

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



East of Site



West of Site



North of Site

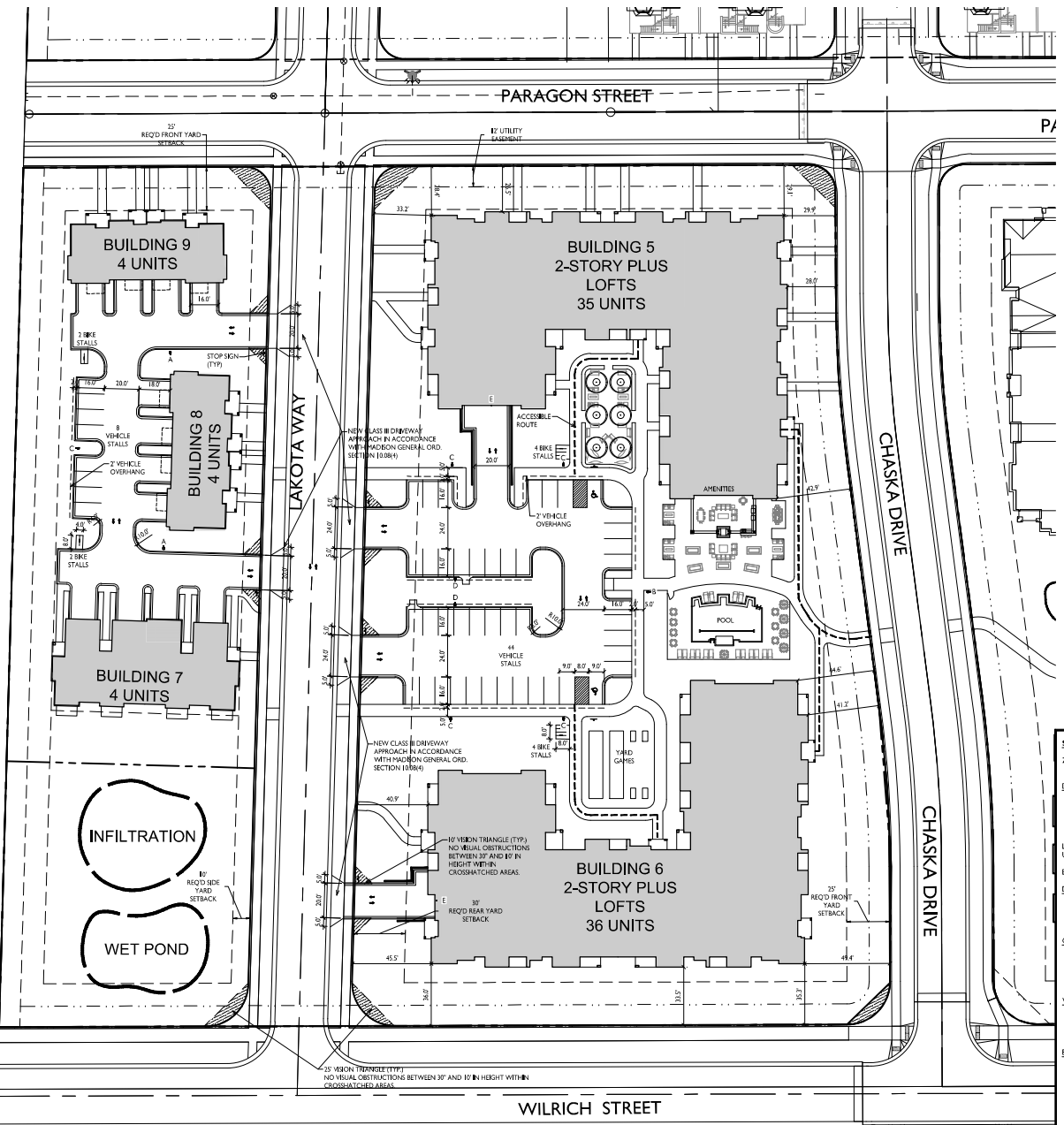
GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ADJUTS 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 THE 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 REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72 HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (264-4816) 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/PWSP/PECS.CFM](https://www.cityofmadison.com/business/pwsp/pecs.cfm)
6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DAMAGE, 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 TREES. THIS MAY REQUIRE USING SPALLS EQUIPMENT AND CONCRETE 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 264-4816. PENALTIES AND REDEMPTION 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 SPILLS OR DUMPING OF POTENTIAL 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 (264-4816).
11. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.

BIKE RACKS:

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

INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK



SITE LOCATOR MAP

SHEET INDEX - LOT 7

SYL	SYL PLAN
C01	SITE LIGHTING PLAN
C02	PRE-DEVELOPMENT ACCESS PLAN
C04	LOT COVERAGE
C05	USABLE OPEN SPACE
C09	GRADING PLAN
C10	UTILITY PLAN
L01	PLANNING PLAN
L02	RED PLANING PLAN
L03	HANDEDNESS PLAN #1
L04	HANDEDNESS PLAN #2
BASEMENT	BASEMENT PLAN - BUILDING 5
A01	BLDG #5 - FIRST FLOOR PLAN
A02	BLDG #5 - SECOND FLOOR PLAN
A03	BLDG #5 - EXTERIOR ELEVATIONS
A04	BLDG #5 - EXTERIOR ELEVATIONS COLORED
BUILDING 6	BASEMENT PLAN - BUILDING 6
A01	BLDG #6 - FIRST FLOOR PLAN
A02	BLDG #6 - SECOND FLOOR PLAN
A03	BLDG #6 - EXTERIOR ELEVATIONS
A04	BLDG #6 - EXTERIOR ELEVATIONS COLORED
BUILDING 7 & 8	BLDG #7 - BASEMENT PLAN
A01	BLDG #7 - FIRST FLOOR PLAN
A02	BLDG #7 - SECOND FLOOR PLAN
A03	BLDG #7 - EXTERIOR ELEVATIONS
A04	BLDG #7 - EXTERIOR ELEVATIONS COLORED
BUILDING 9	BLDG #9A - BASEMENT PLAN
A01	BLDG #9A - FIRST FLOOR PLAN
A02	BLDG #9A - SECOND FLOOR PLAN
A03	BLDG #9A - EXTERIOR ELEVATIONS
A04	BLDG #9A - EXTERIOR ELEVATIONS COLORED

SHEET INDEX - LOT 8

SYL	SYL PLAN
C01	SITE LIGHTING PLAN
C02	PRE-DEVELOPMENT ACCESS PLAN
C04	LOT COVERAGE
C05	USABLE OPEN SPACE
C09	GRADING PLAN
C10	UTILITY PLAN
L01	PLANNING PLAN
L02	RED PLANING PLAN
BASEMENT	BLDG #7 - BASEMENT PLAN
A01	BLDG #7 - FIRST FLOOR PLAN
A02	BLDG #7 - SECOND FLOOR PLAN
A03	BLDG #7 - EXTERIOR ELEVATIONS
A04	BLDG #7 - EXTERIOR ELEVATIONS COLORED
BUILDING 9	BLDG #9A - BASEMENT PLAN
A01	BLDG #9A - FIRST FLOOR PLAN
A02	BLDG #9A - SECOND FLOOR PLAN
A03	BLDG #9A - EXTERIOR ELEVATIONS
A04	BLDG #9A - EXTERIOR ELEVATIONS COLORED

SITE DEVELOPMENT DATA:

ZONING: SR-V2 SUBURBAN RESIDENTIAL - VARED DISTRICT

	LOT 7	LOT 8
DENSITIES	143,683 S.F./3.3 ACRES	71,213 S.F./1.64 ACRES
DWELLING UNITS	71 UNITS	12 UNITS
LOT AREA	2,023 S.F./UNIT	5,934 S.F./UNIT
LOT AREA / D.U. DENSITY	21.5 UNITS/ACRE	7.3 UNITS/ACRE
LOT COVERAGE	78,447 S.F. (35%)	24,455 S.F. (34%)
USABLE OPEN SPACE	523 S.F./UNIT	940 S.F./UNIT
BUILDING HEIGHT	2 STORY / 10 FT 4 IN	2 1/2 STORY / 37 FT 4 IN
DWELLING UNIT MIX:		
ONE BED	0	0
TWO BED	52	8
THREE BED	19	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	5.9	3.6
VEHICLE PARKING - BASEMENT/GARAGE SURFACE	119	24
TOTAL	46	8
VEHICLE STALLS	163 VEHICLE STALLS	32 VEHICLE STALLS
PARKING RATIO	2.3 STALLS/UNIT	2.6 STALLS/UNIT
BIKE PARKING - COVERED/SECURE SURFACE/GUEST	71	16
TOTAL	8 BIKE STALLS	4 BIKE STALLS



