

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submission reviewed by _____
Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: _____

Title: _____

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

UDC meeting date requested _____

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

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

Signage

- Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name _____ Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Project contact person _____ Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

5. Required Submittal Materials

- Application Form**
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal***

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

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

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

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner _____ Please see attached Agent Authorization Form Date _____

7. Application Filing Fees

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

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

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

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

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

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

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

4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

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

AGENT AUTHORIZATION

Continental 479 Fund LLC, and any of its affiliates, as agent for the property owner listed below, has approval to submit applications to the Township of Middleton, Dane County, the State of Wisconsin, or any governmental or quasi-governmental department, division, subdivision, council, commission, bureau or other similar entity for rezoning, site plan, subdivision plat, and other necessary development related approvals and permits.

Randall A. Theis Trust and
Theis Trust

Printed Name of Property Owner

3306 County Highway M

Address of Property

Parcel #: 0708-344-8502-0

Tax Identification #

Randall A. Theis Trust dated May 16, 2016

By: *Randall A. Theis*
Randall A. Theis, Trustee

and

Theis Trust dated March 15, 2011

By: *LaVerne L. Theis*
LaVerne L. Theis, Trustee

By: *Joanne C. Theis*
Joanne C. Theis, Trustee

10/29/2019
Date

Project Information



**A multifamily residential development
in Madison, WI**

Springs at Pleasant View

December 11, 2019

S P R I N G S[®]
apartments

Cover Sheet
Index
Project Description
Locater Map
Colored Site Plan
Circulation Plan
Neighborhood Plan
Material Call-Outs
Architectural Elevations
Landscape Prototype Plans
Site Cross Section
Site Longitudinal Section

PROJECT DESCRIPTION

Springs communities are generally located within vibrant growing municipalities across the nation, with convenient access to employment, prime shopping, dining, and entertainment venues. Madison, WI offers the conveniences and civic amenities that attract certain demographic segments who prefer to rent rather than own their homes including both young professionals and active adults 55 and up. Nationally, trends continue to show that of new households created 59 percent are rental households (National Multi-Housing Council, 2015).

Continental proposes 320 apartment homes through 15 residential buildings on 19.85 acres (16.12 du/acre) along South Pleasant View Road. The Springs at Pleasant View buildings would feature a townhouse design with private, ground level entrances to each apartment home. Many of these apartment homes provide attached, direct-access garages. All residential buildings would contain a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units.

UNIT TYPE	NUMBER OF UNITS
STUDIO	32
1-BEDROOM	128
2-BEDROOM	128
3-BEDROOM	32

The building elevations provide architectural interest with use of exterior accents, a large percentage of windows, and high-quality materials including fiber cement board siding and brick masonry. The buildings create additional high architectural value with use of varied roof lines, vertical and horizontal articulation.

The Springs community would feature a clubhouse measuring over 4,000 square feet in size. It would include a large gathering room, fitness center, kitchen area, coffee bar, and office space for Continental’s in-house property management team. A pool and sun deck for the residents are provided behind the clubhouse along with an outdoor BBQ area. The clubhouse and pool area are served by wireless internet service, complimentary to the residents.

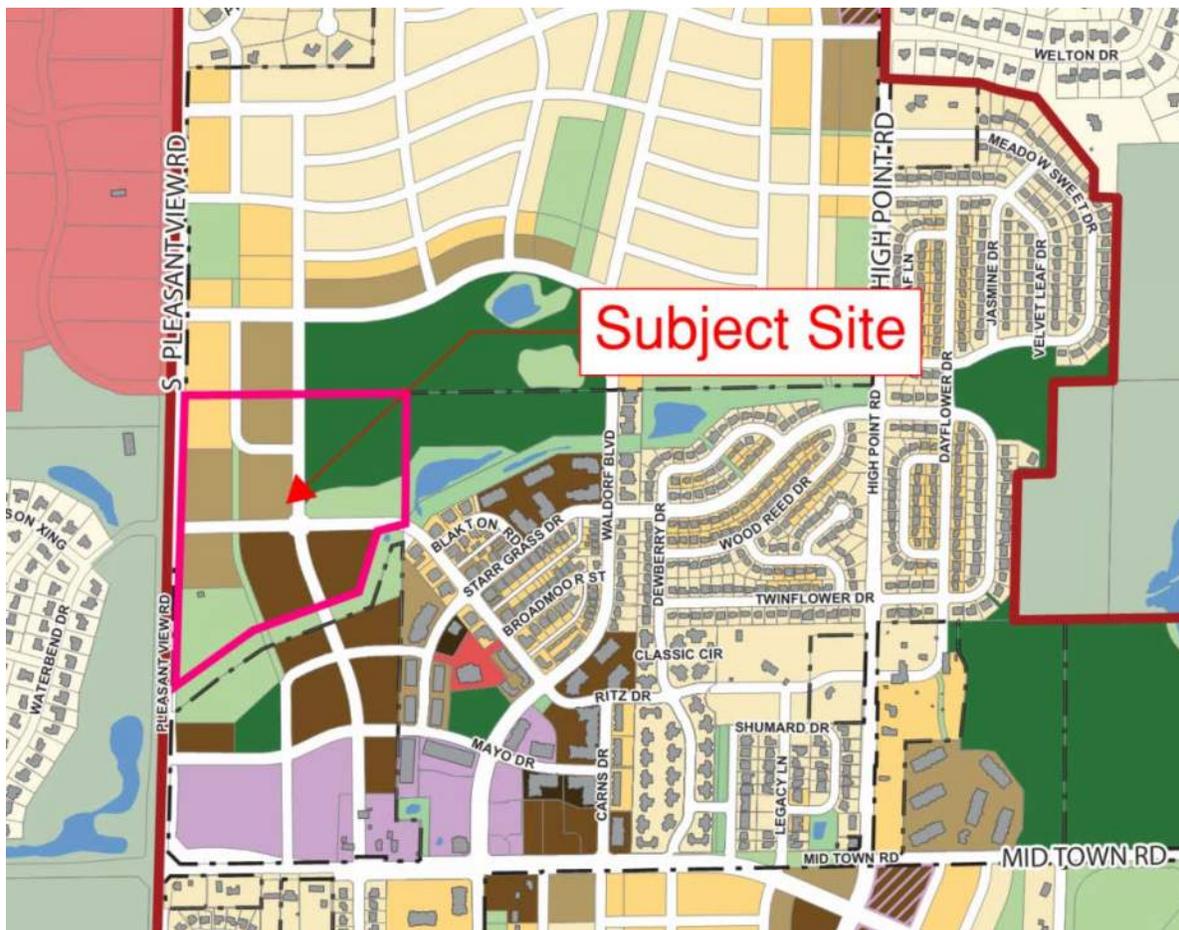
The site is currently unincorporated with the City of Madison, and is zoned A-1 (Agriculture). However, the High Point-Raymond Development Plan (“Neighborhood Plan”) shows the area of the subject site proposed as Housing Mix #2 (12 du/acre), Housing Mix #3 (20 du/acre), Housing Mix #4 (35 du/acre), Park and Open Space on its Future Land Use and Street Plan Map (see below).

The Springs at Pleasant View Road is an appropriate addition to the City of Madison, and will help the City accomplish several of its long-term goals in a variety of ways. The subject site is part of the area dubbed as the Mid Town Corridor, which is one of the City’s first neighborhood plans that proactively planned for a higher density and mixed-use core¹. The Springs at Pleasant View (16.12 du/acre) will provide a seamless integration of densities as the neighborhood is continually developed overtime. In addition to encouraging development in the area, the project

¹ High Point Raymond Neighborhood Development Plan Update – 2017, pg. 8

will allow the City of Madison to realize its long-term goal of connecting Mansion Hill Road to Pleasant View, creating a more cohesive neighborhood and leveraging planned amenities by connecting residents to the new transit line, expanded parks, trails and walkable commercial areas².

In short, the Springs at Pleasant View will be an excellent fit for Madison, and will help the City realize several its goals. The project will provide an excellent transition between densities, will help provide a variety of housing types³, will increase pedestrian and bike access, grow Midtown Commons Park⁴, expand the City’s street system and spur future development.



