

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 # _____

3/14/22
12:10 p.m.



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: _____
Title: _____

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

UDC meeting date requested April 13, 2022

<input type="checkbox"/> New development	<input type="checkbox"/> Alteration to an existing or previously-approved development
<input type="checkbox"/> Informational	<input type="checkbox"/> Initial approval
	<input type="checkbox"/> 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 _____	Company _____
Street address _____	City/State/Zip _____
Telephone _____	Email _____
Project contact person _____	Company _____
Street address _____	City/State/Zip _____
Telephone _____	Email _____
Property owner (if not applicant) _____	
Street address _____	City/State/Zip _____
Telephone _____	Email _____

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 _____ on _____.
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 _____ Relationship to property _____

Authorizing signature of property owner _____ Date _____

7. Application Filing Fees

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

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

Urban Design Districts: \$350 (per §35.24(6) MGO).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)

Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)

Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

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

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

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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

March 14, 2022

Jessica Vaughn
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd
P.O. Box 2985
Madison, Wisconsin 53701-2985



Re: Letter of Intent
Ziegler Site – UDC Informational
KBA Project #2121

Ms. Jessica Vaughn,

The following is submitted together with the plans and application for the Urban Design Commission's Informational Review and consideration:

This proposed project involves the development of the Ziegler site located between Spirit Street, Lakota Way, Paragon Street and Bear Claw Way in Madison. The development will consist of two lots having a combined area of approximately 3.57 acres.

United Financial Group, Inc is proposing a multi-phased project including six 3-story, 4-unit townhouse buildings, three 3-story, 6-unit townhouse buildings, and three 3-unit townhouse buildings. Enclosed parking will be provided within each building for a total of approximately 102 vehicles, along with surface parking on parking pads, and future surface parking stalls for 19 vehicles distributed about the site.

This site is not located within Urban Design District, but is a planned Multi-use Residential Building Complex. The proposed design of this building is traditional with a contemporary flare. Proposed materials will include a majority of the exterior being masonry, along with composite siding. The site will be well landscaped, and have access to nearby useful outdoor spaces for the residents, including a swimming pool, outdoor grilling and dining area, a variety of outdoor seating areas and a yard game area. All townhome units will have their own balconies.

We look forward to collaborating with you on this project and welcome your feedback to these initial concepts.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink that reads 'Kevin Burow'.

Kevin Burow, AIA, NCARB, LEED AP
Managing Member

GENERAL NOTES:

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

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

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

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

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

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

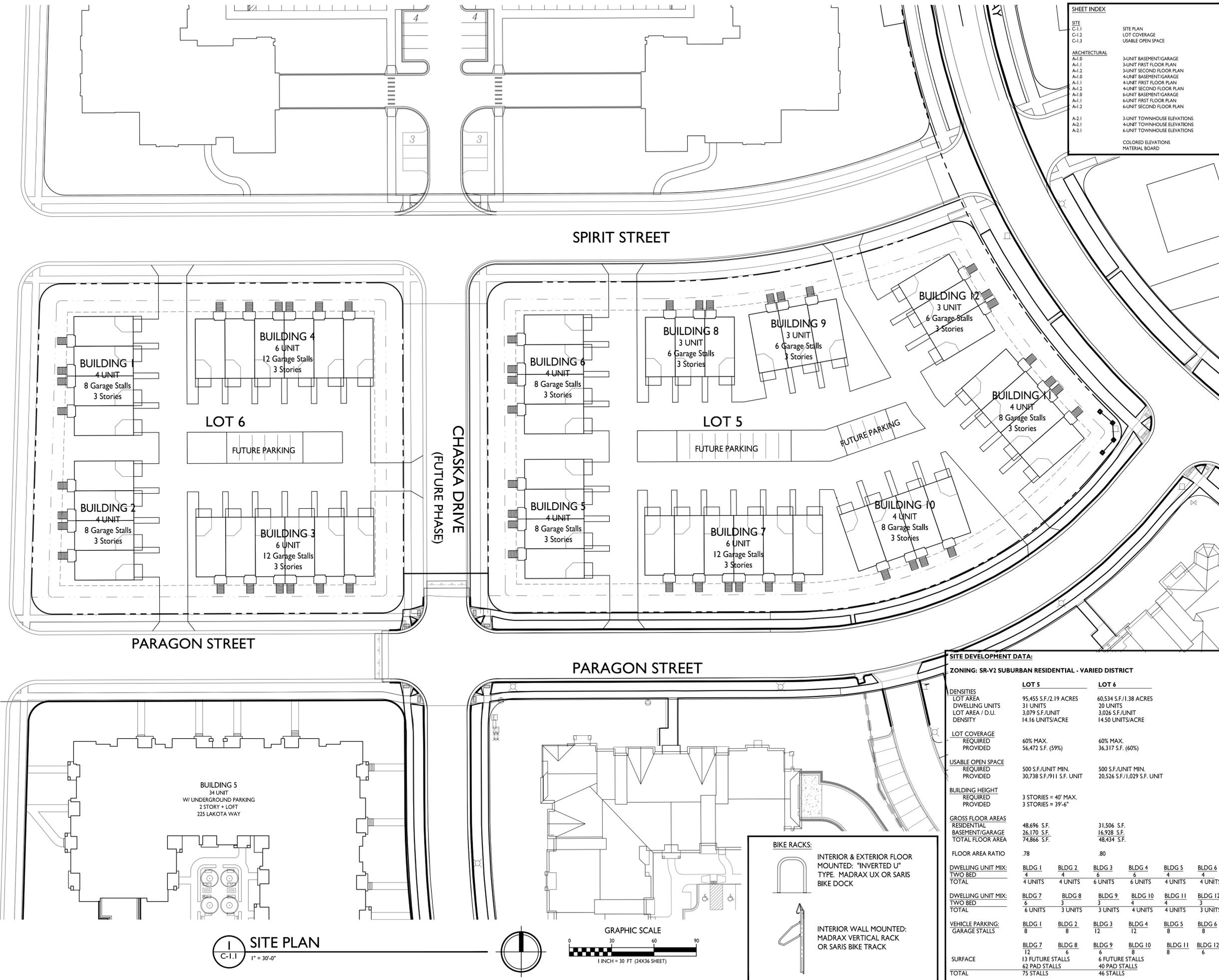
7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS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

8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE 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.