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

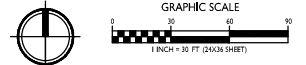
PROJECT TITLE
 Paragon Place at
 Bear Claw Way
 Buildings 5 - 9

(9703 Paragon St.)
 Lakota Way
 Madison, Wisconsin
 SHEET TITLE
 Site Plan

SHEET NUMBER
 39

C-1.1
 PROJECT NO. 2021
 © Knothe & Bruce Architects, LLC

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



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 - WFLLED4T50FN (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 - WFLLED3T50FN (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 - WFLLED3T50FN (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.	SUM12N	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

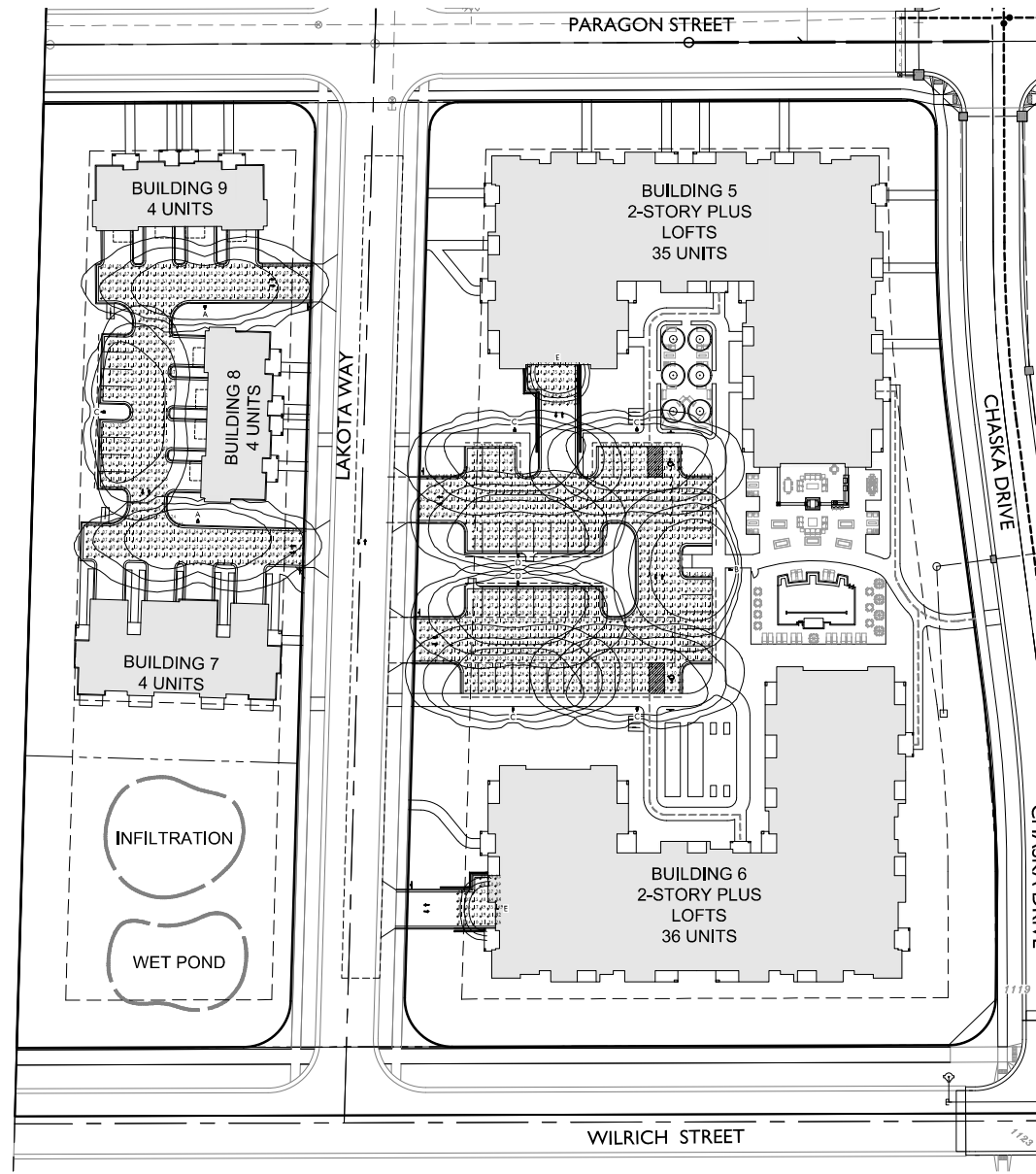
EXAMPLE LIGHT FIXTURE DISTRIBUTION

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

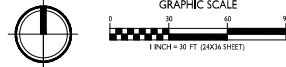
LUMINAIRE SCHEDULE - LOT 8							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	RAB LIGHTING, INC.	ALED2T50N - RWLED2T50N - WFLLED2T50FN (TYPE II)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME	RAB02128MOD5040.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	C	1	RAB LIGHTING, INC.	ALED3T50N - RWLED3T50N - WFLLED3T50FN (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

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



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



ISSUED
Based for Land Use & UDC - Sept. 06, 2020

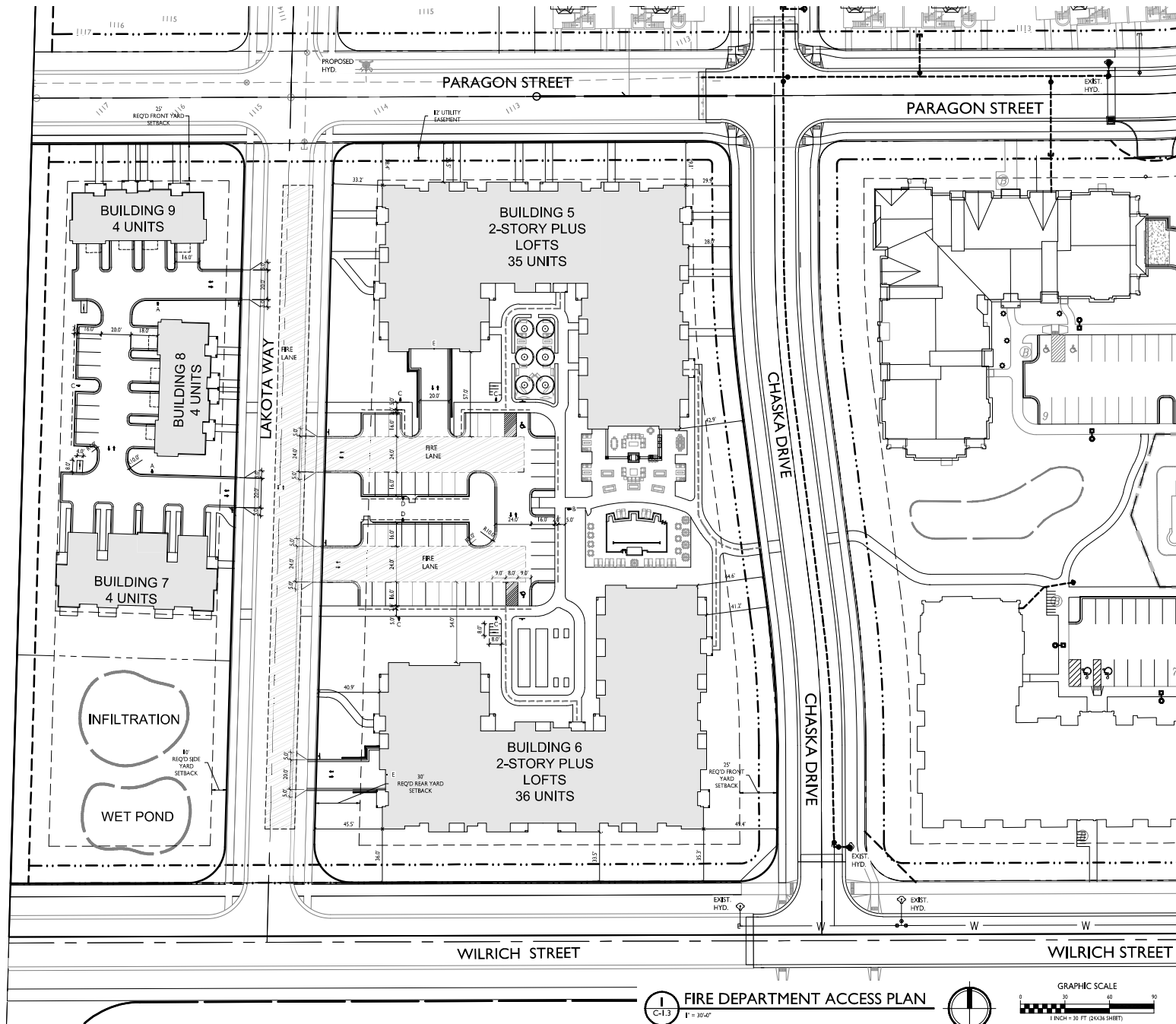
PROJECT TITLE
Paragon Place at
Bear Claw Way
Buildings 5 - 9

