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: 9703 Paragon St (Lot 7)

Title: Paragon Place Apartments Lot 7

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

UDC meeting date requested 11/4/2020

- ☑ 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 — Company United Financial Group, Inc

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

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

Project contact person Kevin Burow — Company Knothe & Bruce Architects, LLC

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

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

Property owner (if not applicant) Ziegler at Elderberry II LLC

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

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

5. Required Submittal Materials

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

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

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

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

**Electronic copies of oll items submitted in hord copy ore required. Individuol PDF files of eoch item submitted should be compiled on o CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The emoil must include the project oddress, project nome, ond opplicont nome. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Appliconts who are unable to provide the moteriols electronicolly should contact the Plonning Division at (608) 266-4635 for ossistonce.*

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 Janine Glaeser on 07/16/2020.

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 Partner

Authorizing signature of property owner Marshall Hunt, President of United Apartments, Inc, manager of Ziegler at Elderberry, LLC Date 09/15/2020

7. Application Filing Fees

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

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

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

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

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

URBAN DESIGN COMMISSION APPROVAL PROCESS UDC

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

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

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

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

September16, 2020

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 – Conditional Use
9703 Paragon St, Lot 7 – Addition to Paragon Place
KBA Project # 2021

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:	United Financial Group, Inc 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:	Garland Alliance, Inc 5707 6th Avenue Kenosha, WI 53140 (414) 688-1641 Contact: Tim Garland garlandalliance@gmail.com

Introduction:
The proposed site is Lot 7, located on the south side of Paragon St., west of the intersection with Chaska Dr. The lot is zoned SR-V2 and the proposed apartments are consistent with allowable conditional uses and quantities.

The owner, United Financial Group, Inc, is an experienced developer who has completed successful multi-family projects throughout Wisconsin. Their intent is to continue their high-quality development feature-rich in amenities for tenants.

Project Description:
The proposed development consists of 71 dwelling units arranged in two apartment buildings with

underground parking. These units create additional housing diversity within the neighborhood. The number of units on the site allow for the inclusion of onsite management and creates sufficient user base to allow expanded amenities, including a large community room, exercise facilities, outdoor grilling and seating areas, yard games area, outdoor fire pit and an outdoor pool.

Both buildings are two-story wood frame construction over basement parking garages. Building #5 is a stand-alone building fronting on Paragon St and Chaska Dr. Building #6 is also a stand-alone building fronting on Wilrich St and Chaska Dr. All units will have a private patio or deck. Where grade permits, ground floor units have been provided with private exterior entrances. The exterior facades are finished in quality materials, including brick veneer and composite horizontal siding. Trash and recycling will be collected within the basements with private pickup.

The project is accessed via two driveways on Lakota Way. The first driveway is at the center of the site and is the access point for shared outdoor parking and underground parking for building #5. The second is located further south and serves as the underground parking entrance for building #6. The surface parking is centrally located on the site and screened from street view by the buildings.

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	143,683 s.f. / 3.30 acres
Dwelling Units	71
Density	21.5 units/acre
Open Space Required	TSS x S.F. / d.u. = 500 s.f./unit
Open Space Provided	523 s.f./unit
Lot Coverage	79,447 s.f. / 55% (60% Max.)

Building Height: 2 Stories + Loft / 41' Feet (4 Stories / 52' Max.)

Gross Floor Area:

Buildings 5 and 6:	142,935 s.f.
Floor Area Ratio	0.99

Dwelling Unit Mix:	Building 5	Building 6
One Bedroom	12	7
Two Bedroom	18	22
Two Bedroom with Loft	5	7
Total Dwelling Units	35	36

Vehicle Parking:

Surface:	44 stalls
Basement:	119 stalls
Total	163 stalls
Parking Ratio:	2.28 / d.u.

Bicycle Parking:

Surface Short-Term:	8
Basement – Wall:	0
Basement – Floor:	71
Total:	84

Project Schedule:
Construction will be phased over 12-24 months as weather and market conditions dictate. Construction is projected to start early in 2021 with building #5 and progress south to building #6. The first units to be completed should be ready for occupancy in the spring of 2022.

Thank you for your time reviewing our proposal.

Sincerely,

Kevin Burow, AIA, NCARB, LEED AP
Managing Member

Denise Salimes

From: Kevin Burow
Sent: Saturday, August 15, 2020 7:39 PM
To: elderberry.northcentral@gmail.com; Paul Skidmore (district9@cityofmadison.com)
Cc: Stacey Oehrke
Subject: 30 Day Development Notice for 9703 Paragon Street

Alder Skidmore and Elderberry Neighborhood Association,

I would like to take this opportunity to formally notify you of a new proposed development. United Financial Group is continuing with their multifamily development Paragon Place at Bear Claw Way by developing lots 7 and 8, which are located between Wilrich St. and Paragon St and directly west of their existing buildings. We are proposing a two-story 35 unit building with a Club House and a 36 unit two-story building on lot 7. Both will have underground parking. On lot 8 we are proposing (3) 4-unit two-story townhome buildings with attached garages. We will be submitting our Land Use Application with the City of Madison on September 16, 2020 for this proposed development.

We look forward to working with you in continuing to make this a successful development.

If you have any questions please feel free to contact me.

Thanks,
Kevin

Kevin Burow, AIA, NCARB, LEED AP | Architect | Knothe & Bruce Architects, LLC | Ph: 608.836.3690 Ext. 110 | Cell: 608.575.3123

7601 University Avenue; Suite 201, Middleton, WI 53562 | kburow@knothebruce.com | www.knothebruce.com

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address:	Lot 7 of Paragon Place
Contact Name & Phone #:	Bob Feller 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☐ Yes	☒ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes	☐ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

ALED3T50N

Color: Bronze

Weight: 32.5 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	54.50W

LED Info

Watts	50W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000
Lumens	6,617
Efficacy	121.4 lm/W

Technical Specifications

Listings

UL Listed:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000178V

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Effective Projected Area:

EPA = 0.75

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

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Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

BAA Compliance:

Click here for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Replaces 200W Metal Halide

Buy American Act Compliance:

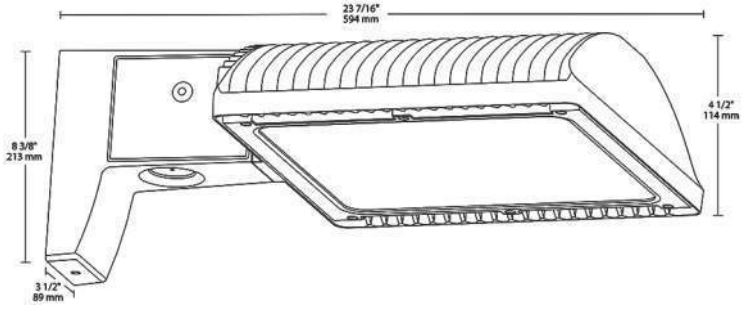
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

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ALED3T50N

RAB

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	3T	50		N				
	4T = Type IV **3T =** Type III **2T =** Type II	**50 =** 50W **78 =** 78W **105 =** 105W **125 =** 125W **150 =** 150W	**Blank =** Pole mount **SF =** Slipfitter	**Blank =** 5000K (Cool) **N =** 4000K (Neutral) **Y =** 3000K (Warm)	**Blank =** Bronze **RG =** Roadway Gray **W =** White **K =** Black	**Blank =** 120-277V **/480 =** 480V **/BL =** Bi-Level **/D10 =** 0-10V Dimming	**Blank =** No Option **/LC =** Lightcloud® Controller **/PCS =** 120V Swivel Photocell **/PCS2 =** 277V Swivel Photocell **/PCT =** 120-277V Twistlock Photocell **/PCS4 =** 480V Swivel Photocell **/PCT4 =** 480V Twistlock Photocell **/WS =** Multi-Level Motion Sensor **/WS2 =** Multi-Level Motion Sensor 20 ft. **/WS4 =** Multi-Level Motion Sensor 40 ft.	**Blank =** Standard **USA =** BAA Compliant

Copyright © 2020 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

SLIM12N

12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.2 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.12A
208V	0.08A
240V	0.07A
277V	0.06A
Input Watts	15.9W

LED Info

Watts	12W
Color Temp	4000K (Neutral)
Color Accuracy	74 CRI
L70 Lifespan	100,000
Lumens	1,925
Efficacy	121.1 lm/W

Technical Specifications

Listings

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: PGJBD3AQ

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 8 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

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Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:

Multi-chip, long-life LED

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Other

Equivalency:

Equivalent to 70W Metal Halide

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 70W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U1 G0

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 120V: 0.14A, 208V: 0.08A, 240V: 0.07A, 277V: 0.06A

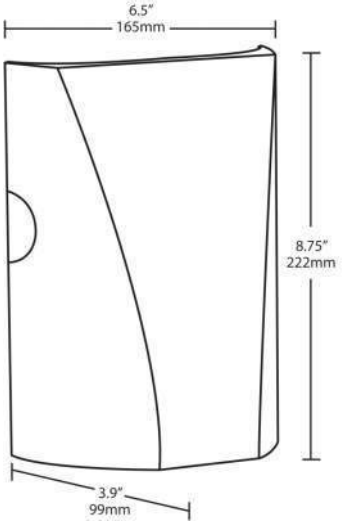
THD:

7.7% at 120V, 13.3% at 277V

Power Factor:

99.4% at 120V, 95.4% at 277V

Dimensions



Features

- Full cutoff, fully shielded LED wall pack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty

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SLIM12N

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	12	N			
	12 = 12W **18 =** 18W **26 =** 26W	**Blank =** 5000K (Cool) **N =** 4000K (Neutral) **Y =** 3000K (Warm)	**Blank =** Bronze **W =** White	**Blank =** Standard (120-277V) **/D10 =** Dimmable	**Blank =** No Option **/PC =** 120V Button **/PC2 =** 277V Button **/LC =** Lightcloud® Controller

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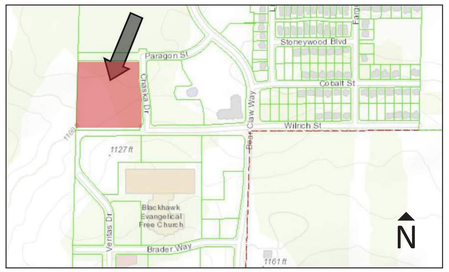


Existing Site looking South from Paragon St. - Blackhawk Church in the distance

East of Site

West of Site

North of Site

Context Photos
9703 Paragon St., Madison , WI

knothe bruce ARCHITECTS

GENERAL NOTES:

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

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

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

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

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

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

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

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

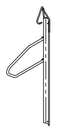
9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

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

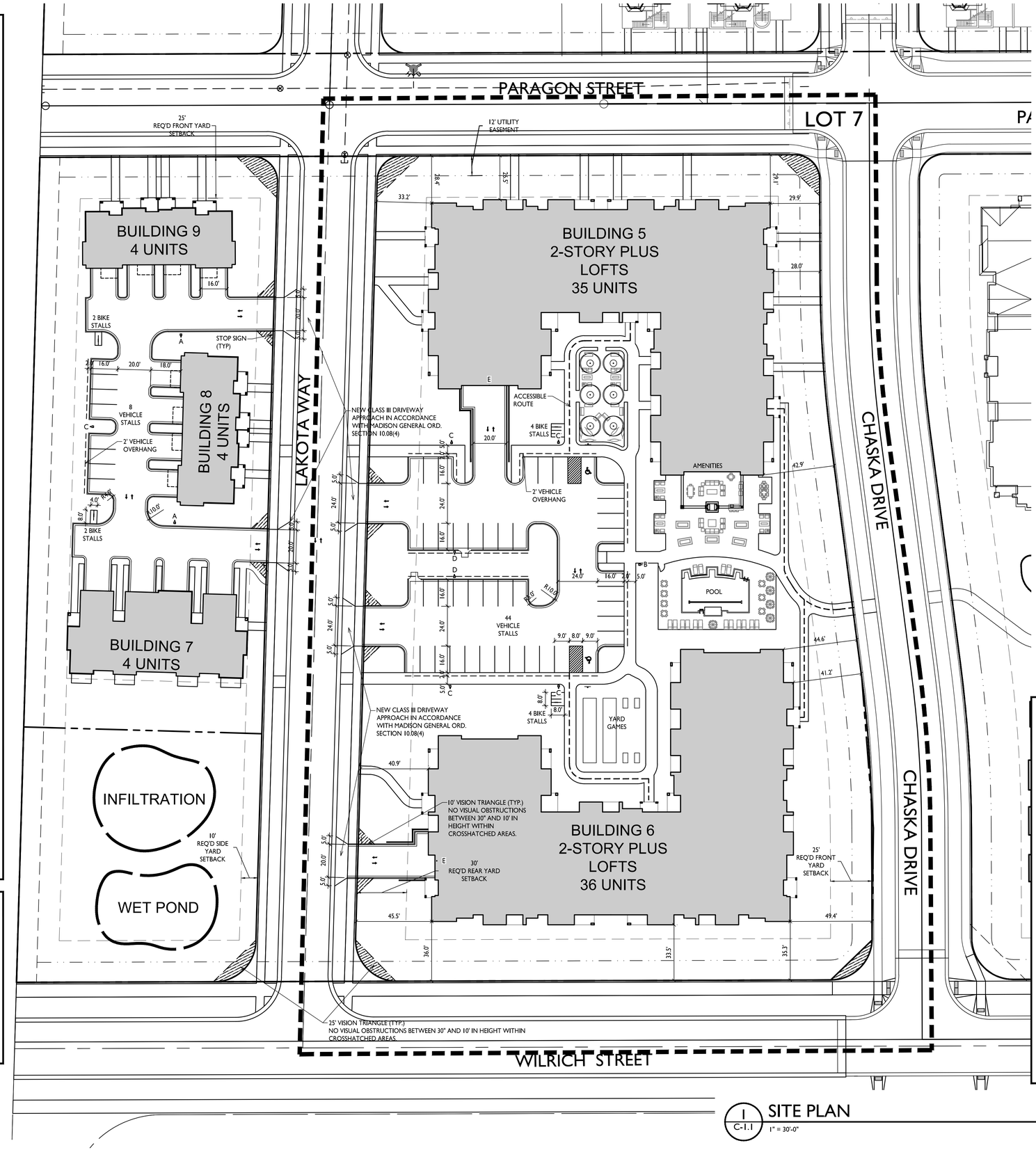
11. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

BIKE RACKS:

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

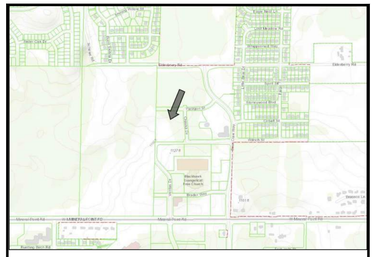


INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK



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

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



SITE LOCATOR MAP

SHEET INDEX - LOT 7

SITE	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C-1.00	GRADING PLAN
C-2.00	UTILITY PLAN
L-1.1	PLANTING PLAN
L-1.2	BED PLANTING PLAN
L-1.3	PLANTING DETAIL PLAN-1
L-1.4	PLANTING DETAIL PLAN-2
ARCHITECTURAL	
BUILDING #5	
A-1.0	BASEMENT PLAN - BUILDING 5
A-1.1	BLDG #5 - FIRST FLOOR PLAN
A-1.2	BLDG #5 - SECOND FLOOR PLAN
A-2.1	BLDG #5 - EXTERIOR ELEVATIONS
A-2.2	BLDG #5 - EXTERIOR ELEVATIONS
A-2.3	BLDG #5 - EXTERIOR ELEVATIONS COLORED
A-2.4	BLDG #5 - EXTERIOR ELEVATIONS COLORED
BUILDINGS #6	
A-1.0	BASEMENT PLAN - BUILDING 6
A-1.1	BLDG #6 - FIRST FLOOR PLAN
A-1.2	BLDG #6 - SECOND FLOOR PLAN
A-2.1	BLDG #6 - EXTERIOR ELEVATIONS
A-2.2	BLDG #6 - EXTERIOR ELEVATIONS
A-2.3	BLDG #6 - EXTERIOR ELEVATIONS COLORED
A-2.4	BLDG #6 - EXTERIOR ELEVATIONS COLORED

SHEET INDEX - LOT 8

SITE	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C-1.00	GRADING PLAN
C-2.00	UTILITY PLAN
L-1.1	PLANTING PLAN
L-1.2	BED PLANTING PLAN
BUILDING #7	
A-1.0	BLDG #7 - BASEMENT PLAN
A-1.1	BLDG #7 - FIRST FLOOR PLAN
A-1.2	BLDG #7 - SECOND FLOOR PLAN
A-2.1	BLDG #7 - EXTERIOR ELEVATIONS
A-2.2	BLDG #7 - EXTERIOR ELEVATIONS COLORED
BUILDING #8 & #9	
A-1.0	BLDG #8-#9 - BASEMENT PLAN
A-1.1	BLDG #8-#9 - FIRST FLOOR PLAN
A-1.2	BLDG #8-#9 - SECOND FLOOR PLAN
A-2.1	BLDG #8-#9 - EXTERIOR ELEVATIONS
A-2.2	BLDG #8-#9 - EXTERIOR ELEVATIONS COLORED

SITE DEVELOPMENT DATA:

ZONING: SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT

	LOT 7	LOT 8	
DENSITIES			
LOT AREA	143,683 S.F./3.3 ACRES	71,213 S.F./1.64 ACRES	
DWELLING UNITS	71 UNITS	12 UNITS	
LOT AREA / D.U.	2,023 S.F./UNIT	5,934 S.F./UNIT	
DENSITY	21.5 UNITS/ACRE	7.3 UNITS/ACRE	
	PROVIDED	PROVIDED	REQUIRED
LOT COVERAGE	79,447 S.F. (55%)	24,455 S.F. (34%)	60% MAX.
USABLE OPEN SPACE	523 S.F./UNIT	960 S.F./UNIT	500 S.F/UNIT
BUILDING HEIGHT	2 STORY + LOFT/41'	2-3 STORY/37'-44'	4 STORY/52'
DWELLING UNIT MIX:			
ONE BED	19	-	
TWO BED	52	8	
THREE BED	-	4	
TOTAL	71 UNITS	12 UNITS	
GROSS FLOOR AREAS			
RESIDENTIAL	95,926 S.F.	18,000 S.F.	
BASEMENT/GARAGE	47,009 S.F.	7,788 S.F.	
TOTAL FLOOR AREA	142,935 S.F.	25,788 S.F.	
FLOOR AREA RATIO	.99	.36	
VEHICLE PARKING :			
BASEMENT/GARAGE	119	24	
SURFACE	44	8	
TOTAL	163 VEHICLE STALLS	32 VEHICLE STALLS	
PARKING RATIO	2.3 STALLS/UNIT	2.6 STALLS/UNIT	
BICYCLE PARKING:			
COVERED/SECURE	71	16	
SURFACE GUEST	8	4	
TOTAL	79 BIKE STALLS	20 BIKE STALLS	

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

ISSUED
Issued for Land Use & UDC- Sept. 16, 2020

PROJECT TITLE
Paragon Place at Bear Claw Way Buildings 5 - 9

(9703 Paragon St.)
Lakota Way
Madison, Wisconsin

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 2021

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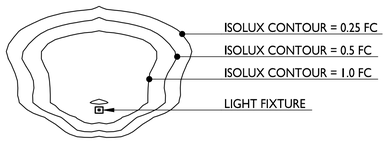
STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
LOT 7 - Parking Garage Entry - Building 5	+	2.6 fc	14.1 fc	0.3 fc	47.0:1	8.7:1
LOT 7 - Parking Garage Entry - Building 6	+	2.6 fc	14.9 fc	0.1 fc	149.0:1	26.0:1
LOT 7 - Parking Area Lighting	+	1.9 fc	6.0 fc	0.5 fc	12.0:1	3.8:1
LOT 8 - Parking Area Lighting	+	1.5 fc	3.9 fc	0.3 fc	13.0:1	5.0:1

LUMINAIRE SCHEDULE - LOT 7

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	B	1	RAB LIGHTING, INC.	ALED4T50N - RWLED4T50N - RWLED4T50SFN - WPLED4T50N (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME	RAB02138MOD5040.ies	18'-0" POLE ON FLUSH CONC. BASE
	C	4	RAB LIGHTING, INC.	ALED3T50N - RWLED3T50N - RWLED3T50SFN - WPLED3T50N (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME	RAB02551MOD40.ies	18'-0" POLE ON FLUSH CONC. BASE
	D	2	RAB LIGHTING, INC.	ALED3T50N - RWLED3T50N - RWLED3T50SFN - WPLED3T50N (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME	RAB02551MOD40.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	E	2	RAB LIGHTING, INC.	SLIM12N	CAST BROWN PAINTED FINNED METAL HOUSING, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME	RAB04264MOD40.ies	ON BUILDING 8'-0" ABOVE GRADE

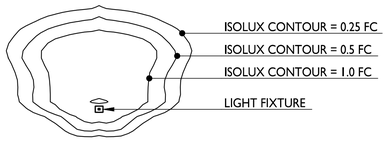
EXAMPLE LIGHT FIXTURE DISTRIBUTION

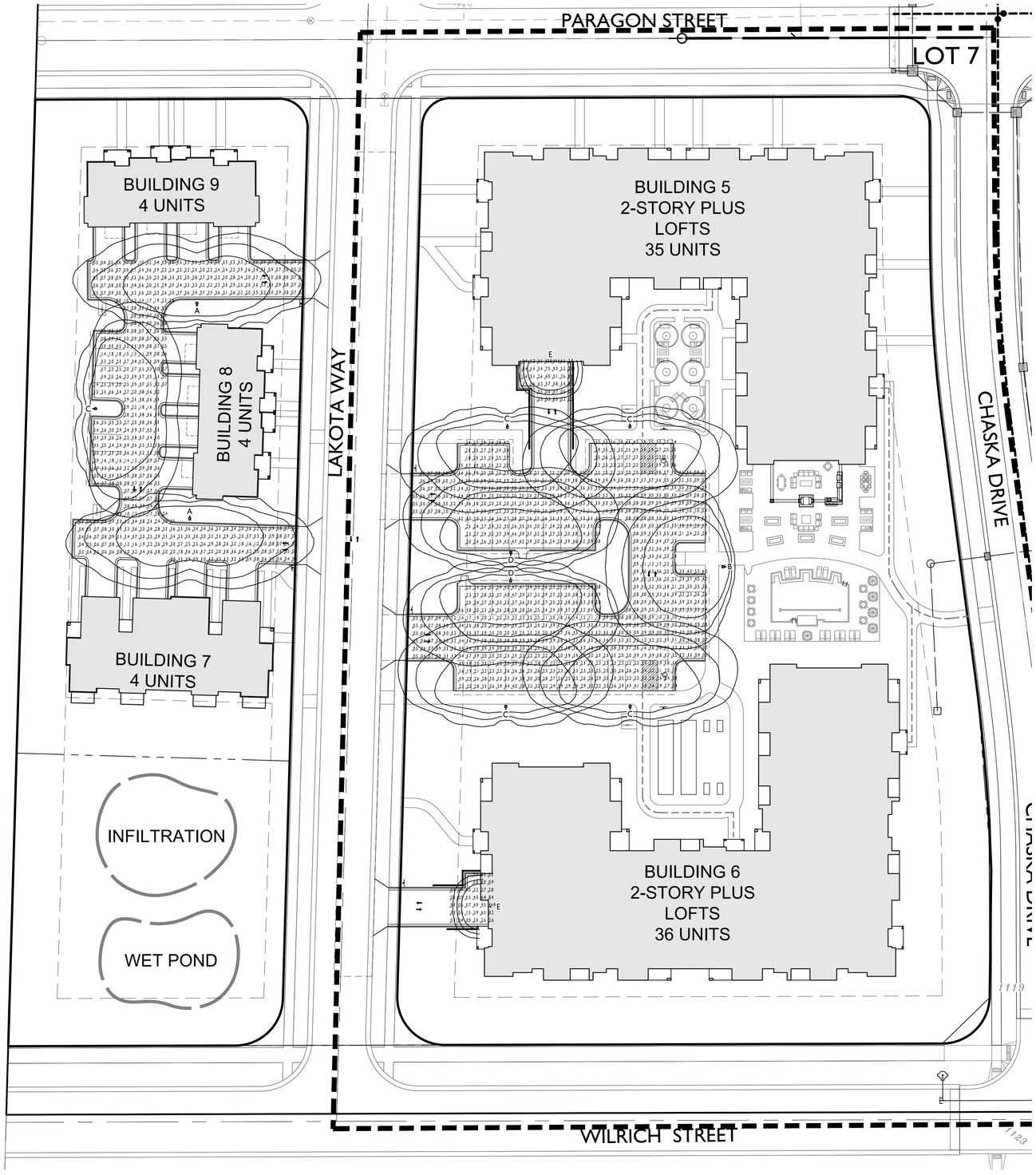


LUMINAIRE SCHEDULE - LOT 8

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	RAB LIGHTING, INC.	ALED2T50N - RWLED2T50N - RWLED2T50SFN - WPLED2T50N (TYPE II)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 3-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME	RAB02128MOD5040.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	C	1	RAB LIGHTING, INC.	ALED3T50N - RWLED3T50N - RWLED3T50SFN - WPLED3T50N (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME	RAB02551MOD40.ies	18'-0" POLE ON FLUSH CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION





1 / C-1.2 SITE LIGHTING PLAN
1" = 30'-0"

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

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

ISSUED
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Bear Claw Way
Buildings 5 - 9

(9703 Paragon St.)
Lakota Way
Madison, Wisconsin

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
C-1.2

PROJECT NO. 2021

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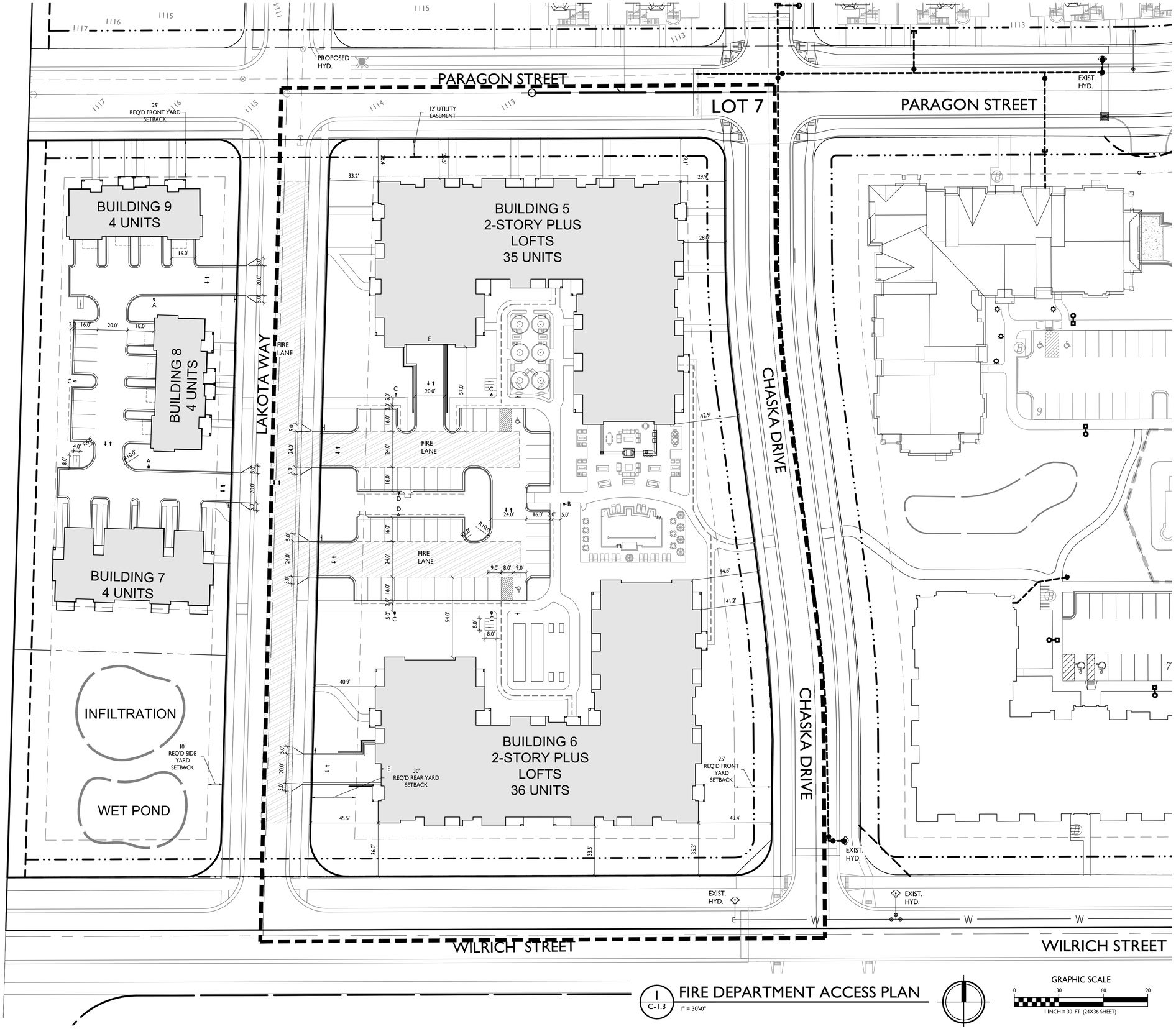

1 C-1.3 FIRE DEPARTMENT ACCESS PLAN

1" = 30'-0"

GRAPHIC SCALE

0 30 60 90

1 INCH = 30 FT (24X36 SHEET)

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

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Paragon Place at Bear Claw Way Buildings 5 - 9

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Lakota Way
Madison, Wisconsin

SHEET TITLE

Fire Department Access Plan

SHEET NUMBER

C-1.3

PROJECT NO. 2021

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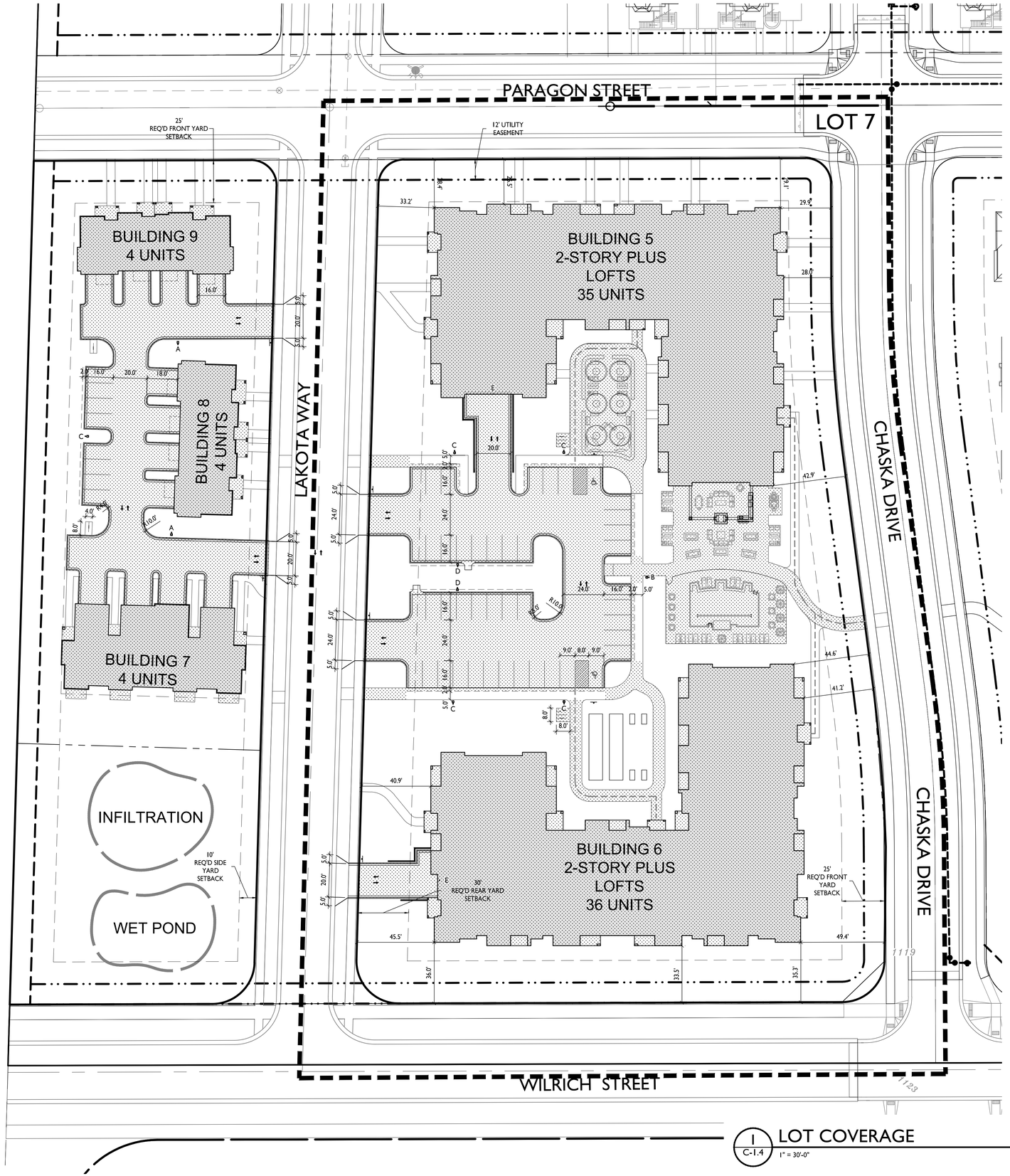