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

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

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



SHEET INDEX

SITE	SITE PLAN
C-1.1	LOT COVERAGE
C-1.2	USABLE OPEN SPACE
C-1.3	
ARCHITECTURAL	3-UNIT BASEMENT/GARAGE
A-1.0	3-UNIT FIRST FLOOR PLAN
A-1.1	3-UNIT SECOND FLOOR PLAN
A-1.2	4-UNIT BASEMENT/GARAGE
A-1.3	4-UNIT FIRST FLOOR PLAN
A-1.4	4-UNIT SECOND FLOOR PLAN
A-1.5	6-UNIT BASEMENT/GARAGE
A-1.6	6-UNIT FIRST FLOOR PLAN
A-1.7	6-UNIT SECOND FLOOR PLAN
A-2.1	3-UNIT TOWNHOUSE ELEVATIONS
A-2.2	4-UNIT TOWNHOUSE ELEVATIONS
A-2.3	4-UNIT TOWNHOUSE ELEVATIONS
	COLOR ELEVATIONS
	MATERIAL BOARD

knothe + bruce
ARCHITECTS

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

ISSUED
Issued for Pre App Mtg - August 12, 2021
Issued for UDC Info - Mar. 14, 2022

PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site - Lots
5 and 6**

Paragon Street
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. **2121**

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SITE DEVELOPMENT DATA:

ZONING: SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT

	LOT 5	LOT 6
DENSITIES		
LOT AREA	95,455 S.F./2.19 ACRES	60,534 S.F./1.38 ACRES
DWELLING UNITS	31 UNITS	20 UNITS
LOT AREA / D.U.	3,079 S.F./UNIT	3,026 S.F./UNIT
DENSITY	14.16 UNITS/ACRE	14.50 UNITS/ACRE
LOT COVERAGE		
REQUIRED	60% MAX.	60% MAX.
PROVIDED	56,472 S.F. (59%)	36,317 S.F. (60%)
USABLE OPEN SPACE		
REQUIRED	500 S.F./UNIT MIN.	500 S.F./UNIT MIN.
PROVIDED	30,738 S.F./911 S.F. UNIT	20,526 S.F./1,029 S.F. UNIT
BUILDING HEIGHT		
REQUIRED	3 STORIES = 40' MAX.	3 STORIES = 39'-6"
PROVIDED		
GROSS FLOOR AREAS		
RESIDENTIAL	48,696 S.F.	31,506 S.F.
BASEMENT/GARAGE	26,170 S.F.	16,928 S.F.
TOTAL FLOOR AREA	74,866 S.F.	48,434 S.F.
FLOOR AREA RATIO	.78	.80
DWELLING UNIT MIX:		
TWO BED	BLDG 1: 4	BLDG 2: 4
TOTAL	4 UNITS	4 UNITS
DWELLING UNIT MIX:		
TWO BED	BLDG 7: 6	BLDG 8: 3
TOTAL	6 UNITS	3 UNITS
VEHICLE PARKING:		
GARAGE STALLS	BLDG 1: 8	BLDG 2: 8
	BLDG 7: 12	BLDG 8: 6
SURFACE	13 FUTURE STALLS	6 FUTURE STALLS
	62 PAD STALLS	40 PAD STALLS
TOTAL	75 STALLS	46 STALLS

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



ISSUED
Issued for Pro App Mtg - August 12, 2021
Issued for UDC Info. - Mar. 14, 2022

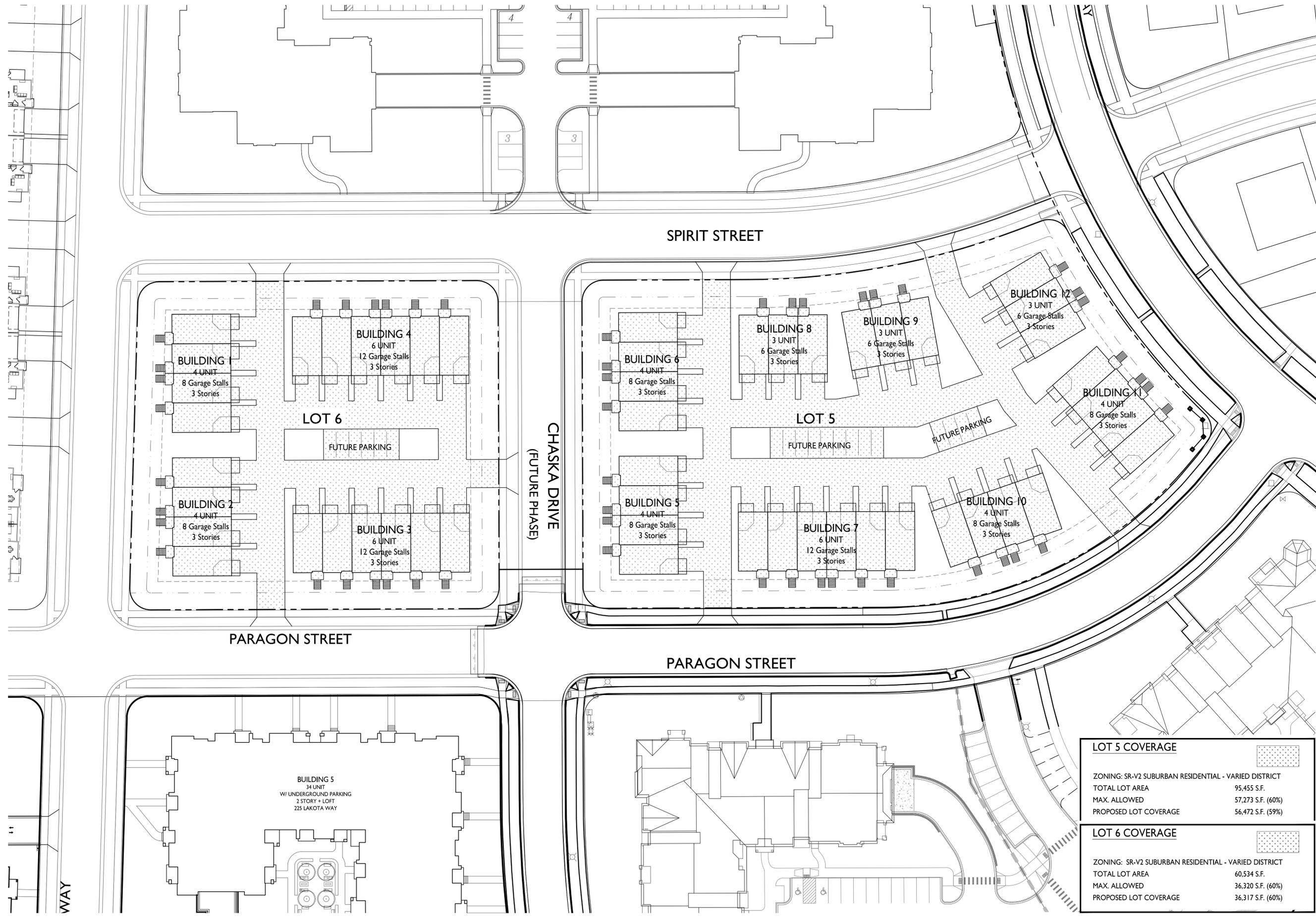
PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site - Lots
5 and 6**

Paragon Street
Madison, Wisconsin
SHEET TITLE
Lot Coverage

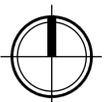
SHEET NUMBER

C-1.2

PROJECT NO. **2121**
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LOT COVERAGE
C-1.2 1" = 30'-0"



LOT 5 COVERAGE	
ZONING:	SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT
TOTAL LOT AREA	95,455 S.F.
MAX. ALLOWED	57,273 S.F. (60%)
PROPOSED LOT COVERAGE	56,472 S.F. (59%)

LOT 6 COVERAGE	
ZONING:	SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT
TOTAL LOT AREA	60,534 S.F.
MAX. ALLOWED	36,320 S.F. (60%)
PROPOSED LOT COVERAGE	36,317 S.F. (60%)

ISSUED
Issued for Pro App Mtg - August 12, 2021
Issued for UDC Info - Mar. 14, 2022

PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site - Lots
5 and 6**

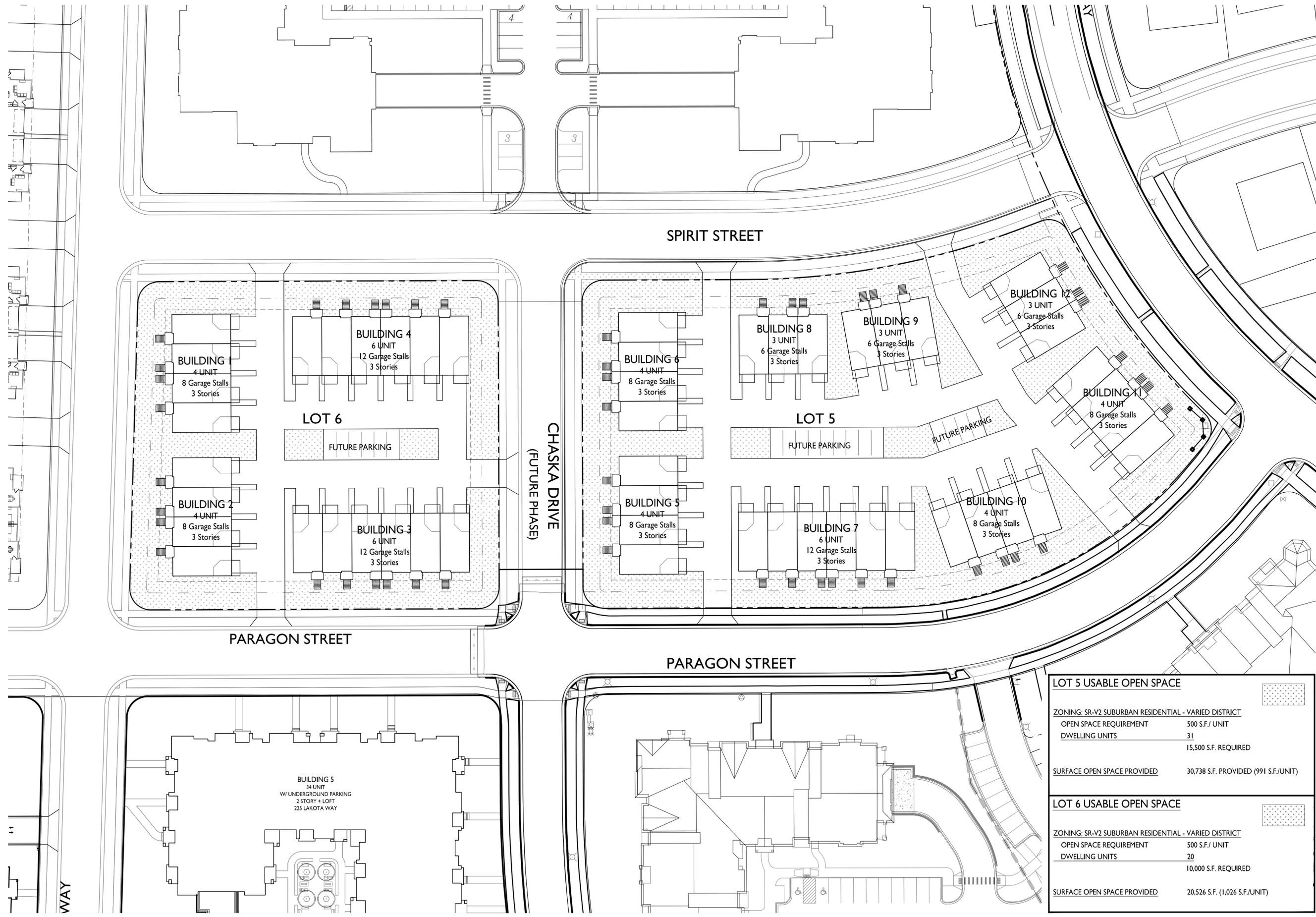
Paragon Street
Madison, Wisconsin
SHEET TITLE
Open Space

SHEET NUMBER

C-1.3

PROJECT NO. **2121**

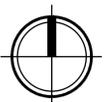
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LOT 5 USABLE OPEN SPACE	
ZONING: SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT	
OPEN SPACE REQUIREMENT	500 S.F./ UNIT
DWELLING UNITS	31
	15,500 S.F. REQUIRED
SURFACE OPEN SPACE PROVIDED	30,738 S.F. PROVIDED (991 S.F./UNIT)

LOT 6 USABLE OPEN SPACE	
ZONING: SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT	
OPEN SPACE REQUIREMENT	500 S.F./ UNIT
DWELLING UNITS	20
	10,000 S.F. REQUIRED
SURFACE OPEN SPACE PROVIDED	20,526 S.F. (1,026 S.F./UNIT)

OPEN SPACE
C-1.3 1" = 30'-0"

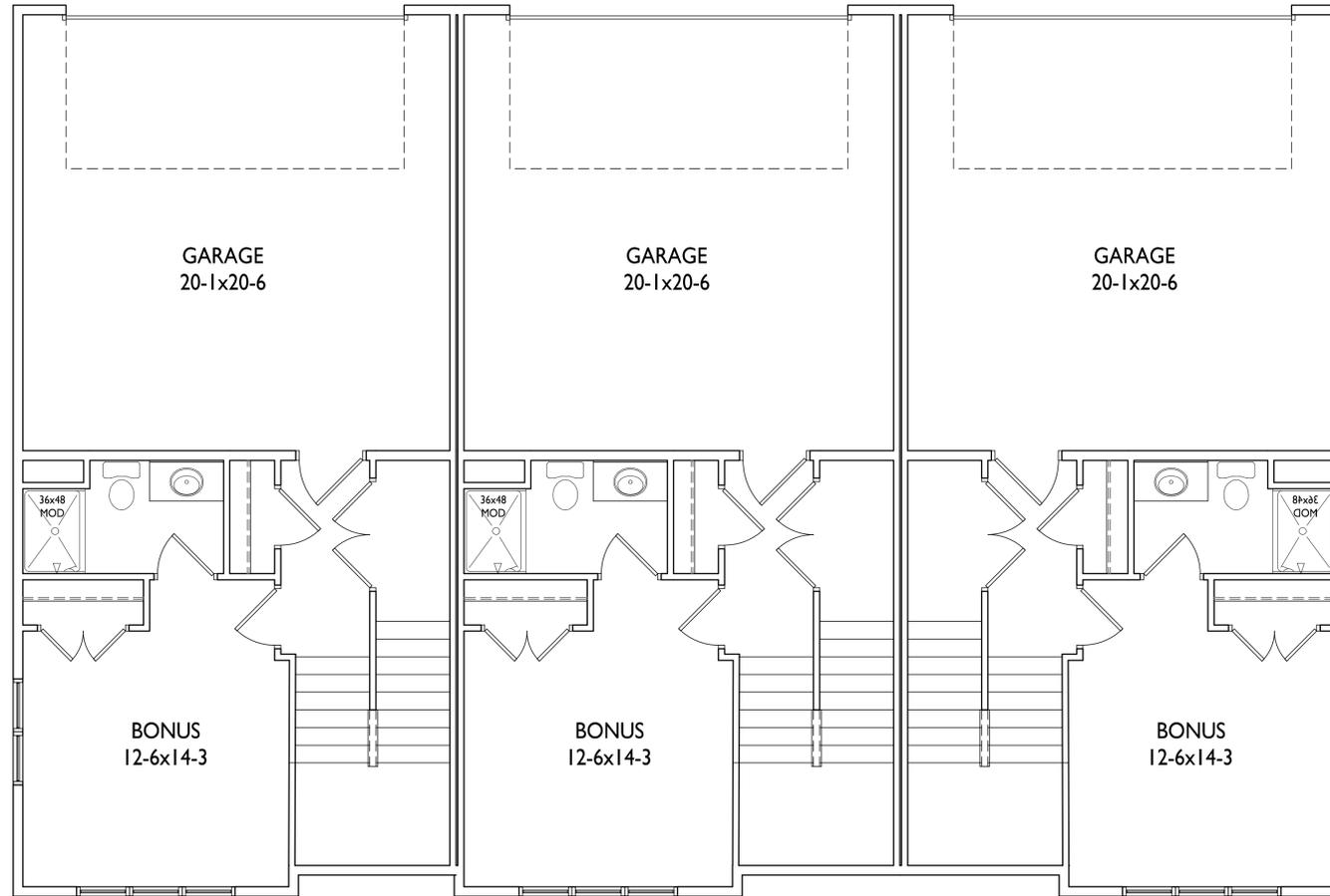


WAY



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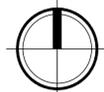


