



July 29, 2020

Urban Design Commission

Final Approval

Continental 479 Fund LLC



PROPOSAL OVERVIEW

- 300 units through 15 residential buildings on 19.91 acres (15.07 du/ac).
- A mix of studio, 1 bedroom, 2 bedroom, and 3 bedroom offerings.
- Homes sizes range from 551 square feet to 1,430 square feet.
- Proposing to rezone the subject site TR-U2 with a PRD overlay to allow for multiple buildings on one lot.

UNIT TYPE	NUMBER OF UNITS
STUDIO	30
1-BEDROOM	120
2-BEDROOM	120
3-BEDROOM	30



PREVIOUS UDC COMMENTS

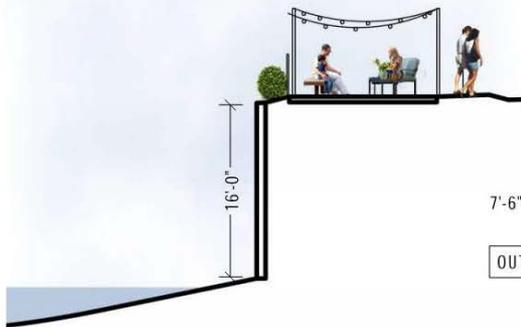
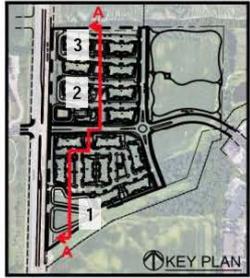
December 11, 2019 – UDC Informational

- *“You wonder about the experience of looking at those walls. As far as the grade going down into the lake, it does look like a big retaining wall and then this, I think that could be integrated rather than being just one big pool. **It could be integrated as it steps up like a terrace.**”*
- *“**If you did a more aggressive step up with small increments,** that would save a lot of not having to link those together.”*

April 29, 2019 – UDC Informational (Deferred March 11th Submittal – COVID)

- *“What are these huge walls (some 20’ high and very long) being made of **and is there any design, texture or green relief?** These are major design elements.”*
- *“If this goes forward **I’d like to see a lot of effort in plantings that would break up and soften the retaining walls,**”*
- *“**Could there be tall grasses that help cover retaining walls, or a more natural way to screen retaining walls**”*

SITE SECTION (SOUTH – NORTH)



1 LONGITUDINAL SECTION DETAIL
0 5 10



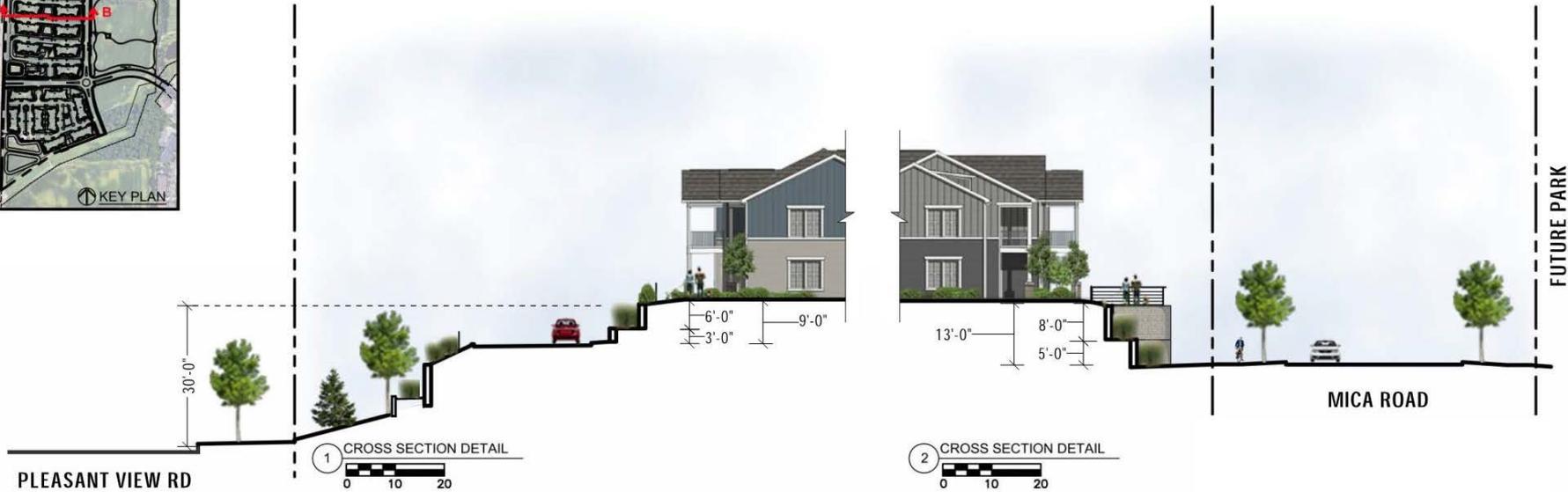
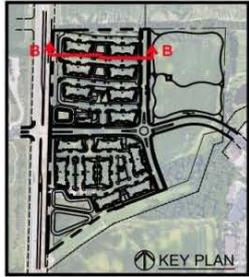
2 LONGITUDINAL SECTION DETAIL
0 10 20



3 LONGITUDINAL SECTION DETAIL
0 5 10



SITE SECTION (WEST – EAST)



