

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



East of Site



West of Site



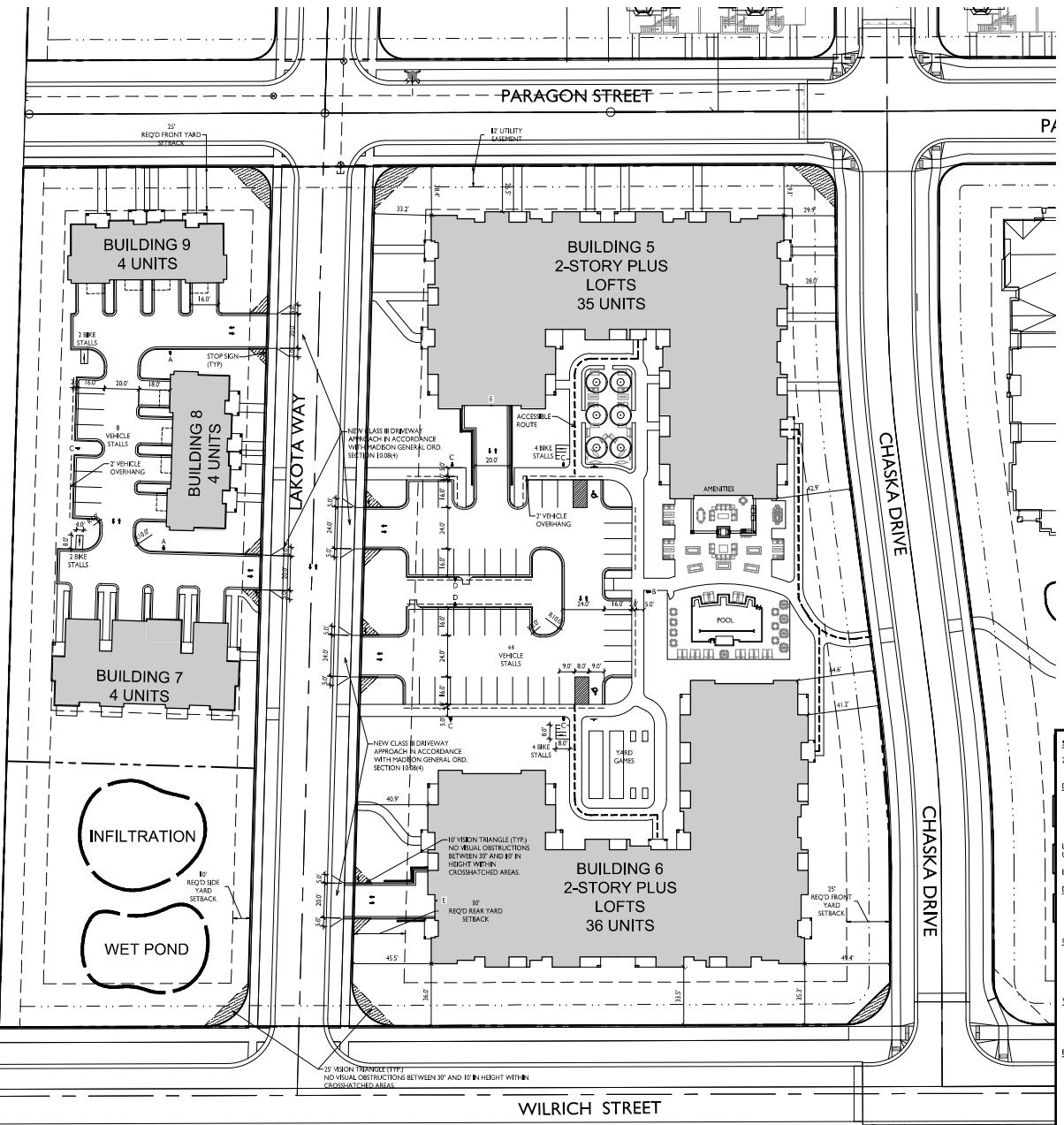
North of Site

**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 BEMOURE, 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 COVERING 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 HAZARDOUS 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 SITED 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 SABS BIKE DOCK
- INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SABS BIKE TRACK



**SITE LOCATOR MAP**

**SHEET INDEX - LOT 7**

SHEET	TITLE
C-1.1	SITE PLAN
C-1.2	TREE LIGHTING PLAN
C-1.3	TREE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C-2.00	GRADING PLAN
C-2.01	UTILITY PLAN
L-1.1	PLANNING PLAN
L-1.2	RED PLANING PLAN
L-1.3	HANDBOOK FOR PLAN 4
L-1.4	HANDBOOK DETAIL PLAN 2

**STRUCTURAL**

BUILDING	DESCRIPTION
A-1.0	BASINMENT PLAN - BUILDING 5
A-1.1	RDG #4 - FIRST FLOOR PLAN
A-1.2	RDG #5 - SECOND FLOOR PLAN
A-2.1	RDG #4 - EXTERIOR ELEVATIONS
A-2.2	RDG #5 - EXTERIOR ELEVATIONS
A-2.3	RDG #4 - EXTERIOR ELEVATIONS COLORED
A-2.4	RDG #5 - EXTERIOR ELEVATIONS COLORED
BUILDING 6	BASINMENT PLAN - BUILDING 6
A-1.1	RDG #4 - FIRST FLOOR PLAN
A-1.2	RDG #5 - SECOND FLOOR PLAN
A-2.1	RDG #4 - EXTERIOR ELEVATIONS
A-2.2	RDG #5 - EXTERIOR ELEVATIONS
A-2.3	RDG #4 - EXTERIOR ELEVATIONS COLORED
A-2.4	RDG #5 - EXTERIOR ELEVATIONS COLORED

**BUILDING 5**

SHEET	TITLE
C-1.1	SITE PLAN
C-1.2	TREE LIGHTING PLAN
C-1.3	TREE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C-2.00	GRADING PLAN
C-2.01	UTILITY PLAN
L-1.1	PLANNING PLAN
L-1.2	RED PLANING PLAN
BUILDING 6	RDG #7 - BASINMENT PLAN
A-1.1	RDG #4 - FIRST FLOOR PLAN
A-1.2	RDG #5 - SECOND FLOOR PLAN
A-2.1	RDG #4 - EXTERIOR ELEVATIONS
A-2.2	RDG #5 - EXTERIOR ELEVATIONS COLORED

**BUILDING 6**

BUILDING	DESCRIPTION
BUILDING 6	RDG #4 - BASINMENT PLAN
A-1.1	RDG #4 - FIRST FLOOR PLAN
A-1.2	RDG #5 - SECOND FLOOR PLAN
A-2.1	RDG #4 - EXTERIOR ELEVATIONS
A-2.2	RDG #4 - EXTERIOR ELEVATIONS COLORED

**SITE DEVELOPMENT DATA:**

	LOT 7	LOT 8	
<b>DENSITIES</b>			
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	
<b>PROVIDED</b>	<b>REQUIRED</b>	<b>REQUIRED</b>	
LOT COVERAGE	78,447 S.F. (55%)	24,455 S.F. (34%)	60% MAX.
USABLE OPEN SPACE	523 S.F./UNIT	940 S.F./UNIT	500 S.F./UNIT
<b>BUILDING HEIGHT</b>	<b>2 STORY / 10 FT 4"</b>	<b>2.5 STORY / 37 FT 4"</b>	<b>4 STORY / 52'</b>
<b>DWELLING UNIT MIX:</b>			
ONE BED	0	0	
TWO BED	52	8	
THREE BED	19	4	
TOTAL	71 UNITS	12 UNITS	
<b>GROSS FLOOR AREAS</b>			
RESIDENTIAL	95,926 S.F.	18,000 S.F.	
BASINMENT GARAGE	47,009 S.F.	7,788 S.F.	
TOTAL FLOOR AREA	142,935 S.F.	25,788 S.F.	
<b>FLOOR AREA RATIO</b>	99	36	
<b>VEHICLE PARKING -</b>			
BASINMENT GARAGE SURFACE	119	24	
TOTAL	46	8	
TOTAL	165 VEHICLE STALLS	32 VEHICLE STALLS	
PARKING RATIO	2.3 STALLS/UNIT	2.6 STALLS/UNIT	
<b>BIKE PARKING -</b>			
COVERED/SECURE SURFACE GUEST	71	16	
TOTAL	8	4	
TOTAL	79 BIKE STALLS	20 BIKE STALLS	



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

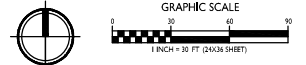
PROJECT TITLE  
 Paragon Place at  
 Bear Claw Way  
 Buildings 5 - 9