ISSUED
Issued for Review - March 9, 2022
Issued for UDC Info. - Mar. 14, 2022

PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site - Lots
5 and 6

Paragon Street
Madison, Wisconsin
SHEET TITLE
3-Unit
Townhouse
Basement/Garage

1 BASEMENT/GARAGE
A-1.0 1/4" = 1'-0"



SHEET NUMBER

A-1.0

PROJECT NO. #2121 2121

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PROJECT TITLE

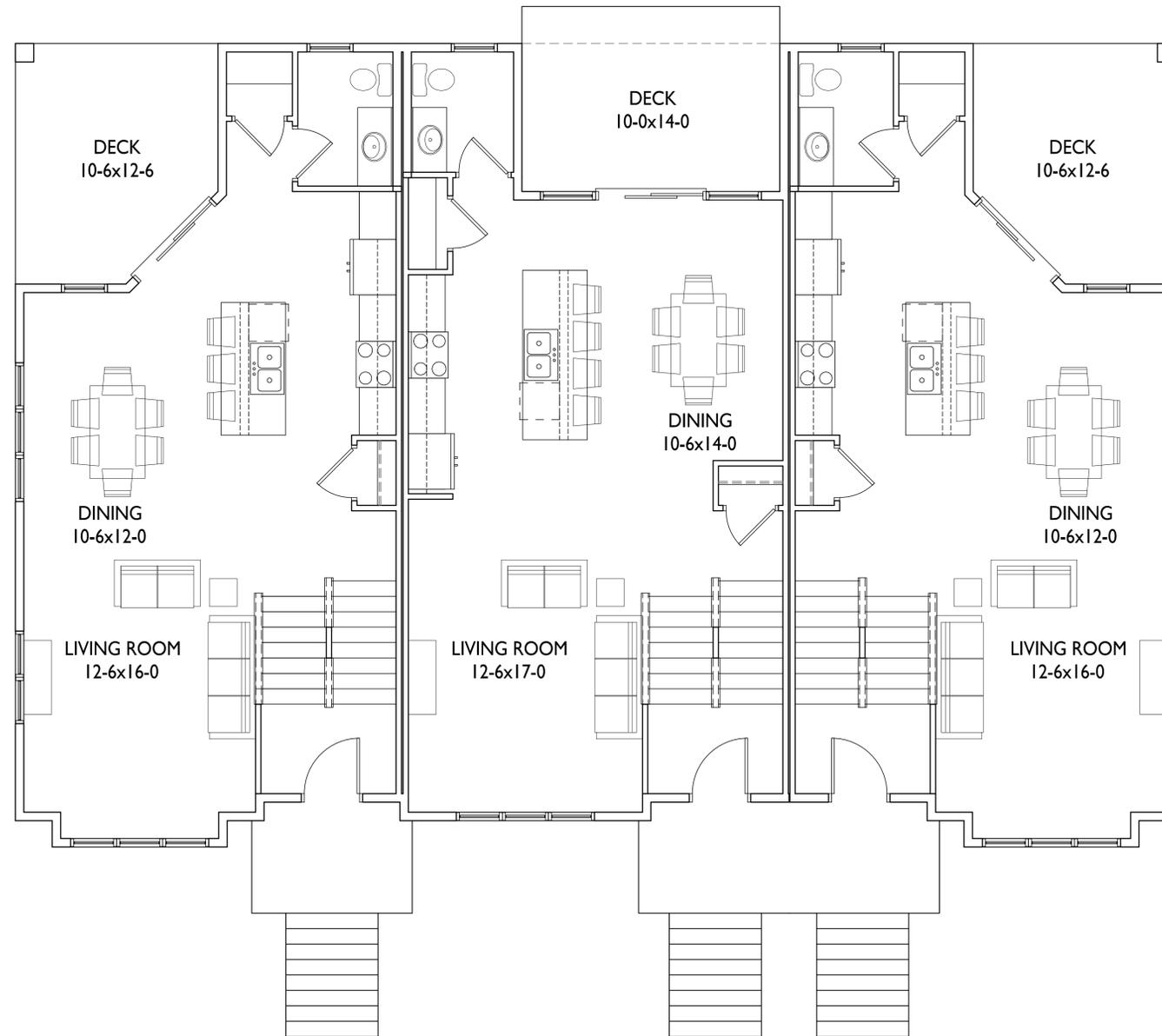
SHEET TITLE
3-Unit
Townhouse First
Floor Plan

SHEET NUMBER

A-1.1

PROJECT NO. #2121

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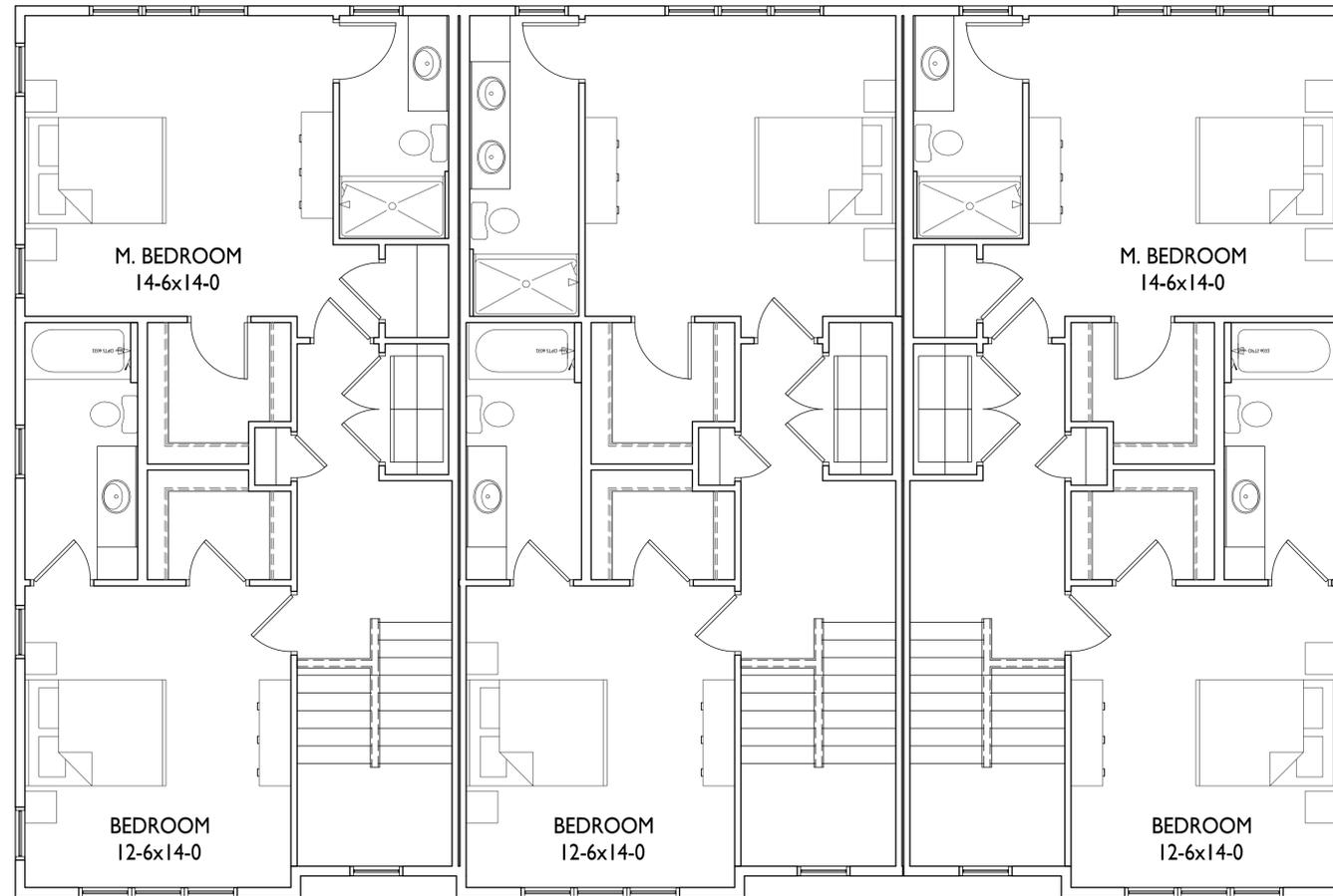
1 FIRST FLOOR PLAN
A-1.1 1/4" = 1'-0"





