"x17")

PUBLIC IMPROVEMENTS NOTE:
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 DIVISIONS.

H:\C300\311\12041-01\CONSTRUCTION PLANS\2022-L0T 9\CIVIL_LOTS 9--PARAGON PLACE.DWG

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4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
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FAX: (262) 790-1481
EMAIL: jpuделko@trioeng.com



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

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOT 9
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
10/28/2022	INITIAL SUBMITTAL

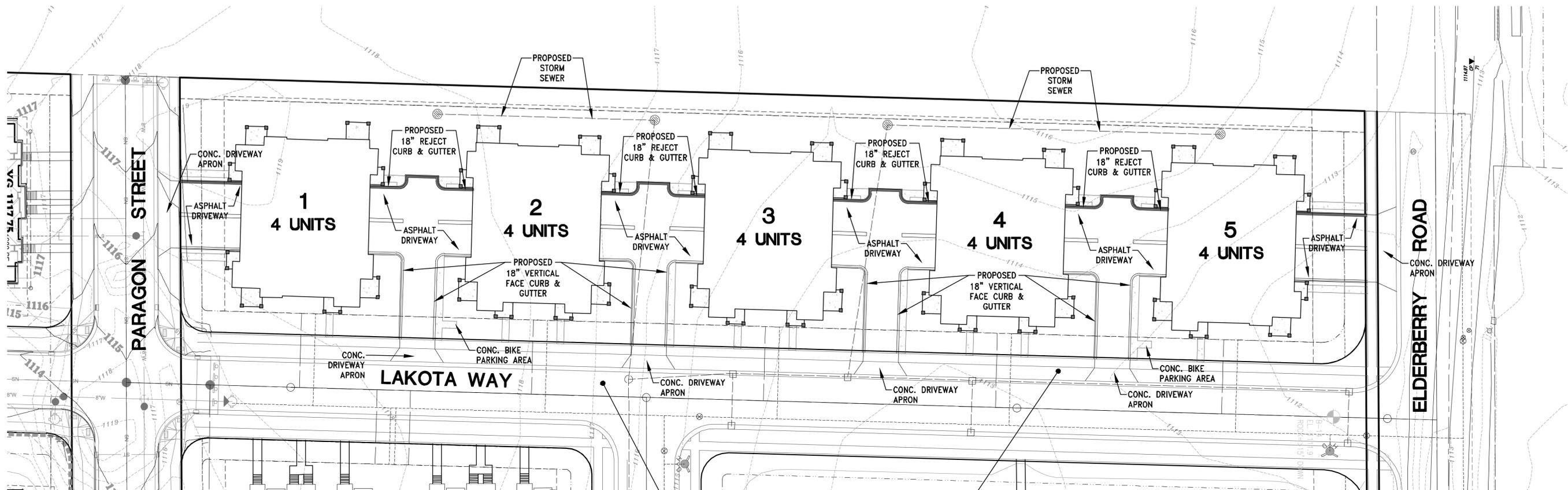
DATE:
OCTOBER 28, 2022

JOB NUMBER:
12041

DESCRIPTION:
**CONTRACT
LIMITS PLAN**

SHEET

C1.0



ROADWAY & UTILITY IMPROVEMENTS
PER CITY OF MADISON DESIGN PLANS



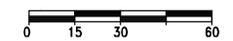
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LEGEND:

— SAN —	— EXISTING SANITARY SEWER
○	— EXISTING SANITARY MANHOLE
— W —	— EXISTING WATER MAIN
⊕	— EXISTING HYDRANT
— ST —	— 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



Scale: 1" = 30' (22"x34")
Scale: 1" = 60' (11"x17")

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PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOT 9
CITY OF MADISON, WI
BY: United Financial Group, Inc.
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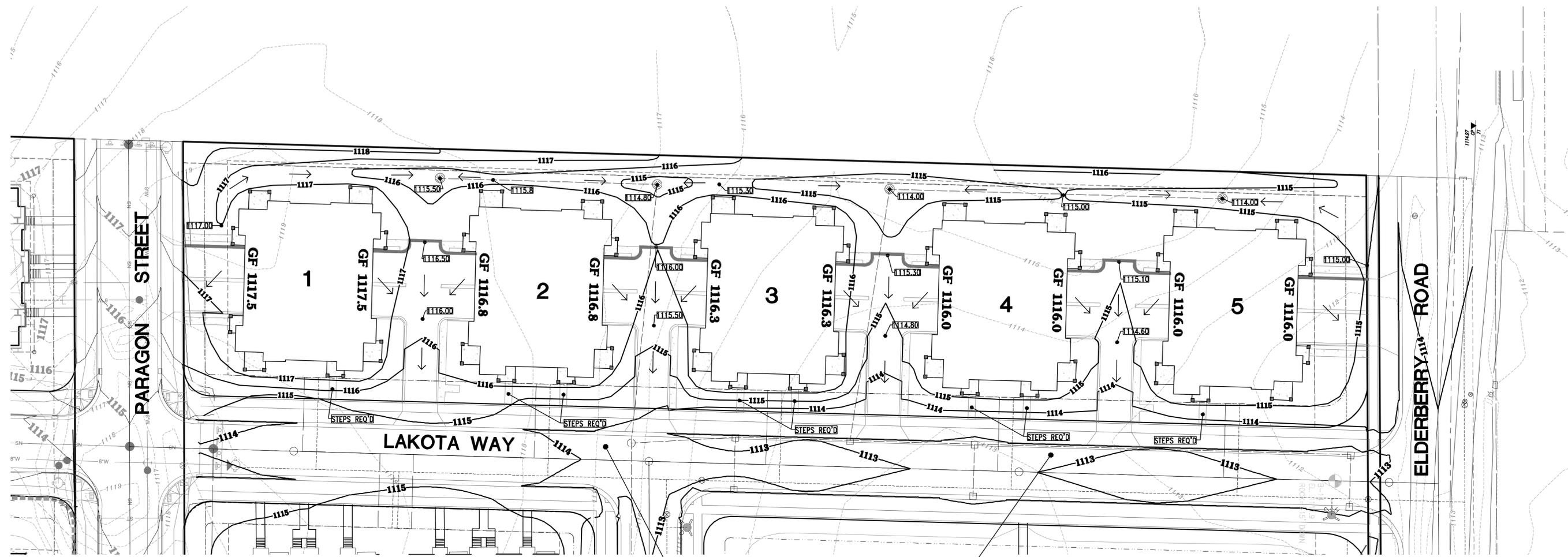
JOB NUMBER:
12041

DESCRIPTION:
SITE PLAN

SHEET

C1.1

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ROADWAY & UTILITY IMPROVEMENTS
PER CITY OF MADISON DESIGN PLANS



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CALL DIGGERS HOTLINE 1-800-242-8511

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LEGEND:

- 1110 ----- - EXISTING CONTOUR
- 1110 ———— - PROPOSED CONTOUR
- GF 1116.0 - PROPOSED GARAGE FLOOR
- - PROPOSED FLOW ARROW
- 1110.00 ● - PROPOSED SPOT ELEVATION



0 15 30 60

Scale: 1" = 30" (22"x34")

Scale: 1" = 60" (11"x17")

PUBLIC IMPROVEMENTS NOTE:
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PROJECT:
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LOT 9
CITY OF MADISON, WI
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660 W. Ridgeview Drive
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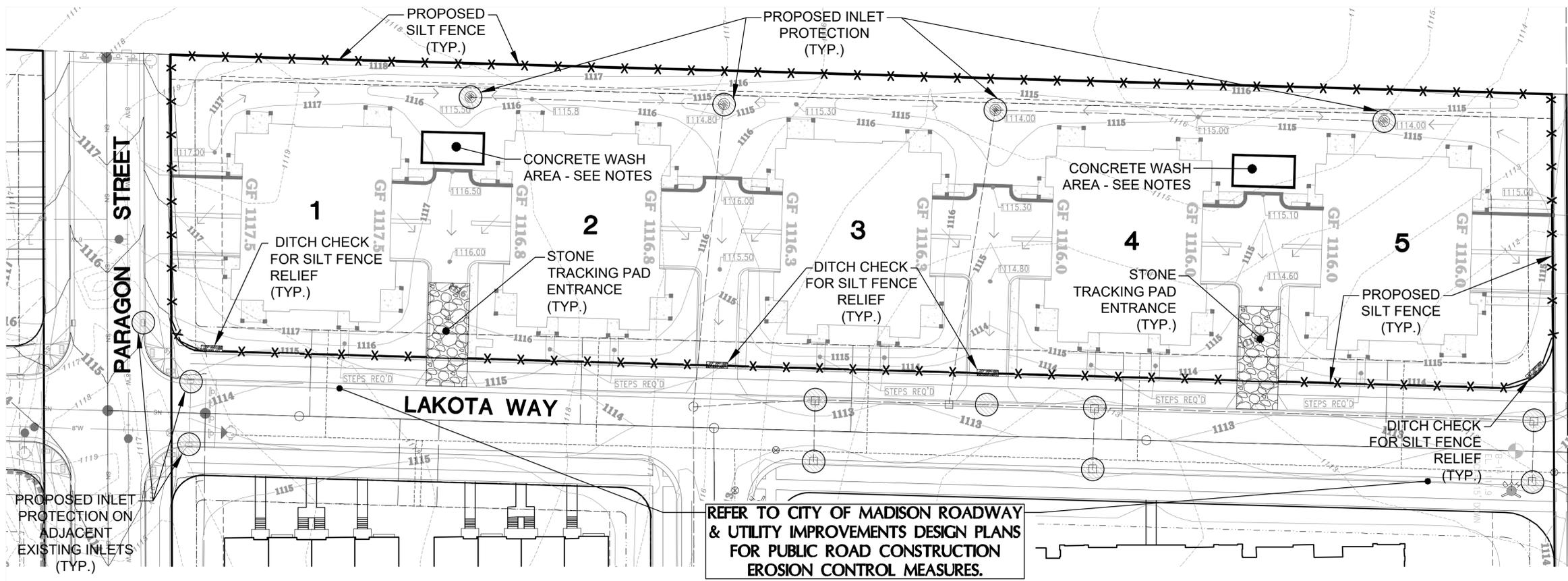
JOB NUMBER:
12041

DESCRIPTION:
**MASTER
GRADING &
PAVING PLAN**

SHEET

C2.0

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WISCONSIN DEPARTMENT OF NATURAL RESOURCES,
 CONSERVATION PRACTICE STANDARD:
 1052 - NON-CHANNEL EROSION MAT
 1055 - SEDIMENT BALE BARRIER (NON-CHANNEL)
 1056 - SILT FENCE
 1080 - STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES
 1082 - DITCH CHECK
 1085 - STONE TRACKING PAD AND TIRE WASHING
 1058 - MULCHING FOR CONSTRUCTION SITES
 1059 - TEMPORARY SEEDING
 1061 - DE-WATERING (NOT ANTICIPATED PER SOIL BORINGS)
 1064 - SEDIMENT BASIN

CONCRETE WASH AREA NOTE:
 CONCRETE MANAGEMENT SHALL INCLUDE A HAY BALE AND PLASTIC WASHOUT PIT AT THE EDGE OF THE CONSTRUCTION AREA, WHICH WILL BE PROPERLY DISPOSED OF WHEN FULL/COMPLETED. CONC. WASH AREA SHALL NOT BE DISCHARGED TO SED. BASIN.

PUBLIC IMPROVEMENTS NOTE:
 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 DIVISIONS.

DEWATERING NOTE:
 DEWATERING, IF NECESSARY, SHALL BE DISCHARGED TO THE SEDIMENT BASIN.

