

Paragon Place at Bear Claw Way Ziegler Site Lot 3



LAND USE SUBMITTAL - SEPTEMBER 18, 2023

Lot 3 : 353 Bear Claw Way, Madison, WI

PROJECT NUMBER: 2244

PROJECT TEAM

OWNER
UNITED FINANCIAL GROUP, INC.
Ryan McMurtrie, EVP,
Director of Development
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Phone: 920-968-8137

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Middleton, WI 53562
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LANDSCAPE DESIGN
SAIKI DESIGN, INC
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Madison, WI 53715
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CIVIL ENGINEER
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Brookfield, WI 53005
(262) 790-1480
jpuDELKO@TRIOENG.COM

SHEET INDEX

COVERSHEET

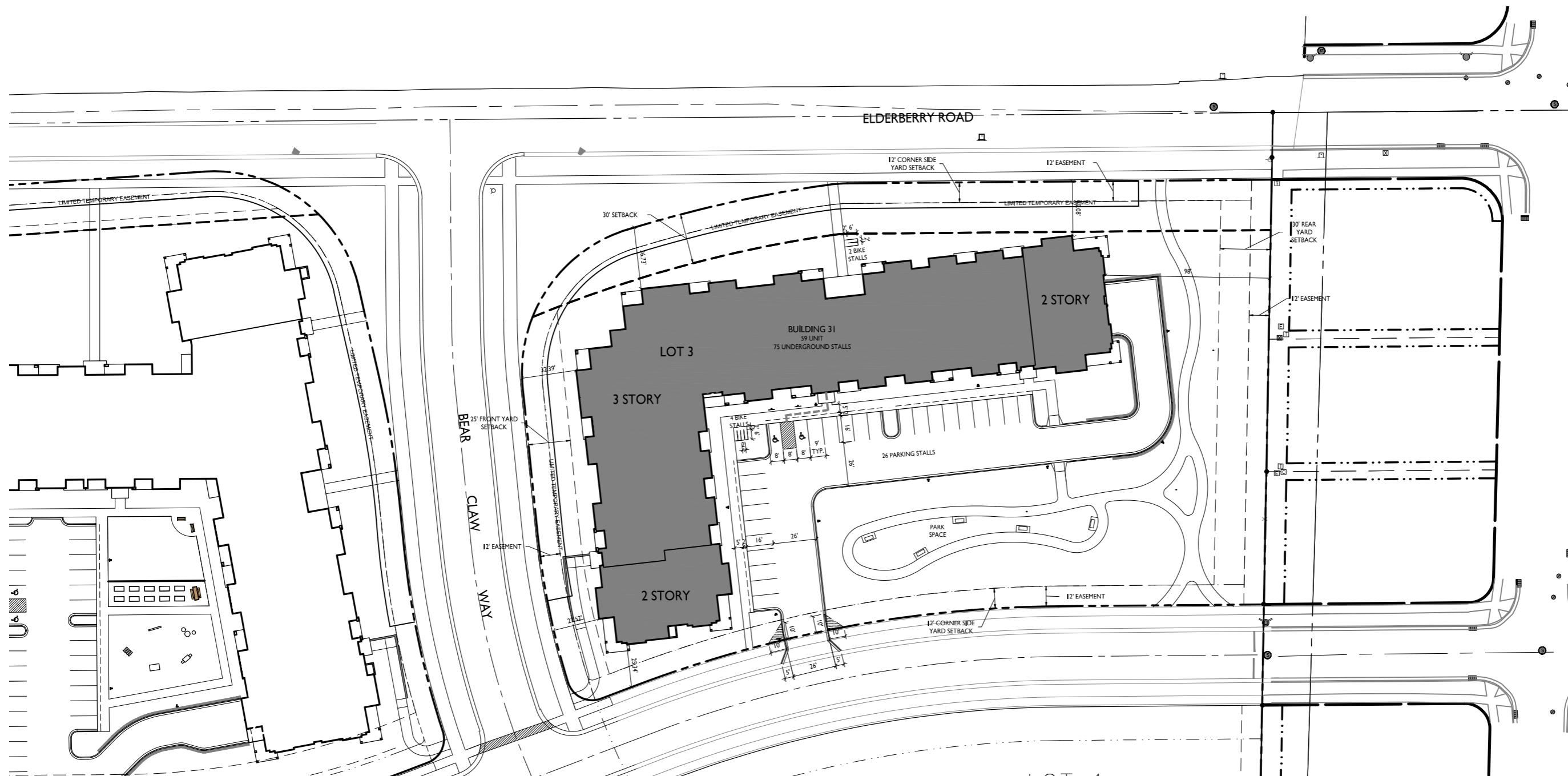
SITE
C-1.1 SITE PLAN
C-1.2 SITE LIGHTING PLAN
C-1.3 FIRE DEPARTMENT ACCESS PLAN
C-1.4 USABLE OPEN SPACE
C-1.5 LOT COVERAGE

C0.0 COVERSHEET
C1.0 CONTRACT LIMITS PLAN
C1.1 PRELIMINARY SITE PLAN
C2.0 PRELIMINARY GRADING & PAVING PLAN
C3.0 PRELIMINARY UTILITY PLAN

L100 PLANTING & LANDSCAPE
RESTORATION PLAN
L101 PLANTING ENLARGEMENTS
L102 LANDSCAPE POINTS WORKSHEET

ARCHITECTURAL
A-1.0 BASEMENT PLAN
A-1.1 FIRST FLOOR PLAN
A-1.2 SECOND FLOOR PLAN
A-1.3 THIRD FLOOR PLAN
A-2.1 EXTERIOR ELEVATIONS
A-2.2 EXTERIOR ELEVATIONS
A-2.3 EXTERIOR ELEVATIONS
A-2.4 EXTERIOR ELEVATIONS COLORED
A-2.5 EXTERIOR ELEVATIONS COLORED
A-2.6 EXTERIOR ELEVATIONS COLORED
X901-X906 EXTERIOR RENDERINGS
MATERIAL BOARD





GENERAL NOTES:

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

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

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

4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW

PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. AS DEFINED BY THE SECTION I07.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE.

ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. SECTION I07.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES,

CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

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

9.

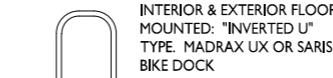
STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE

START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART I 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.

BIKE RACKS:



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

SITE DEVELOPMENT DATA:

ZONING: SR-V2 - Suburban Residential - Varied 2

DENSITIES
Lot Area 112,073 S.F./2.57 ACRES
Dwelling Units 59 UNITS
Lot Area/D.U. 1,900 S.F./UNIT
Density 23 UNITS/ACRE

REQUIRED PROVIDED
Lot Coverage 60% MAX. 53,897 S.F. (48%)

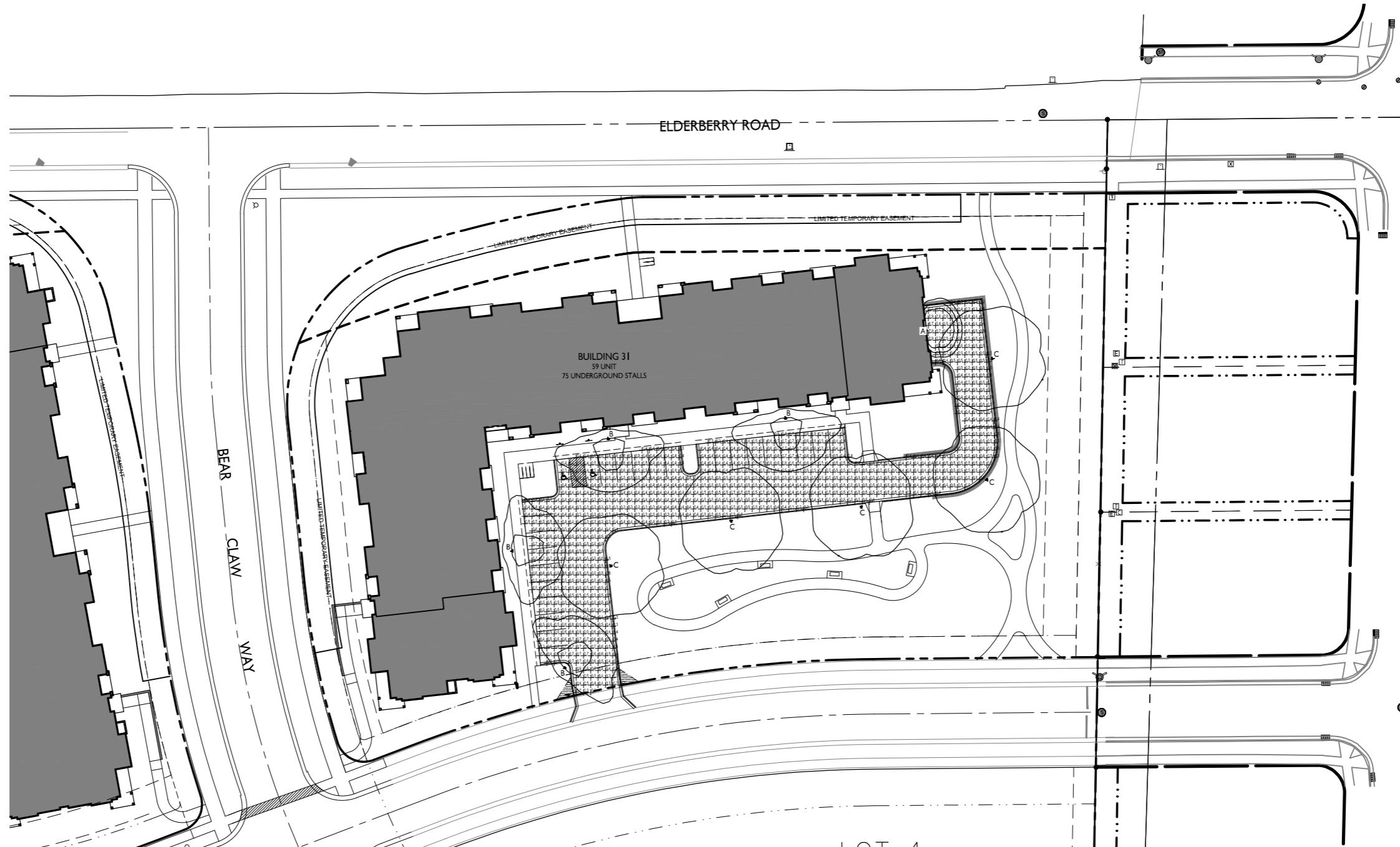
Usable Open Space
1 BDRM D.U. (22 X 160 S.F.) 3,520 S.F.
2+ BDRM D.U. (37 X 320 S.F.) 11,840 S.F.
Total 15,360 S.F. 33,779 S.F.