PROPOSAL - RENDERING



RENDERING 5

PROPOSAL - RENDERING



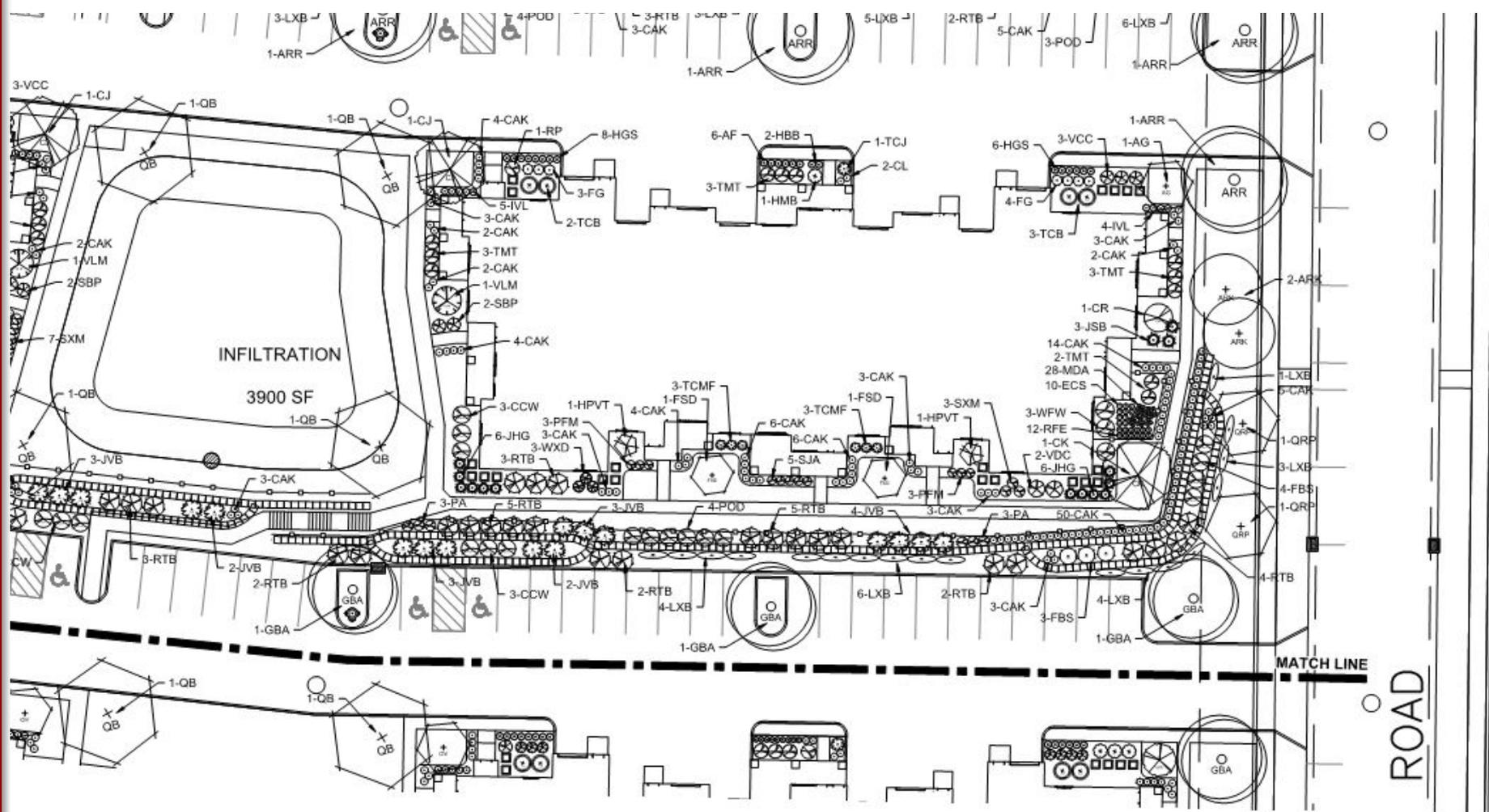
RENDERING 6

PROPOSAL - RENDERING

