

Paragon Place at Bear Claw Way Ziegler Site Lot 3



LAND USE SUBMITTAL - SEPTEMBER 18, 2023

Lot 3 : 353 Bear Claw Way, Madison, WI

PROJECT NUMBER: 2244

PROJECT TEAM

OWNER
UNITED FINANCIAL GROUP, INC.
Ryan McMurtrie, EVP,
Director of Development
660 West Ridgeview Drive,
Appleton, WI 54911
Phone: 920-968-8137

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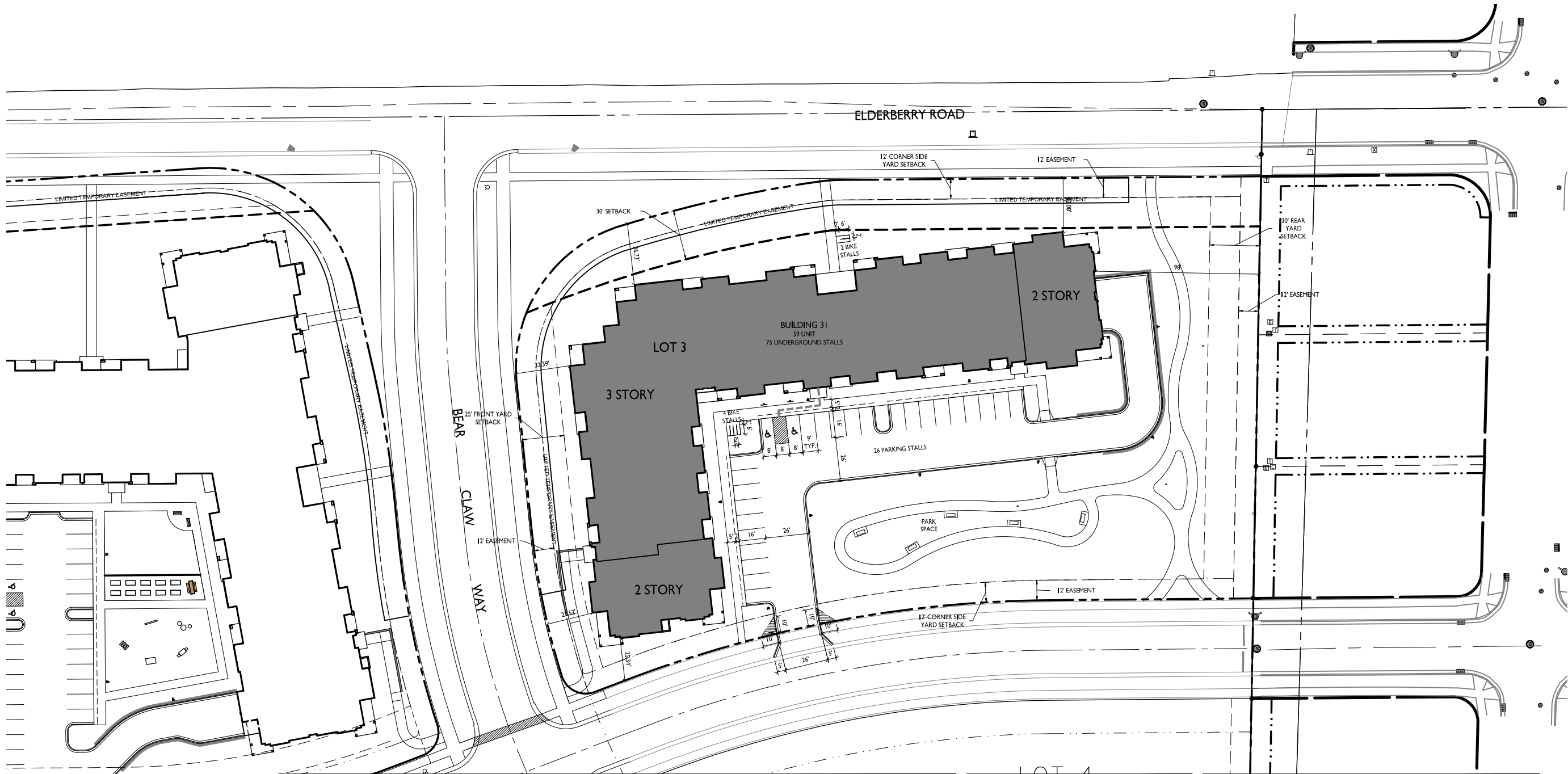
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GENERAL NOTES:

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/SPECSCFM](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 ERCTED 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

SITE DEVELOPMENT DATA:

ZONING: SR-V2 - Suburban Residential - Varied 2

DENSITIES

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

	REQUIRED 60% MAX.	PROVIDED 53,897 S.F. (48%)
Lot Coverage		
Usable Open Space		
1 BDRM D.U. (22 X 160 S.F.)	3,520 S.F.	
2+ BDRM D.U. (37 X 320 S.F.)	11,840 S.F.	
Total	15,360 S.F.	33,779 S.F.

Building Height	4 STORIES = 52' MAX.	3 STORIES = 48'-6"
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Dwelling Unit Mix:

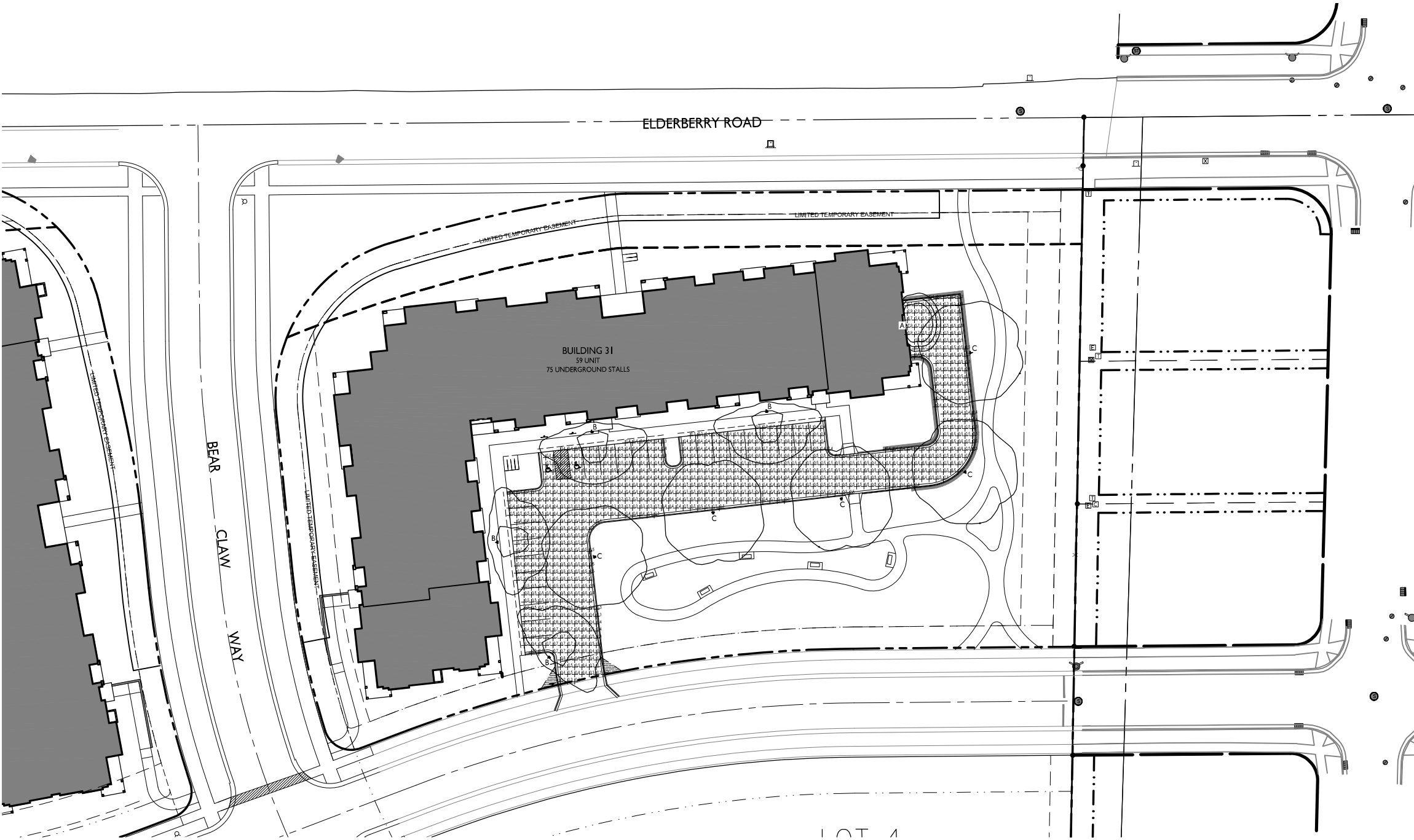
One bedroom	22 D.U.
Two bedroom	34 D.U.
Two bed + den	3 D.U.
Total	59 D.U.

Vehicle Parking Stalls:

Underground Garage	75
Surface Stalls	26
Total	101

BIKE PARKING

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



LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	1	LITHONIA LIGHTING	WDGEI LED P1 30K 80CRI VF	WDGEI LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGEI_LED_P1_30K_80CRI_VF.ies	8'-0" ABOVE GRADE ON BUILDING
	B	4	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T2M MVOLT HS	DSXWPM LED WITH (1) I0 LED LIGHT ENGINE, TYPE T2M OPTIC, 3000K AT 350mA, WITH HOUSE SIDE SHIELDS	DSXWPM_LED_10C_350_30K_T2M_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	C	5	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T5M MVOLT	DSXWPM LED WITH (1) I0 LED LIGHT ENGINE, TYPE T5M OPTIC, 3000K AT 530mA.	DSXWPM_LED_10C_530_30K_T5M_MVOLT.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION

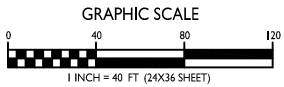
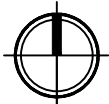
ISOLUX CONTOUR = 0.25 FC
ISOLUX CONTOUR = 0.5 FC
ISOLUX CONTOUR = 1.0 FC
LIGHT FIXTURE

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



SITE LIGHTING PLAN

1" = 40'-0"



ISSUED
Issued for UDC Submittal - September 18, 2023
Issued for LUA Submittal - September 18, 2023

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

Lot 3 : 353 Bear Claw Way
Madison, Wisconsin
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