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ARCHITECTS

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608.836.3690 Middleton, WI 53562



ISSUED
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PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site - Lots
5 and 6**

Paragon Street
Madison, Wisconsin
SHEET TITLE
**3-Unit
Townhouse
Second Floor Plan**

1 SECOND FLOOR PLAN
A-1.2 1/4" = 1'-0"



SHEET NUMBER

A-1.2

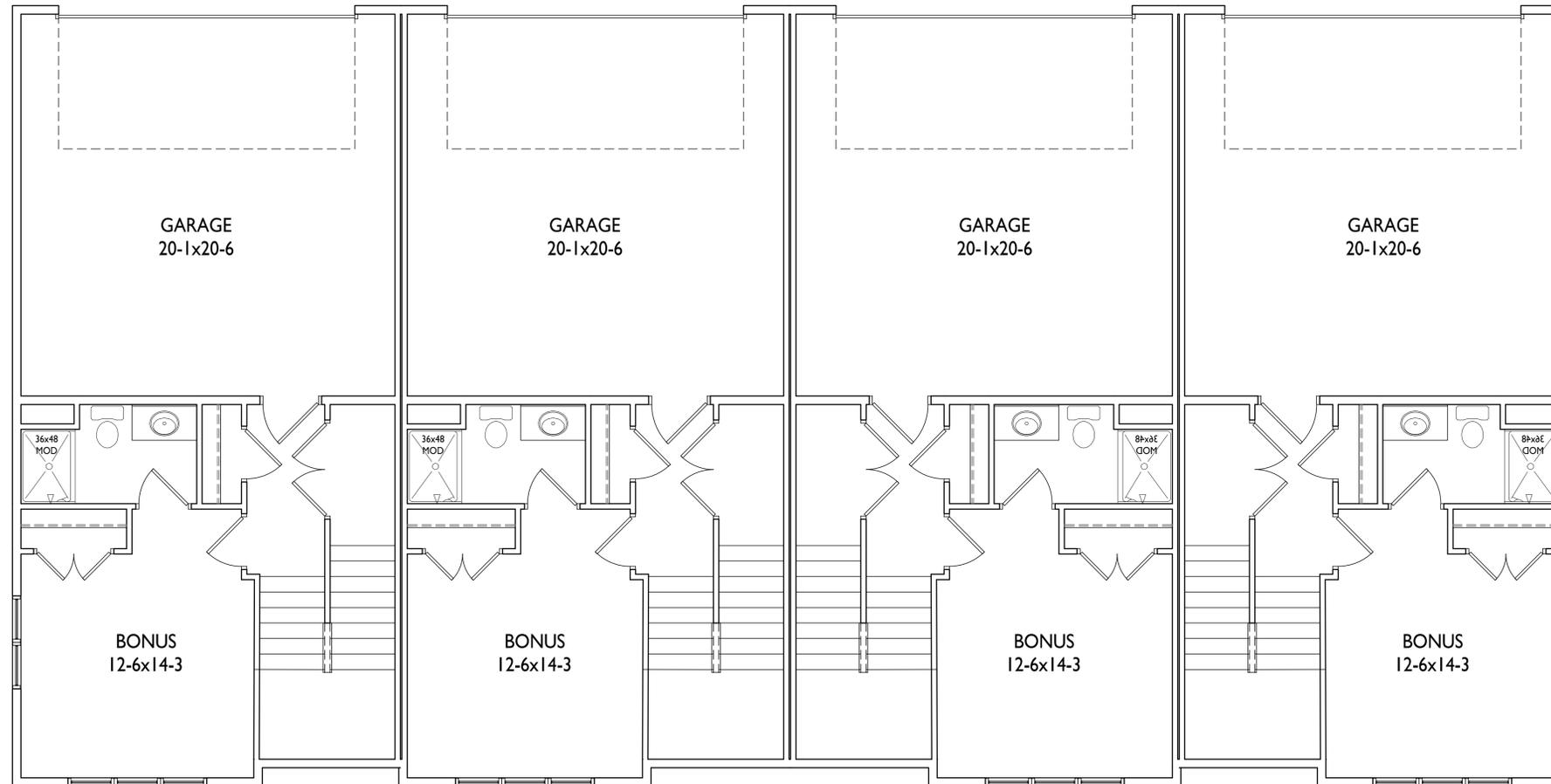
PROJECT NO. #2121 **2121**

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ARCHITECTS

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



ISSUED
Issued for Review - March 9, 2022
Issued for UDC Info. - Mar. 14, 2022

PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site - Lots
5 and 6

Paragon Street