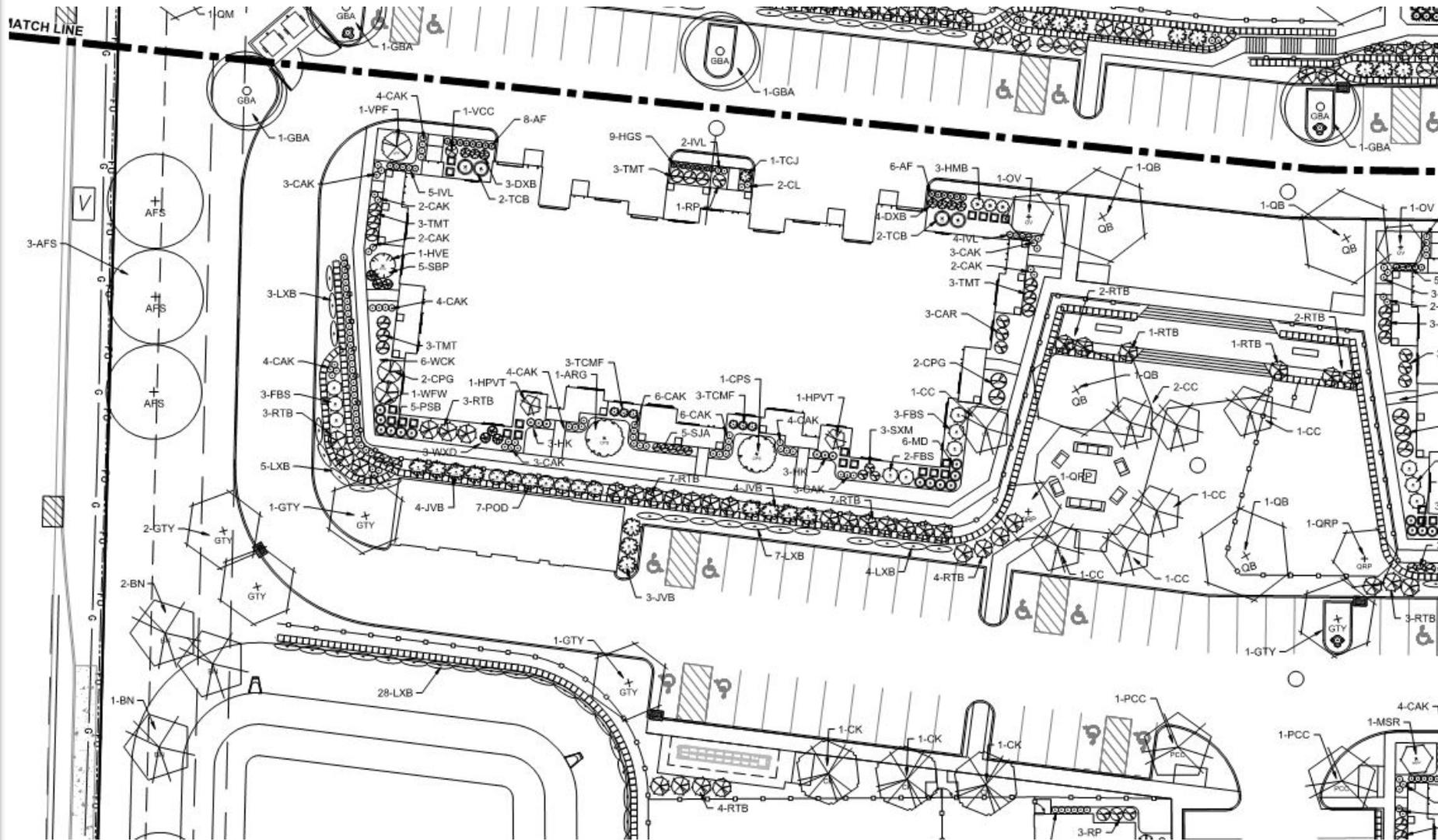


RENDERING 7

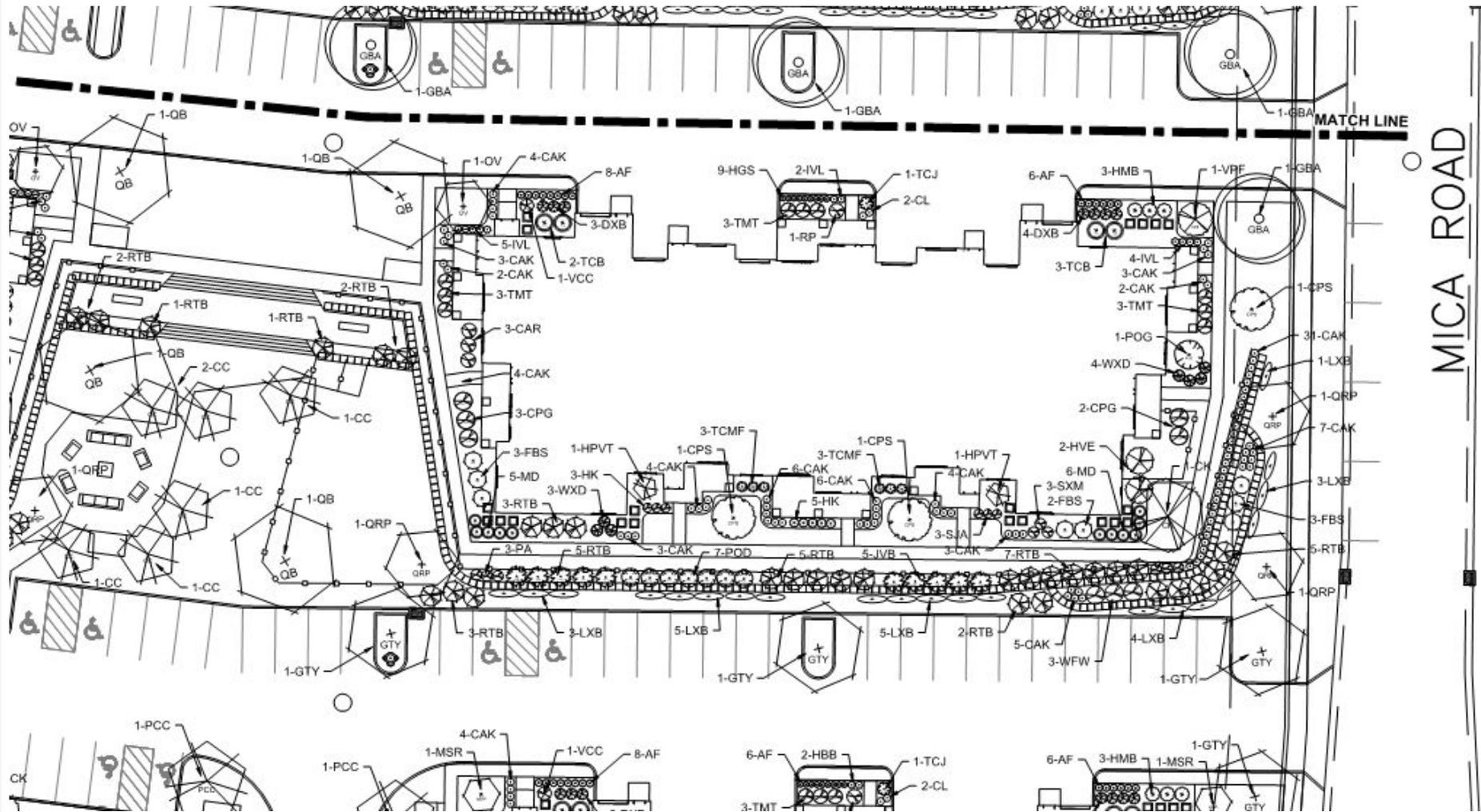
LANDSCAPING PLANS (BLDG 4)