(9703 Paragon St.)
Lakota Way
Madison, Wisconsin
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

C-1.2

PROJECT NO. 2021
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ISSUED
Issued for Land Use & UDC- Sup. 16, 2020

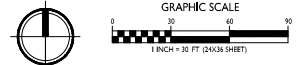
PROJECT TITLE
Paragon Place at
Bear Claw Way
Buildings 5 - 9

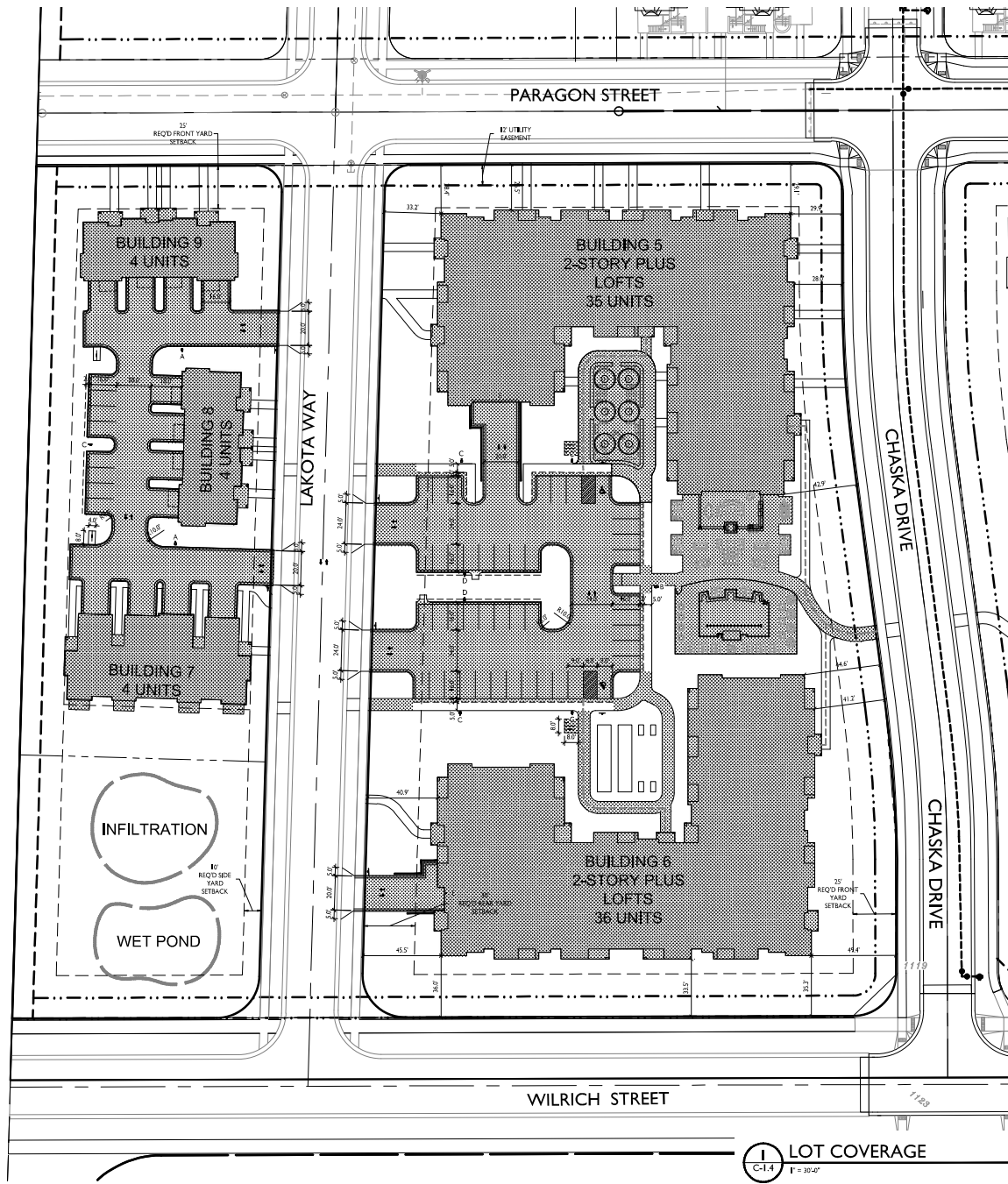
(9703 Paragon St.)
Lakota Way
Madison, Wisconsin
SHEET TITLE
Fire Department
Access Plan

SHEET NUMBER

C-1.3
PROJECT NO. 2021
© Knothe & Bruce Architects, LLC

1
C-1.3 FIRE DEPARTMENT ACCESS PLAN
1" = 30'-0"





ISSUED
 based for Land Use & UDO- 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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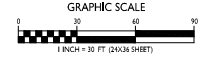
LOT 7 COVERAGE

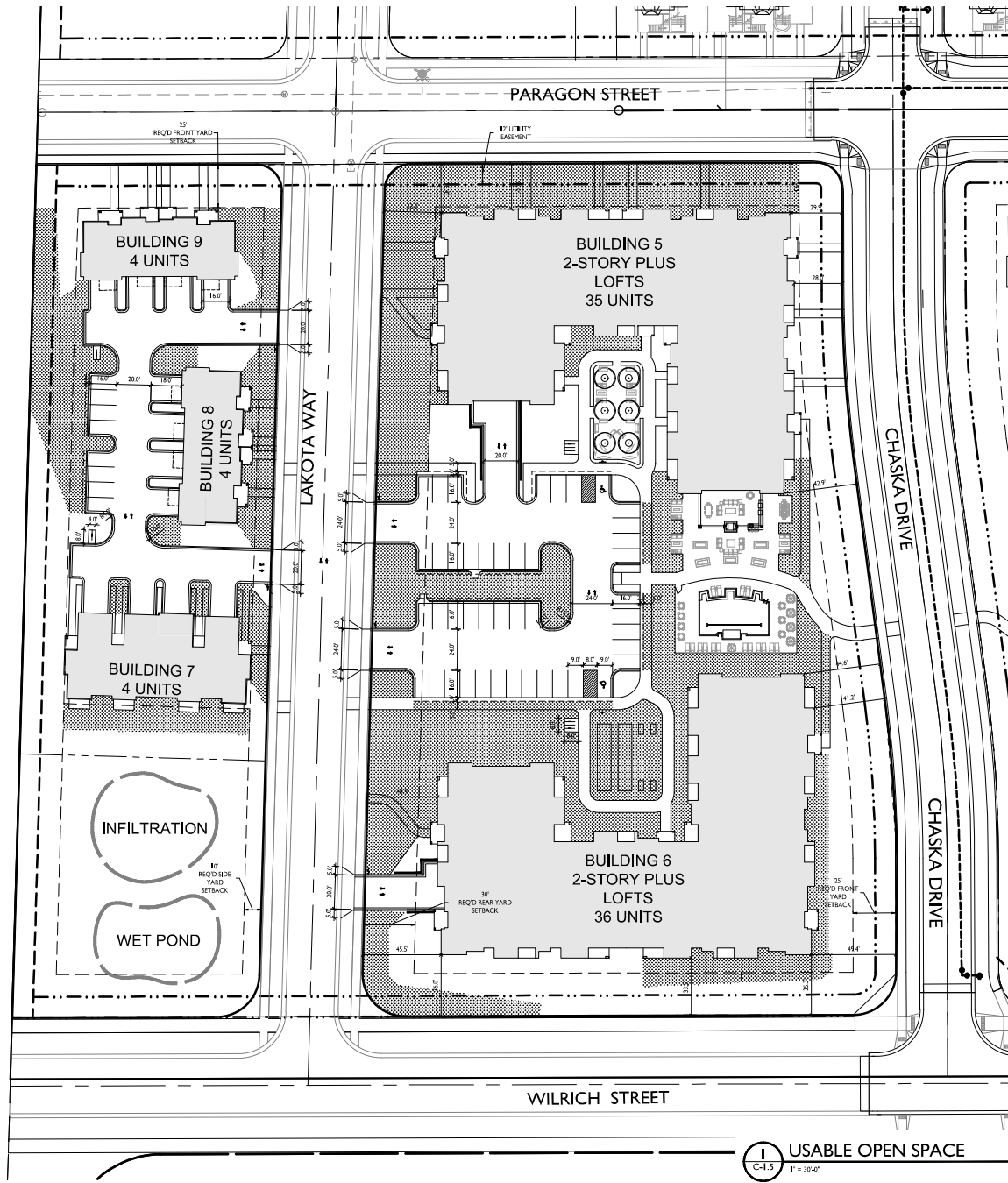
ZONING:	SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT
TOTAL LOT AREA	143,683 S.F.
MAX. ALLOWED	86,210 (60%)
PROPOSED LOT COVERAGE	79,447 S.F. (55%)