INLET PROTECTION NOTE:
 FRAMED INLET PROTECTION SHALL BE USED ON PUBLIC INLETS PER CITY OF MADISON STANDARDS. STANDARD FILTER BAGS WITH FLAPS MAY BE USED ON PRIVATE PORTIONS OF THE SITE.

REFER TO CITY OF MADISON ROADWAY & UTILITY IMPROVEMENTS DESIGN PLANS FOR PUBLIC ROAD CONSTRUCTION EROSION CONTROL MEASURES.

EROSION CONTROL NOTES:

- 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 AND THE CITY OF MADISON TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER, THE WISCONSIN DNR AND THE CITY OF MADISON.
- IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
- EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
 - PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE.
 - DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
 - PLACE STRAW WATTLES OR SILT LOGS IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
 - PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH STRAW WATTLES OR SILT LOGS.
 - PROMPT REMOVAL OF EXCAVATED MATERIAL.
 - PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
 - CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
 - PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
 - TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
 - ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARILY SEED AS OF THAT DATE.
- TEMPORARY EROSION CONTROL MEASURES:
 - THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
 - IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
- ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
- TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR AND THE CITY OF MADISON TECHNICAL STANDARDS.
 - ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WDNR CONSERVATION PRACTICE STANDARD 1061. THE GEOTEXTILE FILTER BAG SHALL BE PLACED ON VEGETATED/STABILIZED GROUND AND DISCHARGE TO A SEDIMENT BASIN OR TRAP. SHOULD NO BASIN EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO CONSERVATION PRACTICE STANDARD 1055. THE FILTER FABRIC SHALL BE BROUGHT UP THE SIDES AND OVER THE TOP OF THE HAY BALES AND SECURED. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.
 - INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
 - ALL RIP RAP AT PIPE OUTLETS SHALL BE 3/4" MEDIUM RIP RAP OVER TYPE HR FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
- EROSION CONTROL INSPECTION AND MAINTENANCE:
 - INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
 - REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
 - ALL AREAS TO BE SEED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.

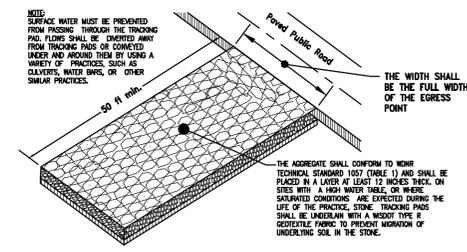
CONSTRUCTION SEQUENCE PLAN PARAGON PLACE - LOT 9

- INSTALL TRACKING PADS AND PROJECT PERIMETER SILT FENCE AND INLET PROTECTION PER PLAN.
- BUILDING CONSTRUCTION MAY COMMENCE AT ANY TIME ONCE CITY AND STATE APPROVALS FOR SAID WORK HAVE BEEN ISSUED (BUILDING CONSTRUCTION IS A NON-SEQUENTIAL ITEM).
- COMPLETE ROUGH GRADING.
- INSTALL SANITARY SEWER LATERALS, WATER MAIN, AND STORM SEWER PER PLANS.
- INSTALL INLET PROTECTION AND STRAW WATTLES PER PLAN.
- FINISH GRADE SITE. NOTE THAT THIS STEP MAY OCCUR CONCURRENT WITH STORM SEWER INSTALLATION.
- INSTALL NEW GAS/ELECTRIC/TELEPHONE UTILITIES PER PLANS BY OTHERS. NOTE THAT THIS STEP MAY OCCUR ANY TIME AFTER FINISH GRADING.
- RESREAD TOPSOIL AND SEED, MULCH AND FERTILIZE OUTSIDE OF PAVEMENT AND ACTIVE BUILDING CONSTRUCTION AREAS UPON COMPLETION OF FINISH GRADING. INSTALL EROSION MATTING ON ALL SLOPES AND WHERE NEEDED OR INDICATED ON THE PLAN (OUTSIDE OF ACTIVE BUILDING CONSTRUCTION ZONE).
- INSTALL STONE BASE COURSE - INSTALL CURB & GUTTER AND BINDER PAVEMENT IN AREAS DIRECTED BY THE CONSTRUCTION MANAGER AND AS INDICATED ON THE PLAN.
- COMPLETE BUILDING CONSTRUCTION.
- COMPLETE ANY REMAINING CURB & GUTTER AND BINDER COURSE PAVEMENT INSTALLATION.
- INSTALL SIDEWALK AS INDICATED ON THE PLAN, PER CONSTRUCTION MANAGER'S SCHEDULE AND DIRECTION.
- RESREAD TOPSOIL AND SEED, MULCH AND FERTILIZE BUILDING CONSTRUCTION ZONE AREA. INSTALL LANDSCAPING PER LANDSCAPE PLAN AND CONSTRUCTION MANAGER'S SCHEDULE/DIRECTION.
- REMOVE PERIMETER SILT FENCE ONCE THE AREA IS SUBSTANTIALLY STABILIZED/VEGETATED - ANTICIPATED TO BE CONCURRENT WITH COMPLETION OF FINAL LANDSCAPING.

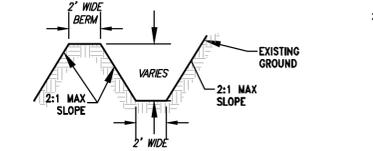
TEMPORARY DEWATERING GEOTEXTILE BAG

- IF DEWATERING IS REQUIRED, A GEOTEXTILE DEWATERING BAG MEETING THE SPECIFICATIONS IN THE TABLE TO THE RIGHT SHALL BE UTILIZED AS STATED ON THE EROSION CONTROL PLAN.
- REFER TO WDNR TECHNICAL STANDARDS 1061 AND MANUFACTURERS REQUIREMENTS FOR INSTALLATION AND MAINTENANCE REQUIREMENTS.
- CONTRACTOR MAY USE THRACE-LINQ, INC 275EX GEOTEXTILE BAG, OR FUNCTIONAL EQUIVALENT TO MEET TECHNICAL STANDARD REQUIREMENTS.
- CONTRACTOR MAY INSTALL HAY BALES AROUND DEWATERING BAG FOR STABILIZATION AS DICTATED BY SITE CONDITIONS.
- MAX FLOW RATE SHALL NOT EXCEED 100GPM

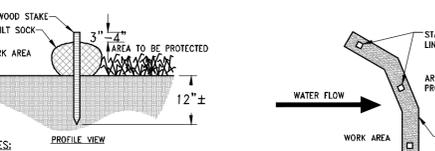
Property	Test Method	Type I Value
Maximum Apparent Opening Sizes	ASTM D-4751	0.212 mm
Grab Tensile Strength	ASTM D-4632	200 lbs.
Mullen Burst	ASTM D-3786	350 psi
Permeability	ASTM D-4491	0.28 cm/sec
Fabric	Nominal Representative Weight	8 oz



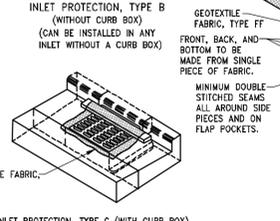
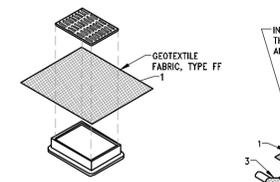
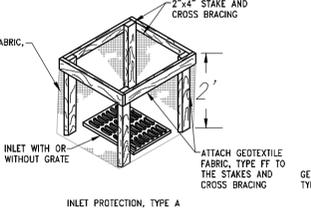
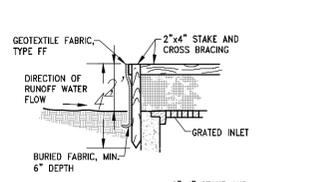
CONSTRUCTION ENTRANCE DETAIL
NO SCALE



DIVERSION BERM/SWALE DETAIL
NO SCALE



STRAW WATTLE DITCH CHECK INSTALLATION DETAIL
NO SCALE

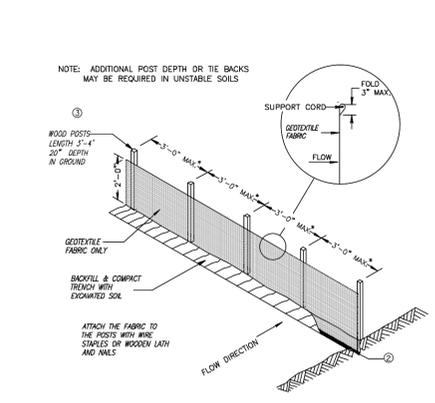


GENERAL NOTES:

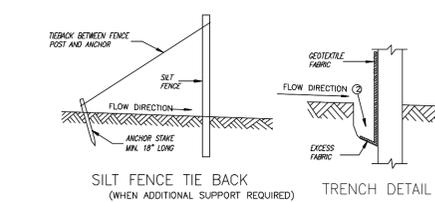
- MANUFACTURER ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 - FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
 - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES:

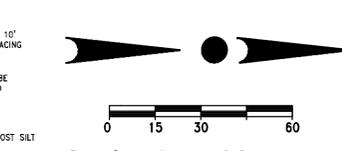
- TYPE B & C TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



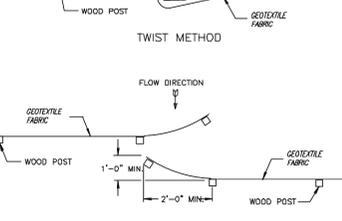
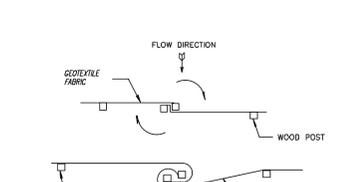
SILT FENCE



SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)



Scale: 1" = 30' (22"x34")
Scale: 1" = 60' (11"x17")



JOINING TWO LENGTHS OF SILT FENCE

GENERAL NOTES

- HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
- TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FILL MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2" X 1 1/2" OF OAK OR HICKORY.
- SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO ADD JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: (A) OVERLAP THE END POSTS AND TIES, OR (B) TWIST THE ENDS OF EACH SILT FENCE LENGTH. AT LEAST TWO BORDERS BY HOOD THE END OF EACH SILT FENCE LENGTH.