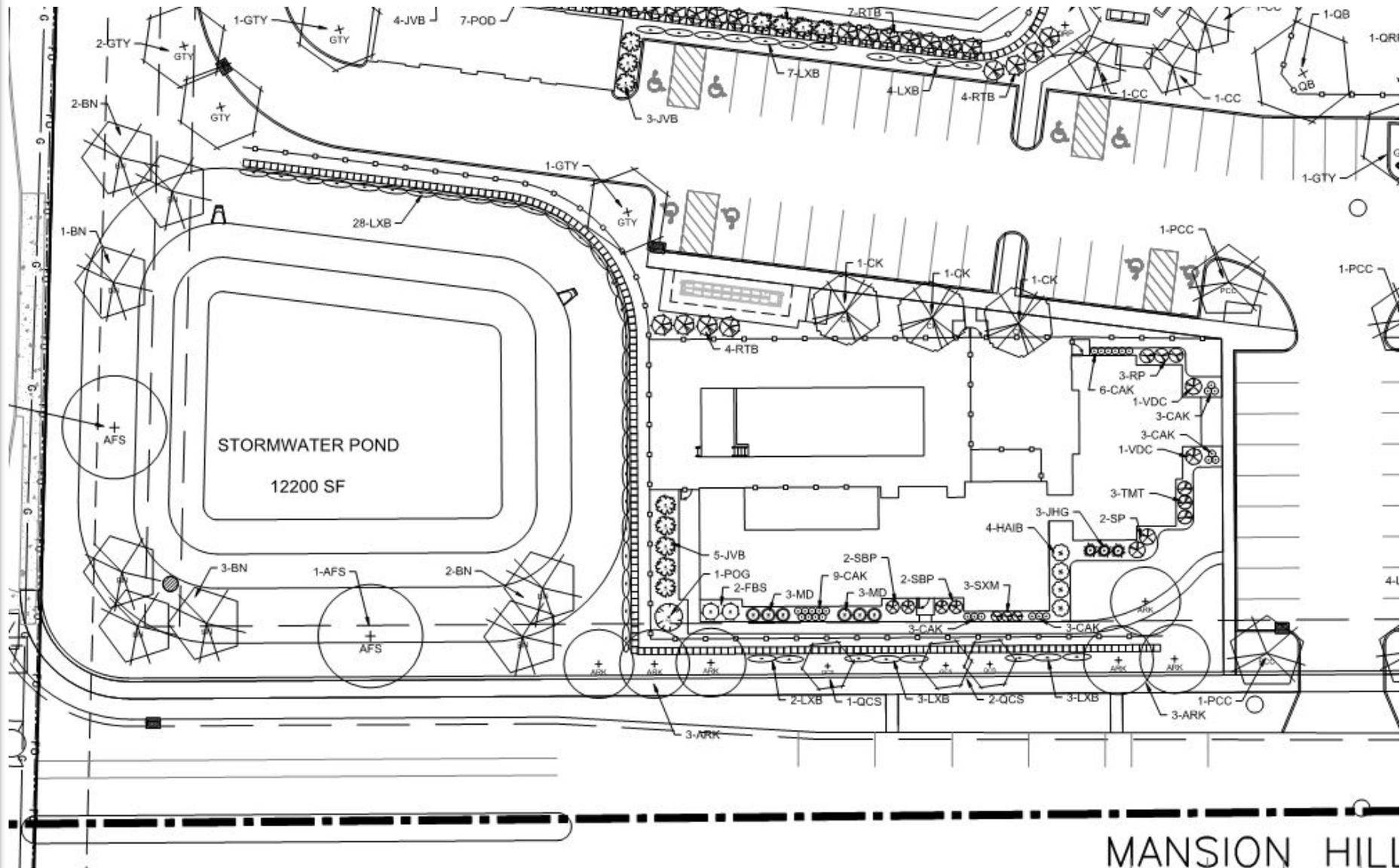
LANDSCAPING PLANS (BLDG 3)



LANDSCAPING PLANS (BLDG 2)