C-1.2
PROJECT NO. 2244
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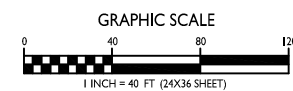
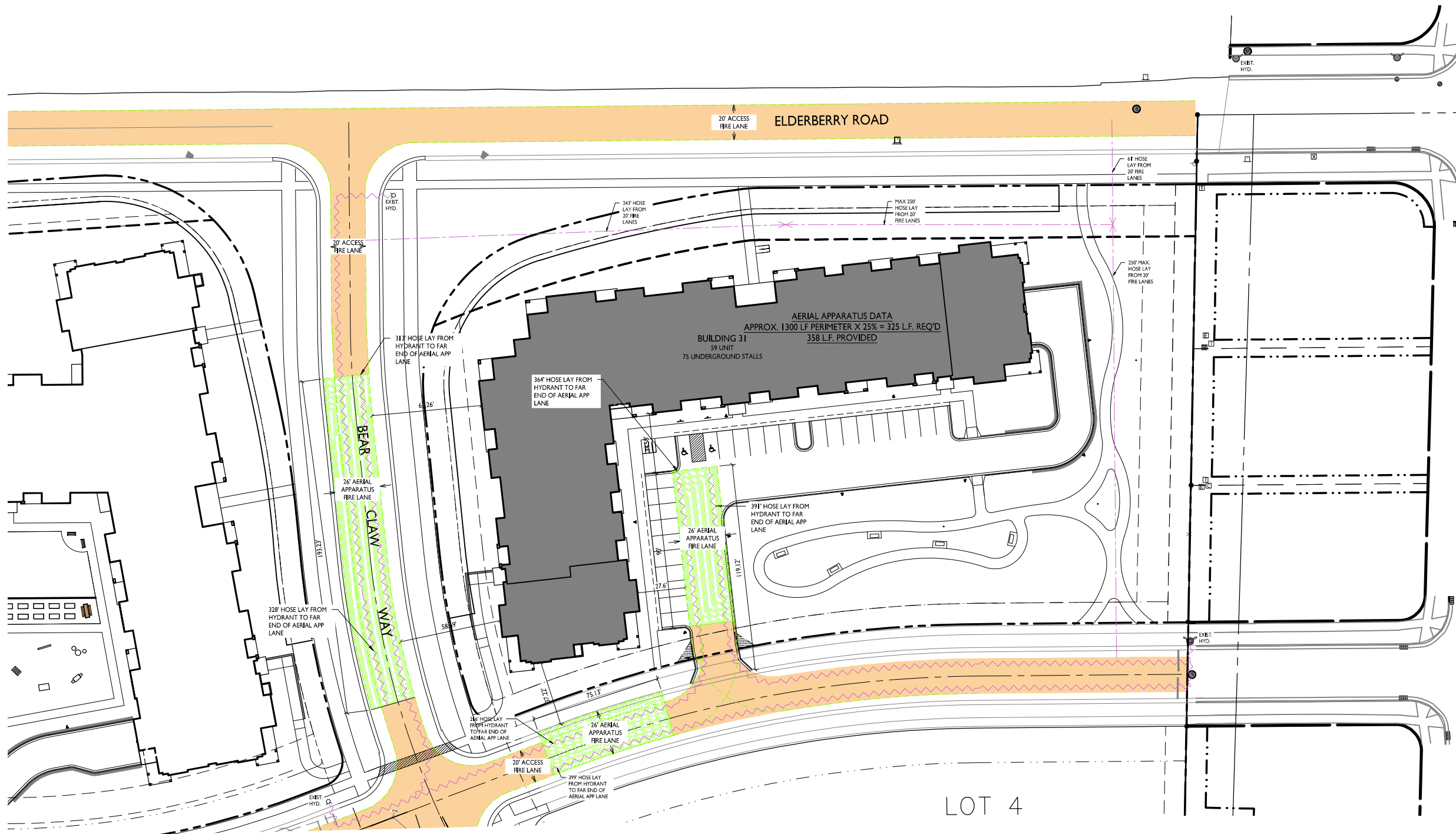
ISSUED
Issued for UDC Submittal - September 18, 2023
Issued for LUA Submittal - September 18, 2023

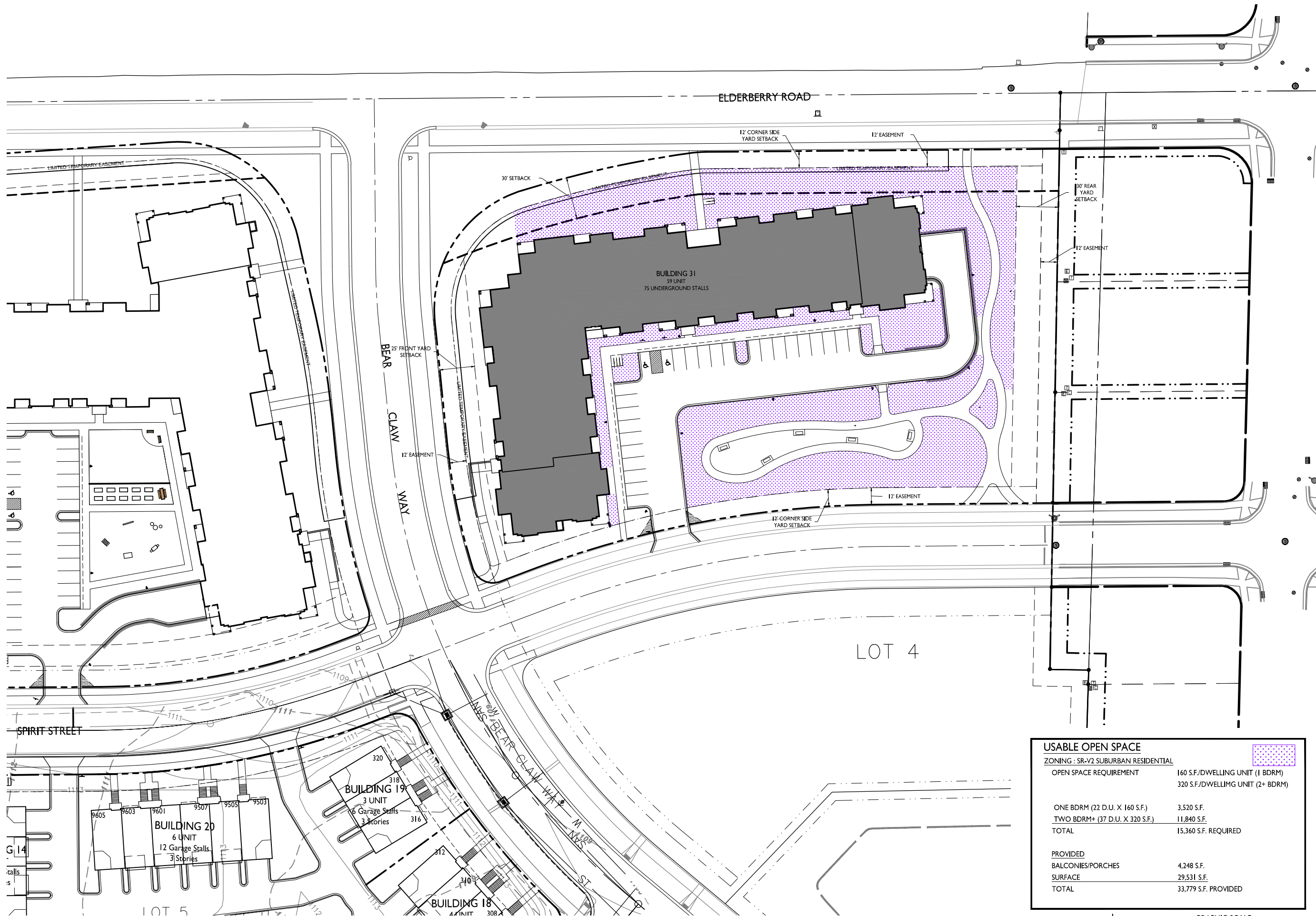
PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site
Lot 3

Lot 3 : 353 Bear Claw Way
Madison, Wisconsin
SHEET TITLE
Fire Department
Access Plan

SHEET NUMBER

C-1.3
PROJECT NO. 2244
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ISSUED
Issued for UDC Submittal - September 18, 2023
Issued for LUA Submittal - September 18, 2023

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

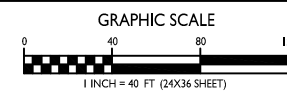
Lot 3 : 353 Bear Claw Way
Madison, Wisconsin
SHEET TITLE
Usable Open
Space