LOT 8 COVERAGE

ZONING:	SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT
TOTAL LOT AREA	71,243 S.F.
MAX. ALLOWED	42,728 S.F. (60%)
PROPOSED LOT COVERAGE	24,455 S.F. (34%)

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





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)



ISSUED
Based for Land Use & UDO- Sup. 16, 2020

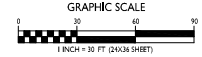
PROJECT TITLE
Paragon Place at
Bear Claw Way
Buildings 5 - 9

(9703 Paragon St.)
Lakota Way
Madison, Wisconsin
SHEET TITLE
Usable Open
Space

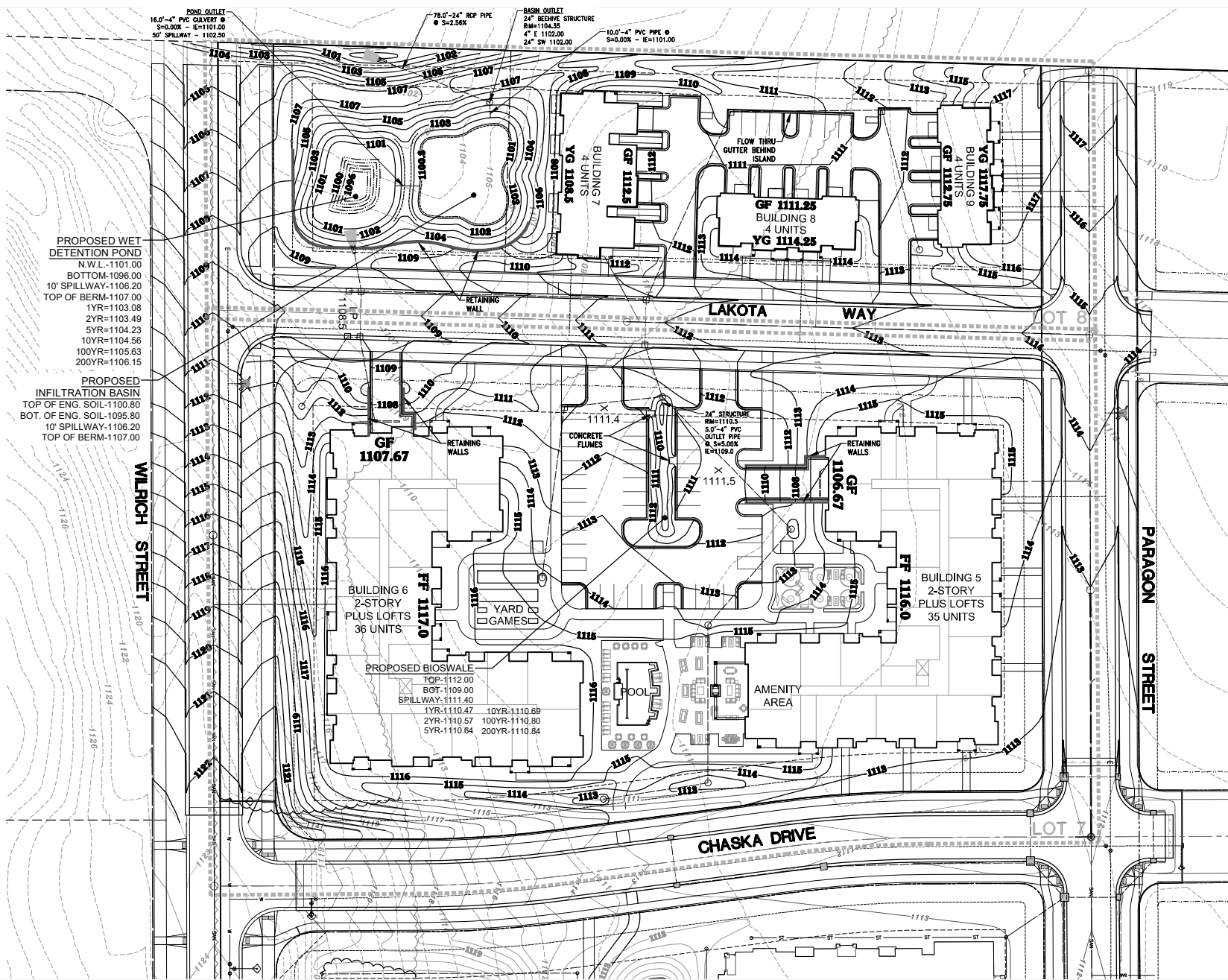
SHEET NUMBER

C-1.5
PROJECT NO. 2021
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1 USABLE OPEN SPACE
C-1.5 1" = 30'-0"



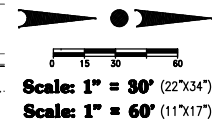
H:\C300\31112041-01-PR\PRELIMINARY PLANS\CIVIL_PARAGON PLACE LOTS 7 & 8-GRADING & UTILITY.DWG



