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Rezoning Request – Springs at Pleasant View

Continental 479 Fund LLC (“Continental”) is formally requesting to rezone property described below from temporary Agriculture (AG) designation to the Traditional Residential Urban 2 District (TR-U2) and PR (Parks and Recreation). Lots 1 and 2 of the final plat also are requested to be under Conditional Use consideration as a Planned Residential Community in the City of Madison.

SITE INFORMATION

The subject site was attached to the City of Madison from the Town of Verona on April 21st, 2020, and is recognized by its City parcel identification number: 251/0708-344-0097-4.

Land included for Preliminary and Final Plat Subdivision consideration:

Preliminary Plat:

LEGAL DESCRIPTION

A parcel of land located in the SW1/4 of the SE1/4 and the NW1/4 of the SE1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the South 1/4 corner of said Section 34; thence N01°26'38"E, 2646.01 feet along the West line of said SE1/4 to the Center of said Section 34; thence N89°10'54"E, 80.06 feet along the North line of said SE1/4 to the point of beginning; thence N89°10'54"E, 1235.75 feet along said North line to the Northwest corner of Outlot 4, Midtown Commons First Addition; thence S01°25'13"W, 726.41 feet along the West line of said Outlot 4 and the West right-of-way line of Mansion Hill Avenue; thence S73°17'55"W, 148.65 feet; thence S18°26'15"W, 363.16 feet; thence S68°55'46"W, 613.35 feet; thence S56°07'05"W, 304.10 feet; thence S52°29'21"W, 222.43 feet to a point on the East right-of-way line of County Highway "M"/South Pleasant View Road; thence N01°26'38"E, 1621.77 feet along said East right-of-way line to the point of beginning. Containing 1,512,069 square feet (34.712 acres).

Following approval of the CSM the legal description for the lands to be considered for Final Plat:

Legal Description:

LOTS 1 AND 2, CERTIFIED SRUVEY MAP NO. _____

LOCATED IN THE SW1/4 OF THE SE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 34, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

LAND TO BE REZONED

LEGAL DESCRIPTION – AREA TO BE ZONED TR-U2

A parcel of land located in the SW1/4 of the SE1/4 and the NW1/4 of the SE1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 34; thence N01°26'38"E, 2646.01 feet along the West line of said SE1/4 to the Center of said Section 34; thence N89°10'54"E, 80.06 feet along the North line of said SE1/4 to the point of beginning; thence N89°10'54"E, 658.66 feet along said North line; thence S00°38'44"W, 741.30 feet; thence N75°42'00"E, 276.70 feet to a point of curve; thence Easterly along a curve to the right which has a radius of 375.00 feet and a chord which bears S81°06'11"E, 295.42 feet; thence S57°54'22"E, 1.99 feet; thence S73°17'55"W, 142.70 feet; thence S18°26'15"W, 363.17 feet; thence S68°55'46"W, 613.35 feet; thence S56°07'05"W, 304.10 feet; thence S52°29'18"W, 222.42 feet; thence N01°26'38"E, 1621.77 feet to the point of beginning.

Containing 25.584 acres.

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LEGAL DESCRIPTION – AREA TO BE ZONED PR

A parcel of land located in the SW1/4 of the SE1/4 and the NW1/4 of the SE1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 34; thence N01°26'38"E, 2646.01 feet along the West line of said SE1/4 to the Center of said Section 34; thence N89°10'54"E, 738.72 feet along the North line of said SE1/4 to the point of beginning; thence N89°10'54"E, 577.08 feet along said North line; thence S01°25'13"W, 726.41 feet; thence S73°17'55"W, 5.95 feet; thence N57°54'22"W, 1.97 feet to a point of curve; thence Westerly along a curve to the left which has a radius of 375.00 feet and a chord which bears N81°06'11"W, 295.42 feet; thence S75°42'00"W, 276.70 feet; thence N00°38'44"E, 741.30 feet to the point of beginning.

Containing 9.128 acres.

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COMMUNITY DESCRIPTION & OBJECTIVES & STANDARDS

Continental’s proposed apartment community includes 300 homes within 15 residential buildings. The residences offer a townhouse-like design featuring private, ground-level entrances to each home. All buildings are two-stories in height or less. Residents have a choice between attached, direct-access garages, detached garages or ample surface parking to best fit their needs. There will be a variety of layouts including: studio, 1-bedroom, 2-bedroom, and 3-bedroom homes, see the adjacent table for detailed quantities.

Type	#
Studio	30
1-Bedroom	120
2-Bedroom	120
3-Bedroom	30

Exterior elevations provide architectural interest through varied rooflines and four-sided architecture. Quality building materials, such as HardiePlank lap siding, HardiePanel vertical siding, and brick masonry are incorporated into the building elevation design adding further visual interest and promoting a sustainable approach through more durable maintenance-free building materials. Alongside a carefully selected color palette, roof accents over unit entries bring additional articulation and sense of place to the buildings and homes within the community. Large-scale windows are provided in each unit to promote an abundance of natural lighting, creating opportunities to optimize passive solar heating and cooling systems. Each building provides articulation to break up the structure’s massing and provide human scale by incorporating balconies, covered doorways, and unit projections to create variation with each façade. All ancillary structures also feature the same quality and durable materials stated above.