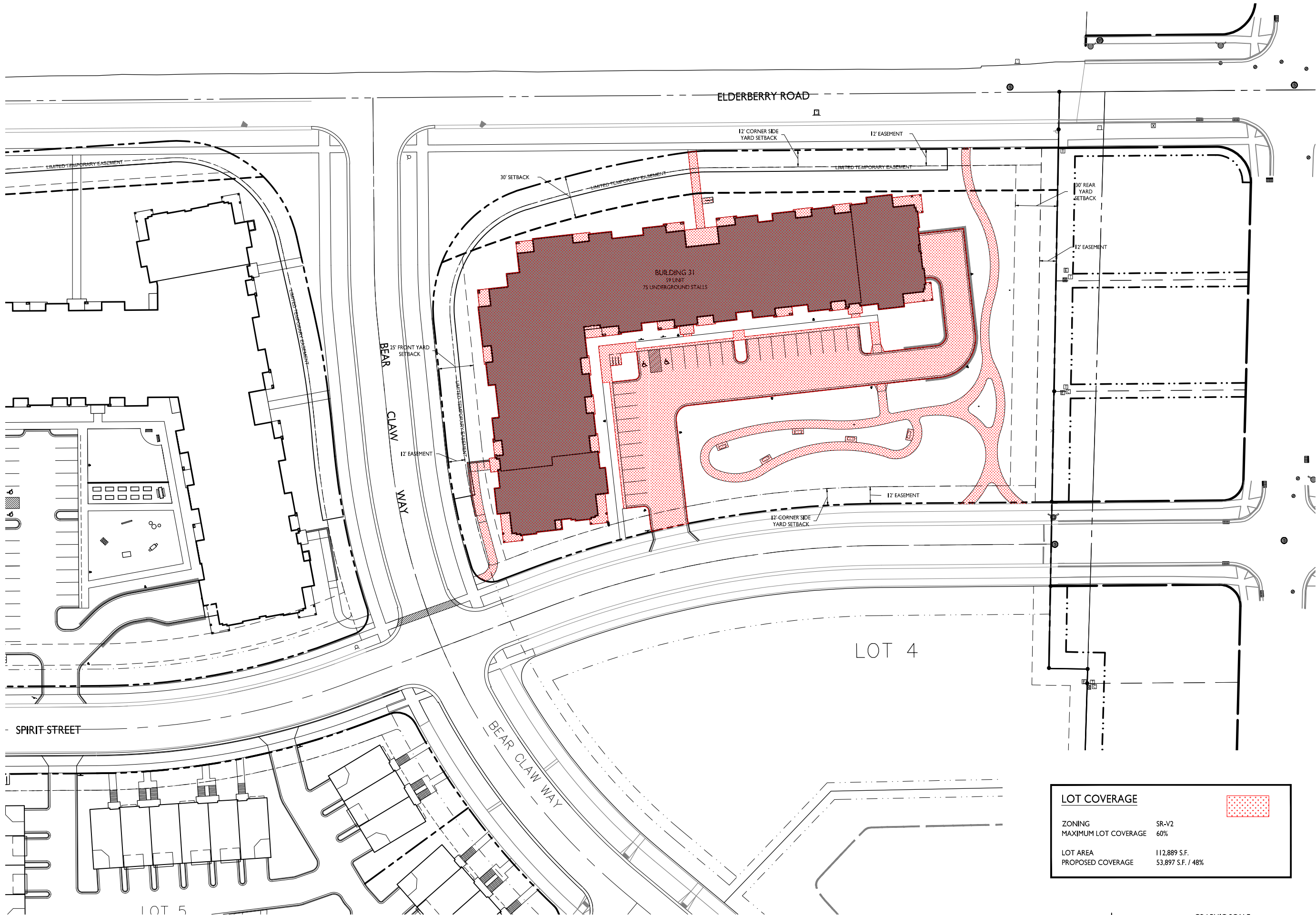
SHEET NUMBER

C-1.4
PROJECT NO. 2244
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USABLE OPEN SPACE	
ZONING : SR-V2 SUBURBAN RESIDENTIAL	
OPEN SPACE REQUIREMENT	160 S.F./DWELLING UNIT (1 BDRM) 320 S.F./DWELLING UNIT (2+ BDRM)
ONE BDRM (22 D.U. X 160 S.F.)	3,520 S.F.
TWO BDRM+ (37 D.U. X 320 S.F.)	11,840 S.F.
TOTAL	15,360 S.F. REQUIRED
PROVIDED	
BALCONIES/PORCHES	4,248 S.F.
SURFACE	29,531 S.F.
TOTAL	33,779 S.F. PROVIDED

USABLE OPEN SPACE
1" = 40'-0"





ISSUED
Issued for UDC Submittal - September 18, 2023
Issued for LUA Submittal - September 18, 2023

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

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

SHEET NUMBER

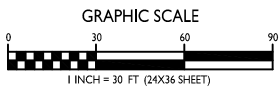
C-1.5

PROJECT NO. 2244
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LOT COVERAGE	
ZONING	SR-V2
MAXIMUM LOT COVERAGE	60%
LOT AREA	112,889 S.F.
PROPOSED COVERAGE	53,897 S.F. / 48%

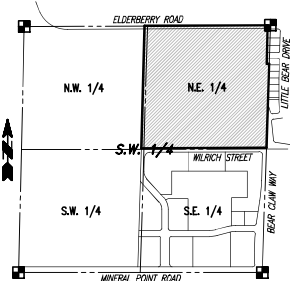


LOT COVERAGE
C-1.5 1" = 30'-0"



GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
 - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 - WDR STORMWATER RUNOFF TECHNICAL STANDARDS.
 - MSDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 - CITY OF MADISON DEVELOPMENT STANDARDS, LATEST EDITION.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY.
12. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS



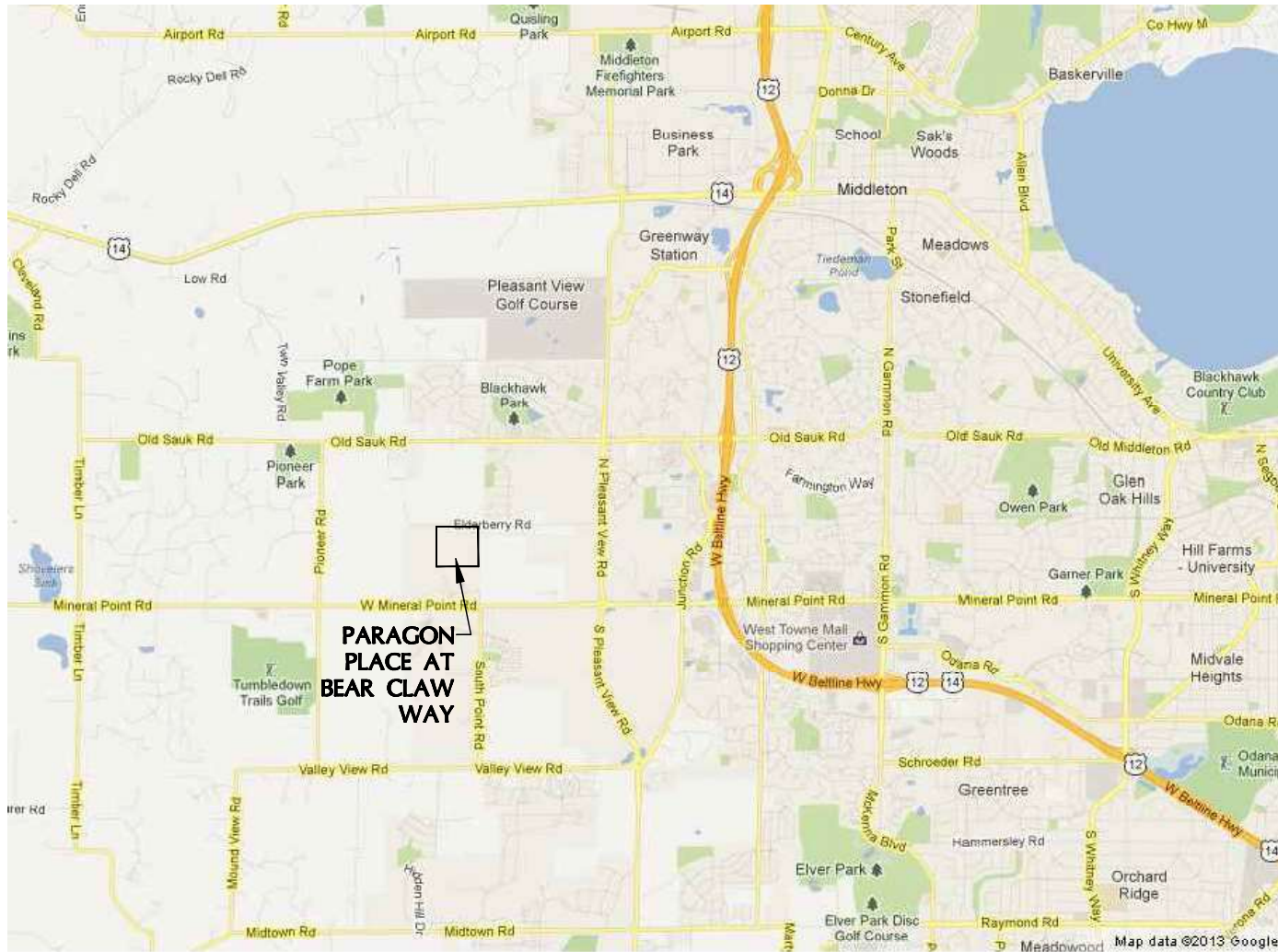
LOCALITY MAP:
S.W. 1/4, SEC. 21,
T. 7 N., R. 8 E.
SCALE: 1"=1000'



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

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

PARAGON PLACE AT BEAR CLAW WAY LOT 3 PRELIMINARY SITE DEVELOPMENT PLANS CITY OF MADISON, WISCONSIN



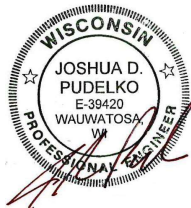
VICINITY MAP
NOT TO SCALE

PRELIMINARY SET

NOT FOR CONSTRUCTION.

SHEET INDEX

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



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



PARAGON PLACE

knothe • bruce
ARCHITECTS

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

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

REVISION HISTORY

DATE	DESCRIPTION
3/15/2023	CONCEPT GRADING
6/9/2023	PRELIMINARY PLANS
6/28/2023	CITY SUBMITTAL
8/2/2023	SITE UPDATES
8/16/2023	SITE UPDATES
9/14/2023	SITE UPDATES

DATE:
SEPTEMBER 14, 2023

JOB NUMBER:
12041

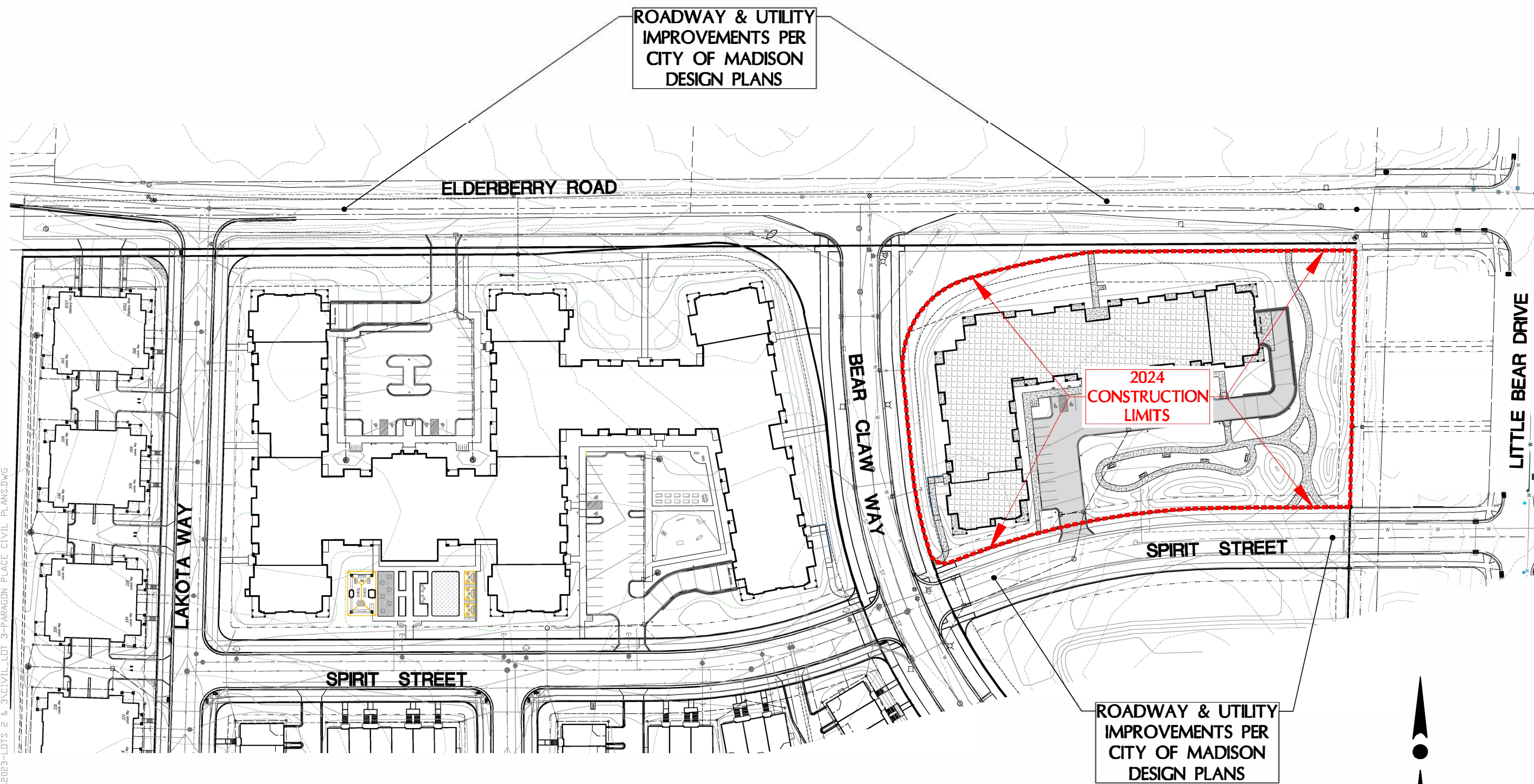
DESCRIPTION:

COVER SHEET

SHEET

C0.0

HA0300\311\12041-01\CONSTRUCTION PLANS\2023-LOTS 2 & 3\CIVIL\LOT 3-PARAGON PLACE CIVIL PLANS.DWG



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:
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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.