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

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



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

REVISION HISTORY	
DATE	DESCRIPTION
9/18/2020	PRELIM SUBMITTAL

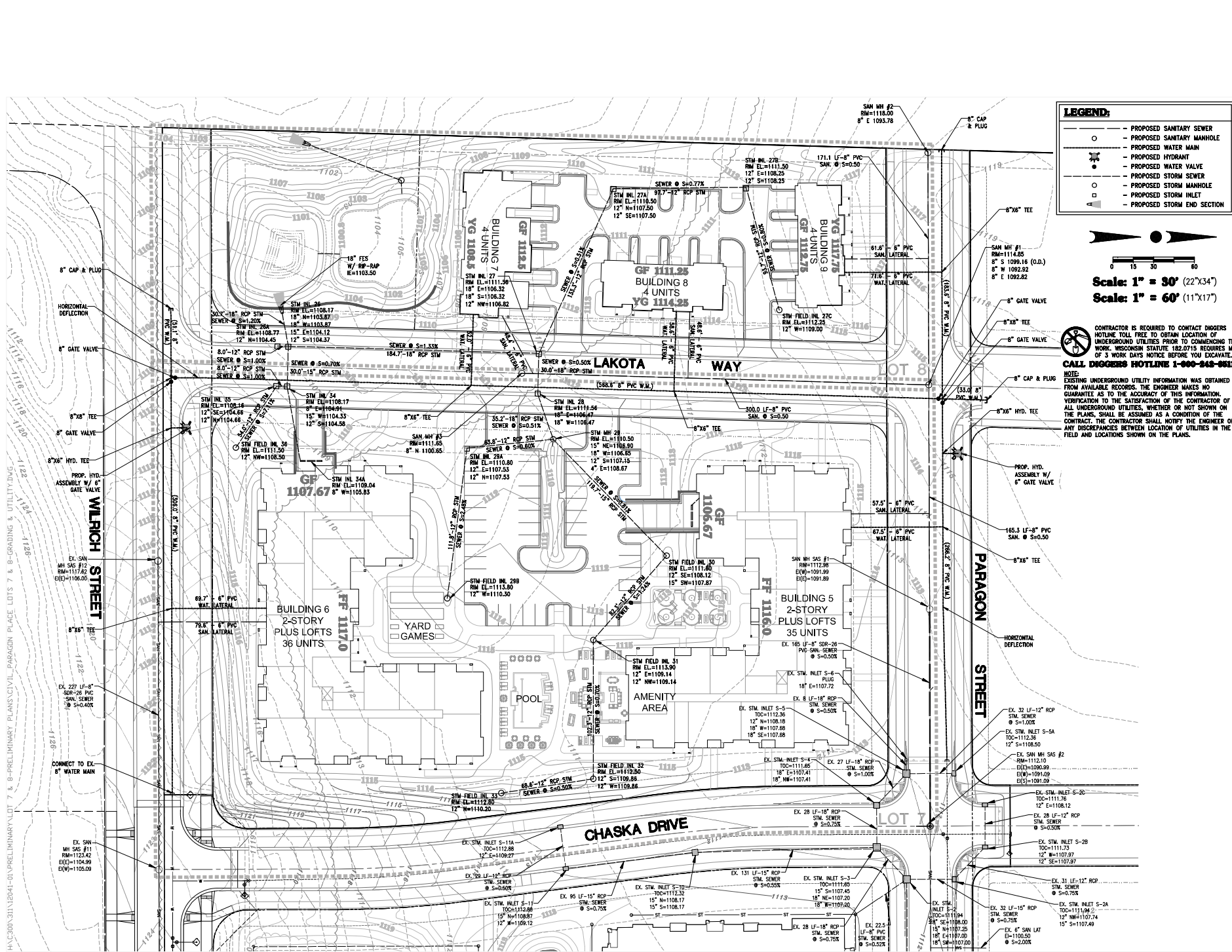
DATE:
 SEPTEMBER 16, 2020

JOB NUMBER:
 12041

DESCRIPTION:
 GRADING
 PLAN

SHEET

C1.00



LEGEND:

- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION

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

NOTE:
 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE 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 1-800-245-8811

NOTE:
 EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION OF 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.