1 C-1.4 LOT COVERAGE
1" = 30'-0"

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

LOT 7 COVERAGE

ZONING: SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT	
TOTAL LOT AREA	143,683 S.F.
MAX. ALLOWED	86,210 (60%)
PROPOSED LOT COVERAGE	79,447 S.F. (55%)

LOT 8 COVERAGE

ZONING: SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT	
TOTAL LOT AREA	71,213 S.F.
MAX. ALLOWED	42,728 S.F.(60%)
PROPOSED LOT COVERAGE	24,455 S.F. (34%)

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SHEET TITLE
Lot Coverage

SHEET NUMBER
C-1.4

PROJECT NO. 2021

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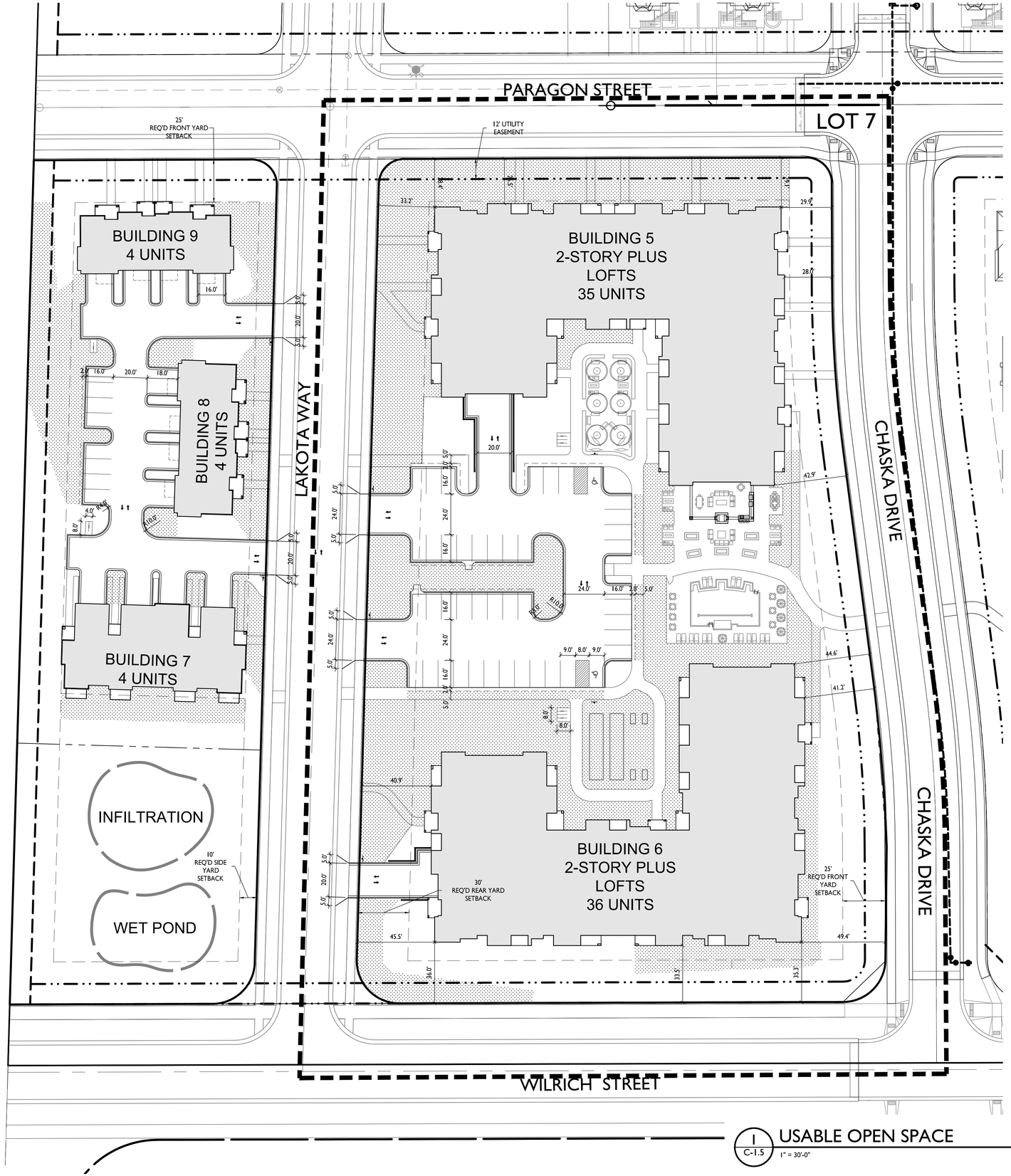

1 C-1.5 USABLE OPEN SPACE
1" = 30'-0"

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

LOT 7 USABLE OPEN SPACE

ZONING: SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT

OPEN SPACE REQUIREMENT	500 S.F./ UNIT
DWELLING UNITS	71
	35,500 S.F. REQUIRED
SURFACE OPEN SPACE PROVIDED	37,121 S.F. PROVIDED (523 S.F./UNIT)

LOT 8 USABLE OPEN SPACE

ZONING: SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT

OPEN SPACE REQUIREMENT	500 S.F./ UNIT
DWELLING UNITS	12
	6,000 S.F. REQUIRED
SURFACE OPEN SPACE PROVIDED	11,519 S.F. (960 S.F./UNIT)

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knothe bruce
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PROJECT TITLE
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Bear Claw Way
Buildings 5 - 9

(9703 Paragon St.)
Lakota Way
Madison, Wisconsin

SHEET TITLE
Usable Open
Space

SHEET NUMBER
C-1.5

PROJECT NO. 2021

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POND OUTLET
16.0'-4" PVC CULVERT @ S=0.00% - IE=1101.00
50' SPILLWAY - 1102.50

78.0'-24" RCP PIPE @ S=2.56%

BASIN OUTLET
24" BEEHIVE STRUCTURE
RIM=1104.35
4" E 1102.00
24" SW 1102.00

10.0'-4" PVC PIPE @ S=0.00% - IE=1101.00

PROPOSED WET DETENTION POND
N.W.L.-1101.00
BOTTOM-1096.00
10' SPILLWAY-1106.20
TOP OF BERM-1107.00
1YR=1103.08
2YR=1103.49
5YR=1104.23
10YR=1104.56
100YR=1105.63
200YR=1106.15

PROPOSED INFILTRATION BASIN
TOP OF ENG. SOIL-1100.80
BOT. OF ENG. SOIL-1095.80
10' SPILLWAY-1106.20
TOP OF BERM-1107.00

WILRICH STREET

RETAINING WALL

BUILDING 7
4 UNITS
YG 1108.5
GF 1112.5

FLOW THRU GUTTER BEHIND ISLAND

GF 1111.25
BUILDING 8
4 UNITS
YG 1114.25

BUILDING 9
4 UNITS
GF 1112.75
YG 1117.75

LAKOTA WAY

LOT 8

Lot 8 / Lot 7

1111.4
CONCRETE FLUMES

24" STRUCTURE
RIM=1110.5
5.0'-4" PVC OUTLET PIPE @ S=5.00%
IE=1109.0

1111.5

RETAINING WALLS

GF 1107.67

GF 1106.67

FF 1117.0

BUILDING 6
2-STORY
PLUS LOFTS
36 UNITS

YARD GAMES

FF 1116.0

BUILDING 5
2-STORY
PLUS LOFTS
35 UNITS

PROPOSED BIOSWALE
TOP-1112.00
BOT-1109.00
SPILLWAY-1111.40
1YR-1110.47 10YR-1110.69
2YR-1110.57 100YR-1110.80
5YR-1110.64 200YR-1110.84

POOL

AMENITY AREA

PARAGON STREET

CHASKA DRIVE

LOT 7

0 15 30 60
Scale: 1" = 30' (22"X34")
Scale: 1" = 60' (11"X17")

H:\C300\311\12041-01\PRELIMINARY PLANS\CIVIL_PARAGON PLACE LOTS 7 & 8-GRADING & UTILITY.DWG

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

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PARAGON PLACE

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

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
BUILDINGS 5-9
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
9/16/2020	PRELIM SUBMITTAL

DATE:
SEPTEMBER 16, 2020

JOB NUMBER:
12041

DESCRIPTION:
GRADING PLAN

SHEET
C1.00

LEGEND:

- 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

0 15 30 60

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

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

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.

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

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

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Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
9/16/2020	PRELIM SUBMITTAL

DATE:
SEPTEMBER 16, 2020

JOB NUMBER:
12041

DESCRIPTION:
UTILITY PLAN

SHEET
C2.00

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Paragon Place
Lots 7 and 8

West of Chaska Drive, between Paragon Street and Wilrich Street
City of Madison, Dane County, Wisconsin

Storm Water Management Plan

Prepared By:

12660 W. NORTH AVENUE, BROOKFIELD, WI 53005
t: 262.790.1480 f: 262.790.1481
email: JPUDELKO@trioeng.com

Sound Stormwater Design LLC
contact: Jayme Sisel, P.E.
t: 414.687.1938
email: jayme.sisel@soundstormwater.com

Submittal Date:
September 16, 2020

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APPENDICES

APPENDIX A – NRCS Soil Survey Map
APPENDIX B – Pre-Development Conditions Plan, Post-Development Conditions Plan, & Sheet C (previous report)
APPENDIX C – Pre-Development HydroCAD Modeling
APPENDIX D – Post-Development HydroCAD Modeling
APPENDIX E – WinSLAMM Modeling

Introduction

United Financial Group, Inc. (UFG) is continuing development of the "Paragon Place" community and is proposing to buildout Lots 7 and 8 of the Paragon Place development plan. A summary of the building components is as follows:

2-Story Residential Plus Lofts: Two multi-family buildings (one 35-unit building and one 36-unit building) containing underground parking, surface parking, outdoor pool and amenity areas are to be constructed on Lot 7 (east lot). Stormwater management will include a bio-swale between the two surface parking lots to provide pretreatment of stormwater runoff prior to discharging to the wet detention pond located on the south side of Lot 8 (west lot).

Townhomes: Transitioning to the west on Lot 8 are smaller massed townhomes (three townhomes ranging from 3 to 5-units in size) designed with private entrances, garages, and surface visitor parking. The primary stormwater management for both developments on Lots 7 and 8, including the adjacent public streets and sidewalks, includes a wet detention pond and an infiltration basin located on the south half of Lot 8. The wet detention pond and infiltration basin will discharge to a level spreader to dissipate velocities and spread out the flow prior to draining offsite to undeveloped land to the west.

This purpose of this report is to document design computations for existing and proposed stormwater management facilities, and to present a plan for stormwater management that meets the requirements of the City of Madison and the Wisconsin Department of Natural Resources (WNDR).

Owner

The owner and responsible entity for installation and maintenance of the storm water management practices is:

Ziegler At Elderberry LLC & Ziegler at Elderberry II LLC
660 W. Ridgeview Drive
Appleton, WI 54911
Contact: Ryan McMurtrie
(920) 968-8100

Design Requirements

The following design standards have been used to develop the stormwater management plan for the proposed *Paragon Place* project:

- City of Madison Stormwater Management Ordinance (Chapter 37)
- Wisconsin Department of Natural Resources (WDNR) Technical Standards, NR 151 and NR 216.
- Summary of design requirements:
  - Runoff Rate Control: For new developments, storm water management practices shall be designed and implemented to maintain post-development peak runoff discharge rates at predevelopment rates for the 1, 2, 5, 10, 100 and 200-year, 24-hour design storm events.
  - Sediment Control: Reduce, to the maximum extent practicable, total suspended solids load leaving the site by eighty percent (80%) based on the average annual rainfall.

- Oil and Grease Control: For all stormwater management measures where the potential for pollution (such as exposed parking areas of 40 or more spaces) by oil or grease, or both, exists, the first one-half (0.5) inch of runoff will be treated using the best oil and grease removal technology available.
- Infiltration: For new developments, design practices to infiltrate sufficient runoff volume so the post-development infiltration volume shall be at least 90% of the predevelopment infiltration volume. If the infiltration standard cannot be met with dedication of 2% or less of the site area, the development may be designed to meet or exceed the estimated average annual recharge rate of 7.6 inches per year. If this alternative design approach is taken, at least 2% of the site shall be dedicated as part of the effective infiltration area
- Discharge Off-Site to Other Private Lands: For sites proposing to continue existing drainage patterns and discharge stormwater runoff onto property neither under the applicant's control nor onto publicly owned property, the applicant shall be required to mitigate the increased volume of discharge on their property prior to discharging off-site. Mitigation shall consist of implementation of stormwater practices that match the existing volumetric discharges from the applicant's property for storm including the 1, 2, 5 and 10-year storm events.

Analysis Overview

Existing and post development stormwater runoff conditions for the *Paragon Place* site have been analyzed for**:** runoff volume, peak volume, discharge, pond storage capacity required, outlet structures and storm sewer system requirements. The software package used for modeling and analysis was HydroCAD Version 10.00 by HydroCAD Software Solutions LLC which uses NRCS methods to generate runoff and pond routing hydrographs. HydroCAD's capabilities include modeling simple or complex drainage basins, combining hydrographs to determine runoff and storage requirements, analyzing interconnected detention basins, and detention basin and outlet structure sizing.

The computer model analyzed the 1, 2, 5, 10, 100 and 200-year storm events. The necessary hydrographs were generated to determine the stormwater runoff rates, depths and volumes for pre- and post-development conditions. This information is used to calculate detention basin size and outlet requirements.

Rainfall values for the hydrological analysis were taken from the Chapter 37 of the City of Madison's Code of Ordinances and are shown in the following table.

TABLE 1
Design Rainfall Values

Storm Recurrence Interval	24-hour Rainfall Depth
1-year	2.49 in
2-year	2.84 in
5-year	3.49 in
10-year	4.09 in
100-year	6.66 in
200-year	7.71 in

Run-off curve numbers for the onsite areas were determined using the requirements outlined in the NRCS TR-55 Manual. The existing soils on the development site are Type B: Plano Silt Loam (prevalent soil

type), Ringwood Silt Loam, and Griswold Loam. Run-off curve numbers for proposed site conditions were lowered one permeability class in accordance with Section 37.09(3)(c) of the City's Code of Ordinances for heavily disturbed sites.

The following describes the assigned curve numbers:

Curve Numbers:	Existing Type B Grassland…….	CN = 61
	Existing Type B Woodland……..	CN = 55
	Existing Type B Cropland……	CN = 68
	Proposed Impervious Area……...	CN = 98
	Proposed Type C Grass Area……..…….	CN = 74
	Proposed Water Surface Area……..……	CN = 98

WinSLAMM Version 10.4 was used for analyzing water quality (TSS removal) and City stormwater ordinance requirements.

Pre-Development Site Description

The proposed project site is occupied with agricultural fields as well as areas of grassland and woodland located on the southwest corner of the site and along the southern property boundary. Surface drainage for the site generally slopes to the southwest and is ultimately is tributary to Badger Mill Creek. There is a small area located on the northeast corner of the site that drains to the east. Note that this area has been incorporated into a previous Stormwater Management Plan dated March 2, 2020 that was prepared for another Paragon Place development project.

Location of the project site, land cover types, drainage subareas and flow paths are shown on Figure 1, Pre-Development Conditions Plan. The following table summarizes the results of the hydrological analysis for Pre-Development Conditions. Detailed hydrological computations are included in Appendix C.

TABLE 2
Pre-Development Site Conditions

Subarea or Junc.	Description	Area (ac)	Imp. Area (ac)	Tc (min)	Peak Flow Rate (cfs)					
					1-yr	2-yr	5-yr	10-yr	100-yr	200-yr
10	Subarea	7.84	0.00	27	1.22	2.11	4.21	6.54	18.79	24.40

Post-Development Site Description

The proposed development plan includes the construction of two multi-family buildings, three townhomes, surface parking lots, an outdoor pool, and amenity areas. The proposed development plan also includes several stormwater management practices designed to improved water quality, control peak runoff rates and volumes, and promote infiltration. This is in accordance with the City of Madison and WDNR stormwater requirements. The primary stormwater management practices included in this plan are a bio-swale (adjacent to two surface lots located within the center of the site) and a wet detention pond and infiltration basin located in the southwest corner of the development.

Note that a limited area located on the northeast corner of the proposed development plan, consisting of greenspace and sidewalk, will drain directly to Paragon Street and Chaska Drive, undetained. Based on a

separate March 2, 2020 Stormwater Management Plan submittal for the Paragon Place at Bear Claw Way development to the east, certain drainage boundary estimates were made for that previous development plan. Refer to the previously submitted Sheet C, Proposed Drainage Map, include in Appendix B. This drainage boundary estimate shown in this previous submittal has been modified to accommodate the proposed Paragon Place developments of Lots 7 and 8 presented in this report. The result is a net zero change in drainage area for the area that was originally anticipated to drain east to previously designed stormwater management facilities presented in the March 2, 2020 submittal.

Figure 2, Post-Development Conditions Plan, shows the proposed land cover, grading, drainage subarea boundaries, flow paths, and proposed site and stormwater management improvements. The hydrological analysis of post-development conditions was performed using the same methodology as used for pre-development conditions. The following table summarizes the results of the analysis of post-development conditions for this site. Appendix D contains detailed hydrological computations for post-development conditions.

TABLE 3
Post-Development Site Conditions

Subarea or Junc.	Description	Area (ac)	Imp. Area (ac)	Tc (min)	Peak Flow Rate (cfs)					
					1-yr	2-yr	5-yr	10-yr	100-yr	200-yr
10	Subarea	0.51	0.33	6	1.24	1.49	1.95	2.37	4.17	4.90
10S	Bio-Swale*	-	-	-	0.48	0.87	1.64	2.19	4.00	4.70
20	Subarea	5.59	3.32	10	11.01	13.30	17.60	21.58	38.57	45.44
20B	Pond/Infilt*	-	-	-	0.38	0.48	0.60	2.68	17.88	21.11
30	Subarea	0.39	0.14	6	0.67	0.84	1.17	1.49	2.87	3.44
99	Total Outflow	6.49	3.79	-	0.67	0.85	1.40	2.84	18.69	22.08

* Indicates primary flow from outlet device. Infiltrated flow is discarded from the outflow.

Description & Summaries of Stormwater Practices

Bio-Swale (10S)

System Details:

- Top of berm elevation = 1112.0
- Overflow elevation (low point in drive) = 1111.4
- Bottom of swale elevation = 1109.0

Outlet Control:

- 4-inch culvert pipe, I.E. = 1109.0
- 24-inch beehive, rim elevation = 1110.5

TABLE 4
Bio-Swale Routing Analysis

	1-year	2-year	5-year	10-year	100-year	200-year
Peak Inflow	1.24 cfs	1.49 cfs	1.95 cfs	2.37 cfs	4.17 cfs	4.90 cfs
Peak Outflow	0.48 cfs	0.87 cfs	1.64 cfs	2.19 cfs	4.00 cfs	4.70 cfs
Max Water Surface Elev.	1110.47	1110.57	1110.64	1110.69	1110.80	1110.84
Max Storage Volume	500 cf	592 cf	675 cf	724 cf	873 cf	938 cf

Pond & Infiltration Basin (20B)

Pond System Details:

- Top of berm elevation = 1107.0
- Overflow spillway elevation = 1106.2
- Normal water elevation = 1101.0
- Bottom of pond elevation = 1096.0

Pond Outlet Control (between Pond and Infiltration Basin):

- 4-inch culvert pipe, I.E. = 1101.0 (drains to infiltration basin)
- 50-foot spillway elevation = 1102.5 (between pond and infiltration basin)

Infiltration Basin Details:

- Top of berm elevation = 1107.0
- Overflow spillway elevation = 1106.2
- Top of soil engineered elevation = 1100.8
- Bottom of soil engineered elevation = 1095.8

Infiltration Basin Outlet Control (drains off-site to the west):

- 4-inch culvert pipe, I.E. = 1102.0
- 24-inch beehive, rim elevation = 1104.35
- 10-foot earthen spillway elevation = 1106.2

TABLE 5
Pond & Infiltration Basin
Routing Analysis

	1-year	2-year	5-year	10-year	100-year	200-year
Peak Inflow	11.47 cfs	14.04 cfs	19.23 cfs	23.69 cfs	42.35 cfs	49.88 cfs
Peak Outflow	0.38 cfs	0.48 cfs	0.60 cfs	2.68 cfs	17.88 cfs	21.11 cfs
Max Water Surface Elev.	1103.08	1103.49	1104.23	1104.56	1105.63	1106.15
Max Storage Volume	0.39 af	0.49 af	0.67 af	0.77 af	1.09 af	1.26 af

Peak Runoff Rate Control

The proposed development reduces peak runoff release rates for the 1, 2, 5, 10, 100 and 200 year, 24-hour storm events to less than pre-development peak runoff rates. The following table summarizes pre-development and post-development peak release rates.

TABLE 6
Comparison of Peak Runoff Rates

Storm Event	Pre-Development		Post-Development
1-year	1.22 cfs	>	0.67 cfs
2-year	2.11 cfs	>	0.85 cfs
5-year	4.21 cfs	>	1.40 cfs
10-year	6.54 cfs	>	2.84 cfs
100-year	18.79 cfs	>	18.69 cfs
200-year	24.40 cfs	>	22.08 cfs

Sediment Control

WinSLAMM © version 10.4.1 software, developed by Robert Pitt and John Voorhees was utilized to calculate the total suspended solid loadings for the drainage areas and reductions produced by the storm water facilities. The results of the WinSLAMM analysis indicate that the bio-swale and wet detention pond will remove approximately 60 percent of total suspended solids (TSS) from runoff prior to discharging to the infiltration basin. This is in accordance with WDNR Technical Standard 1003, Infiltration Basins, as it applies to pretreatment practices for residential developments and associated roads. The results of the analysis indicate that the overall TSS removed from the entire development as a result of all the proposed stormwater management facilities in series (bio-swale, wet detention pond and infiltration basin) is approximately 92 percent. Detailed computations are provided in Appendix E.

Oil & Grease Control

The 2-Story Residential Plus Lofts development (Lot 7 – east lot) includes surface parking containing over 44 surface parking spaces. Lots that contain more than 40 parking spaces in total are required to provide oil and grease control at the local level. The primary treatment for oil and grease control will be the bio-swale located between the two parking lots and a filter installed within the storm sewer inlet at the southwest cornering of the south parking lot. Details of each are summarized below.

Bio-Swale:
Multiplying the first 0.5 inch of runoff by the area of surface parking requires a minimum of 490 cubic-feet of runoff volume to be treated within the bio-swale. A 2-foot thick engineered soil layer with a surface area of 850 square-feet would provide approximately 510 cubic-feet of storage volume and would meet the minimum oil and grease treatment requirement.

Inlet Filter:
Acceptable filter products include FloGard+Plus® Catch Basin Insert Inlet Filter by Kristar Enterprises, Inc., FleXstorm Inlet Filters by Inlet & Pipe Protection, Inc., Catch-All HR-1 Inlet and Catch Basin Filtration Device by Marathon Materials, Inc., or approved equal.

Infiltration

The Paragon Place development provides infiltration practices within the bio-swale and the infiltration basin. These infiltration practices were designed to follow the City of Madison's more stringent

infiltration criteria specific to development sites that "Discharge Off-Site to Other Private Lands". Based on this, the proposed infiltration practices will automatically exceed the City's standard infiltration performance criteria.

Discharge Off-Site to Other Private Lands

For sites proposing to continue existing drainage patterns and discharge stormwater runoff onto property neither under the applicant's control nor onto publicly owned property, the applicant shall be required to mitigate the increased volume of discharge on their property prior to discharging off-site. Mitigation shall consist of implementation of stormwater practices that match the existing volumetric discharges from the applicant's property for storm including the 1, 2, 5, and 10-year storm events. The following table summarizes pre-development and post-development discharge volumes.

TABLE 7
Comparison of Discharge Volumes

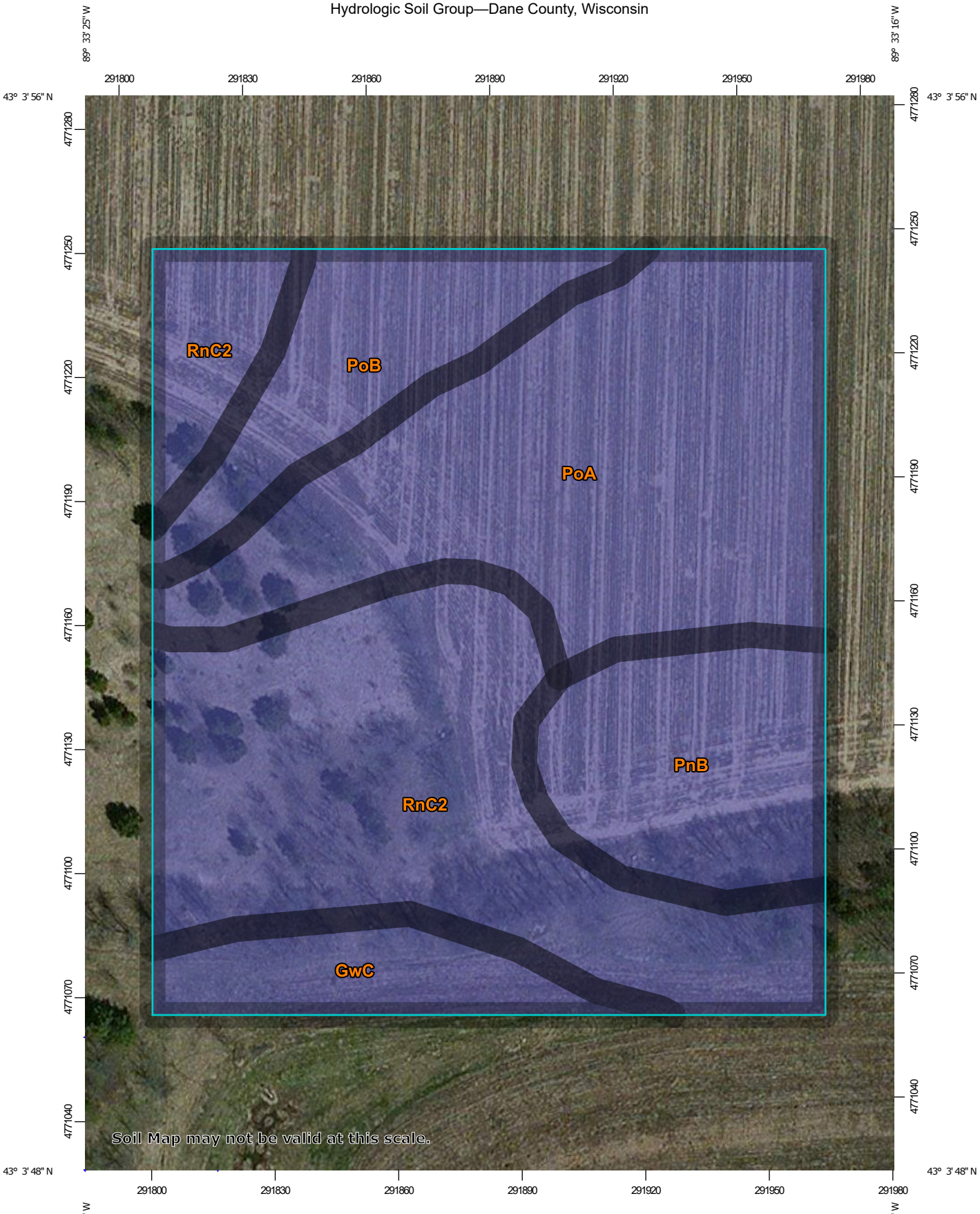
Storm Event	Pre-Development		Post-Development
1-year	0.192 af	>	0.184 af
2-year	0.284 af	>	0.272 af
5-year	0.488 af	>	0.439 af
10-year	0.706 af	>	0.665 af

Conclusion

The proposed development will maintain compliance with the City of Madison Chapter 37 Stormwater Management Ordinance and WDNR NR 151 requirements for stormwater management. We request, on behalf of the owner, approval of this Stormwater Management Plan to allow for construction of the Lots 7 and 8 of the proposed Paragon Place development.