Building Height 4 STORIES = 52' MAX. 3 STORIES = 48'-6"

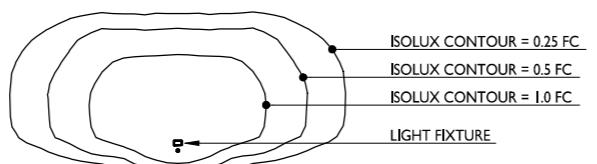
Dwelling Unit Mix:
One bedroom 22 D.U.
Two bedroom 34 D.U.
Two bed + den 3 D.U.
Total 59 D.U.

Vehicle Parking Stalls:
Underground Garage 75
Surface Stalls 26
Total 101

BIKE PARKING
Long-term Covered/Garage 59
Short-Term Guest/Surface 6
Total 65


LUMINAIRE SCHEDULE

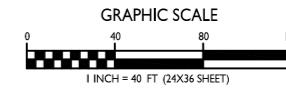
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	1	LITHONIA	WDGEI LED PI 30K LIGHTING 80CRI VF	WDGEI LED WITH PI - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGEI_LED_PI _30K_80CRI_VF.ies	8'-0" ABOVE GRADE ON BUILDING
□	B	4	LITHONIA	DSXWPM LED I0C 350 LIGHTING 30K T2M MVOLT HS	DSXWPM LED WITH (I) 10 LED LIGHT ENGINE, TYPE T2M OPTIC, 3000K AT 350mA, WITH HOUSE SIDE SHIELDS	DSXWPM_LED_I0C _350_30K_T2M _MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
□	C	5	LITHONIA	DSXWPM LED I0C 530 LIGHTING 30K T5M MVOLT	DSXWPM LED WITH (I) 10 LED LIGHT ENGINE, TYPE T5M OPTIC, 3000K AT 530mA.	DSXWPM_LED_I0C _530_30K_T5M _MVOLT.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION

LIGHT LEVEL STATISTICS

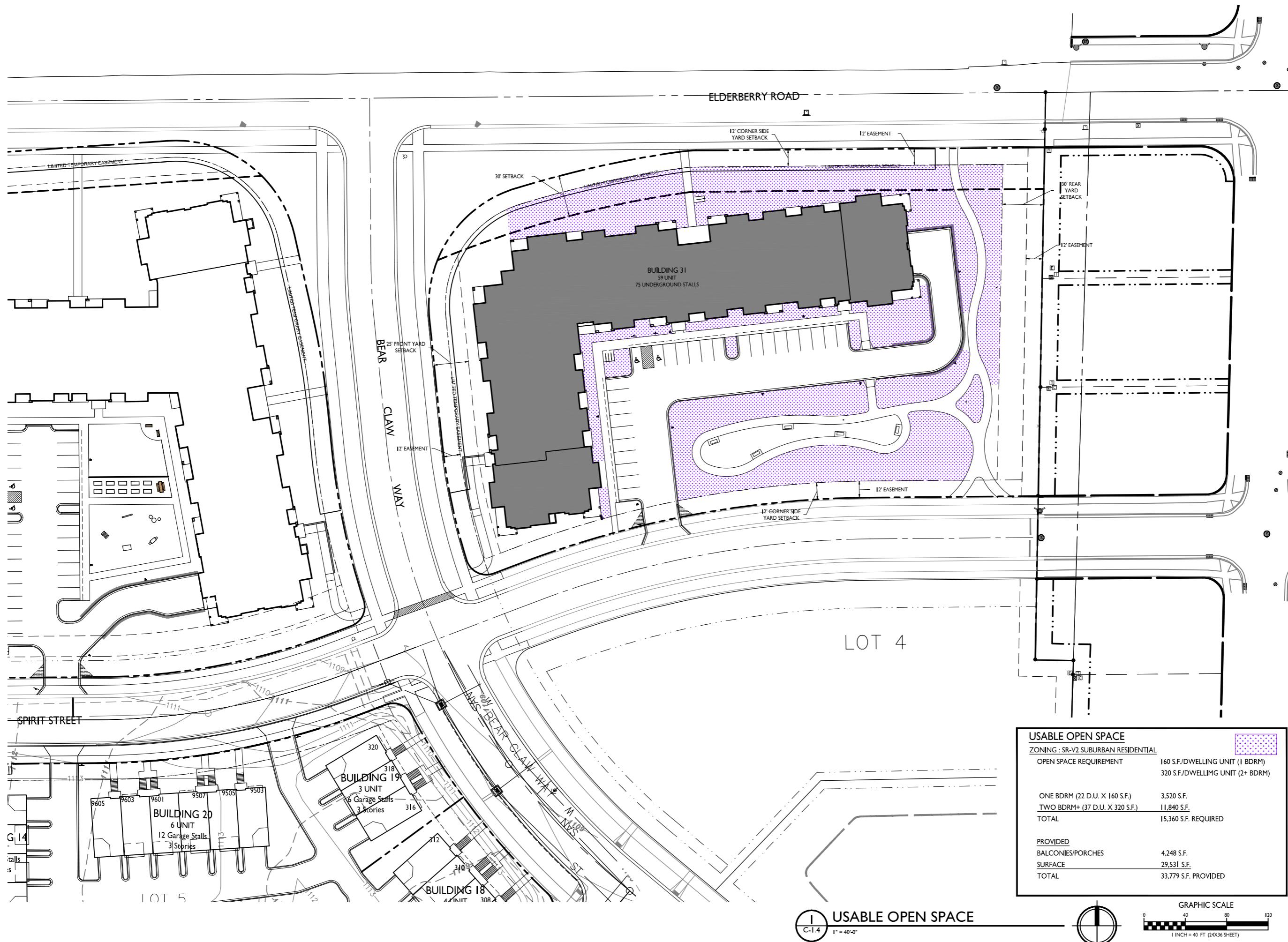
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Lot 3 - Parking Lot	+	0.5 fc	7.9 fc	0.2 fc	39.5:1	2.5:1

 C-1.2
 SITE LIGHTING PLAN

1" = 40'-0"



PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site
Lot 3



PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site
Lot 3

Lot 3 : 353 Bear Claw Way
Madison, Wisconsin

LOT COVERAGE
Sheet Title
Lot Coverage

LOT COVERAGE	
ZONING	SR-V2
MAXIMUM LOT COVERAGE	60%
LOT AREA	112,889 S.F.
PROPOSED COVERAGE	53,897 S.F. / 48%

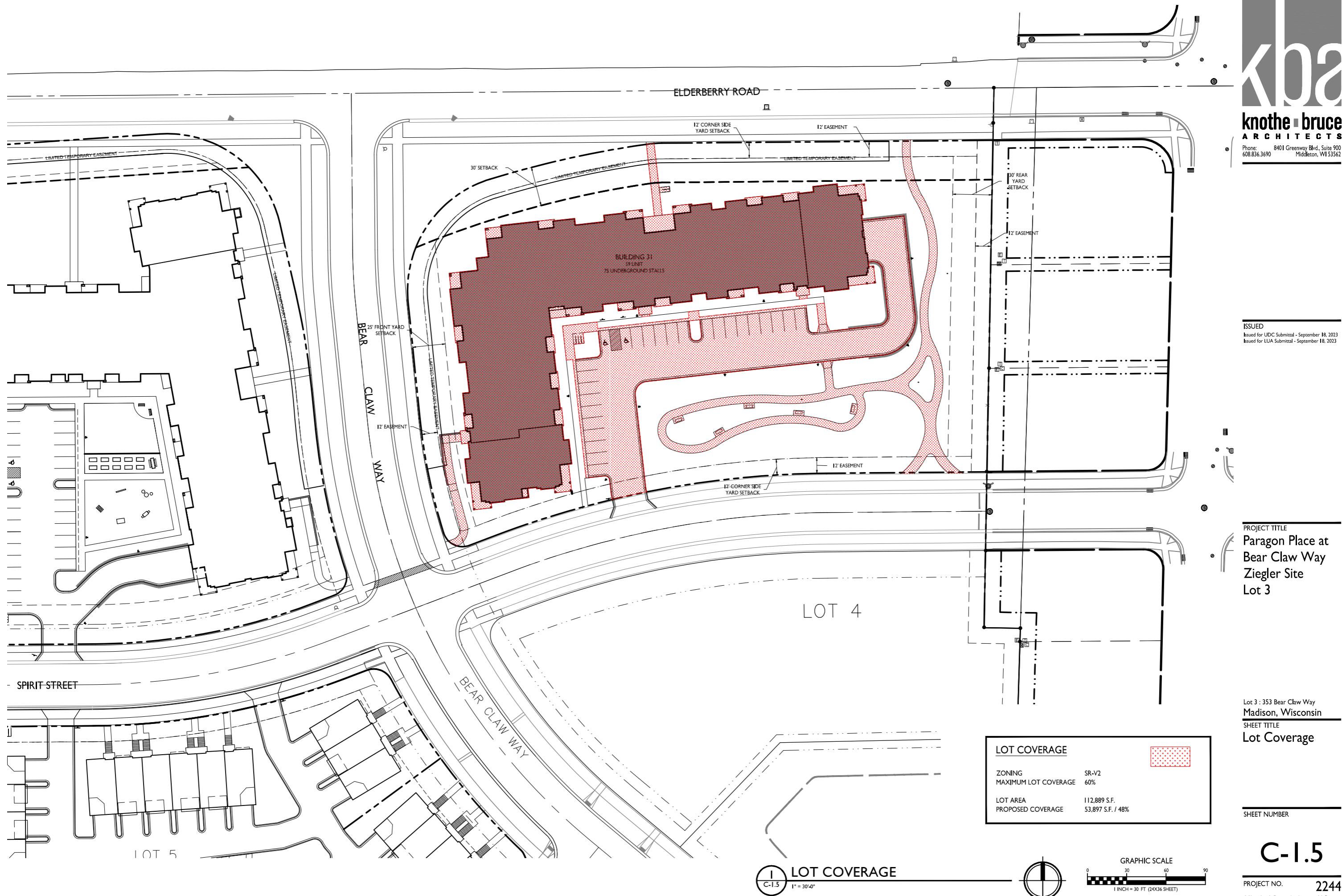
SHEET NUMBER

C-1.5

PROJECT NO.