(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

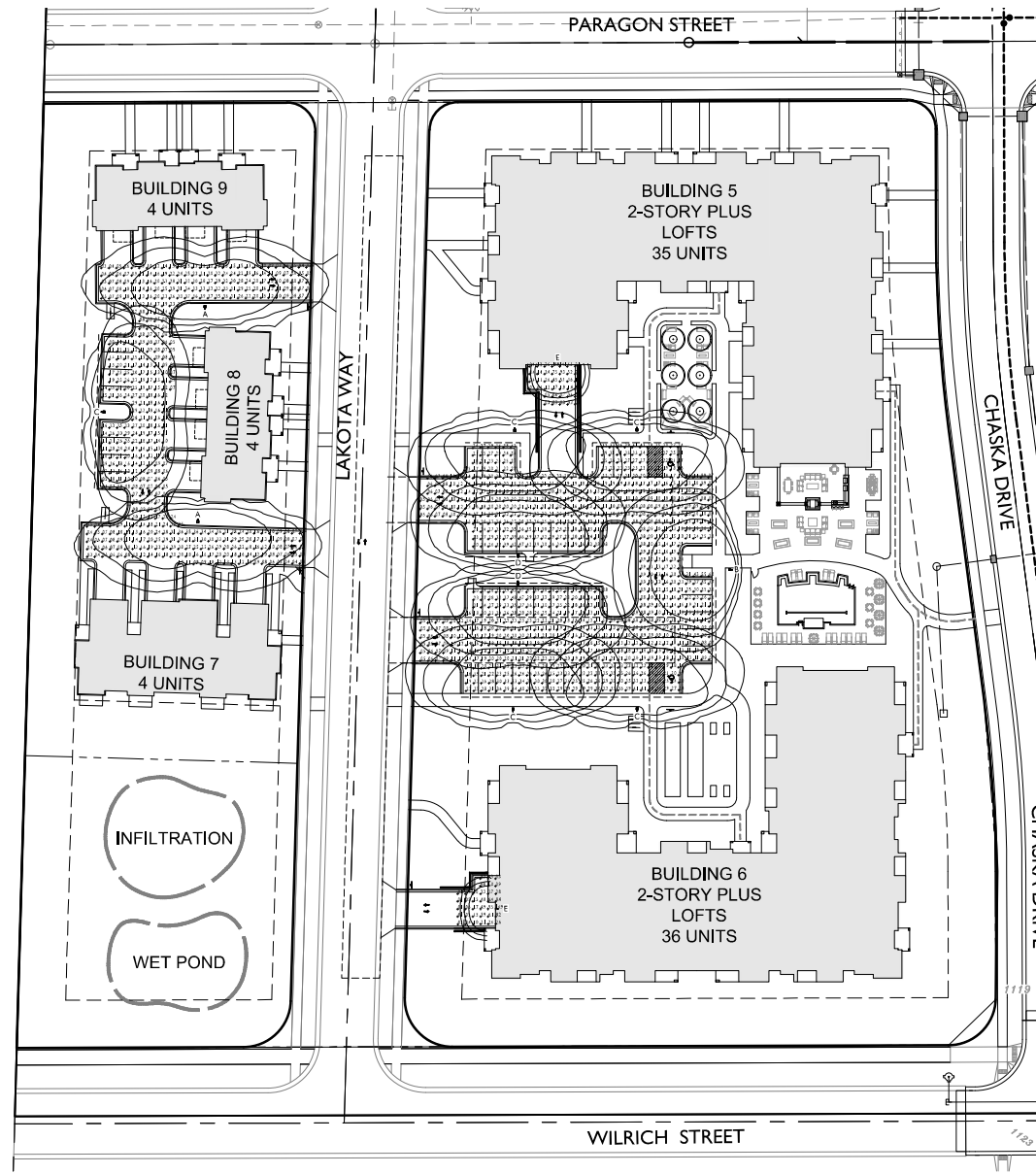
**EXAMPLE LIGHT FIXTURE DISTRIBUTION**

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

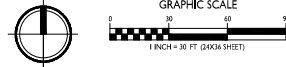
LUMINAIRE SCHEDULE - LOT 8							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	2	RAB LIGHTING, INC.	ALED2T50N - RWLED2T50N - WFLLED2T50FN (TYPE II)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, 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. 16, 2020

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

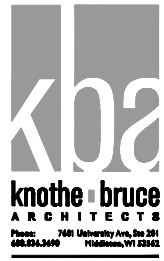
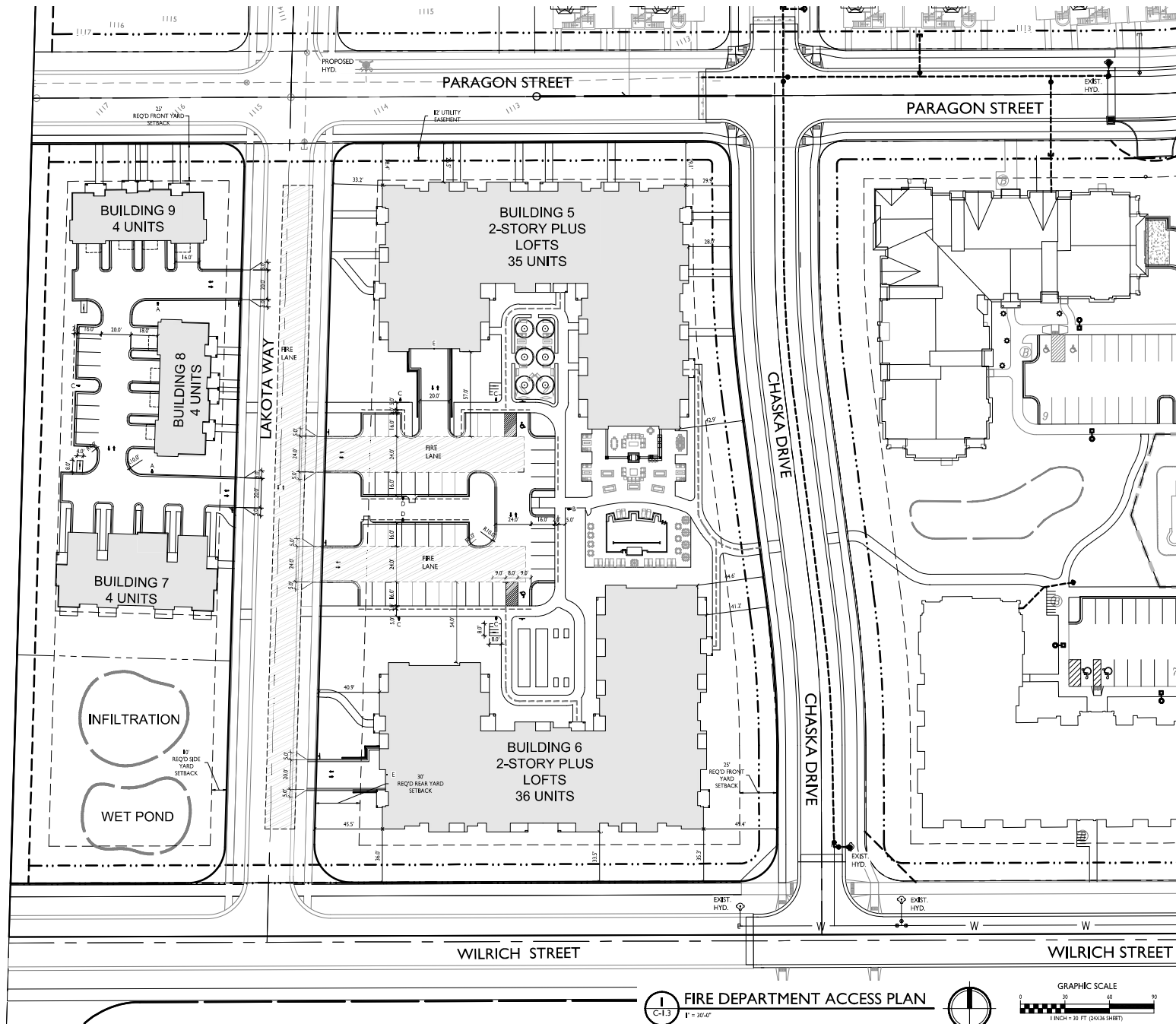
(9703 Paragon St.)  
Lakota Way  
Madison, Wisconsin  
SHEET TITLE  
Site Lighting Plan

SHEET NUMBER

**C-1.2**

PROJECT NO. 2021

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

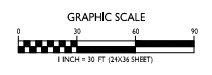
PROJECT TITLE  
Paragon Place at  
Bear Claw Way  
Buildings 5 - 9