² High Point Raymond Neighborhood Development Plan Update – 2017, pg. 8

³ High Point Raymond Neighborhood Development Plan Update – 2017, pg. 17

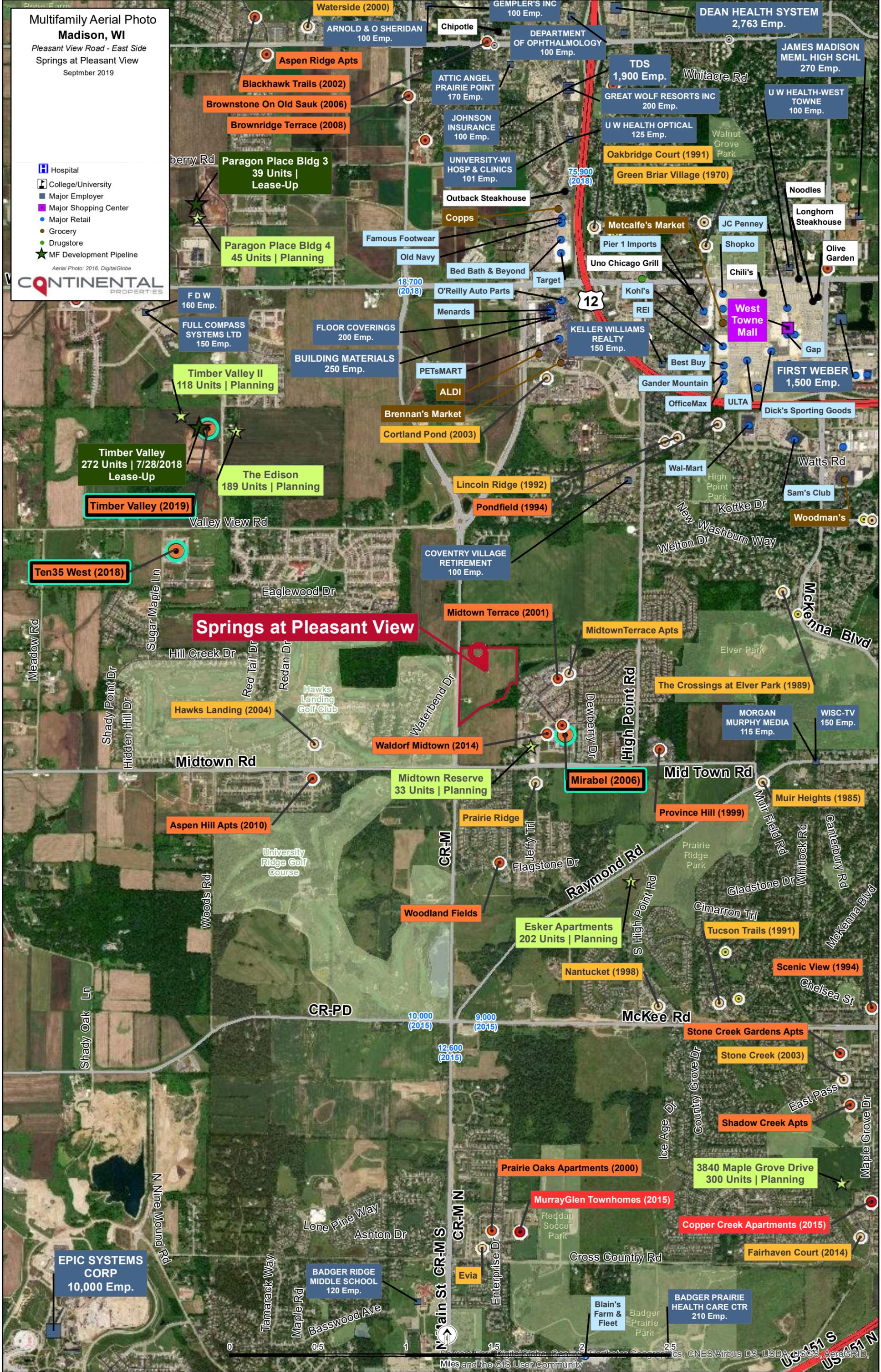
⁴ High Point Raymond Neighborhood Development Plan Update – 2017, pg. 26

Multifamily Aerial Photo

Madison, WI

Pleasant View Road - East Side
Springs at Pleasant View
September 2019

- Hospital
- College/University
- Major Employer
- Major Shopping Center
- Major Retail
- Grocery
- Drugstore
- MF Development Pipeline



Springs at Pleasant View

EPIC SYSTEMS CORP
10,000 Emp.

BADGER RIDGE MIDDLE SCHOOL
120 Emp.

BADGER PRAIRIE HEALTH CARE CTR
210 Emp.

US 151 S
US 151 N

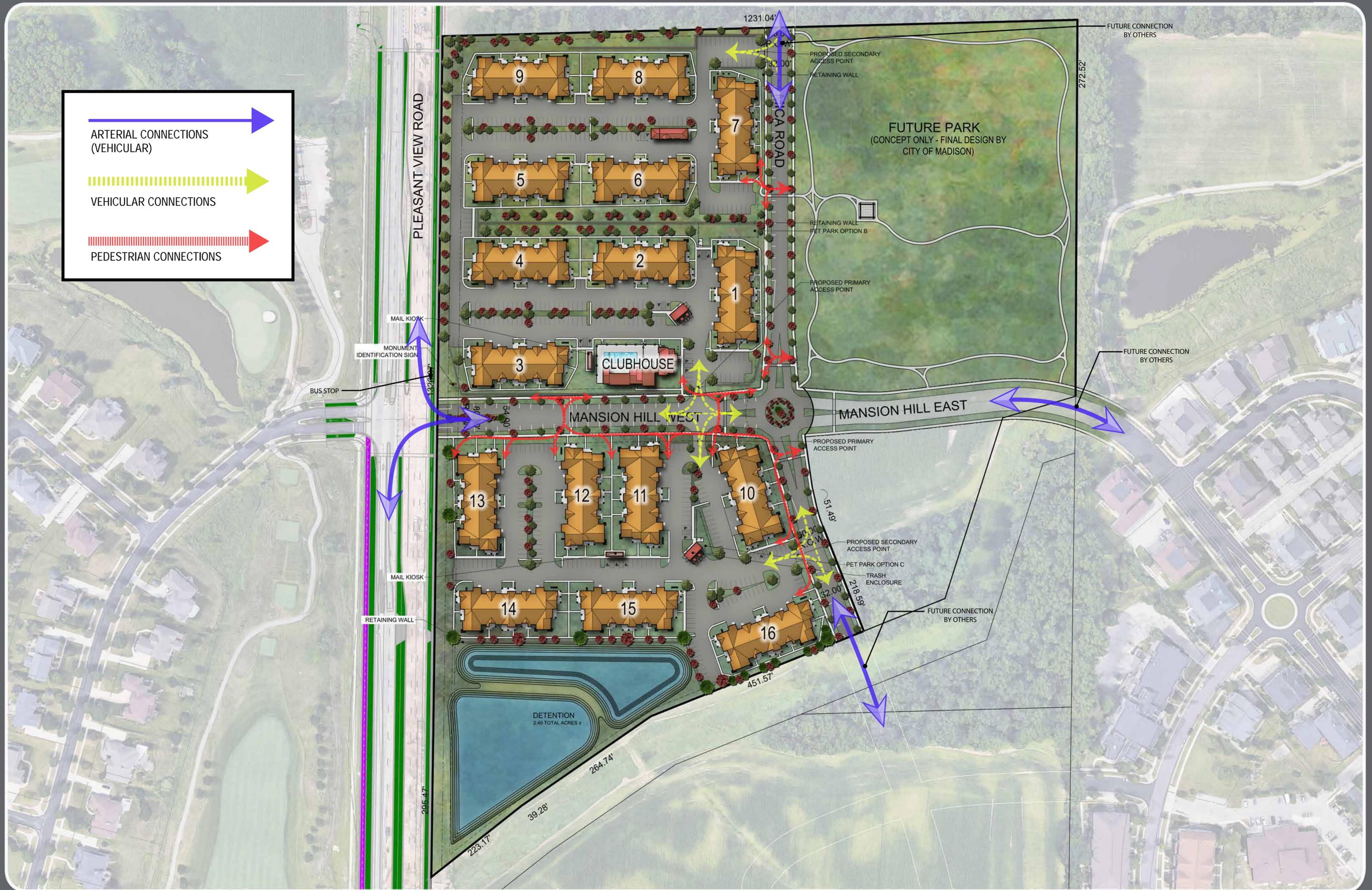
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, Miles and the GIS User Community



SPRINGS AT PLEASANT VIEW

MADISON, WI

CONTINENTAL
PROPERTIES



CONCEPTUAL
NEIGHBORHOOD PLAN
REVISION



High Point-Raymond Planning Area	Residential Housing Mix 1 (Avg 6 du/ac)	Commercial and Mixed Use Neighborhood Mixed Use	Park and Open Spaces Park
City of Madison Boundary	Housing Mix 2 (Avg 12 du/ac)	Potential Mixed Use	Other open space
Existing Building Footprints	Housing Mix 3 (Avg 20 du/ac)	Employment - Office	
Right of Way	Housing Mix 4 (Avg 35 du/ac)		
Unimproved Right of Way			