APPENDIX A

NRCS Soils Survey Map



Map Scale: 1:1,270 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin
Survey Area Data: Version 18, Sep 10, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
GwC	Griswold loam, 6 to 12 percent slopes	B	0.5	7.0%
PnB	Plano silt loam, till substratum, 2 to 6 percent slopes	B	1.0	13.1%
PoA	Plano silt loam, gravelly substratum, 0 to 2 percent slopes	B	2.5	32.9%
PoB	Plano silt loam, gravelly substratum, 2 to 6 percent slopes	B	0.8	10.8%
RnC2	Ringwood silt loam, 6 to 12 percent slopes, eroded	B	2.7	36.2%
Totals for Area of Interest			**7.5**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX B

Pre-Development Conditions Plan
Post-Development Conditions Plan, & Sheet C
(previous report)

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SOUND STORMWATER DESIGN

Copper Oaks Ct.
Muskego, WI 53150
414.286.4739
jayme.sisel@soundstormwater.com

CLIENT:

PROJECT TITLE:

PARAGON PLACE LOTS 7 AND 8

BEAR CLAW WAY
MADISON WISCONSIN

DATE: 09-14-20

JOB NO: 2020-006

SHEET TITLE:

PRE-DEVELOPMENT CONDITIONS PLAN

FIGURE:

1

SUBAREA 20

SUBAREA 10

SUBAREA 30

SWALE (10S)
TOP=1112
SPILLWAY=1111.4
BOTTOM=1109

INLET FILTER

INFILTRATION BASIN (20B)
TOP=1107
SPILLWAY=1106.2
TOP OF SOIL=1100.8
BOT OF SOIL=1095.8

WET POND (20B)
TOP=1107
SPILLWAY=1106.2
NWL=1101

X 1111.5

X 1111.4

LP 1108.5

SCALE: 1" = 30'

LEGEND

- DRAINAGE BOUNDARY
- Tc LINE
- GRASS
- BUILDING
- PARKING/DRIVE
- SIDEWALK
- WATER

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9/15/2020 12:16 PM

SOUND STORMWATER DESIGN

Copper Oaks Ct.
Muskego, WI 53150
414.286.4739
jayme.sisel@soundstormwater.com

CLIENT:

PROJECT TITLE:

PARAGON PLACE LOTS 7 AND 8

BEAR CLAW WAY
MADISON WISCONSIN

DATE: 09-14-20

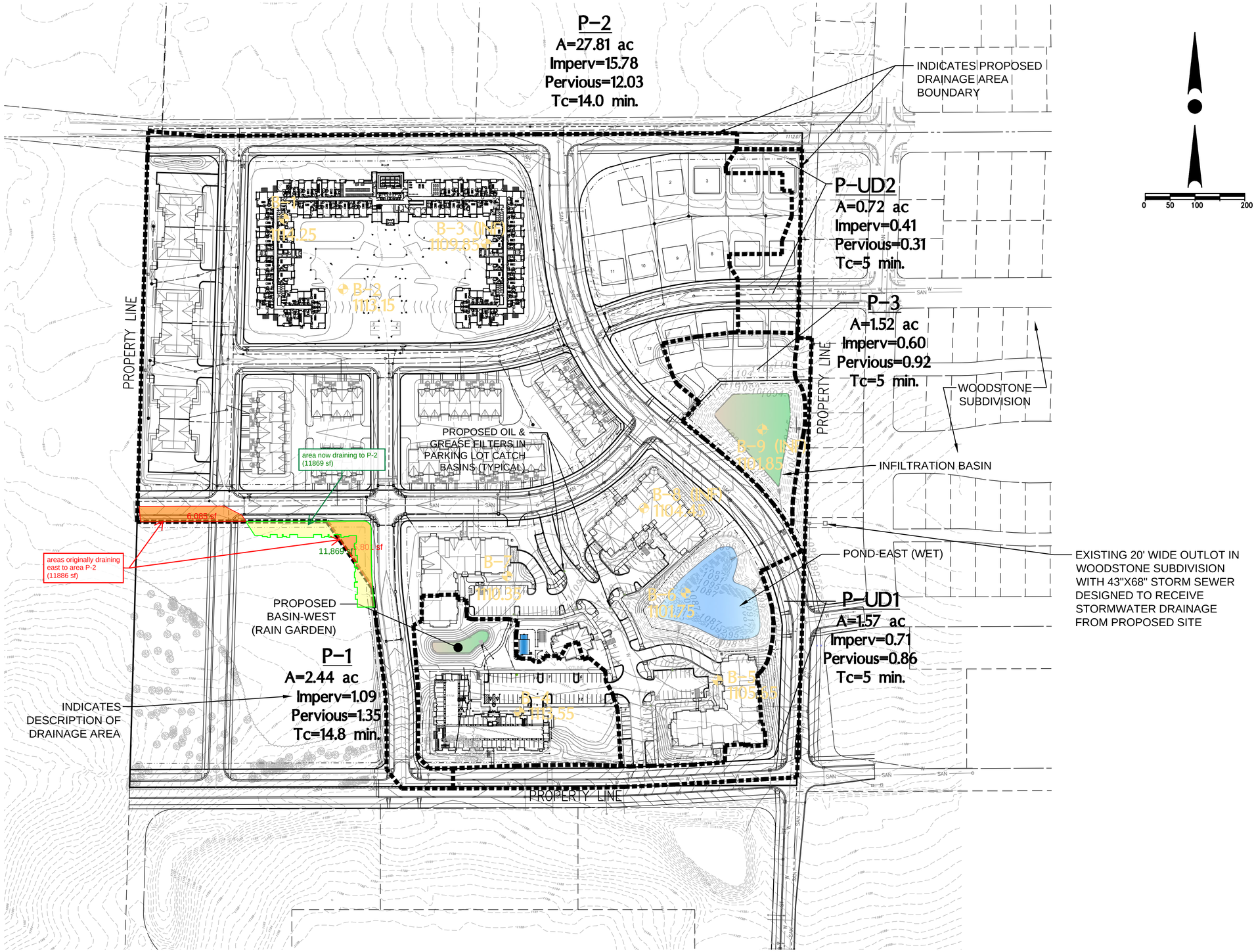
JOB NO: 2020-006

SHEET TITLE:

POST-DEVELOPMENT CONDITIONS PLAN

FIGURE:

2



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.

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

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
12660 W. NORTH AVENUE
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PARAGON PLACE

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

REVISION HISTORY

DATE	DESCRIPTION

DATE:
JANUARY 29, 2020

JOB NUMBER:
12041

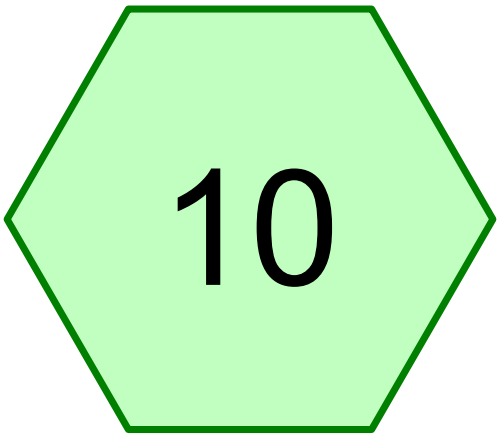
DESCRIPTION:
PROPOSED DRAINAGE MAP

SHEET
C

H:\C300\311\12041-01\CONSTRUCTION PLANS\SWMP\CIVIL-SWMP_ELDERBERRY-22X34.DWG

APPENDIX C

Pre-Development HydroCAD Modeling



Pre-Development (B soils)

Subcat Reach Pond Link

Routing Diagram for Existing_Paragon Place
Prepared by HP Inc., Printed 9/15/2020
HydroCAD® 10.00-25 s/n 11025 © 2019 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
5.340	68	cropland (10)
1.750	61	grassland (10)
0.750	55	woodland (assumed 30%) (10)
7.840	**65**	**TOTAL AREA**

Time span=0.00-48.00 hrs, dt=0.010 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10: Pre-Development(B soils) Runoff Area=7.840 ac 0.00% Impervious Runoff Depth=0.29"
Flow Length=830' Slope=0.0200 '/' Tc=26.9 min CN=65 Runoff=1.22 cfs 0.192 af

Total Runoff Area = 7.840 ac Runoff Volume = 0.192 af Average Runoff Depth = 0.29"
100.00% Pervious = 7.840 ac 0.00% Impervious = 0.000 ac

Time span=0.00-48.00 hrs, dt=0.010 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10: Pre-Development(B soils) Runoff Area=7.840 ac 0.00% Impervious Runoff Depth=0.43"
Flow Length=830' Slope=0.0200 '/' Tc=26.9 min CN=65 Runoff=2.11 cfs 0.284 af

Total Runoff Area = 7.840 ac Runoff Volume = 0.284 af Average Runoff Depth = 0.43"
100.00% Pervious = 7.840 ac 0.00% Impervious = 0.000 ac

Time span=0.00-48.00 hrs, dt=0.010 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10: Pre-Development(B soils) Runoff Area=7.840 ac 0.00% Impervious Runoff Depth=0.75"
Flow Length=830' Slope=0.0200 '/' Tc=26.9 min CN=65 Runoff=4.21 cfs 0.488 af

Total Runoff Area = 7.840 ac Runoff Volume = 0.488 af Average Runoff Depth = 0.75"
100.00% Pervious = 7.840 ac 0.00% Impervious = 0.000 ac

Time span=0.00-48.00 hrs, dt=0.010 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10: Pre-Development(B soils) Runoff Area=7.840 ac 0.00% Impervious Runoff Depth=1.08"
Flow Length=830' Slope=0.0200 '/' Tc=26.9 min CN=65 Runoff=6.54 cfs 0.706 af

Total Runoff Area = 7.840 ac Runoff Volume = 0.706 af Average Runoff Depth = 1.08"
100.00% Pervious = 7.840 ac 0.00% Impervious = 0.000 ac

Time span=0.00-48.00 hrs, dt=0.010 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10: Pre-Development(B soils) Runoff Area=7.840 ac 0.00% Impervious Runoff Depth=2.84"
Flow Length=830' Slope=0.0200 '/' Tc=26.9 min CN=65 Runoff=18.79 cfs 1.857 af

Total Runoff Area = 7.840 ac Runoff Volume = 1.857 af Average Runoff Depth = 2.84"
100.00% Pervious = 7.840 ac 0.00% Impervious = 0.000 ac

Time span=0.00-48.00 hrs, dt=0.010 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10: Pre-Development(B soils) Runoff Area=7.840 ac 0.00% Impervious Runoff Depth=3.66"
Flow Length=830' Slope=0.0200 '/' Tc=26.9 min CN=65 Runoff=24.40 cfs 2.392 af

Total Runoff Area = 7.840 ac Runoff Volume = 2.392 af Average Runoff Depth = 3.66"
100.00% Pervious = 7.840 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 10: Pre-Development (B soils)

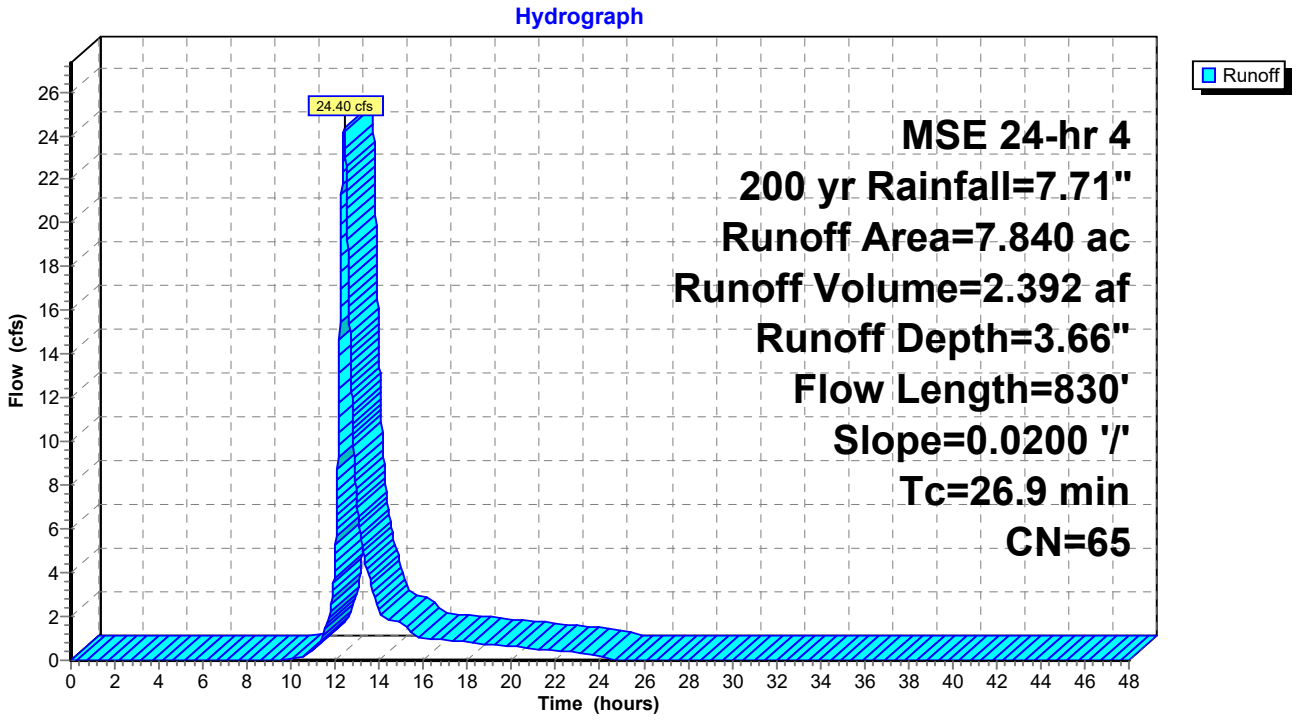
Runoff = 24.40 cfs @ 12.40 hrs, Volume= 2.392 af, Depth= 3.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.010 hrs
MSE 24-hr 4 200 yr Rainfall=7.71"

	Area (ac)	CN	Description
*	1.360	68	cropland
*	3.980	68	cropland
*	0.750	55	woodland (assumed 30%)
*	1.750	61	grassland
	7.840	65	Weighted Average
	7.840		100.00% Pervious Area

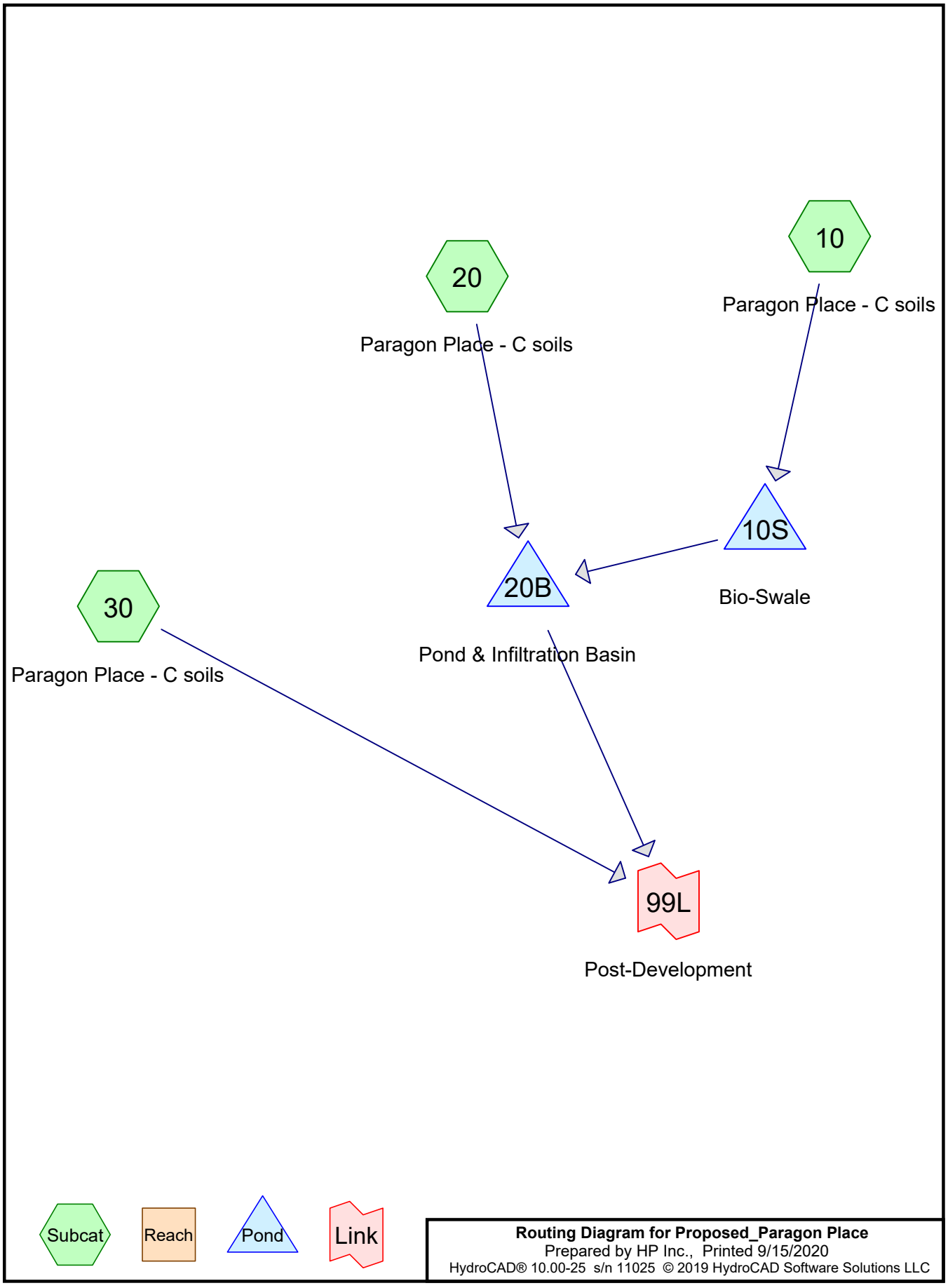
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.0	300	0.0200	0.22		**Sheet Flow,** Range n= 0.130 P2= 2.68"
3.9	530	0.0200	2.28		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
26.9	830	Total			

Subcatchment 10: Pre-Development (B soils)



APPENDIX D

Post-Development HydroCAD Modeling



Routing Diagram for Proposed_Paragon Place
Prepared by HP Inc., Printed 9/15/2020
HydroCAD® 10.00-25 s/n 11025 © 2019 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.790	98	impervious (10, 20, 30)
2.640	74	pervious (10, 20, 30)
0.060	98	water (20)
6.490	**88**	**TOTAL AREA**

Time span=0.00-48.00 hrs, dt=0.010 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10: Paragon Place - C soils Runoff Area=0.510 ac 64.71% Impervious Runoff Depth=1.52"
Tc=6.0 min CN=90 Runoff=1.24 cfs 0.065 af

Subcatchment20: Paragon Place - C soils Runoff Area=5.590 ac 60.47% Impervious Runoff Depth=1.45"
Flow Length=529' Tc=10.1 min CN=89 Runoff=11.01 cfs 0.674 af

Subcatchment30: Paragon Place - C soils Runoff Area=0.390 ac 35.90% Impervious Runoff Depth=1.05"
Tc=6.0 min CN=83 Runoff=0.67 cfs 0.034 af

Pond 10S: Bio-Swale Peak Elev=1,110.47' Storage=500 cf Inflow=1.24 cfs 0.065 af
Discarded=0.01 cfs 0.001 af Primary=0.48 cfs 0.063 af Outflow=0.49 cfs 0.065 af

Pond 20B: Pond & Infiltration Basin Peak Elev=1,103.08' Storage=0.392 af Inflow=11.47 cfs 0.737 af
Discarded=0.52 cfs 0.587 af Primary=0.38 cfs 0.150 af Outflow=0.90 cfs 0.737 af

Link 99L: Post-Development Inflow=0.67 cfs 0.184 af
Primary=0.67 cfs 0.184 af

Total Runoff Area = 6.490 ac Runoff Volume = 0.772 af Average Runoff Depth = 1.43"
40.68% Pervious = 2.640 ac 59.32% Impervious = 3.850 ac

Time span=0.00-48.00 hrs, dt=0.010 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10: Paragon Place - C soils Runoff Area=0.510 ac 64.71% Impervious Runoff Depth=1.84"
Tc=6.0 min CN=90 Runoff=1.49 cfs 0.078 af

Subcatchment20: Paragon Place - C soils Runoff Area=5.590 ac 60.47% Impervious Runoff Depth=1.76"
Flow Length=529' Tc=10.1 min CN=89 Runoff=13.30 cfs 0.818 af

Subcatchment30: Paragon Place - C soils Runoff Area=0.390 ac 35.90% Impervious Runoff Depth=1.32"
Tc=6.0 min CN=83 Runoff=0.84 cfs 0.043 af

Pond 10S: Bio-Swale Peak Elev=1,110.57' Storage=592 cf Inflow=1.49 cfs 0.078 af
Discarded=0.01 cfs 0.001 af Primary=0.87 cfs 0.077 af Outflow=0.88 cfs 0.078 af

Pond 20B: Pond & Infiltration Basin Peak Elev=1,103.49' Storage=0.486 af Inflow=14.04 cfs 0.895 af
Discarded=0.58 cfs 0.665 af Primary=0.48 cfs 0.229 af Outflow=1.06 cfs 0.895 af

Link 99L: Post-Development Inflow=0.85 cfs 0.272 af
Primary=0.85 cfs 0.272 af

Total Runoff Area = 6.490 ac Runoff Volume = 0.939 af Average Runoff Depth = 1.74"
40.68% Pervious = 2.640 ac 59.32% Impervious = 3.850 ac

Time span=0.00-48.00 hrs, dt=0.010 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10: Paragon Place - C soils Runoff Area=0.510 ac 64.71% Impervious Runoff Depth=2.44"
Tc=6.0 min CN=90 Runoff=1.95 cfs 0.104 af

Subcatchment20: Paragon Place - C soils Runoff Area=5.590 ac 60.47% Impervious Runoff Depth=2.35"
Flow Length=529' Tc=10.1 min CN=89 Runoff=17.60 cfs 1.094 af

Subcatchment30: Paragon Place - C soils Runoff Area=0.390 ac 35.90% Impervious Runoff Depth=1.85"
Tc=6.0 min CN=83 Runoff=1.17 cfs 0.060 af

Pond 10S: Bio-Swale Peak Elev=1,110.64' Storage=675 cf Inflow=1.95 cfs 0.104 af
Discarded=0.01 cfs 0.002 af Primary=1.64 cfs 0.102 af Outflow=1.66 cfs 0.104 af

Pond 20B: Pond & Infiltration Basin Peak Elev=1,104.23' Storage=0.674 af Inflow=19.23 cfs 1.196 af
Discarded=0.68 cfs 0.817 af Primary=0.60 cfs 0.379 af Outflow=1.29 cfs 1.196 af

Link 99L: Post-Development Inflow=1.40 cfs 0.439 af
Primary=1.40 cfs 0.439 af

Total Runoff Area = 6.490 ac Runoff Volume = 1.258 af Average Runoff Depth = 2.33"
40.68% Pervious = 2.640 ac 59.32% Impervious = 3.850 ac

Time span=0.00-48.00 hrs, dt=0.010 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10: Paragon Place - C soils Runoff Area=0.510 ac 64.71% Impervious Runoff Depth=3.00"
Tc=6.0 min CN=90 Runoff=2.37 cfs 0.128 af

Subcatchment20: Paragon Place - C soils Runoff Area=5.590 ac 60.47% Impervious Runoff Depth=2.91"
Flow Length=529' Tc=10.1 min CN=89 Runoff=21.58 cfs 1.354 af

Subcatchment30: Paragon Place - C soils Runoff Area=0.390 ac 35.90% Impervious Runoff Depth=2.36"
Tc=6.0 min CN=83 Runoff=1.49 cfs 0.077 af

Pond 10S: Bio-Swale Peak Elev=1,110.69' Storage=724 cf Inflow=2.37 cfs 0.128 af
Discarded=0.01 cfs 0.002 af Primary=2.19 cfs 0.126 af Outflow=2.20 cfs 0.128 af

Pond 20B: Pond & Infiltration Basin Peak Elev=1,104.56' Storage=0.767 af Inflow=23.69 cfs 1.480 af
Discarded=0.73 cfs 0.892 af Primary=2.68 cfs 0.588 af Outflow=3.41 cfs 1.480 af

Link 99L: Post-Development Inflow=2.84 cfs 0.665 af
Primary=2.84 cfs 0.665 af

Total Runoff Area = 6.490 ac Runoff Volume = 1.559 af Average Runoff Depth = 2.88"
40.68% Pervious = 2.640 ac 59.32% Impervious = 3.850 ac

Time span=0.00-48.00 hrs, dt=0.010 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10: Paragon Place - C soils Runoff Area=0.510 ac 64.71% Impervious Runoff Depth=5.49"
Tc=6.0 min CN=90 Runoff=4.17 cfs 0.233 af

Subcatchment20: Paragon Place - C soils Runoff Area=5.590 ac 60.47% Impervious Runoff Depth=5.38"
Flow Length=529' Tc=10.1 min CN=89 Runoff=38.57 cfs 2.505 af

Subcatchment30: Paragon Place - C soils Runoff Area=0.390 ac 35.90% Impervious Runoff Depth=4.71"
Tc=6.0 min CN=83 Runoff=2.87 cfs 0.153 af

Pond 10S: Bio-Swale Peak Elev=1,110.80' Storage=873 cf Inflow=4.17 cfs 0.233 af
Discarded=0.02 cfs 0.003 af Primary=4.00 cfs 0.231 af Outflow=4.01 cfs 0.233 af

Pond 20B: Pond & Infiltration Basin Peak Elev=1,105.63' Storage=1.088 af Inflow=42.35 cfs 2.735 af
Discarded=0.86 cfs 1.077 af Primary=17.88 cfs 1.658 af Outflow=18.74 cfs 2.735 af

Link 99L: Post-Development Inflow=18.69 cfs 1.811 af
Primary=18.69 cfs 1.811 af

Total Runoff Area = 6.490 ac Runoff Volume = 2.891 af Average Runoff Depth = 5.35"
40.68% Pervious = 2.640 ac 59.32% Impervious = 3.850 ac

Time span=0.00-48.00 hrs, dt=0.010 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment10: Paragon Place - C soils Runoff Area=0.510 ac 64.71% Impervious Runoff Depth=6.52"
Tc=6.0 min CN=90 Runoff=4.90 cfs 0.277 af

Subcatchment20: Paragon Place - C soils Runoff Area=5.590 ac 60.47% Impervious Runoff Depth=6.40"
Flow Length=529' Tc=10.1 min CN=89 Runoff=45.44 cfs 2.982 af

Subcatchment30: Paragon Place - C soils Runoff Area=0.390 ac 35.90% Impervious Runoff Depth=5.70"
Tc=6.0 min CN=83 Runoff=3.44 cfs 0.185 af

Pond 10S: Bio-Swale Peak Elev=1,110.84' Storage=928 cf Inflow=4.90 cfs 0.277 af
Discarded=0.02 cfs 0.003 af Primary=4.70 cfs 0.274 af Outflow=4.72 cfs 0.277 af

Pond 20B: Pond & Infiltration Basin Peak Elev=1,106.15' Storage=1.257 af Inflow=49.88 cfs 3.257 af
Discarded=0.93 cfs 1.141 af Primary=21.11 cfs 2.115 af Outflow=22.04 cfs 3.257 af

Link 99L: Post-Development Inflow=22.08 cfs 2.300 af
Primary=22.08 cfs 2.300 af

Total Runoff Area = 6.490 ac Runoff Volume = 3.445 af Average Runoff Depth = 6.37"
40.68% Pervious = 2.640 ac 59.32% Impervious = 3.850 ac

Summary for Subcatchment 10: Paragon Place - C soils

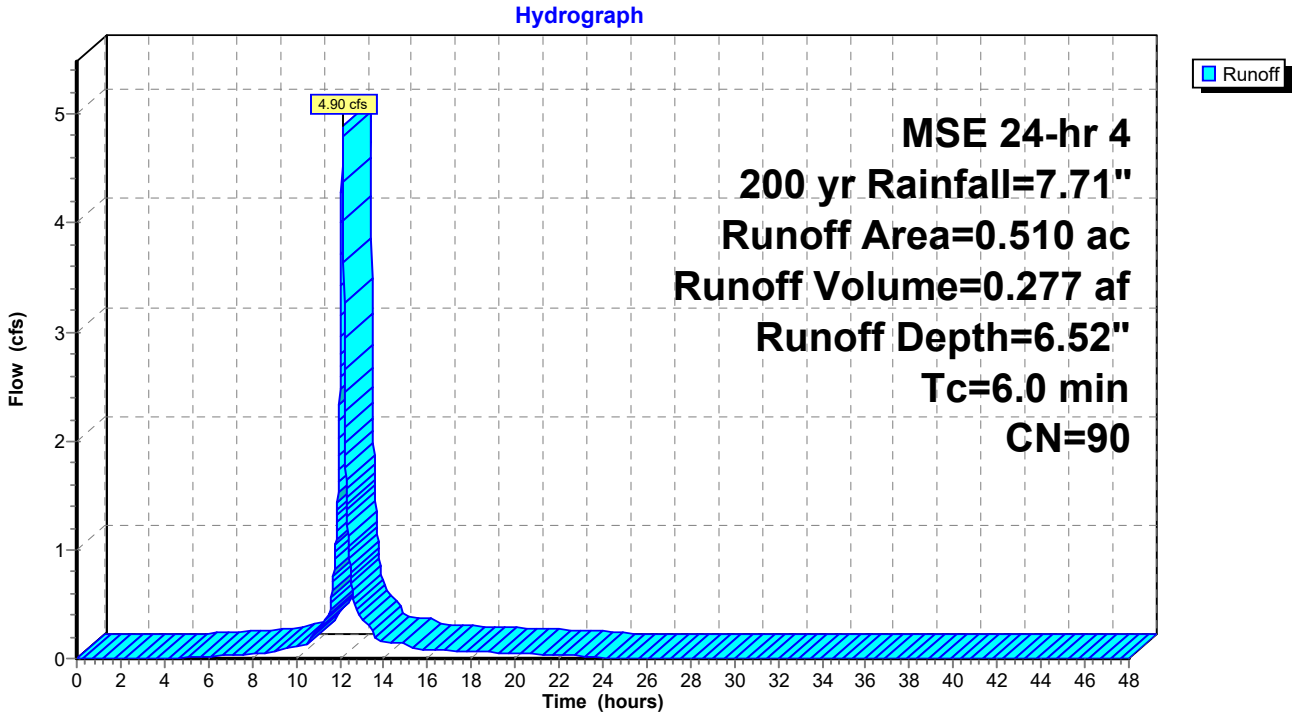
Runoff = 4.90 cfs @ 12.13 hrs, Volume= 0.277 af, Depth= 6.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.010 hrs
MSE 24-hr 4 200 yr Rainfall=7.71"

	Area (ac)	CN	Description
*	0.330	98	impervious
*	0.180	74	pervious
	0.510	90	Weighted Average
	0.180		35.29% Pervious Area
	0.330		64.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 10: Paragon Place - C soils



Summary for Subcatchment 20: Paragon Place - C soils

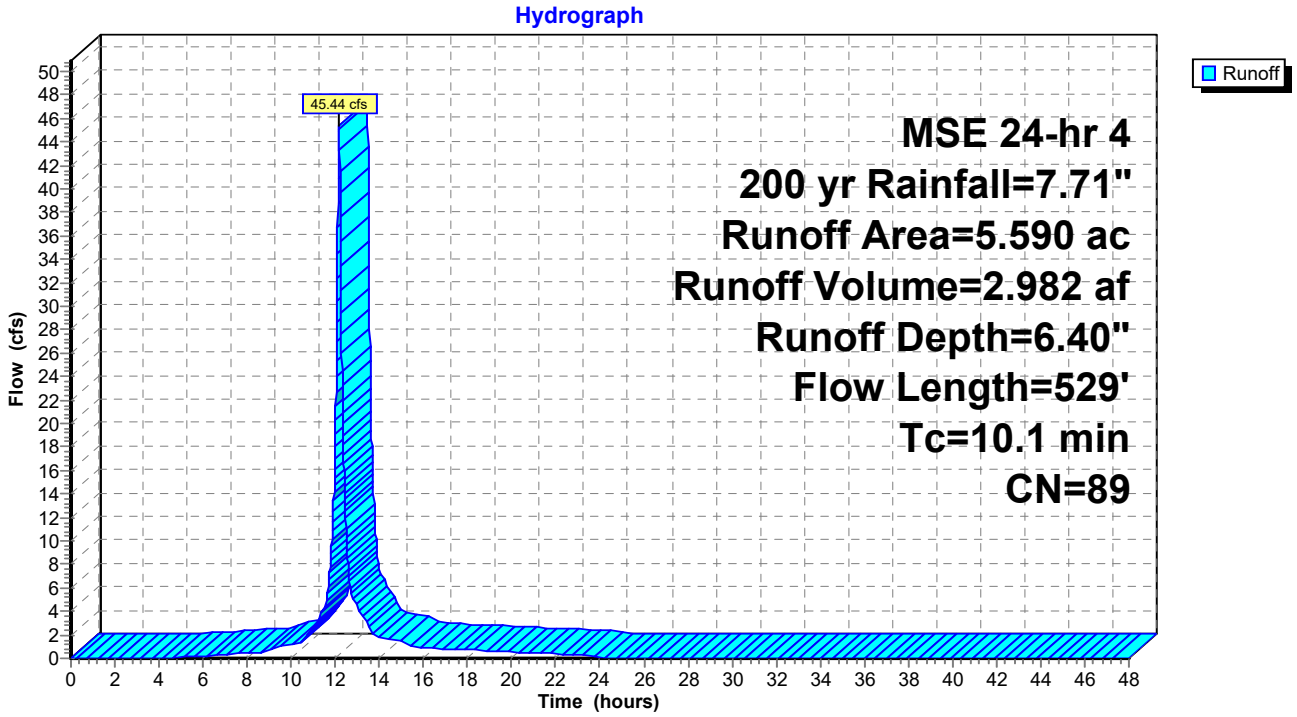
Runoff = 45.44 cfs @ 12.17 hrs, Volume= 2.982 af, Depth= 6.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.010 hrs
MSE 24-hr 4 200 yr Rainfall=7.71"