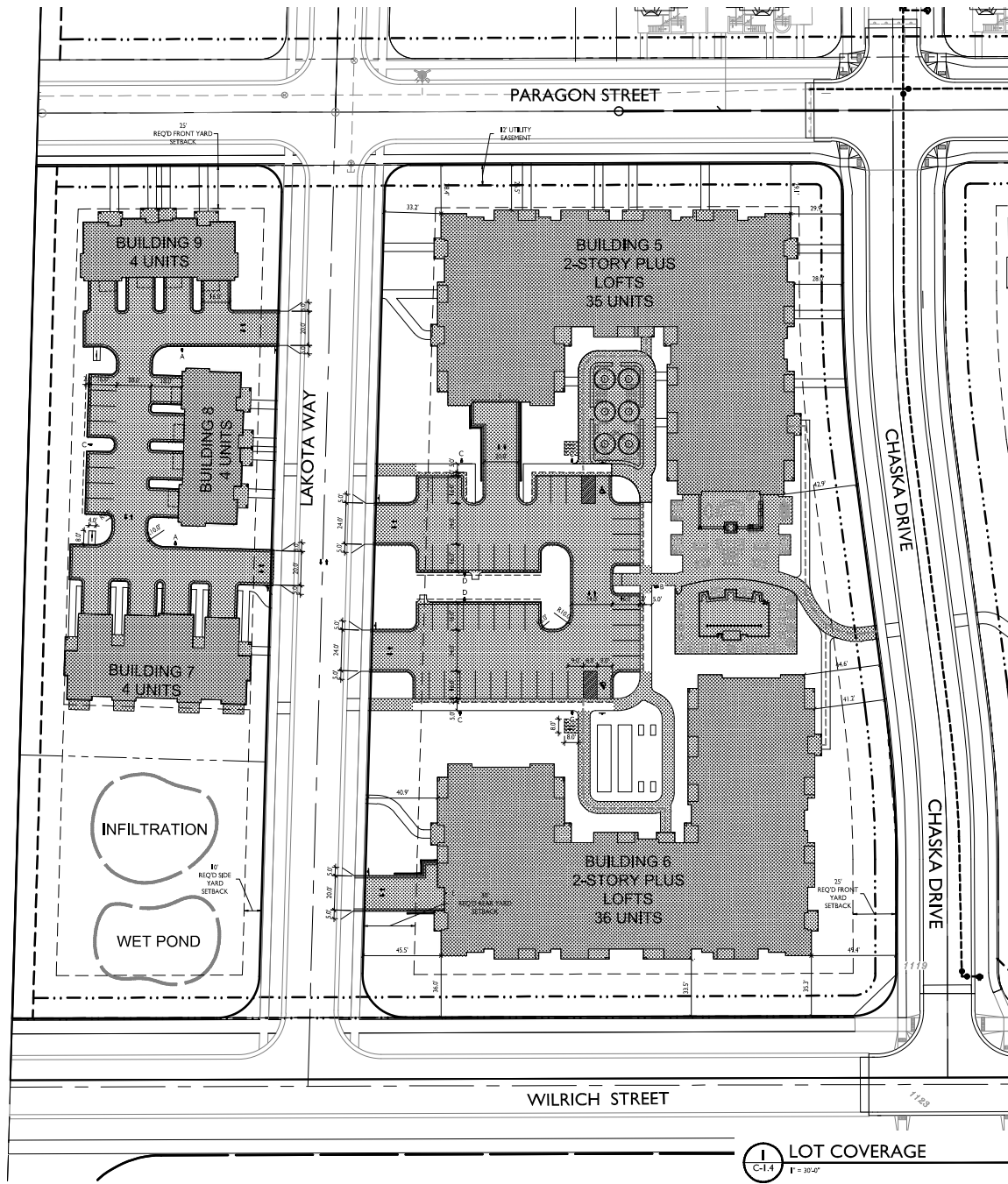
(9703 Paragon St.)  
Lakota Way  
Madison, Wisconsin  
SHEET TITLE  
Fire Department  
Access Plan

SHEET NUMBER

C-1.3  
PROJECT NO. 2021  
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**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-I.4**  
 PROJECT NO. 2021  
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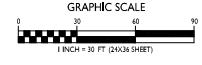
**LOT 7 COVERAGE**

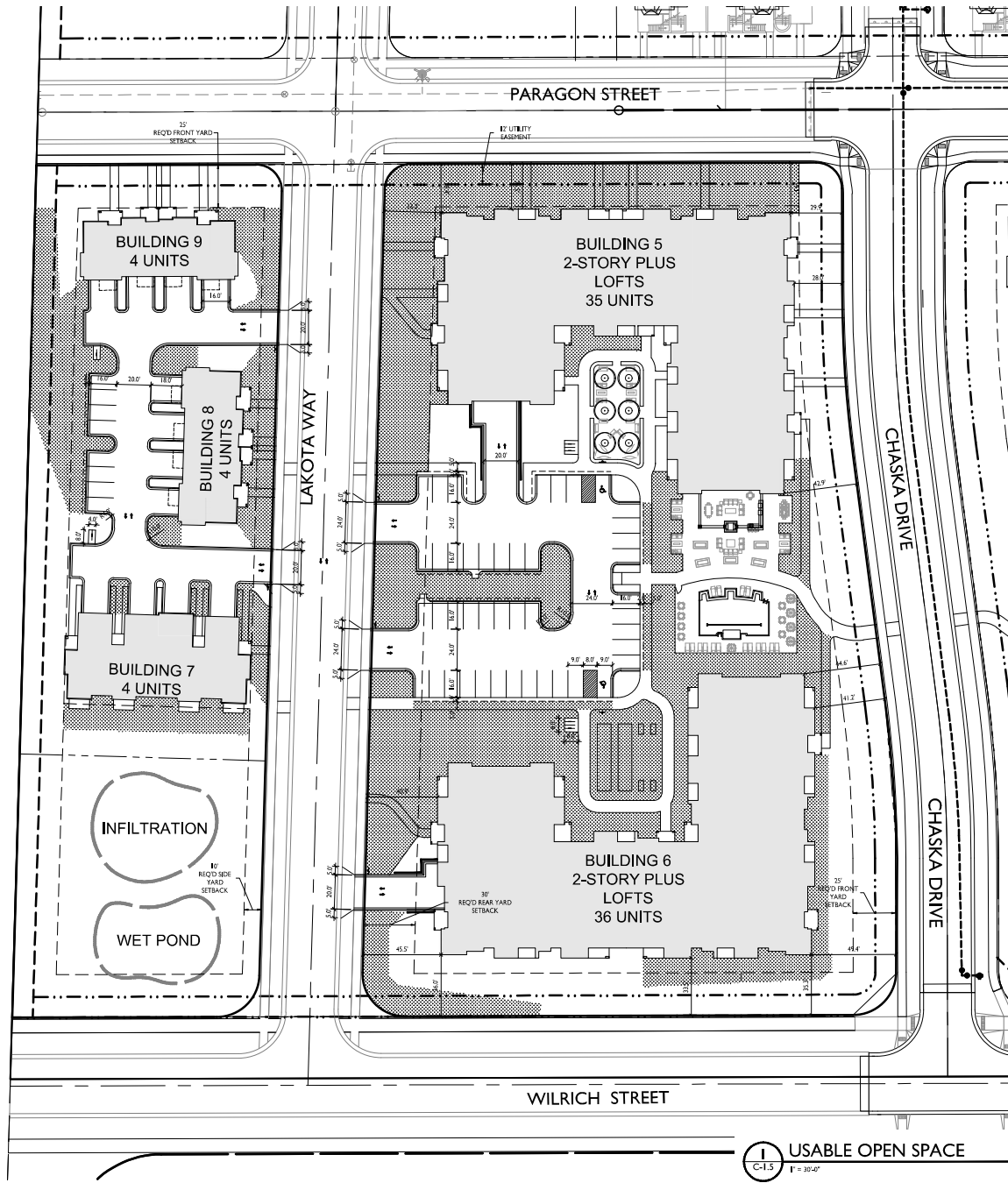
ZONING:	SR-V2 SUBURBAN RESIDENTIAL - VARIED DISTRICT
TOTAL LOT AREA	143,683 S.F.
MAX. ALLOWED	86,210 (60%)
PROPOSED LOT COVERAGE	79,447 S.F. (55%)

**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-I.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

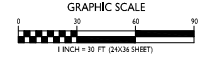
PROJECT TITLE  
Paragon Place at  
Bear Claw Way  
Buildings 5 - 9