NOT TO SCALE



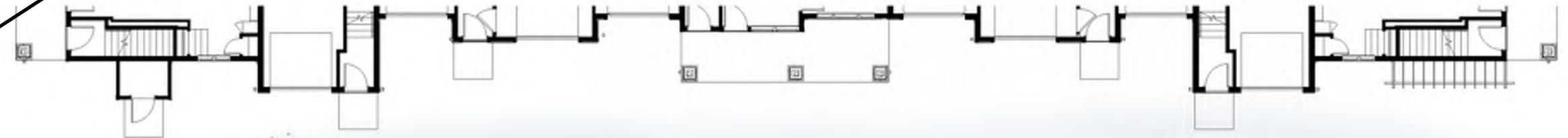
Board & Batten
"Classic French Gray"
SW 0077



Brick
Glen-Gery Modular
"Lockport"



Front Elevation
SCALE: 1/8"=1'-0"



Doors
"Tempe Star"
SW 6229



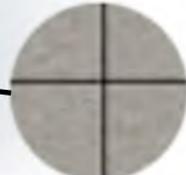
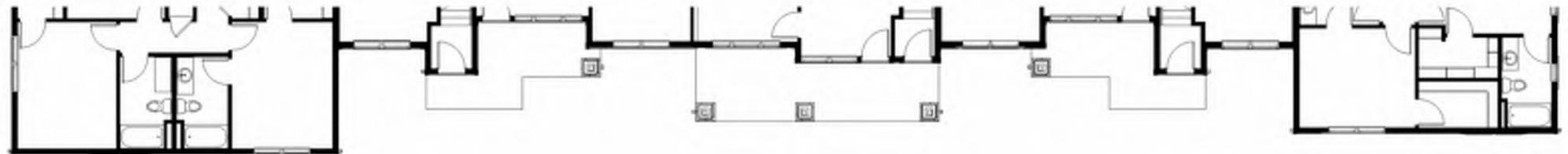
Trim
"Extra White"
SW 7006



Lap Siding
"Peppercorn"
SW 7674



Rear Elevation
SCALE: 1/8"=1'-0"



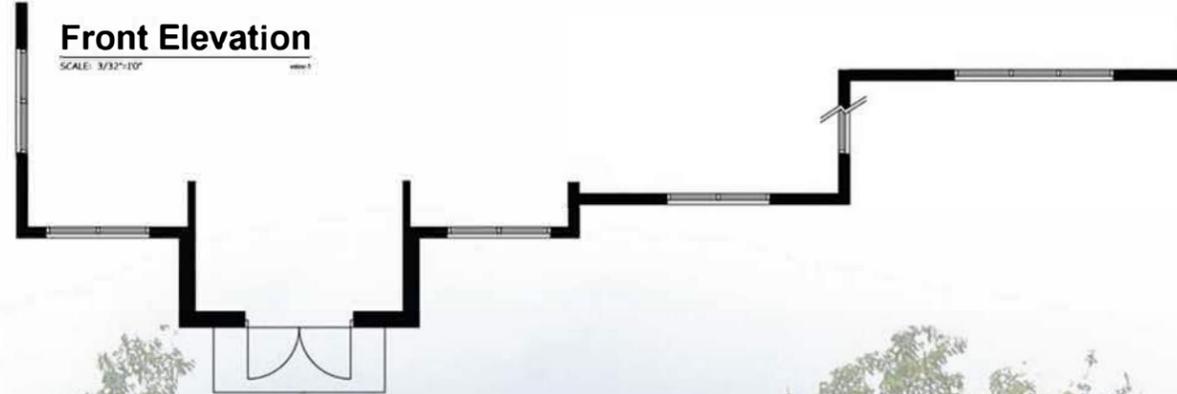
Smooth Panel
"Dorian Gray"
SW 7017

BUILDING B20



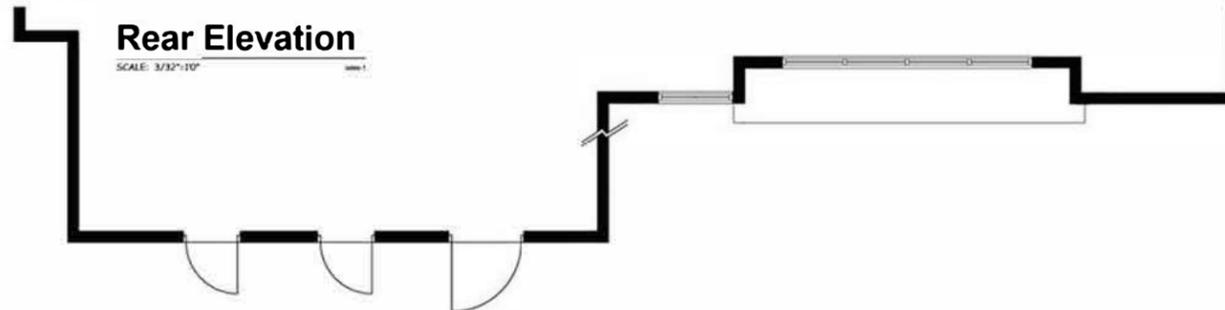
Front Elevation

SCALE: 3/32"=10'



Rear Elevation

SCALE: 3/32"=10'



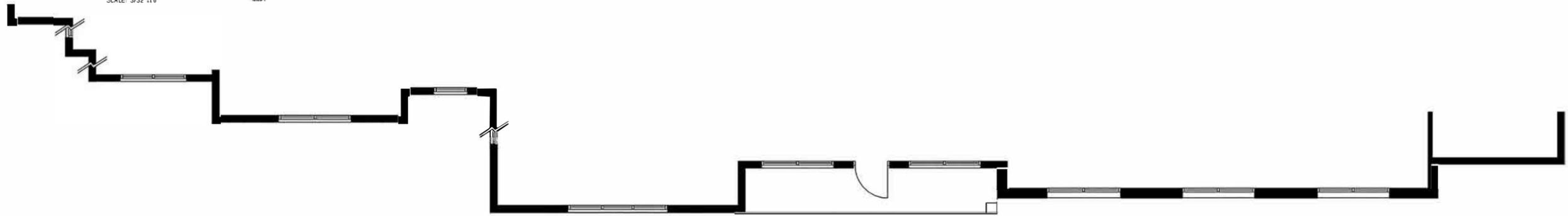
CLUBHOUSE

4630 SQ FT



Right Elevation

SCALE: 3/32"=1'-0"