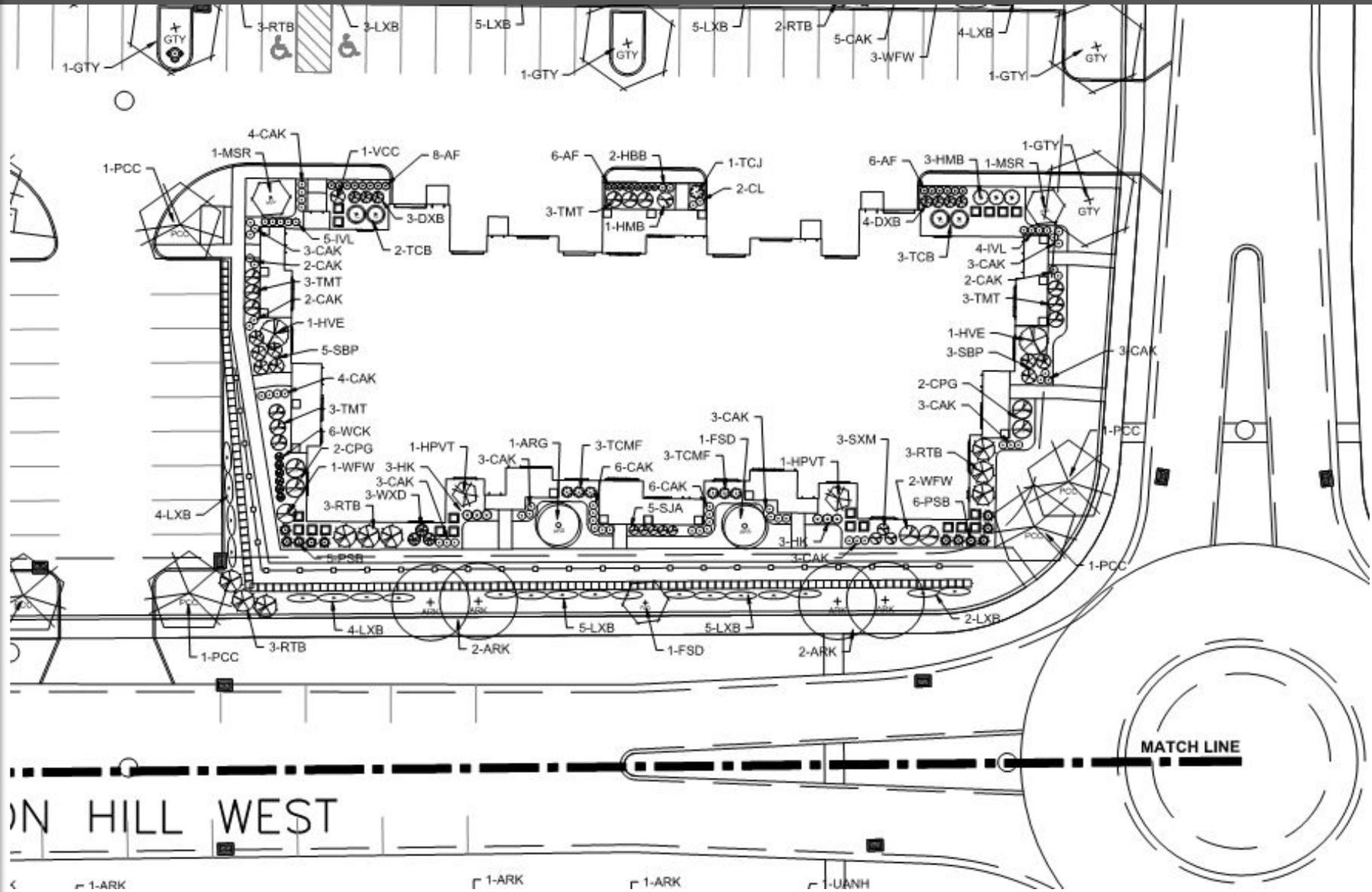


LANDSCAPING PLANS (CLUBHOUSE)



MANSION HILL

LANDSCAPING PLANS (BLDG 1)



GRASS AND VINE PLANT LIST

ORNAMENTAL GRASSES

CAK	SEE BELOW	SEE BELOW	1136	2	2272	1 GAL	POT
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WALL CLIMBING VINES

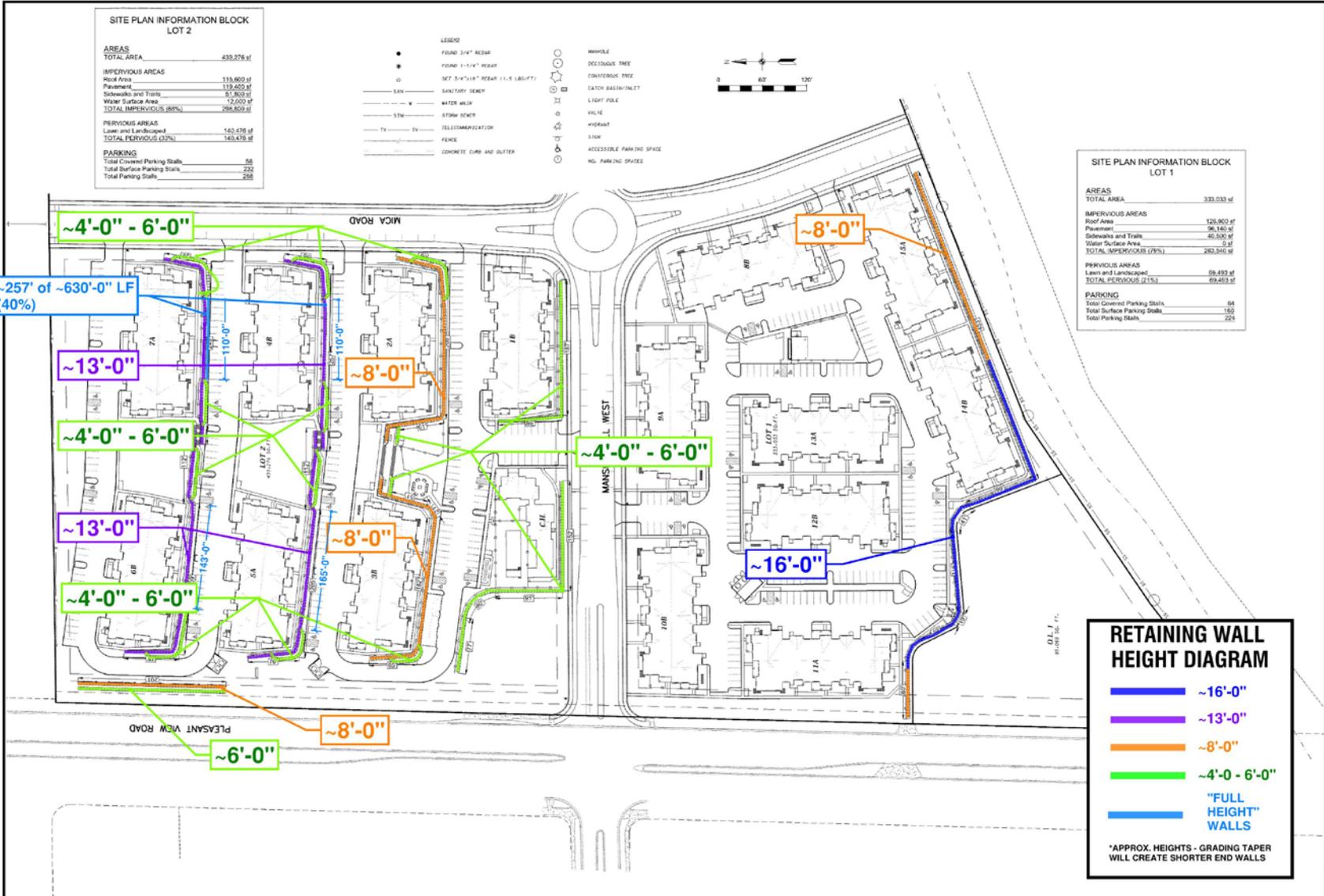
LXB	SEE BELOW	SEE BELOW	228	2	456	1 GAL	POT
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TOTAL: 19474 POINTS