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

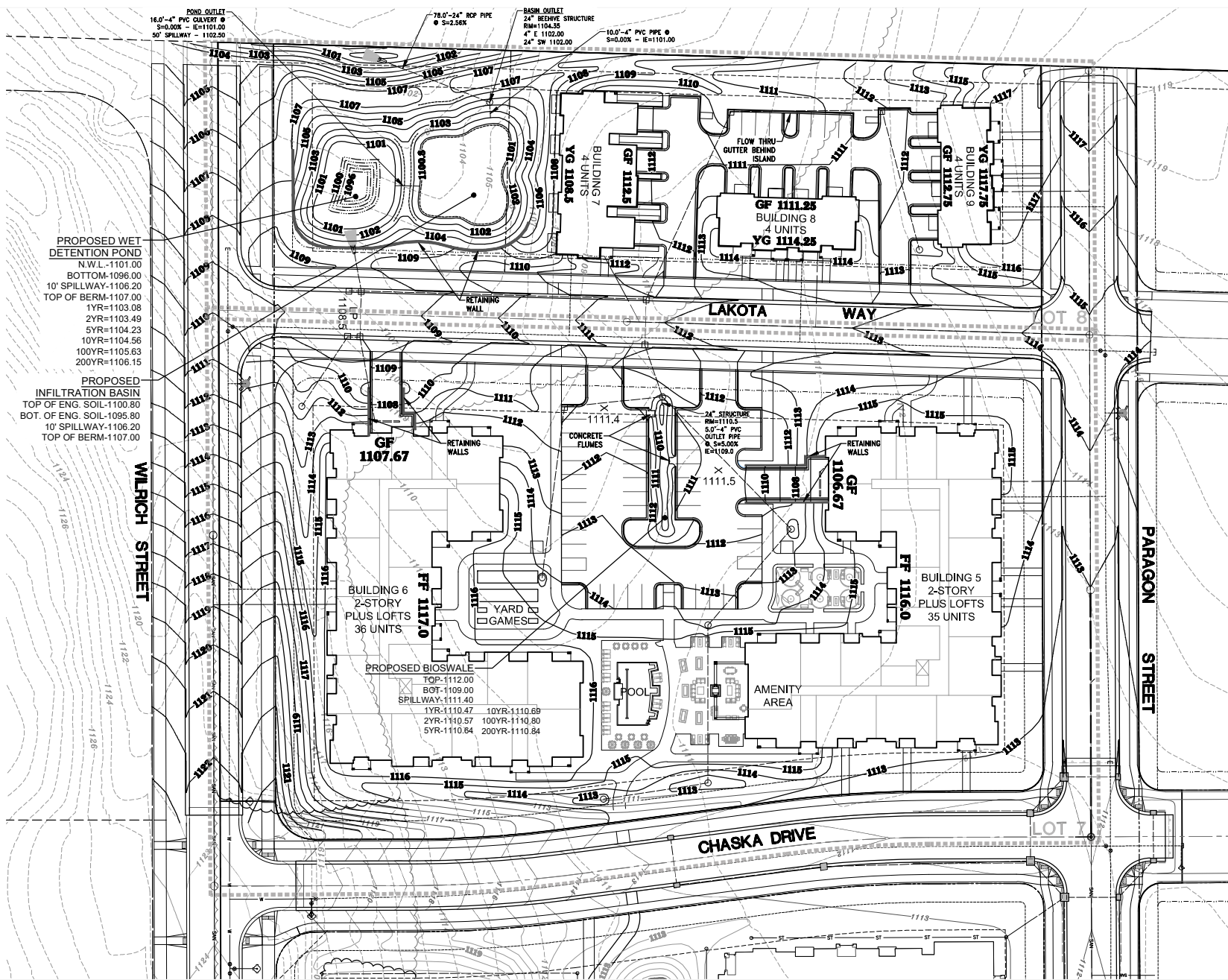
SHEET NUMBER

**C-1.5**  
PROJECT NO. 2021  
© Knothe & Bruce Architects, LLC

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



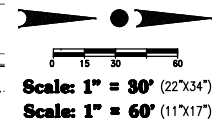
H:\C300\31112041-01-PRIMINARY PLANS\CIVIL\_PARAGON PLACE LOTS 7 & 8-GRADING & UTILITY.DWG



**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



**PARAGON PLACE**  
**knothe-bruce ARCHITECTS**  
 Phone: 7601 University Ave, Box 281  
 53002-2349, WI

**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

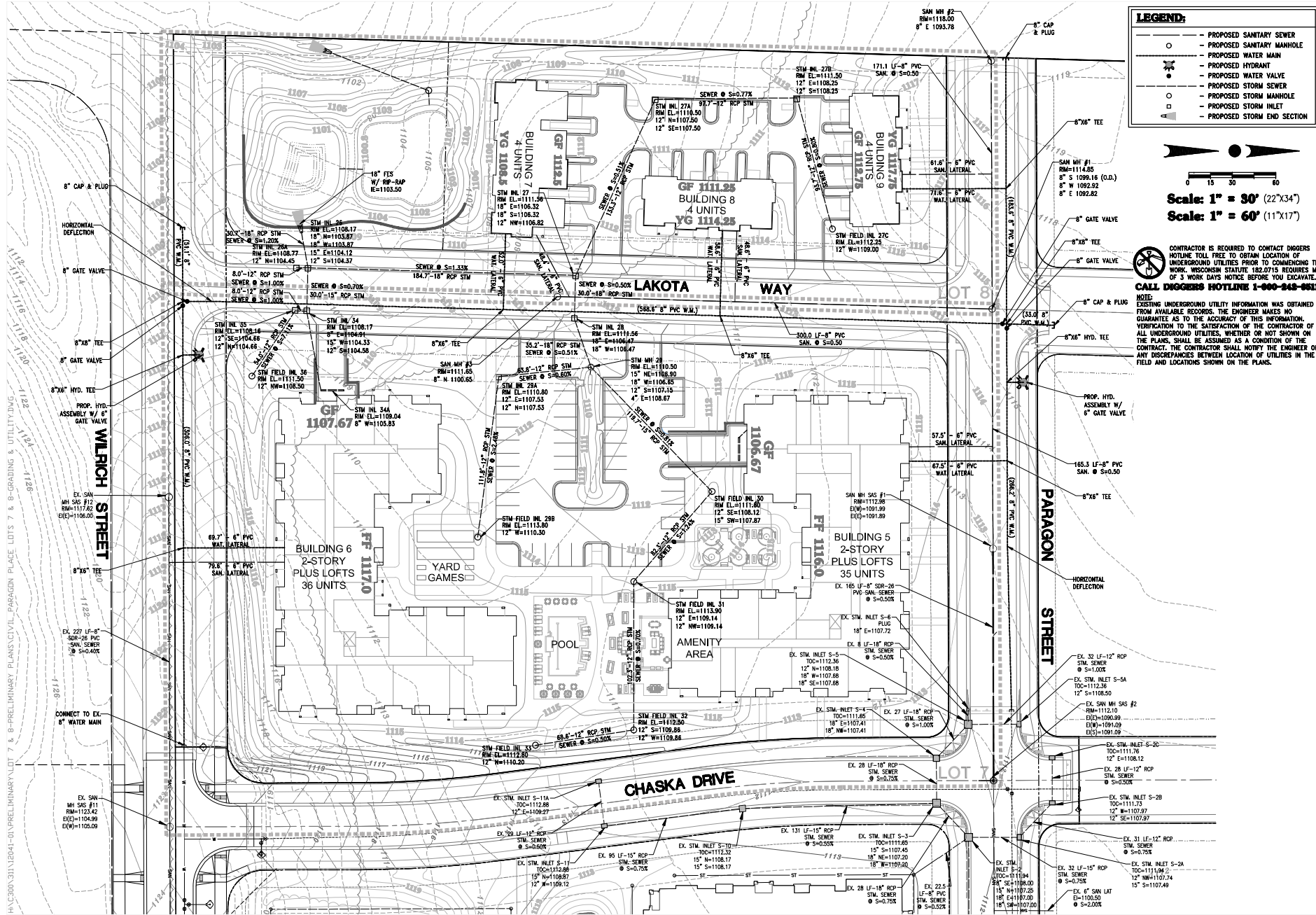
**DATE:**  
 SEPTEMBER 18, 2020

**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 1-800-245-6811**

**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, Box 281  
 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
9/28/2020	PRELIM SUBMITTAL