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



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

PROJECT:
 PARAGON PLACE AT BEAR CLAW WAY
 LOT 9
 CITY OF MADISON, WI
 BY: United Financial Group, Inc.
 660 W. Ridgeview Drive
 Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
10/28/2022	INITIAL SUBMITTAL

DATE:
 OCTOBER 28, 2022

JOB NUMBER:
 12041

DESCRIPTION:
 EROSION CONTROL PLAN
SHEET

C2.1



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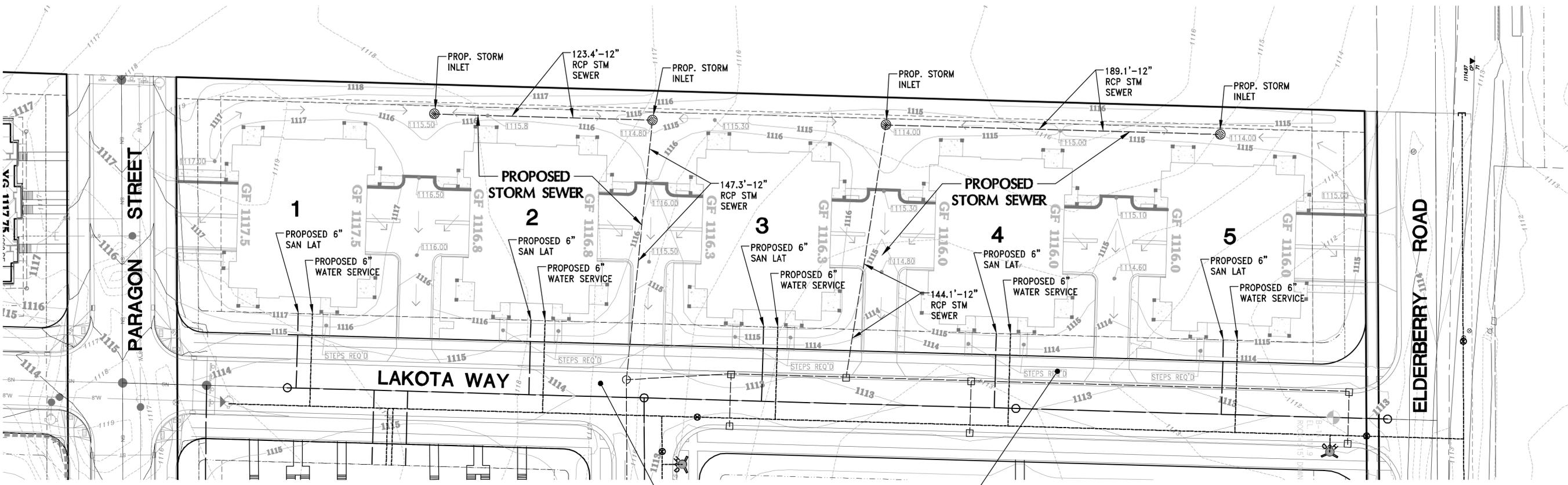
DATE:
OCTOBER 28, 2022

JOB NUMBER:
12041

DESCRIPTION:
UTILITY PLAN

SHEET

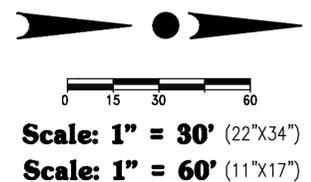
C3.0



ROADWAY & UTILITY IMPROVEMENTS
PER CITY OF MADISON DESIGN PLANS

LEGEND:

— SAN —	— EXISTING SANITARY SEWER
○	— EXISTING SANITARY MANHOLE
— W —	— EXISTING WATER MAIN
⊕	— EXISTING HYDRANT
— ST —	— 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



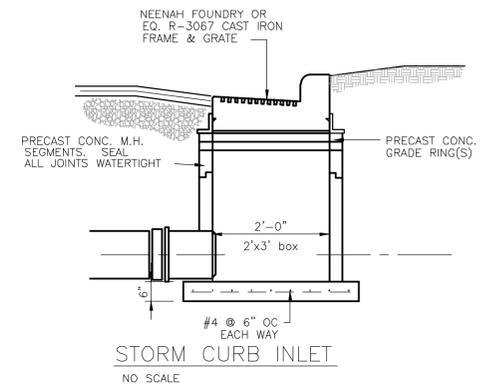
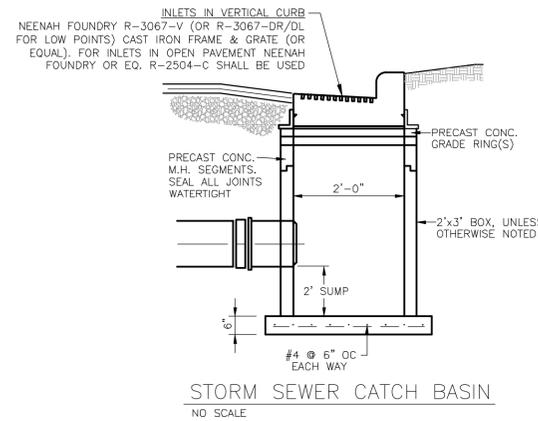
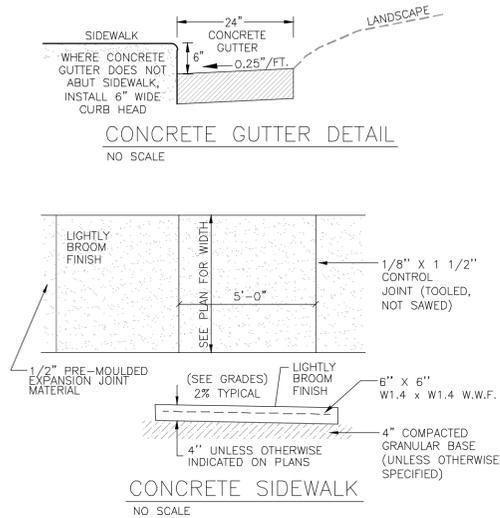
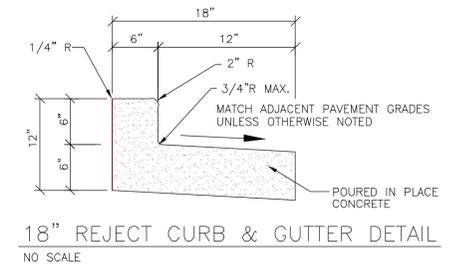
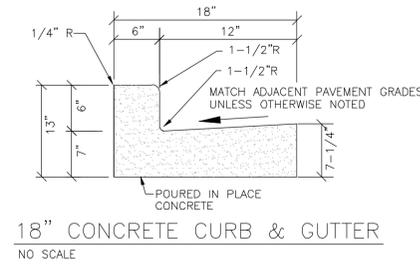
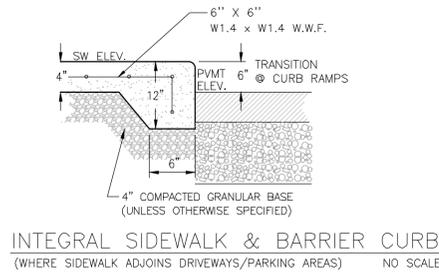
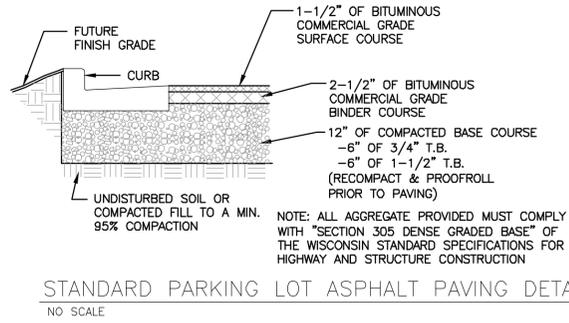
Scale: 1" = 30' (22"x34")
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PUBLIC IMPROVEMENTS NOTE:
THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS.

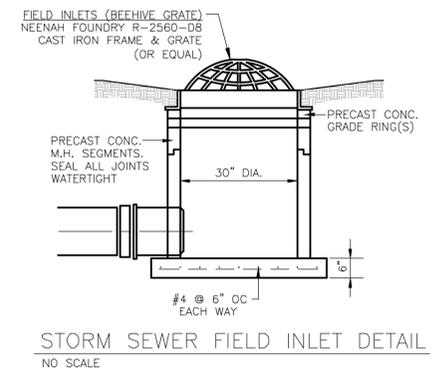
CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

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.

H:\C300\311\12041-01\CONSTRUCTION PLANS\2022-LOT 9\CIVIL\LOTS 9--PARAGON PLACE.DWG



PARKING LOT STORM INLET NOTE:
PROPOSED STORM SEWER INLETS WITHIN THE PARKING LOT SHALL HAVE AN OIL AND GREASE FILTER INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ACCEPTABLE PRODUCTS INCLUDE Flexstorm Inlet Filters BY INLET & PIPE PROTECTION, INC.; FloGard+Plus® CATCH BASIN INSERT FILTER BY KRISTAR ENTERPRISES, INC.; Catch-All HR-1 Inlet and Catch Basin Filtration Device BY MARATHON MATERIALS, INC.; OR APPROVED EQUAL.



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

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING

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PARAGON PLACE

knothe • bruce
ARCHITECTS

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608.836.3690 Middleton, WI 53562

PROJECT:
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BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

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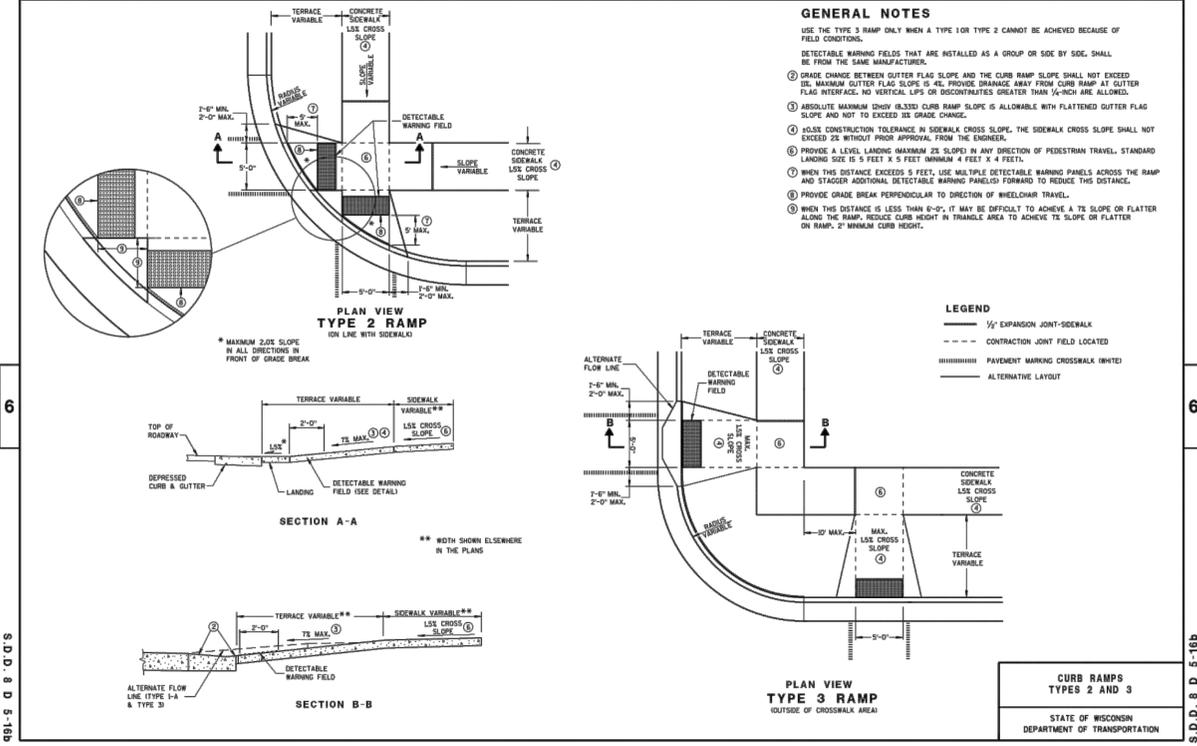
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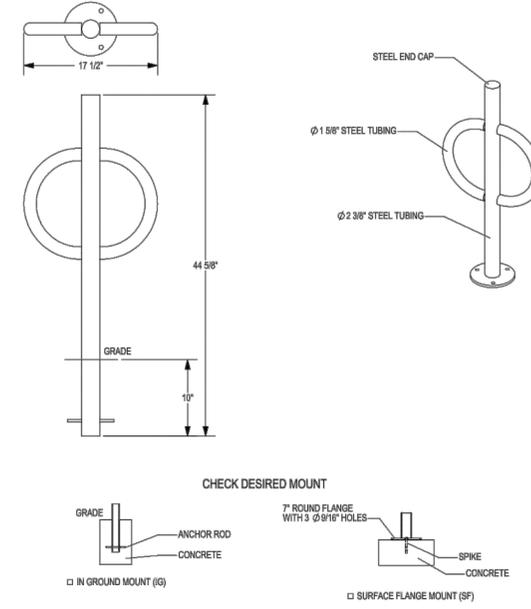
DESCRIPTION:
CONSTRUCTION DETAILS