	Area (ac)	CN	Description
*	3.320	98	impervious
*	2.210	74	pervious
*	0.060	98	water
	5.590	89	Weighted Average
	2.210		39.53% Pervious Area
	3.380		60.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	10	0.0200	0.79		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.68"
5.7	45	0.0500	0.13		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.68"
0.1	6	0.0200	0.72		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.68"
1.4	8	0.0500	0.09		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.68"
1.9	235	0.0100	2.03		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.7	225		5.00		**Direct Entry, Pipe Flow**
10.1	529	Total			

Subcatchment 20: Paragon Place - C soils



Summary for Subcatchment 30: Paragon Place - C soils

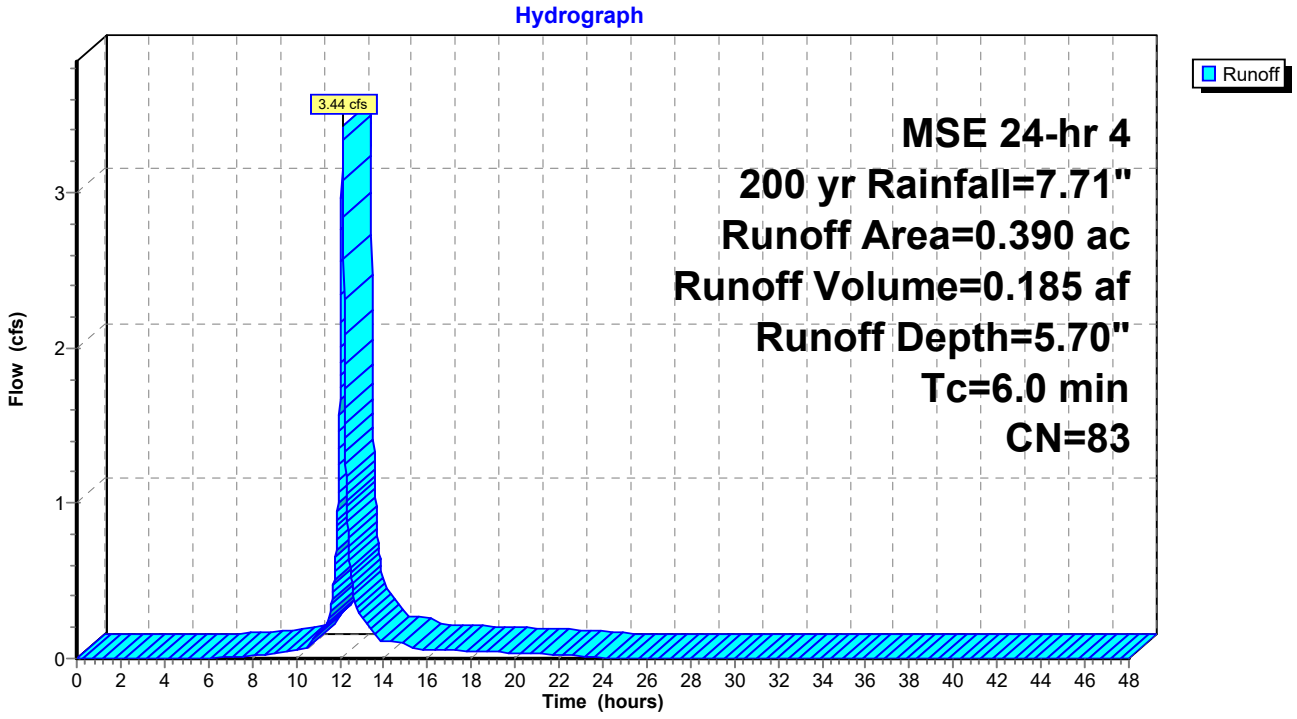
Runoff = 3.44 cfs @ 12.13 hrs, Volume= 0.185 af, Depth= 5.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.010 hrs
MSE 24-hr 4 200 yr Rainfall=7.71"

	Area (ac)	CN	Description
*	0.140	98	impervious
*	0.250	74	pervious
	0.390	83	Weighted Average
	0.250		64.10% Pervious Area
	0.140		35.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 30: Paragon Place - C soils



Summary for Pond 10S: Bio-Swale

Inflow Area = 0.510 ac, 64.71% Impervious, Inflow Depth = 6.52" for 200 yr event
Inflow = 4.90 cfs @ 12.13 hrs, Volume= 0.277 af
Outflow = 4.72 cfs @ 12.15 hrs, Volume= 0.277 af, Atten= 4%, Lag= 1.1 min
Discarded = 0.02 cfs @ 12.15 hrs, Volume= 0.003 af
Primary = 4.70 cfs @ 12.15 hrs, Volume= 0.274 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.010 hrs
Peak Elev= 1,110.84' @ 12.15 hrs Surf.Area= 1,415 sf Storage= 928 cf

Plug-Flow detention time= 6.0 min calculated for 0.277 af (100% of inflow)
Center-of-Mass det. time= 6.0 min (777.8 - 771.8)

Volume	Invert	Avail.Storage	Storage Description
#1	1,109.00'	5,698 cf	**Swale (Conic)** Listed below (Recalc)

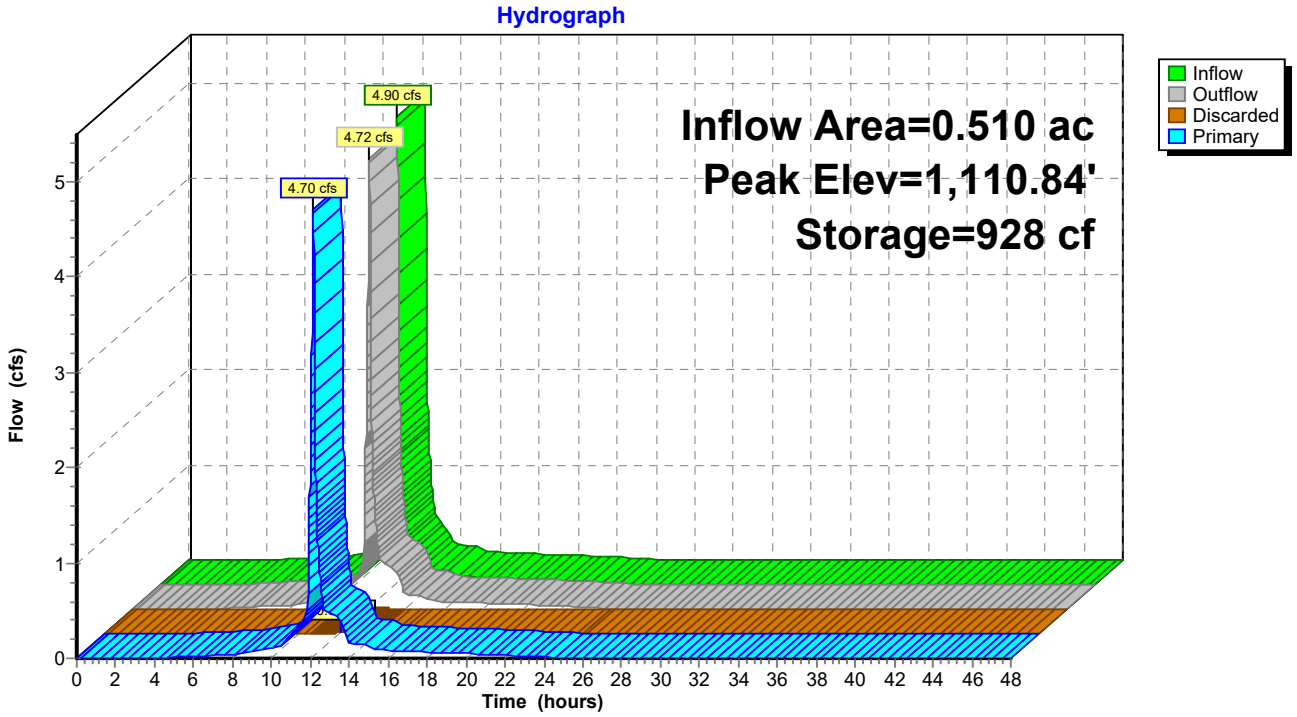
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
1,109.00	29	0	0	29
1,110.00	429	190	190	432
1,111.00	1,658	977	1,167	1,665
1,112.00	8,241	4,532	5,698	8,253

Device	Routing	Invert	Outlet Devices
#1	Discarded	1,109.00'	**0.500 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 1,096.00'
#2	Primary	1,109.00'	**4.0" Round Culvert** L= 5.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 1,109.00' / 1,108.75' S= 0.0500 '/' Cc= 0.900 n= 0.011, Flow Area= 0.09 sf
#3	Primary	1,110.50'	**24.0" Horiz. Beehive** C= 0.600 Limited to weir flow at low heads
#4	Primary	1,111.40'	**10.00' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Discarded OutFlow Max=0.02 cfs @ 12.15 hrs HW=1,110.84' (Free Discharge)
└**1=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=4.69 cfs @ 12.15 hrs HW=1,110.84' TW=1,105.32' (Dynamic Tailwater)
├**2=Culvert** (Inlet Controls 0.54 cfs @ 6.24 fps)
├**3=Beehive** (Weir Controls 4.15 cfs @ 1.92 fps)
└**4=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 10S: Bio-Swale



Summary for Pond 20B: Pond & Infiltration Basin

Inflow Area = 6.100 ac, 60.82% Impervious, Inflow Depth = 6.41" for 200 yr event
Inflow = 49.88 cfs @ 12.17 hrs, Volume= 3.257 af
Outflow = 22.04 cfs @ 12.33 hrs, Volume= 3.257 af, Atten= 56%, Lag= 9.9 min
Discarded = 0.93 cfs @ 12.33 hrs, Volume= 1.141 af
Primary = 21.11 cfs @ 12.33 hrs, Volume= 2.115 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.010 hrs
Peak Elev= 1,106.15' @ 12.33 hrs Surf.Area= 0.194 ac Storage= 1.257 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 177.3 min (955.6 - 778.3)

Volume	Invert	Avail.Storage	Storage Description
#1	1,101.00'	0.664 af	**Wet Pond (Conic)** Listed below (Recalc) -Impervious
#2	1,100.80'	0.894 af	**Infiltration Basin (Conic)** Listed below (Recalc)
		1.558 af	Total Available Storage

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
1,101.00	0.060	0.000	0.000	0.060
1,102.00	0.080	0.070	0.070	0.080
1,103.00	0.100	0.090	0.160	0.101
1,104.00	0.110	0.105	0.265	0.113
1,105.00	0.130	0.120	0.384	0.133
1,106.00	0.140	0.135	0.519	0.145
1,107.00	0.150	0.145	0.664	0.157

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
1,100.80	0.070	0.000	0.000	0.070
1,101.00	0.080	0.015	0.015	0.080
1,102.00	0.100	0.090	0.105	0.101
1,103.00	0.120	0.110	0.215	0.121
1,104.00	0.150	0.135	0.349	0.152
1,105.00	0.170	0.160	0.509	0.173
1,106.00	0.190	0.180	0.689	0.194
1,107.00	0.220	0.205	0.894	0.225

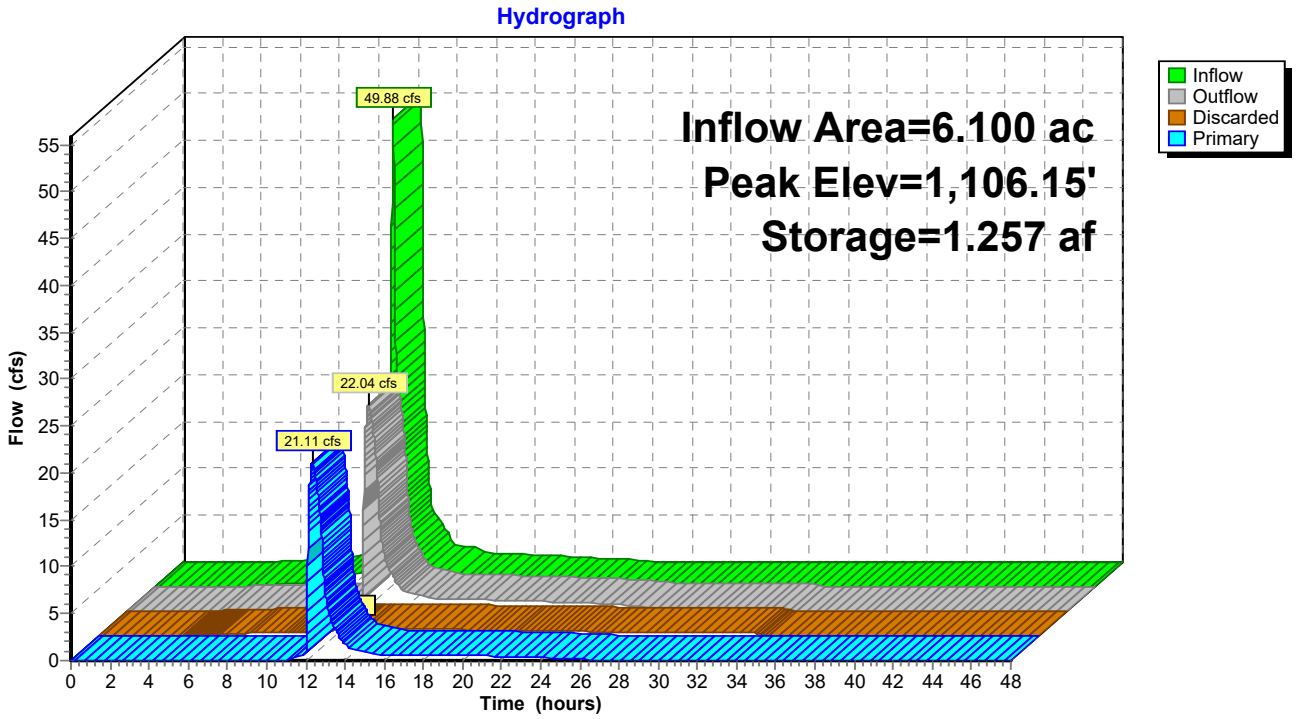
Device	Routing	Invert	Outlet Devices
#1	Discarded	1,100.80'	**3.600 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 1,090.00'
#2	Primary	1,102.00'	**24.0" Round Culvert** L= 78.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1,102.00' / 1,100.00' S= 0.0256 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#3	Device 2	1,102.00'	**4.0" Round Culvert** L= 10.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 1,102.00' / 1,102.00' S= 0.0000 '/' Cc= 0.900 n= 0.011, Flow Area= 0.09 sf

#4	Device 2	1,104.35'	**24.0" Horiz. Rim** C= 0.600 Limited to weir flow at low heads
#5	Primary	1,106.20'	**10.00' long x 10.00' breadth Broad-Crested Rectangular Weir**
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60
			Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Discarded OutFlow Max=0.93 cfs @ 12.33 hrs HW=1,106.15' (Free Discharge)
└**1=Exfiltration** (Controls 0.93 cfs)

Primary OutFlow Max=21.10 cfs @ 12.33 hrs HW=1,106.15' TW=0.00' (Dynamic Tailwater)
└**2=Culvert** (Passes 21.10 cfs of 26.83 cfs potential flow)
  └**3=Culvert** (Inlet Controls 0.84 cfs @ 9.60 fps)
  └**4=Rim** (Orifice Controls 20.27 cfs @ 6.45 fps)
└**5=Broad-Crested Rectangular Weir**(Controls 0.00 cfs)

Pond 20B: Pond & Infiltration Basin

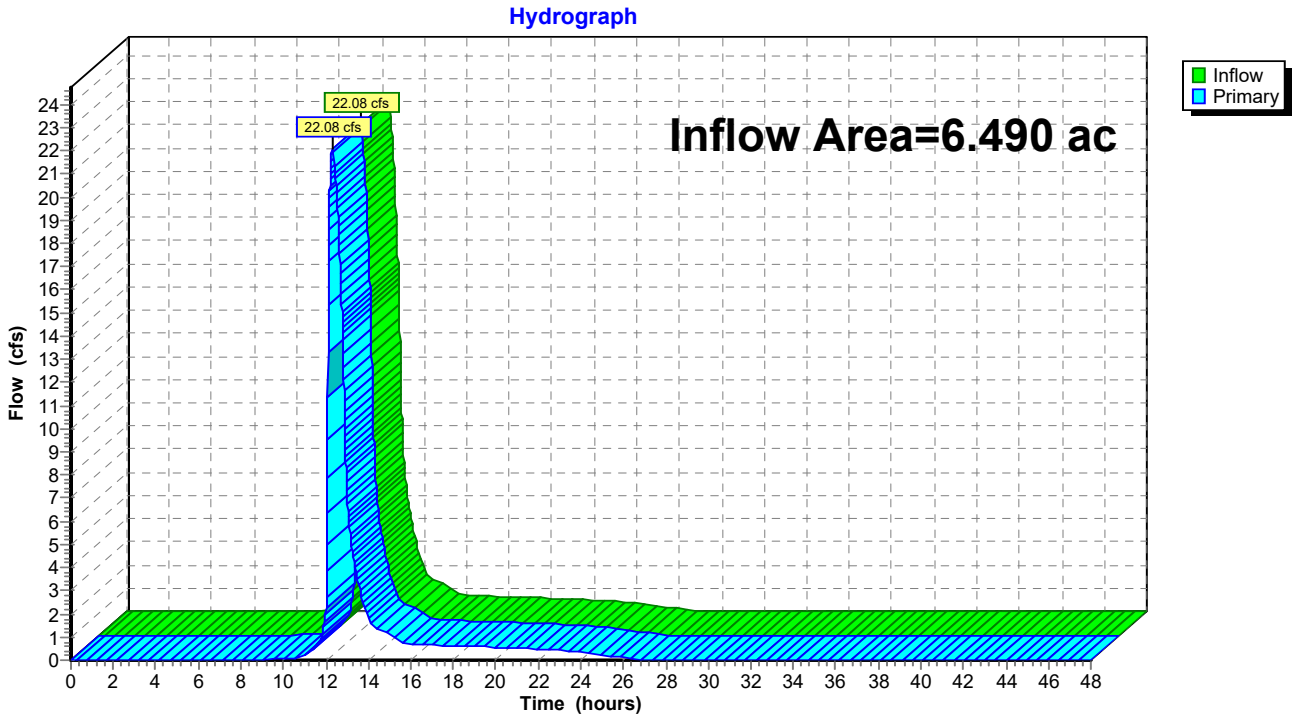


Summary for Link 99L: Post-Development

Inflow Area = 6.490 ac, 59.32% Impervious, Inflow Depth = 4.25" for 200 yr event
Inflow = 22.08 cfs @ 12.31 hrs, Volume= 2.300 af
Primary = 22.08 cfs @ 12.31 hrs, Volume= 2.300 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.010 hrs

Link 99L: Post-Development



APPENDIX E

WinSLAMM Modeling

WinSLAMM Analysis

WinSLAMM v 10 Data File: [D:\Jobs\2020\2020-006_Paragon Place Madison - TRIO\Project_Information\Calcs\SLAMM\Proposed_006.mdb] - [Land Use Model]

File Current File Data Pollutants Tools Run Utilities Help

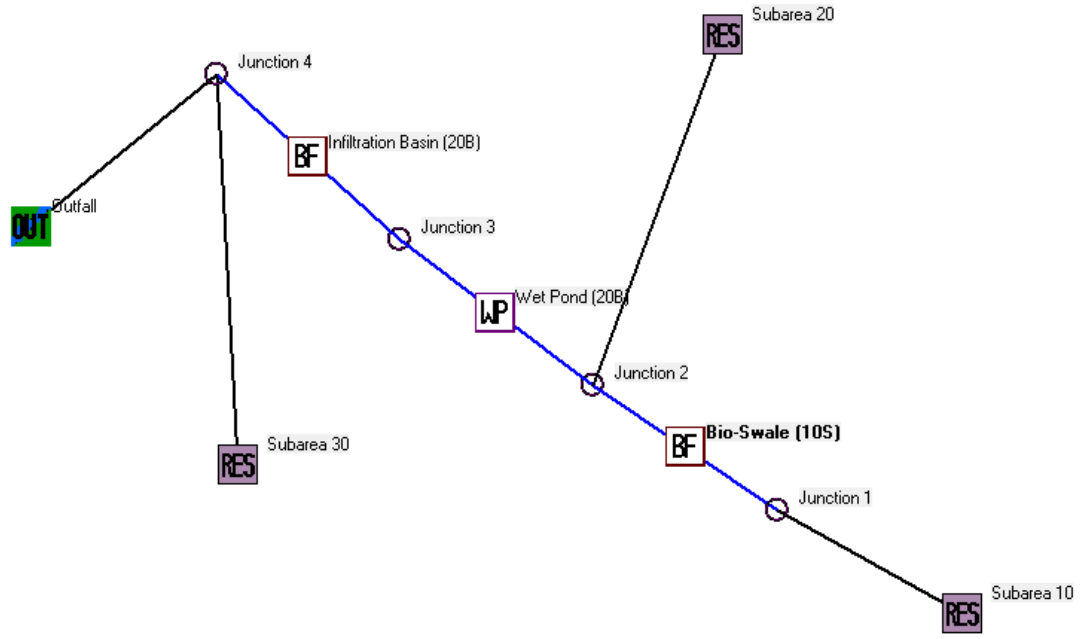
RES INS COM IND OU FRE GS CB WP BF PP HD OD FS SF UF IR

Control Practice:

Bio-Swale (10S)

Land Use #	Land Use Type	Land Use Label	Land Use Area (acres)
1	Residential	Subarea 10	0.510
2	Residential	Subarea 20	5.590
3	Residential	Subarea 30	0.140

CP #	Control Practice Type	Control Practice Name or Location
1	Wet Detention Pond	Wet Pond (20B)
2	Biofilter	Infiltration Basin (20B)
3	**Biofilter**	**Bio-Swale (10S)**



Pre-Treatment SLAMM Analysis Results

FOR: Paragon Place
LOCATION: Madison, Wisconsin

Land Use	Particulate Solids (lbs)							Treatment	BMP		Total	% Removed
	Parking	Street	Gravel	Sidewalk	Roof	Landscape	Total	Type	lbs IN	lbs OUT	lbs Removed	
Subarea 10	166.3			21.3		16.0	203.6	Bio-Swale	203.6	124.1	79.5	39%
Subarea 20	271.1	773.1		259.5	290.0	196.6	1790.3	Wet Pond	1914.4	791.8	1122.6	59%
Total	437.4	773.1	0.0	280.8	290.0	212.6	1993.9			--	1202.1	**60%**

SLAMM for Windows Version 10.4.1
(c) Copyright Robert Pitt and John Voorhees 2019, All Rights Reserved

Data file name: D:\Jobs\2020\2020-006_Paragon Place Madison - TRIO\Project_Information\Calcs\SLAMM\Proposed_006.mdb
Data file description:
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81
Date of run: 09-15-2020 Time of run: 13:40:36
Total Area Modeled (acres): 6.240
Years in Model Run: 1.00

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	345611	-	97.60	2106	-
Outfall Total with Controls:	31417	90.91%	90.30	177.1	91.59%
Annualized Total After Outfall Controls:	31503			177.6	

Data file name: D:\Jobs\2020\2020-006_Paragon Place Madison - TRIO\Project_Information\Calcs\SLAMM\Proposed_006.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 09-15-2020 Time: 13:40:45
Site information:

LU# 1 - Residential: Subarea 10 Total area (ac): 0.510
  13 - Paved Parking 1: 0.270 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  31 - Sidewalks 1: 0.060 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  51 - Small Landscaped Areas 1: 0.180 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
LU# 2 - Residential: Subarea 20 Total area (ac): 5.590
  1 - Roofs 1: 1.310 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  13 - Paved Parking 1: 0.440 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  31 - Sidewalks 1: 0.730 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  37 - Streets 1: 0.840 ac. Smooth Street Length = 0.42 curb-mi Street Width (assuming two curb-mi per street mile) = 33 ft
    Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

51 - Small Landscaped Areas 1: 2.210 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.060 ac. Source Area PSD File:
LU# 3 - Residential: Subarea 30 Total area (ac): 0.140
31 - Sidewalks 1: 0.030 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1: 0.110 ac. Smooth Street Length = 0.055 curb-mi Street Width (assuming two curb-mi per street mile) = 33 ft
Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Wet Detention Pond CP# 1 (DS) - Wet Pond (20B)
Particle Size Distribution file name: Not needed - calculated by program
Initial stage elevation (ft): 5
Peak to Average Flow Ratio: 3.8
Maximum flow allowed into pond (cfs): No maximum value entered
Outlet Characteristics:
Outlet type: Orifice 1
1. Orifice diameter (ft): 0.33
2. Number of orifices: 1
3. Invert elevation above datum (ft): 5
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 50
2. Weir crest width (ft): 4
3. Height from datum to bottom of weir opening: 6.5
Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	0.01	0.0050	0.00	0.00
2	1.00	0.0080	0.00	0.00
3	2.00	0.0120	0.00	0.00
4	3.00	0.0160	0.00	0.00
5	4.00	0.0220	0.00	0.00
6	5.00	0.0600	0.00	0.00
7	6.00	0.0800	0.00	0.00
8	7.00	0.1000	0.00	0.00
9	8.00	0.1100	0.00	0.00
10	9.00	0.1300	0.00	0.00

11	10.00	0.1400	0.00	0.00
12	11.00	0.1500	0.00	0.00

Control Practice 2: Biofilter CP# 1 (DS) - Infiltration Basin (20B)
1. Top area (square feet) = 9409
2. Bottom aea (square feet) = 3044
3. Depth (ft): 6.2
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 3.6
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 1
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0
10. Porosity of rock filled volume = 0
11. Engineered soil infiltration rate: 0
12. Engineered soil depth (ft) = 0
13. Engineered soil porosity = 0
14. Percent solids reduction due to flow through engineered soil = 0
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir
1. Weir crest length (ft): 10
2. Weir crest width (ft): 10
3. Height of datum to bottom of weir opening: 5.4

Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 2
2. Stand pipe height above datum (ft): 3.55

Outlet type: Surface Discharge Pipe
1. Surface discharge pipe outlet diameter (ft): 0.33
2. Pipe invert elevation above datum (ft): 1.2
3. Number of surface pipe outlets: 1

Control Practice 3: Biofilter CP# 2 (DS) - Bio-Swale (10S)
1. Top area (square feet) = 1658

2. Bottom aea (square feet) = 429
3. Depth (ft): 5
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0.5
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 1
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0
10. Porosity of rock filled volume = 0
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data — Soil Type Fraction in Eng. Soil

User-Defined Soil Type — 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

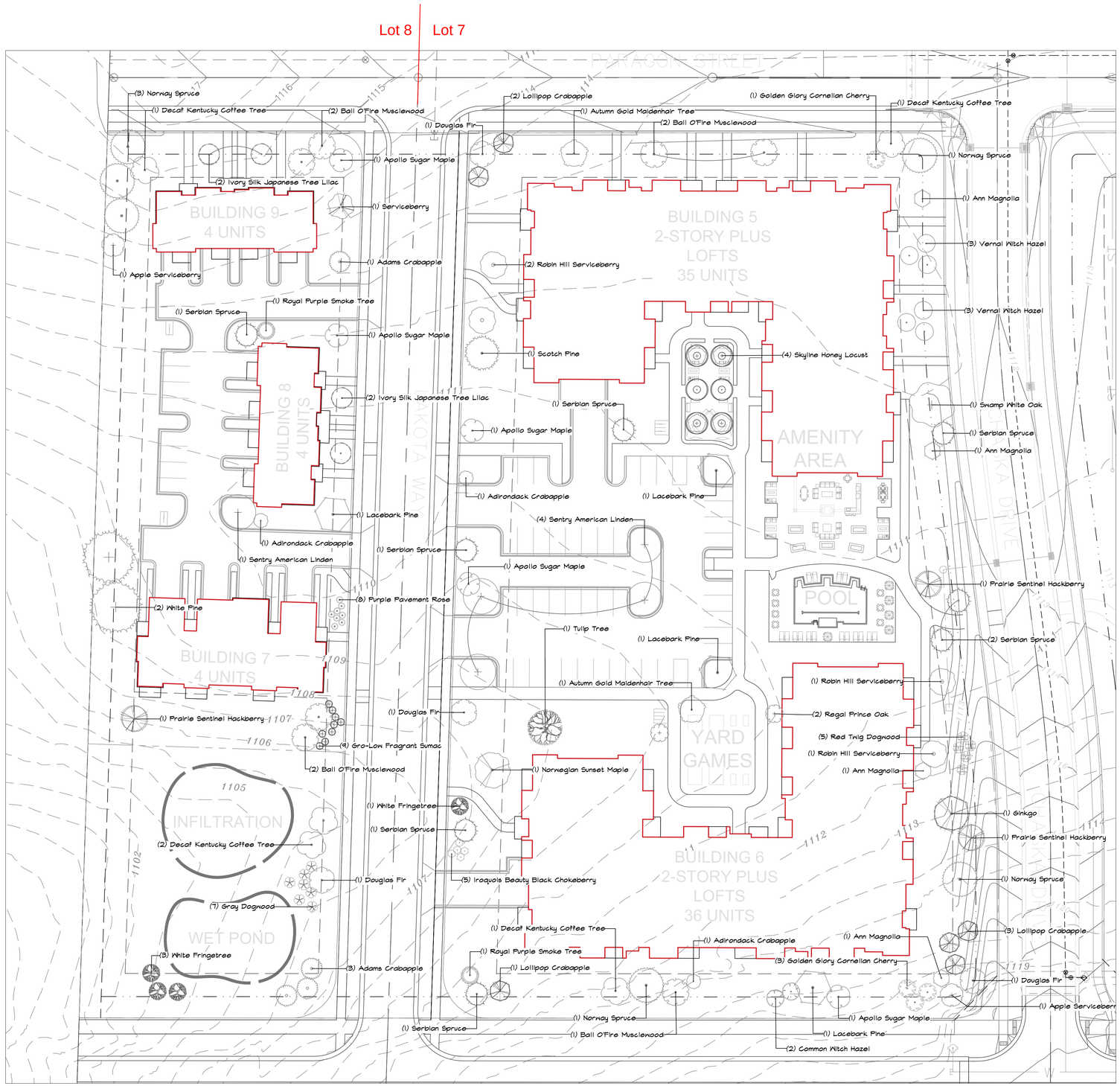
1. Weir crest length (ft): 10
2. Weir crest width (ft): 10
3. Height of datum to bottom of weir opening: 4.4

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 2
2. Stand pipe height above datum (ft): 3.5

Outlet type: Surface Discharge Pipe

1. Surface discharge pipe outlet diameter (ft): 0.33
2. Pipe invert elevation above datum (ft): 2
3. Number of surface pipe outlets: 1



PLANTING PLAN

PROPOSED GARDEN DESIGN FOR:

PARAGON PLACE

BEAR CLAW WAY LOTS 7&8

CITY OF MADISON, WISCONSIN

GARLAND ALLIANCE
LANDSCAPE ARCHITECTS

5707 6th Ave.
Kenosha/WI 53140
(414) 688 1641 garlandalliance@gmail.com

REVISIONS:
AUGUST 27 2020
AUGUST 31 2020
SEPTEMBER 5 2020
SEPTEMBER 11 2020

SCALE: 1"=30'