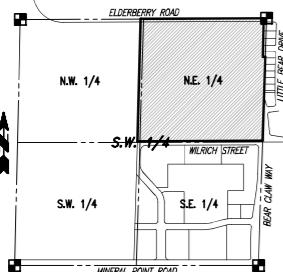
2244

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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
-WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
-WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
-CITY OF MADISON DEVELOPMENT STANDARDS, LATEST EDITION.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY.
12. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS



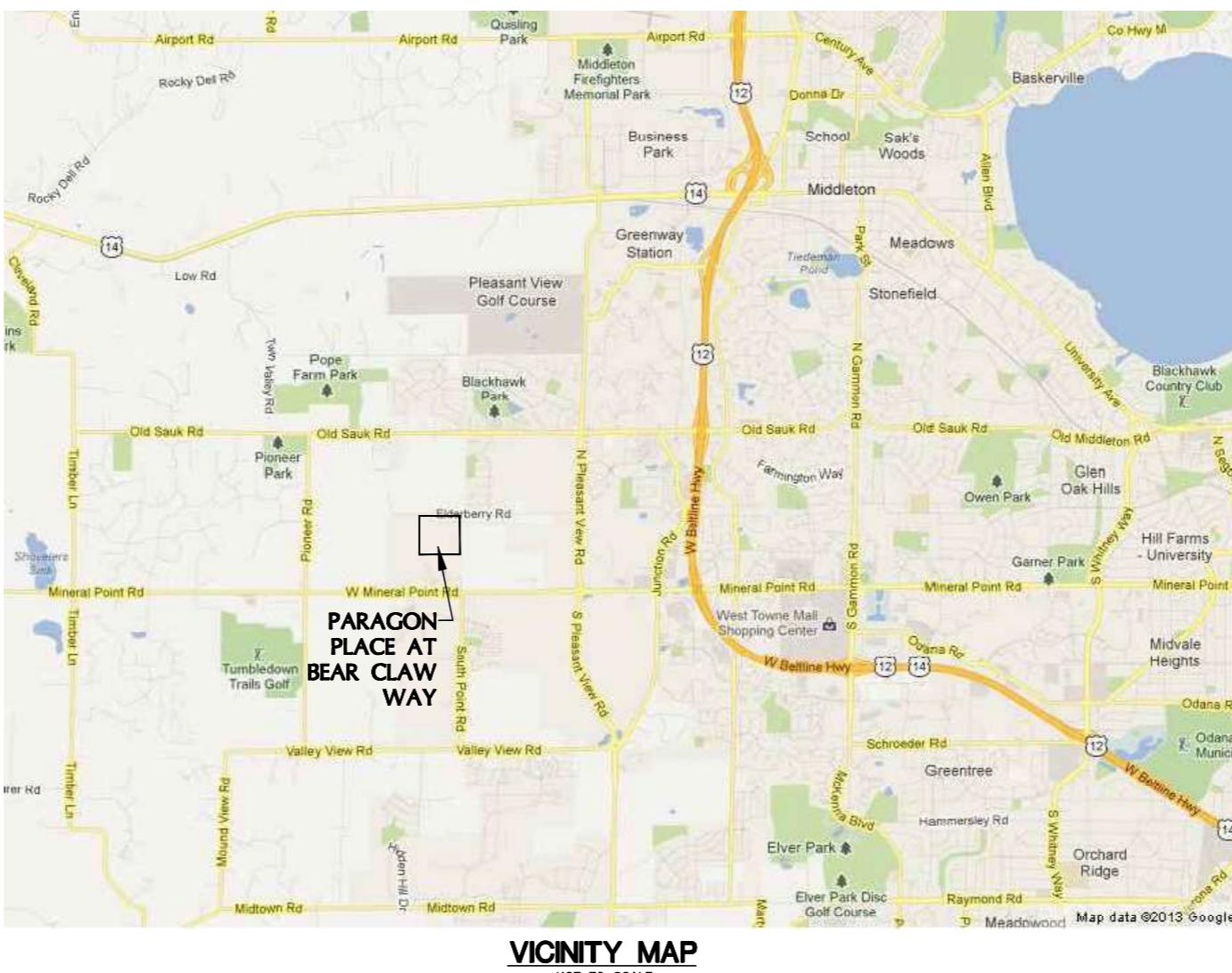
LOCALITY MAP:
S.W. 1/4, SEC. 21,
T. 7 N., R. 8 E.
SCALE: 1"=1000'

PARAGON PLACE AT BEAR CLAW WAY

LOT 3

PRELIMINARY SITE DEVELOPMENT PLANS

CITY OF MADISON, WISCONSIN



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.



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

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOT 3
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY
DATE
DESCRIPTION
3/15/2023
CONCEPT GRADING
6/9/2023
PRELIMINARY PLANS
6/29/2023
CITY SUBMITTAL
8/2/2023
SITE UPDATES
8/16/2023
SITE UPDATES
9/14/2023
SITE UPDATES

PRELIMINARY SET
NOT FOR CONSTRUCTION.

DATE:
SEPTEMBER 14, 2023

JOB NUMBER:
12041

DESCRIPTION:

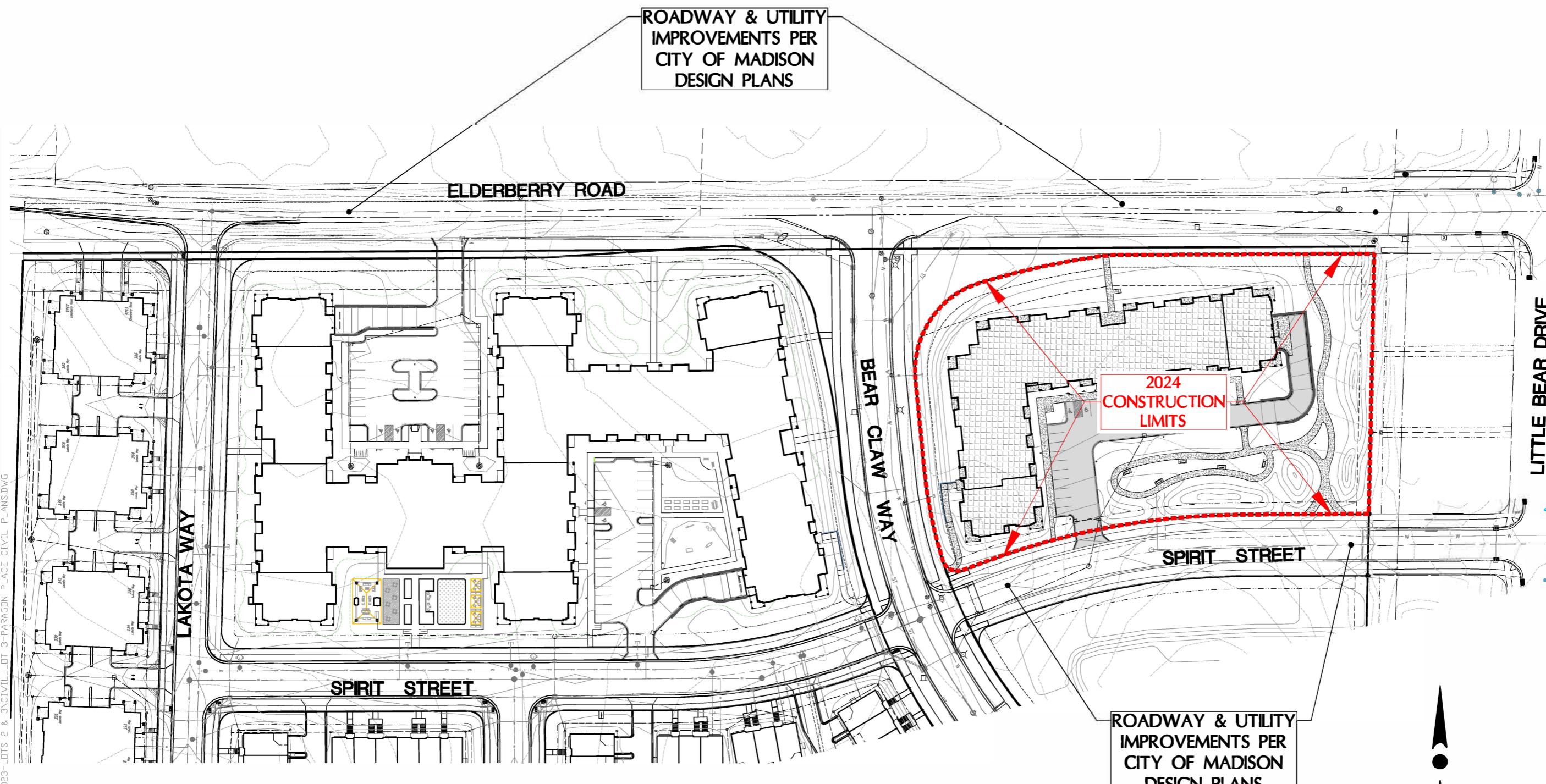
COVER SHEET

SHEET

CO.0

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





HNC300\311\2041-01\CONSTRUCTION PLANS\2023-LOTS 2 & 3\CIVIL\LOT_3-PARAGON PLACE CIVIL PLANS.DWG

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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.

Scale: 1" = 50' (22"X34")
Scale: 1" = 100' (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.