SHEET
C4.0

8D5 sheet b: Curb Ramps Types 2 and 3



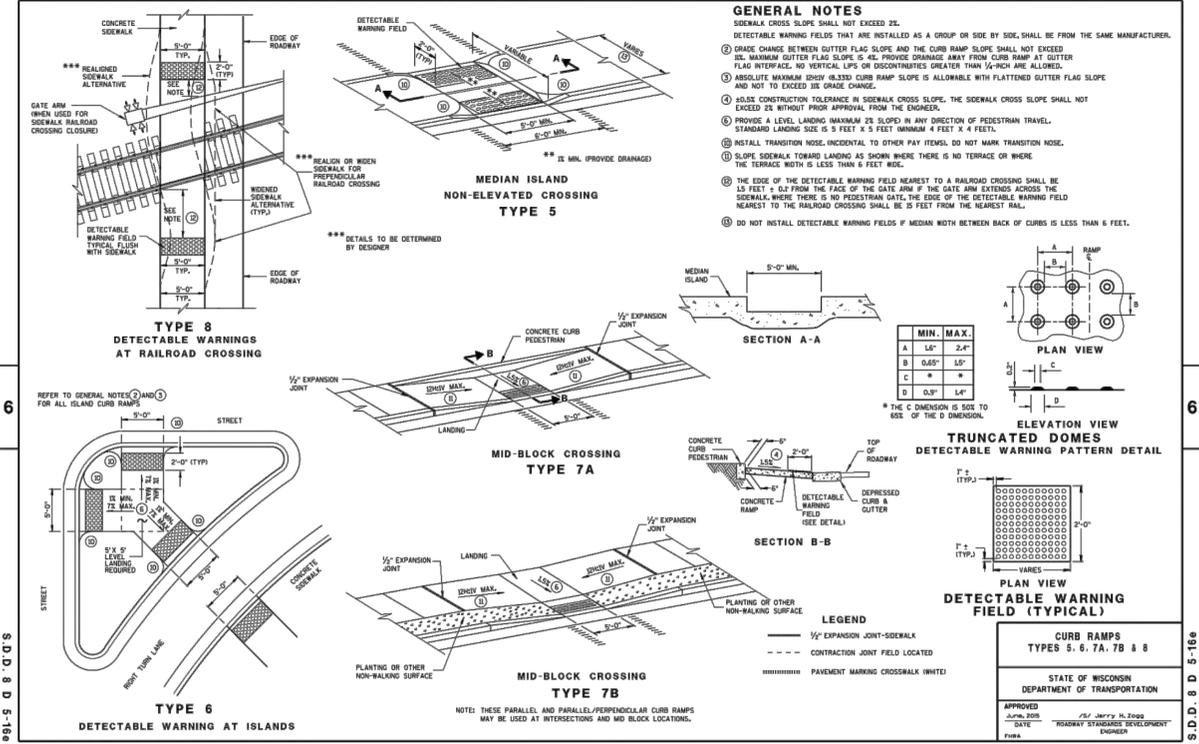
MADRAX DIVISION
GRABER MANUFACTURING, INC.
1000 LINNEK DRIVE
WAUKESHA, WI 53095
P(800) 448-7091, P(608) 848-1080, F(608) 848-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



PRODUCT: PAR-2-SF(IG)
DESCRIPTION: POST AND RING BIKE RACK WITH FLAT CAP, TUBE STEEL ARMS
2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-17-18
ENG: SMC
CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
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BIKE PARKING RACK DETAIL (EXTERIOR)
NO SCALE

8D5 sheet e: Curb Ramps Type 5, 6, 7A, 7B & 8



STANDARD CURB RAMP DETAILS
NO SCALE



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CONSTRUCTION DETAILS

SHEET

C4.1

H:\C300\311\12041-01\CONSTRUCTION PLANS\2022-L0T 9\CIVIL\LOTS 9-PARAGON PLACE.DWG

PLANT LIST- TREES

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	AC	Abies concolor / Concolor Fir	B&B	6' HT (MIN.)	2
	JV	Juniperus virginiana 'J.N. Select Green' / Emerald Feather™ Eastern Redcedar	B&B	6' HT (MIN.)	4
	PG	Picea glauca var. densata / Black Hills Spruce	B&B	6' HT (MIN.)	3
	PS	Pinus strobus / White Pine	B&B	6' HT (MIN.)	3
	TH	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	B&B	6' HT (MIN.)	18
	TG	Thuja x 'Green Giant' / Green Giant Arborvitae	B&B	6' HT (MIN.)	4
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	AL	Amelanchier laevis 'Spring Flurry' / Spring Flurry Serviceberry	B&B	2' Cal	3
	AR	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Serviceberry	B&B	6' HT. MULTI-STEM	4
	CJ	Carpinus caroliniana 'J.N. Select A' / Fire King™ American Hornbeam	B&B	2' Cal	3
	CC	Cercis canadensis / Eastern Redbud	B&B	2' Cal	2
	MS	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B	2' Cal	2
	MR	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	B&B	2' Cal	4
SHADE TREES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	AF	Acer x freemanii 'Sienna' / Sienna Glen Maple	B&B	3' Cal	4
	CO	Celtis occidentalis 'Chicagoland' / Common Hackberry	B&B	3' Cal	3
	GD	Gymnocladus dioica 'Espresso' / Espresso Coffeetree	B&B	3' Cal	4
	QC	Quercus muehlenbergii / Chinkapin Oak	B&B	3' Cal	3

NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROTECT BENCHMARKS.
- ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
- CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER AT LEAST ON WEEK PRIOR TO STREET TREE PLANTING.
- TREES SHOWN IN THE CITY TERRACE ARE FOR INFORMATION ONLY. FINAL QUANTITY, LOCATION, AND SPECIES TO BE DETERMINED BY CITY FORESTRY.
- CONTRACTOR WILL BE REQUIRED TO SUBMIT TOPSOIL TEST RESULTS PER SECTION 32 91 13 PRIOR TO PLACEMENT OF SOIL MATERIALS ON THIS PROJECT.

LANDSCAPE POINTS

City of Madison Landscape Worksheet
 Paragon Place at Bear Claw Way (Ziegler Site - Lot 9)
 October 31, 2022
 Suburban Residential - Varied District 2 (SR-V2)

Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	63,970	320/2+ bedrooms	213	1068
Landscape Points Required				1068
Landscape Points Provided				2130

Development Frontage - Lakota Way

LF	Overstory Tree Req. (or x2 for Orn./Evgrm. Tree Sub.)	Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	672	22

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	5		175
Ornamental Tree	15	8		90
Evergreen Tree	15	12		180
Shrub, deciduous	2	119		238
Shrub, evergreen	3	32		96
Ornamental Grass	2	94		188
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0		0
Development Frontage Points Total				967

Development Frontage - Paragon Street

LF	Overstory Tree Req. (or x2 for Orn./Evgrm. Tree Sub.)	Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	95	3

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	2		70
Ornamental Tree	15	1		15
Evergreen Tree	15	3		45
Shrub, deciduous	2	19		38
Shrub, evergreen	3	8		24
Ornamental Grass	2	25		50
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0		0
Development Frontage Points Total				242

Development Frontage - Elderberry Road

LF	Overstory Tree Req. (or x2 for Orn./Evgrm. Tree Sub.)	Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	95	3

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	2		70
Ornamental Tree	15	1		15
Evergreen Tree	15	3		45
Shrub, deciduous	2	28		56
Shrub, evergreen	3	6		18
Ornamental Grass	2	29		58
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0		0
Development Frontage Points Total				262

Interior Parking Lots

N/A	
Total Parking Lot Area	n/a

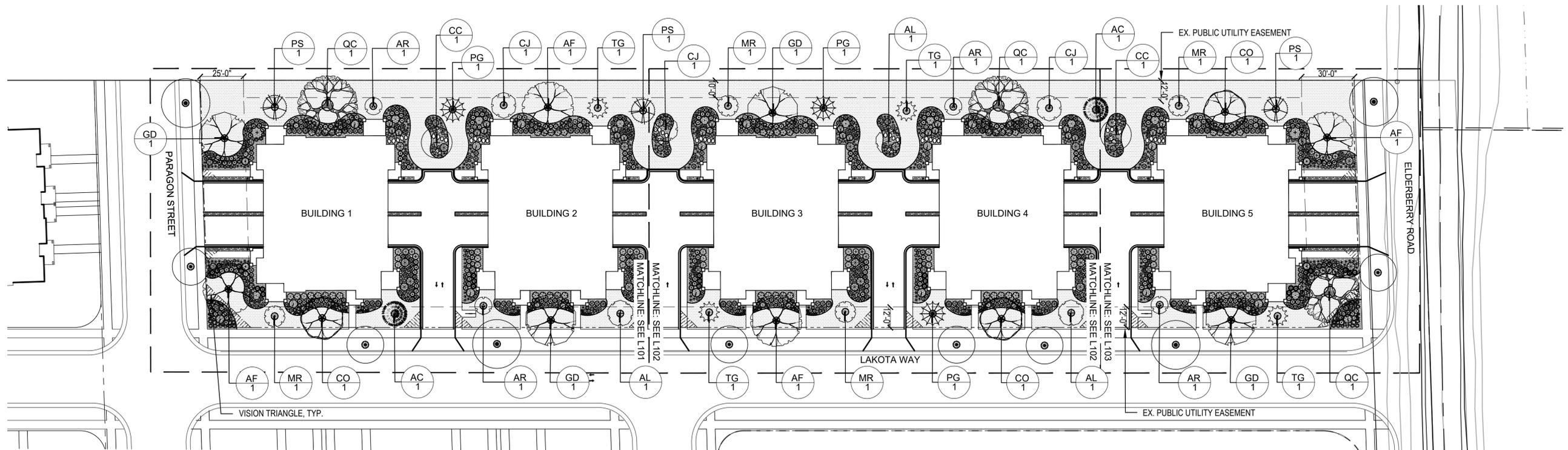
General Site, Foundation, Screening

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	5		175
Ornamental Tree	15	10		150
Evergreen Tree	15	16		240
Shrub, deciduous	2	115		230
Shrub, evergreen	3	26		78
Ornamental Grass	2	145		290
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0		0
General Site Plantings Total				1163

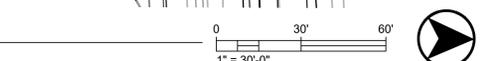
TOTAL LANDSCAPE POINTS 2130

LEGEND

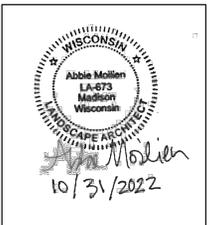
- SHOVEL-CUT EDGING
- ▨ BLUEGRASS SOD
- ▩ DECORATIVE COBBLES
- ▧ SHREDDED BARK MULCH
- ⊕ ACCENT BOULDERS
- PROPERTY LINE
- - - PROPERTY SETBACK
- POTENTIAL STREET TREE, SEE NOTE 8.