GRASSES & VINES PALETTE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT COND	NOTES
ORNAMENTAL GRASSES						
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	-	1 GAL	POT	
DCN	Deschampsia 'Northern Lights'	Northern Lights Tufted Hair Grass	-	1 GAL	POT	
EH	Elymus hystrix	Bottlebrush Grass	-	1 GAL	POT	
MCV	Molinia caerulea 'Variegata'	Variegated Purple Moor Grass	-	1 GAL	POT	
PVN	Panicum virgatum 'Northwind'	Northwind Switch Grass	-	1 GAL	POT	
SN	Sorghastrum nutans	Indian Grass	-	1 GAL	POT	
SS	Schizachyrium scoparium	Little Bluestem	-	1 GAL	POT	
WALL CLIMBING VINES						
HAP	Hydrangea anomala subsp. petiolaris	Climbing Hydrangea	-	1 GAL	POT	
PQ	Parthenocissus quinquefolia	Virginia Creeper	-	1 GAL	POT	
PT	Parthenocissus tricuspidata	Boston Ivy	-	1 GAL	POT	
EFC	Euonymus fortunei 'Coloratus'	Purple Wintercreeper	-	1 GAL	POT	

RETAINING WALL DIAGRAM



SITE PLAN INFORMATION BLOCK LOT 2

AREAS	
TOTAL AREA	439,276 sf
IMPERVIOUS AREAS	
Roof Area	119,800 sf
Pavement	119,400 sf
Sidewalks and Trails	93,300 sf
Water Surface Area	12,000 sf
TOTAL IMPERVIOUS (68%)	294,500 sf
PERVIOUS AREAS	
Lawn and Landscaped	140,478 sf
TOTAL PERVIOUS (32%)	140,478 sf
PARKING	
Total Covered Parking Stalls	56
Total Surface Parking Stalls	232
Total Parking Stalls	288

- LEGEND**
- FOUND 3/4" REBAR
 - FOUND 1-1/4" REBAR
 - SET 3/4"x18" REBAR (1.5 LB/FT)
 - SAN
 - S-W
 - STW
 - TV
 - SW
 - FENCE
 - CONCRETE CURB AND GUTTER
 - WHOLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - CATCH BASIN/VALET
 - LIGHT POLE
 - FLAG
 - HYDRANT
 - SIGN
 - ACCESSIBLE PARKING SPACE
 - NG PARKING SPACES

SITE PLAN INFORMATION BLOCK LOT 1

AREAS	
TOTAL AREA	333,033 sf
IMPERVIOUS AREAS	
Roof Area	120,800 sf
Pavement	96,140 sf
Sidewalks and Trails	46,500 sf
Water Surface Area	0 sf
TOTAL IMPERVIOUS (95%)	263,440 sf
PERVIOUS AREAS	
Lawn and Landscaped	69,493 sf
TOTAL PERVIOUS (21%)	69,493 sf
PARKING	
Total Covered Parking Stalls	64
Total Surface Parking Stalls	160
Total Parking Stalls	224

RETAINING WALL HEIGHT DIAGRAM

- ~16'-0"
- ~13'-0"
- ~8'-0"
- ~4'-0 - 6'-0"
- "FULL HEIGHT" WALLS

*APPROX. HEIGHTS - GRADING TAPER WILL CREATE SHORTER END WALLS

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 Phone: 608.833.7250 • Fax: 608.833.1069
 YOUR MUTUAL RESOURCE FOR LAND DEVELOPMENT

SITE PLAN OVERVIEW
SPRINGS AT PLEASANT VIEW
 CONTINENTAL PROPERTIES
 PLEASANT VIEW ROAD - 3806 COUNTY HIGHWAY M
 MADISON, WISCONSIN