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



knothe bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201

608.836.3690 Middleton, WI 53562

Appleton, WI 54911

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOT 3
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive

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

DATE:
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DESCRIPTION:

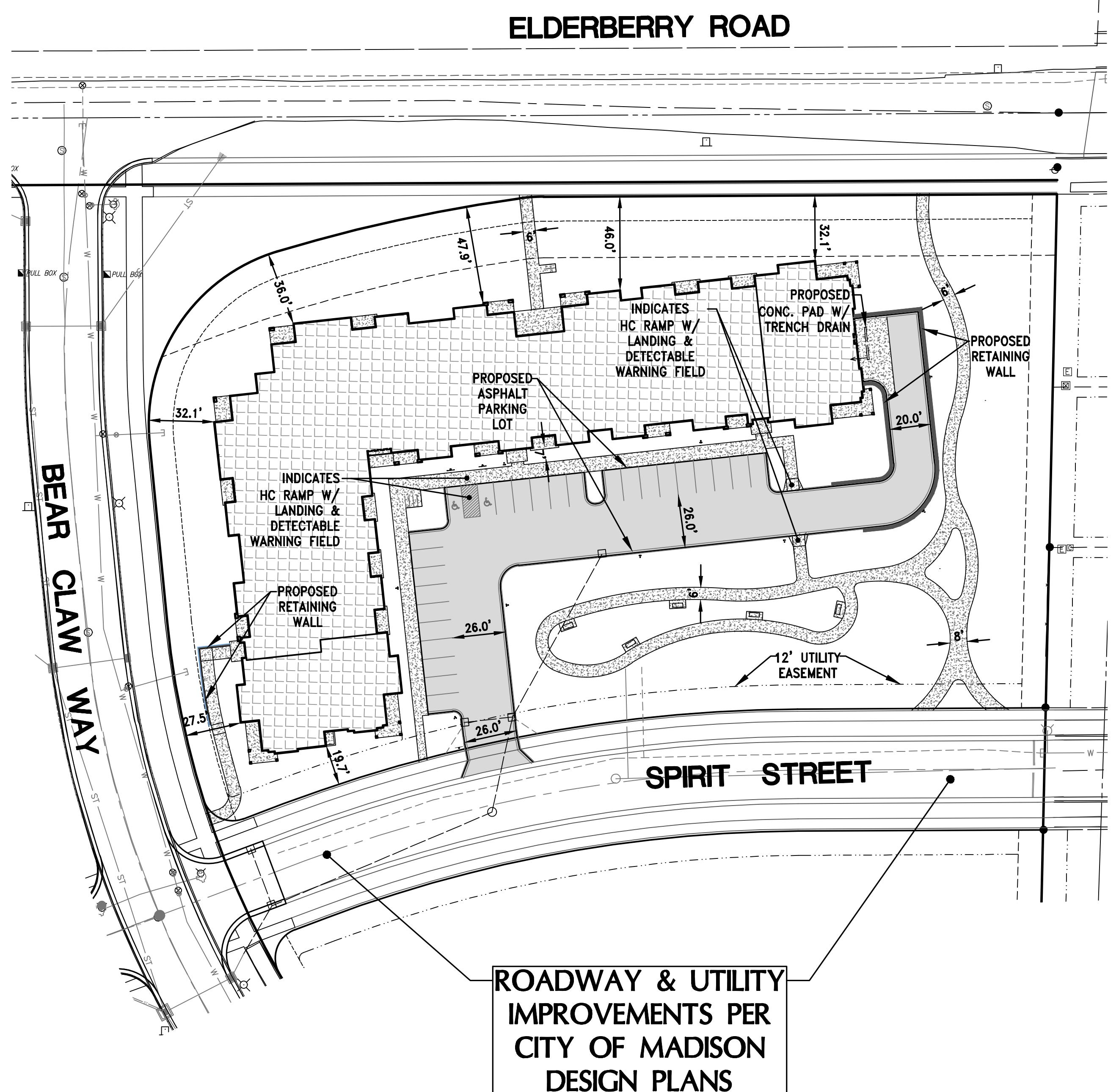
**CONTRACT
LIMITS PLAN**

SHEET

C1.0

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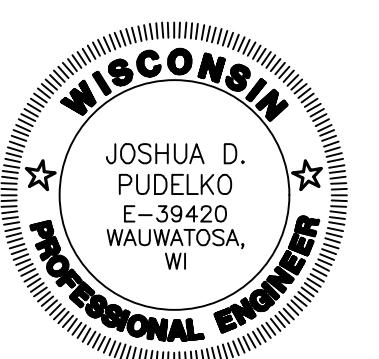
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Scale: 1" = 40' (22" x 34")

Scale: 1" = 80' (11" x 17")

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8/16/2023	SITE UPDATES
9/14/2023	SITE UPDATES

DATE:
SEPTEMBER 14, 2023

JOB NUMBER:
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DESCRIPTION:
PRELIMINARY SITE PLAN

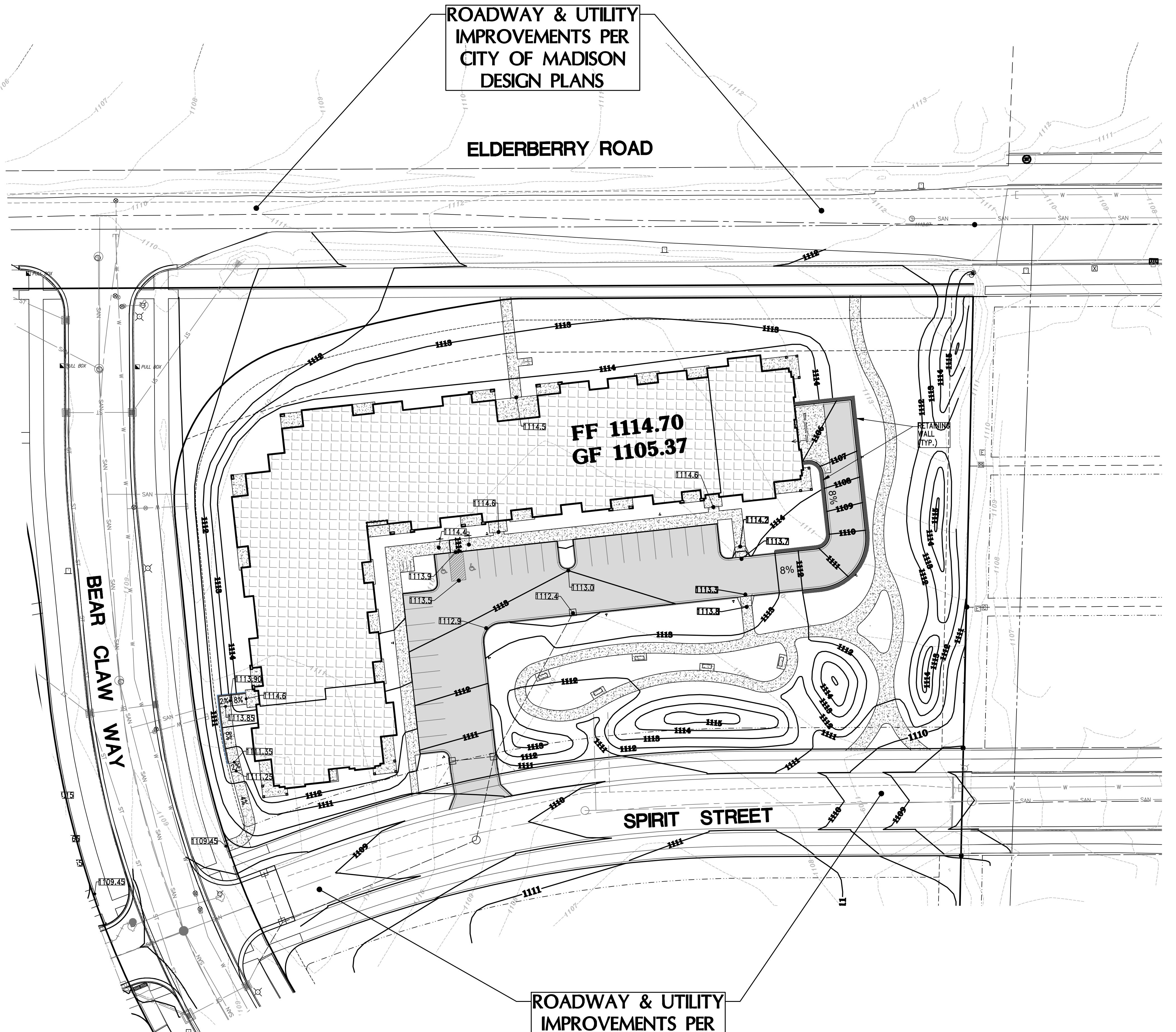
SHEET

C1.1



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DIVISIONS.