SHEET NUMBER: L1.1

N

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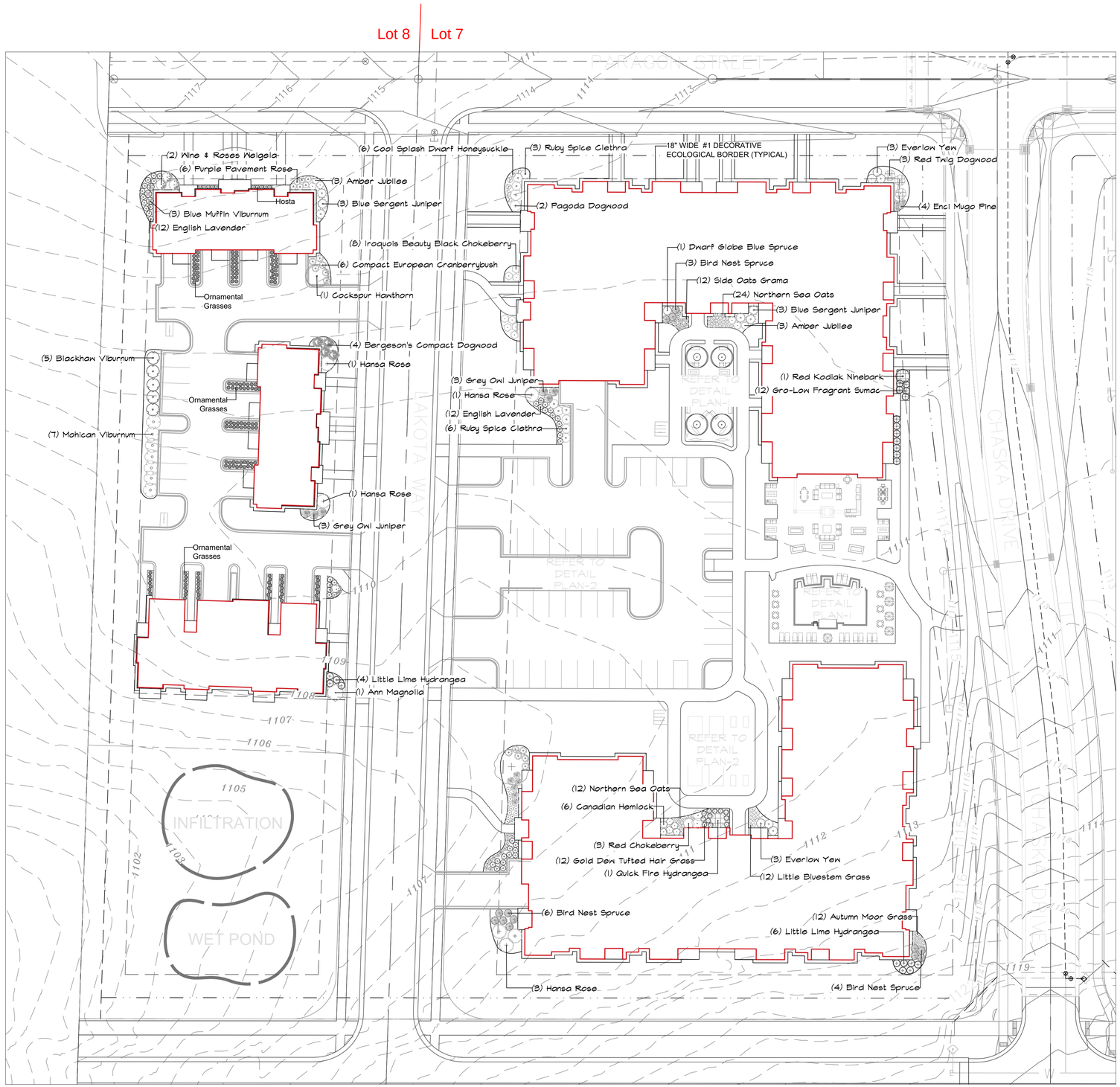

BED PLANTING PLAN

N

PROPOSED GARDEN DESIGN FOR:

PARAGON PLACE

BEAR CLAW WAY LOTS 7&8

CITY OF MADISON, WISCONSIN

GARLAND ALLIANCE
LANDSCAPE ARCHITECTS

5707 6th Ave.
Kenosha/WI 53140
(414) 688 1641 garlandalliance@gmail.com

REVISIONS:
AUGUST 27 2020
AUGUST 31 2020
SEPTEMBER 5 2020
SEPTEMBER 11 2020
SEPTEMBER 15 2020

SCALE: 1"=30'

SHEET NUMBER: L1.2

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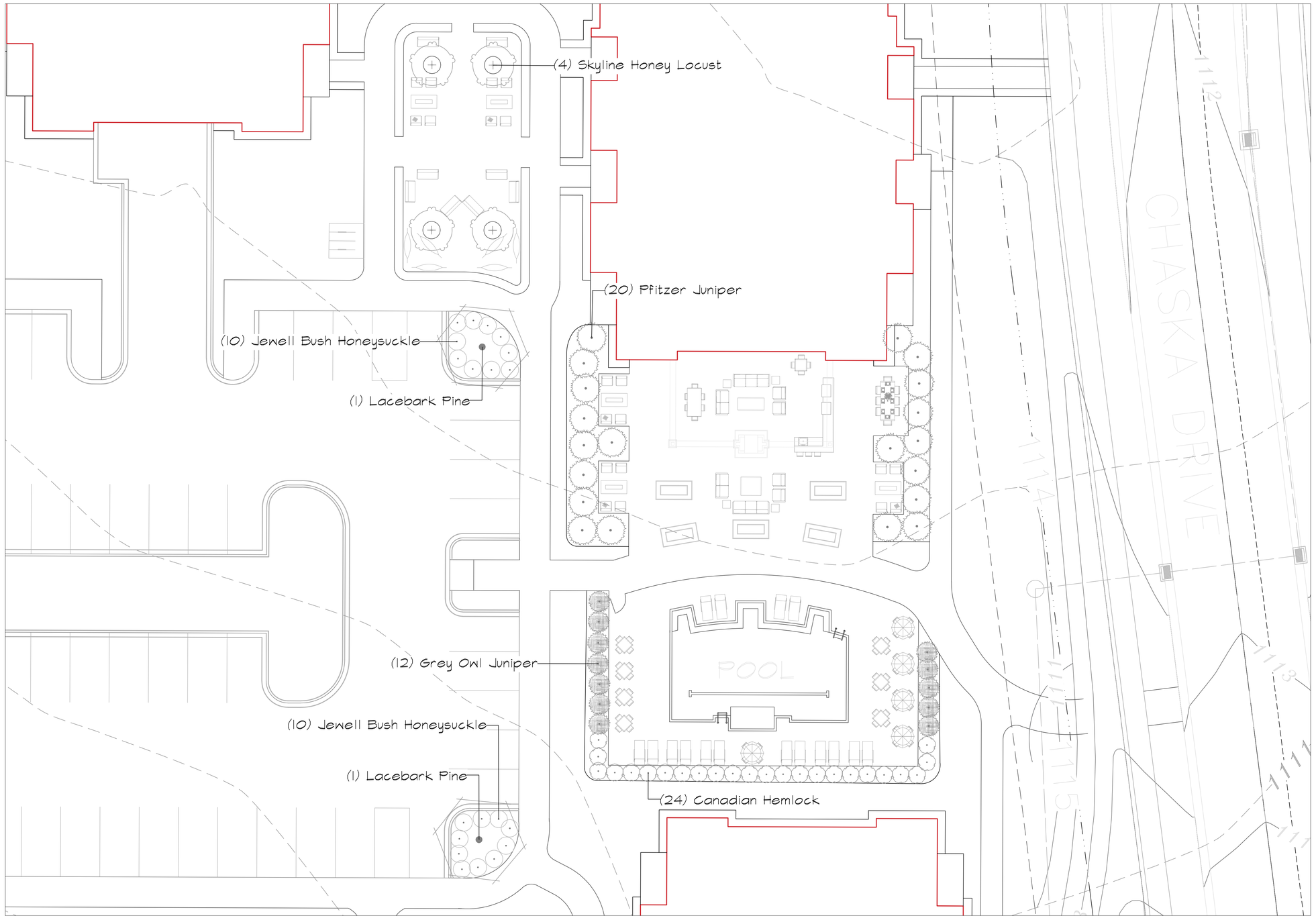

PLANTING DETAIL PLAN-1

PROPOSED GARDEN DESIGN FOR:

PARAGON PLACE

BEAR CLAW WAY LOTS 7&8

CITY OF MADISON, WISCONSIN

GARLAND ALLIANCE
LANDSCAPE ARCHITECTS

5707 6th Ave.
Kenosha/WI 53140
(414) 688 1641 garlandalliance@gmail.com

REVISIONS:
SEPTEMBER 11 2020
SEPTEMBER 15 2020

SCALE: 1"=10'

SHEET NUMBER: L1.3

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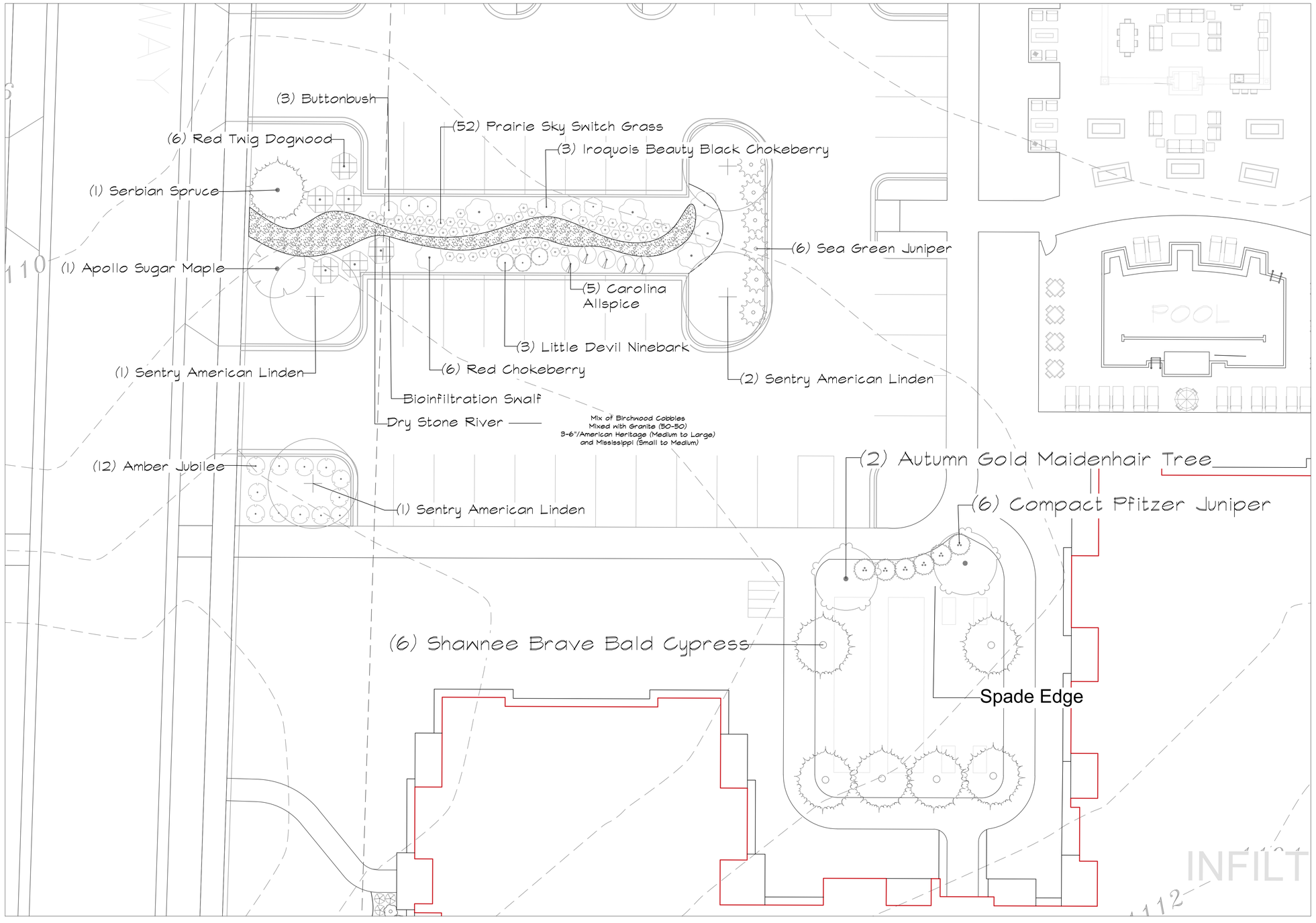

PLANTING DETAIL PLAN-2

PROPOSED GARDEN DESIGN FOR:

PARAGON PLACE

BEAR CLAW WAY LOTS 7&8

CITY OF MADISON, WISCONSIN

GARLAND ALLIANCE
LANDSCAPE ARCHITECTS

5707 6th Ave.
Kenosha/WI 53140
(414) 688 1641 garlandalliance@gmail.com

REVISIONS:
SEPTEMBER 11 2020
SEPTEMBER 15 2020

SCALE: 1"=10'

SHEET NUMBER: L1.4

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CITY OF MADISON
LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address: **Bear Claw Way Madison, Wisconsin**

Name of Project: **Paragon Place at Bear Claw Way - East Parcel**

Owner / Contact: _____

Contact Phone _____ Contact Email _____

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area **95,127 sf**

Total landscape points required **1585**

(b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

(b) is not applicable, site is less than five acres

(c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

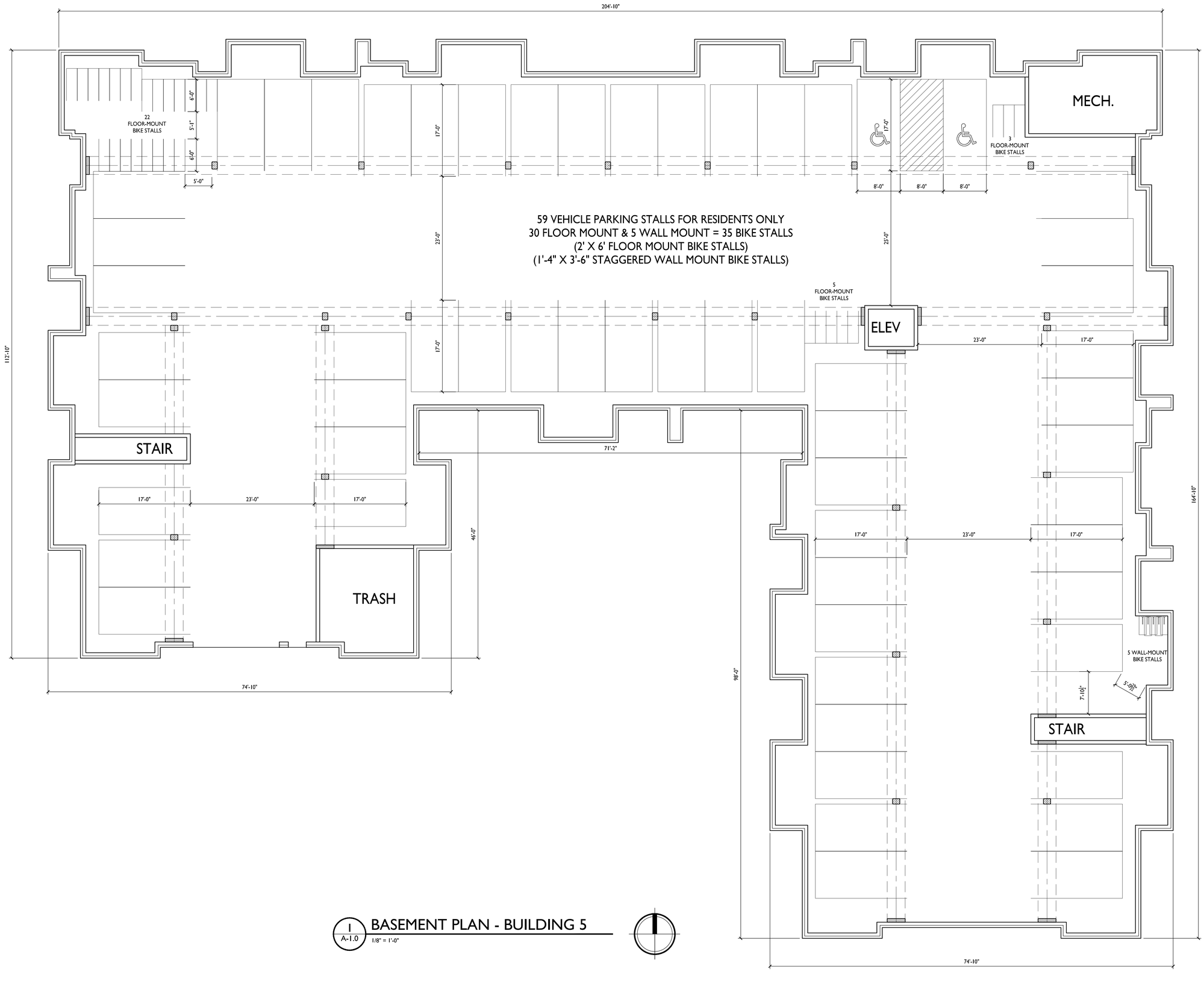
(c) is not applicable, site is not zoned industrial

East Parcel - Tabulation of Points and Credits

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping			New/ Proposed Landscaping	
			Quantity	Points Achieved		Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			Overall Planting Plan Bed Planting Plan	30 na	1050
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			Overall Planting Plan Bed Planting Plan	19 na	665
Ornamental tree	1 1/2 inch caliper	15			Overall Planting Plan Bed Planting Plan	27 na	405
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			Overall Planting Plan Bed Planting Plan	na na	
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			Overall Planting Plan Bed Planting Plan	10 76	30 228
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			Overall Planting Plan Bed Planting Plan	na 68	 272
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			Overall Planting Plan Bed Planting Plan	na na	
Sub Totals							2,650

Total Number of Points Provided 2,650

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.



1 / A-1.0 BASEMENT PLAN - BUILDING 5

1/8" = 1'-0"

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

ISSUED
Issued for LUA and UDC - September 16, 2020

PROJECT TITLE
Paragon Place at
Bear Claw Way
Buildings 5 - 9

(9703 Paragon St.)
Lakota Way
Madison, Wisconsin

SHEET TITLE
Basement Plan -
Building 5

SHEET NUMBER
A-1.0

PROJECT NO. 2021

© Knothe & Bruce Architects, LLC

1 / A-1.1 BLDG #5 - FIRST FLOOR PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS
knothebruce.com 608.836.3690
7601 University Ave. • Suite 201 • Middleton, WI 53562

KEY PLAN

ISSUED
Issued for Land Use & UDC Info - September 16, 2020

PROJECT TITLE
Paragon Place at Bear Claw Way Buildings 5-9

(9703 Paragon St.)
Lakota Way
Madison Wisconsin

SHEET TITLE
BLDG #5 - FIRST FLOOR PLAN

SHEET NUMBER
A-1.1

PROJECT NUMBER 2021

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1 / A-1.2 BLDG #5 - SECOND FLOOR PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS
knothebruce.com 608.836.3690
7601 University Ave. • Suite 201 • Middleton, WI 53562

KEY PLAN

ISSUED
Issued for Land Use & UDC Info - September 16, 2020

PROJECT TITLE
Paragon Place at Bear Claw Way Buildings 5-9

(9703 Paragon St.)
Lakota Way
Madison Wisconsin

SHEET TITLE
BLDG #5 - SECOND FLOOR PLAN

SHEET NUMBER
A-1.2

PROJECT NUMBER 2021

© Knothe & Bruce Architects, LLC

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

EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING	JAMES HARDIE	MONTEREY TOUPE
6" COMPOSITE LAP SIDING - @ LOFT DORMERS	JAMES HARDIE	COBBLESTONE
COMPOSITE TRIM	JAMES HARDIE	COBBLE STONE
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 - COBBLE STONE
RAILINGS	SUPERIOR	BLACK
STANDING SEAM METAL ROOF	N/A	TAN METALLIC

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

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

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KEY PLAN

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PROJECT TITLE
Paragon Place at Bear Claw Way Buildings 5-9

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Lakota Way
Madison Wisconsin

SHEET TITLE
BLDG #5 - EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.1

PROJECT NUMBER 2021

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

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING	JAMES HARDIE	MONTEREY TOUPE
6" COMPOSITE LAP SIDING - @ LOFT DORMERS	JAMES HARDIE	COBBLESTONE
COMPOSITE TRIM	JAMES HARDIE	COBBLE STONE
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 - COBBLE STONE
RAILINGS	SUPERIOR	BLACK
STANDING SEAM METAL ROOF	N/A	TAN METALLIC

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

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

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Lakota Way
Madison Wisconsin

SHEET TITLE
BLDG #5 - EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.2

PROJECT NUMBER 2021

© Knothe & Bruce Architects, LLC

1 A-2.3 NORTH ELEVATION COLOR

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING	JAMES HARDIE	MONTEREY TOUPE
6" COMPOSITE LAP SIDING - @ LOFT DORMERS	JAMES HARDIE	COBBLESTONE
COMPOSITE TRIM	JAMES HARDIE	COBBLE STONE
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 - COBBLE STONE
RAILINGS	SUPERIOR	BLACK
STANDING SEAM METAL ROOF	N/A	TAN METALLIC

2 A-2.3 WEST ELEVATION COLOR

1/8" = 1'-0"

3 A-2.3 EAST ELEVATION COLOR

1/8" = 1'-0"

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PROJECT TITLE
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(9703 Paragon St.)
Lakota Way
Madison Wisconsin

SHEET TITLE
BLDG #5 - EXTERIOR ELEVATIONS COLOR

SHEET NUMBER
A-2.3

PROJECT NUMBER 2021

© Knothe & Bruce Architects, LLC

1 A-2.4 SOUTH ELEVATION COLOR

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING	JAMES HARDIE	MONTEREY TOUPE
6" COMPOSITE LAP SIDING - @ LOFT DORMERS	JAMES HARDIE	COBBLESTONE
COMPOSITE TRIM	JAMES HARDIE	COBBLE STONE
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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 - COBBLE STONE
RAILINGS	SUPERIOR	BLACK
STANDING SEAM METAL ROOF	N/A	TAN METALLIC

2 A-2.4 EAST ELEVATION - COURTYARD COLOR

1/8" = 1'-0"

3 A-2.4 WEST ELEVATION - COURTYARD COLOR

1/8" = 1'-0"

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KEY PLAN

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Lakota Way
Madison Wisconsin

SHEET TITLE
BLDG #5 - EXTERIOR ELEVATIONS COLOR

SHEET NUMBER
A-2.4

PROJECT NUMBER 2021

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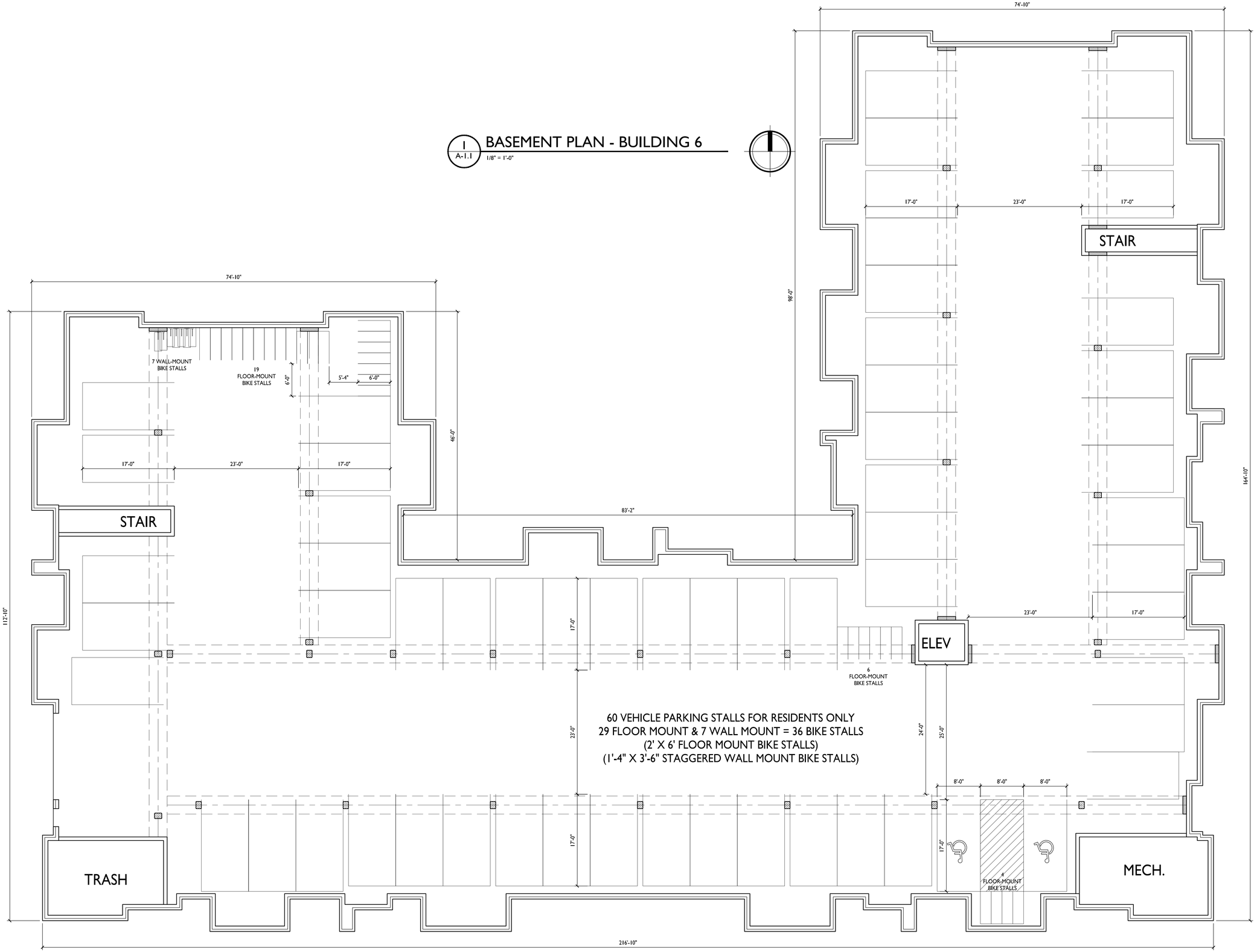
1 / A-1.1 BASEMENT PLAN - BUILDING 6

1/8" = 1'-0"



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

ISSUED
Issued for LUA and UDC - September 16, 2020

PROJECT TITLE
Paragon Place at Bear Claw Way Buildings 5 - 9

(9703 Paragon St.)
Lakota Way
Madison, Wisconsin

SHEET TITLE
Basement Plan - Building 6

SHEET NUMBER
A-1.0

PROJECT NO. 2021

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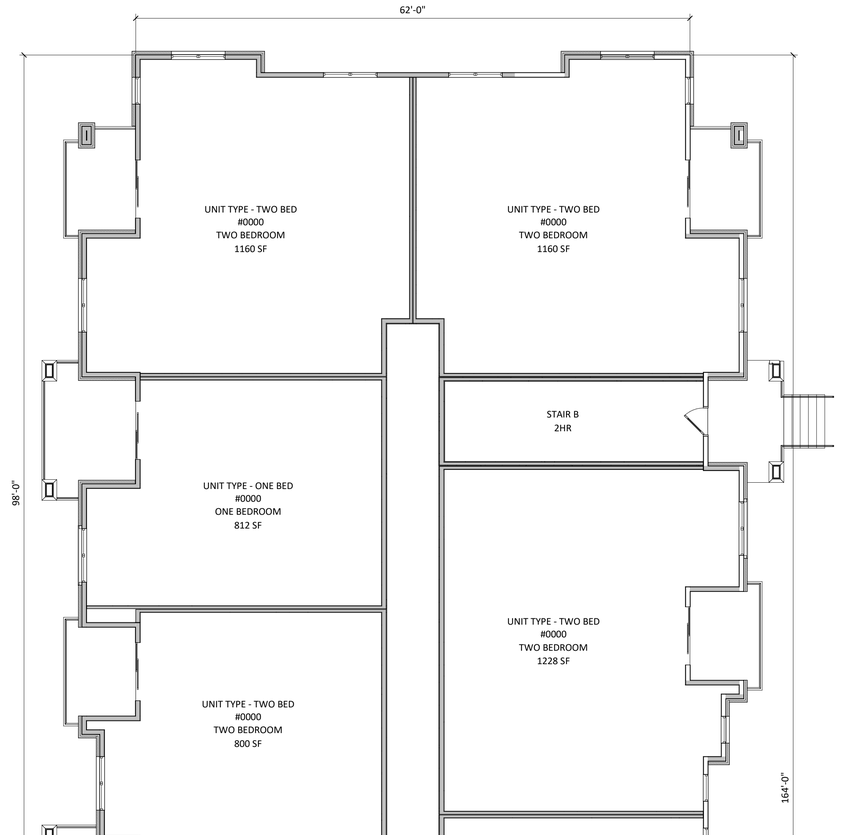
1 A-1.1 BLDG #6 - FIRST FLOOR PLAN

1/8" = 1'-0"



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KEY PLAN

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(9703 Paragon St.)
Lakota Way
Madison Wisconsin

SHEET TITLE
BLDG #6 - FIRST FLOOR PLAN

SHEET NUMBER
A-1.1

PROJECT NUMBER 2021

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1 A-1.2 BLDG #6 - SECOND FLOOR PLAN

1/8" = 1'-0"

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SHEET TITLE
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SHEET NUMBER
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PROJECT NUMBER 2021

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

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING	JAMES HARDIE	MONTEREY TOUPE
6" COMPOSITE LAP SIDING @ LOFT DORMERS	JAMES HARDIE	COBBLESTONE
COMPOSITE TRIM	JAMES HARDIE	COBBLE STONE
BRICK VENEER - (#1) LIGHT	INTERSTATE BRICK	ALMOND
BRICK VENEER - (#2) DARK	KANSAS BRICK & TILE	700 CLASSIC MODULAR
COMPOSITE 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 - COBBLE STONE
RAILINGS	SUPERIOR	BLACK
STANDING SEAM METAL ROOF	N/A	TAN METALLIC

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

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

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KEY PLAN

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Madison Wisconsin

SHEET TITLE
BLDG #6 EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.1

PROJECT NUMBER 2021

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

EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING	JAMES HARDIE	MONTEREY TOUPE
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RAILINGS	SUPERIOR	BLACK
STANDING SEAM METAL ROOF	N/A	TAN METALLIC

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

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

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Madison Wisconsin

SHEET TITLE
BLDG #6 EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.2

PROJECT NUMBER 2021

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1 A-2.3 SOUTH ELEVATION COLOR

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING	JAMES HARDIE	MONTEREY TOUPE
6" COMPOSITE LAP SIDING @ LOFT DORMERS	JAMES HARDIE	COBBLESTONE
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STANDING SEAM METAL ROOF	N/A	TAN METALLIC

2 A-2.3 WEST ELEVATION COLOR

1/8" = 1'-0"

3 A-2.3 EAST ELEVATION COLOR

1/8" = 1'-0"

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(9703 Paragon St.)
Lakota Way
Madison Wisconsin

SHEET TITLE
BLDG #6 - EXTERIOR ELEVATION COLOR

SHEET NUMBER
A-2.3

PROJECT NUMBER 2021

© Knothe & Bruce Architects, LLC

1 A-2.4 NORTH ELEVATION COLOR

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING	JAMES HARDIE	MONTEREY TOUPE
6" COMPOSITE LAP SIDING @ LOFT DORMERS	JAMES HARDIE	COBBLESTONE
COMPOSITE TRIM	JAMES HARDIE	COBBLE STONE
BRICK VENEER - (#1) LIGHT	INTERSTATE BRICK	ALMOND
BRICK VENEER - (#2) DARK	KANSAS BRICK & TILE	700 CLASSIC MODULAR
COMPOSITE 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 - COBBLE STONE
RAILINGS	SUPERIOR	BLACK
STANDING SEAM METAL ROOF	N/A	TAN METALLIC

2 A-2.4 EAST ELEVATION - COURTYARD COLOR

1/8" = 1'-0"

3 A-2.4 WEST ELEVATION - COURTYARD COLOR

1/8" = 1'-0"