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



ISSUED
 Issued for Land Use - October 31, 2022



PROJECT TITLE
Paragon Place at Bear Claw Way Ziegler Site - Lot 9

304 Lakota Way
 Madison, Wisconsin
 SHEET TITLE
Planting and Landscape Restoration Plan

SHEET NUMBER

L100

PROJECT NO. **2214**

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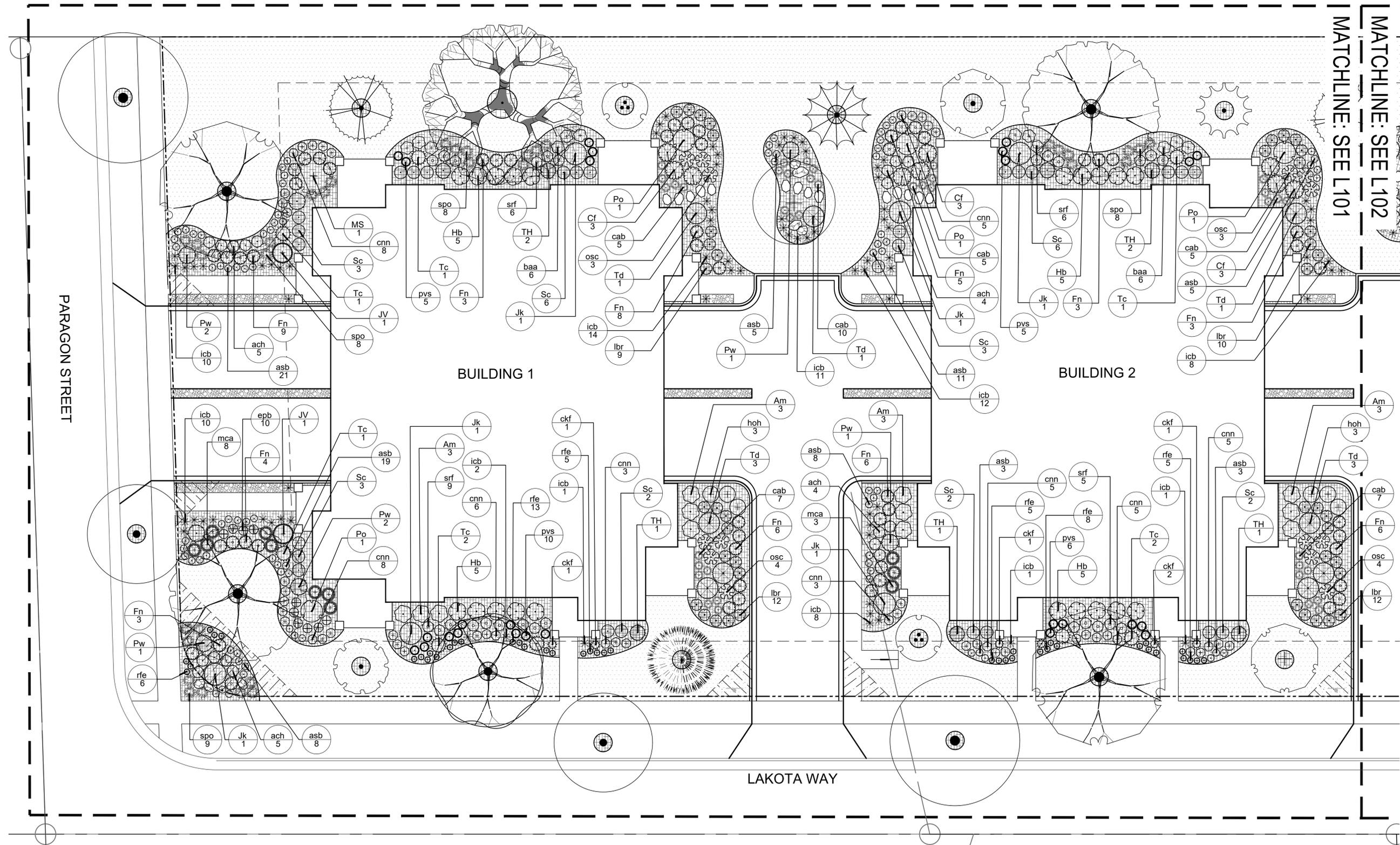
NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROTECT BENCHMARKS.
- ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
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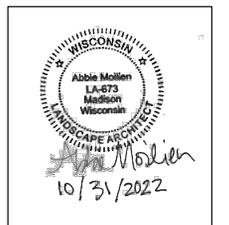
- SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER AT LEAST ON WEEK PRIOR TO STREET TREE PLANTING.
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- CONTRACTOR WILL BE REQUIRED TO SUBMIT TOPSOIL TEST RESULTS PER SECTION 32 91 13 PRIOR TO PLACEMENT OF SOIL MATERIALS ON THIS PROJECT.

LEGEND

- SHOVEL-CUT EDGING
- BLUEGRASS SOD
- DECORATIVE COBBLES
- SHREDDED BARK MULCH
- ACCENT BOULDERS
- PROPERTY LINE
- PROPERTY SETBACK
- POTENTIAL STREET TREE, SEE NOTE 8.



ISSUED
Issued for Land Use - October 31, 2022



PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site - Lot 9

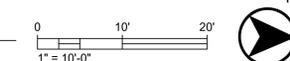
304 Lakota Way
Madison, Wisconsin
SHEET TITLE
Planting
Enlargements

SHEET NUMBER

L101

PROJECT NO. 2214
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1 PLANTING ENLARGEMENT 1
SCALE: 1"=10'-0"



ORNAMENTAL TREES



Amelanchier laevis 'Spring Flurry' / Spring Flurry Serviceberry



Amelanchier x grandiflora 'Robin Hill' / Robin Hill Serviceberry



Carpinus caroliniana 'J.N. Select A' / Fire King Musclemwood



Cercis canadensis / Eastern Redbud



Magnolia stellata 'Royal Star' / Royal Star Magnolia



Malus 'JFS-KW5' / Royal Raindrops Crabapple



Acer x freemanii 'Sienna' / Sienna Glenn Maple



Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry



Gymnocladus dioica 'Espresso-JFS' / Espresso Kentucky Coffeetree



Quercus muehlenbergii / Chinkapin Oak

EVERGREEN TREES



Abies concolor / Concolor Fir



Juniperus virginiana 'J.N. Select Green' TM / Emerald Feather Juniper



Picea glauca 'Densata' / Black Hills Spruce



Pinus strobus / Eastern White Pine



Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae



Thuja x 'Green Giant' / Green Giant Arborvitae

DECIDUOUS SHRUBS



Aronia melanocarpa 'Morton' / Iroquois Beauty Black Chokeberry



Cornus stolonifera 'Farrow' / Arctic Fire Red Twig Dogwood



Forsythia x intermedia 'NIMBUS' / Show Off Sugar Baby Forsythia



Hydrangea paniculata 'ILVOBO' TM / Bobo Panicle Hydrangea



Physocarpus opulifolius 'Jefam' TM / Amber Jubilee Ninebark



Syringa x 'SMSJBP7' / Bloomerang Purple Lilac



Juniperus chinensis 'Pfitzeriana Kallay' / Kallays Compact Pfitzer Juniper



Pinus mugo 'Carsten's Wintergold' / Wintergold Mugo Pine



Taxus x media 'Densifomis' / Anglo-Japanese Yew



Thuja occidentalis 'Congabe' / Fire Chief Arborvitae

HERBACEOUS PERENNIALS



Allium 'Summer Beauty' / Summer Beauty Ornamental Onion



Amsonia ciliata 'Halfway to Arkansas' / Halfway to Arkansas Bluestar



Baptisia australis / Blue False Indigo



Calamintha nepeta subsp. nepeta / Lesser Calamint



Eupatorium purpureum 'Baby Joe' / Dwarf Joe-Pye-Weed



Hosta x 'Halcyon' / Halcyon Hosta



Calamagrostis brachytricha / Korean Feather Reed Grass



Calamagrostis x acutifolia 'Karl Foerster' / Karl Foerster Feather Reed Grass



Muhlenbergia capillaris / Pink Muhly Grass



Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass



Iris sibirica 'Caesar's Brother' / Caesar's Brother Siberian Iris



Ligularia x 'Bottle Rocket' / Bottle Rocket Leopard Plant



Osmundastrum cinnamomeum / Cinnamon Fern



Rudbeckia fulgida 'Early Bird Gold' / Early Bird Gold Black-Eyed-Susan



Solidago rugosa 'Fireworks' / Fireworks Goldenrod



Sporobolus heterolepis / Prairie Dropseed

SHADE TREES



Acer x freemanii 'Sienna' / Sienna Glenn Maple



Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry



Gymnocladus dioica 'Espresso-JFS' / Espresso Kentucky Coffeetree



Quercus muehlenbergii / Chinkapin Oak

EVERGREEN SHRUBS



Juniperus chinensis 'Pfitzeriana Kallay' / Kallays Compact Pfitzer Juniper



Pinus mugo 'Carsten's Wintergold' / Wintergold Mugo Pine



Taxus x media 'Densifomis' / Anglo-Japanese Yew



Thuja occidentalis 'Congabe' / Fire Chief Arborvitae

ORNAMENTAL GRASSES



Calamagrostis brachytricha / Korean Feather Reed Grass



Calamagrostis x acutifolia 'Karl Foerster' / Karl Foerster Feather Reed Grass



Muhlenbergia capillaris / Pink Muhly Grass



Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass



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ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Land Use & UDC Submittal - October 31, 2022

PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site - Lot 9**

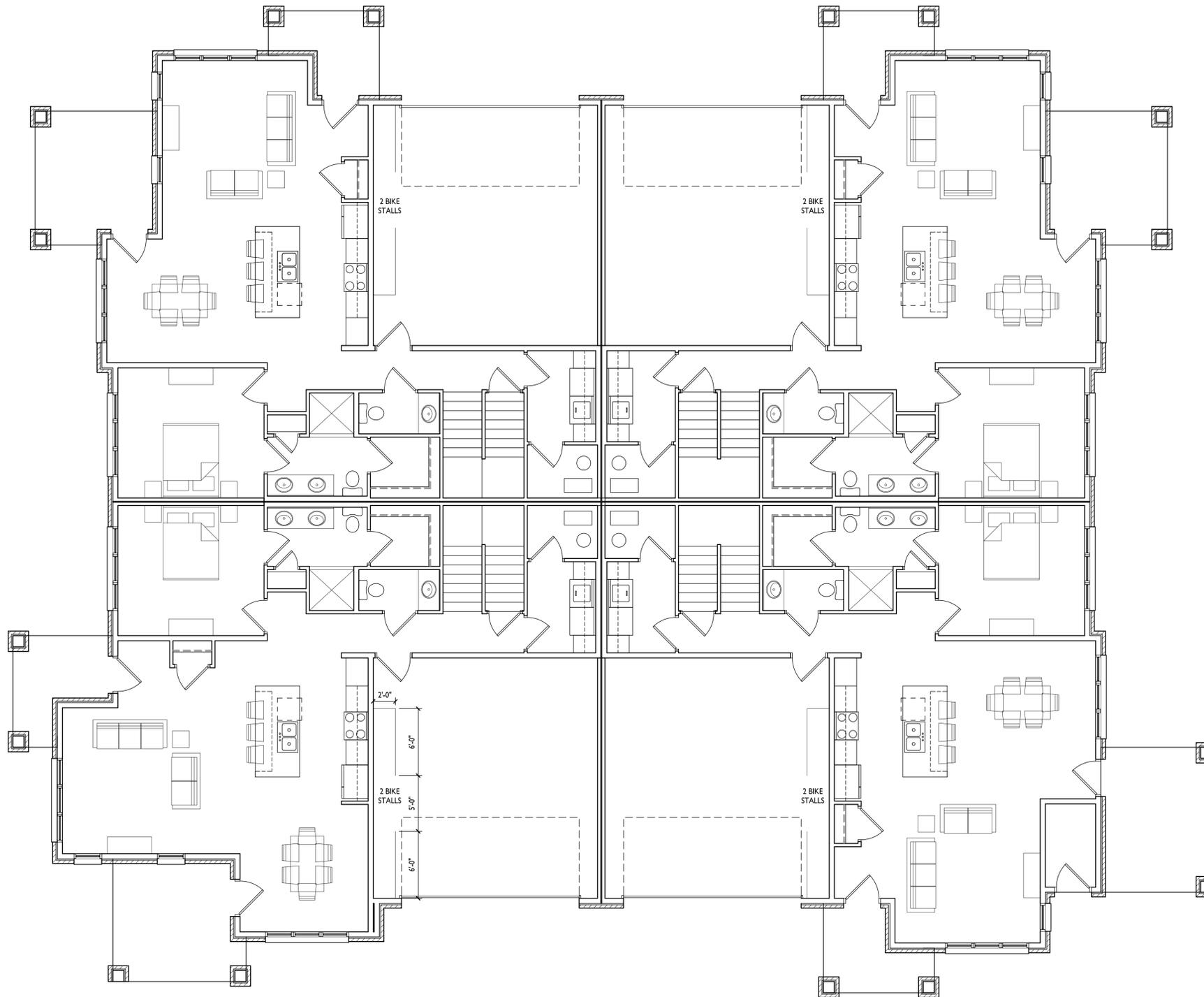
304 Lakota Way
Madison, Wisconsin
SHEET TITLE
**Building #1
First Floor Plan**