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

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

**PROJECT:
LOT 3
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911**

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

**DATE:
SEPTEMBER 14, 2023**

**JOB NUMBER:
12041**

**DESCRIPTION:
PRELIMINARY
GRADING &
PAVING PLAN**

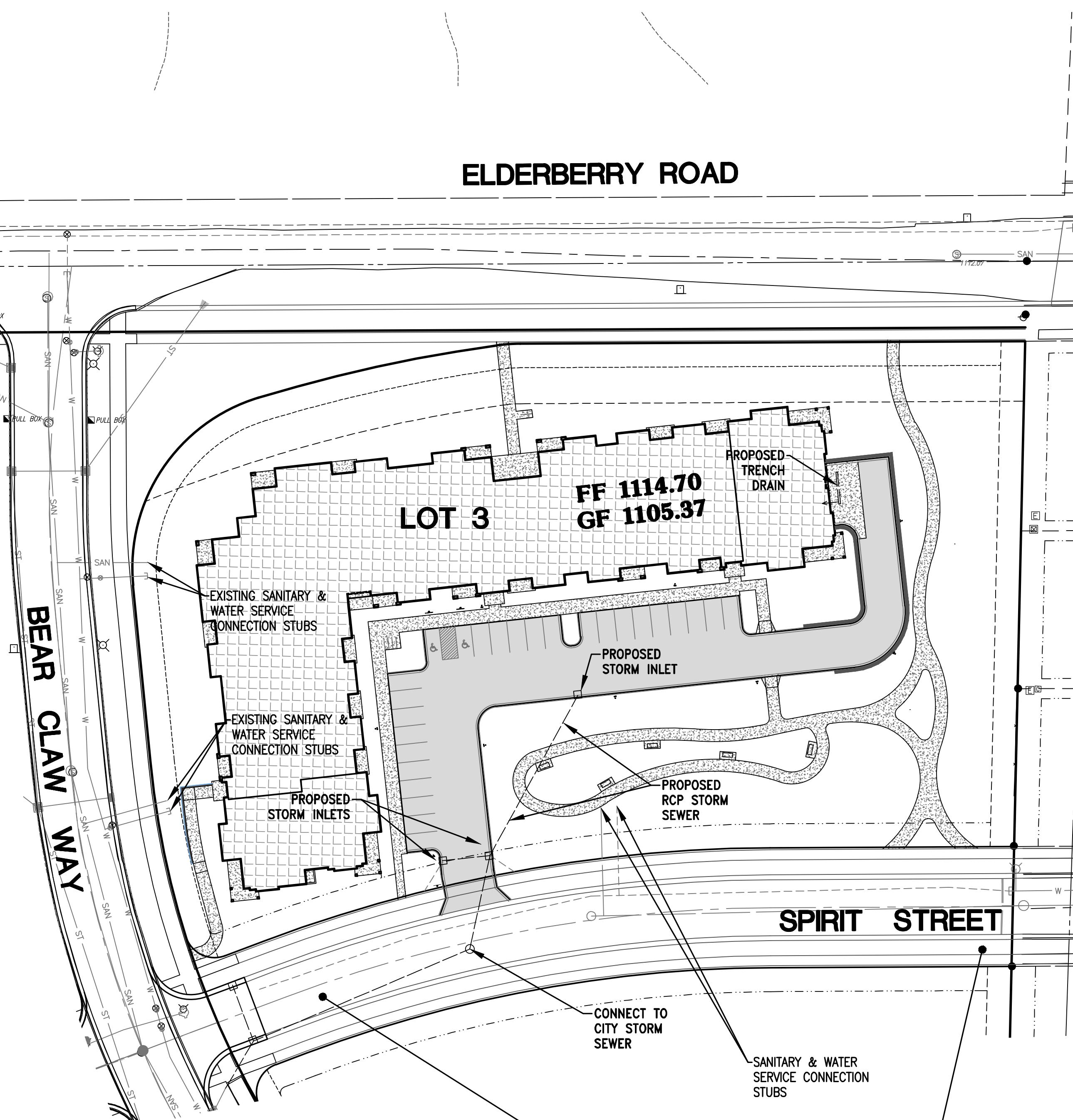
SHEET

C2.0



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PARAGON PLACE
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Middleton, WI 53562



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ROADWAY & UTILITY
IMPROVEMENTS PER
CITY OF MADISON
DESIGN PLANS

Scale: 1" = 40' (22"X34")
Scale: 1" = 80' (11"X17")



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS
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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.



PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOT 3
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

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

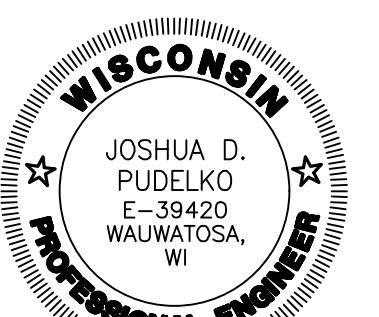
DATE:
SEPTEMBER 14, 2023

JOB NUMBER:
12041

DESCRIPTION:
**PRELIMINARY
UTILITY
PLAN**

SHEET

C3.0



4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudeko@trioeng.com

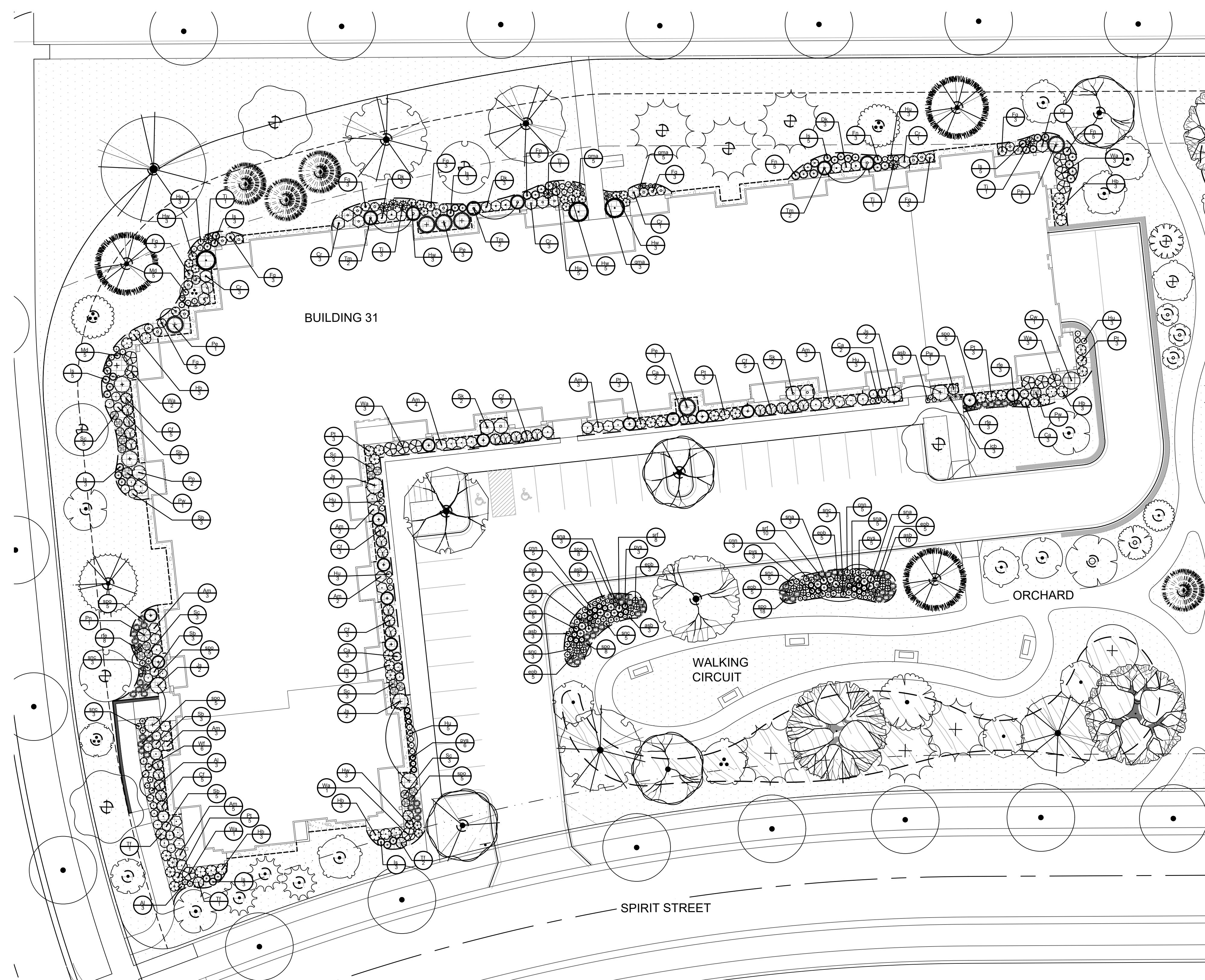
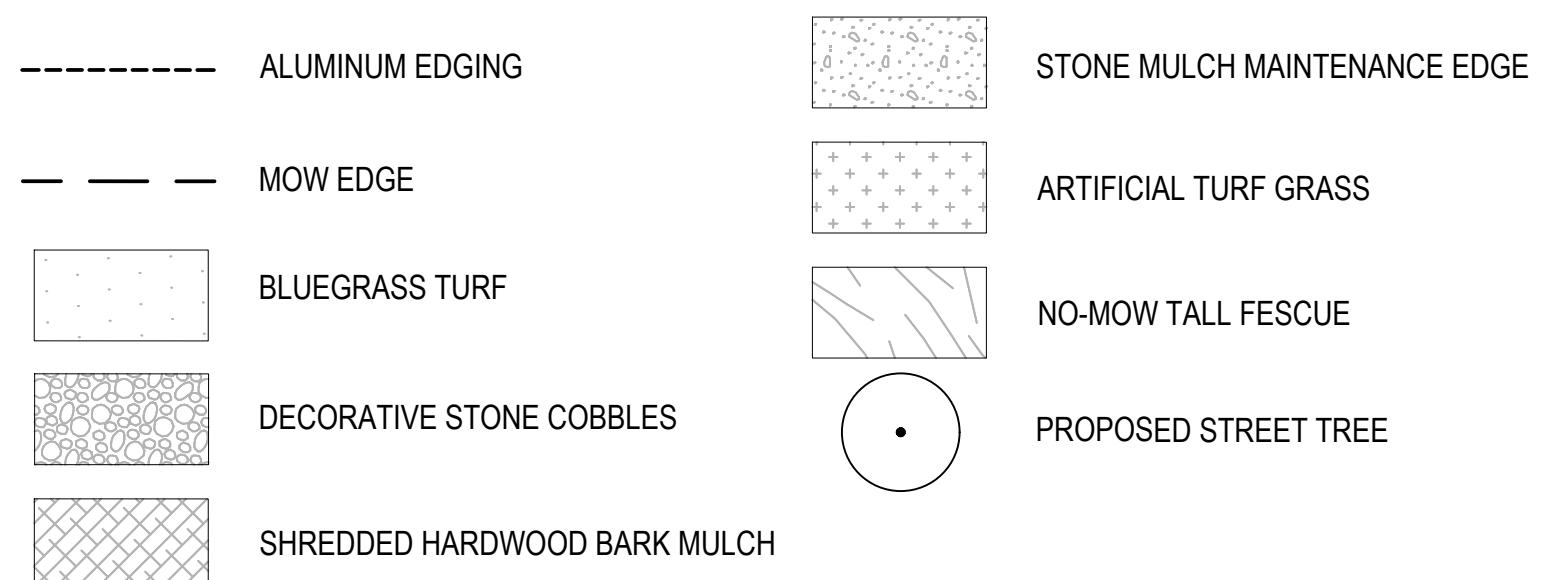


knothe bruce
ARCHITECTS
Phone: 7601 University Ave, Ste 201
608.836.3690
Middleton, WI 53562