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

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

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

REVISION HISTORY	
DATE	DESCRIPTION
3/15/2023	CONCEPT GRADING
6/9/2023	PRELIMINARY PLANS
6/23/2023	CITY SUBMITTAL
8/2/2023	SITE UPDATES
8/18/2023	SITE UPDATES
9/14/2023	SITE UPDATES

DATE:
SEPTEMBER 14, 2023

JOB NUMBER:
12041

DESCRIPTION:
**CONTRACT
LIMITS PLAN**

SHEET
C1.0

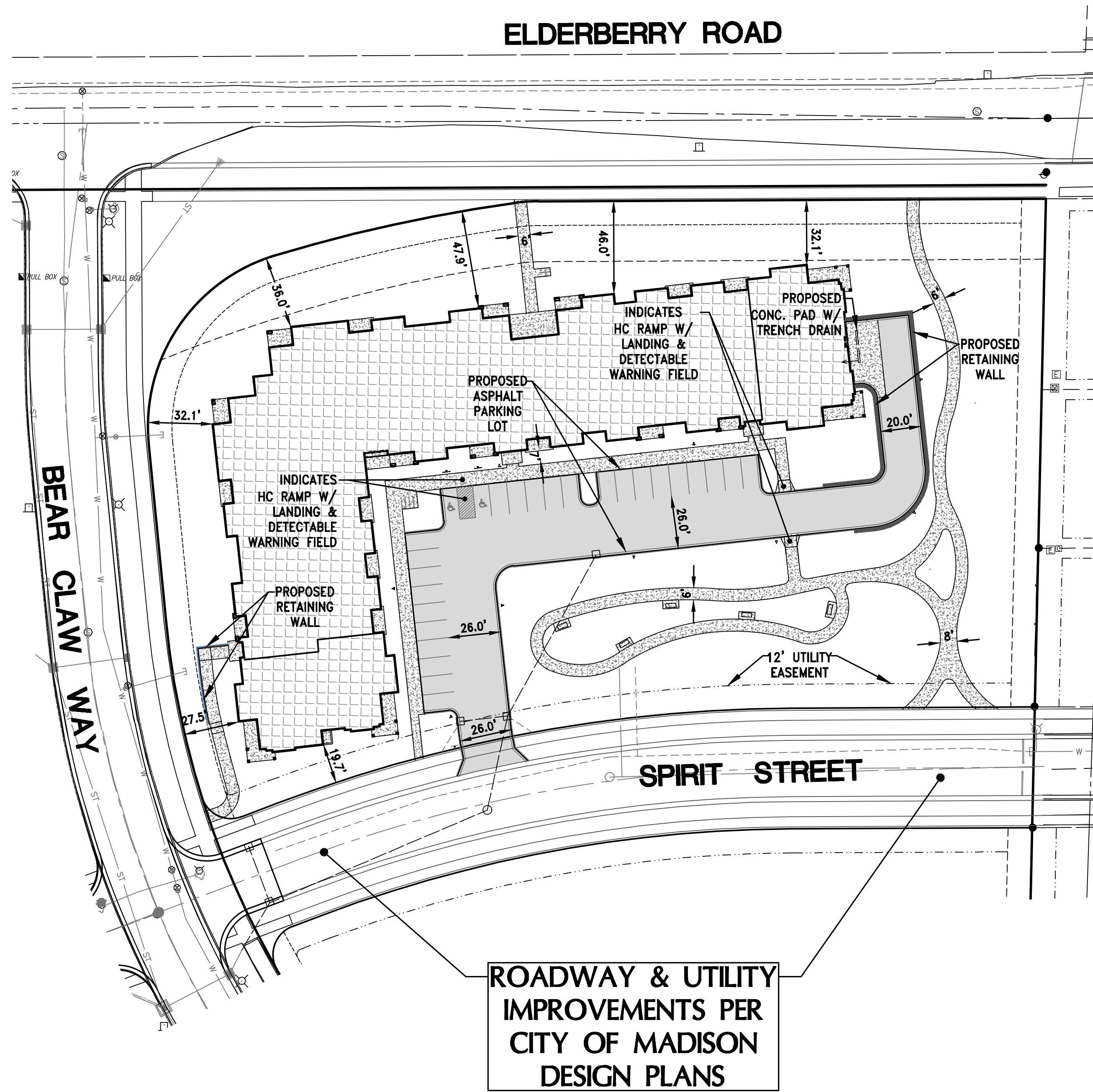
PUBLIC IMPROVEMENTS NOTE:
THE RIGHT OF WAY IS THE SOLE JURISDICTION OF
THE CITY OF MADISON AND IS SUBJECT TO CHANGE
AT ANY TIME PER THE RECOMMENDATION/PLAN OF
TRAFFIC ENGINEERING AND CITY ENGINEERING
DIVISIONS.

H:\C300\311\12041-01\CONSTRUCTION PLANS\2023-LOTS 2 & 3\CIVIL_LDT 3-PARAGON PLACE CIVIL PLANS.DWG



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS
HOTLINE TOLL FREE TO OBTAIN LOCATION OF
UNDERGROUND UTILITIES PRIOR TO COMMENCING THE
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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.



0 20 40 80

Scale: 1" = 40" (22"x34")

Scale: 1" = 80" (11"x17")

PUBLIC IMPROVEMENTS NOTE:
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THE CITY OF MADISON AND IS SUBJECT TO CHANGE
AT ANY TIME PER THE RECOMMENDATION/PLAN OF
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PARAGON PLACE

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ARCHITECTS

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

PROJECT:
PARAGON PLACE AT BEAR CLAW WAY
LOT 3

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

REVISION HISTORY

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

DATE:

SEPTEMBER 14, 2023

JOB NUMBER:

12041

DESCRIPTION:

PRELIMINARY
SITE PLAN

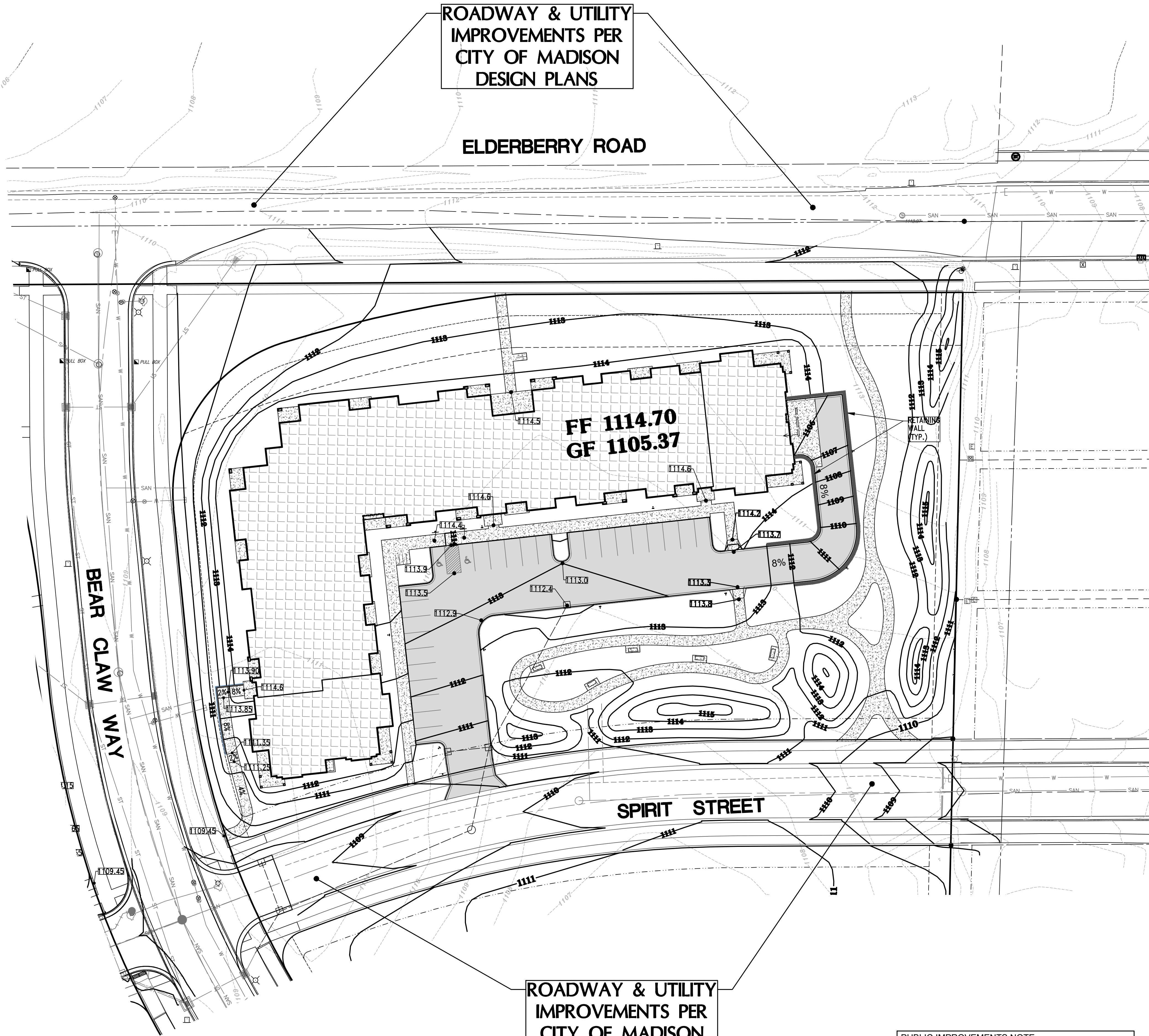
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CONTRACTOR IS REQUIRED TO CONTACT DIGGERS
HOTLINE TOLL FREE TO OBTAIN LOCATION OF
UNDERGROUND UTILITIES PRIOR TO COMMENCING THE
WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN.
OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511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