SHEET NUMBER

A-1.1-1

PROJECT NO. **2214**

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1 FIRST FLOOR PLAN
A-1.1-1 3/16" = 1'-0"





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ARCHITECTS

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608.836.3690 Middleton, WI 53562

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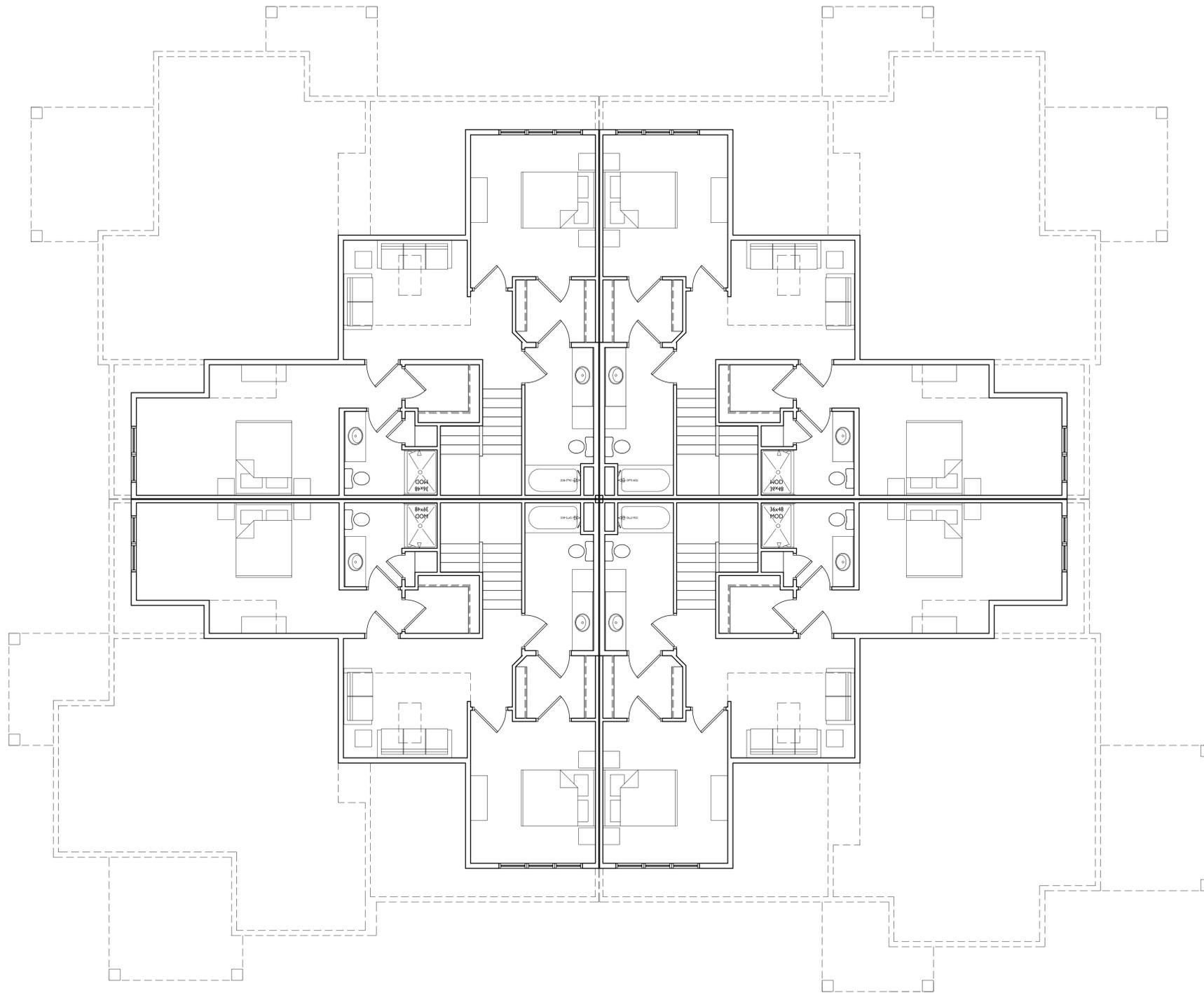
304 Lakota Way
Madison, Wisconsin
SHEET TITLE
**Building #1
Second Floor Plan**

SHEET NUMBER

A-1.2-1

PROJECT NO. **2214**

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1 SECOND FLOOR PLAN
A-1.2-1 3/16" = 1'-0"





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Phone: 7601 University Ave., Ste 201
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ISSUED
Land Use & UDC Submittal - October 31, 2022

PROJECT TITLE
**Paragon Place at
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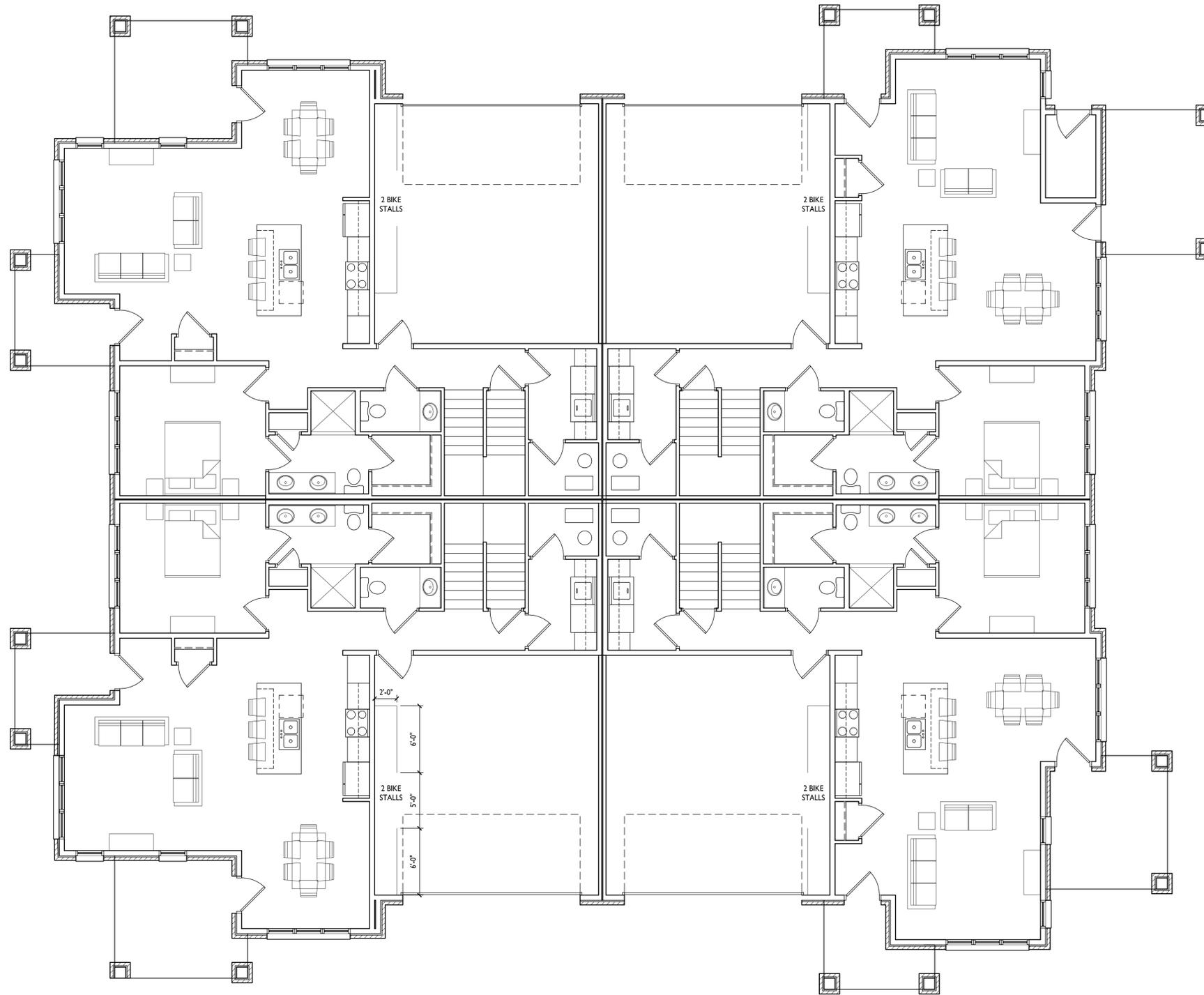
304 Lakota Way
Madison, Wisconsin
SHEET TITLE
**Building #2, 3 & 4
First Floor Plan**

SHEET NUMBER

A-1.1-2

PROJECT NO. **2214**

© Knothe & Bruce Architects, LLC



1 FIRST FLOOR PLAN
A-1.1-2 3/16" = 1'-0"





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608.836.3690 Middleton, WI 53562

ISSUED
Land Use & UDC Submittal - October 31, 2022

PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site - Lot 9**

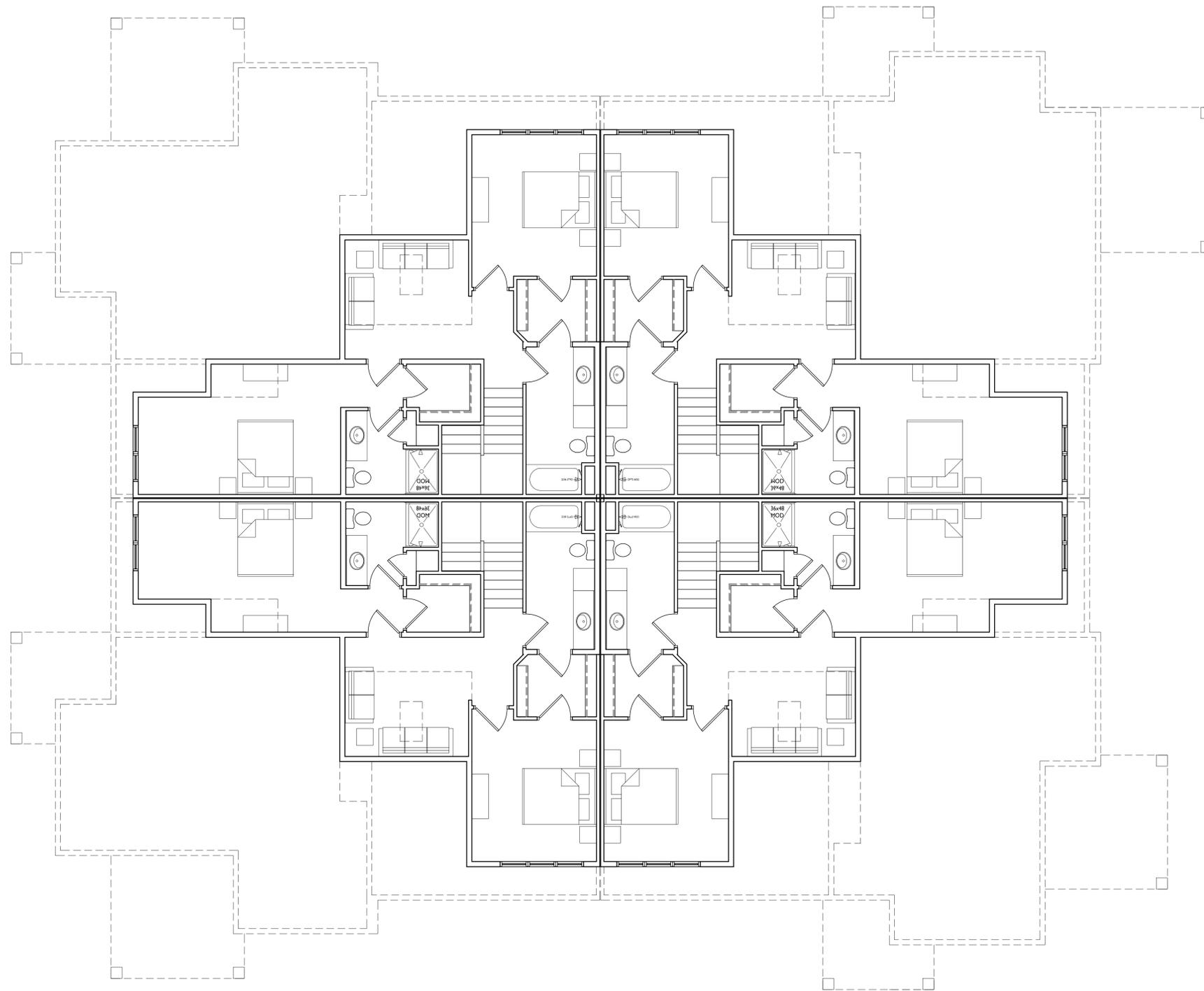
304 Lakota Way
Madison, Wisconsin
SHEET TITLE
**Building #2, 3 & 4
Second Floor Plan**