NOTES

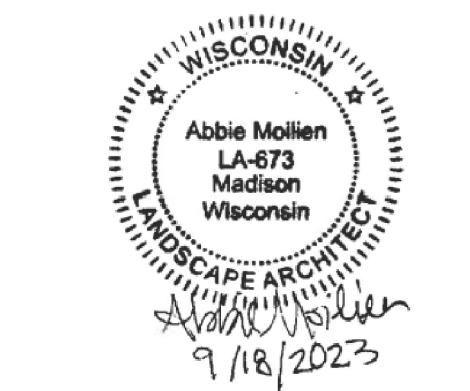
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROTECT BENCHMARKS.
- ALL 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-SEEDED 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.
- AS DEFINED BY MADISON GENERAL ORDINANCE 10.10, CITY FORESTRY WILL ASSESS THE FULL COST OF THE STREET TREE INSTALLATION TO THE ADJACENT PROPERTY OWNER. CITY FORESTRY WILL DETERMINE STREET TREE PLANTING SITES AND TREE SPECIES TYPE. STREET TREE PLANTING WILL BE SCHEDULED AFTER THERE IS SUBSTANTIAL COMPLETION OF THE NEW PLAT DEVELOPMENT ALONG THE STREET SEGMENT.
- CONTRACTOR WILL BE REQUIRED TO SUBMIT TOPSOIL TEST RESULTS PRIOR TO PLACEMENT OF SOIL MATERIALS ON THIS PROJECT.
- ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS

LEGEND



PLANT LIST- SHRUBS, PERENNIALS AND GRASSES

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
•	Am	Aronia melanocarpa 'Morton' / Iroquois Beauty Black Chokeberry	3 gal	CONT.	25
•	Al	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	2 gal	CONT.	6
•	Ca	Ceanothus americanus / New Jersey Tea	5 gal	CONT.	10
•	Cr	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	5 gal	CONT.	12
•	Cf	Cornus stolonifera 'Farrow' / Arctic Fire® Red Twig Dogwood	3 gal	CONT.	26
•	Cw	Cotinus coggygria 'NCC01' / Minecraft Black® Smoke Tree	5 gal	CONT.	1
•	Dk	Diervilla lonicera 'Kodiak Orange' / Kodiak Orange Dwarf Bush Honeysuckle	3 gal	CONT.	9
•	Fn	Forsythia x intermedia 'Nimbus' / Show Off® Sugar Baby® Dwarf Forsythia	1 gal	CONT.	18
•	Fg	Fothergilla gardenii 'Beaver Creek' / Dwarf Witchhazel	3 gal	CONT.	26
•	Hb	Hydrangea paniculata 'LVOBO' / Bobo® Panicle Hydrangea	5 gal	CONT.	15
•	Hw	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	CONT.	17
•	Hu	Hydrangea serrata 'MAKO' / Tiny Tuff Stuff™ Mountain Hydrangea	3 gal	CONT.	28
•	Is	Itea virginica 'Sprich' / Little Henry® Sweetspire	3 gal	CONT.	30
•	Po	Physocarpus opulifolius 'Jefam' / Amber Jubilee® Ninebark	5 gal	CONT.	2
•	Pt	Physocarpus opulifolius 'SMPOTW' / Tiny Wine® Ninebark	3 gal	CONT.	23
•	Sb	Spiraea betulifolia 'Tor' / Birchleaf Spirea	2 gal	CONT.	17
•	Sk	Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac	5 gal	CONT.	4
•	Sc	Syringa x 'SMNJRPU' / Bloomerang® Dwarf Purple Lilac	3 gal	CONT.	17
•	Wa	Weigela florida 'Alexandra' / Wine & Roses® Weigela	3 gal	CONT.	13
•	Wf	Weigela florida 'Bokraspiwi' / Spilled Wine® Weigela	3 gal	CONT.	6
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
+	Js	Juniperus chinensis 'Sea Green' / Sea Green Juniper	3 gal	CONT.	7
•	Md	Microbiota decussata 'Condavis' / Fuzzball Siberian Carpet Cypress	2 gal	CONT.	10
•	Pn	Picea omorica 'Nana' / Dwarf Serbian Spruce	5 gal	CONT.	1
•	Pw	Pinus mugo 'Carsten's Wintergold' / Carsten's Wintergold Mugo Pine	3 gal	CONT.	3
•	Pe	Pinus strobus 'Nana' / Dwarf White Pine	5 gal	CONT.	6
•	Tr	Taxus x media 'Tauntonii' / Taunton Yew	5 gal	CONT.	6
•	Tf	Thuja occidentalis 'Congabe' / Fire Chief™ Arborvitae	3 gal	CONT.	4
•	Tj	Tsuga canadensis 'Jeddeloh' / Jeddeloh Eastern Hemlock	3 gal	CONT.	7
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
•	asb	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	QUART	CONT.	24
•	cnn	Calamintha nepeta ssp. nepeta / Lesser Calamint	QUART	CONT.	13
•	epb	Eupatorium purpureum 'Baby Joe' / Dwarf Joe Pye Weed	QUART	CONT.	23
•	gma	Geranium maculatum / Spotted Geranium	QUART	CONT.	13
•	icb	Iris sibirica 'Caesar's Brother' / Caesar's Brother Siberian Iris	QUART	CONT.	3
•	rfe	Rudbeckia fulgida 'Early Bird Gold' / Early Bird Gold Coneflower	QUART	CONT.	14
•	snc	Salvia nemorosa 'Caradonna' / Cardonna Perennial Salvia	QUART	CONT.	22
•	srf	Solidago rugosa 'Fireworks' / Fireworks Goldenrod	QUART	CONT.	18
•	sna	Sympetrum novae-angliae / New England Aster	QUART	CONT.	21
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
•	pvs	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal	CONT.	28
•	spo	Sporobolus heterolepis / Prairie Dropseed	1 gal	CONT.	59



PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site
Lot 3

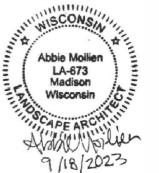
Lot 3: 353 Bear Claw Way
Madison, Wisconsin
SHEET TITLE
Planting
Enlargements

SHEET NUMBER

L101

PROJECT NO. 2244

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PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site
Lot 3