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KEY PLAN

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Madison Wisconsin

SHEET TITLE
BLDG #6 - EXTERIOR ELEVATION COLOR

SHEET NUMBER
A-2.4

PROJECT NUMBER 2021

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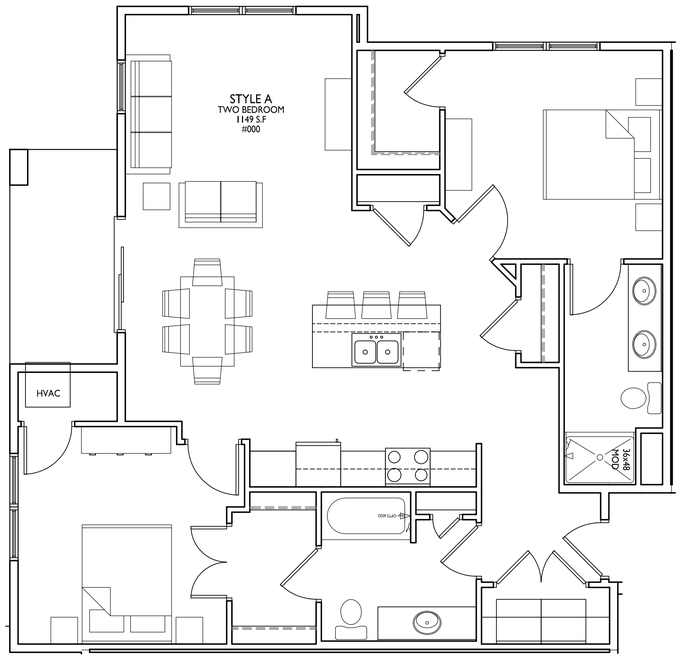
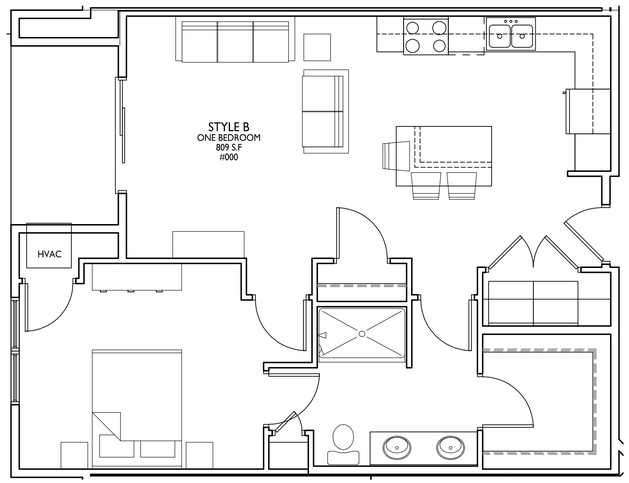


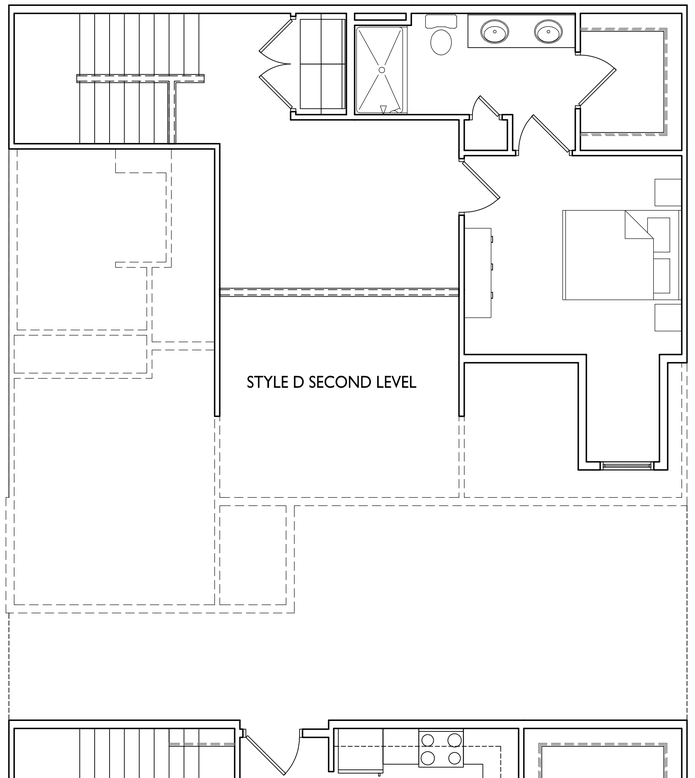
4 A-5.1 UNIT TYPE A

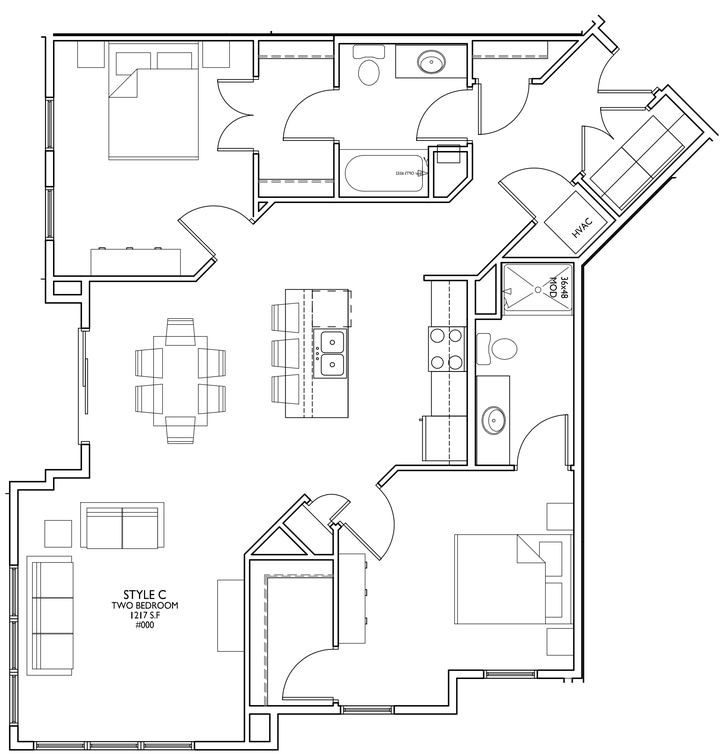
1/4" = 1'-0"



2 A-5.1 UNIT TYPE B

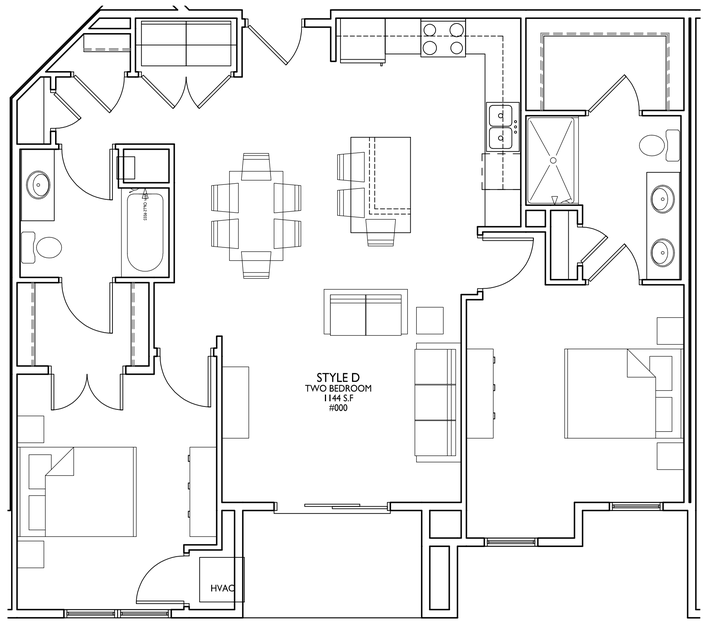
1/4" = 1'-0"





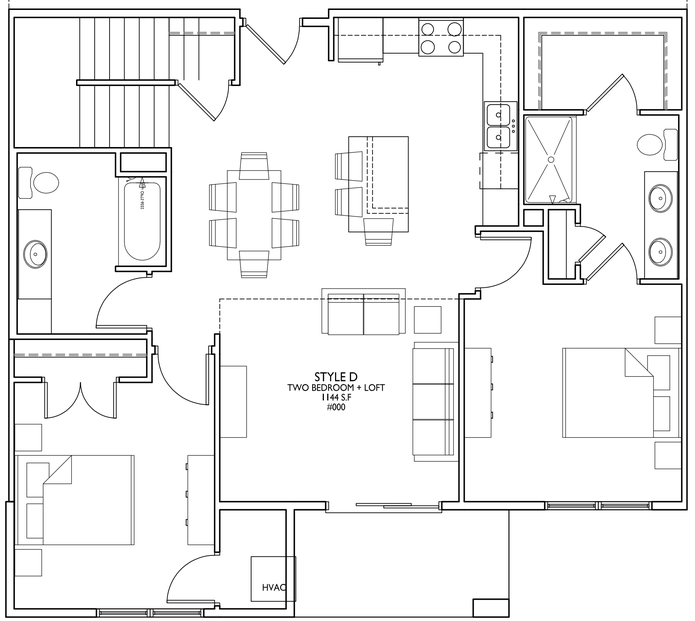
5 A-5.1 UNIT TYPE C

1/4" = 1'-0"



3 A-5.1 UNIT TYPE D

1/4" = 1'-0"



1 A-5.1 UNIT TYPE D LOFT

1/4" = 1'-0"

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

ISSUED

Issued for LUA and UDC - October 20, 2020

PROJECT TITLE

Paragon Place at Bear Claw Way Buildings 5 - 9

(9703 Paragon St.)
Lakota Way
Madison, Wisconsin

SHEET TITLE

Typical Unit Plans - Buildings 5 & 6

SHEET NUMBER

A-5.1

PROJECT NO. 2021

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PARAGON PLACE

AT BEAR CLAW WAY BUILDINGS 5-9

(9703 PARAGON ST)
LAKOTA WAY MADISON, WISCONSIN

BUILDING #5

kba
knothe bruce
ARCHITECTS

PARAGON PLACE

AT BEAR CLAW WAY BUILDINGS 5-9

(9703 PARAGON ST)
LAKOTA WAY MADISON, WISCONSIN

BUILDING #5

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knothe bruce
ARCHITECTS

PARAGON PLACE

AT BEAR CLAW WAY BUILDINGS 5-9

(9703 PARAGON ST)
LAKOTA WAY MADISON, WISCONSIN

BUILDING #5

kba
knothe bruce
ARCHITECTS

PARAGON PLACE

AT BEAR CLAW WAY BUILDINGS 5-9

(9703 PARAGON ST)
LAKOTA WAY MADISON, WISCONSIN

BUILDING #6

kba
knothe bruce
ARCHITECTS

PARAGON PLACE

AT BEAR CLAW WAY BUILDINGS 5-9

(9703 PARAGON ST)
LAKOTA WAY MADISON, WISCONSIN

BUILDING #6

kba
knothe bruce
ARCHITECTS

PARAGON PLACE

AT BEAR CLAW WAY BUILDINGS 5-9

(9703 PARAGON ST)
LAKOTA WAY MADISON, WISCONSIN

BUILDING #5

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ARCHITECTS

PARAGON PLACE

AT BEAR CLAW WAY BUILDINGS 5-9

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AT BEAR CLAW WAY BUILDINGS 5-9

(9703 PARAGON ST)
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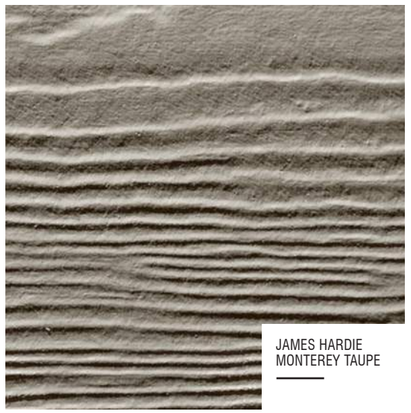
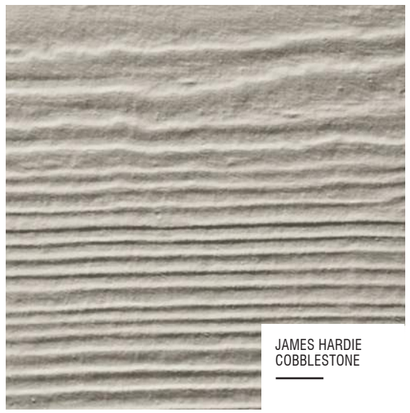


JAMES HARDIE
MONTEREY TAUPE

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

MATERIAL BOARD

LOTS 7 & 8 PARAGON PLACE AT BEAR CLAW WAY

9703 PARAGON PLACE & LAKOTA WAY
MADISON,WI
SEPTEMBER 16, 2020

knothe bruce ARCHITECTS

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: 9703 Paragon St (Lot 8)

Title: Paragon Place Townhouses Lot 8

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

UDC meeting date requested 11/4/2020

- ☑ 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 — Company United Financial Group, Inc

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

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

Project contact person Kevin Burow — Company Knothe & Bruce Architects, LLC

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

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

Property owner (if not applicant) Ziegler at Elderberry II LLC

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

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

5. Required Submittal Materials

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

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

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

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

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on 07/16/2020.

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 RMcMurtrie@ufgroup.net Relationship to property Partner

Authorizing signature of property owner Marshall Newton, President of United Apartments, Inc. manager of Ziegler at Elderberry II LLC Date 9/15/2020

7. Application Filing Fees

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

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

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

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

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

URBAN DESIGN COMMISSION APPROVAL PROCESS UDC

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST UDC

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

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

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

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

Denise Salimes

From: Kevin Burow
Sent: Saturday, August 15, 2020 7:39 PM
To: elderberry.northcentral@gmail.com; Paul Skidmore (district9@cityofmadison.com)
Cc: Stacey Oehrke
Subject: 30 Day Development Notice for 9703 Paragon Street

Alder Skidmore and Elderberry Neighborhood Association,

I would like to take this opportunity to formally notify you of a new proposed development. United Financial Group is continuing with their multifamily development Paragon Place at Bear Claw Way by developing lots 7 and 8, which are located between Wilrich St. and Paragon St and directly west of their existing buildings. We are proposing a two-story 35 unit building with a Club House and a 36 unit two-story building on lot 7. Both will have underground parking. On lot 8 we are proposing (3) 4-unit two-story townhome buildings with attached garages. We will be submitting our Land Use Application with the City of Madison on September 16, 2020 for this proposed development.

We look forward to working with you in continuing to make this a successful development.

If you have any questions please feel free to contact me.

Thanks,
Kevin

Kevin Burow, AIA, NCARB, LEED AP | Architect | Knothe & Bruce Architects, LLC | Ph: 608.836.3690 Ext. 110 | Cell: 608.575.3123

7601 University Avenue; Suite 201, Middleton, WI 53562 | kburow@knothebruce.com | www.knothebruce.com

September16, 2020

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 – Conditional Use
9703 Paragon St, Lot 8 – Addition to Paragon Place
KBA Project # 2021

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:	United Financial Group, Inc 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:	Garland Alliance, Inc 5707 6th Avenue Kenosha, WI 53140 (414) 688-1641 Contact: Tim Garland garlandalliance@gmail.com

Introduction:
The proposed site is Lot 8, located on the south side of Paragon St., west of the intersection with Chaska Dr. The lot is zoned SR-V2 and the proposed townhouses are consistent with allowable conditional uses.

The owner, United Financial Group, Inc, is an experienced developer who has completed successful multi-family projects throughout Wisconsin. Their intent is to continue their high-quality development feature-rich in amenities for tenants.

Project Description:
The proposed development consists of 12 Townhouse dwelling units arranged in three buildings with

attached garage parking. These units create additional housing diversity within the neighborhood. Coupled with the adjacent Lot #7, the number of units on the site allow for the inclusion of onsite management and creates sufficient user base to allow expanded amenities on lot #7, including a large community room, exercise facilities, outdoor grilling and seating areas, yard games area, outdoor fire pit and an outdoor pool.

All three buildings are two-story wood frame construction. Building #7 is a stand-alone 4-unit building with 2-car attached garages and walkout basements. Each unit will be 3-bedroom style. Buildings #8 and #9 are also stand-alone buildings with 2-car attached garages. All units will have a private patio or deck. Ground floor access to all Townhouse units has been provided with private exterior entrances. The exterior facades are finished in quality materials, including brick veneer and composite horizontal siding. Trash and recycling will be collected within the units with curbside pickup.

The project is accessed via two driveways on Lakota Way. Both driveways connect to the Townhouse garages and surface parking at the center of the site. The surface parking is centrally located on the site and screened from street view by the buildings.

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	71,213 s.f. / 1.64 acres
Dwelling Units	12
Density	7.3 units/acre
Open Space Required	TSS x S.F. / d.u. = 500 s.f./unit
Open Space Provided	960 s.f./unit
Lot Coverage	24,455 s.f. / 34% (60% Max.)

Building Height: 2-3 Stories / 37'-44' Feet (4 Stories / 52' Max.)

Gross Floor Area:

Building 7, 8, 9:	25,788 s.f.
Floor Area Ratio	0.36

Dwelling Unit Mix:	Building 7	Building 8	Building 9
Two Bedroom	0	4	4
Three Bedroom	4	0	0
Total Dwelling Units	4	4	4

Vehicle Parking:

Surface:	8 stalls
Garage:	24 stalls
Total	32 stalls
Parking Ratio:	2.67 / d.u.

Bicycle Parking:

Surface Short-Term:	4
Garage – Floor:	16
Total:	20

Project Schedule:
Construction will be phased over 12-14 months as weather and market conditions dictate. Construction is projected to start early in 2022. The first units to be completed should be ready for occupancy in the fall of 2022.

Thank you for your time reviewing our proposal.

Sincerely,

Kevin Burow, AIA, NCARB, LEED AP
Managing Member

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address:	Lot 8 of Paragon Place
Contact Name & Phone #:	Bob Feller 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? SEE SHEET C-1.3	☒ Yes	☒ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☐ Yes	☒ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes	☐ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

ALED3T50N

Color: Bronze

Weight: 32.5 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	54.50W

LED Info

Watts	50W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000
Lumens	6,617
Efficacy	121.4 lm/W

Technical Specifications

Listings

UL Listed:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000178V

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Effective Projected Area:

EPA = 0.75

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

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Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

BAA Compliance:

Click here for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Replaces 200W Metal Halide

Buy American Act Compliance:

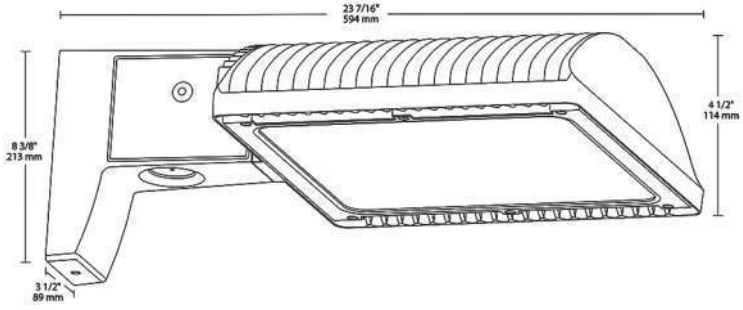
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

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ALED3T50N

RAB

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	3T	50		N				
	4T = Type IV **3T =** Type III **2T =** Type II	**50 =** 50W **78 =** 78W **105 =** 105W **125 =** 125W **150 =** 150W	**Blank =** Pole mount **SF =** Slipfitter	**Blank =** 5000K (Cool) **N =** 4000K (Neutral) **Y =** 3000K (Warm)	**Blank =** Bronze **RG =** Roadway Gray **W =** White **K =** Black	**Blank =** 120-277V **/480 =** 480V **/BL =** Bi-Level **/D10 =** 0-10V Dimming	**Blank =** No Option **/LC =** Lightcloud® Controller **/PCS =** 120V Swivel Photocell **/PCS2 =** 277V Swivel Photocell **/PCT =** 120-277V Twistlock Photocell **/PCS4 =** 480V Swivel Photocell **/PCT4 =** 480V Twistlock Photocell **/WS =** Multi-Level Motion Sensor **/WS2 =** Multi-Level Motion Sensor 20 ft. **/WS4 =** Multi-Level Motion Sensor 40 ft.	**Blank =** Standard **USA =** BAA Compliant

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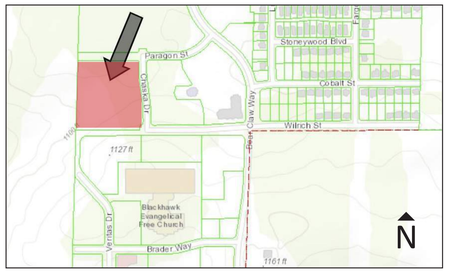


Existing Site looking South from Paragon St. - Blackhawk Church in the distance

East of Site

West of Site

North of Site

Context Photos
9703 Paragon St., Madison , WI

knothe bruce ARCHITECTS

GENERAL NOTES:

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

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

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

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

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

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

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

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

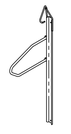
9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

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

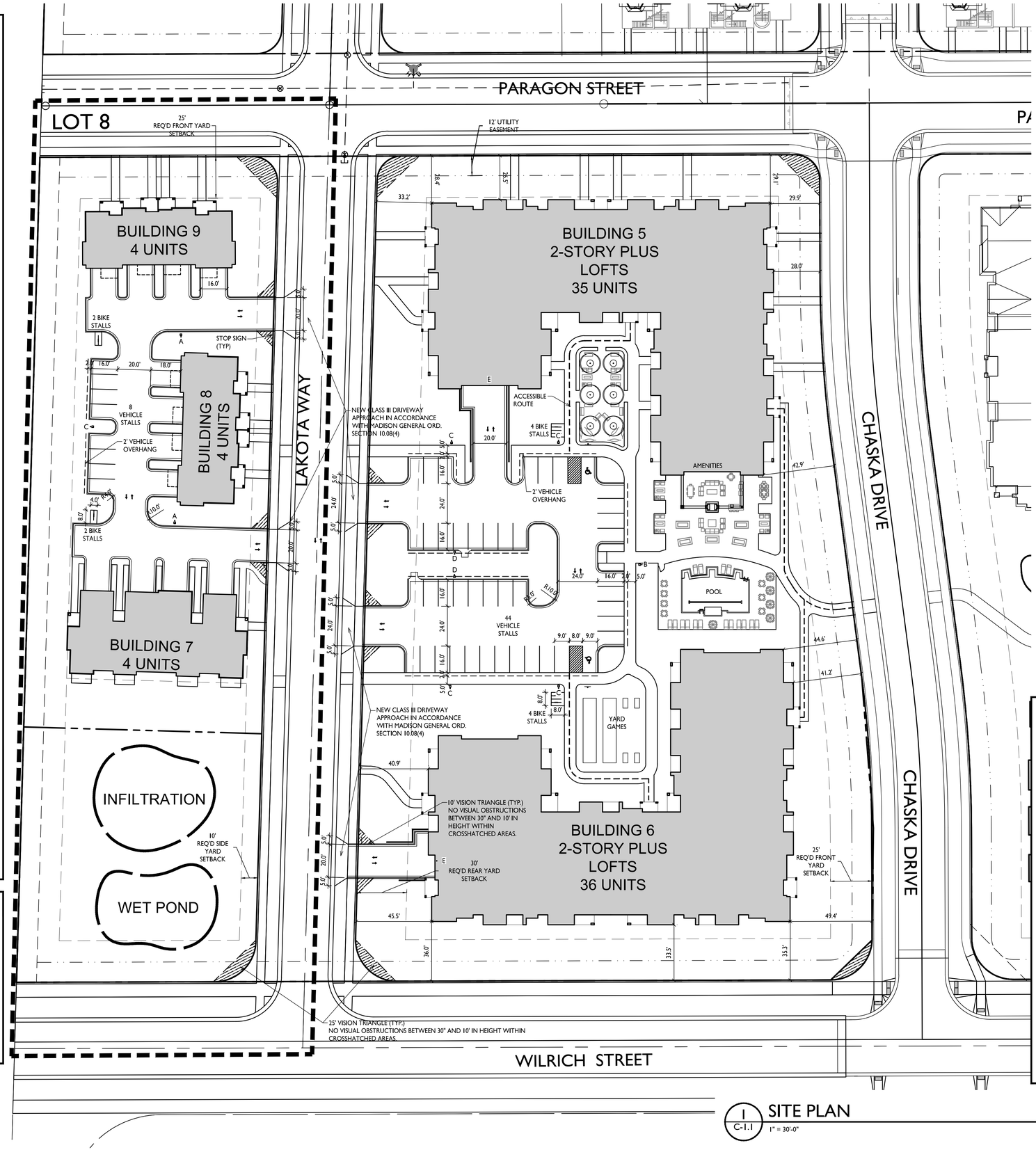
11. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

BIKE RACKS:

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

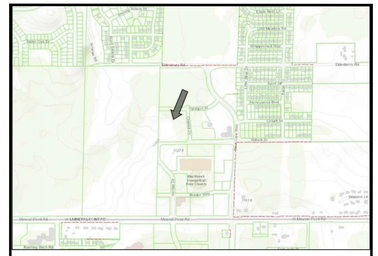


INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK



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

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



SITE LOCATOR MAP

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

SHEET INDEX - LOT 7

SITE	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C-1.00	GRADING PLAN
C-2.00	UTILITY PLAN
L-1.1	PLANTING PLAN
L-1.2	BED PLANTING PLAN
L-1.3	PLANTING DETAIL PLAN-1
L-1.4	PLANTING DETAIL PLAN-2
ARCHITECTURAL	
BUILDING #5	
A-1.0	BASEMENT PLAN - BUILDING 5
A-1.1	BLDG #5 - FIRST FLOOR PLAN
A-1.2	BLDG #5 - SECOND FLOOR PLAN
A-2.1	BLDG #5 - EXTERIOR ELEVATIONS
A-2.2	BLDG #5 - EXTERIOR ELEVATIONS
A-2.3	BLDG #5 - EXTERIOR ELEVATIONS COLORED
A-2.4	BLDG #5 - EXTERIOR ELEVATIONS COLORED
BUILDINGS #6	
A-1.0	BASEMENT PLAN - BUILDING 6
A-1.1	BLDG #6 - FIRST FLOOR PLAN
A-1.2	BLDG #6 - SECOND FLOOR PLAN
A-2.1	BLDG #6 - EXTERIOR ELEVATIONS
A-2.2	BLDG #6 - EXTERIOR ELEVATIONS
A-2.3	BLDG #6 - EXTERIOR ELEVATIONS COLORED
A-2.4	BLDG #6 - EXTERIOR ELEVATIONS COLORED

SHEET INDEX - LOT 8

SITE	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C-1.00	GRADING PLAN
C-2.00	UTILITY PLAN
L-1.1	PLANTING PLAN
L-1.2	BED PLANTING PLAN
BUILDING #7	
A-1.0	BLDG #7 - BASEMENT PLAN
A-1.1	BLDG #7 - FIRST FLOOR PLAN
A-1.2	BLDG #7 - SECOND FLOOR PLAN
A-2.1	BLDG #7 - EXTERIOR ELEVATIONS
A-2.2	BLDG #7 - EXTERIOR ELEVATIONS COLORED
BUILDING #8 & #9	
A-1.0	BLDG #8-#9 - BASEMENT PLAN
A-1.1	BLDG #8-#9 - FIRST FLOOR PLAN
A-1.2	BLDG #8-#9 - SECOND FLOOR PLAN
A-2.1	BLDG #8-#9 - EXTERIOR ELEVATIONS
A-2.2	BLDG #8-#9 - EXTERIOR ELEVATIONS COLORED

SITE DEVELOPMENT DATA:

ZONING: SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT

	LOT 7	LOT 8	
DENSITIES			
LOT AREA	143,683 S.F./3.3 ACRES	71,213 S.F./1.64 ACRES	
DWELLING UNITS	71 UNITS	12 UNITS	
LOT AREA / D.U.	2,023 S.F./UNIT	5,934 S.F./UNIT	
DENSITY	21.5 UNITS/ACRE	7.3 UNITS/ACRE	
	PROVIDED	PROVIDED	REQUIRED
LOT COVERAGE	79,447 S.F. (55%)	24,455 S.F. (34%)	60% MAX.
USABLE OPEN SPACE	523 S.F./UNIT	960 S.F./UNIT	500 S.F/UNIT
BUILDING HEIGHT	2 STORY + LOFT/41'	2-3 STORY/37'-44'	4 STORY/52'
DWELLING UNIT MIX:			
ONE BED	19	-	
TWO BED	52	8	
THREE BED	-	4	
TOTAL	71 UNITS	12 UNITS	
GROSS FLOOR AREAS			
RESIDENTIAL	95,926 S.F.	18,000 S.F.	
BASEMENT/GARAGE	47,009 S.F.	7,788 S.F.	
TOTAL FLOOR AREA	142,935 S.F.	25,788 S.F.	
FLOOR AREA RATIO	.99	.36	
VEHICLE PARKING :			
BASEMENT/GARAGE	119	24	
SURFACE	44	8	
TOTAL	163 VEHICLE STALLS	32 VEHICLE STALLS	
PARKING RATIO	2.3 STALLS/UNIT	2.6 STALLS/UNIT	
BICYCLE PARKING:			
COVERED/SECURE	71	16	
SURFACE GUEST	8	4	
TOTAL	79 BIKE STALLS	20 BIKE STALLS	

ISSUED
Issued for Land Use & UDC- Sept. 16, 2020

PROJECT TITLE
Paragon Place at Bear Claw Way Buildings 5 - 9

(9703 Paragon St.)
Lakota Way
Madison, Wisconsin

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 2021

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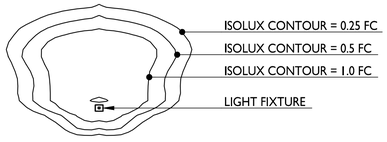
STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
LOT 7 - Parking Garage Entry - Building 5	+	2.6 fc	14.1 fc	0.3 fc	47.0:1	8.7:1
LOT 7 - Parking Garage Entry - Building 6	+	2.6 fc	14.9 fc	0.1 fc	149.0:1	26.0:1
LOT 7 - Parking Area Lighting	+	1.9 fc	6.0 fc	0.5 fc	12.0:1	3.8:1
LOT 8 - Parking Area Lighting	+	1.5 fc	3.9 fc	0.3 fc	13.0:1	5.0:1

LUMINAIRE SCHEDULE - LOT 7

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	B	1	RAB LIGHTING, INC.	ALED4T50N - RWLED4T50N - RWLED4T50SFN - WPLED4T50N (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME	RAB02138MOD5040.ies	18'-0" POLE ON FLUSH CONC. BASE
	C	4	RAB LIGHTING, INC.	ALED3T50N - RWLED3T50N - RWLED3T50SFN - WPLED3T50N (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME	RAB02551MOD40.ies	18'-0" POLE ON FLUSH CONC. BASE
	D	2	RAB LIGHTING, INC.	ALED3T50N - RWLED3T50N - RWLED3T50SFN - WPLED3T50N (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME	RAB02551MOD40.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	E	2	RAB LIGHTING, INC.	SLIM12N	CAST BROWN PAINTED FINNED METAL HOUSING, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME	RAB04264MOD40.ies	ON BUILDING 8'-0" ABOVE GRADE