knothe-bruce
 ARCHITECTS

7641 University Ave, Ste 201
 Appleton, WI 54912
 Phone: 920.798.5400
 Fax: 920.798.4991
 Email: info@knothe-bruce.com

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

REVISION HISTORY	
DATE	DESCRIPTION
9/16/2020	PRELIM SUBMITTAL

DATE:
 SEPTEMBER 16, 2020

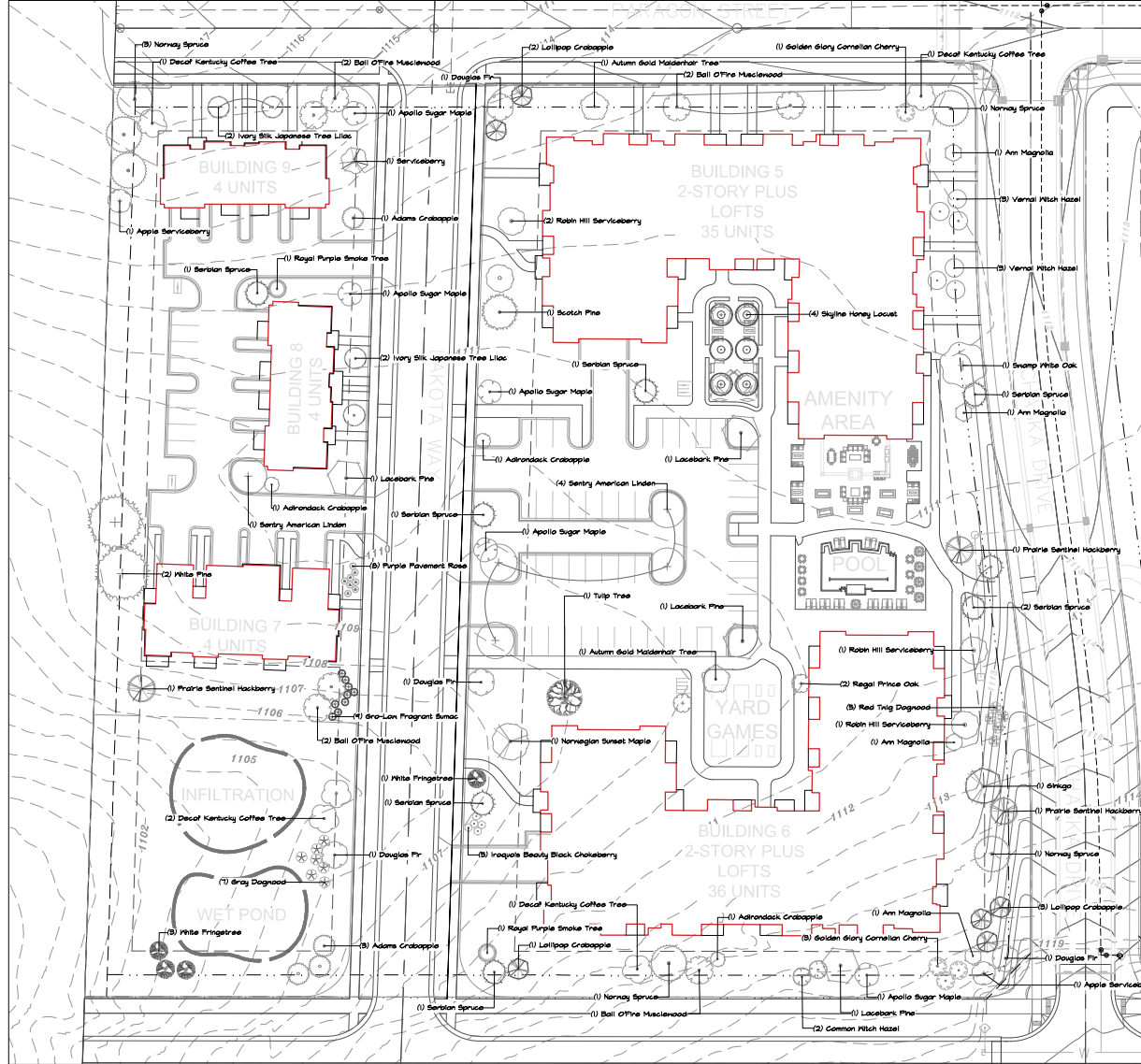
JOB NUMBER:
 12041

DESCRIPTION:
 UTILITY PLAN

SHEET

C2.00

PLANTING PLAN



PROPOSED GARDEN DESIGN FOR:
PARAGON PLACE
 BEAR CLAW WAY LOTS 7&8

GARLAND ALLIANCE
 LANDSCAPE ARCHITECTS



5707 6th Ave
 Kenosha/WI 53140
 (414) 888-1841 garlandalliance@gmail.com

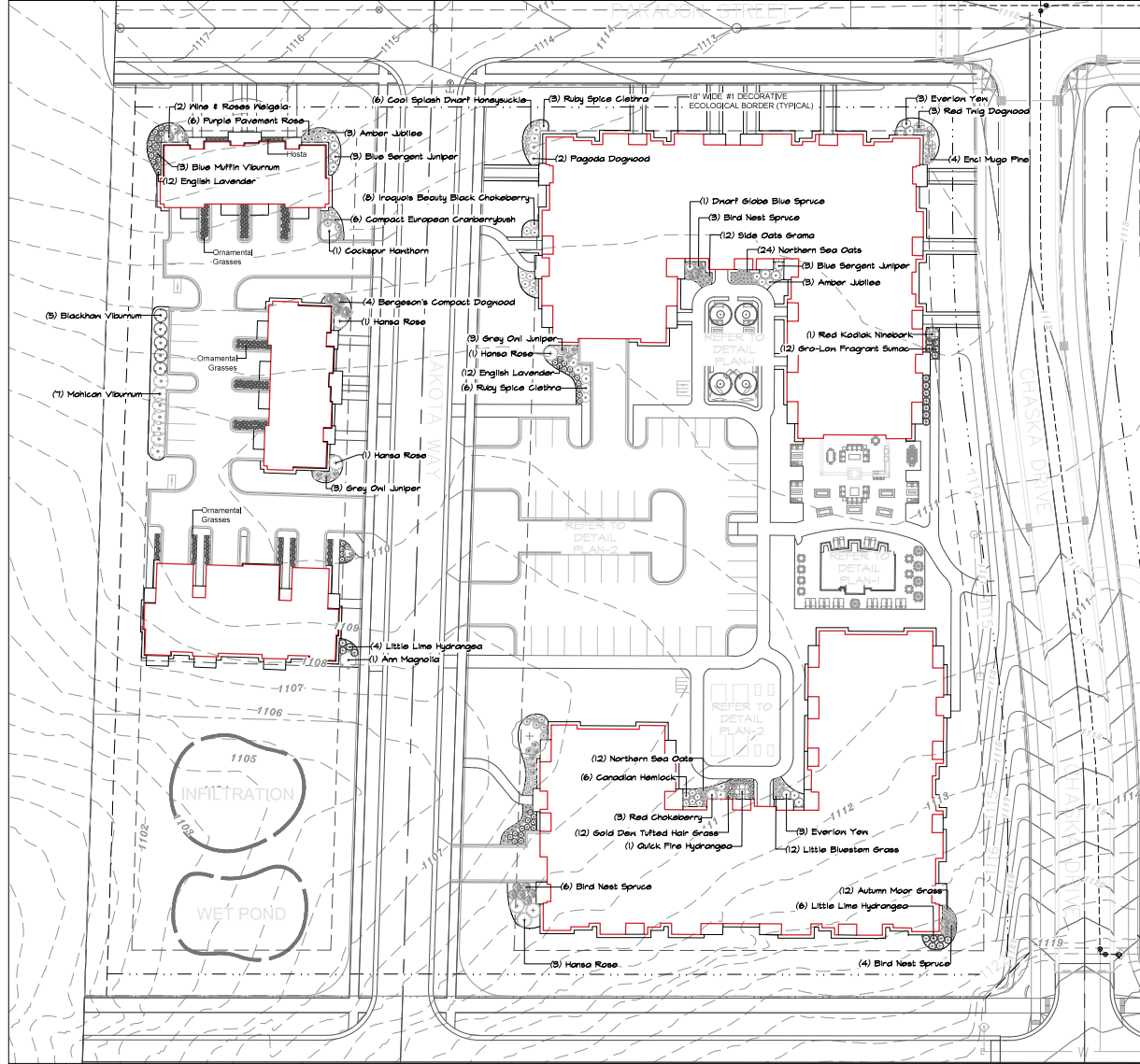
CITY OF MADISON, WISCONSIN

REVISIONS:

AUGUST 27, 2020
 AUGUST 31, 2020
 SEPTEMBER 5, 2020
 SEPTEMBER 11, 2020

SCALE: 1"=30'
 SHEET NUMBER: L1.1

BED PLANTING PLAN



PROPOSED GARDEN DESIGN FOR:
PARAGON PLACE
 BEAR CLAW WAY LOTS 7&8

CITY OF MADISON, WISCONSIN

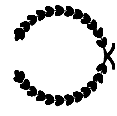
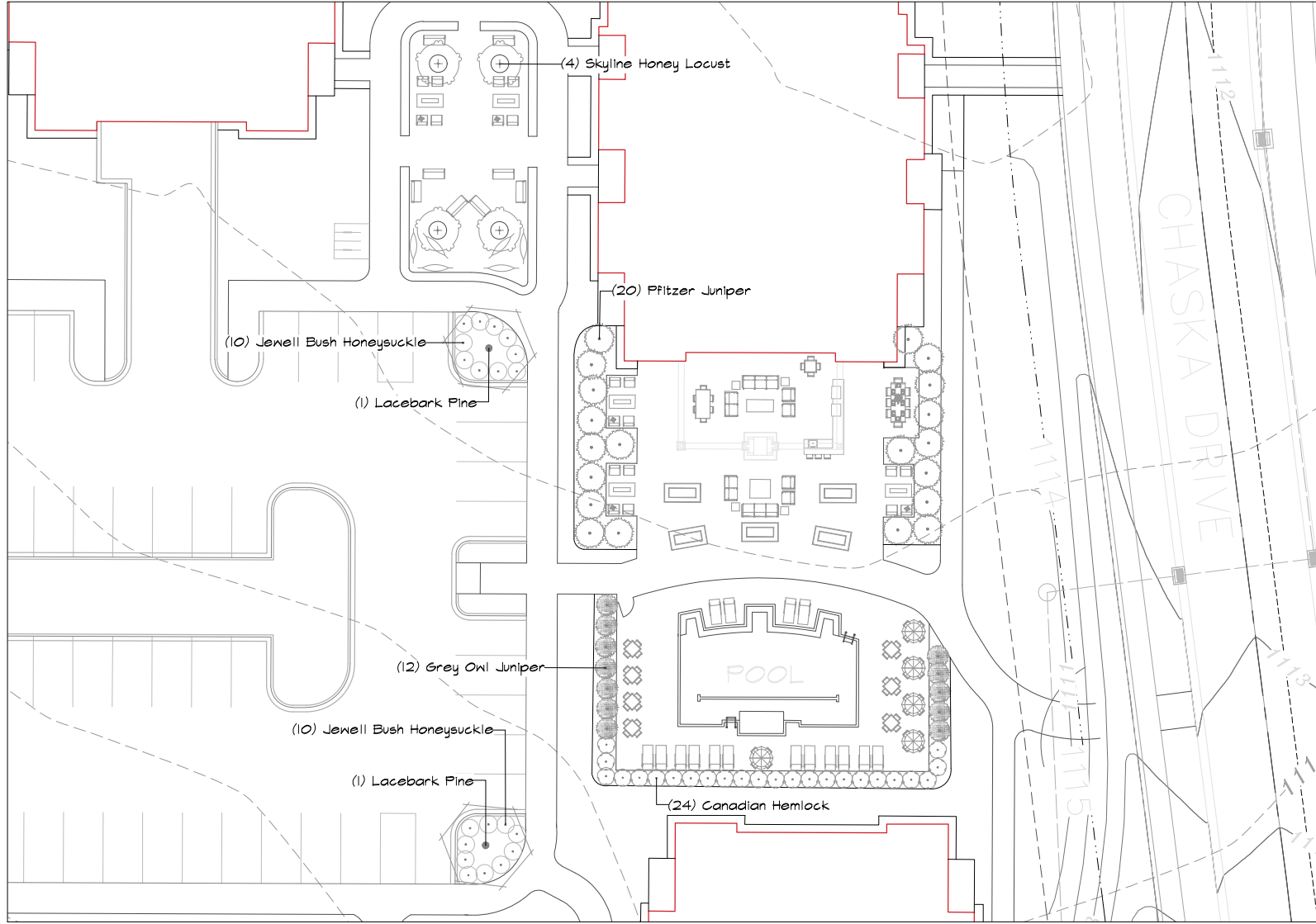
GARLAND ALLIANCE
 LANDSCAPE ARCHITECTS



5707 6th Ave
 Kenosha/WI 53140
 (414) 888-1841 garlandalliance@gmail.com

REVISIONS:
AUGUST 27, 2020
AUGUST 31, 2020
SEPTEMBER 5, 2020
SEPTEMBER 11, 2020
SEPTEMBER 15, 2020
SCALE: 1"=30'
SHEET NUMBER: 11.2

PLANTING DETAIL PLAN-1



PROPOSED GARDEN DESIGN FOR:
PARAGON PLACE
 BEAR CLAW WAY LOTS 7&8
 CITY OF MADISON, WISCONSIN

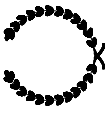
GARLAND ALLIANCE
 LANDSCAPE ARCHITECTS



5702 6th Ave
 Kenosha/WI 53140
 (414) 888-1841 garlandalliance@gmail.com

REVISIONS:
 SEPTEMBER 11, 2020
 SEPTEMBER 12, 2020

SCALE: 1"=10'
 SHEET NUMBER: L1.3



PROPOSED GARDEN DESIGN FOR:

PARAGON PLACE

BEAR CLAW WAY LOTS 7&8

CITY OF MADISON, WISCONSIN

GARLAND ALLIANCE
LANDSCAPE ARCHITECTS



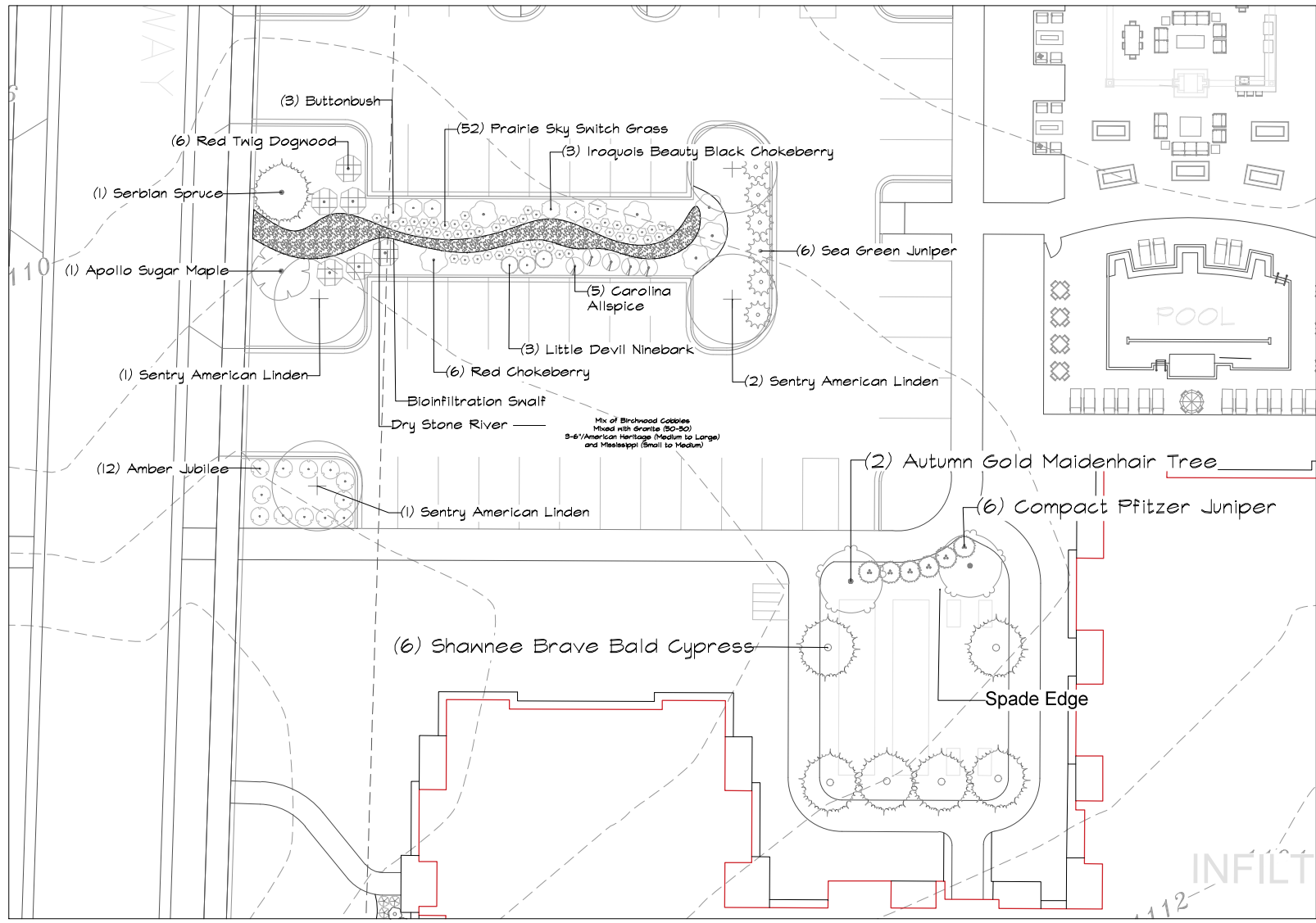
5702 6th Ave
Kenosha/WI 53140
(414) 888 1841 garlandalliance@gmail.com

REVISIONS:

SEPTEMBER 11, 2020
SEPTEMBER 15, 2020

SCALE: 1"=10'

SHEET NUMBER: L1.4



PLANTING DETAIL PLAN-2



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.

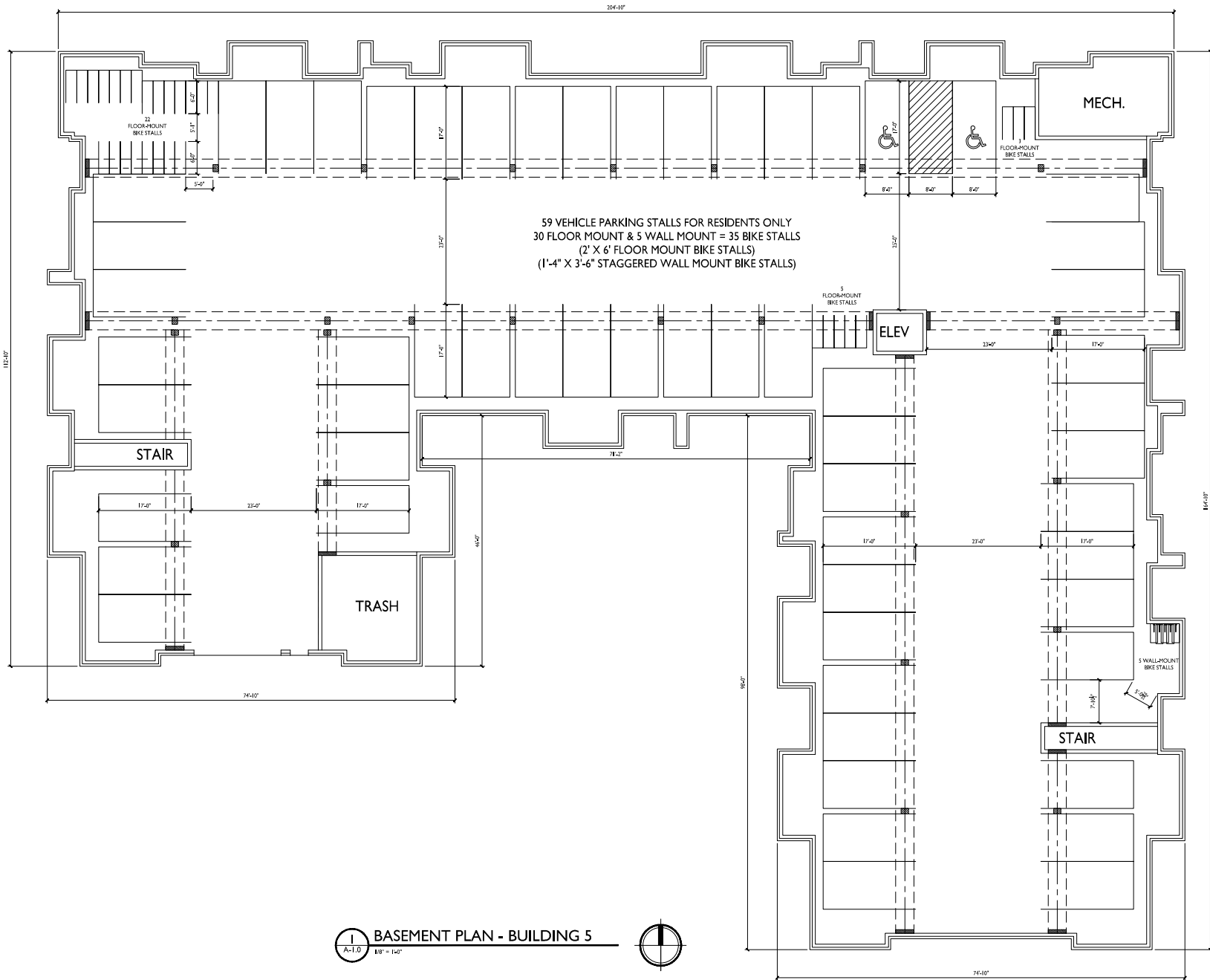
(c) is not applicable, site is not zoned industrial

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.