Lot 3: 353 Bear Claw Way
Madison, Wisconsin

SHEET TITLE
Landscape Points
Worksheet

SHEET NUMBER

L102

PROJECT NO.
2244

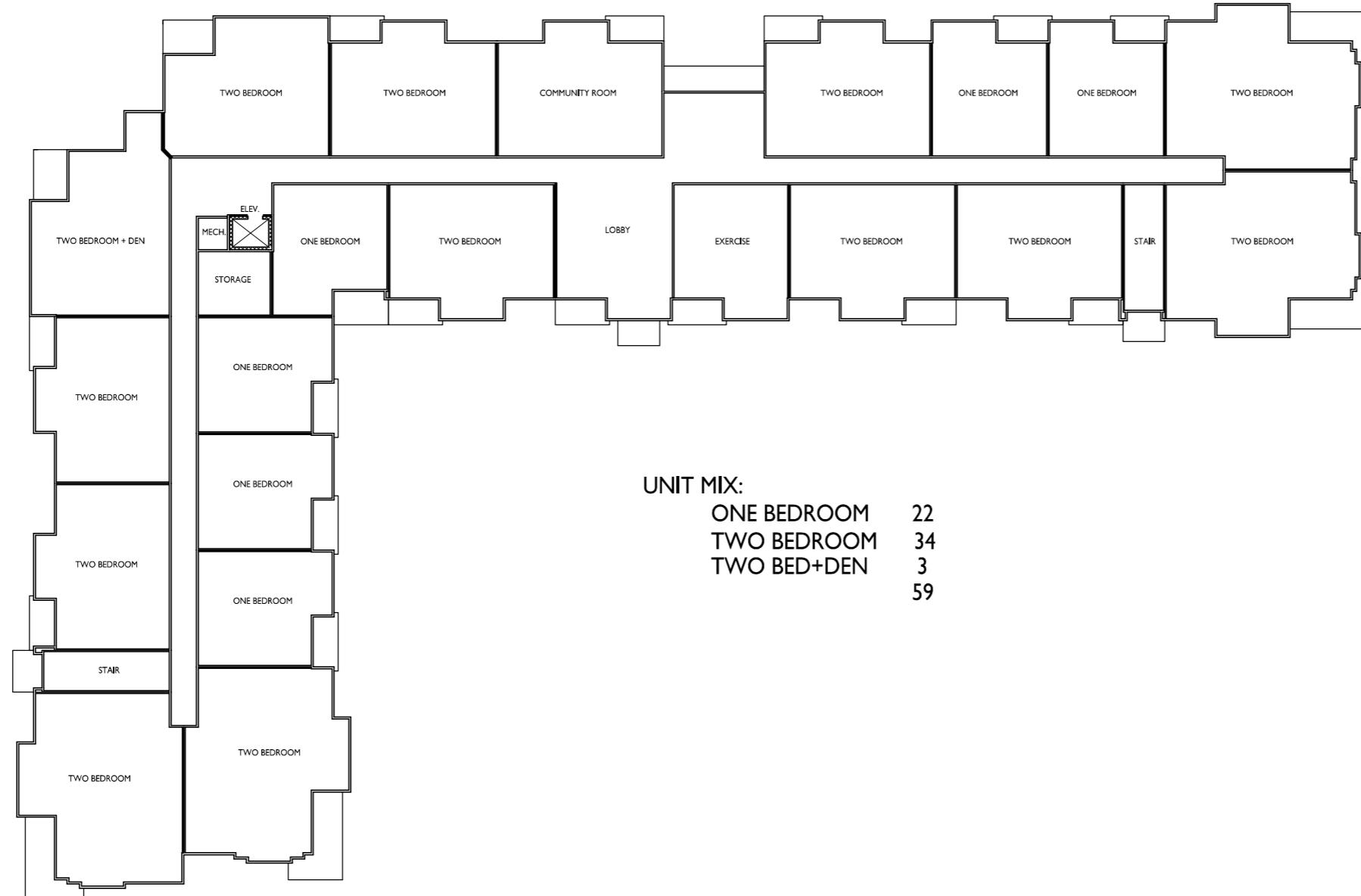
City of Madison, WI Landscape Worksheet					
18-Sep-23 Paragon Place Lot 3					
Developed Lots		SF	LANDSCAPE POINTS REQUIRED		
Total Existing Developed Area		54,425	5 pts/300 SF		
			Landscape Points Required		
			907		
Development Frontage - Elberry Road		LF	*Overstory Trees Required Shrubs Required		
Total LF of Street Frontage Between Bldg./Parking & street		448	15 75		
1 Overstory Deciduous Tree* & 5 Shrubs for each 30 linear feet of Lot Frontage [*2 Ornamental Trees or 2 Evergreen Trees may be used in place of 1 Overstory Deciduous Tree]					
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved	
Overstory Deciduous Tree **	35	7	0	245	
Ex. Significant Specimen Tree	0	0	0	0	
Tall Evergreen Tree	35	10	0	350	
Ornamental Tree	15	7	0	105	
Upright Evergreen Shrub	10	0	0	0	
Shrub, Deciduous	3	101	0	303	
Shrub, Evergreen	4	17	0	68	
Ornamental Grass/Perennial	2	13	0	26	
			Development Frontage Total		
			1097		
Development Frontage - Bear Claw Way		LF	*Overstory Trees Required Shrubs Required		
Total LF of Street Frontage Between Bldg./Parking & street		252	8 42		
1 Overstory Deciduous Tree* & 5 Shrubs for each 30 linear feet of Lot Frontage [*2 Ornamental Trees or 2 Evergreen Trees may be used in place of 1 Overstory Deciduous Tree]					
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved	
Overstory Deciduous Tree **	35	2	0	70	
Ex. Significant Specimen Tree	0	0	0	0	
Tall Evergreen Tree	35	7	0	245	
Ornamental Tree	15	9	0	135	
Upright Evergreen Shrub	10	0	0	0	
Shrub, Deciduous	3	57	0	171	
Shrub, Evergreen	4	15	0	60	
Ornamental Grass/Perennial	2	29	0	58	
			Development Frontage Total		
			739		
Development Frontage - Spirit Street		LF	*Overstory Trees Required Shrubs Required		
Total LF of Street Frontage Between Bldg./Parking & street		414	14 69		
1 Overstory Deciduous Tree* & 5 Shrubs for each 30 linear feet of Lot Frontage [*2 Ornamental Trees or 2 Evergreen Trees may be used in place of 1 Overstory Deciduous Tree]					
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved	
Overstory Deciduous Tree **	35	7	0	245	
Ex. Significant Specimen Tree	0	0	0	0	
Tall Evergreen Tree	35	7	0	245	
Ornamental Tree	15	8	0	120	
Upright Evergreen Shrub	10	0	0	0	
Shrub, Deciduous	3	74	0	222	
Shrub, Evergreen	4	6	0	24	
Ornamental Grass/Perennial	2	11	0	22	
			Development Frontage Total		
			878		
Interior Parking		SF	*Overstory Trees Required SF Planting Space Required		
Total SF of parking lot area		14,415	5 721		
1 Overstory Deciduous Tree* & 5 Shrubs for each 30 linear feet of Lot Frontage [*2 Ornamental Trees or 2 Evergreen Trees may be used in place of 1 Overstory Deciduous Tree]					
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved	
Overstory Deciduous Tree **	35	5	0	175	
Ex. Significant Specimen Tree	0	0	0	0	
Tall Evergreen Tree	35	0	0	0	
Ornamental Tree	15	0	0	0	
Upright Evergreen Shrub	10	0	0	0	
Shrub, Deciduous	3	0	0	0	
Shrub, Evergreen	4	0	0	0	
Ornamental Grass/Perennial	2	0	0	0	
			Development Frontage Total		
			175		
General Site, Foundation, Screening					
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved	
Overstory Deciduous Tree	35	1	0	35	
Tall Evergreen Tree	35	20	0	700	
Ornamental Tree	10	16	0	160	
Upright Evergreen Shrub	10	0	0	0	
Shrub, Deciduous	3	73	0	219	
Shrub, Evergreen	4	6	0	24	
Ornamental Grass/Perennial	2	185	0	370	
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0	
			Foundation Plantings Total		
			1508		
TOTAL LANDSCAPE POINTS REQUIRED 907					
TOTAL LANDSCAPE POINTS PROVIDED 4397					
NOTE: * In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.					

SHEET NUMBER

L102

PROJECT NO.
2244

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

PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site
Lot 3

LOT 3 : 353 Bear Claw Way
Madison, Wisconsin

sheet title
First Floor Plan

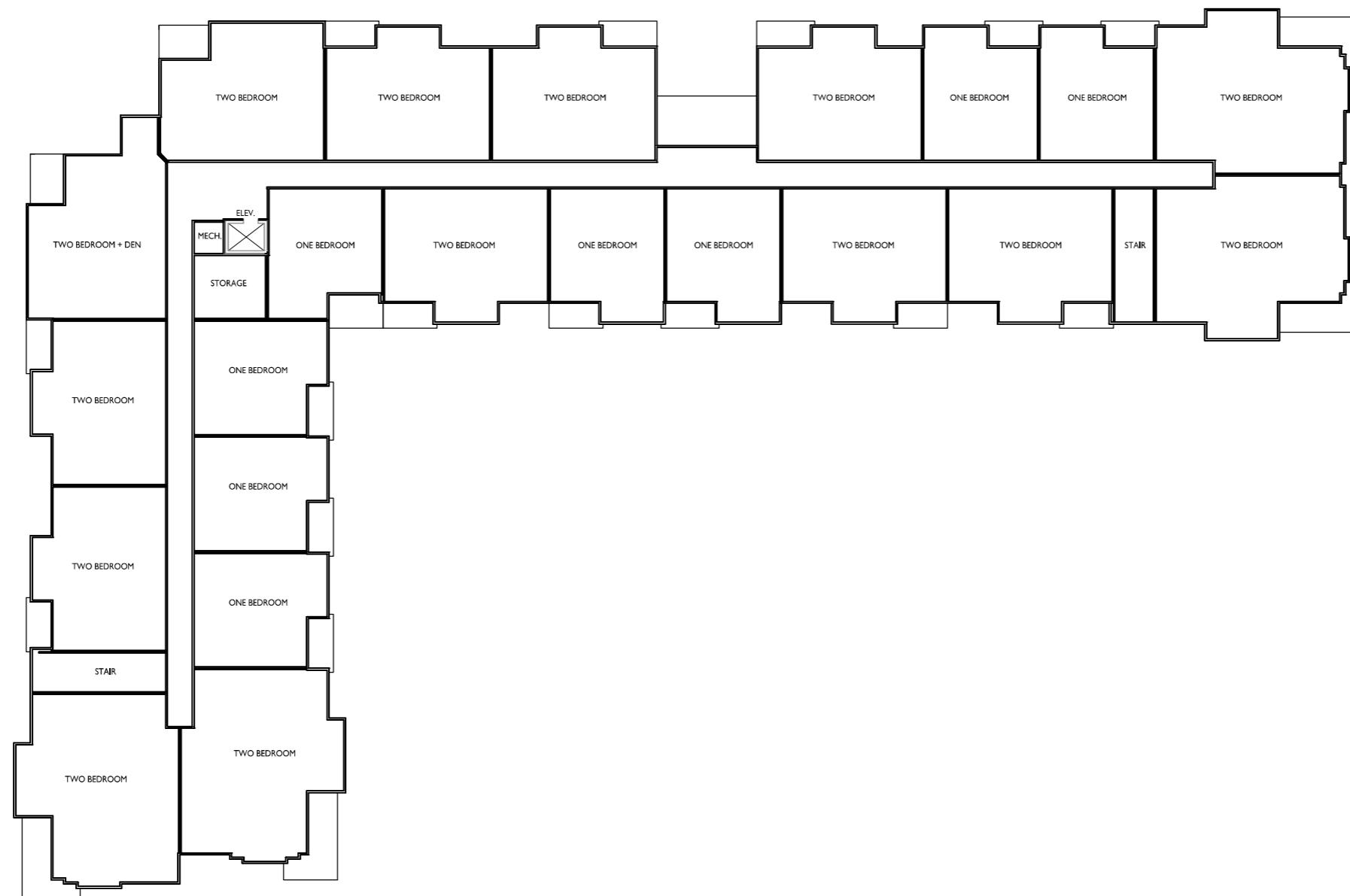
SHEET NUMBER

I
A-I.I
1/16" = 1'-0"
FIRST FLOOR PLAN



A-I.I

PROJECT NO.
2244
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PROJECT TITLE
 Paragon Place at
 Bear Claw Way
 Ziegler Site
 Lot 3

Lot 3 : 353 Bear Claw Way
 Madison, Wisconsin

SHEET TITLE
 Second Floor Plan

SHEET NUMBER

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



A-1.2

PROJECT NO.
 2244
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 PROJECT TITLE
 Paragon Place at
 Bear Claw Way
 Ziegler Site
 Lot 3

 Lot 3 : 353 Bear Claw Way
 Madison, Wisconsin

 SHEET TITLE
 Third Floor Plan

SHEET NUMBER

A-1.3

 I
 A-1.3
 1/16" = 1'-0"

 PROJECT NO.
 2244

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



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

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PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site
Lot 3

Lot 3 : 353 Bear Claw
Way, Madison, WI
SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

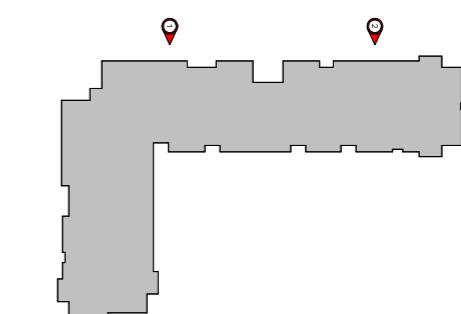
A-2.1

PROJECT NUMBER
2244



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
04	BRICK VENEER	MICHIGAN BRICK	PORT HURON
06	STONE VENEER	FOND DU LAC NATURAL STONE	RADEMANN DIMENSIONAL
07	CAST STONE	EDWARDS	18-025
08	BRICK SOLDIER COURSE	MICHIGAN BRICK	PORT HURON
09	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	WINDGATE	DESERT SAND
11	ALUMINUM STOREFRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ASPHALT ROOF	CERTINTED	WEATHERED WOOD