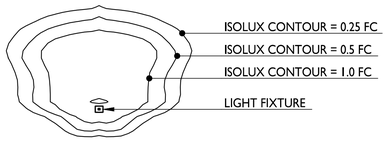
EXAMPLE LIGHT FIXTURE DISTRIBUTION

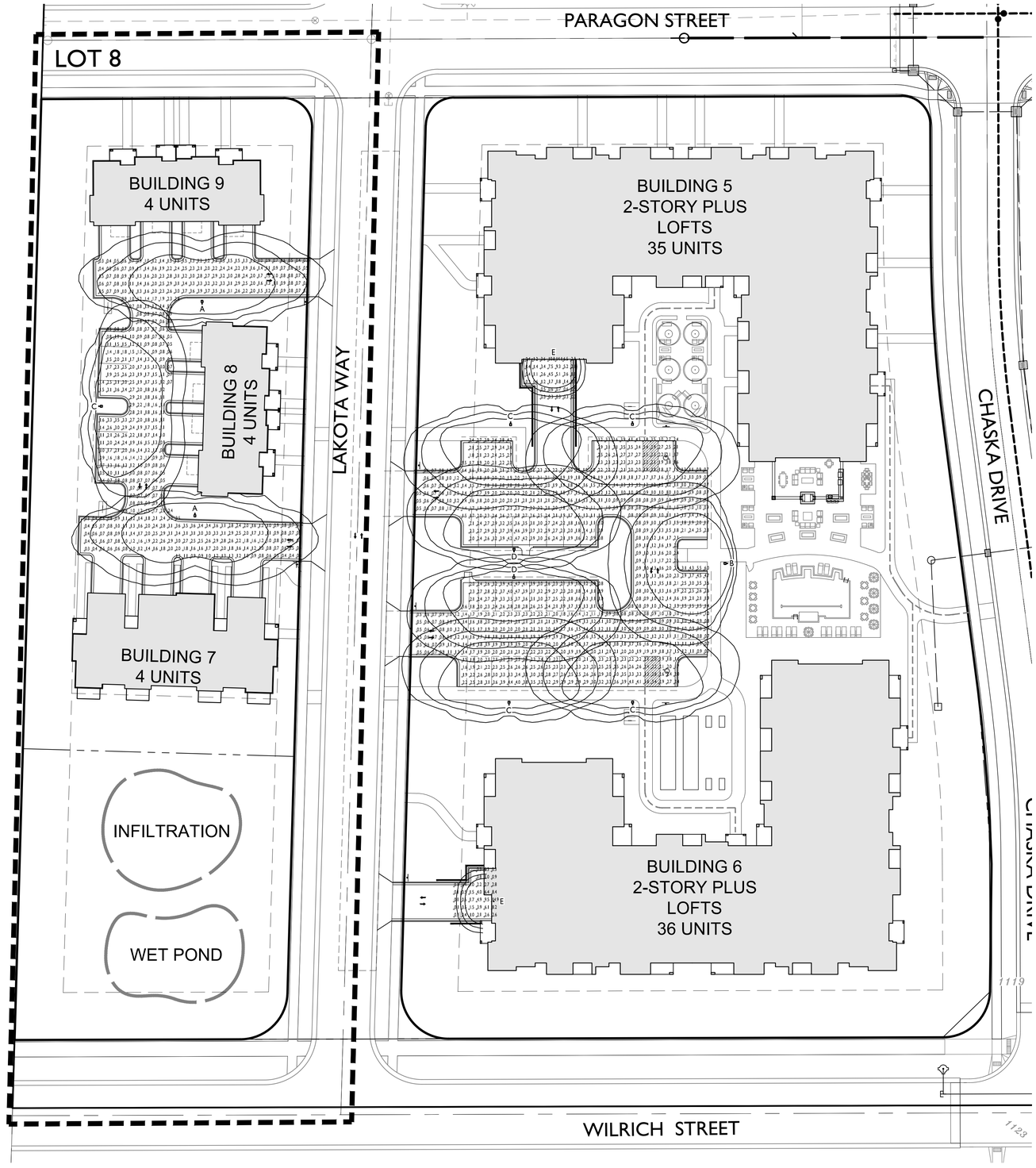


LUMINAIRE SCHEDULE - LOT 8

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	RAB LIGHTING, INC.	ALED2T50N - RWLED2T50N - RWLED2T50SFN - WPLED2T50N (TYPE II)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 3-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME	RAB02128MOD5040.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	C	1	RAB LIGHTING, INC.	ALED3T50N - RWLED3T50N - RWLED3T50SFN - WPLED3T50N (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME	RAB02551MOD40.ies	18'-0" POLE ON FLUSH CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION





1 / C-1.2 SITE LIGHTING PLAN
1" = 30'-0"

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

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

ISSUED
Issued for Land Use & UDC - Sept. 16, 2020

PROJECT TITLE
Paragon Place at
Bear Claw Way
Buildings 5 - 9

(9703 Paragon St.)
Lakota Way
Madison, Wisconsin

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
C-1.2

PROJECT NO. 2021

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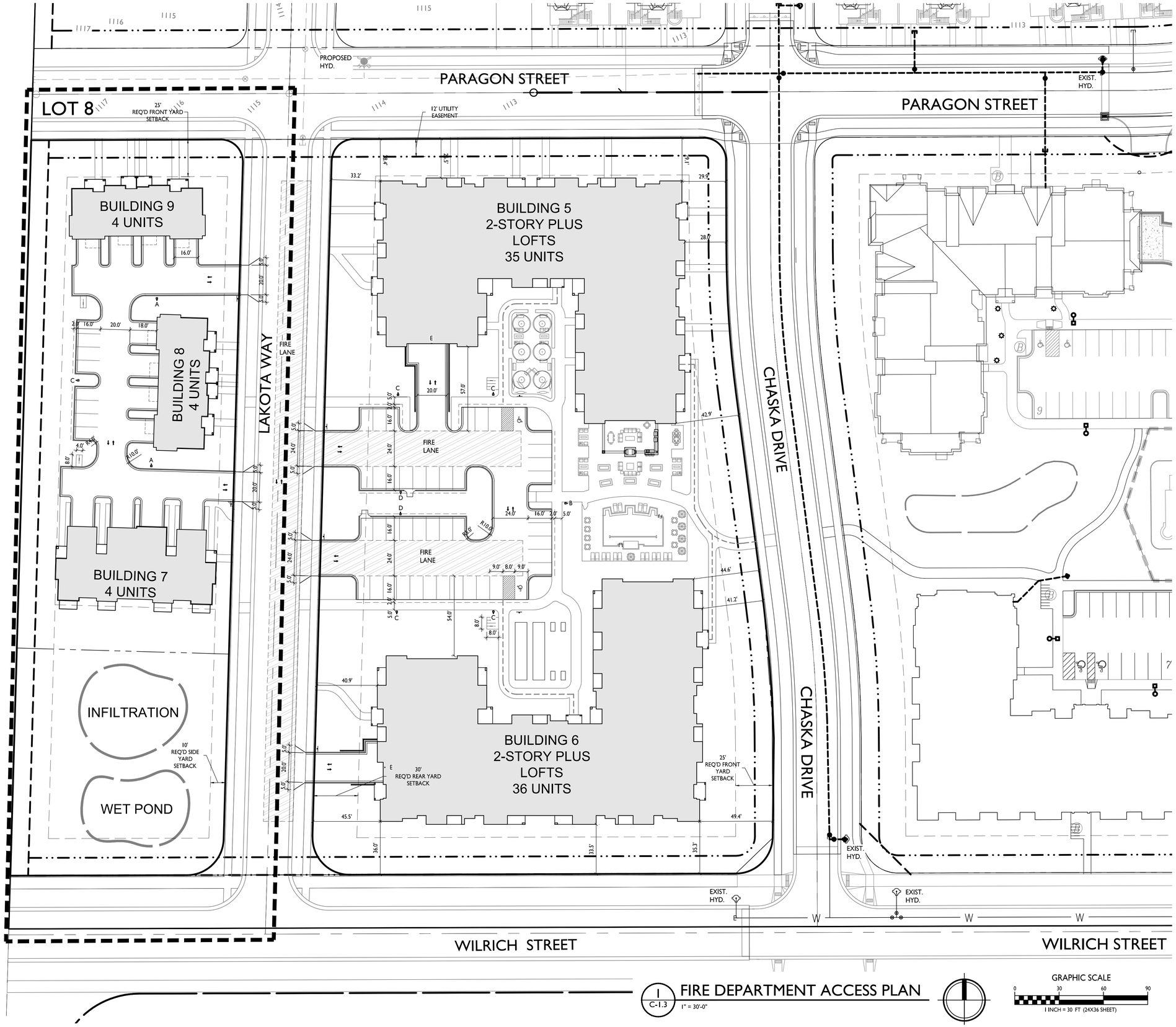

1 C-1.3 FIRE DEPARTMENT ACCESS PLAN

1" = 30'-0"

GRAPHIC SCALE

0 30 60 90

1 INCH = 30 FT (24X36 SHEET)

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

ISSUED

Issued for Land Use & UDC- Sept. 16, 2020

PROJECT TITLE

Paragon Place at Bear Claw Way Buildings 5 - 9

(9703 Paragon St.)
Lakota Way
Madison, Wisconsin

SHEET TITLE

Fire Department Access Plan

SHEET NUMBER

C-1.3

PROJECT NO. 2021

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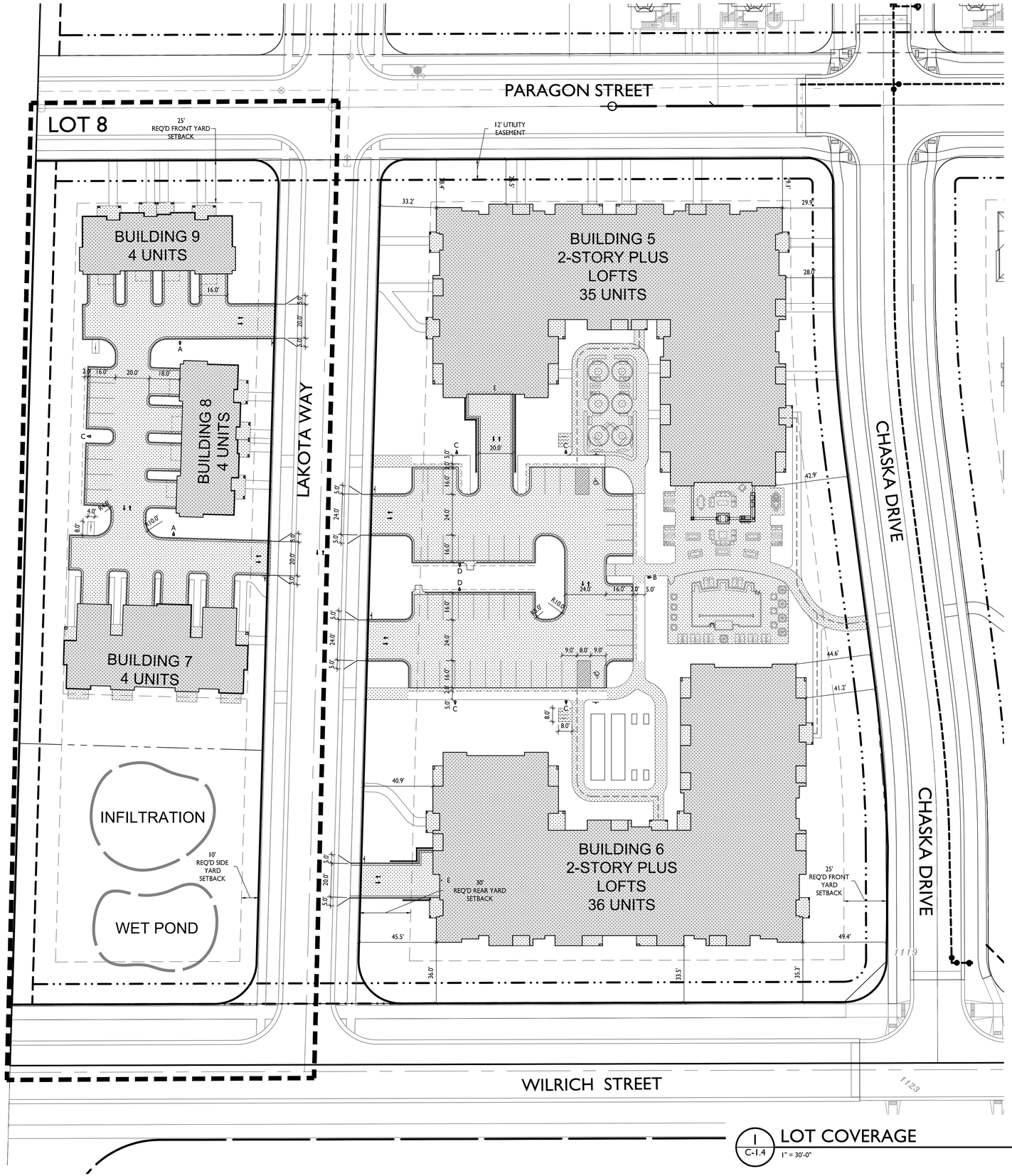

1 C-1.4 LOT COVERAGE
1" = 30'-0"

LOT 7 COVERAGE

ZONING: SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT	
TOTAL LOT AREA	143,683 S.F.
MAX. ALLOWED	86,210 (60%)
PROPOSED LOT COVERAGE	79,447 S.F. (55%)

LOT 8 COVERAGE

ZONING: SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT	
TOTAL LOT AREA	71,213 S.F.
MAX. ALLOWED	42,728 S.F.(60%)
PROPOSED LOT COVERAGE	24,455 S.F. (34%)

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

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Middleton, WI 53562

ISSUED
Issued for Land Use & UDC- Sept. 16, 2020

PROJECT TITLE
Paragon Place at
Bear Claw Way
Buildings 5 - 9

(9703 Paragon St.)
Lakota Way
Madison, Wisconsin

SHEET TITLE
Lot Coverage

SHEET NUMBER
C-1.4

PROJECT NO. 2021

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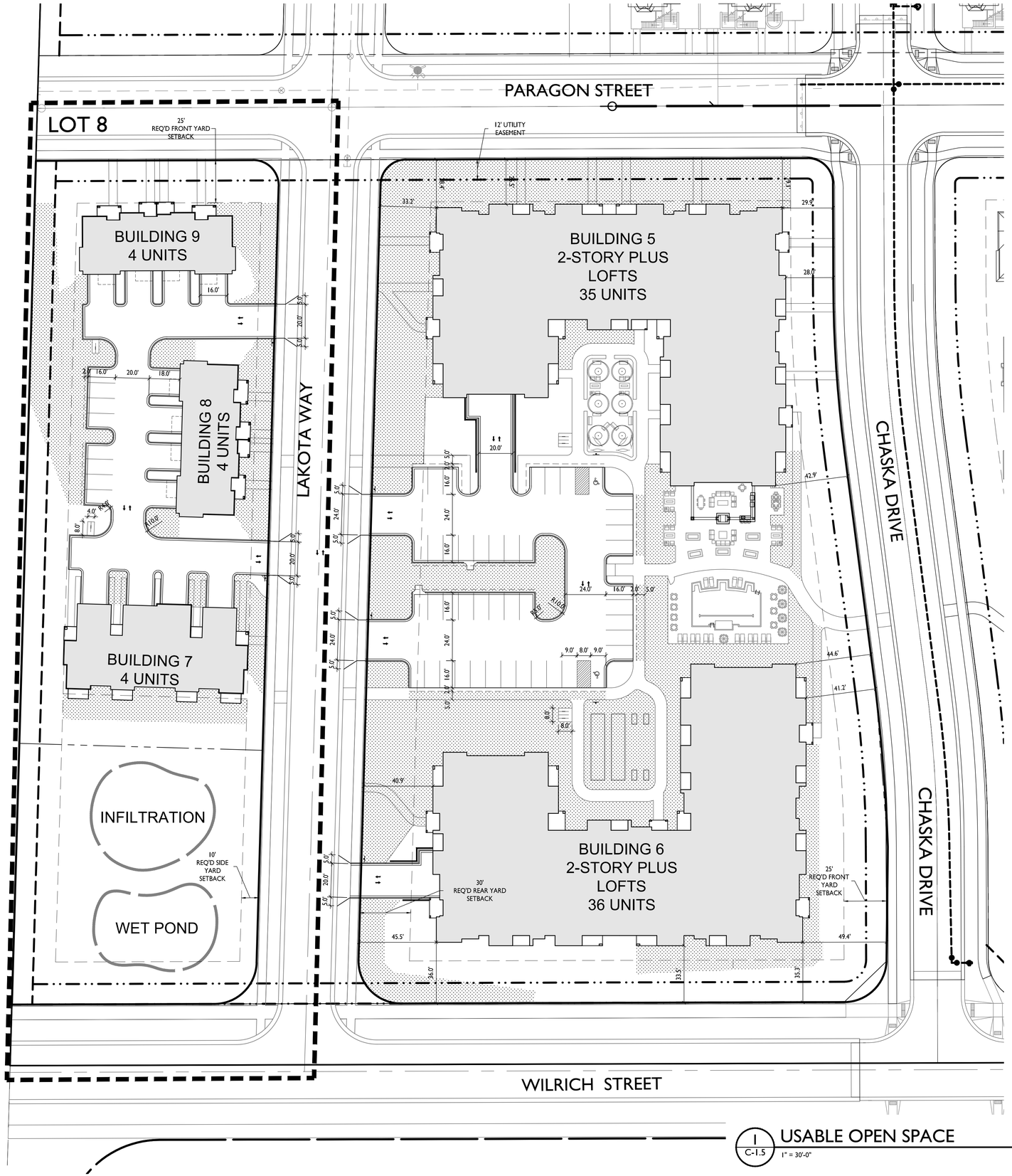

1 C-1.5 USABLE OPEN SPACE
1" = 30'-0"

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

LOT 7 USABLE OPEN SPACE

ZONING: SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT	
OPEN SPACE REQUIREMENT	500 S.F./ UNIT
DWELLING UNITS	71
	35,500 S.F. REQUIRED
SURFACE OPEN SPACE PROVIDED	37,121 S.F. PROVIDED (523 S.F./UNIT)

LOT 8 USABLE OPEN SPACE

ZONING: SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT	
OPEN SPACE REQUIREMENT	500 S.F./ UNIT
DWELLING UNITS	12
	6,000 S.F. REQUIRED
SURFACE OPEN SPACE PROVIDED	11,519 S.F. (960 S.F./UNIT)

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Middleton, WI 53562

ISSUED
Issued for Land Use & UDC- Sept. 16, 2020

PROJECT TITLE
Paragon Place at
Bear Claw Way
Buildings 5 - 9

(9703 Paragon St.)
Lakota Way
Madison, Wisconsin

SHEET TITLE
Usable Open
Space

SHEET NUMBER
C-1.5

PROJECT NO. 2021

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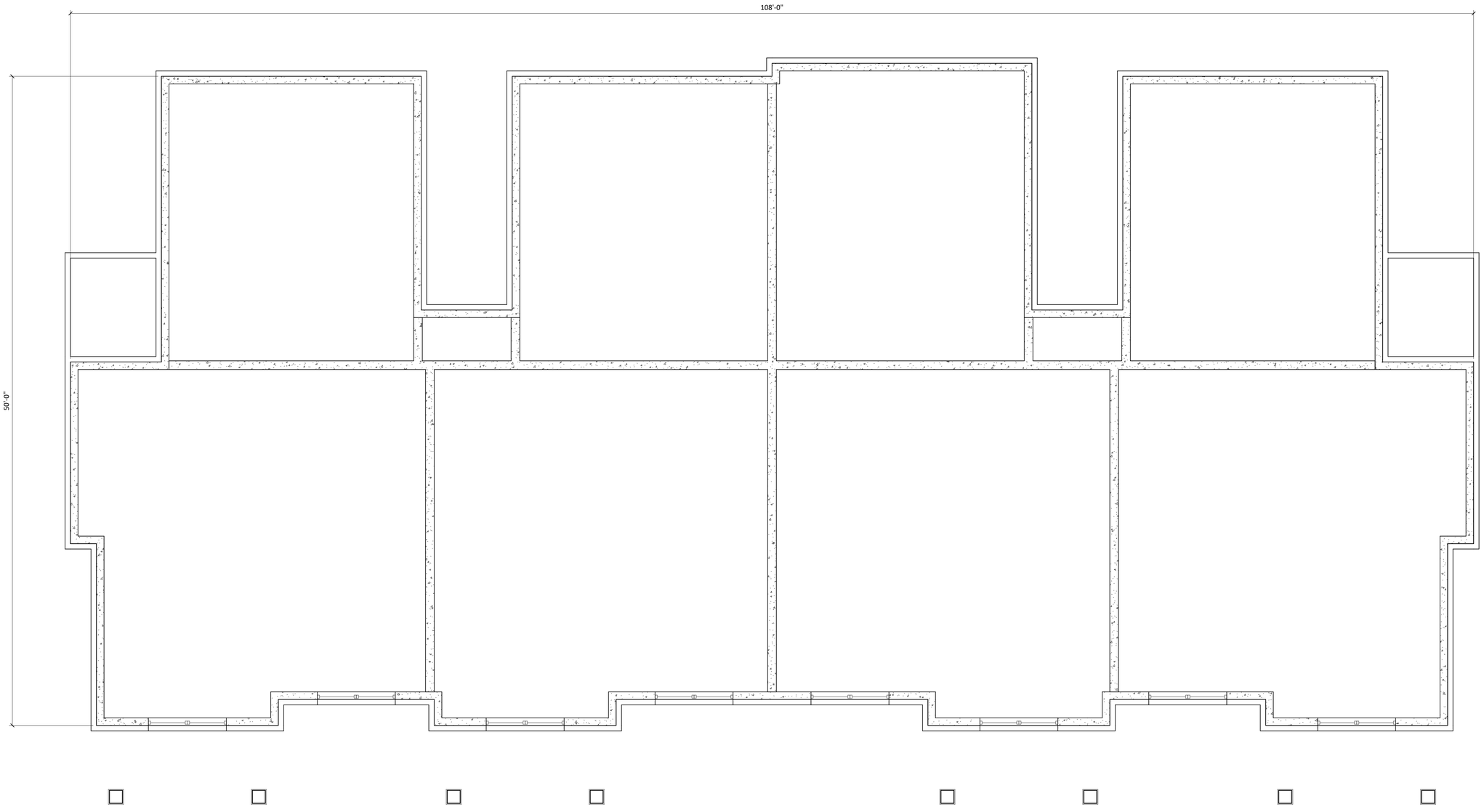

1 A-1.0 BLDG #7 - BASEMENT FLOOR PLAN
1/4" = 1'-0"

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knothebruce.com 608.836.3690
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KEY PLAN

ISSUED
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PROJECT TITLE
Paragon Place at Bear Claw Way Buildings 5-9

(9703 Paragon St.)
Lakota Way
Madison Wisconsin

SHEET TITLE
BLDG #7 - BASEMENT FLOOR PLAN

SHEET NUMBER
A-1.0

PROJECT NUMBER 2021

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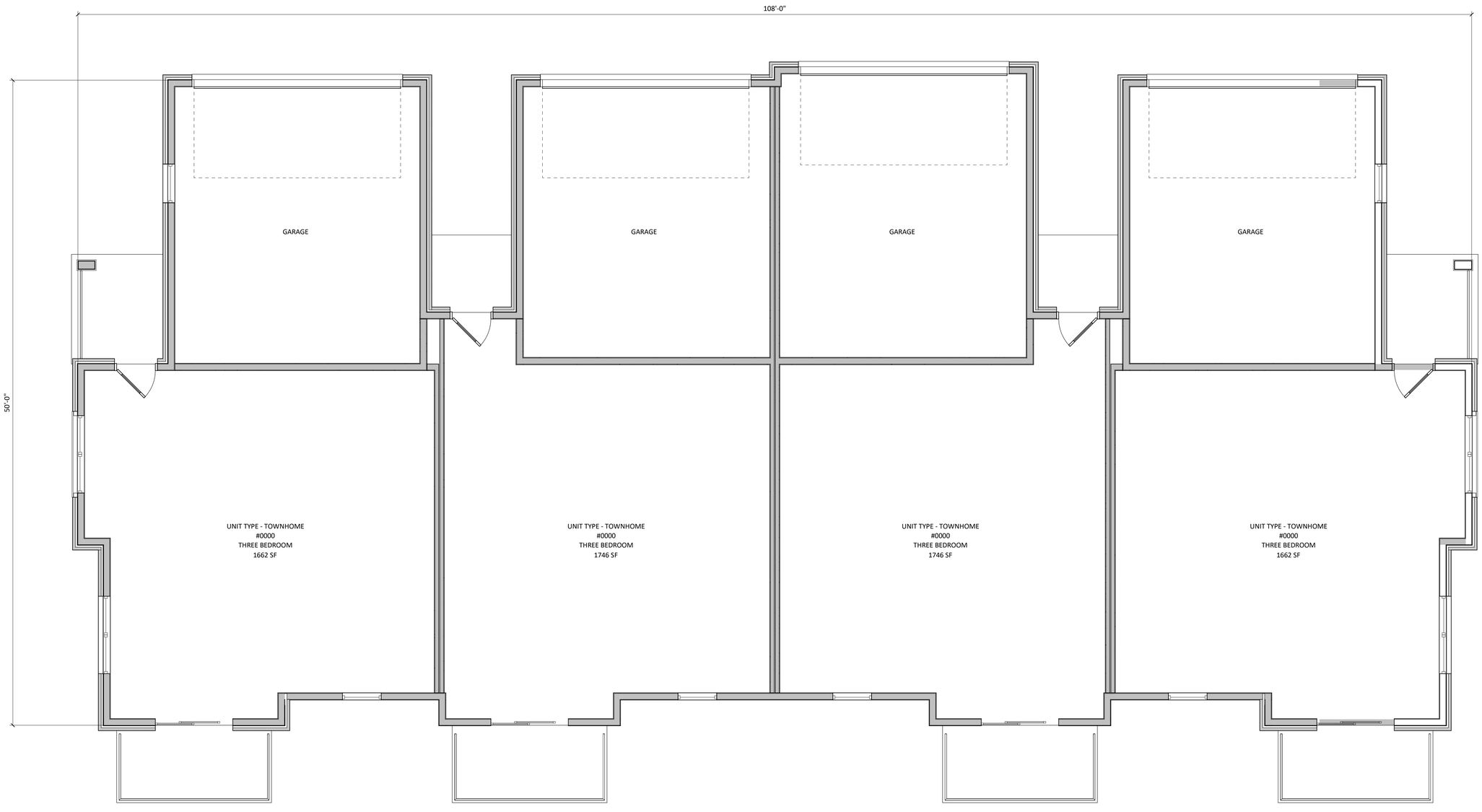

1 A-1.1 BLDG #7 - FIRST FLOOR PLAN

1/4" = 1'-0"

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knothebruce.com 608.836.3690
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KEY PLAN

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Paragon Place at Bear Claw Way Buildings 5-9

(9703 Paragon St.)
Lakota Way
Madison Wisconsin

SHEET TITLE
BLDG #7 - FIRST FLOOR PLAN

SHEET NUMBER
A-1.1

PROJECT NUMBER 2021

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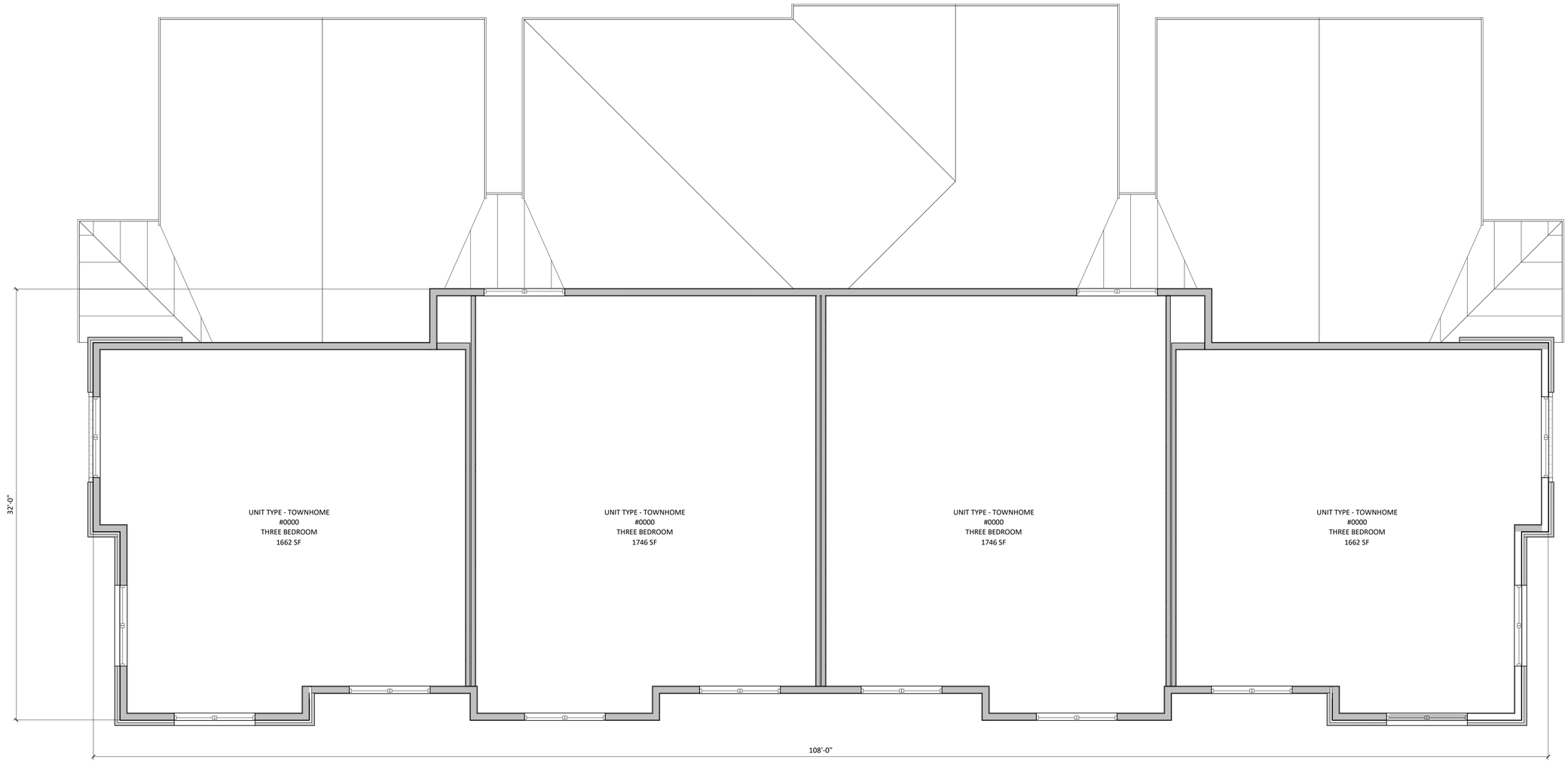

1 A-1.2 BLDG #7 - SECOND FLOOR PLAN

1/4" = 1'-0"

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knothebruce.com 608.836.3690
7601 University Ave. • Suite 201 • Middleton, WI 53562

KEY PLAN

ISSUED
Issued for Land Use & UDC - September 16, 2020

PROJECT TITLE
Paragon Place at Bear Claw Way Buildings 5-9

(9703 Paragon St.)
Lakota Way
Madison Wisconsin

SHEET TITLE
BLDG #7 - SECOND FLOOR PLAN

SHEET NUMBER
A-1.2

PROJECT NUMBER 2021

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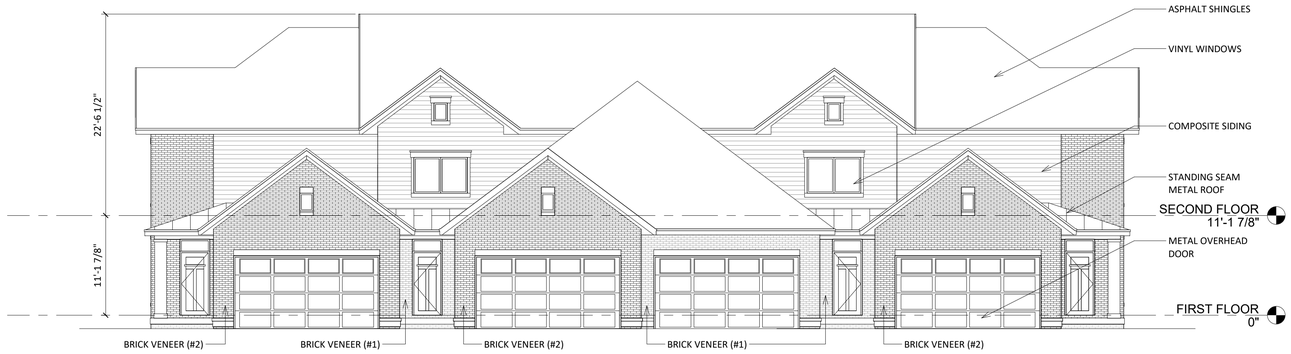
EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING - (#1)	JAMES HARDIE	MONTEREY TOUPE
COMPOSITE TRIM	JAMES HARDIE	COBBLE STONE
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 - COBBLE STONE
RAILINGS	SUPERIOR	BLACK
STANDING SEAM METAL ROOF	N/A	TAN METALLIC