Several tenant amenities are included within the Springs community. Connectivity among buildings and tenant amenities is provided through an internal sidewalk network. Among the facilities are a 5,000 square foot clubhouse, car care area, pet wash station, a fenced pet playground, picnic areas, and storage lockers. The clubhouse includes a large gathering room, a 24-hour fitness center, kitchen area, coffee bar, and office space for Continental’s on-site property management team. A pool and sun deck for the residents are provided behind the clubhouse in addition to an outdoor grilling station. The fitness room features a large garage-style door, which may be opened during the warmer months for an open-air workout experience. The clubhouse and pool area are served by wireless internet service. Beyond resident amenities and high-quality finishes (both interior and exterior) open space, landscaping, a courtyard approach to building layout provides pedestrian connectivity throughout the site to promote further neighbor interaction.

The opportunity for a Springs community at the Site’s unique location provides needed housing near a densely populous area and large employment centers. Convenient access to downtown Madison and the surrounding communities with access to the ample transportation options will help foster continued growth in the City. Locally, the proximity to the Beltline and Gammon Road retail corridor will provide a bolstered customer base and an increase in housing variety for the area.

The proposed development brings great value to the surrounding community. The High Point-Raymond Neighborhood Development Plan identifies the subject site on its Future Land Use and Street Plan¹ as Housing Mix 2 (Average 12 du/ac), Housing Mix 3 (20 du/ac) and Park space with a planned extension of Mansion Hill Avenue. The Springs will offer residents a unique housing product, not currently available in the Urbanist subdivision² known as Mid Town Commons or surround area, while helping the City of Madison realize its goal of continuing to build out the street network through the expansion of Mansion Hill Avenue. The Springs at Pleasant View brings a range of new housing options that specifically fulfils that need for current and future residents. From studios to three-bedroom units, the range of demographics served by the proposed community will attract young professionals, provide newer opportunities to current residents, and will allow for the community’s residents to age in place as the comprehensive plan calls out.

Conveniently located near the recently completed County Highway M expansion, The Springs development will provide quality housing options that are near local businesses and retail, allowing residents to call Madison home while still having ample access to the surrounding community amenities. The Springs residents spending power will help support local businesses and retailers, fostering future economic and employment growth for the region.

An informational presentation was given to the UDC on December 11, 2019. A meeting between Continental and Alder Harrington-McKinney was held in Madison on January 9, 2020 where the project was discussed in detail, questions were answered and project support was gained. A neighborhood meeting was held on February 6, 2020 for the surrounding property owners, the Madison Neighborhood Association, Inc. and other business associations to discuss the proposal in detail. Continental submitted revised plans in early March for another informational UDC meeting, addressing the comments received from the

¹ High Point-Raymond Neighborhood Development Plan, Page 5.

² High Point-Raymond Neighborhood Development Plan, Page 9.

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previous UDC meeting held in December with a virtual meeting held on April 29, 2020. Following the second UDC meeting, Continental has furthered the detailed designs of the proposed community. Continental respectfully requests the City's consideration to rezone the property from its temporary Agriculture (AG) designation to the Traditional Residential Urban 2 District (TR-U2) with a Conditional Use as a Planned Residential Community in the City of Madison as demonstrated in the accompanying drawings and information.

PRELIMINARY AND FINAL SUBDIVISION PLAT

The parcel in consideration, is currently owned by the Randall A. Theis Trust and Theis Trust and is known by its City parcel identification number: 251/0708-344-0097-4. Continental 479 Fund LLC is the subdivider for the proposal. The survey was prepared by Brett Stoffregan and D'Onofrio Kottke and Associates, Inc. The land is currently a farm field and was zoned with a temporary Agriculture (AG) when it was attached to the City of Madison from the Town of Verona on April 21st, 2020.

The subdivision consists of three lots and three outlots, as indicated on the accompanying plat. The community, named Springs at Pleasant View, will occupy Lots 1 and 2 with a proposed zoning designation of TR-U2. Outlot 2 will be dedicated to the City of Madison to meet the parkland obligation requirement related to the Springs at Pleasant View Road community (300 units). Outlot 1 will be dedicated to the City of Madison as a stormwater lot. The proposed Phasing is a sequential single phased construction projects as stated in the application projected from Fall 2020 through Fall 2022.

Outlot 3 will be zoned PR (Parks and Recreation) and will be under separate ownership from Continental 479 Fund LLC. Lot 3 will be zoned TR-U2 and also be under separate ownership from Continental 479 Fund LLC.