Madison, Wisconsin
SHEET TITLE
4-Unit
Townhouse
Basement/Garage

SHEET NUMBER

A-1.0

PROJECT NO. #2121 **2121**

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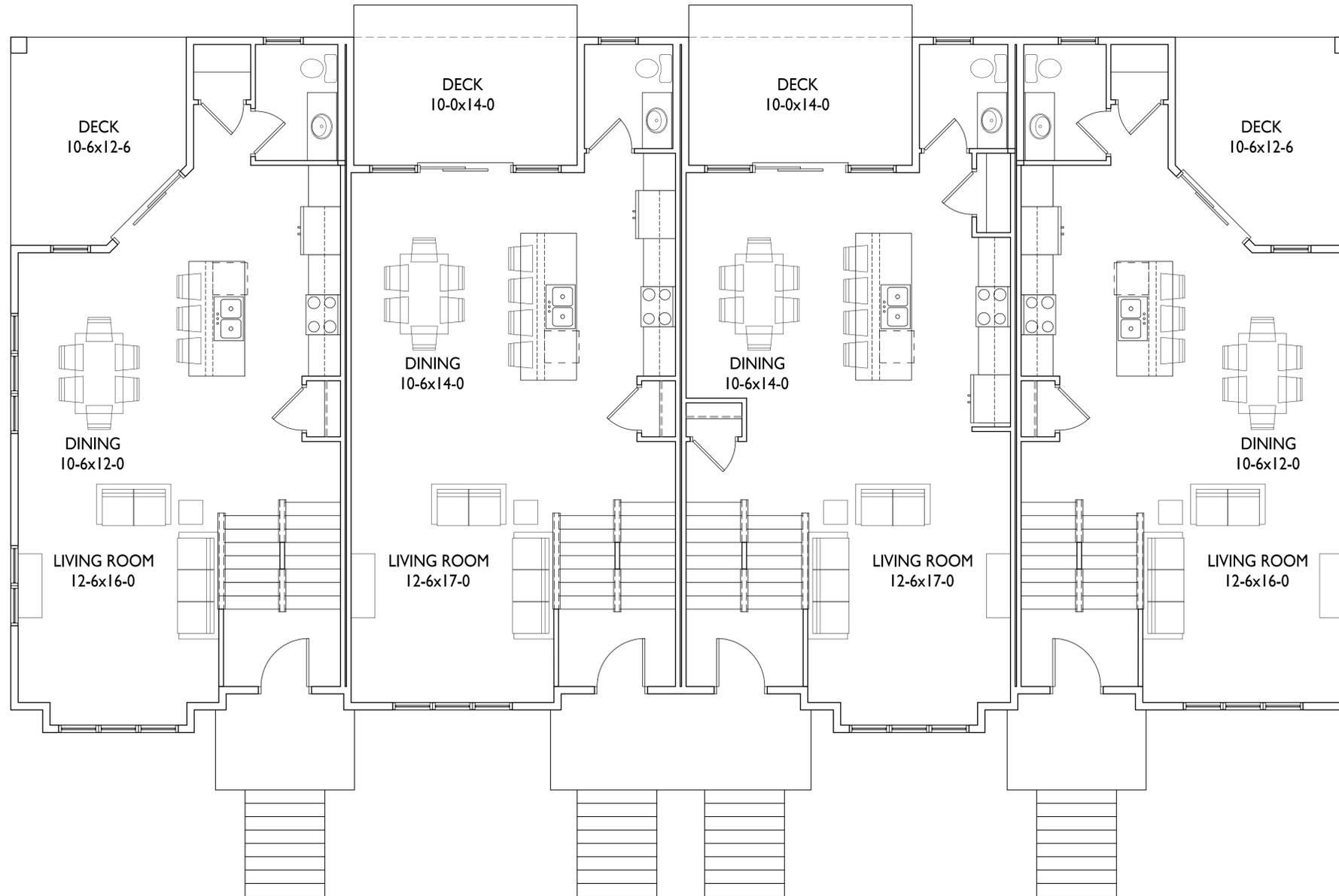
1 BASEMENT/GARAGE
A-1.0 1/4" = 1'-0"





knothe • bruce
ARCHITECTS

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



UNIT TYPE B

1,935 S.F. TOTAL

UNIT TYPE BI

1,950 S.F. TOTAL

FIRST FLOOR PLAN
A-1.1 1/4" = 1'-0"



ISSUED
Issued for Review - March 9, 2022
Issued for UDC Info. - Mar. 14, 2022

PROJECT TITLE

SHEET TITLE
**4-Unit
Townhouse First
Floor Plan**

SHEET NUMBER

A-1.1

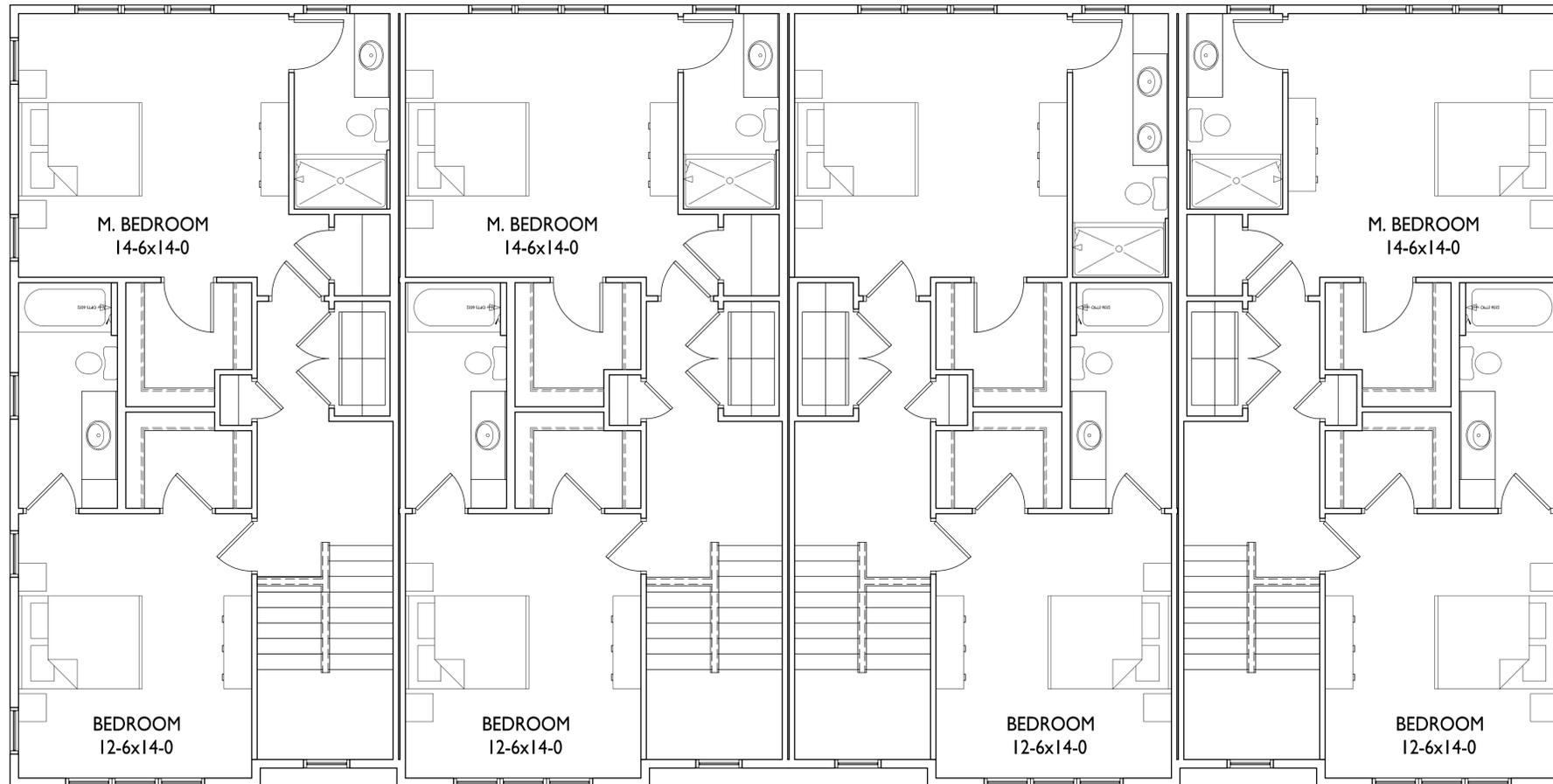
PROJECT NO. #2121

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ISSUED
Issued for Review - March 9, 2022
Issued for UDC Info. - Mar. 14, 2022