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

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

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

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

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knothebruce.com 608.836.3690
7601 University Ave. • Suite 201 • Middleton, WI 53562

KEY PLAN

ISSUED
Issued for Land Use & UDC - September 16, 2020

PROJECT TITLE
Paragon Place at Bear Claw Way Buildings 5-9

(9703 Paragon St.)
Lakota Way
Madison Wisconsin

SHEET TITLE
BLDG #7 - EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.1

PROJECT NUMBER 2021

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EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING - (#1)	JAMES HARDIE	MONTEREY TOUPE
COMPOSITE TRIM	JAMES HARDIE	COBBLE STONE
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 - COBBLE STONE
RAILINGS	SUPERIOR	BLACK
STANDING SEAM METAL ROOF	N/A	TAN METALLIC

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

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

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

4 A-2.2 SOUTH ELEVATION COLOR
1/8" = 1'-0"

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knothebruce.com 608.836.3690
7601 University Ave. • Suite 201 • Middleton, WI 53562

KEY PLAN

ISSUED
Issued for Land Use & UDC - September 16, 2020

PROJECT TITLE
Paragon Place at Bear Claw Way Buildings 5-9

(9703 Paragon St.)
Lakota Way
Madison Wisconsin

SHEET TITLE
BLDG #7 - EXTERIOR ELEVATION COLOR

SHEET NUMBER
A-2.2

PROJECT NUMBER 2021

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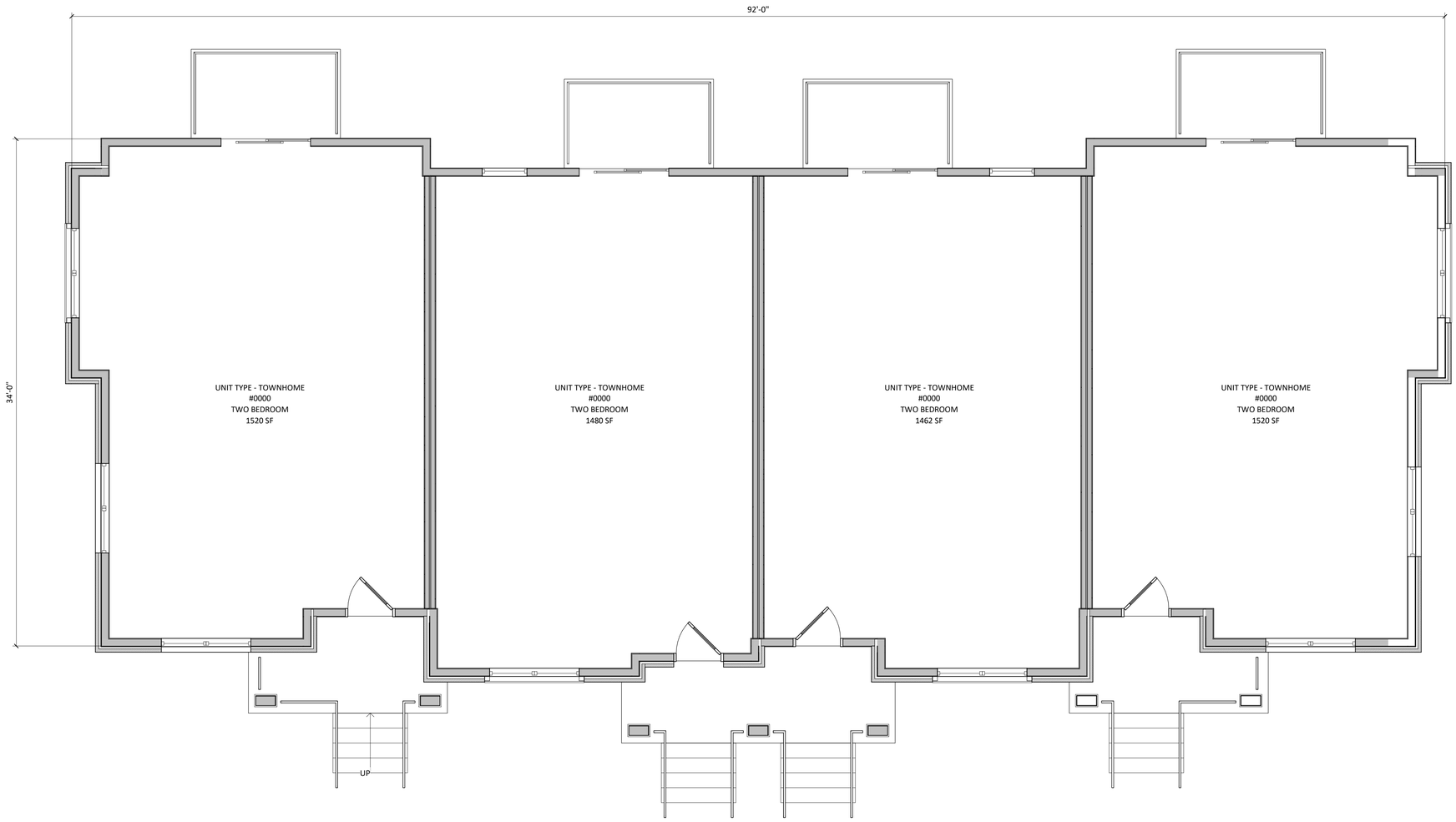

1 A-1.1 BLDG #8-9 - FIRST FLOOR PLAN

1/4" = 1'-0"

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knothebruce.com 608.836.3690
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KEY PLAN

ISSUED
Issued for Land Use & UDC - September 16, 2020

PROJECT TITLE
Paragon Place at Bear Claw Way Buildings 5-9

(9703 Paragon St.)
Lakota Way
Madison Wisconsin

SHEET TITLE
BLDG #8-9 - FIRST FLOOR PLAN

SHEET NUMBER
A-1.1

PROJECT NUMBER 2021

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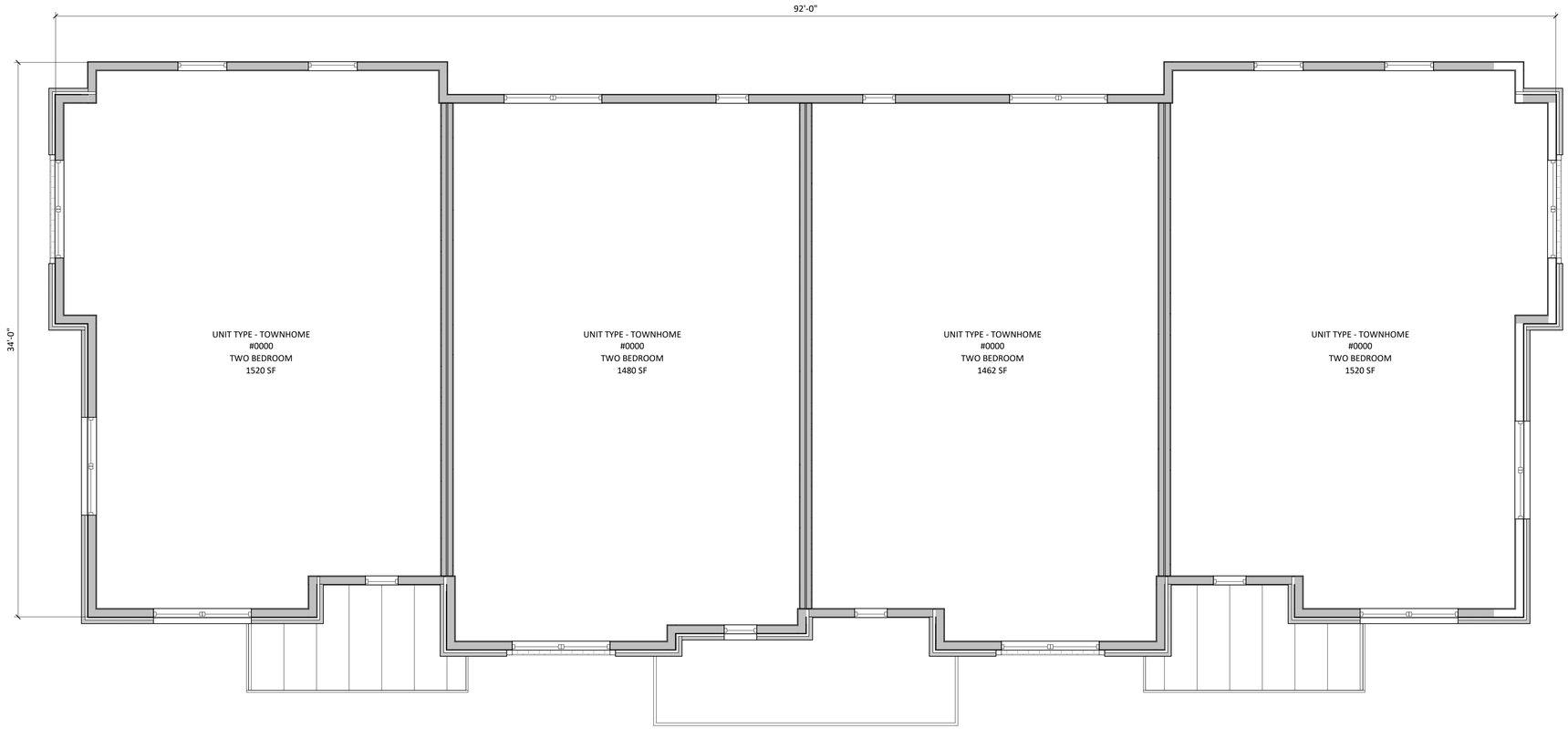

1 / A-1.2 BLDG #8-9 - SECOND FLOOR PLAN

1/4" = 1'-0"

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KEY PLAN

ISSUED
Issued for Land Use & UDC - September 16, 2020

PROJECT TITLE
Paragon Place at Bear Claw Way Buildings 5-9

(9703 Paragon St.)
Lakota Way
Madison Wisconsin

SHEET TITLE
BLDG #8-9 - SECOND FLOOR PLAN

SHEET NUMBER
A-1.2

PROJECT NUMBER 2021

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EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING - (#1)	JAMES HARDIE	MONTEREY TOUPE
COMPOSITE TRIM	JAMES HARDIE	COBBLE STONE
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 - COBBLE STONE
RAILINGS	SUPERIOR	BLACK
STANDING SEAM METAL ROOF	N/A	TAN METALLIC

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

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

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

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

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KEY PLAN

ISSUED
Issued for Land Use & UDC - September 16, 2020

PROJECT TITLE
Paragon Place at Bear Claw Way Buildings 5-9

(9703 Paragon St.)
Lakota Way
Madison Wisconsin

SHEET TITLE
BLDG #8-9 EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.1

PROJECT NUMBER 2021

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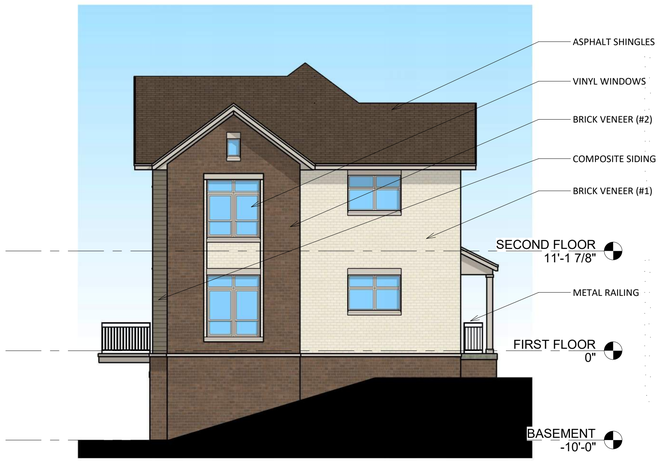
EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING - (#1)	JAMES HARDIE	MONTEREY TOUPE
COMPOSITE TRIM	JAMES HARDIE	COBBLE STONE
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 - COBBLE STONE
RAILINGS	SUPERIOR	BLACK
STANDING SEAM METAL ROOF	N/A	TAN METALLIC

1 A-2.2 FRONT ELEVATION COLOR
1/8" = 1'-0"



3 A-2.2 SIDE ELEVATION COLOR
1/8" = 1'-0"

2 A-2.2 SIDE ELEVATION COLOR
1/8" = 1'-0"

4 A-2.2 REAR ELEVATION COLOR
1/8" = 1'-0"

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KEY PLAN

ISSUED
Issued for Land Use & UDC - September 16, 2020

PROJECT TITLE
Paragon Place at Bear Claw Way Buildings 5-9

(9703 Paragon St.)
Lakota Way
Madison Wisconsin

SHEET TITLE
BLDG #8-9 EXTERIOR ELEVATIONS COLOR

SHEET NUMBER
A-2.2

PROJECT NUMBER 2021

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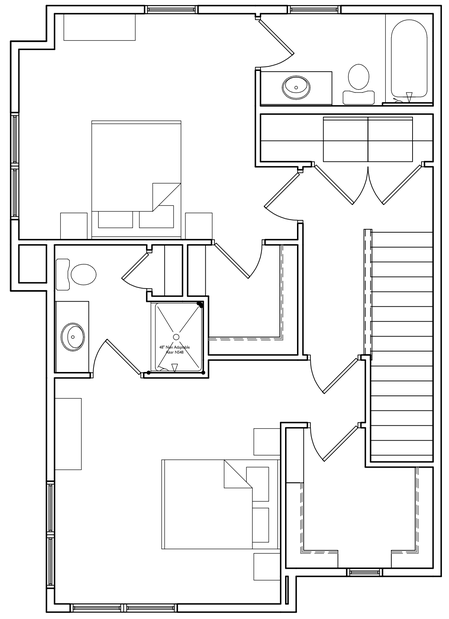
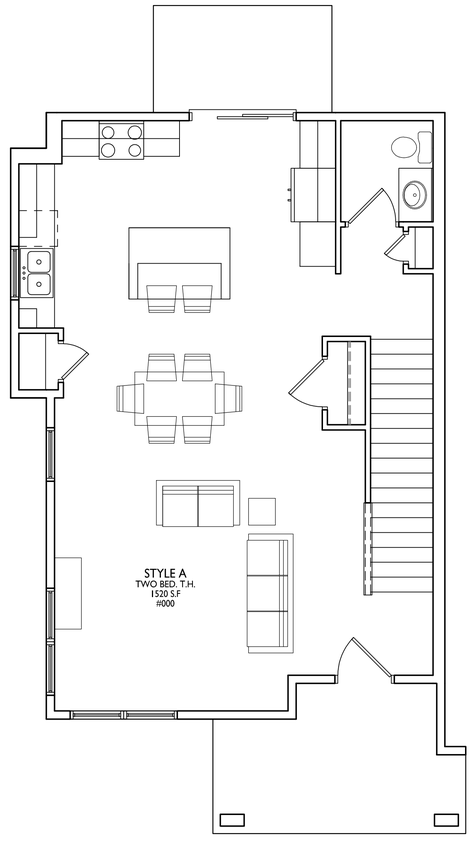


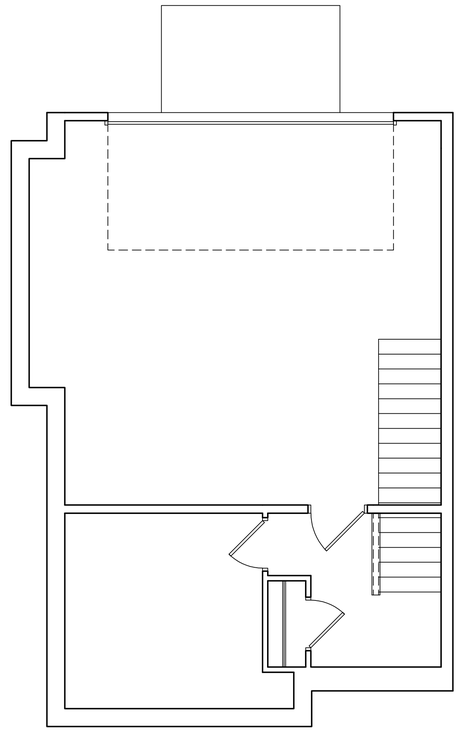
3 A-5.3 END UNIT - SECOND LEVEL

1/4" = 1'-0"



2 A-5.3 END UNIT - FIRST LEVEL

1/4" = 1'-0"



1 A-5.3 END UNIT - LOWER LEVEL

1/4" = 1'-0"

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7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

Issued for LUA and UDC - October 20, 2020

PROJECT TITLE

Paragon Place at
Bear Claw Way
Buildings 5 - 9

(9703 Paragon St.)
Lakota Way
Madison, Wisconsin

SHEET TITLE

Typical Unit Plans -
Buildings 8 & 9

SHEET NUMBER

A-5.2

PROJECT NO. 2021

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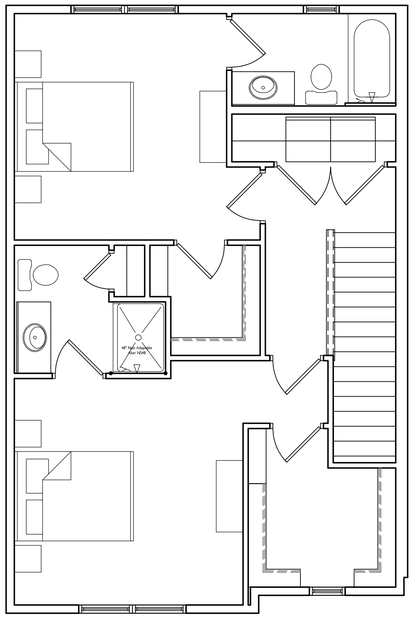
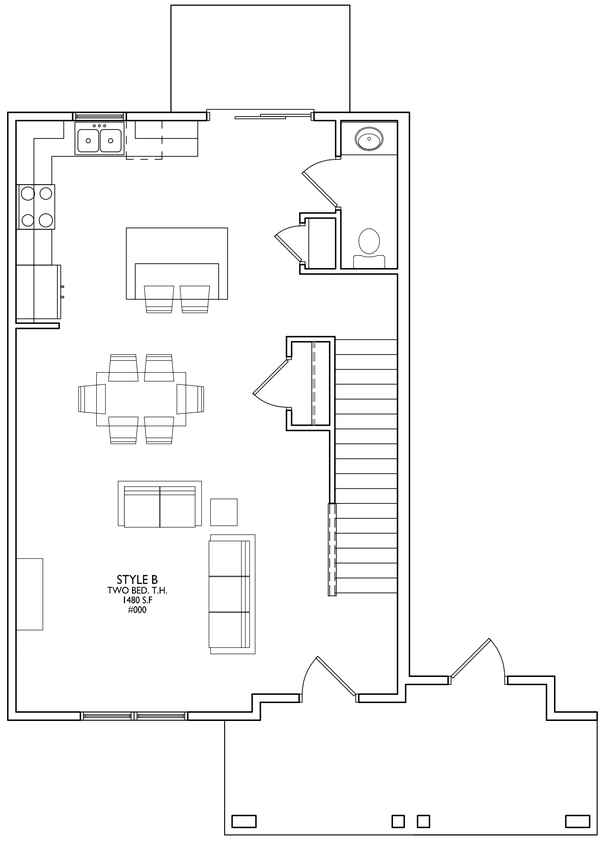
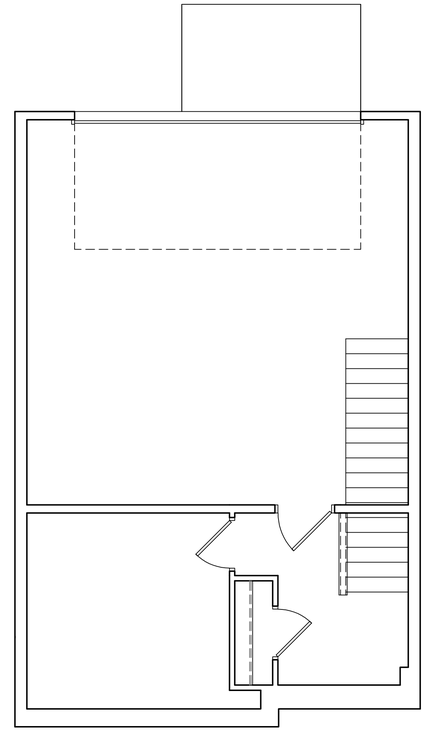


3 A-5.4 MID UNIT - SECOND LEVEL
1/4" = 1'-0"



2 A-5.4 MID UNIT - FIRST LEVEL
1/4" = 1'-0"



1 A-5.4 MID UNIT - LOWER LEVEL
1/4" = 1'-0"

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ISSUED
Issued for LUA and UDC - October 20, 2020

PROJECT TITLE
Paragon Place at
Bear Claw Way
Buildings 5 - 9

(9703 Paragon St.)
Lakota Way
Madison, Wisconsin

SHEET TITLE
Typical Unit Plans -
Buildings 8 & 9

SHEET NUMBER
A-5.3

PROJECT NO. 2021

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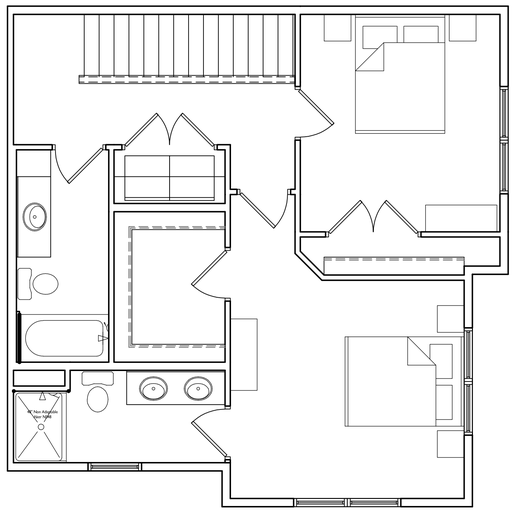
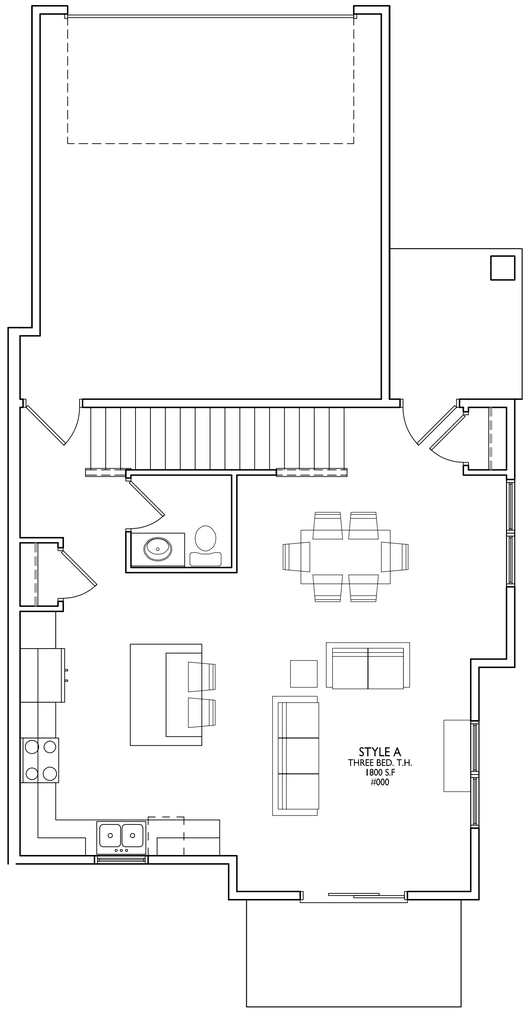


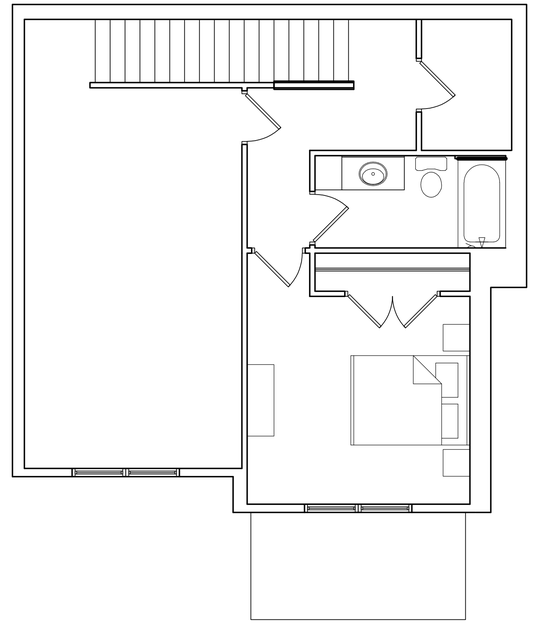
3 A-5.5 END UNIT - SECOND LEVEL

1/4" = 1'-0"



2 A-5.5 END UNIT - FIRST LEVEL

1/4" = 1'-0"



1 A-5.5 END UNIT - LOWER LEVEL

1/4" = 1'-0"

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Middleton, WI 53562

ISSUED

Issued for LUA and UDC - October 20, 2020

PROJECT TITLE

Paragon Place at Bear Claw Way Buildings 5 - 9

(9703 Paragon St.)
Lakota Way
Madison, Wisconsin

SHEET TITLE

Typical Unit Plans - Building 7

SHEET NUMBER

A-5.4

PROJECT NO. 2021

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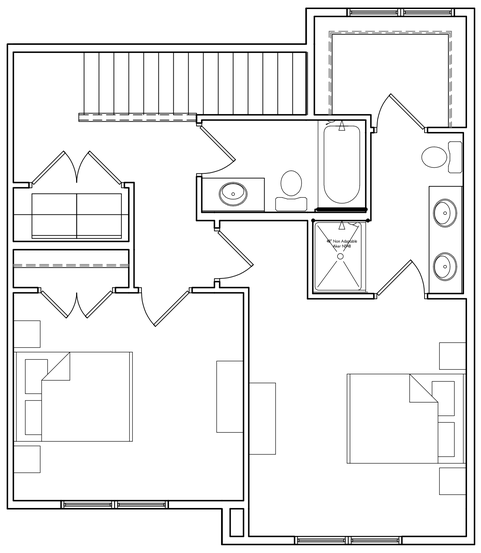
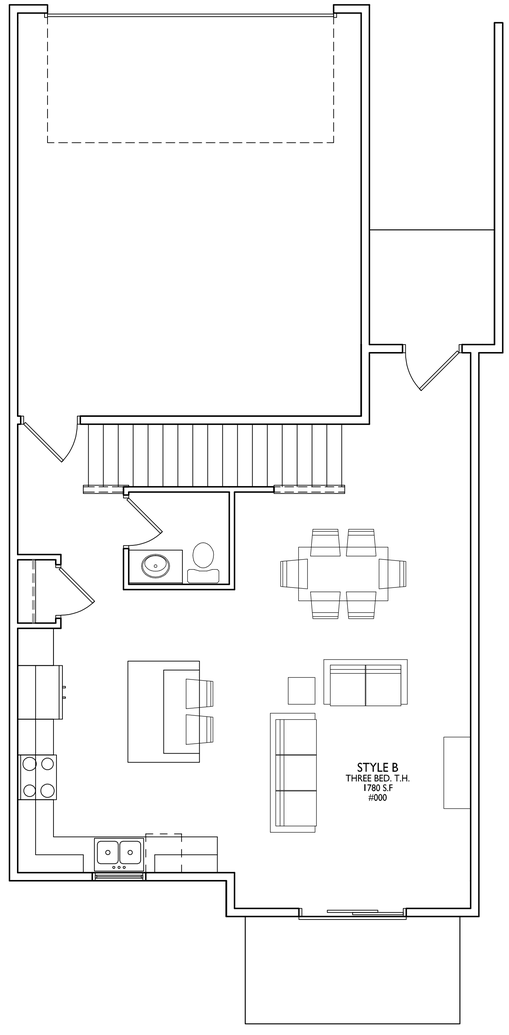


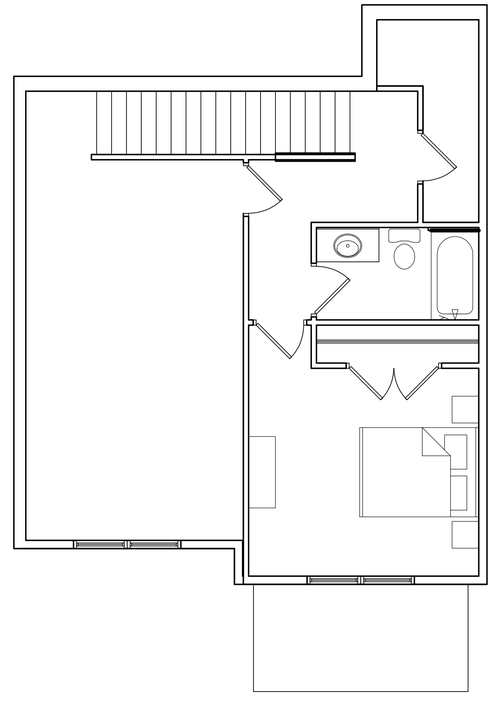
3 A-5.6 MID UNIT - SECOND LEVEL

1/4" = 1'-0"



2 A-5.6 MID UNIT - FIRST LEVEL

1/4" = 1'-0"



1 A-5.6 MID UNIT - LOWER LEVEL

1/4" = 1'-0"

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Middleton, WI 53562

ISSUED

Issued for LUA and UDC - October 20, 2020

PROJECT TITLE

Paragon Place at
Bear Claw Way
Buildings 5 - 9

(9703 Paragon St.)
Lakota Way
Madison, Wisconsin

SHEET TITLE

Typical Unit Plan -
Building 7

SHEET NUMBER

A-5.5

PROJECT NO. 2021

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PARAGON PLACE

AT BEAR CLAW WAY BUILDINGS 5-9

(9703 PARAGON ST)
LAKOTA WAY MADISON, WISCONSIN

BUILDING #7 - #8

kba
knothe bruce
ARCHITECTS

PARAGON PLACE

AT BEAR CLAW WAY BUILDINGS 5-9

(9703 PARAGON ST)
LAKOTA WAY MADISON, WISCONSIN

BUILDING #7 - #8

kba
knothe bruce
ARCHITECTS

PARAGON PLACE

AT BEAR CLAW WAY BUILDINGS 5-9

(9703 PARAGON ST)
LAKOTA WAY MADISON, WISCONSIN

BUILDING #8 - #9

kba
knothe bruce
ARCHITECTS

PARAGON PLACE

AT BEAR CLAW WAY BUILDINGS 5-9

(9703 PARAGON ST)
LAKOTA WAY MADISON, WISCONSIN

BUILDING #9

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ARCHITECTS

PARAGON PLACE

AT BEAR CLAW WAY BUILDINGS 5-9

(9703 PARAGON ST)
LAKOTA WAY MADISON, WISCONSIN

BUILDING #8 - #9

kba
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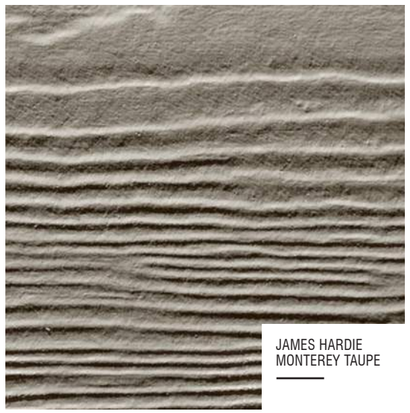
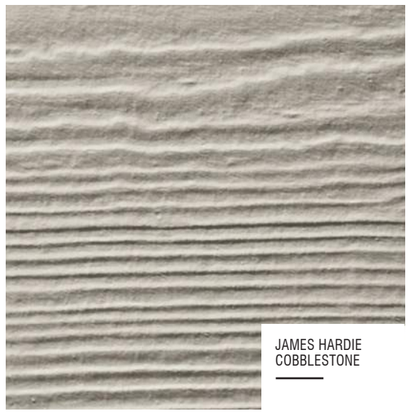


JAMES HARDIE
MONTEREY TAUPE

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

MATERIAL BOARD

LOTS 7 & 8 PARAGON PLACE AT BEAR CLAW WAY

9703 PARAGON PLACE & LAKOTA WAY
MADISON,WI
SEPTEMBER 16, 2020

knothe bruce ARCHITECTS