**DATE:**  
 SEPTEMBER 16, 2020

**JOB NUMBER:**  
 12041

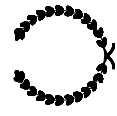
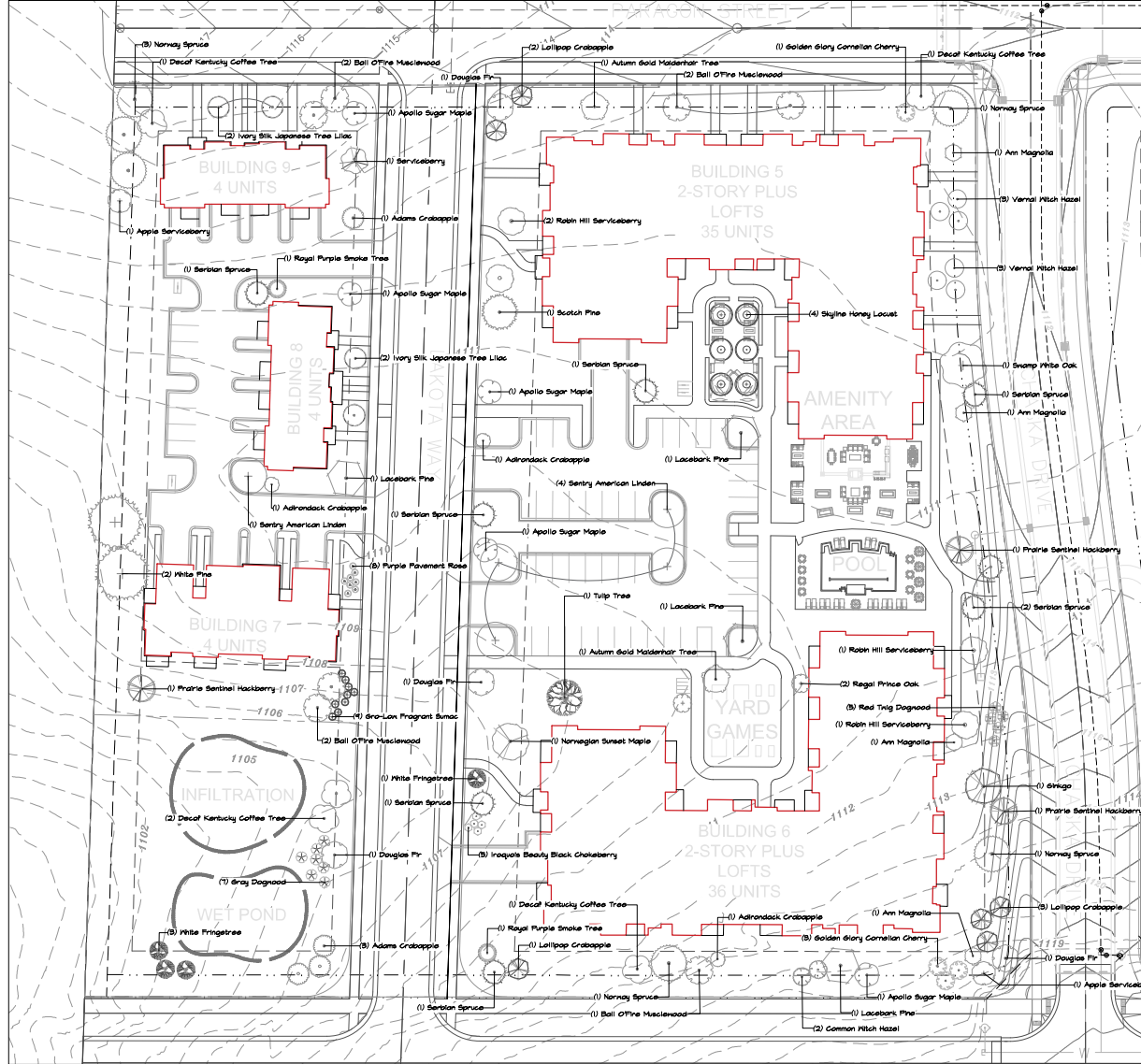
**DESCRIPTION:**  
 UTILITY PLAN

**SHEET**

**C2.00**



# PLANTING PLAN



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

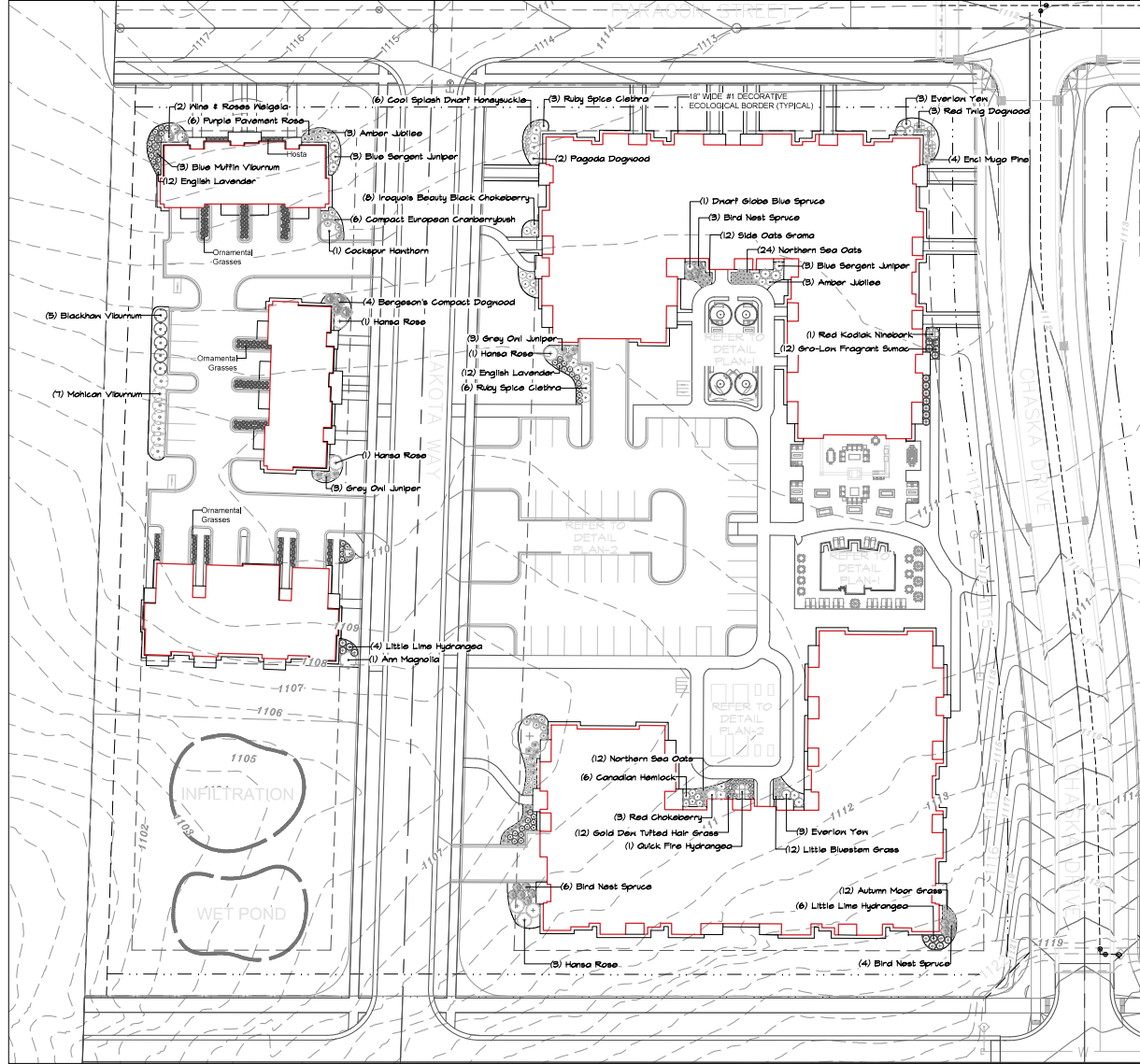
**GARLAND ALLIANCE**  
 LANDSCAPE ARCHITECTS



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
SCALE: 1"=30'
SHEET NUMBER: 11.1

# 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:	SCALE: 1"=30'	SHEET NUMBER: L1.2
AUGUST 27, 2020		
AUGUST 31, 2020		
SEPTEMBER 5, 2020		
SEPTEMBER 11, 2020		
SEPTEMBER 15, 2020		



# 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 - West 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 **53,583 sf**

Total landscape points required **893**

- (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**

## West 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	7 na	245
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			Overall Planting Plan Bed Planting Plan	8 na	280
Ornamental tree	1 1/2 inch caliper	15			Overall Planting Plan Bed Planting Plan	18 2	270 30
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	24 43	72 129
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			Overall Planting Plan Bed Planting Plan	na 6	24
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			Overall Planting Plan Bed Planting Plan	na 173	346
<b>Sub Totals</b>							1,396