PROJECT TITLE

SHEET TITLE
**4-Unit
Townhouse
Second Floor Plan**

SHEET NUMBER

A-1.2

PROJECT NO. #2121

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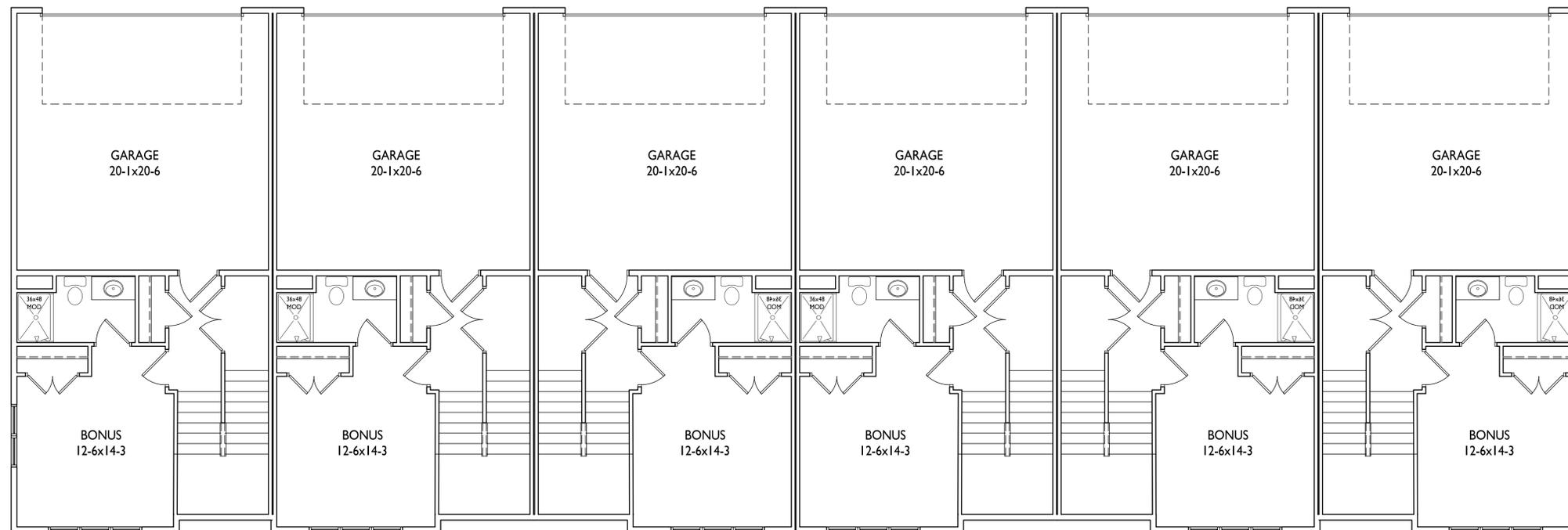
1 SECOND FLOOR PLAN
A-1.2 1/4" = 1'-0"





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ISSUED
Issued for Review - March 9, 2022
Issued for UDC info. - Mar. 14, 2022

PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site - Lots
5 and 6**

Paragon Street
Madison, Wisconsin
SHEET TITLE
**6-Unit
Townhouse
Basement/Garage**

1 BASEMENT/GARAGE
A-1.0 3/16" = 1'-0"



SHEET NUMBER

A-1.0

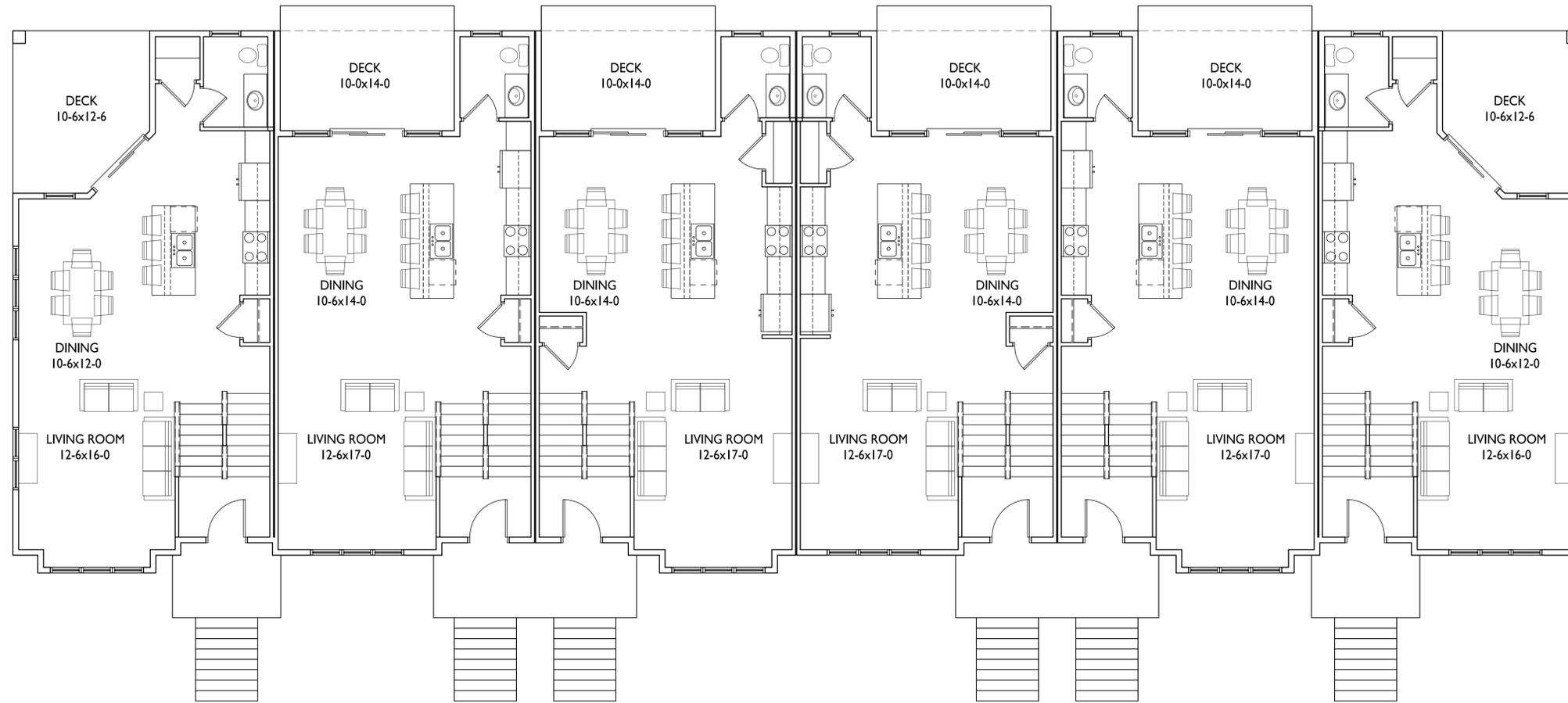
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UNIT TYPE B
1,935 S.F. TOTAL

UNIT TYPE BI
1,950 S.F. TOTAL

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PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site - Lots
5 and 6**

Paragon Street
Madison, Wisconsin
SHEET TITLE
**6-Unit
Townhouse First
Floor Plan**