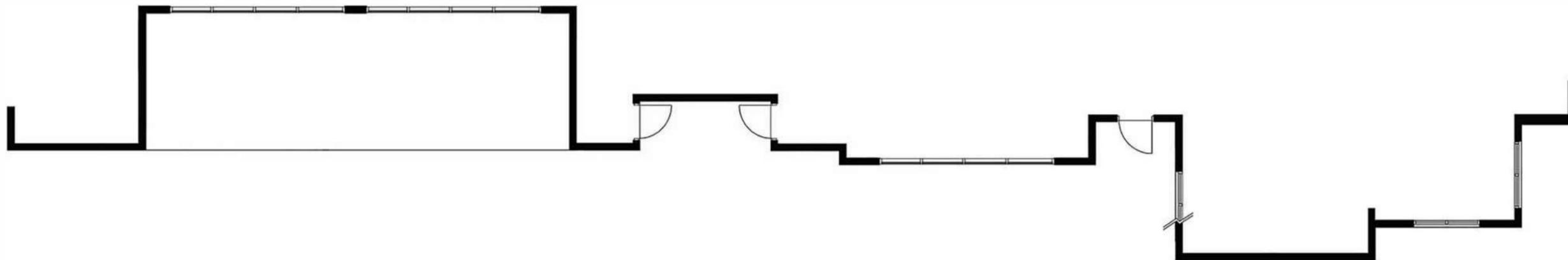
CLUBHOUSE

4630 SQ FT



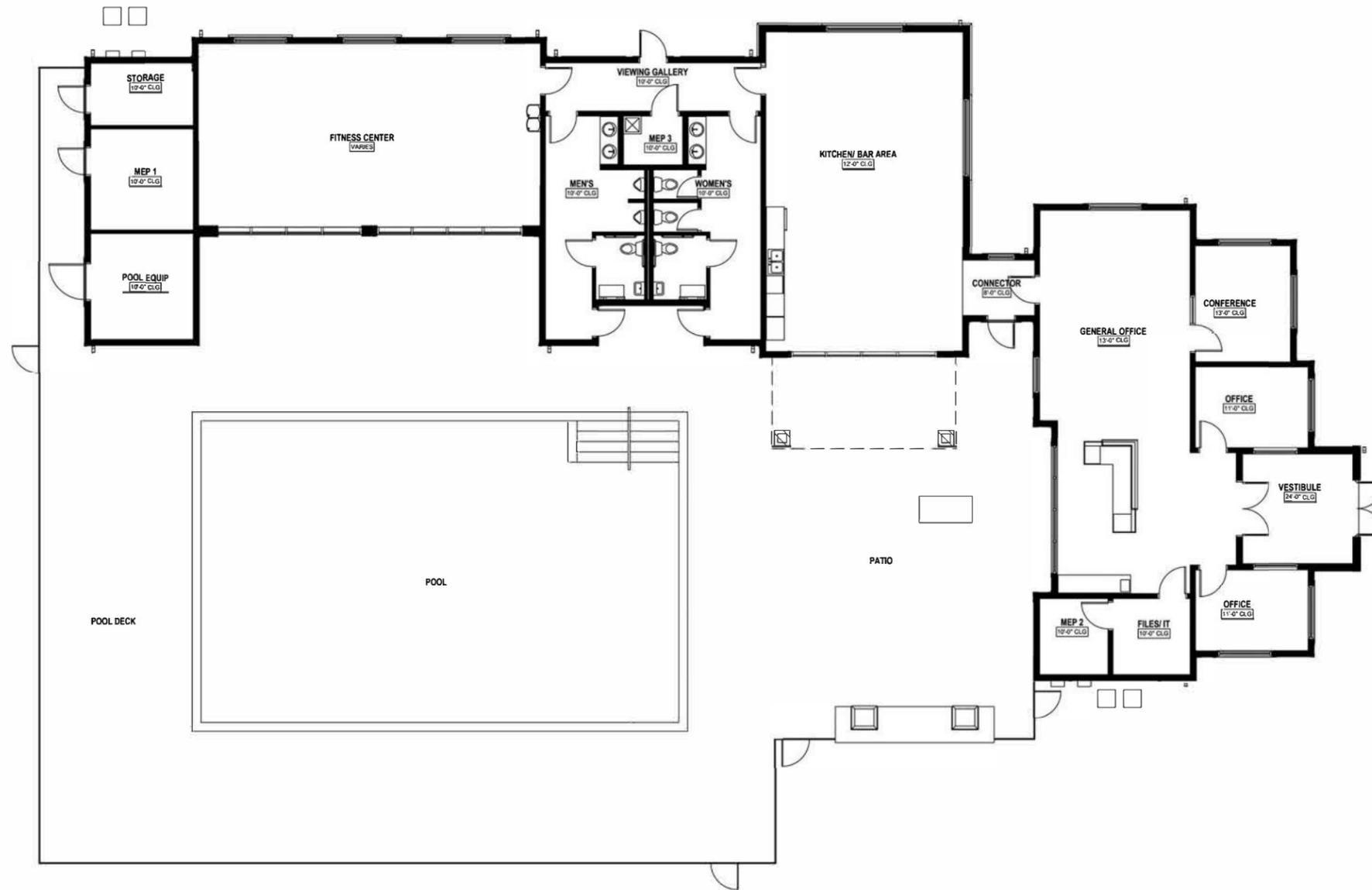
Left Elevation

SCALE: 3/32"=1'-0" 1/8"=1'



CLUBHOUSE

4630 SQ FT



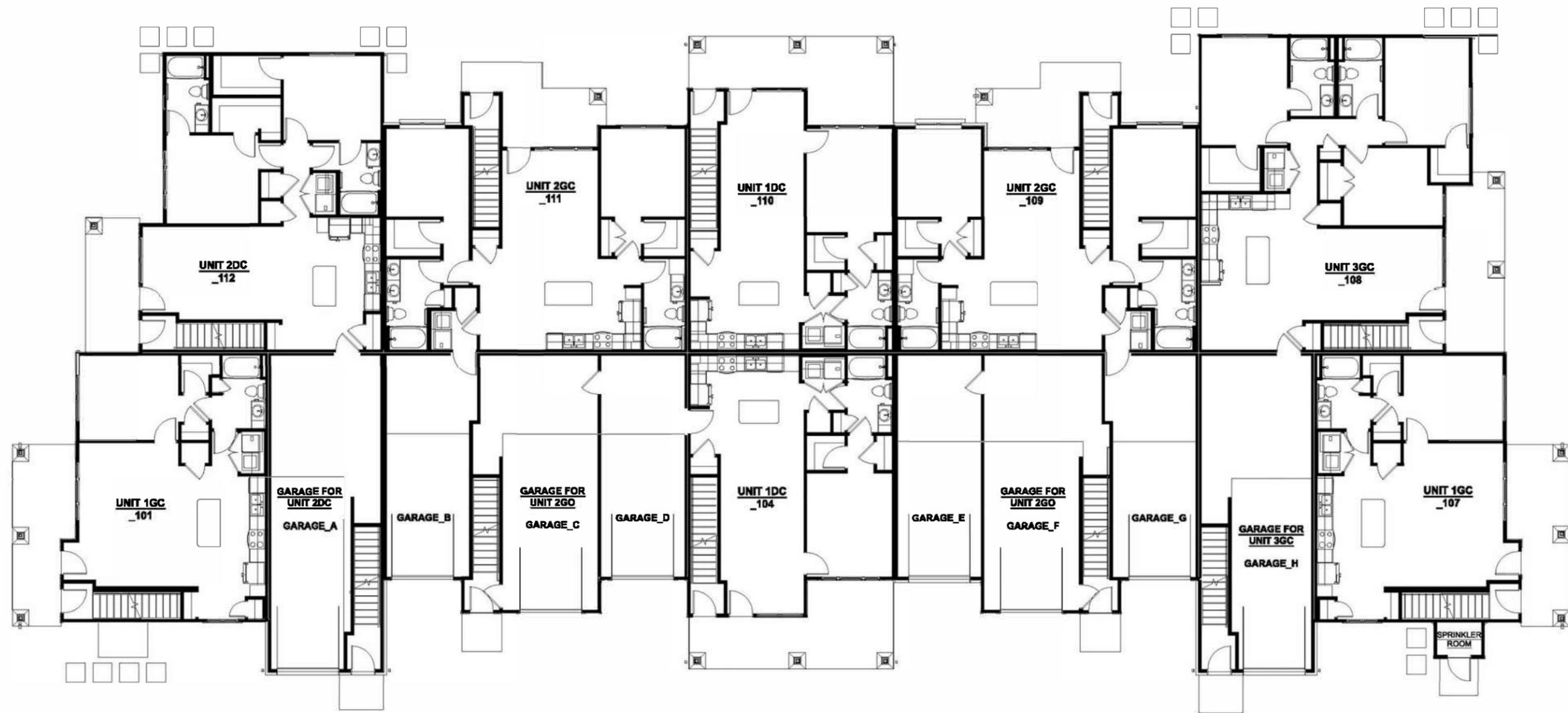
Clubhouse Floor Plan

SCALE: 1/16"=1'0"