ROADWAY & UTILITY
IMPROVEMENTS PER
CITY OF MADISON
DESIGN PLANS

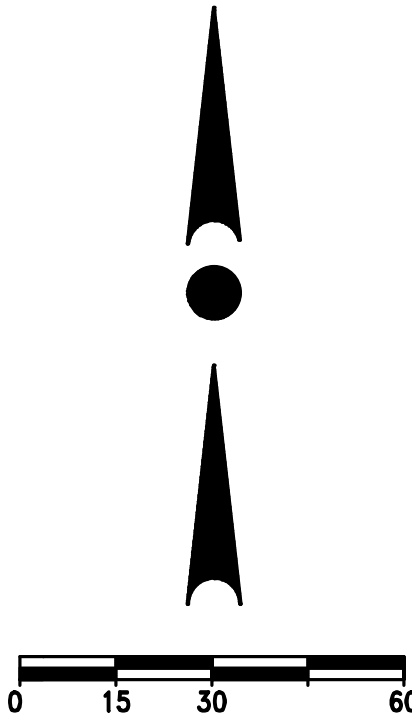
ELDERBERRY ROAD

BEAR CLAW WAY

SPIRIT STREET

ROADWAY & UTILITY
IMPROVEMENTS PER
CITY OF MADISON
DESIGN PLANS

PUBLIC IMPROVEMENTS NOTE:
THE RIGHT OF WAY IS THE SOLE JURISDICTION OF
THE CITY OF MADISON AND IS SUBJECT TO CHANGE
AT ANY TIME PER THE RECOMMENDATION/PLAN OF
TRAFFIC ENGINEERING AND CITY ENGINEERING
DIVISIONS.



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



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



knothe • bruce
ARCHITECTS

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

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

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

DATE:
SEPTEMBER 14, 2023

JOB NUMBER:
12041

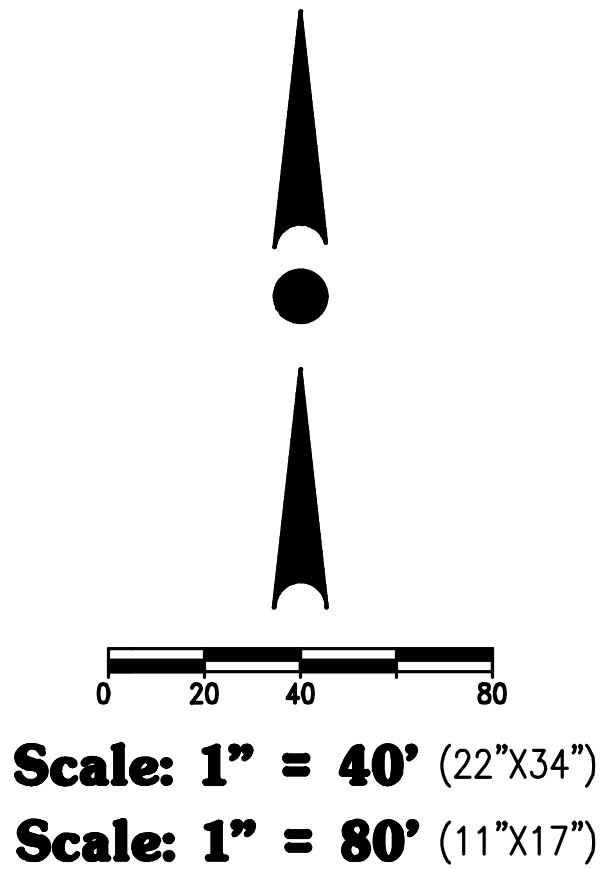
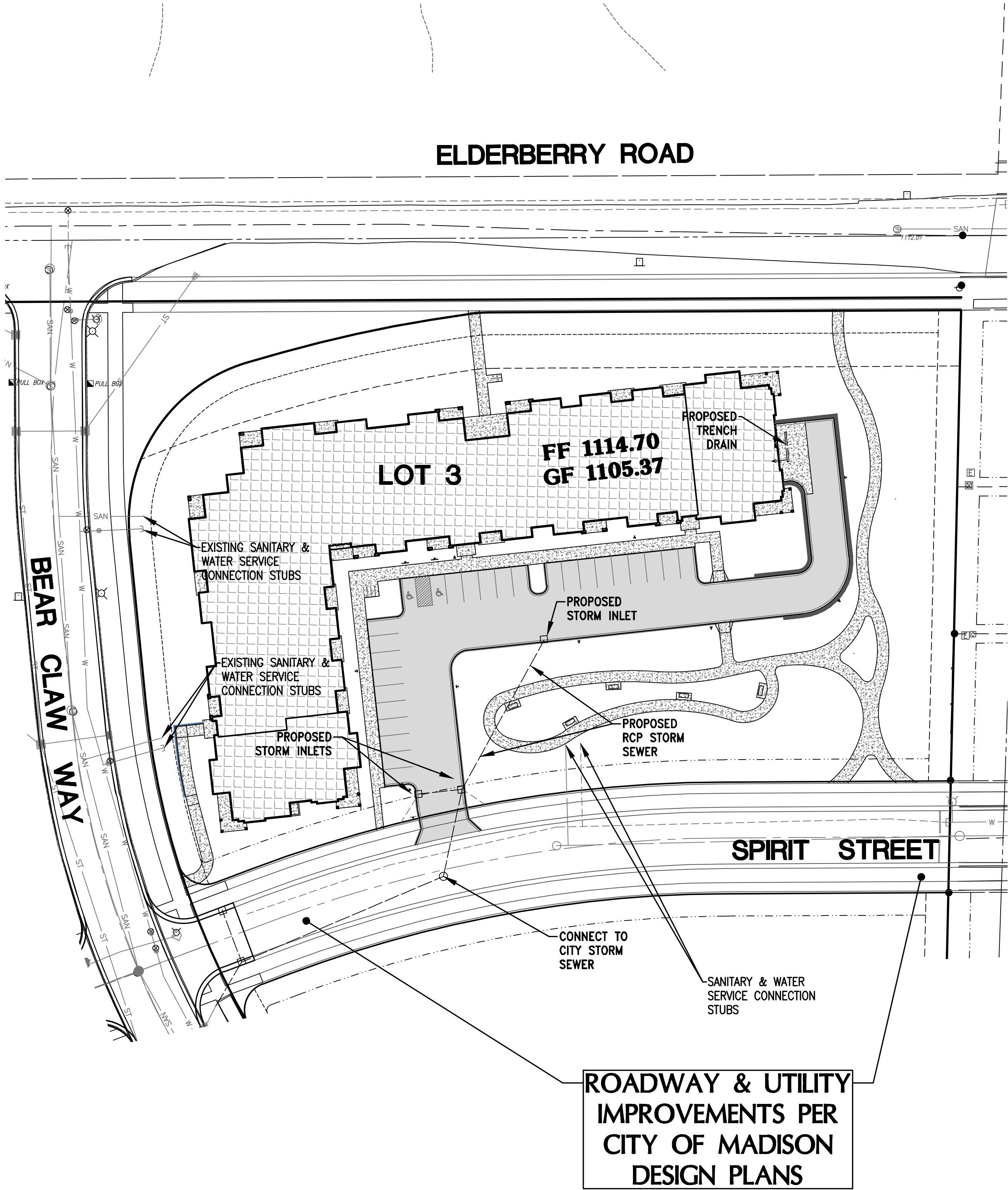
DESCRIPTION:
**PRELIMINARY
GRADING &
PAVING PLAN**

SHEET

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PUBLIC IMPROVEMENTS NOTE:
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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:
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PARAGON PLACE

knothe • bruce
ARCHITECTS

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PARAGON PLACE AT BEAR CLAW WAY
LOT 3

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

REVISION HISTORY

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3/16/2023	CONCEPT GRADING
6/9/2023	PRELIMINARY PLANS
6/23/2023	CITY SUBMITTAL
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8/16/2023	SITE UPDATES
9/14/2023	SITE UPDATES

DATE:

SEPTEMBER 14, 2023

JOB NUMBER:

12041

DESCRIPTION:

**PRELIMINARY
UTILITY
PLAN**

SHEET

C3.0

NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL PROTECT BENCHMARKS.
3. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
4. ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
5. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
6. AS DEFINED BY MADISON GENERAL ORDINANCE 10.10, CITY FORESTRY WILL ASSESS THE FULL COST OF THE STREET TREE INSTALLATION TO THE ADJACENT PROPERTY OWNER. CITY FORESTRY WILL DETERMINE STREET TREE PLANTING SITES AND TREE SPECIES TYPE. STREET TREE PLANTING WILL BE SCHEDULED AFTER THERE IS SUBSTANTIAL COMPLETION OF THE NEW PLAT DEVELOPMENT ALONG THE STREET SEGMENT. CONTRACTOR WILL BE REQUIRED TO SUBMIT TOPSOIL TEST RESULTS PRIOR TO PLACEMENT OF SOIL MATERIALS ON THIS PROJECT.
8. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS

LEGEND

- ALUMINUM EDGING
- MOW EDGE
- BLUEGRASS TURF
- DECORATIVE STONE COBBLES
- SHREDDED HARDWOOD BARK MULCH
- STONE MULCH MAINTENANCE EDGE
- ARTIFICIAL TURF GRASS
- NO-MOW TALL FESCUE
- PROPOSED STREET TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

Existing Tree Inventory				
Number	Species	Caliper (in)	Disposition	Public
1	Black Locust	9	Remove	Yes
2	Black Locust	12	Remove	Yes
3	Black Locust	8	Remain	no
4	Black Locust	10	Remain	no
5	Black Locust	8	Remain	no
6	Black Locust	14	Remain	no
7	Black Locust	12	Remain	no
8	Mulberry	8	Remove	no