DATE: 05-20-2020
 REVISED:
 DRAWN BY: MKC
 IN: 20-05-120
 SHEET NUMBER:
C100

RETAINING WALL EXAMPLE



EXAMPLE RETAINING WALL IMAGERY

SPRINGS AT THE RESERVE | WYOMING, MICHIGAN

PROPOSAL - RENDERING



PROPOSAL - RENDERING



RENDERING 2

PROPOSAL - RENDERING



RENDERING 3

PROPOSAL - RENDERING

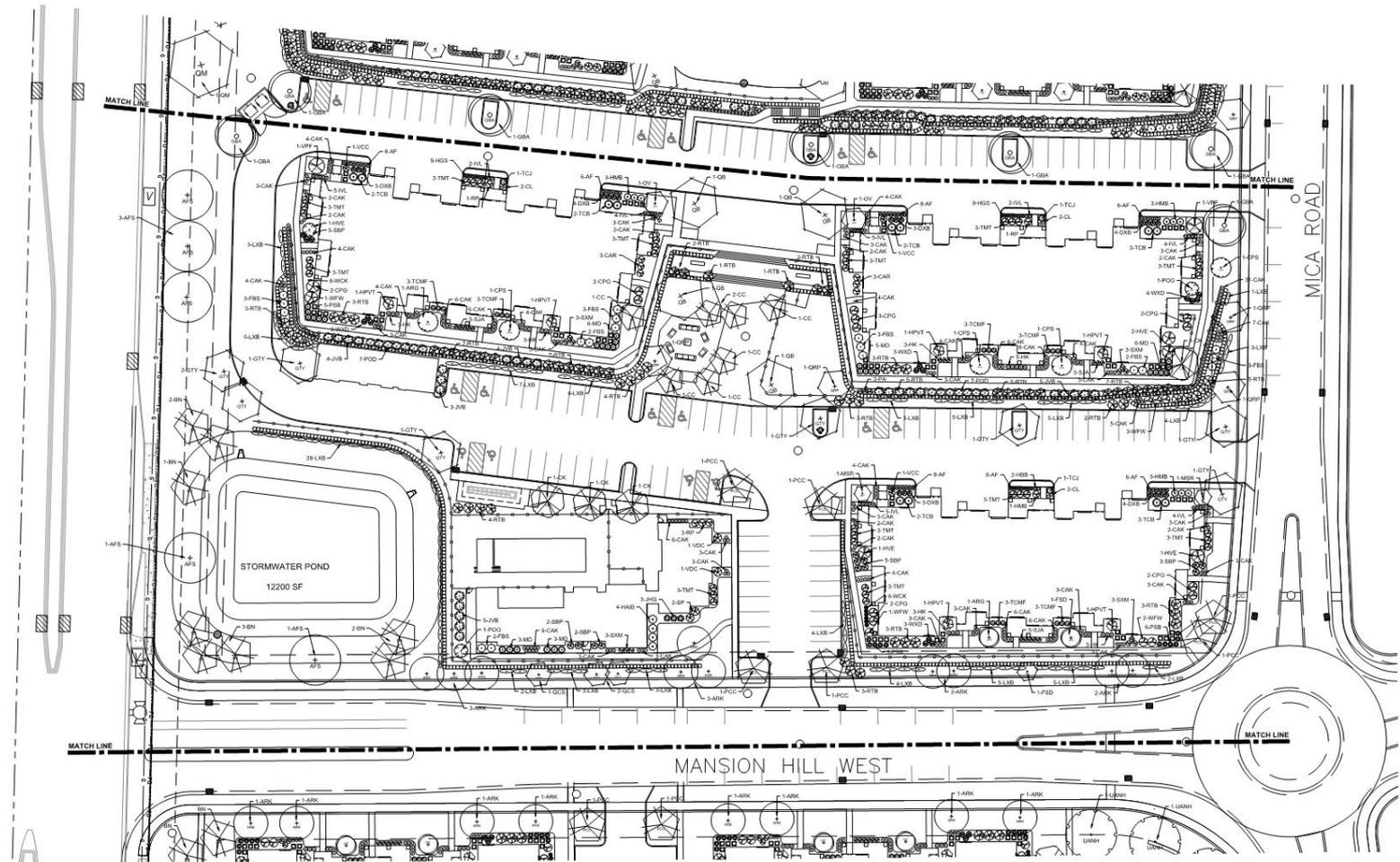


RENDERING 4

QUESTIONS?



LANDSCAPING PLANS

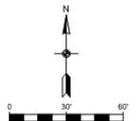


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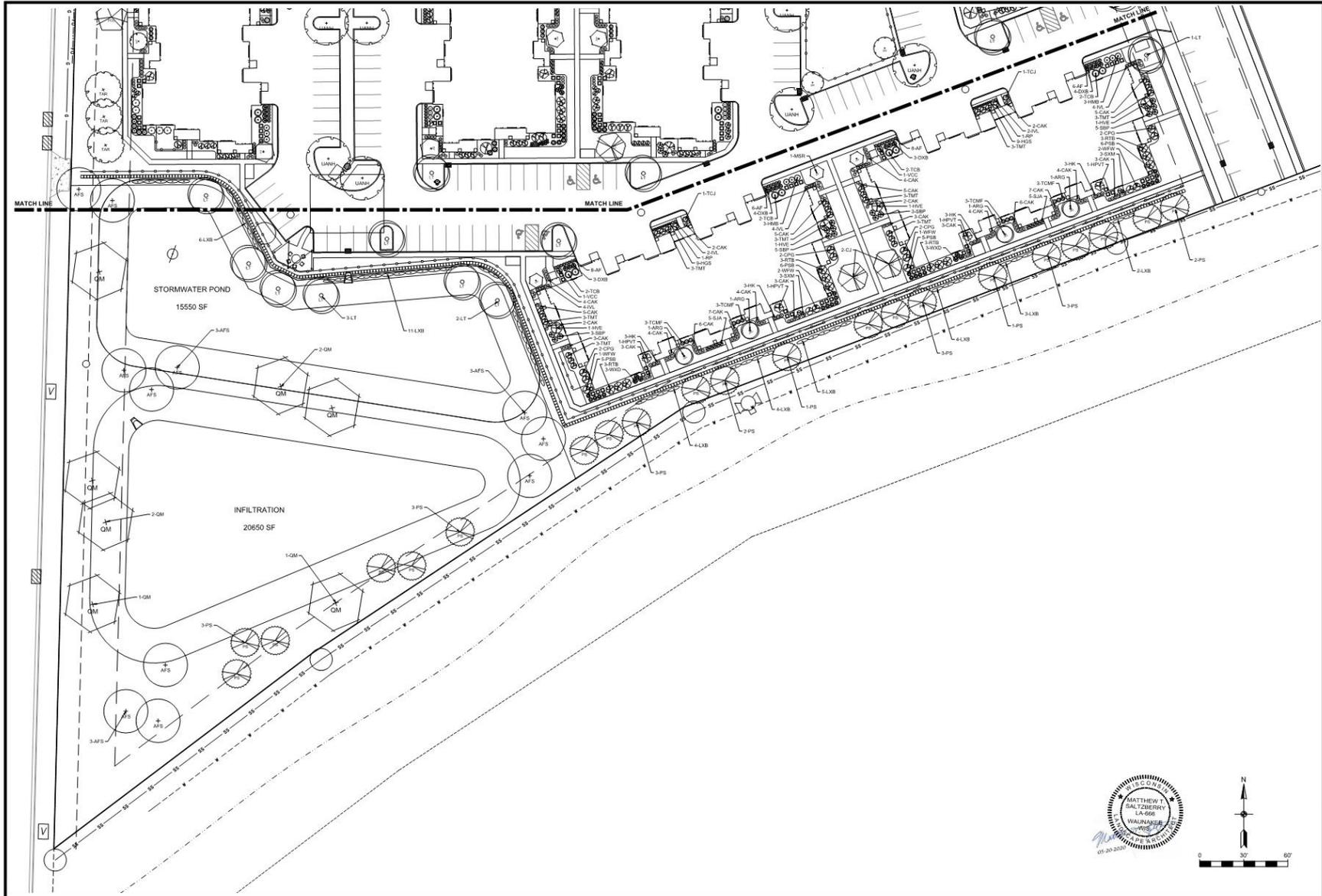
LANDSCAPE PLAN
SPRINGS AT PLEASANT VIEW
 CONTINENTAL PROPERTIES
 PLEASANT VIEW ROAD - 3306 COUNTY HIGHWAY M
 MADISON, WISCONSIN