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



2 ELEVATION - SOUTH 1.1
A-2.2 1/8" = 1'-0"

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PROJECT TITLE
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Ziegler Site
Lot 3

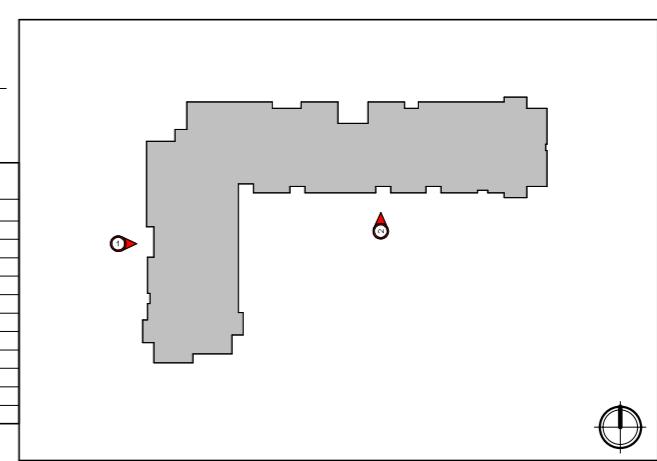
Lot 3 : 353 Bear Claw
Way, Madison, WI
SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
A-2.2

PROJECT NUMBER
2244

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
04	BRICK VENEER	MICHIGAN BRICK	PORT HURON
06	STONE VENEER	FOND DU LAC NATURAL STONE	RADEMANN DIMENSIONAL
07	CAST STONE	EDWARDS	18-025
08	BRICK SOLDIER COURSE	MICHIGAN BRICK	PORT HURON
09	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	WINDGATE	DESERT SAND
11	ALUMINUM STOREFRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ASPHALT ROOF	CERTINTED	WEATHERED WOOD




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

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

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

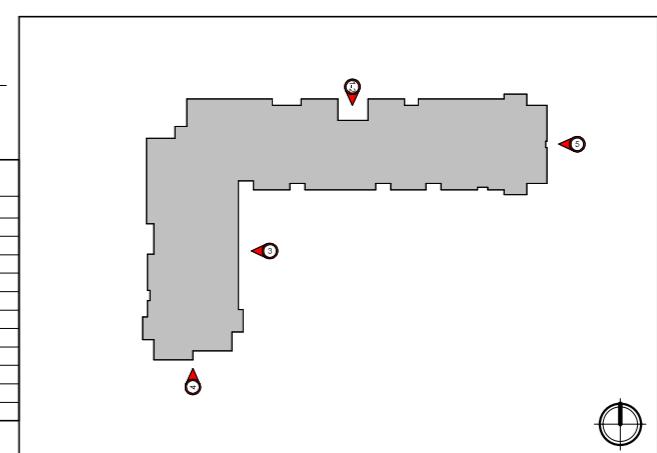
4 ELEVATION - SOUTH 1.2
 A-2.3 1/8" = 1'-0"

5 ELEVATION - EAST 1.2
 A-2.3 1/8" = 1'-0"

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Bear Claw Way
Ziegler Site
Lot 3
Lot 3 : 353 Bear Claw
Way, Madison, WI
SHEET TITLE
EXTERIOR
ELEVATIONS
SHEET NUMBER
A-2.3
PROJECT NUMBER 2244

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
04	BRICK VENEER	MICHIGAN BRICK	PORT HURON
06	STONE VENEER	FOND DU LAC NATURAL STONE	RADEMANN DIMENSIONAL
07	CAST STONE	EDWARDS	18-025
08	BRICK SOLDIER COURSE	MICHIGAN BRICK	PORT HURON
09	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	WINDGATE	DESERT SAND
11	ALUMINUM STOREFRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ASPHALT ROOF	CERTINTED	WEATHERED WOOD

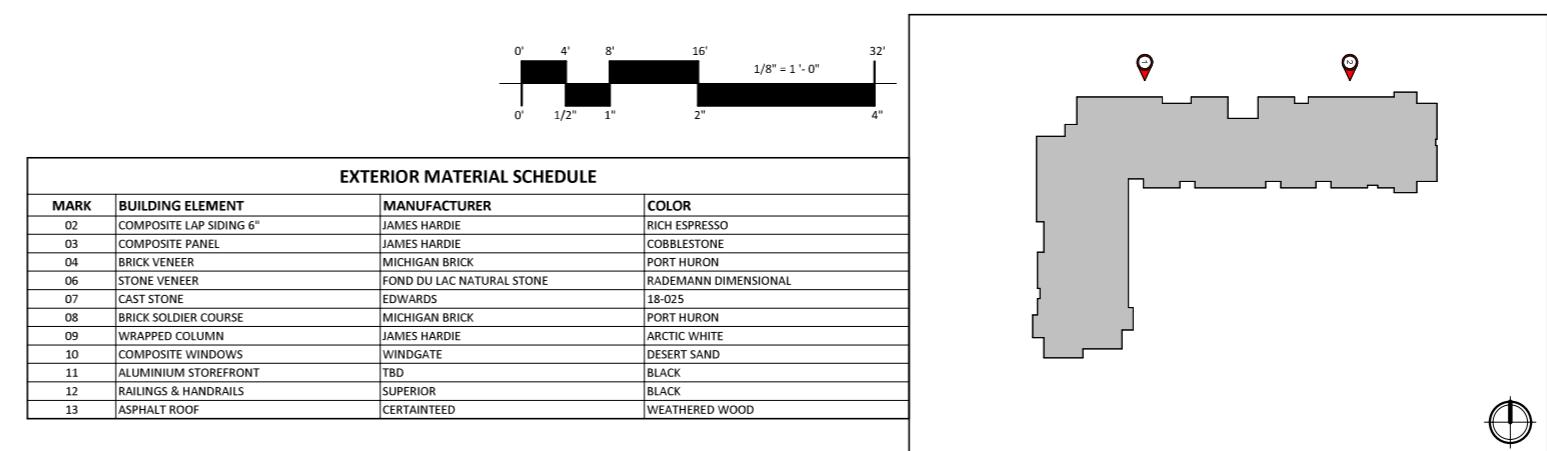




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PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site
Lot 3





2 COLORED ELEVATION - WEST
A-2.5 1/8" = 1'-0"



1 COLORED ELEVATION - SOUTH 1.1
A-2.5 1/8" = 1'-0"

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PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site
Lot 3

Lot 3 : 353 Bear Claw
Way, Madison, WI
SHEET TITLE

EXTERIOR
ELEVATIONS
COLORED

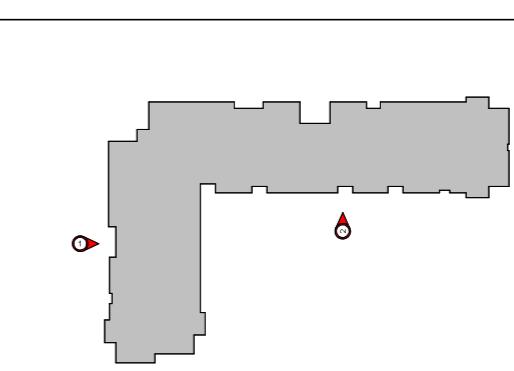
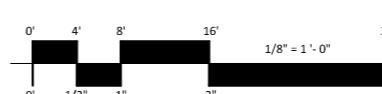
SHEET NUMBER

A-2.5

PROJECT NUMBER
2244

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
04	BRICK VENEER	MICHIGAN BRICK	PORT HURON
06	STONE VENEER	FOND DU LAC NATURAL STONE	RADEMANN DIMENSIONAL 18-025
07	CAST STONE	EDWARDS	
08	BRICK SOLDIER COURSE	MICHIGAN BRICK	PORT HURON
09	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	WINDGATE	DESERT SAND
11	ALUMINUM STOREFRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ASPHALT ROOF	CERTINTED	WEATHERED WOOD





1 COLORED ELEVATION - ENTRY CORRIDOR 1.1
A-2.6 1/8" = 1'-0"

2 COLORED ELEVATION - ENTRY CORRIDOR 1.2
A-2.6 1/8" = 1'-0"

3 COLORED ELEVATION - EAST 1.1
A-2.6 1/8" = 1'-0"



4 COLORED ELEVATION - SOUTH 1.2
A-2.6 1/8" = 1'-0"



5 COLORED ELEVATION - EAST 1.2
A-2.6 1/8" = 1'-0"

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PROJECT TITLE
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Bear Claw Way
Ziegler Site
Lot 3

Lot 3 : 353 Bear Claw
Way, Madison, WI
SHEET TITLE

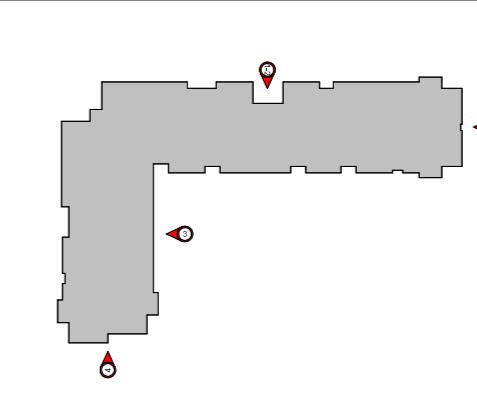
EXTERIOR
ELEVATIONS
COLORED

SHEET NUMBER

A-2.6

PROJECT NUMBER
2244

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
04	BRICK VENEER	MICHIGAN BRICK	PORT HURON
06	STONE VENEER	FOND DU LAC NATURAL STONE	RADEMANN DIMENSIONAL
07	CAST STONE	EDWARDS	18-025
08	BRICK SOLDIER COURSE	MICHIGAN BRICK	PORT HURON
09	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	WINDGATE	DESERT SAND
11	ALUMINUM STOREFRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ASPHALT ROOF	CERTINTED	WEATHERED WOOD





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Paragon Place at Bear Claw Way Ziegler Site Lot 3

Age-Restricted 55+ Highlands Senior Community
Lot 3 : 353 Bear Claw Way, Madison, WI

RENDER IMAGE

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Paragon Place at Bear Claw Way Ziegler Site Lot 3

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Paragon Place at Bear Claw Way Ziegler Site Lot 3

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