PLANT LIST- TREES

EVERGREEN TREES				ORNAMENTAL TREES			
CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY	CODE	BOTANICAL / COMMON NAME	QTY
AC	Abies concolor / Concolor Fir	B&B	6' HT. (MIN.)	4	AX	Aesculus x bushii 'Aaron1' / Mystic Ruby™ Buckeye	3
JF	Juniperus chinensis 'Fairview' / Fairview Juniper	B&B	5' HT. (MIN.)	2	AU	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	2
JV	Juniperus virginiana 'J.N. Select Green' / Emerald Feather™ Eastern Redcedar	B&B	4' HT. (MIN.)	14	AR	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Serviceberry	1
PG	Picea glauca var. densata / Black Hills Spruce	B&B	6' HT. (MIN.)	3	CJ	Carpinus caroliniana 'J.N. Select A' / Fire King™ American Hornbeam	4
PS	Pinus strobus / White Pine	B&B	6' HT. (MIN.)	3	CC	Cercis canadensis / Eastern Redbud	3
TC	Taxus cuspidata 'Capitata' / Capitata Japanese Yew	B&B	5' HT. (MIN.)	3	CV	Chionanthus virginicus / White Fringetree	1
TO	Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Arborvitae	B&B	5' HT. (MIN.)	6	HV	Hamamelis virginiana / Common Witch Hazel	3
TG	Thuja x 'Green Giant' / Green Giant Arborvitae	B&B	6' HT. (MIN.)	3	MS	Magnolia stellata 'Royal Star' / Royal Star Magnolia	1
TS	Tsuga canadensis / Eastern Hemlock	B&B	6' HT. (MIN.)	6	MB	Magnolia x 'Butterflies' / Butterflies Magnolia	1
FRUIT TREES				SHADE TREES			
CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY	CODE	BOTANICAL / COMMON NAME	QTY
MG	Malus x domestica 'Grimes Golden' / Grimes Golden Apple	B&B	2' Cal	1	AS	Acer saccharum / Sugar Maple	3
MH	Malus x domestica 'Honeycrisp' / Honeycrisp Apple	B&B	2' Cal	1	AE	Aesculus glabra 'J.N. Select' / Early Glow Buckeye	3
MD	Malus x domestica 'Pink Lady' / Pink Lady Apple	B&B	2' Cal	1	CO	Celtis occidentalis 'Chicagoland' / Common Hackberry	1
PS	Prunus avium 'Compact Stella' / Compact Stella Sweet Cherry	B&B	2' Cal	1	FG	Fagus grandifolia / American Beech	2
PV	Prunus avium 'Rainier' / Rainier Sweet Cherry	B&B	2' Cal	1	GT	Gleditsia triacanthos inermis 'Shademaster'™ / Shademaster Honeylocust	1
PP	Prunus domestica 'Mount Royal' / Mount Royal Plum	B&B	2' Cal	3	GD	Gymnodadus dioica 'Espresso' / Espresso Coffeetree	1
PR	Prunus persica 'Reliance' / Reliance Peach	B&B	2' Cal	1	LT	Liriodendron tulipifera / Tulip Tree	2
PX	Pyrus x 'Summercrisp' / Summercrisp Pear	B&B	2' Cal	1	NS	Nyssa sylvatica / Black Tupelo	2
					PM	Platanus x acerifolia 'Morton Circle' / Exclamation London Plane Tree	1
					QB	Quercus bicolor / Swamp White Oak	1
					QC	Quercus muehlenbergii / Chinkapin Oak	2
					TD	Taxodium distichum / Bald Cypress	3



ISSUED
Land Use Application - September 18, 2023



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

Lot 3: 353 Bear Claw Way
Madison, Wisconsin

SHEET TITLE
Planting and
Landscape
Restoration Plan

SHEET NUMBER

L100

NOTES

1.
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8.
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LEGEND

- ALUMINUM EDGING

STONE MULCH MAINTENANCE EDGE
- MOW EDGE

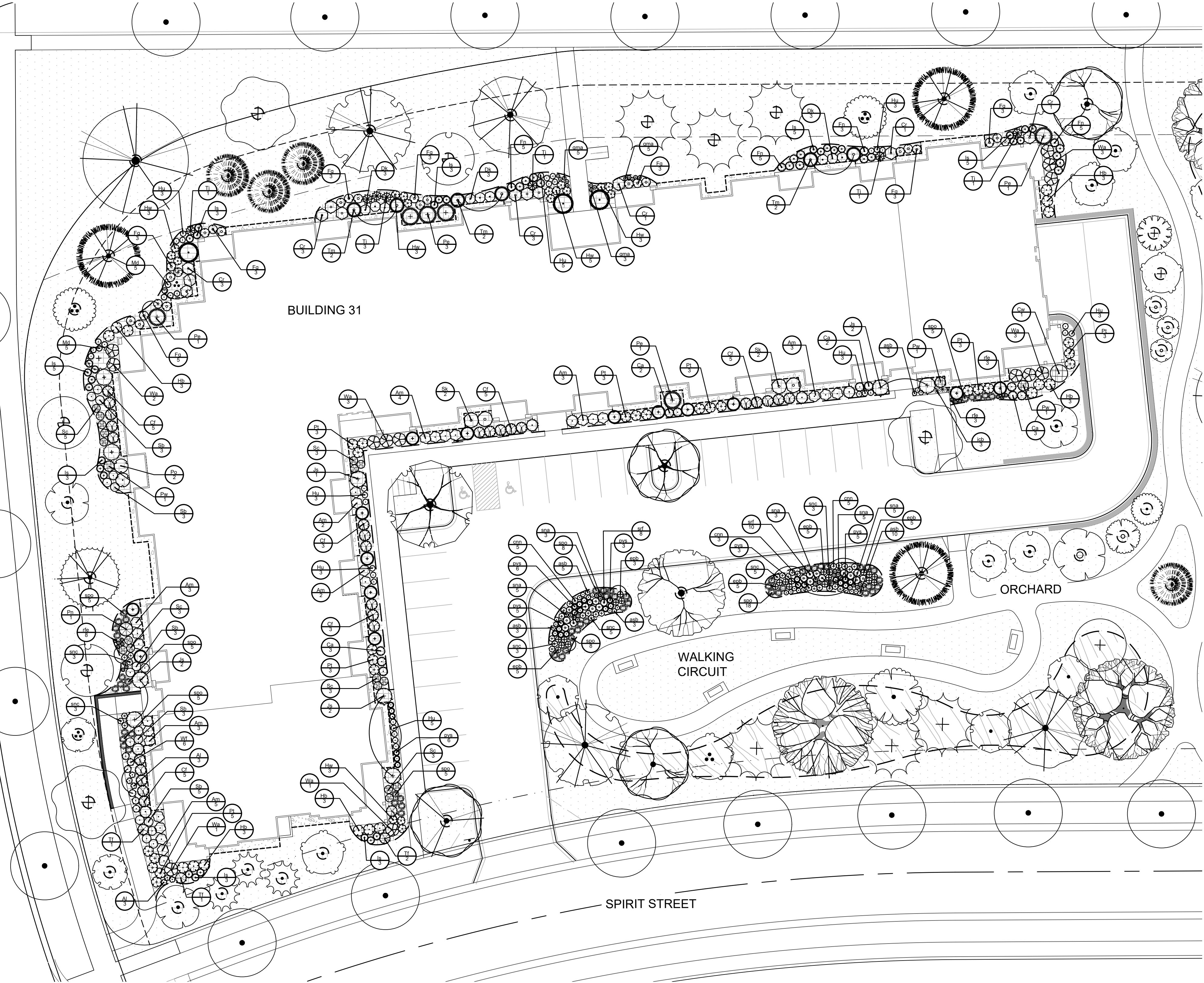
ARTIFICIAL TURF GRASS
- BLUEGRASS TURF

NO-MOW TALL FESCUE
- DECORATIVE STONE COBBLES

PROPOSED STREET TREE
- SHREDDED HARDWOOD BARK MULCH

PLANT LIST- SHRUBS, PERENNIALS AND GRASSES

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Am	Aronia melanocarpa 'Morton' / Iroquois Beauty Black Chokeberry	3 gal	CONT.	25
	Al	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	2 gal	CONT.	6
	Ca	Ceanothus americanus / New Jersey Tea	5 gal	CONT.	10
	Cr	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	5 gal	CONT.	12
	Cf	Cornus stolonifera 'Farrow' / Arctic Fire® Red Twig Dogwood	3 gal	CONT.	26
	Cw	Colinus coggygria 'NCC01' / Winecraft Black® Smoke Tree	5 gal	CONT.	1
	Dk	Diervilla lonicera 'Kodiak Orange' / Kodiak Orange Dwarf Bush Honeysuckle	3 gal	CONT.	9
	Fn	Forsythia x intermedia 'Nimbus' / Show Off® Sugar Baby® Dwarf Forsythia	1 gal	CONT.	18
	Fg	Fothergilla gardenii 'Beaver Creek' / Dwarf Witchalder	3 gal	CONT.	26
	Hb	Hydrangea paniculata 'LVOB0' / Bobo® Panicle Hydrangea	5 gal	CONT.	15
	Hw	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	CONT.	17
	Hu	Hydrangea serrata 'MAKD' / Tiny Tuff Stuff™ Mountain Hydrangea	3 gal	CONT.	28
	Is	Itea virginica 'Sprich' / Little Henry® Sweetspire	3 gal	CONT.	30
	Po	Physocarpus opulifolius 'Jefant' / Amber Jubilee® Ninebark	5 gal	CONT.	2
	Pt	Physocarpus opulifolius 'SMPOTW' / Tiny Wine® Ninebark	3 gal	CONT.	23
	Sb	Spiraea betulifolia 'Tor' / Birchleaf Spirea	2 gal	CONT.	17
	Sk	Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac	5 gal	CONT.	4
	Sc	Syringa x 'SMNJRPU' / Bloomerang® Dwarf Purple Lilac	3 gal	CONT.	17
	Wa	Weigela florida 'Alexandra' / Wine & Roses® Weigela	3 gal	CONT.	13
	Wf	Weigela florida 'Bokraspiw' / Spilled Wine® Weigela	3 gal	CONT.	6
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Js	Juniperus chinensis 'Sea Green' / Sea Green Juniper	3 gal	CONT.	7
	Md	Microbiota decussata 'Condavis' / Fuzzball Siberian Carpet Cypress	2 gal	CONT.	10
	Pn	Picea omorika 'Nana' / Dwarf Serbian Spruce	5 gal	CONT.	1
	Pw	Pinus mugo 'Carsten's Wintergold' / Carsten's Wintergold Mugo Pine	3 gal	CONT.	3
	Pe	Pinus strobus 'Nana' / Dwarf White Pine	5 gal	CONT.	6
	Tm	Taxus x media 'Tauntonii' / Tauton Yew	5 gal	CONT.	6
	Tf	Thuja occidentalis 'Congabe' / Fire Chief™ Arborvitae	3 gal	CONT.	4
	Tj	Tsuga canadensis 'Jeddleloh' / Jeddleloh Eastern Hemlock	3 gal	CONT.	7
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	asb	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	QUART	CONT.	24
	cnn	Calamintha nepeta ssp. nepeta / Lesser Calamint	QUART	CONT.	13
	epb	Eupatorium purpureum 'Baby Joe' / Dwarf Joe Pye Weed	QUART	CONT.	23
	gma	Geranium maculatum / Spotted Geranium	QUART	CONT.	13
	icb	Iris sibirica 'Caesar's Brother' / Caesar's Brother Siberian Iris	QUART	CONT.	3
	rfe	Rudbeckia fulgida 'Early Bird Gold' / Early Bird Gold Coneflower	QUART	CONT.	14
	snc	Salvia nemorosa 'Caradonna' / Cardonna Perennial Salvia	QUART	CONT.	22
	srf	Solidago rugosa 'Fireworks' / Fireworks Goldenrod	QUART	CONT.	18
	sna	Symphyotrichum novae-angliae / New England Aster	QUART	CONT.	21
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	pvs	Panicum virgatum 'Shenendoah' / Shenendoah Switch Grass	1 gal	CONT.	28
	spo	Sporobolus heterolepis / Prairie Dropseed	1 gal	CONT.	59



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



The site plan illustrates the 1st floor layout, focusing on parking and circulation. Key features include:

- Parking Stalls:**
 - Vehicle Residential-Only Parking Stalls:** 59 stalls in total, consisting of 45 F.M. (Floor-Mount) and 14 W.M. (Wall-Mount) stalls.
 - Bike Stalls:** 59 stalls in total, including 11 Wall-Mount, 21 Floor-Mount, 6 Floor-Mount, 3 Wall-Mount, 4, and 2 bike stalls.
- Circulation:** Multiple stairwells and an elevator (ELEV.) are shown for vertical movement.
- Other Features:** A trash area, a mechanical room (MECH.), and a bike storage area are also indicated.
- Dimensions:** Various dimensions are provided for stalls and circulation paths, such as 5'-9", 24'-0", 18'-0", 23'-4", 5'-0", 8'-0", 9'-0" TYP., 18'-0" TYP., 3'-0", 5'-4", 5'-5", and 18'-0".