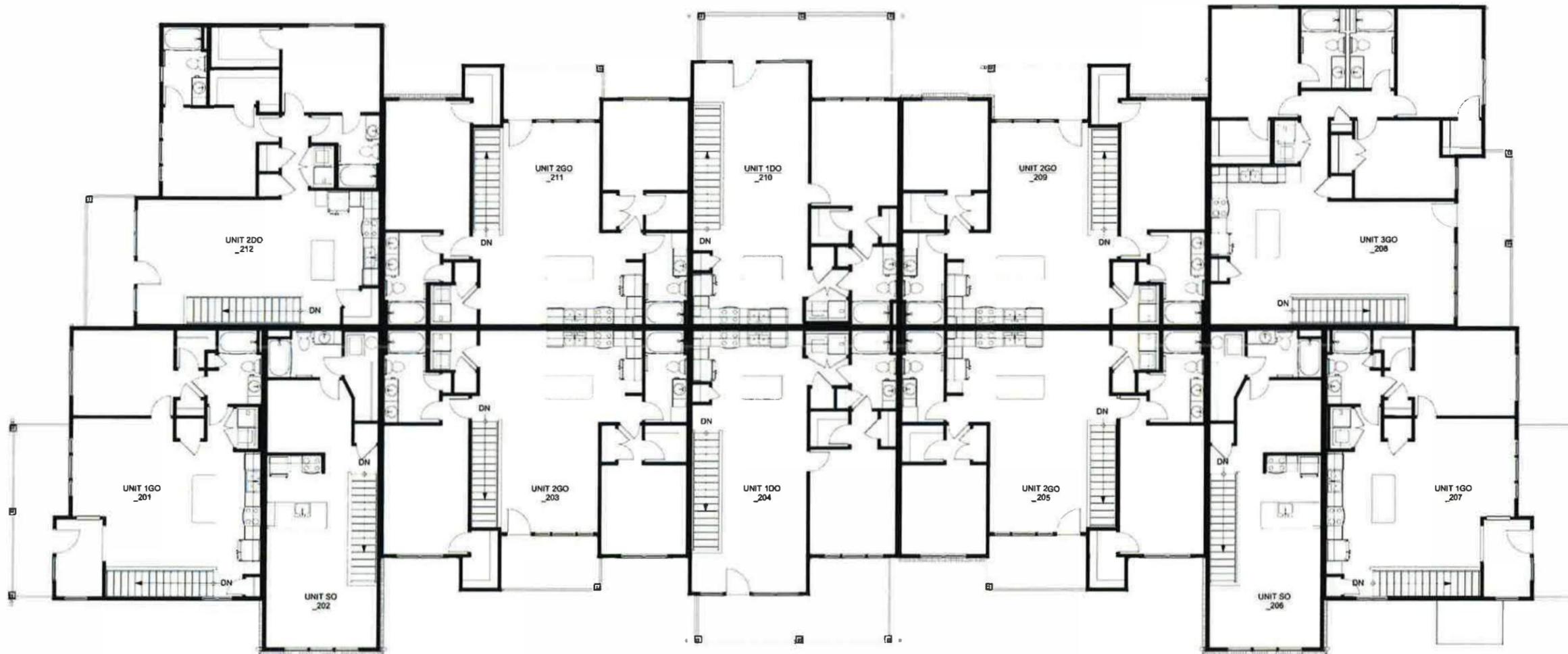
Sheet 1

CLUBHOUSE FLOOR PLAN

4630 SQ FT



First Floor Plan
SCALE: 1/16"=1'-0"



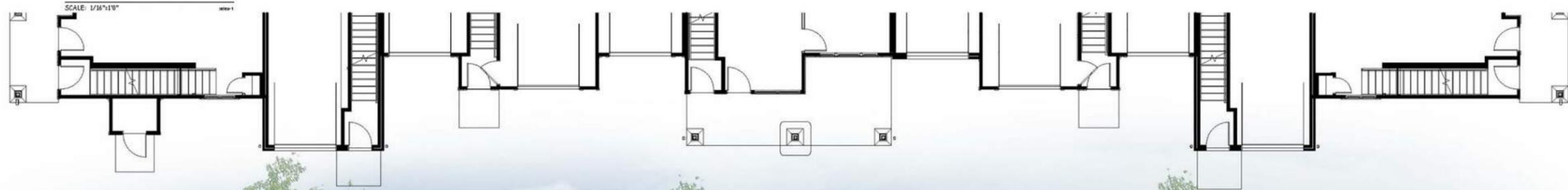
Second Floor Plan

SCALE: 1/16"=1'0"

xxly-1

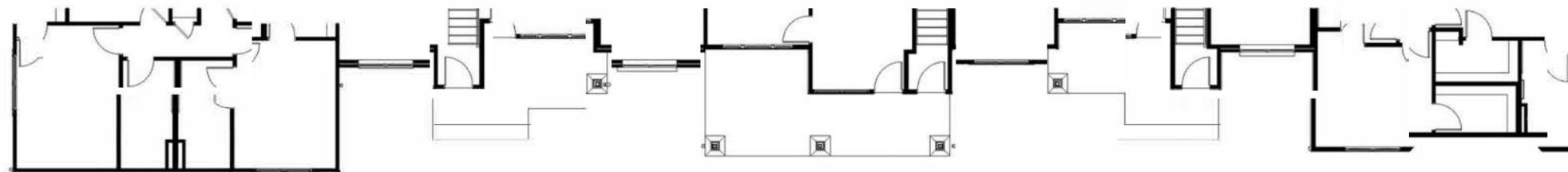


Front Elevation



Rear Elevation

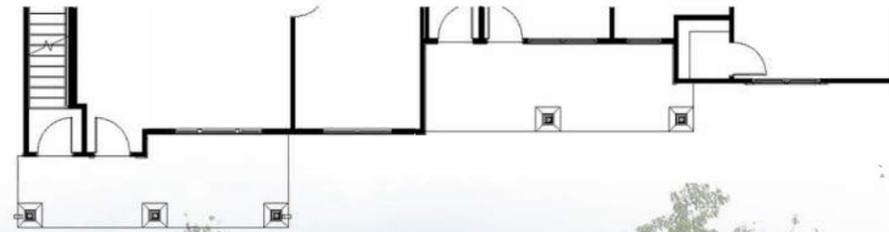
SCALE: 1/16"=1'-0"





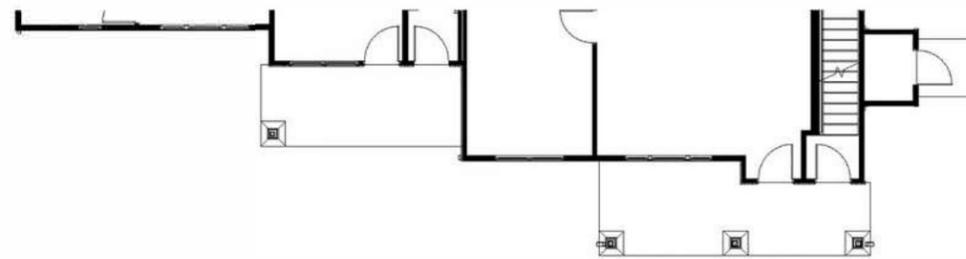
Right Elevation

SCALE: 1/16"=10' 1/2" SHEET 1



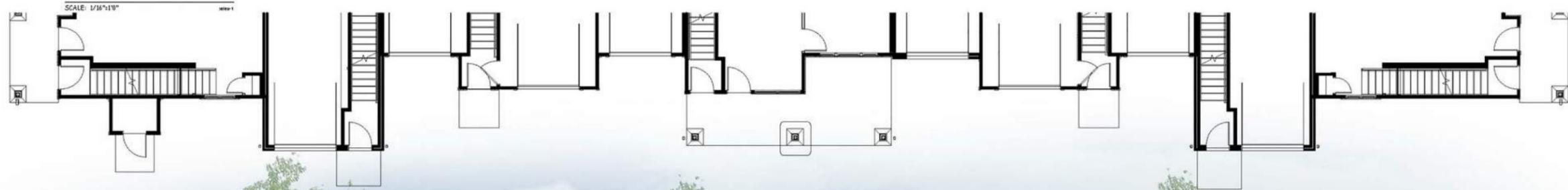
Left Elevation

SCALE: 1/16"=10' 1/2" SHEET 1



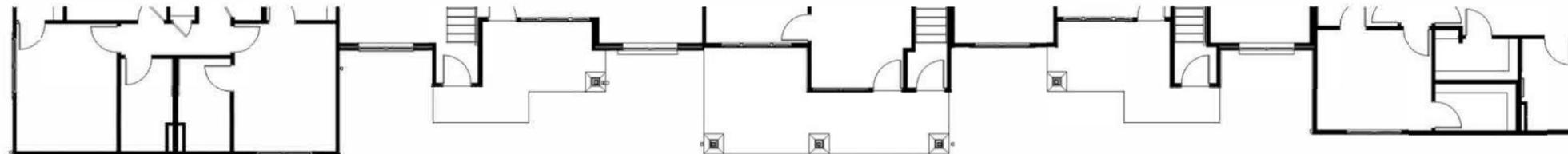


Front Elevation



Rear Elevation

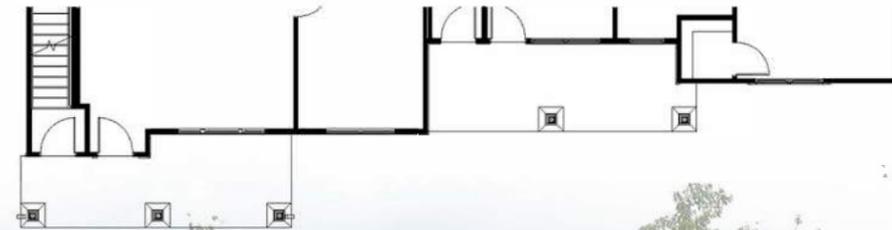
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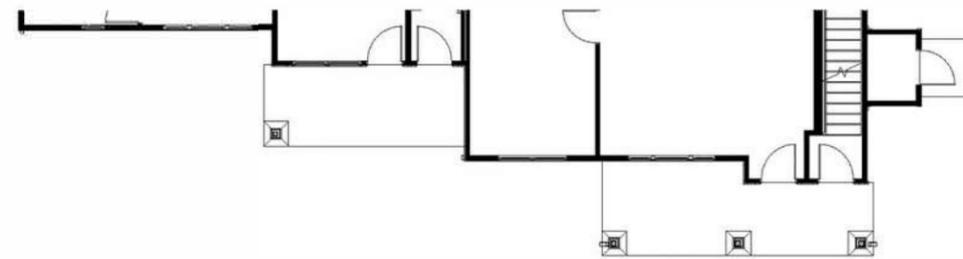
Right Elevation