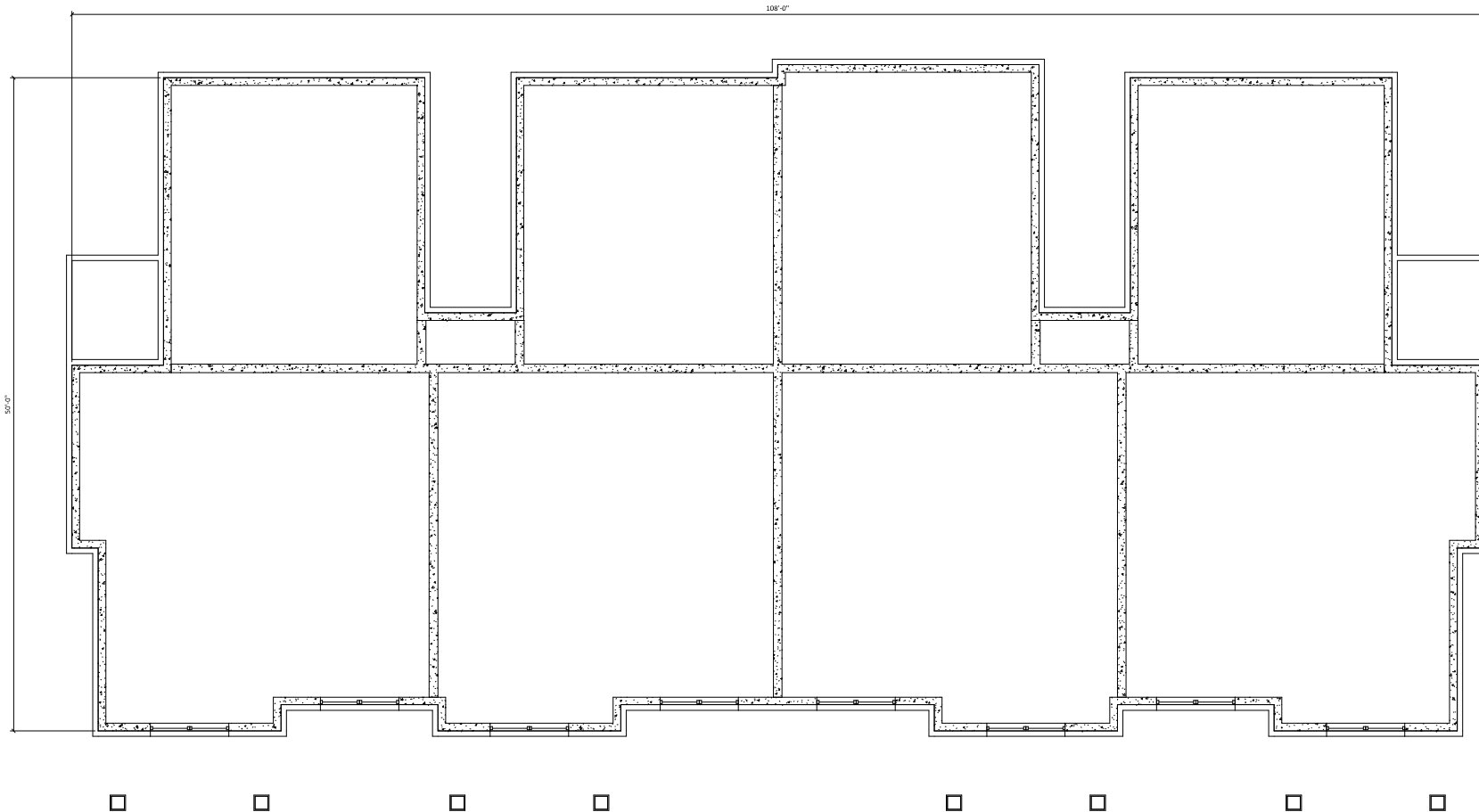
**Total Number of Points Provided** 1,396

\* 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.



**knothe • bruce**  
ARCHITECTS  
Architects Inc. 100.001.3690  
7631 University Ave. • Suite 201 • Madison, WI 53702

KEY PLAN



ISSUED  
Issued for Land Use & UOC - 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 -  
BASEMENT  
FLOOR PLAN**

SHEET NUMBER

**A-1.0**

PROJECT NUMBER 2021  
© Knothe & Bruce Architects, LLC

**BLDG #7 - BASEMENT FLOOR PLAN**

1  
A-1.0

1/4" = 1'-0"



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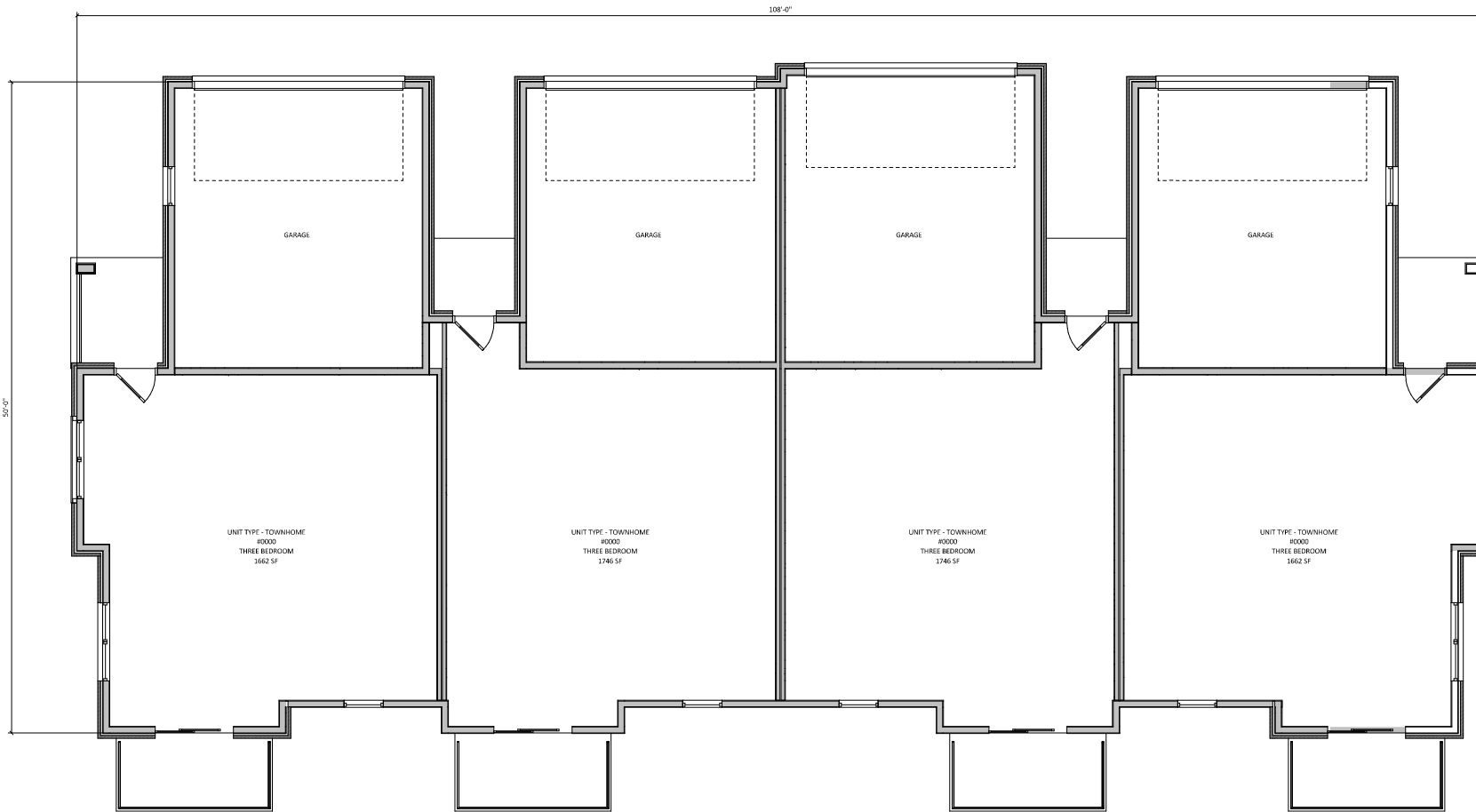
(9703 Paragon St.)  
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SHEET TITLE  
**BLDG #7 - FIRST  
FLOOR PLAN**