SHEET NUMBER

A-1.1

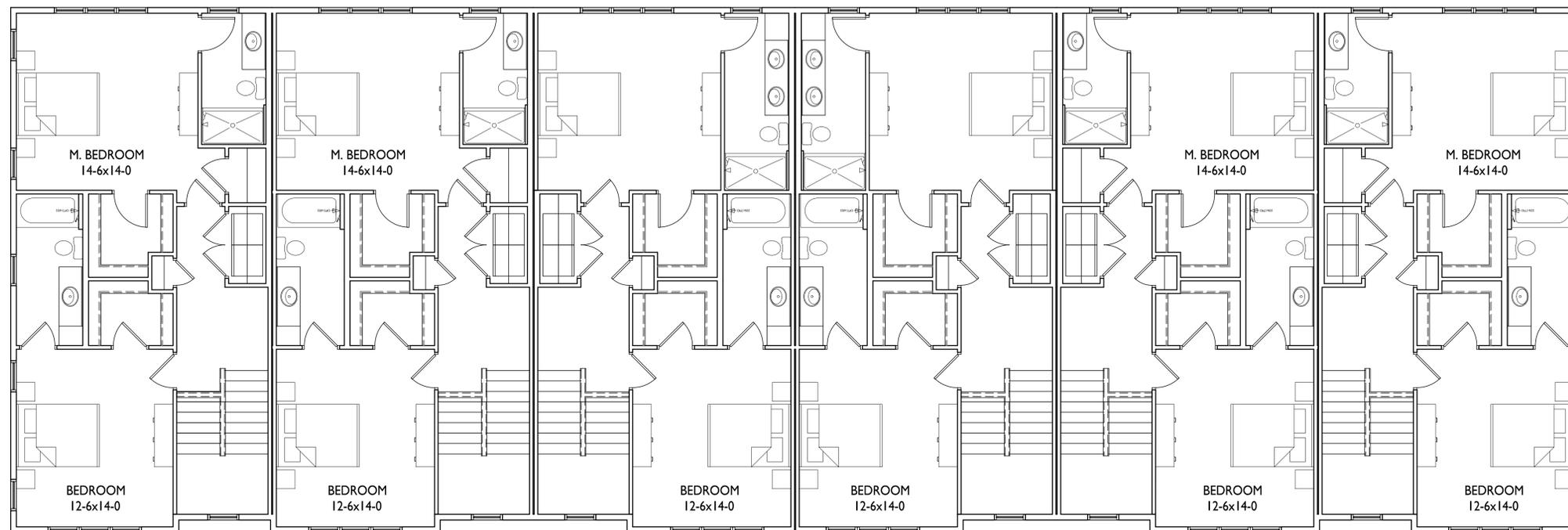
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PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site - Lots
5 and 6**

Paragon Street
Madison, Wisconsin
SHEET TITLE
**6-Unit
Townhouse
Second Floor Plan**

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



SHEET NUMBER

A-1.2

PROJECT NO. #2121 **2121**

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



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



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

ISSUED
Issued for Review - February 1, 2022
Issued for UDC Info. - Mar. 14, 2022

PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site - Lots
5 and 6

Paragon Street
Madison, Wisconsin
SHEET TITLE
Building Elevations -
3-Unit

SHEET NUMBER

A-2.1

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



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



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

ISSUED
Issued for Review - February 1, 2022
Issued for Review - February 9, 2022

PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site - Lots
5 and 6**

Paragon Street
Madison, Wisconsin
SHEET TITLE
**4-Unit
Townhouse
Building Elevations**

SHEET NUMBER

A-2.1

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



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



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

ISSUED
Issued for Review - February 1, 2022
Issued for Review - February 9, 2022

PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site - Lots
5 and 6**

Paragon Street
Madison, Wisconsin
SHEET TITLE
**6-Unit
Townhouse
Building Elevations**

SHEET NUMBER

A-2.1

PROJECT NO. #2121 **2121**
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3 SIDE ELEVATION
 A-2.1 1/8" = 1'-0"



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



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

ISSUED
 Issued for Review - February 1, 2022
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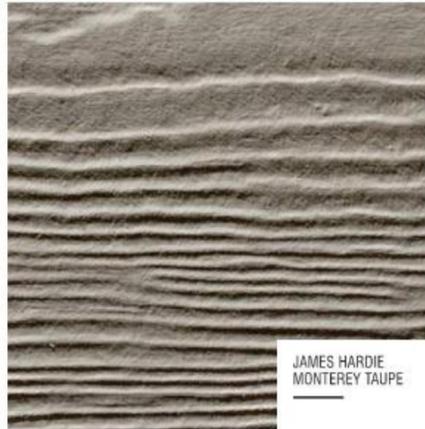
PROJECT TITLE
**Paragon Place at
 Bear Claw Way
 Ziegler Site - Lots
 5 and 6**

Paragon Street
 Madison, Wisconsin
 SHEET TITLE
**Building Elevations -
 3-Unit**

SHEET NUMBER

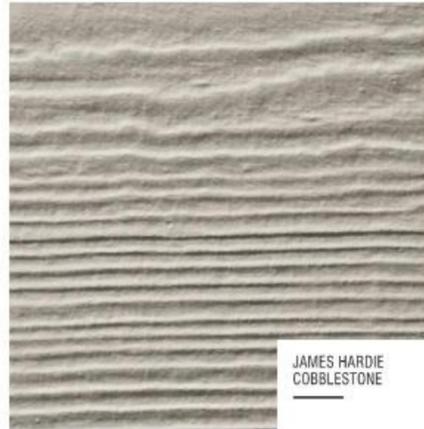
A-2.1

PROJECT NO. #2121 **2121**
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JAMES HARDIE
MONTEREY TAUPE

COMPOSITE SIDING #1



JAMES HARDIE
COBBLESTONE

**COMPOSITE SIDING @ LOFT
DORMERS & TRIM**



ROCKCAST
CREME BUFF | SMOOTH

STONE SILLS & BANDS



WINDOWS | STOREFRONT | DOORS



ALUMINUM RAILINGS



T.B.D.
TAN METALLIC

STANDING SEAM METAL ROOF



OWENS CORNING
DRIFTWOOD

ASPHALT SHINGLES



INTERSTATE BRICK
ALMOND

BRICK VENEER #1



KANSAS BRICK & TILE
700 CLASSIC MODULAR

BRICK VENEER #2



EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING	JAMES HARDIE	MONTEREY TAUPE
6" COMPOSITE LAP SIDING - @ LOFT DORMERS	JAMES HARDIE	COBBLESTONE
COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
BRICK VENEER - (#1) LIGHT	INTERSTATE BRICK	ALMOND
BRICK VENEER - (#2) DARK	KANSAS BRICK & TILE	700 CLASSIC MODULAR
VINYL WINDOWS	N/A	TAN
ALUM. STOREFRONT	N/A	TAN
METAL DOORS/FRAMES	N/A	TAN
STONE SILLS & BANDS	ROCKCAST	CREME BUFF
SOFFITS & FASCIA	N/A	TO MATCH - COBBLESTONE
RAILINGS	SUPERIOR	BLACK
STANDING SEAM METAL ROOF	N/A	TAN METALLIC

**PARAGON PLACE AT BEAR CLAW WAY
ZIEGLER SITE – LOTS 5 & 6**

PARAGON STREET
MADISON, WI

03/14/2022
KBA #2121