SCALE: 1/16"=10' 1/2" SHEET 1

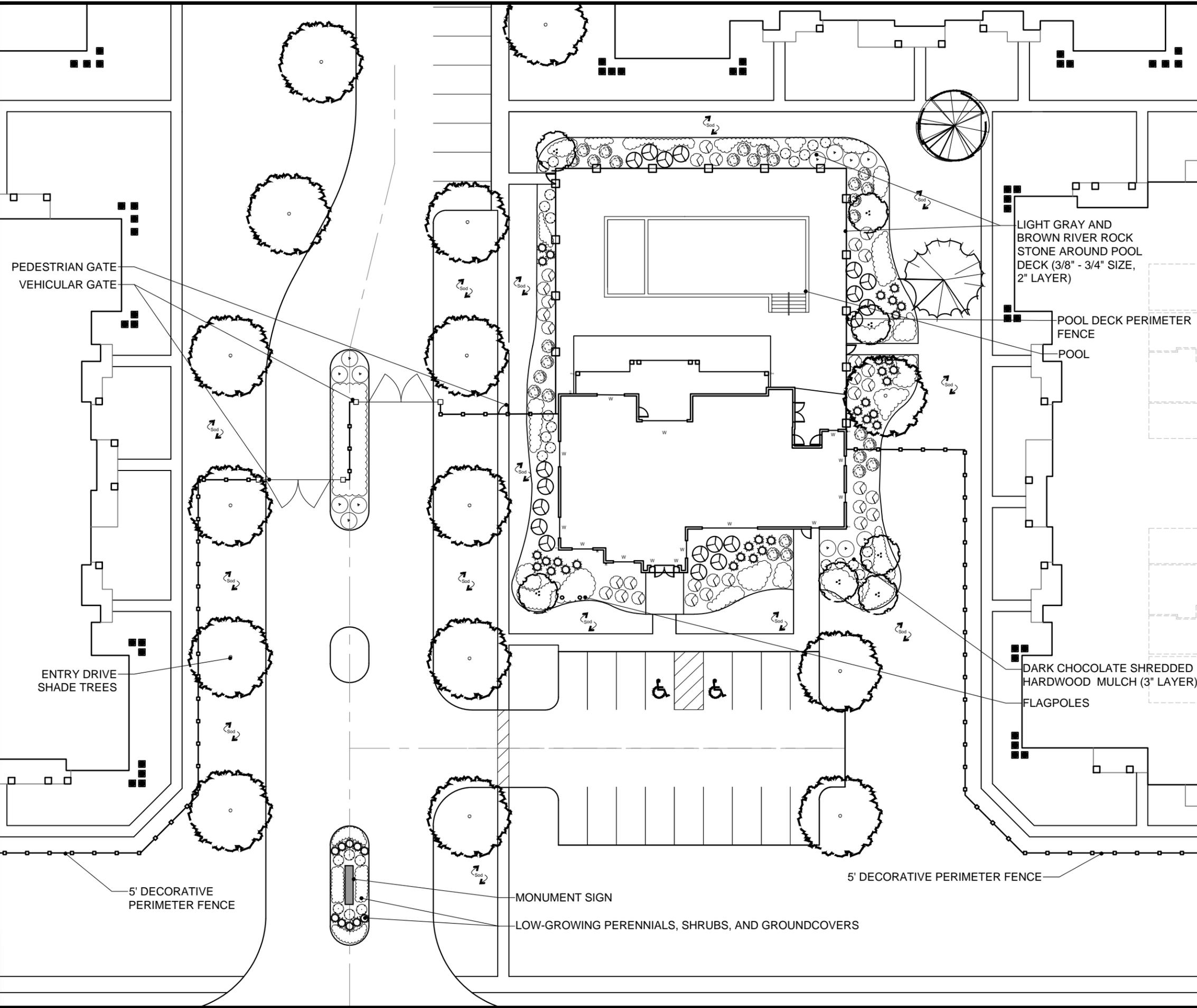


Left Elevation

SCALE: 1/16"=10' 1/2" SHEET 1



CLUBHOUSE & ENTRY LANDSCAPE PROTOTYPE



PEDESTRIAN GATE
VEHICULAR GATE

ENTRY DRIVE
SHADE TREES

5' DECORATIVE
PERIMETER FENCE

MONUMENT SIGN

LOW-GROWING PERENNIALS, SHRUBS, AND GROUNDCOVERS

5' DECORATIVE PERIMETER FENCE

LIGHT GRAY AND
BROWN RIVER ROCK
STONE AROUND POOL
DECK (3/8" - 3/4" SIZE,
2" LAYER)

POOL DECK PERIMETER
FENCE

POOL

DARK CHOCOLATE SHREDDED
HARDWOOD MULCH (3" LAYER)

FLAGPOLES

SHADE TREE

ORNAMENTAL TREE

SHRUBS & ORNAMENTAL GRASSES

PERENNIALS/ GROUNDCOVER

Design Standards:

- Screen HVAC units, electric meters, and transformers with fast-growing, tall evergreen shrubs and ornamental grasses that are columnar in form
- Shrubs and grasses that are to screen HVAC units, electric meters, and transformers are to be installed at heights of 24"-36" inches so that some screening is present upon installation
- Locate shorter shrubs and perennials in front of clubhouse windows to avoid obstructing views
- A 4'-0" high decorative metal fence or height determined by state health department (whichever is greater) shall be located around the pool deck (see decorative fence detail)
- Two (2) flagpoles are to be located within the clubhouse perimeter landscape bed per the appropriate civil plans
- Low-growing perennials, shrubs, and groundcovers are to be located around monument signage and entry islands to avoid obstructing views
- Provide variety of textures and colors to create an inviting entry
- Provide shade and ornamental trees along both sides of entry drive to create an inviting, well-defined entry corridor
- A 5'-0" high decorative metal fence is to be used near entry and along all boundaries facing a public street or visible from adjacent single family neighborhoods (see decorative fence detail)
- Coordinate with electrical engineer regarding uplighting locations to avoid conflicts

Material Standards:

- Sod is to be used around clubhouse, between clubhouse and adjacent parking/paving, and along both sides of the entry drive
- Dark chocolate shredded hardwood mulch is to be used in planting beds surrounding pool deck areas. (3" layer)
- Light gray and brown river rock stone is to be used in planting beds surrounding pool deck areas. (3/8"-3/4" Size, 2" layer)
- Weed pre-emergent treatments shall be spread in all landscape beds
- No steel edging along bed lines



CONTINENTAL PROPERTIES
 WI 341 N876 Executive Parkway
 Menomonee Falls, WI 53052
 Phone: 262-502-5500 Fax: 262-502-5522
 Email: cad_dwg@cpproperties.com