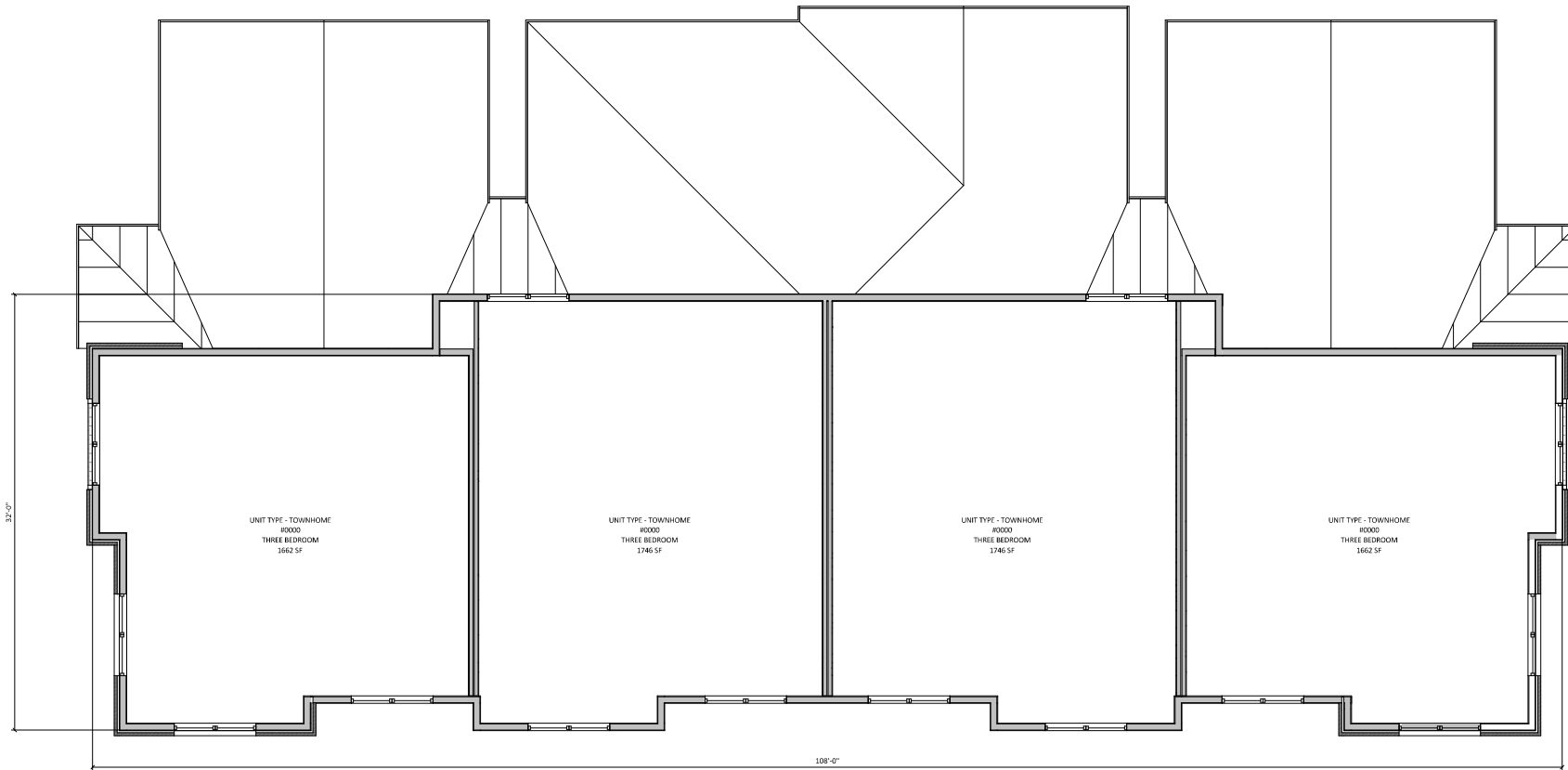
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**BLDG #7 - FIRST FLOOR PLAN**  
1/4" = 1'-0"



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SHEET TITLE  
**BLDG #7 -  
 SECOND FLOOR  
 PLAN**

SHEET NUMBER

**A-1.2**

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

**BLDG #7 - SECOND FLOOR PLAN**  
 1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
6" COMPOSITE LAP SIDING - (#1)	JAMES HARDIE	MONTEREY TAUPE
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 BLUFF
SOFFITS & FASCIA	N/A	TO MATCH - COBBLE STONE
RAILINGS	SUPERIOR	BLACK
STANDING SEAM METAL ROOF	N/A	TAN METALLIC



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



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



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



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



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SHEET TITLE  
BLDG #7 -  
EXTERIOR  
ELEVATIONS

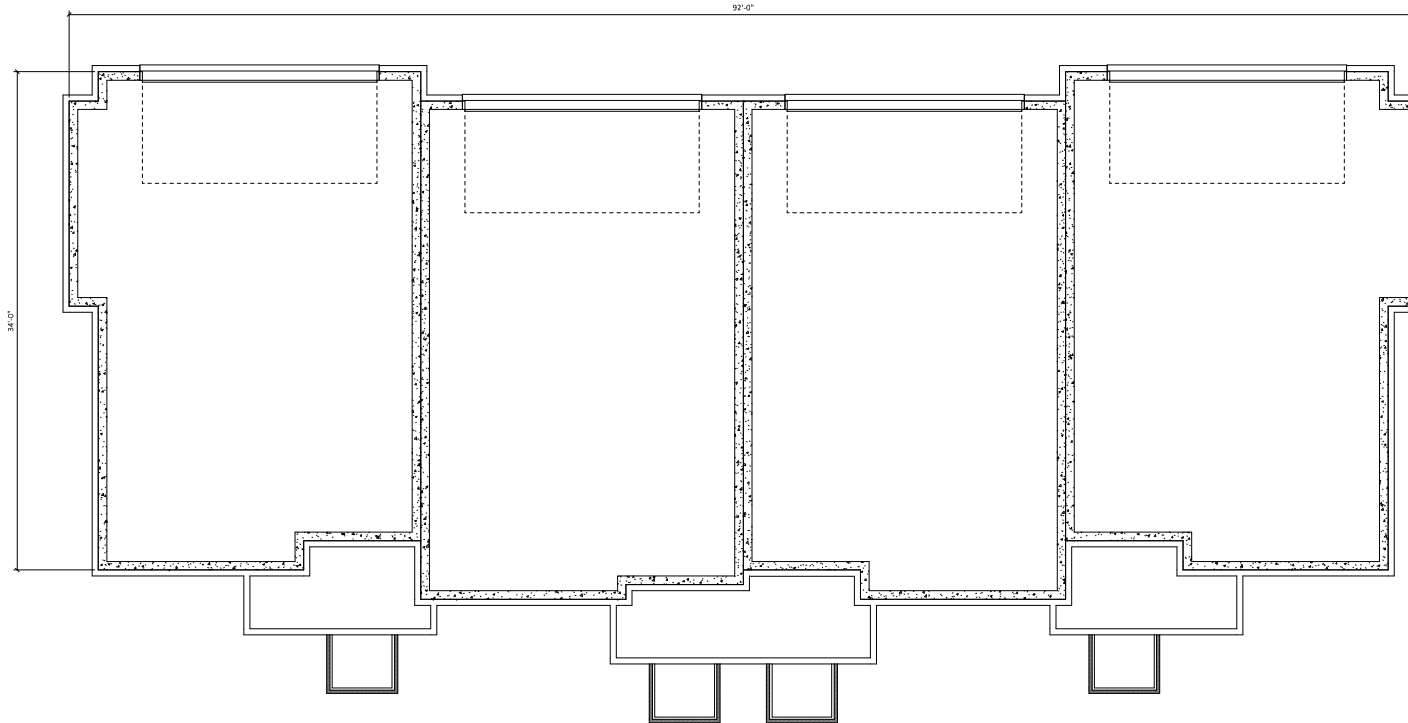
SHEET NUMBER

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
6" 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 BLUFF
SOFFITS & FASCIA	N/A	TO MATCH - COBBLE STONE
RAILINGS	SUPERIOR	BLACK
STANDING SEAM METAL ROOF	N/A	TAN METALIC