SHEET NUMBER

A-1.2-2

PROJECT NO. **2214**

© Knothe & Bruce Architects, LLC



1 SECOND FLOOR PLAN
A-1.2-2 3/16" = 1'-0"





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ISSUED
Land Use & UDC Submittal - October 31, 2022

PROJECT TITLE

Paragon Place at
Bear Claw Way
Ziegler Site - Lot 9

304 Lakota Way
Madison, Wisconsin

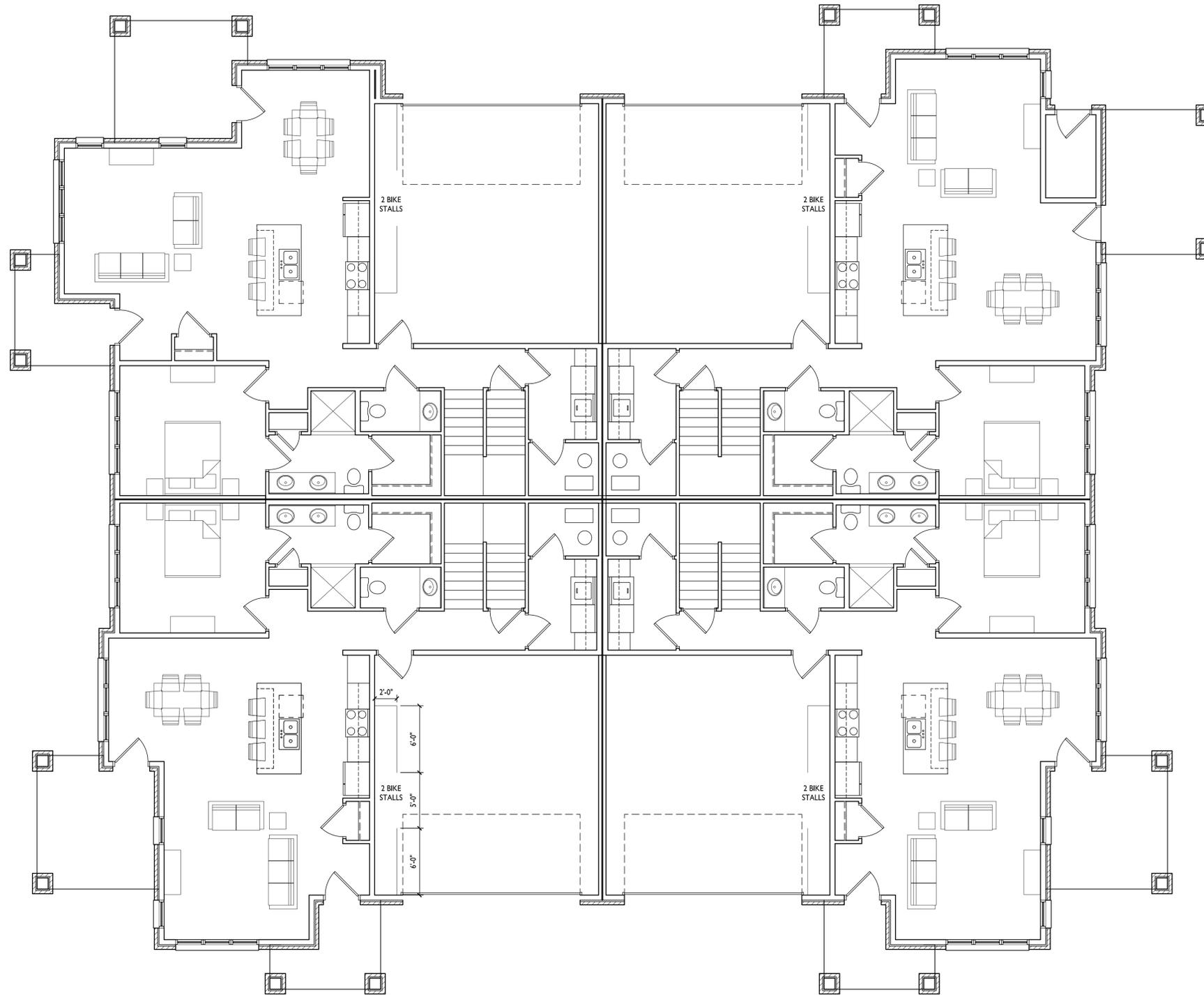
SHEET TITLE
Building #5
First Floor Plan

SHEET NUMBER

A-1.1-5

PROJECT NO. 2214

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1 FIRST FLOOR PLAN
A-1.1-5 3/16" = 1'-0"





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ISSUED
Land Use & UDC Submittal - October 31, 2022

PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site - Lot 9**

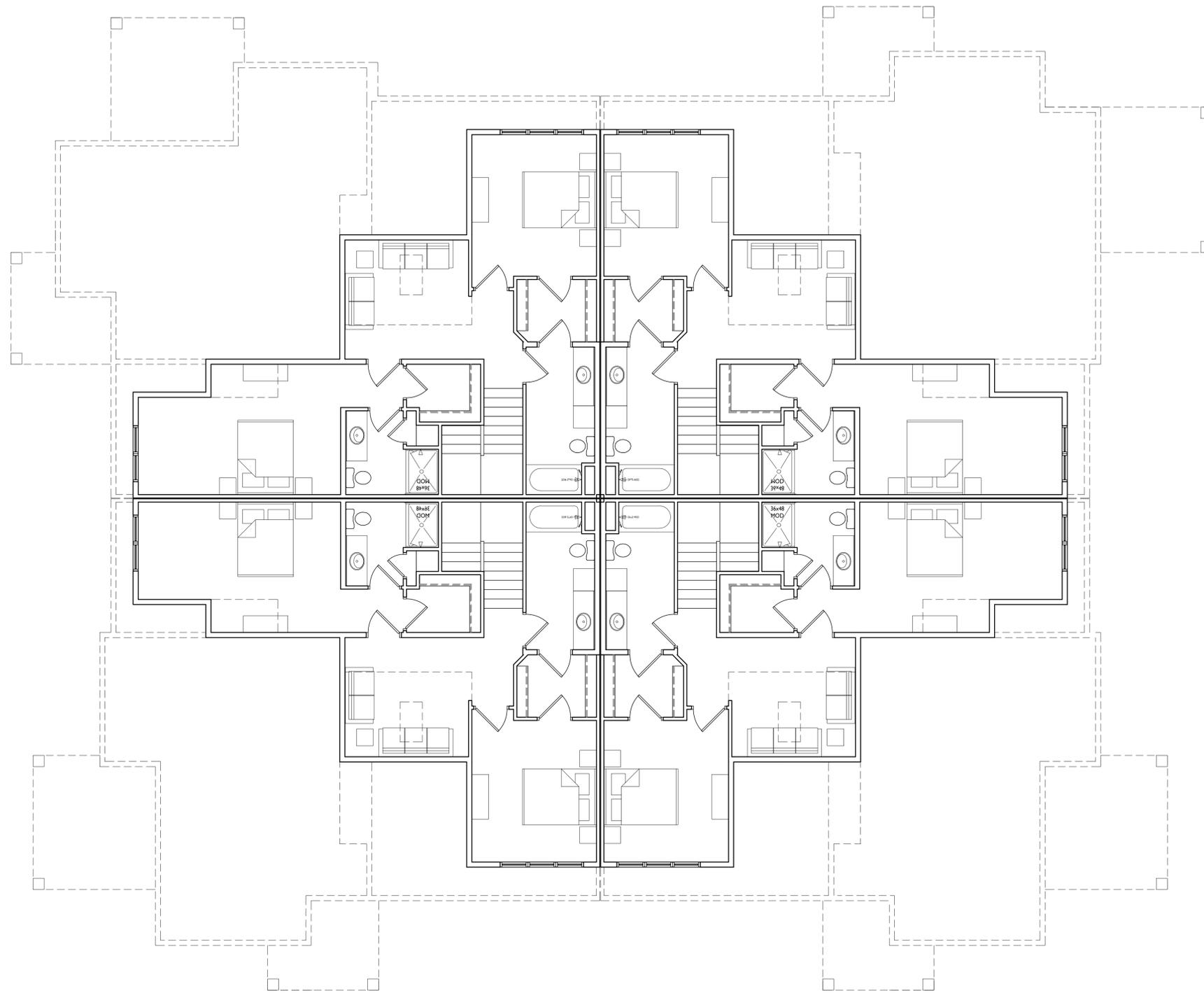
304 Lakota Way
Madison, Wisconsin
SHEET TITLE
**Building #5
Second Floor Plan**

SHEET NUMBER

A-1.2-5

PROJECT NO. **2214**

© Knothe & Bruce Architects, LLC



1 SECOND FLOOR PLAN
A-1.2-5 3/16" = 1'-0"



NOT FOR CONSTRUCTION



1 ELEVATION - NORTH
 A-2.1-1 1/8" = 1'-0"



3 ELEVATION - EAST
 A-2.1-1 1/8" = 1'-0"



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



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

ISSUED
 Issued for UDC Info - September 6, 2022
 Issued for LUA & UDC Submittal - October 31, 2022

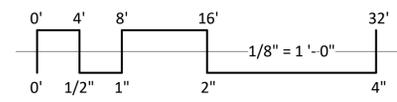
PROJECT TITLE
**Paragon Place at
 Bear Claw Way
 Ziegler Site - Lot 9
 BLDG #1**

Lakota Way
 Madison, Wisconsin
 SHEET TITLE
**EXTERIOR
 ELEVATIONS**

SHEET NUMBER

A-2.1-1
 PROJECT NUMBER 2214

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - BRICK VENEER	INTERSTATE BRICK	WALNUT
(#2) - BRICK VENEER	INTERSTATE BRICK	PEWTER
(#3) - COMPOSITE SIDING	JAMES HARDIE	PEARL GRAY
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#4) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#7) - RAILINGS & HANDRAILS	SUPERIOR	BLACK