REV	DATE	DESCRIPTION	DRAWN BY:		DATE	
			STATE:	INITIAL	DATE	DATE

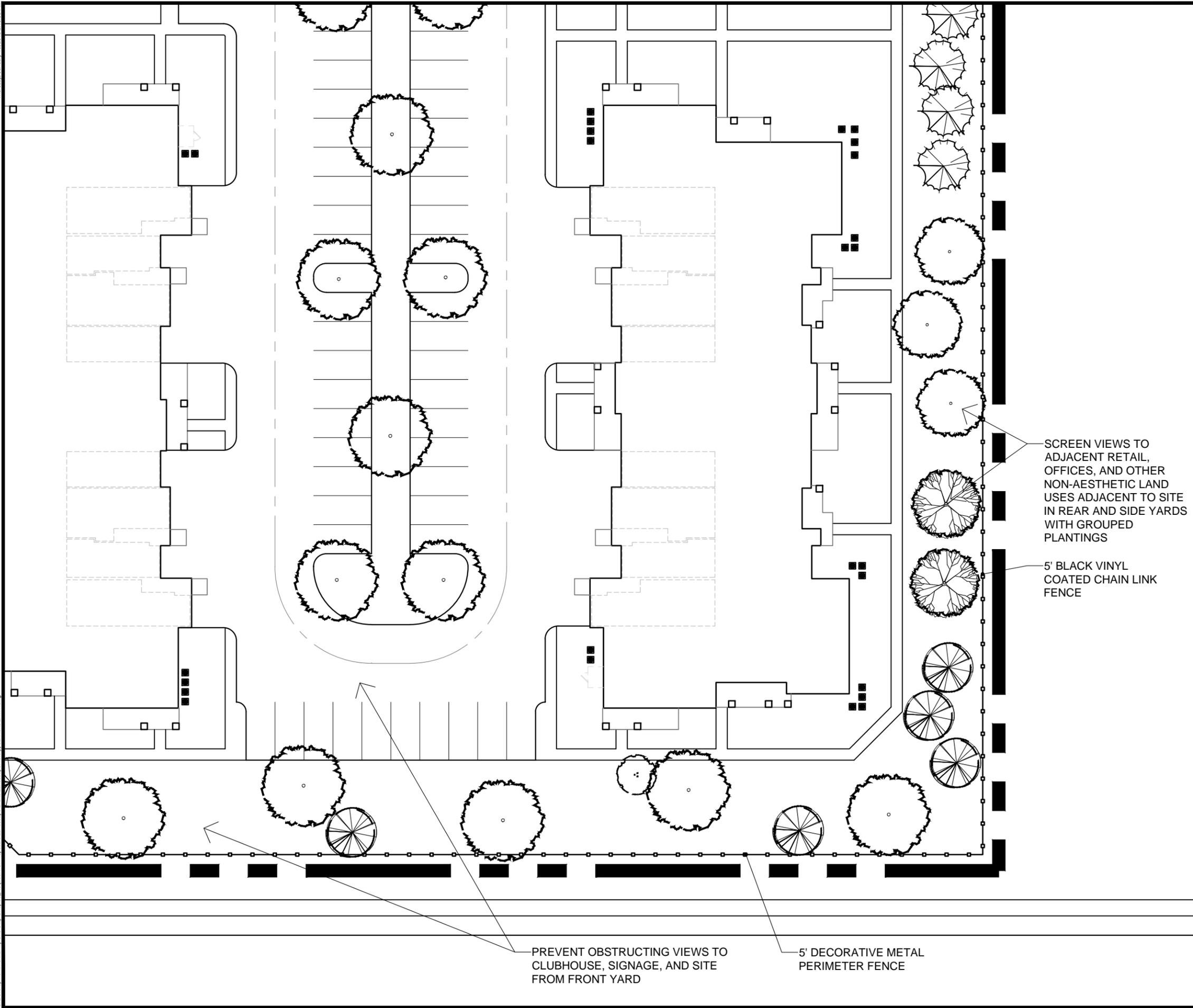
CITY: _____ STREET: _____

NORTH

 SHEET: _____

PROTOTYPE

FRONT YARD & PERIMETER LANDSCAPE PROTOTYPE



SHADE TREE

ORNAMENTAL TREE

SHRUBS & ORNAMENTAL GRASSES

PERENNIALS/ GROUNDCOVER

- Design Standards:**
- Size, location, and spacing of front yard trees are to be determined by the local/municipal governing agency or the standards set forth in the landscape prototype, whichever is greater
 - Prevent obstructing views to clubhouse, signage, and site from front yard by using adequate tree spacing and low-growing understory plantings
 - Preserve views to surrounding aesthetic features, including ponds, wetlands, and other natural areas that occur off-site
 - Screen views to adjacent retail, office developments, and other non-aesthetic land uses adjacent to site with grouped plantings
 - A 5'-0" high decorative metal fence is to be along all boundaries facing a public street or visible from adjacent single family neighborhoods (see decorative fence detail)
 - A 5'-0" high black vinyl coated chain link fence is to be used in all other areas (see chain link fence detail)
- Material Standards:**
- Hardy, fast-growing (and salt tolerant where applicable) trees, shrubs, perennials, and groundcovers shall be used in front, rear, and side yard
 - Sod is to be used along the front yard and areas of 3:1 slope or greater
 - Hydroseed is to be used along the side and rear yards (use standard seed mix for areas that are to be mowed and native seed mix for areas that are to remain natural)
 - Dark chocolate shredded hardwood mulch is to be used in planting beds (3" layer)
 - Weed pre-emergent treatments shall be spread in all landscape beds
 - No steel edging along bed lines

SCREEN VIEWS TO ADJACENT RETAIL, OFFICES, AND OTHER NON-AESTHETIC LAND USES ADJACENT TO SITE IN REAR AND SIDE YARDS WITH GROUPED PLANTINGS

5' BLACK VINYL COATED CHAIN LINK FENCE

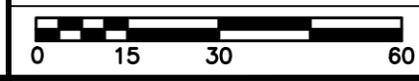
PREVENT OBSTRUCTING VIEWS TO CLUBHOUSE, SIGNAGE, AND SITE FROM FRONT YARD

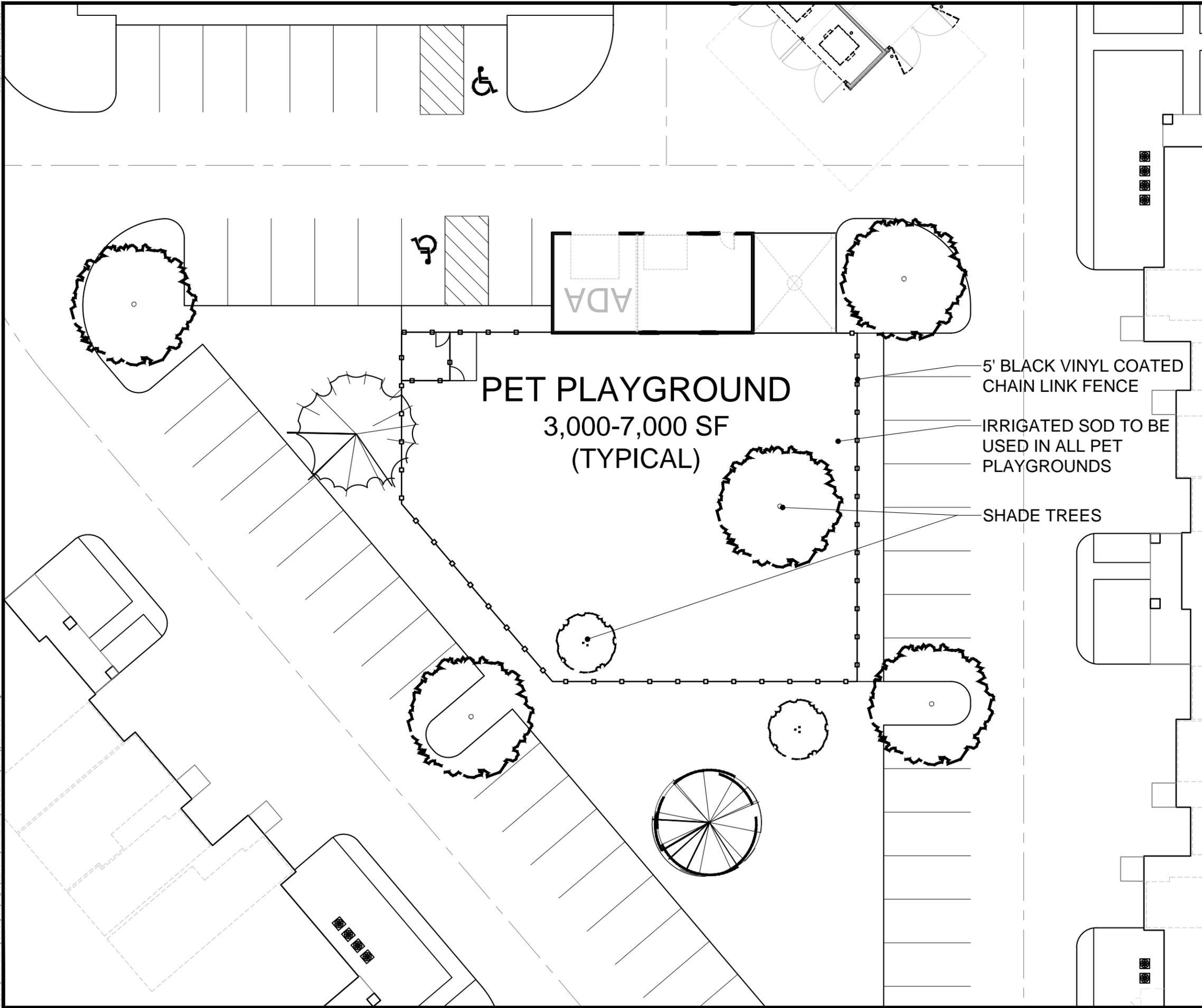
5' DECORATIVE METAL PERIMETER FENCE

CONTINENTAL PROPERTIES
 WI 341 N8776 Executive Parkway
 Menomonee Falls, WI 53052
 Phone: 262-502-5500 Fax: 262-502-5522
 Email: cat_dwg@continentalproperties.com

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	REVISONS		
DESCRIPTION	DATE	REV	DATE
DESCRIPTION	DATE	REV	DATE

CITY: NORTH
 STREET: SHEET:
PROTOTYPE





PET PLAYGROUND LANDSCAPE PROTOTYPE

- SHADE TREE

- ORNAMENTAL TREE

- SHRUBS & ORNAMENTAL GRASSES

- PERENNIALS/ GROUNDCOVER


- Design Standards:**
- Locate shade trees around and within pet playgrounds to provide users with additional shaded areas
 - A 5'-0" high black vinyl coated chain link fence is to be used around pet playgrounds (see chain link fence detail)
- Material Standards:**
- Irrigated sod to be used in all pet playgrounds
 - Hydroseed using standard seed mix is to be used in areas adjacent to pet playgrounds
 - Dark chocolate shredded hardwood mulch is to be used in areas adjacent to pet playgrounds (3" layer)
 - Weed pre-emergent treatments shall be spread in all landscape beds
 - No steel edging along bed lines