DATE: 05-20-2020
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 DRAWN BY: HTS
 FN: 20-05-120
 Sheet Number:
L102



LANDSCAPING PLANS

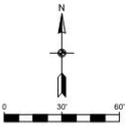


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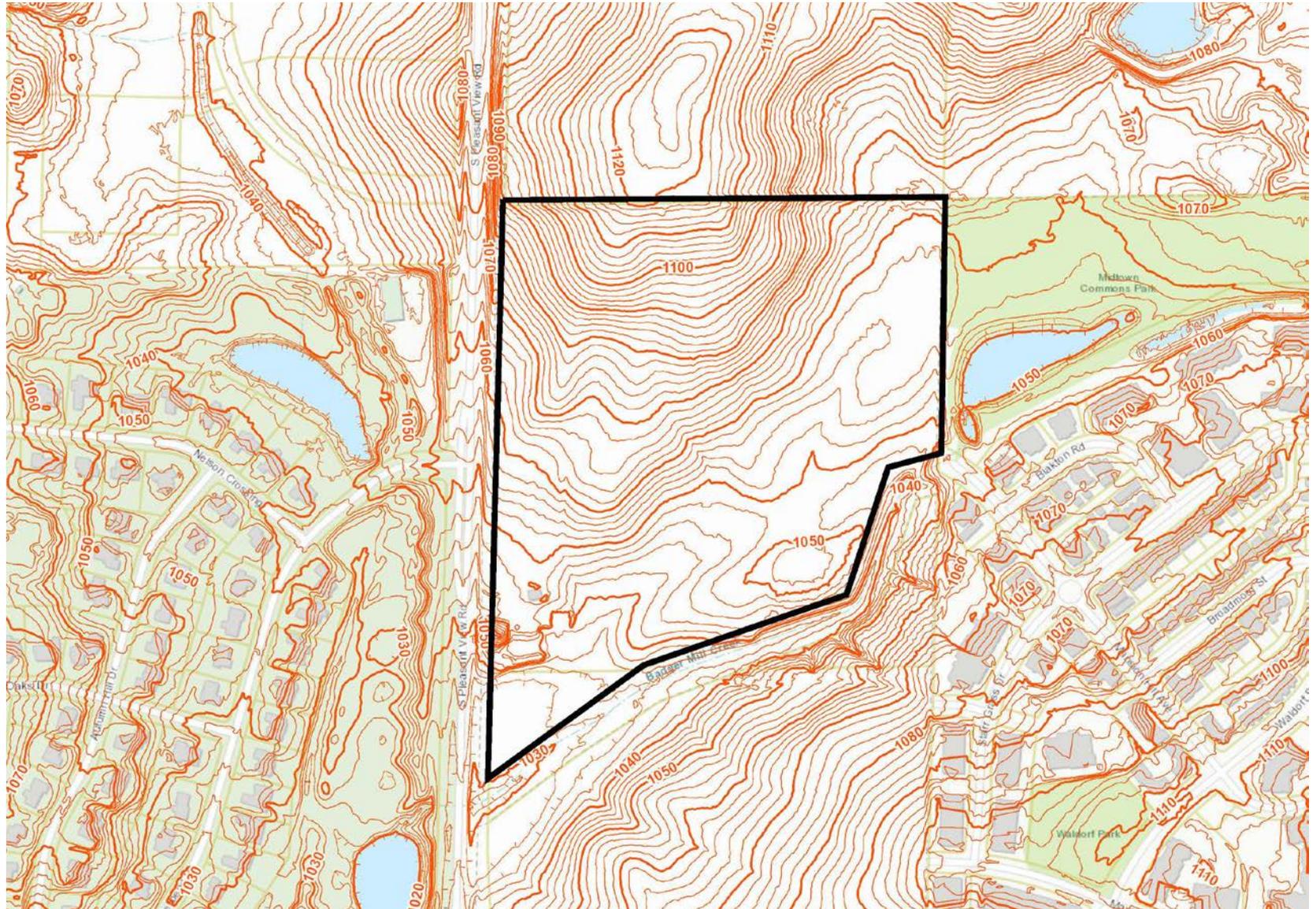
LANDSCAPE PLAN
SPRINGS AT PLEASANT VIEW
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L104



CONTOUR MAP



ADDT'L SLIDES – FOR REFERENCE

- View looking Northwest from Mansion Hill Avenue towards subject site



SITE PHOTO

- View looking Northwest from Mansion Hill Avenue towards subject site



SITE PHOTO

- View looking North from South Pleasant View and Mid Town Road towards subject site



SITE PHOTO

- View looking North from within the subject site



SITE PHOTO

- View looking East from Pleasant View Road towards subject site