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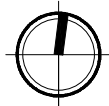
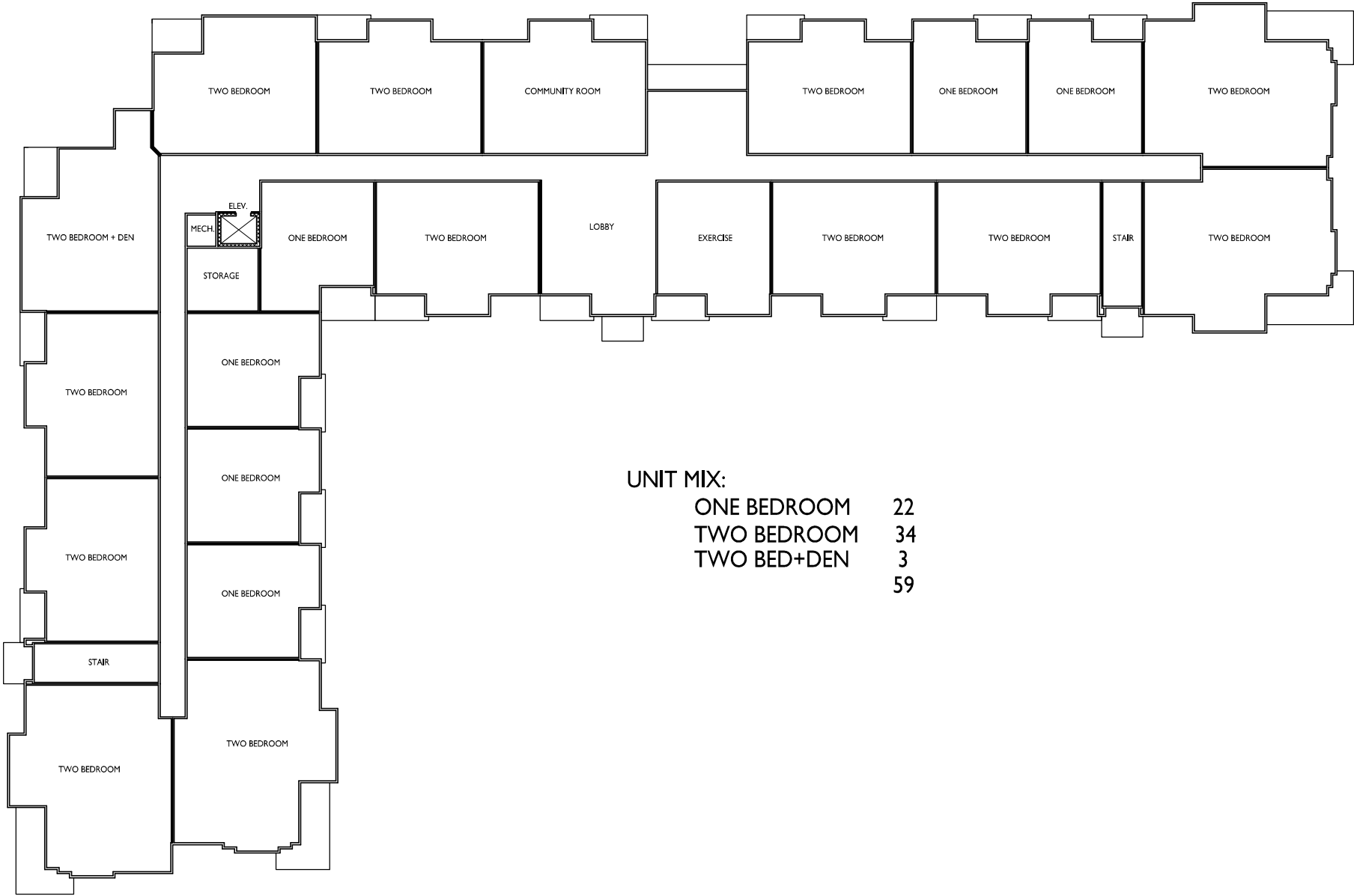
ISSUED
Issued for UDC Info Submittal - June 26, 2023
Issued for UDC Submittal - September 18, 2023
Issued for LUA Submittal - September 18, 2023

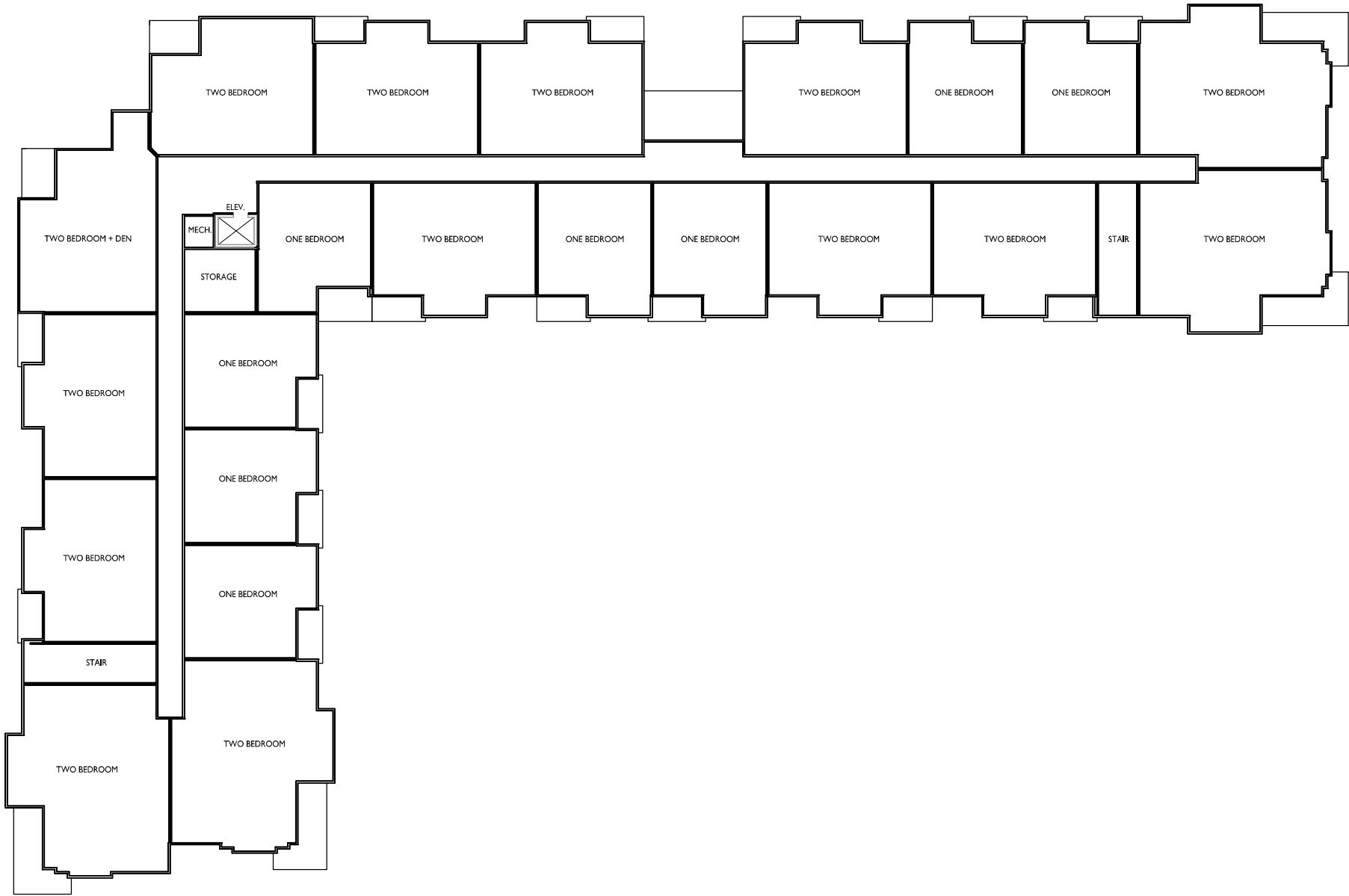
PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site
Lot 3

Lot 3 : 353 Bear Claw Way
Madison, Wisconsin
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1
PROJECT NO. 2244
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ISSUED
Issued for UDC Info Submittal - June 26, 2023
Issued for UDC Submittal - September 18, 2023
Issued for LUA Submittal - September 18, 2023

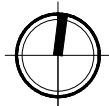
PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site
Lot 3

Lot 3 : 353 Bear Claw Way
Madison, Wisconsin

SHEET TITLE
Second Floor Plan

SHEET NUMBER

A-1.2
PROJECT NO. 2244
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ISSUED
Issued for UDC Info Submittal - June 26, 2023
Issued for UDC Submittal - September 18, 2023
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PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site
Lot 3

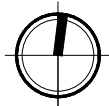
Lot 3 : 353 Bear Claw Way
Madison, Wisconsin

SHEET TITLE
Third Floor Plan

SHEET NUMBER

A-1.3
PROJECT NO. 2244
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1 THIRD FLOOR PLAN
A-1.3 1/16" = 1'-0"