CONTINENTAL PROPERTIES
 WI 34, N876 Executive Parkway
 Menomonee Falls, WI 53052
 Phone: 262-502-5500 Fax: 262-502-5522
 Email: cad_dwg@eproperties.com

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REV	DATE	DESCRIPTION	REV

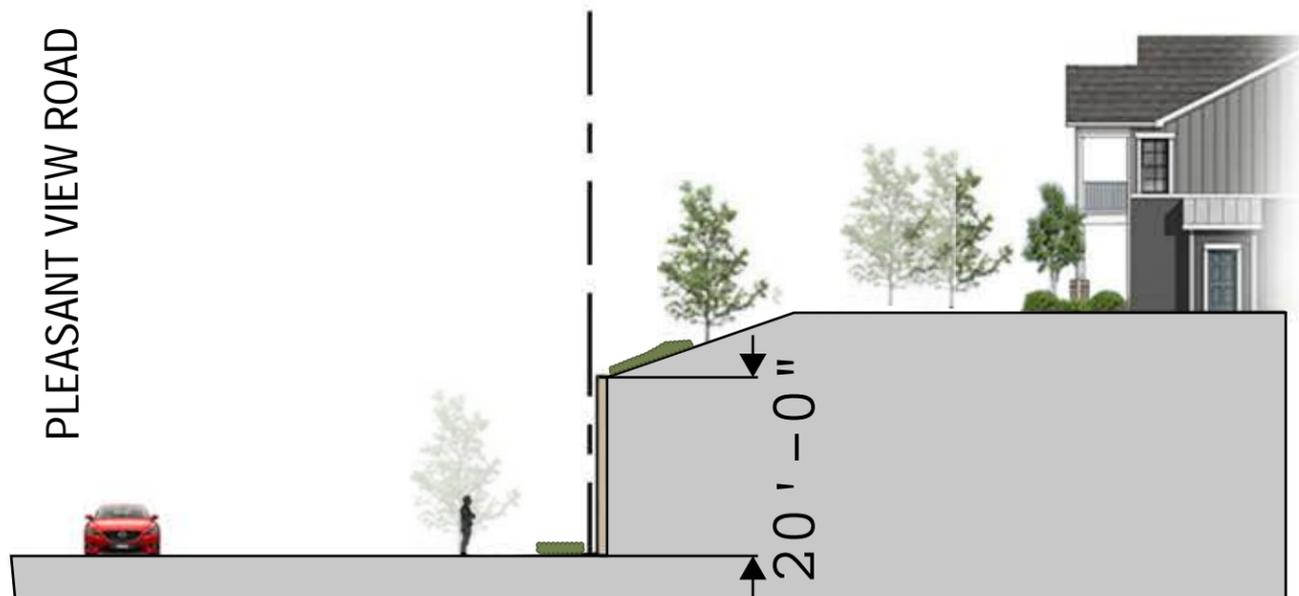
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 NORTH

 SHEET: _____
PROTOTYPE

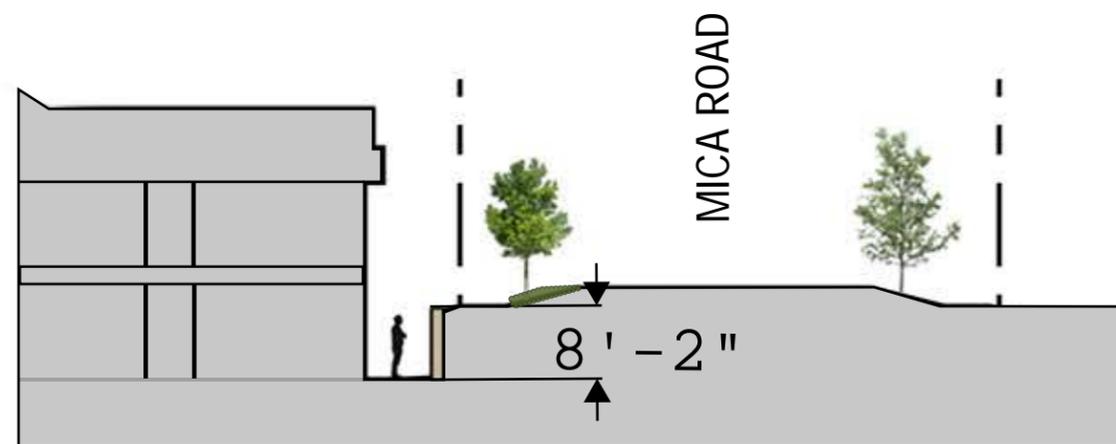
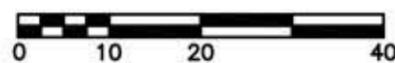




PLEASANT VIEW ROAD



SECTION B-B - CALLOUT 1

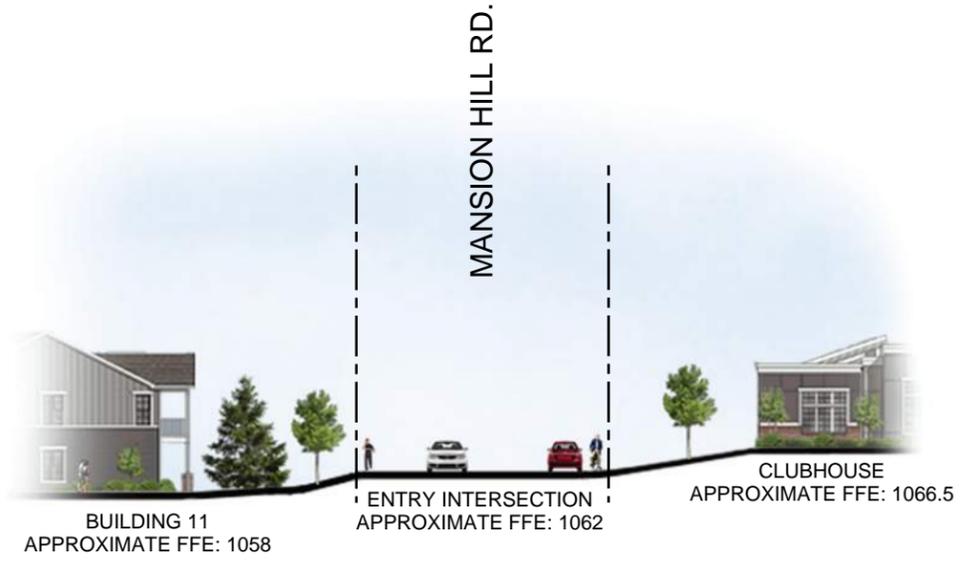


SECTION B-B - CALLOUT 2

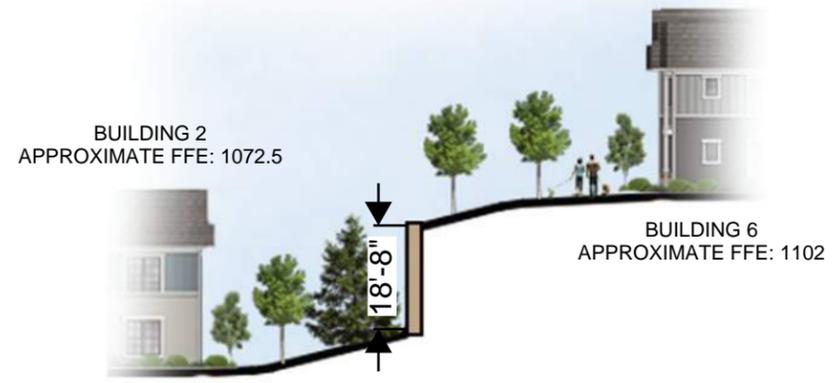




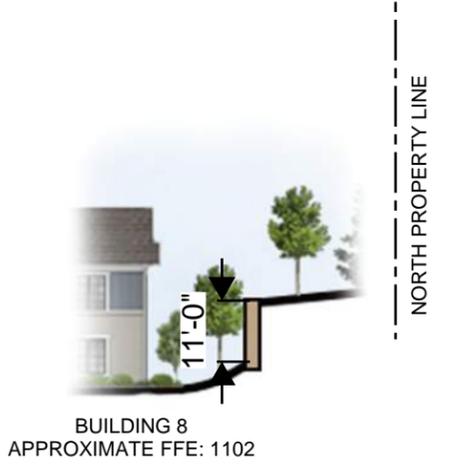
OVERALL SECTION 'A'



SECTION DETAIL 'A'



SECTION DETAIL 'B'



SECTION DETAIL 'C'