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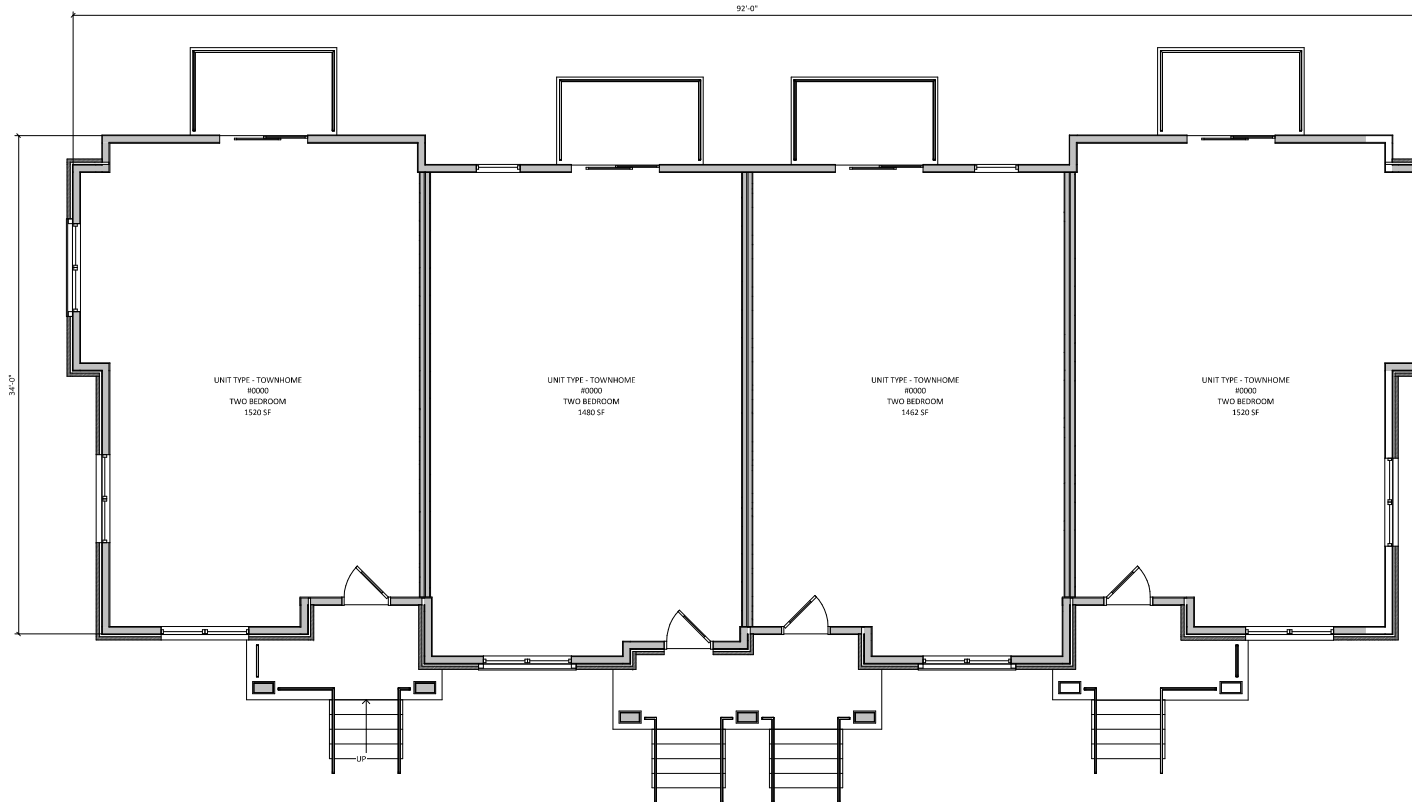
SHEET TITLE  
**BLDG #8-9 -  
BASEMENT  
FLOOR PLAN**

SHEET NUMBER

**A-1.0**

PROJECT NUMBER **2021**  
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**1**  
A-1.0 BLDG #8-9 - BASEMENT FLOOR PLAN  
1/4" = 1'-0"



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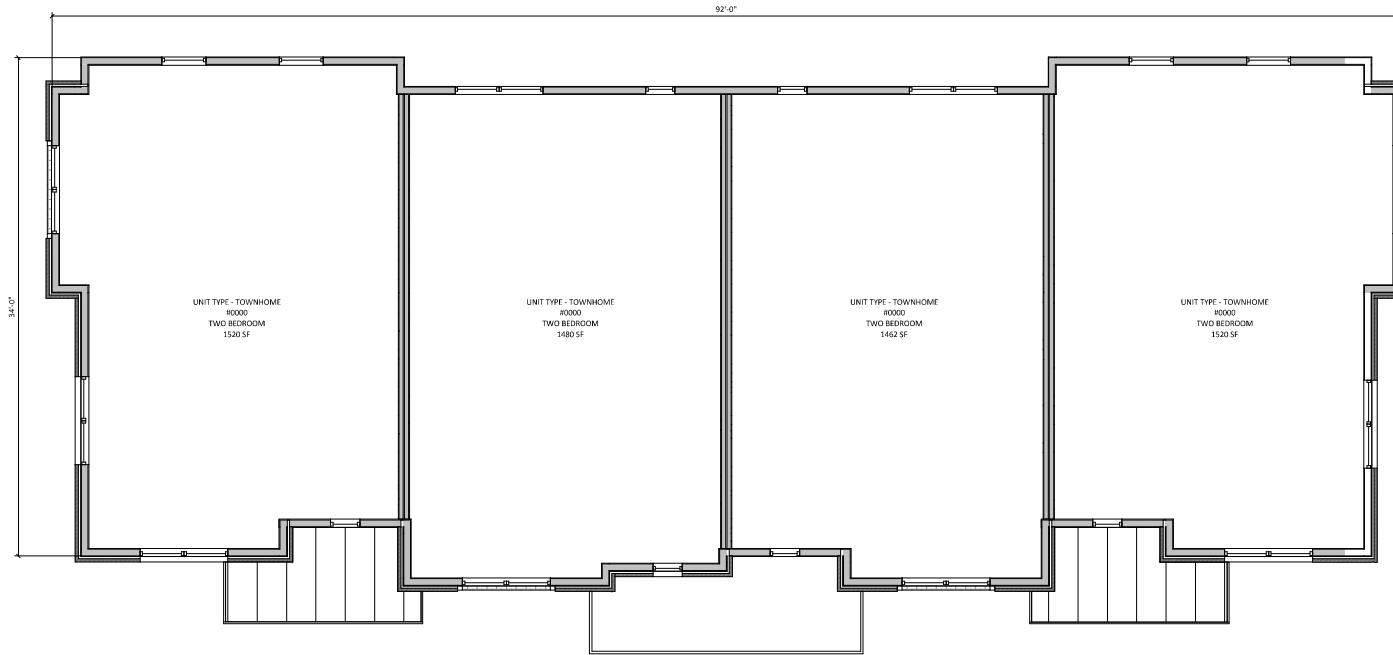
SHEET TITLE  
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 FIRST FLOOR  
 PLAN**

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**BLDG #8-9 - FIRST FLOOR PLAN**  
 1/4" = 1'-0"



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SHEET TITLE  
**BLDG #8-9 -  
 SECOND FLOOR  
 PLAN**

SHEET NUMBER

**A-1.2**

PROJECT NUMBER **2021**  
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**BLDG #8-9 - SECOND FLOOR PLAN**

1  
 A-1.2  
 1/4" = 1'-0"

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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 & SANDS	ROCKCAST	CREME BLUFF
SOFFITS & FASCIA	N/A	TO MATCH - COBBLE STONE
RAILINGS	SUPERIOR	BLACK
STANDING SEAM METAL ROOF	N/A	TAN METALLIC



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



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



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



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



KEY PLAN

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Way Buildings  
5-9

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SHEET TITLE  
BLDG #8-9  
EXTERIOR  
ELEVATIONS

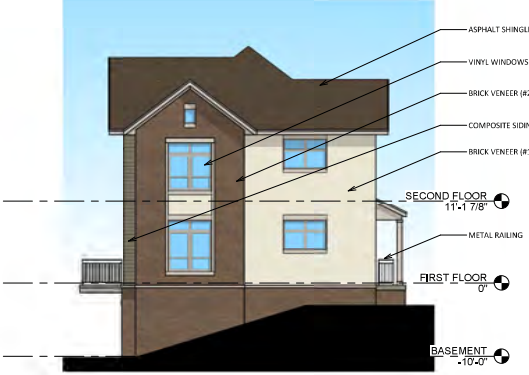
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RAILINGS	SUPERIOR	BLACK
STANDING SEAM METAL ROOF	N/A	TAN METALLIC



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



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



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



4 REAR ELEVATION COLOR  
A-2.2 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

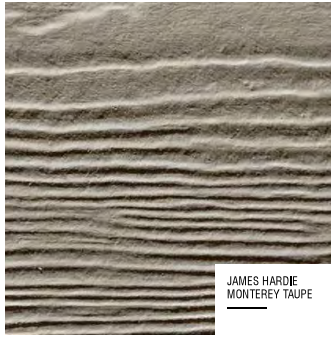




**PARAGON PLACE**

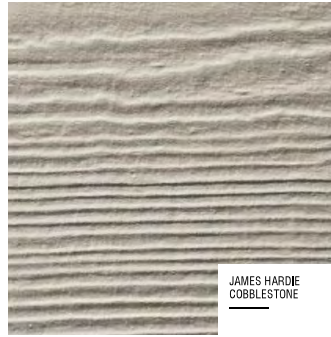
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LAKOTA WAY MADISON, WISCONSIN  
RENDERED PERSPECTIVE





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