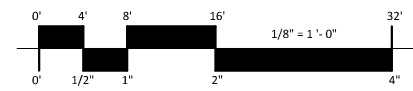




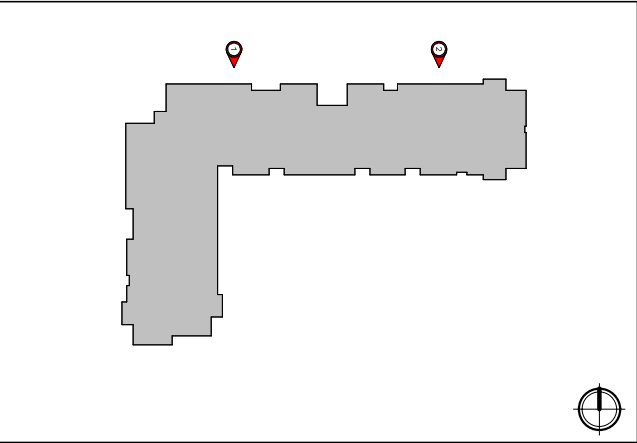
1 ELEVATION - NORTH 1.1
A-2.1 1/8" = 1'-0"



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



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



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

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

SHEET NUMBER
A-2.1
PROJECT NUMBER **2244**
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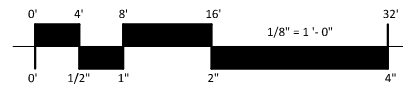
1 ELEVATION - WEST
A-2.2 1/8" = 1'-0"



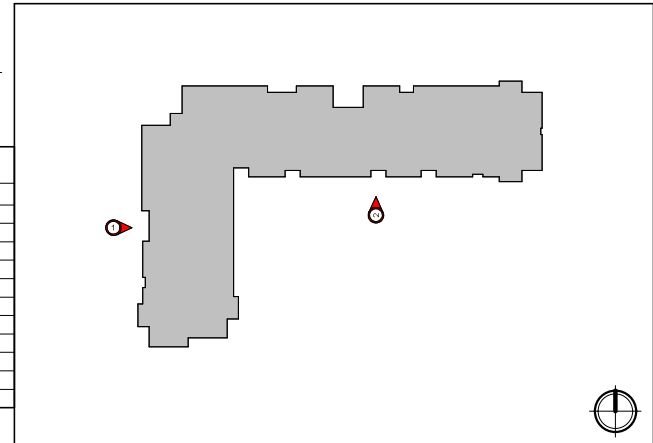
2 ELEVATION - SOUTH 1.1
A-2.2 1/8" = 1'-0"

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09	WRAPPED COLUMN	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	WINDGATE	DESERT SAND
11	ALUMINIUM STOREFRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK
13	ASPHALT ROOF	CERTAINTED	WEATHERED WOOD



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

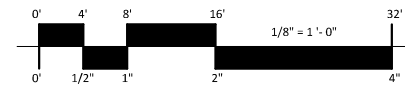
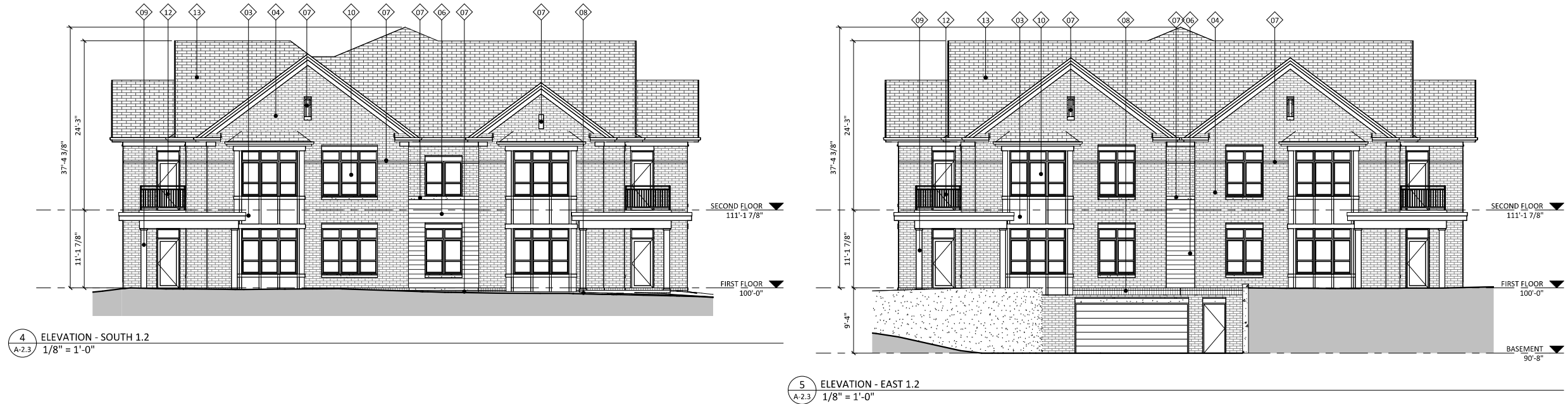
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

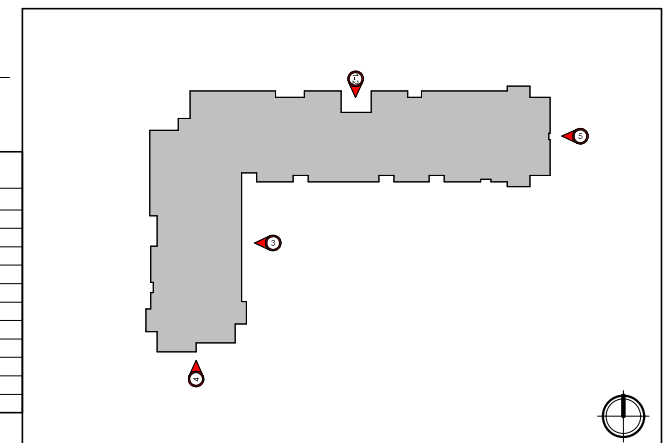
A-2.2

PROJECT NUMBER **2244**

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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
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**Paragon Place at
Bear Claw Way
Ziegler Site
Lot 3**

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

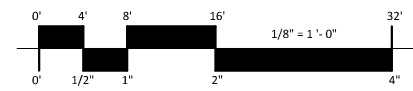
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PROJECT NUMBER **2244**
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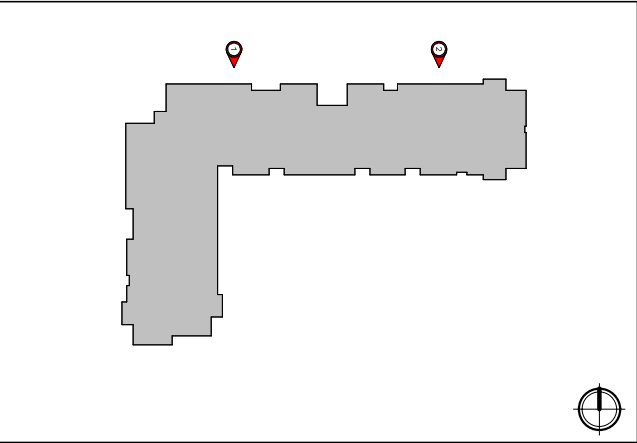
1
A-2.4
COLORED ELEVATION - NORTH 1.1
1/8" = 1'-0"



2
A-2.4
COLORED ELEVATION - NORTH 1.2
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
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Ziegler Site
Lot 3**

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

SHEET NUMBER
A-2.4
PROJECT NUMBER **2244**
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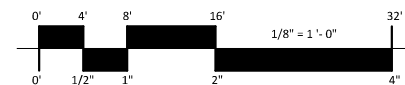
2 COLORED ELEVATION - WEST
A-2.5 1/8" = 1'-0"



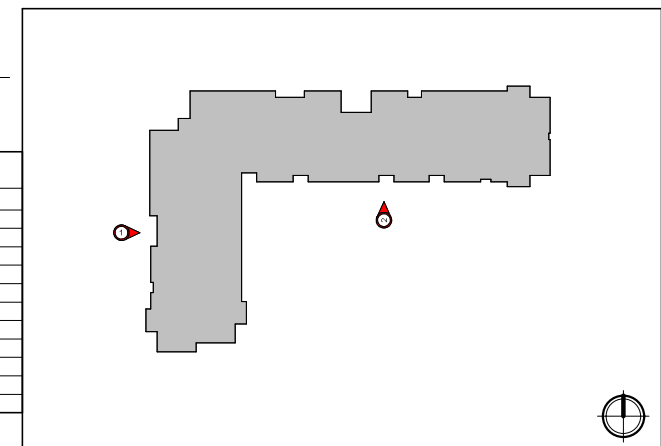
1 COLORED ELEVATION - SOUTH 1.1
A-2.5 1/8" = 1'-0"

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

**EXTERIOR
ELEVATIONS
COLORED**

SHEET NUMBER

A-2.5

PROJECT NUMBER **2244**

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

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

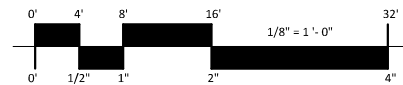
3 COLORED ELEVATION - EAST 1.1
1/8" = 1'-0"



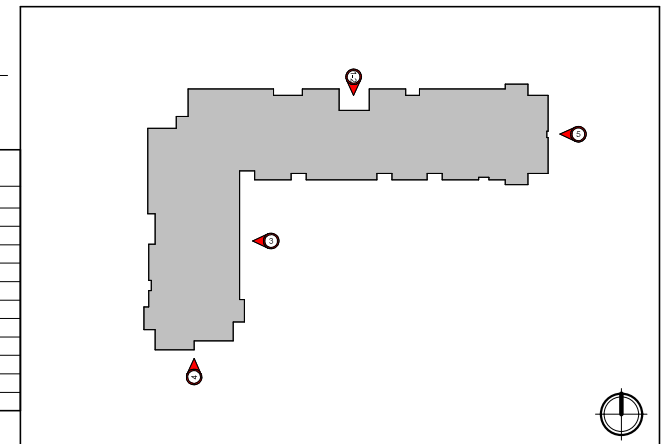
4 COLORED ELEVATION - SOUTH 1.2
1/8" = 1'-0"



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



EXTERIOR MATERIAL SCHEDULE			
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PROJECT TITLE
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Bear Claw Way
Ziegler Site
Lot 3**

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

SHEET NUMBER
A-2.6
PROJECT NUMBER **2244**
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Paragon Place at Bear Claw Way Ziegler Site Lot 3

Age-Restricted 55+ Highlands Senior Community

Lot 3 : 353 Bear Claw Way, Madison, WI

RENDER IMAGE

X901

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Age-Restricted 55+ Highlands Senior Community

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RENDER IMAGE

X902

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X903

September 18, 2023





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Age-Restricted 55+ Highlands Senior Community

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RENDER IMAGE

X904

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Age-Restricted 55+ Highlands Senior Community

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RENDER IMAGE

X905

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Age-Restricted 55+ Highlands Senior Community

Lot 3 : 353 Bear Claw Way, Madison, WI

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X906

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