1 COLORED ELEVATION - NORTH
 A-2.2-1 1/8" = 1'-0"



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



2 COLORED ELEVATION - SOUTH
 A-2.2-1 1/8" = 1'-0"



4 COLORED ELEVATION - WEST
 A-2.2-1 1/8" = 1'-0"

NOT FOR CONSTRUCTION

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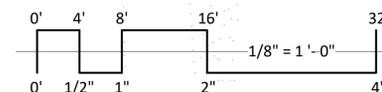
PROJECT TITLE
**Paragon Place at
 Bear Claw Way
 Ziegler Site - Lot 9
 BLDG #1**

Lakota Way
 Madison, Wisconsin
 SHEET TITLE
**EXTERIOR
 ELEVATIONS -
 COLORED**

SHEET NUMBER

A-2.2-1
 PROJECT NUMBER 2214

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - BRICK VENEER	INTERSTATE BRICK	WALNUT
(#2) - BRICK VENEER	INTERSTATE BRICK	PEWTER
(#3) - COMPOSITE SIDING	JAMES HARDIE	PEARL GRAY
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#4) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#7) - RAILINGS & HANDRAILS	SUPERIOR	BLACK



NOT FOR CONSTRUCTION



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



3 ELEVATION - EAST
 A-2.1-2 1/8" = 1'-0"



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



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

ISSUED
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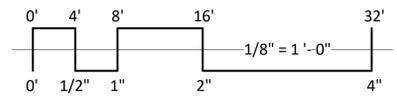
PROJECT TITLE
**Paragon Place at
 Bear Claw Way
 Ziegler Site - Lot 9
 BLDG #2-3-4**

Lakota Way
 Madison, Wisconsin
 SHEET TITLE
**EXTERIOR
 ELEVATIONS**

SHEET NUMBER

A-2.1-2
 PROJECT NUMBER 2214

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - BRICK VENEER	INTERSTATE BRICK	MOCHA
(#2) - BRICK VENEER	INTERSTATE BRICK	ASH
(#3) - COMPOSITE SIDING	JAMES HARDIE	PEARL GRAY
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#4) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#7) - RAILINGS & HANDRAILS	SUPERIOR	BLACK





1 COLORED ELEVATION - NORTH
 A-2.2-2 1/8" = 1'-0"



2 COLORED ELEVATION - EAST
 A-2.2-2 1/8" = 1'-0"



3 COLORED ELEVATION - SOUTH
 A-2.2-2 1/8" = 1'-0"



4 COLORED ELEVATION - WEST
 A-2.2-2 1/8" = 1'-0"

NOT FOR CONSTRUCTION

ISSUED
 Issued for UDC Info - September 6, 2022
 Issued for LUA & UDC Submittal - October 31, 2022

PROJECT TITLE
**Paragon Place at
 Bear Claw Way
 Ziegler Site - Lot 9
 BLDG #2-3-4**

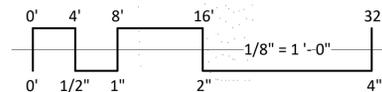
Lakota Way
 Madison, Wisconsin
 SHEET TITLE

**EXTERIOR
 ELEVATIONS -
 COLORED**

SHEET NUMBER

A-2.2-2
 PROJECT NUMBER 2214

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - BRICK VENEER	INTERSTATE BRICK	MOCHA
(#2) - BRICK VENEER	INTERSTATE BRICK	ASH
(#3) - COMPOSITE SIDING	JAMES HARDIE	PEARL GRAY
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#4) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#7) - RAILINGS & HANDRAILS	SUPERIOR	BLACK



NOT FOR CONSTRUCTION



1 ELEVATION - NORTH
 A-2.1-5 1/8" = 1'-0"



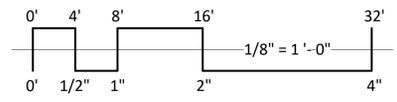
2 ELEVATION - EAST
 A-2.1-5 1/8" = 1'-0"



3 ELEVATION - SOUTH
 A-2.1-5 1/8" = 1'-0"



4 ELEVATION - WEST
 A-2.1-5 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - BRICK VENEER	INTERSTATE BRICK	WALNUT
(#2) - BRICK VENEER	INTERSTATE BRICK	PEWTER
(#3) - COMPOSITE SIDING	JAMES HARDIE	PEARL GRAY
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#4) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - ALUM. STOREFRONT	N/A	BLACK
(#7) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#8) - TENSION ROD DECK ASSEMBLY	N/A	BLACK
(#9) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

ISSUED
 Issued for UDC Info - September 6, 2022
 Issued for LUA & UDC Submittal - October 31, 2022

PROJECT TITLE
**Paragon Place at
 Bear Claw Way
 Ziegler Site - Lot 9
 BLDG #5**

Lakota Way
 Madison, Wisconsin
 SHEET TITLE

**EXTERIOR
 ELEVATIONS**

SHEET NUMBER

A-2.1-5
 PROJECT NUMBER 2214



1 COLORED ELEVATION - NORTH
 A-2.2-5 1/8" = 1'-0"



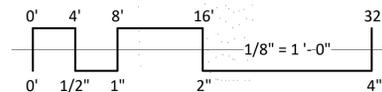
2 COLORED ELEVATION - EAST
 A-2.2-5 1/8" = 1'-0"



3 COLORED ELEVATION - SOUTH
 A-2.2-5 1/8" = 1'-0"



4 COLORED ELEVATION - WEST
 A-2.2-5 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - BRICK VENEER	INTERSTATE BRICK	WALNUT
(#2) - BRICK VENEER	INTERSTATE BRICK	PEWTER
(#3) - COMPOSITE SIDING	JAMES HARDIE	PEARL GRAY
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#4) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - ALUM. STOREFRONT	N/A	BLACK
(#7) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#8) - TENSION ROD DECK ASSEMBLY	N/A	BLACK
(#9) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

NOT FOR CONSTRUCTION

ISSUED
 Issued for UDC Info - September 6, 2022
 Issued for LUA & UDC Submittal - October 31, 2022

PROJECT TITLE
**Paragon Place at
 Bear Claw Way
 Ziegler Site - Lot 9
 BLDG #5**

Lakota Way
 Madison, Wisconsin
 SHEET TITLE

**EXTERIOR
 ELEVATIONS -
 COLORED**

SHEET NUMBER

A-2.2-5
 PROJECT NUMBER 2214



BLDG #1-3 - LOOKING SOUTH-WEST





BLDG #1 - LOOKING NORTH-WEST



BLDG #1 - LOOKING SOUTH-EAST





BLDG #1 - LOOKING SOUTH-EAST





BLDG #1-3 - LOOKING SOUTH-EAST





BLDG #3 - LOOKING WEST





BLDG #4 - LOOKING SOUTH-WEST





BLDG #4 - LOOKING SOUTH





BLDG #5 - LOOKING SOUTH-WEST





BLDG #5 - LOOKING SOUTH-WEST





BLDG #1-5 - LOOKING SOUTH-WEST



BUILDINGS #1 & #5



JAMES HARDIE
PEARL GRAY

**COMPOSITE SIDING & TRIM
CANOPY & BAY SOFFITS**



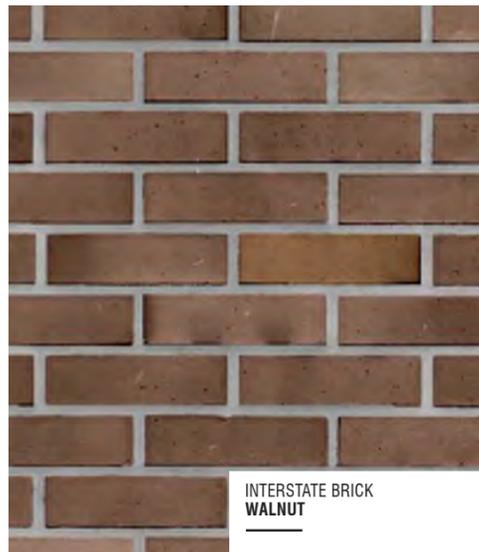
MANUFACTURER
BLACK

RAILINGS & WINDOWS



ROCKCAST
CRYSTAL WHITE | SMOOTH

CAST STONE BANDS & SILLS



INTERSTATE BRICK
WALNUT



INTERSTATE BRICK
PEWTER

BRICK VENEER

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - BRICK VENEER	INTERSTATE BRICK	WALNUT
(#2) - BRICK VENEER	INTERSTATE BRICK	PEWTER
(#3) - COMPOSITE SIDING	JAMES HARDIE	PEARL GRAY
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#4) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#7) - RAILINGS & HANDRAILS	SUPERIOR	BLACK

**PARAGON PLACE
AT BEAR CLAW
WAY
ZIEGLER SITE -
LOT 9**

Material Board 1

BUILDINGS #2-3-4



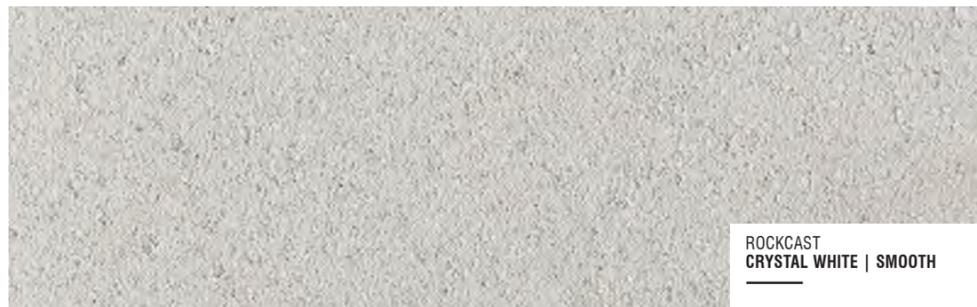
JAMES HARDIE
PEARL GRAY

COMPOSITE SIDING & TRIM
CANOPY & BAY SOFFITS



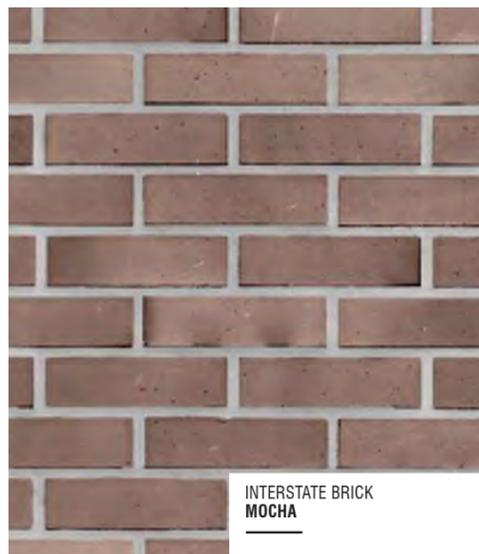
MANUFACTURER
BLACK

RAILINGS & WINDOWS



ROCKCAST
CRYSTAL WHITE | SMOOTH

CAST STONE BANDS & SILLS



INTERSTATE BRICK
MOCHA



INTERSTATE BRICK
ASH

BRICK VENEER

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - BRICK VENEER	INTERSTATE BRICK	MOCHA
(#2) - BRICK VENEER	INTERSTATE BRICK	ASH
(#3) - COMPOSITE SIDING	JAMES HARDIE	PEARL GRAY
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#4) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#7) - RAILINGS & HANDRAILS	SUPERIOR	BLACK

PARAGON PLACE
AT BEAR CLAW
WAY
ZIEGLER SITE -
LOT 9

Material Board 2

304 LAKOTA WAY
MADISON, WI
OCTOBER 31, 2022
KBA PROJECT #2214