A-1.0 BASEMENT PLAN - BUILDING 5
 1/8" = 1'-0"



knothe • bruce
ARCHITECTS

Architects
7631 University Ave. • Suite 201 • Middleton, WI 53592

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-1.1
BLDG #5 - FIRST FLOOR PLAN
1/8" = 1'-0"





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ARCHITECTS

Architects
1801 E. 31st St.
761 University Ave. • Suite 201 • Madison, WI 53702

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

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1
A-1.2
BLDG #5 - SECOND FLOOR PLAN
1/8" = 1'-0"





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

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



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



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

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 - EXTERIOR ELEVATIONS

SHEET NUMBER

A-2.1

PROJECT NUMBER **2021**
© Knothe & Bruce Architects, LLC



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

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



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



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

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



2
 A-2.3
 WEST ELEVATION COLOR
 1/8" = 1'-0"



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

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 -
 EXTERIOR
 ELEVATIONS
 COLOR

SHEET NUMBER

A-2.3

PROJECT NUMBER 2021
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1
 A-2.4 SOUTH ELEVATION COLOR
 1/8" = 1'-0"

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

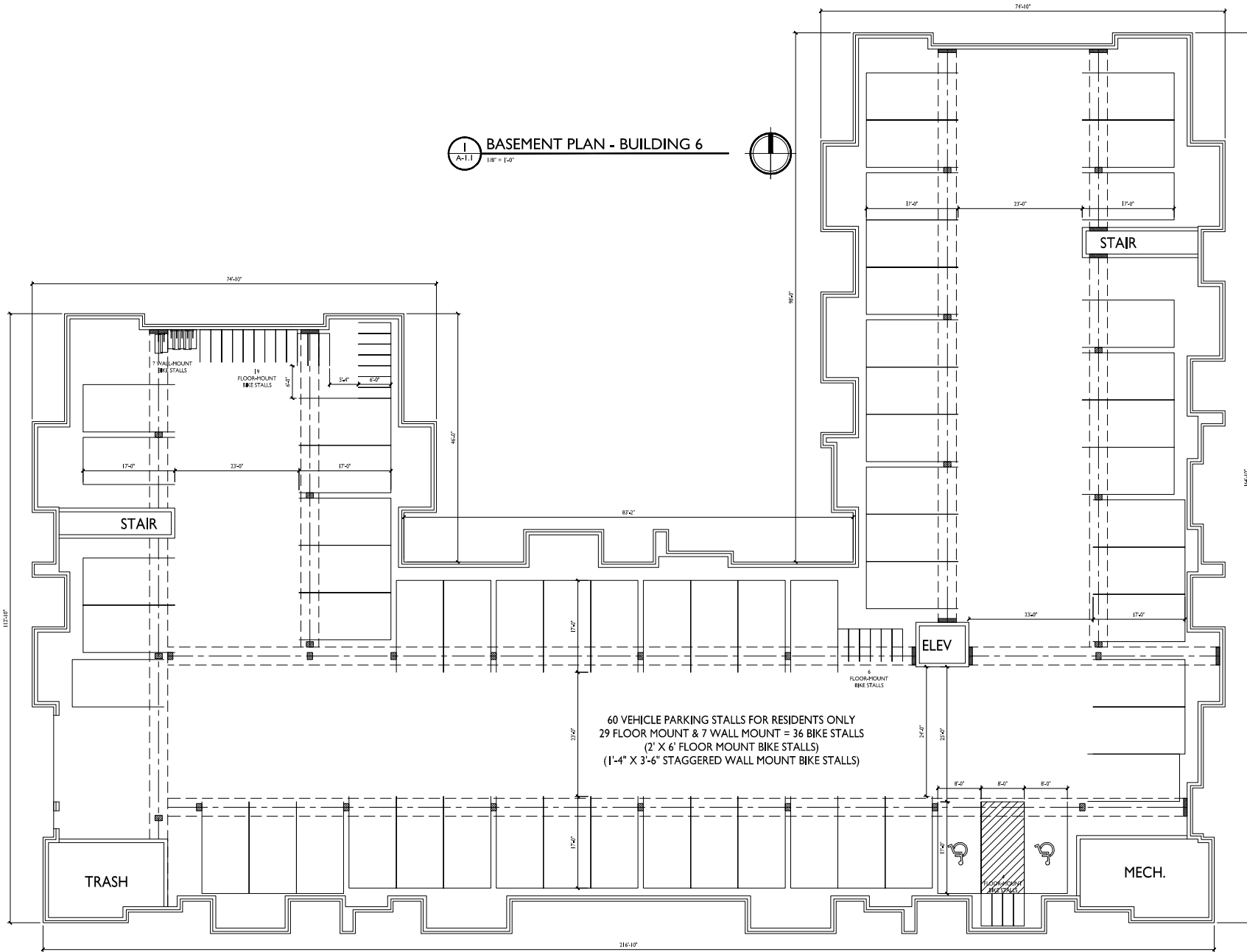


2
 A-2.4 EAST ELEVATION - COURTYARD COLOR
 1/8" = 1'-0"



3
 A-2.4 WEST ELEVATION - COURTYARD COLOR
 1/8" = 1'-0"

BASEMENT PLAN - BUILDING 6
 1/8" = 1'-0"



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 BLDG #6 - FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"



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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 #6 - FIRST
FLOOR PLAN

SHEET NUMBER

A-1.1
PROJECT NUMBER 2021
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1 BLDG #6 - SECOND FLOOR PLAN
 A-1.2 1/8" = 1'-0"



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 #6 - SECOND FLOOR PLAN

SHEET NUMBER

A-1.2
 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	COBBLESTONE
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 - COBBLESTONE
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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PROJECT TITLE
Paragon Place at Bear Claw Way Buildings 5-9

(9703 Paragon St.)
Lakota Way
Madison Wisconsin
SHEET TITLE
BLDG #6 EXTERIOR ELEVATIONS

SHEET NUMBER

A-2.1
PROJECT NUMBER 2021
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ARCHITECTS
Architects, Inc. 100 ELS 3600
7631 University Ave. • Suite 201 • Middleton, WI 53562

KEY PLAN

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16, 2020

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

(9703 Paragon St.)
Lakota Way
Madison Wisconsin

SHEET TITLE
**BLDG #6
EXTERIOR
ELEVATIONS**

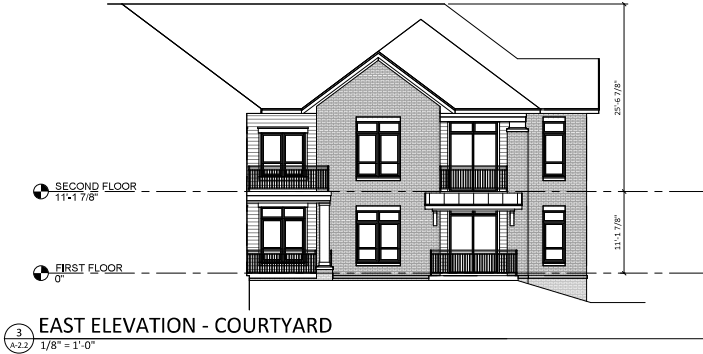
SHEET NUMBER

A-2.2

PROJECT NUMBER 2021
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EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
6\"/>		



WEST ELEVATION - COURTYARD
1/8" = 1'-0"



1
A-2.3
1/8" = 1'-0"

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



2
A-2.3
1/8" = 1'-0"



3
A-2.3
1/8" = 1'-0"

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 #6 -
 EXTERIOR
 ELEVATION
 COLOR**

SHEET NUMBER

A-2.3

PROJECT NUMBER **2021**
 © Knothe & Bruce Architects, LLC



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
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METAL DOORS/FRAMES	N/A	TAN
STONE SILLS & BANDS	ROCKCAST	CREME BUFF
SOFFITS & FASCIA	N/A	TO MATCH - COBBLESTONE
RAILINGS	SUPERIOR	BLACK
STANDING SEAM METAL ROOF	N/A	TAN METALLIC



EAST ELEVATION - COURTYARD COLOR
 1/8" = 1'-0"



WEST ELEVATION - COURTYARD COLOR
 1/8" = 1'-0"



PARAGON PLACE

AT BEAR CLAW WAY BUILDINGS 5-9
(9703 PARAGON ST)
LAKOTA WAY MADISON, WISCONSIN
RENDERED PERSPECTIVE





PARAGON PLACE

AT BEAR CLAW WAY BUILDINGS 5-9

(9703 PARAGON ST)

LAKOTA WAY MADISON, WISCONSIN

RENDERED PERSPECTIVE





PARAGON PLACE

AT BEAR CLAW WAY BUILDINGS 5-9
(9703 PARAGON ST)
LAKOTA WAY MADISON, WISCONSIN
RENDERED PERSPECTIVE

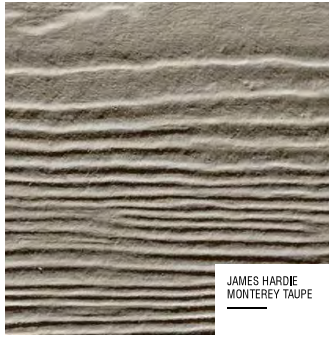




PARAGON PLACE

AT BEAR CLAW WAY BUILDINGS 5-9
(9703 PARAGON ST)
LAKOTA WAY MADISON, WISCONSIN
RENDERED PERSPECTIVE





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
DRAFTWOOD

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

